



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 15, 2019 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the August 1, 2019 Planning and Zoning Commission Minutes. | Lorraine Nevarez
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 5 | Consideration and action on a Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road. | SERGIO ANGULO
Community
Development |
| 3. | District 2 | Consideration and action on the Rezone to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. | Shirley Phan
Community
Development |
| 4. | District 2 | Consideration and action on the Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. | Shirley Phan
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 5. | District 4 | Consideration and action pertaining to approval of the Site Plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive. | Hobart Wingard
Community
Development |
|----|------------|---|--|

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: August 9, 2019 at 9:00 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 15, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the August 1, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve the August 1, 2019 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 8-1-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 1, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on August 1, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Assistant Community Development Director Lloyd Abrams, Economic Development Manager Mike Hoover, Planner Sergio Angulo, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the July 18, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the July 18, 2019 Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a Rezone of approximately 151 acres from Residential Medium Density (RM9), Residential Ranch (RR), and Planned Area Development (PAD) to RM9 PUD for Paloma Creek.

Commissioner Krous, recused himself from items 2 and 3 as the company he works for worked on these projects.

Lloyd Abrams, Assistant Director, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Pool amenities
- Pool requirements
- General Plan and code requirements
- HOA fees regarding pools

Commission Norberg made a motion to recommend approval to the Mayor and City Council the proposed rezone of approximately 151 acres from Residential Medium Density (RM-9), Residential Ranch (RR), and Planned Area Development (PAD) to RM-9 PUD for Paloma Creek, subject to stipulations “a” through “c” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 5 in favor, 1 against (Commissioner Smith).

Item 3 – District 1 – Consideration and action regarding a 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM9 PUD) Zoning District.

Commissioner Krous recused himself for items 2 and 3 as the company he works for worked on these projects.

Lloyd Abrams, Assistant Director, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Emergency access
- Trails

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council the proposed 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD) zoning district for Paloma Creek subject to stipulations “a” through “c” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 5 votes in favor, 1 against (Commissioner Smith).

Item 4 – District 1 – Consideration and action on a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road.

Sergio Angulo, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission had no comments.

Chair Keating made a motion to recommend approval to the Mayor and City Council the Preliminary Plat for Sunrise Ranch subject to stipulations “a” through “c” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – Citywide – Surprise Center Development Company Update on the City Center Master Plan.

Scott Phillips, presented item 5 to the Commission.

The Commission discussed the following:

- Water
- Units of housing
- Fire stations
- Public outreach sessions
- Parking
- Next steps

The Commission thanked Mr. Philips for the presentation.

Item 6 – Internal – Nomination and selection of the Planning and Zoning Commission Chair.

Vice Chair Bash nominated Matthew Keating for the position of Chair.

Chair Keating called for a motion.

Vice Chair Bash made a motion to nominate Matthew Keating for the position of Chair for the Planning and Zoning Commission. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Item 7 – Internal – Nomination and selection of the Planning and Zoning Commission Vice Chair.

Chair Keating nominated Dennis Bash for the position of Vice Chair.

Chair Keating called for a motion.

Chair Keating made a motion to nominate Dennis Bash for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Chapman seconded the motion. Motion passes 7 votes in favor.

OTHER BUSINESS:

Item 8 – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

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

Meeting adjourned at 7:26 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 15, 2019 Contact Person: SERGIO ANGULO
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road.

Motion:

I move to approve/deny the Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road.

Background:

On April 11, 2019 Withey Morris, PLC, submitted a request for a Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS19-281 - Storage West - Staff Report
2. 01 - FS19-281 - Storage West - Vicinity Map
3. 02 - FS19-281 - Storage West - Site Plan
4. 03 - FS19-281 - Storage West - Landscape Plan

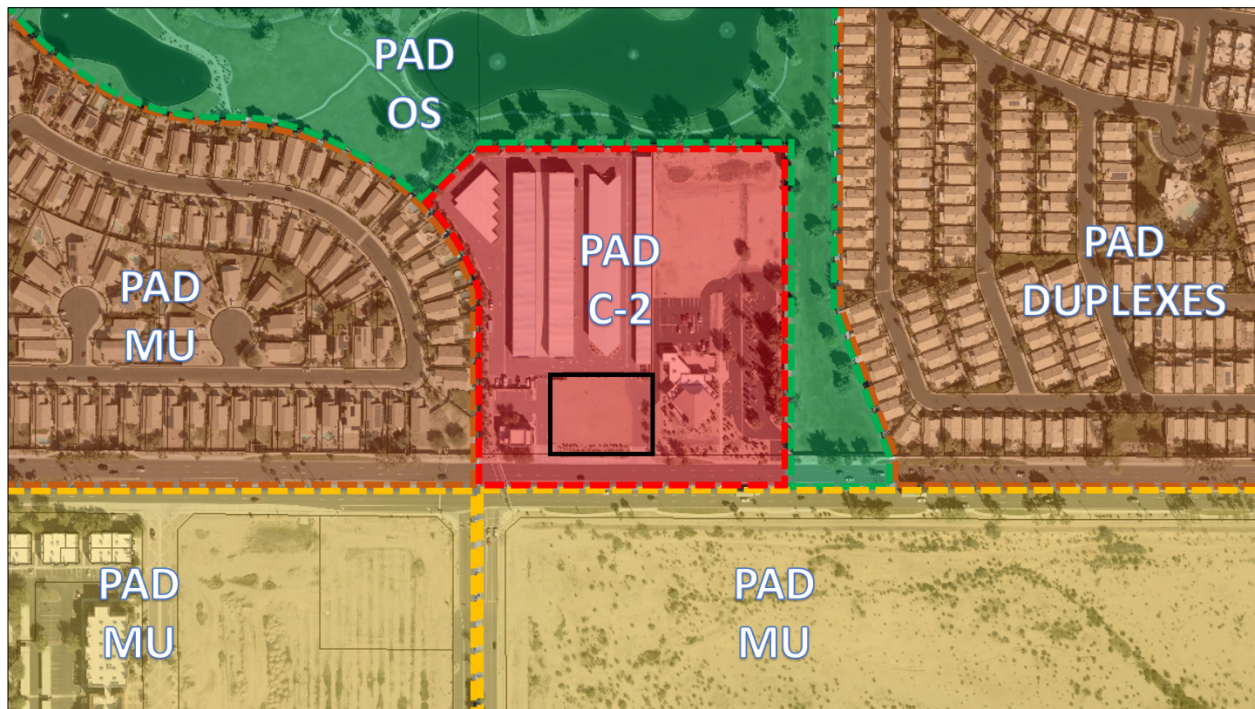
5. 04 - FS19-281 - Storage West - Building Elevation
 6. 05 - FS19-281 - Storage West - Citizen Participation Report
 7. FS19-281 - Storage West - PowerPoint
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-281**
2
3 **Project Name:** Storage West Surprise
4
5 **Council District:** **5 – Palm**
6
7 **Meeting Date:** **August 15, 2019**
8
9 **Planner:** Sergio Angulo
10
11
12 **Owner:** LAACO LTD
13
14 **Applicant:** Withey Morris, PLC
15
16 **Request:** Conditional Use Permit for the expansion of an existing Mini-
17 Warehouse Facility
18
19 **Site Location:** Northeast corner of Bullard Avenue and Bell Road
20
21 **Site Size:** 0.75 Acres (approx.)
22
23 **General Plan**
24 **Conformance:** The proposal is consistent with the Surprise General Plan 2035
25 as proposed under case FS19-281.
26
27 **Support/Opposition:** Residents from the vicinity attended the Citizen Outreach
28 Meeting. There was no opposition to the project.
29
30 **Staff Recommendation:** Staff recommends the Commission move to **approve** case
31 FS19-281, subject to stipulations 'A' to 'E'.

32 **Existing Land Zoning:**



PAD – C-2	PAD – C-2	PAD – C-2
PAD – C-2	PAD – C-2	PAD – C-2
PAD – MU	PAD – MU	PAD – MU

History:

June 12, 1980: The subject parcel was annexed into the City.

April 15, 2008: The Planning and Zoning Commission approved the Conditional Use Permit for the existing Storage West Surprise.

February 14, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-078.

April 11, 2019: The applicant filed a request for a Conditional Use Permit approval for the expansion of an existing Mini-Warehouse Facility under FS19-281, the subject case.

May 8, 2019: The applicant held a Citizen Outreach Meeting which was properly advertised. Residents from the vicinity attended the meeting to learn about the project. There were no concerns brought up by those who attended the meeting. Attached you will find a copy the Neighborhood Meeting Summary.

Project Description:

Withey Morris, PLC on behalf of LAACO, LTD, requests approval of a Conditional Use Permit to allow for the expansion of the existing Storage West Mini-Warehouse Facility in a portion of Parcel 1 of the Kingswood Parke Planned Area Development (PAD) located on the northeast corner of Bullard Avenue and Bell Road.

The subject property is zoned PAD with a C-2 land use designation. The PAD refers to the Title 17 zoning code for a list of permitted land uses. Title 17 lists Mini-Warehouse as a Conditionally Permitted Use in C-2 zoning districts. Additionally, Title 17 requires an analysis of the proposed use to be based on the use specific standards listed under section 17.28.080.C.19. These standards include the following:

19. Warehouse, Residential Storage (Mini-Warehouse).

- a. Minimum site size shall be one acre.
- b. Architectural standards:
 - i. All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of roof lines, uses of multiple material types, and color variations compatible with surrounding uses.
 - ii. Architectural plans, including material and color samples, shall be submitted for review at the time of application.
- c. On-site circulation, drives and parking:
 - i. Each mini-warehouse site shall provide a minimum of two exits, one of which may be for emergency vehicle only.
 - ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing and painting.
 - iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.
 - iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.
 - v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.
 - vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.
- d. Fencing and screening:
 - i. 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.
 - ii. 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 setbacks:

- i. A setback adjacent to any arterial or collector street shall be a minimum of twenty-five feet.
- ii. Side and rear setbacks shall be a minimum of twenty-five 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 fifty-one percent of property owners within seventy-five feet of the subject property boundaries.
- iii. Side and rear setbacks shall be a minimum of fifteen 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: Building height adjacent to a residential zoning district shall be a maximum one-story or fourteen feet in height from finished grade. Building height may be increased to a maximum two-stories or twenty-four feet in height from finished grade provided a setback of one foot for each foot in height in addition to the required setback is provided.
 - i. Building height adjacent to other than a residential zoning district shall be a maximum two stories or twenty-four feet in height from finished grade.
- g. Landscape standards:
 - i. A minimum of fifteen 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.
 - ii. Perimeter landscape areas shall be landscaped with shade trees and five shrubs located twenty feet on-center or in equivalent groupings. A minimum of twenty-five percent of the trees shall be twenty-four-inch box size or greater.
 - iii. Adjacent to RV storage areas a minimum of seventy-five percent of the trees shall be twenty-four-inch box size or greater.
 - iv. All landscape areas shall be irrigated with an appropriate automatic underground watering system and shall be continuously maintained.
 - v. All other provisions of Section 17.32-.030, Landscaping requirements, shall apply.
- h. All other provisions of Chapter 17.32, General Building and Performance Requirements, shall apply.
- i. A residence and office for the use of an on-site manager may be permitted. All applicable codes for residential occupancy shall pertain to this use.
- j. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.

This Conditional Use Permit application has been reviewed against those standards. Staff finds that this Site Plan application conforms to the requirements set under this section of the Title 17.

The subject site is approximately 0.75 acres and it is located east and south of the existing Storage West facility. The site is accessed from Bell Road through two (2) existing driveways which provide access to the existing storage facility. The site provides a pedestrian pathway that connects to the pedestrian pathway existing to the west of the site. Stipulations 'A.2' and 'B.2' ensure that the site plan and landscape plan show this pedestrian connection in the correct location.

On site the applicant proposes a new 16,400 sq. ft. single-story building consisting of 150 storage units with a loading area located northeast of the new building. The existing facility consists of 619 storage units; with the added units the facility will consist of 769 storage units. On site there are two (2) gates that restrict access to the existing storage units. These gates will remain in their current location. The entrance to the new building is located on the north side behind the gated area.

The development includes three (3) additional parking spaces for a total of 28 parking spaces on site which exceeds the minimum parking requirement of the SUDC (16 spaces).

Onsite the applicant proposes a similar planting palette and the existing development. This project also includes the required trees along the right-of-way. The proposed landscape meets the requirements of the SUDC.

The proposed architecture will complement the site as the new building provides a similar design to the existing Storage West facility building.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

This Conditional Use Permit application is in conjunction with a related Parcel Assemblage to combine Lots 1 and 2 (the subject site) in order to comply with the minimum site size requirement for Mini-Warehouse facilities. At the time of this report the Parcel Assemblage has been approved by staff and is being processed for recordation. Stipulations 'A.1' and 'B.1' ensure that the site plan and landscape plan show the property lines as they are shown in the Parcel Assemblage.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes by accepting and incorporating stipulations 'A' to 'E' the proposed Conditional Use Permit will meet the requirements of the Kingswood Parke PAD, SUDC, and the General Plan.

184 **Findings:**

- 185
- 186 • The proposed Conditional Use Permit is consistent with the Surprise General Plan
 - 187 2035.
 - 188 • The proposed Conditional Use Permit will meet the provisions of the Kingswood Parke
 - 189 PAD and the SUDC as applicable once all stipulations are met.
- 190

191 **Recommendation:**

192

193 Based on the findings noted above, staff recommends the Commission move to **approve**

194 case FS19-281, subject to stipulations 'A' to 'E' as outlined below:

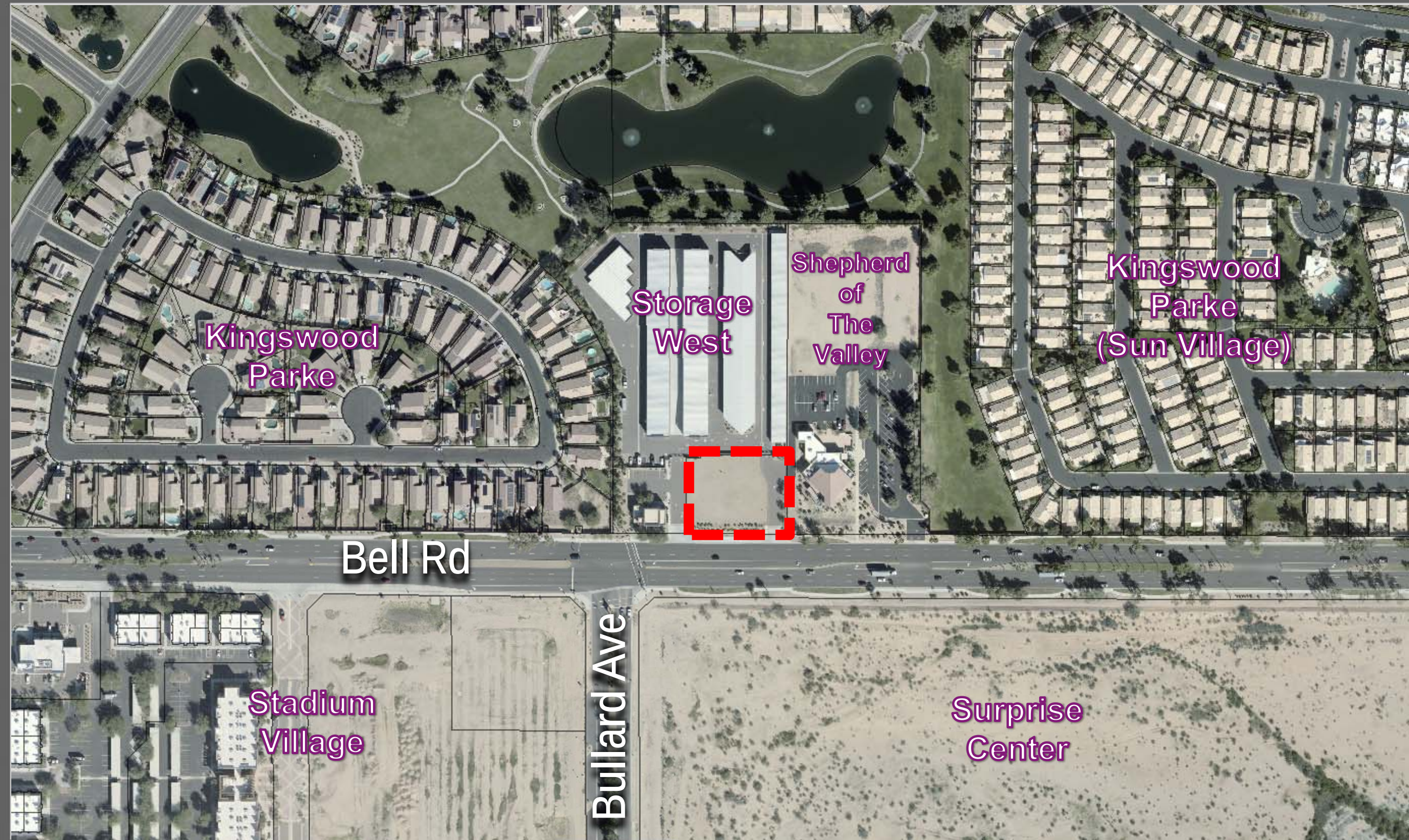
195

- 196 A. Development and use of the site shall be consistent with the Site Plan entitled
- 197 "Storage West Surprise" prepared by RKAA and stamped received June 6, 2019,
- 198 except that within 30 days of approval by the Planning and Zoning Commission
- 199 the applicant shall submit a revised Site Plan to include the following
- 200 modifications:
- 201 1. The property lines must match the proposed parcel assemblage.
 - 202 2. The gate and proposed pedestrian pathway to the west will be shown in
 - 203 the correct location.
- 204 B. Landscaping associated with the site shall be consistent with the Landscape Plan
- 205 entitled "Landscape Plan" prepared by RKAA and stamped received June 6,
- 206 2019, except that within 30 days of approval by the Planning and Zoning
- 207 Commission the applicant shall submit a revised Site Plan to include the
- 208 following modifications:
- 209 1. The property lines must match the proposed parcel assemblage.
 - 210 2. The gate and proposed pedestrian pathway to the west will be shown in
 - 211 the correct location.
- 212 C. Building Elevations shall be consistent with the Building Elevations entitled
- 213 "Storage West Surprise" prepared by RKAA, stamped received June 6, 2019.
- 214 D. This Conditional Use Permit is valid for one (1) year after approval by the
- 215 Planning and Zoning Commission. This Conditional Use Permit shall expire on
- 216 the one (1) year anniversary of approval, unless construction commences prior to
- 217 that date.
- 218 E. Non-compliance with the stipulations of approval of this case will be treated as a
- 219 violation in accordance with the provisions of Article XIV of the Surprise Unified
- 220 Development Code.
- 221 F. However, should the Commission wish to recommend **denial** of the request, the
- 222 Commission should make its own findings and base its decision on those alternative
- 223 findings.
- 224

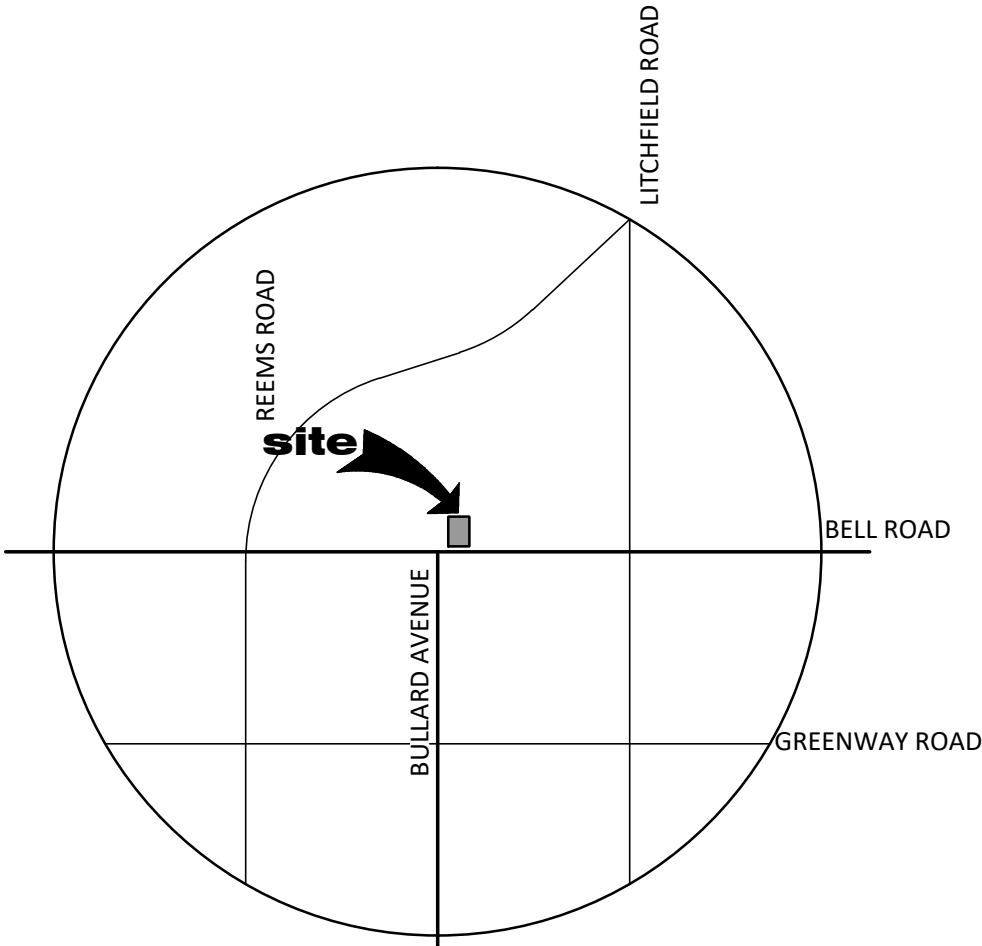
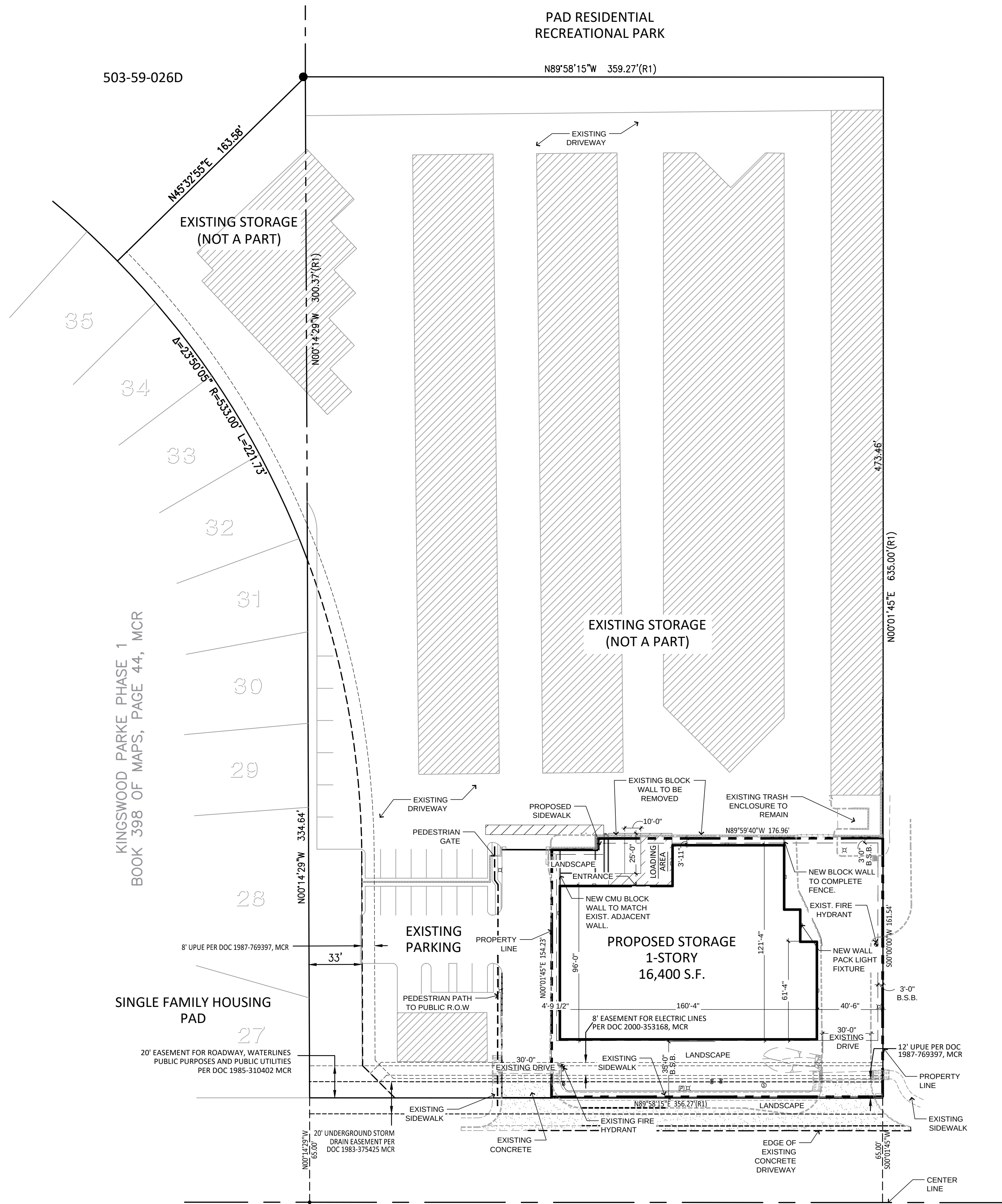
225 **Attachments:**

- 226
- 227 01 Vicinity Map
 - 228 02 Site Plan
 - 229 03 Landscape Plan

230 04 Building Elevations
231 05 Citizen Participation Report



VICINITY MAP



VICINITY MAP

SCALE: N.T.S.

SITE DATA

PARCEL#:	503-60-587
NET SITE AREA:	0.76 ACRES (32,992 S.F.)
PROPOSED USE:	SELF STORAGE
PROPOSED BUILDING AREA:	16,400 S.F.
SITE COVERAGE:	49.7 %
PARKING REQUIRED:	16 SPACES
STORAGE FACILITY EXISTING MINI-STORAGE (619 UNITS) @ 1/50 UNITS = 13 SPACES NEW PROPOSED MINI-STORAGE (150 UNITS) @ 1/50 UNITS = 3 SPACES	
PARKING PROVIDED:	28 SPACES

PROJECT DIRECTORY

DEVELOPER: LAACO LTD
CONTACT: JOHN HATHAWAY
PHONE: 213-622-1254
E-MAIL: JOHN.HATHAWAY@LAACO.NET

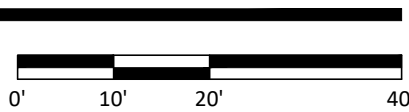
ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

ENGINEER:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR.
SUITE #112
PHOENIX, AZ 85050
CONTACT: STEVEN BOWSER
PHONE: 602-757-8016
E-MAIL: SB@HXENG.COM

SITE PLAN

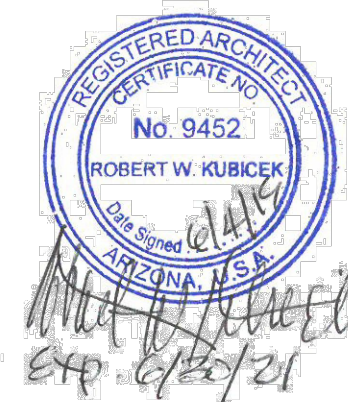
SCALE: 1" = 40'-0"

NORTH



STORAGE WEST SURPRISE

14690 W. BELL ROAD
SURPRISE, ARIZONA
DATE: 06-25-2019



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SP-1

#18259.50





LANDSCAPE LEGEND

- ACACIA ANEURA
'MULGA' (SRP/APS APPROVED)
24" BOX
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- EXISTING SHRUBS
PROTECT FROM
CONSTRUCTION
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

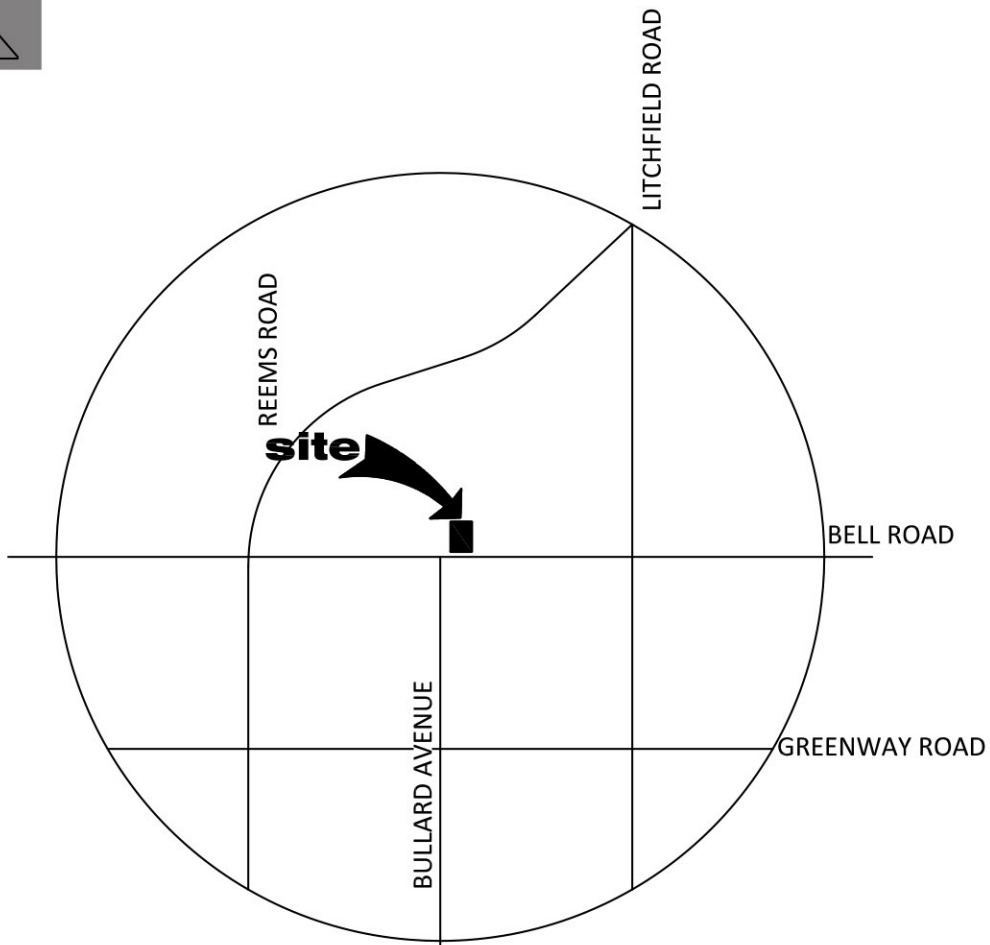
MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

LANDSCAPE AREA: 6,536 SQ.FT. (20%)

SITE DATA

PARCEL#:	503-60-587
NET SITE AREA:	0.76 ACRES (32,992 S.F.)
PROPOSED USE:	SELF STORAGE
PROPOSED BUILDING AREA:	16,400 S.F.
SITE COVERAGE:	49.7 %
PARKING REQUIRED:	16 SPACES
STORAGE FACILITY	
EXISTING MINI-STORAGE (619 UNITS) @ 1/50 UNITS = 13 SPACES	
NEW PROPOSED MINI-STORAGE (150 UNITS) @ 1/50 UNITS = 3 SPACES	
PARKING PROVIDED:	28 SPACES



VICINITY MAP

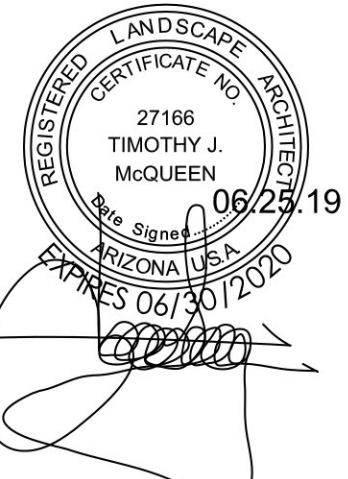
SCALE: N.T.S.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

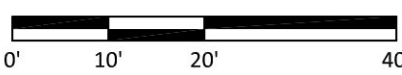
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: timmcqueen@tjma.net



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



STORAGE WEST SURPRISE

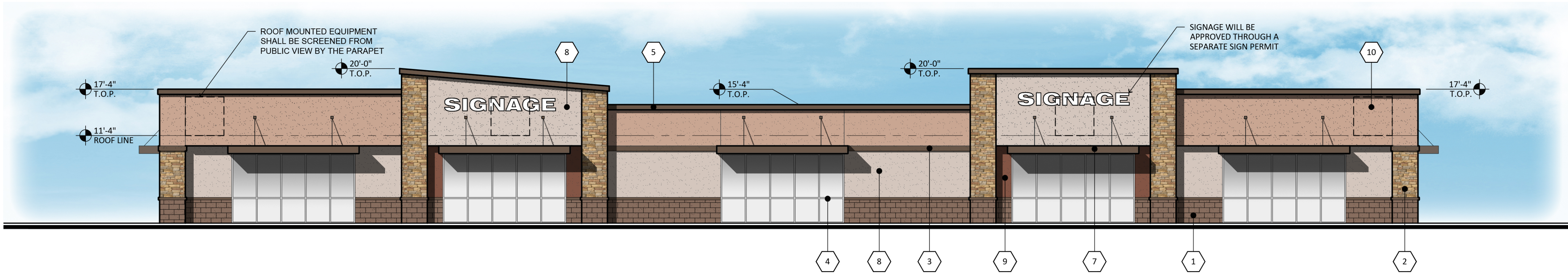
14690 W. BELL ROAD
SURPRISE, ARIZONA
DATE: 06-25-2019

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#18259.50





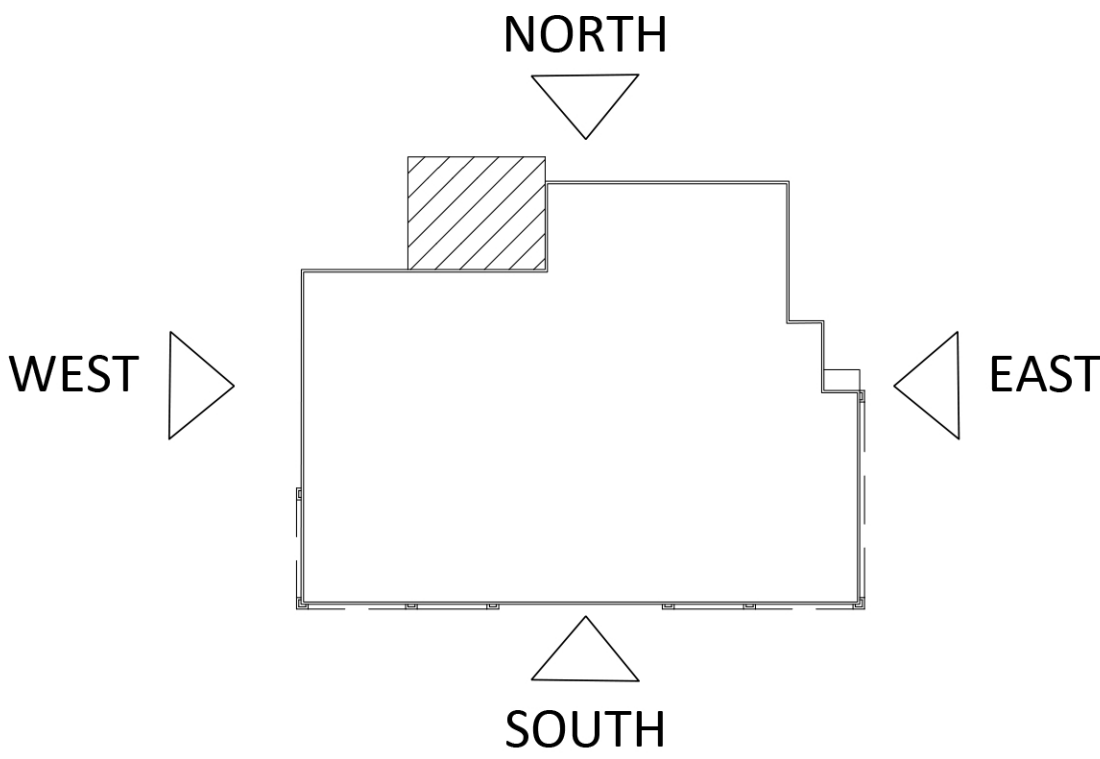
SOUTH ELEVATION

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



EAST ELEVATION

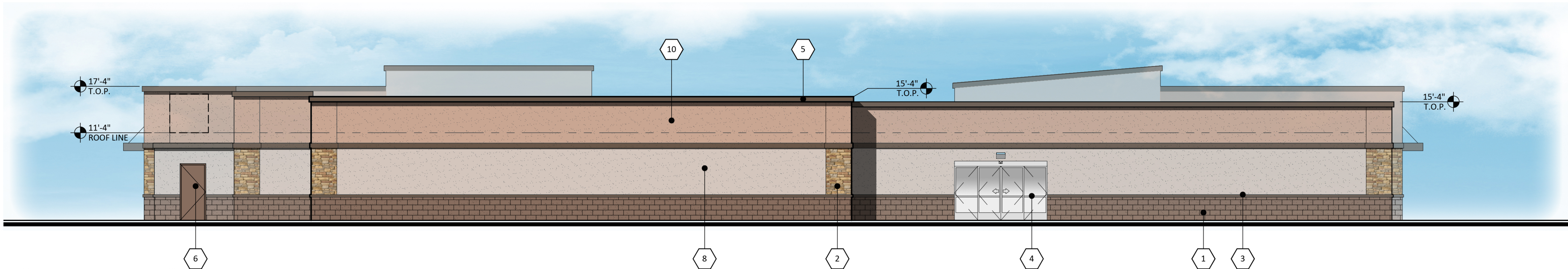
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KEY MAP

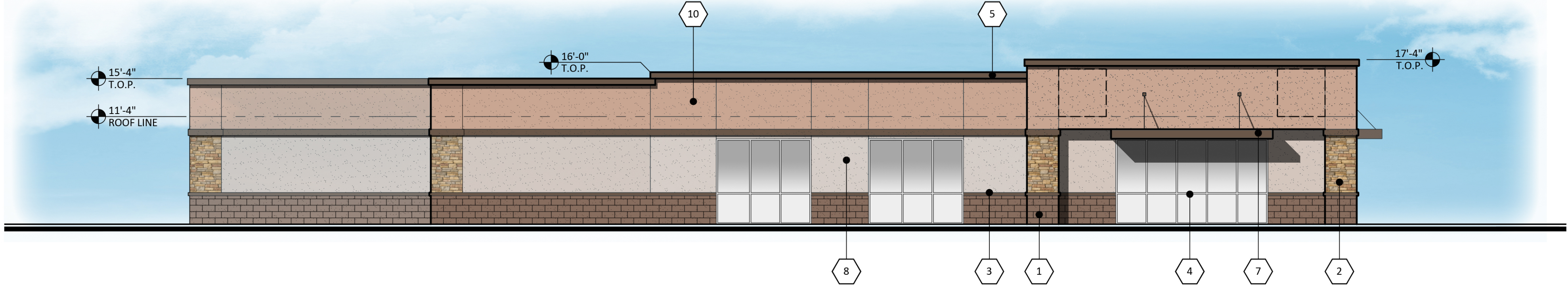
SCALE: N.T.S.

#	MATERIALS
1	SUPERLITE BLOCK SPLIT FACE HOPI SANDSTONE
2	STONE VENEER CULTURED STONE COUNTRY LEDGESTONE
3	TRIM FINE FINISH STUCCO DUNN EDWARDS DE6070 CHOCOLATE CHUNK
4	STOREFRONT KAWNEER ANODIZED ALUMINUM
5	PARAPET PAINTED DUNN EDWARDS DE6070 CHOCOLATE CHUNK
6	METAL DOORS PAINTED DUNN EDWARDS DE6076 WANDERING ROAD
7	METAL AWNINGS PAINTED DUNN EDWARDS DE6076 WANDERING ROAD
8	FINE FINISH STUCCO PAINTED DUNN EDWARDS DE6066 DESERT ROCK
9	FINE FINISH STUCCO PAINTED DUNN EDWARDS DE6091 RED HOOK
10	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEC704 MOENKOPI TAN



NORTH ELEVATION

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



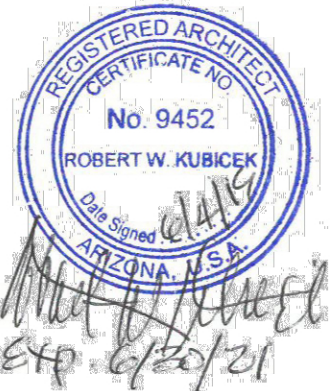
WEST ELEVATION

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

ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 113 OF THE SURPRISE MUNICIPAL CODE

STORAGE WEST SURPRISE

14690 W. BELL ROAD
SURPRISE, ARIZONA
DATE: 06-04-2019



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**EL-1
ELEVATIONS**

RKAA# 18259.50





PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

To: City of Surprise Planning and Development Department

FROM: Adam Baugh / Kirste Kowalsky

DATE: May 13, 2019

RE: Neighborhood Meeting Summary (Case No. FS19-281)

This is a summary of the neighborhood meeting that was held on May 8, 2019, for the vacant +/- 0.76 acre site ("Property") located on the north side of Bell Road, just east of Bullard Avenue (FS19-281). There were five development team members present to explain the proposed development and answer questions. The meeting was held at the Kingswood Elementary School located at 15150 W. Mondrell Road (Media Center) and three neighbors attended the meeting. See the sign-in sheet attached to this memorandum. The main points of discussion were as follows:

- Plans for the new, 1 story (+/- 16,400 sq.ft.) climate-controlled, self-storage facility which will be "Phase 2" of the existing Storage West facility which the City of Surprise approved in 2008. This Property is zoned C-2 and is under the same ownership as the existing storage facility that is adjacent to the proposal.
- The development team presented the concept plan which shows compliance with the underlying C-2 development standards, an enhanced 35' building setback from Bell Road, internalized loading area/functions, and the proposed access from two existing driveways that flank both sides of the building.
- This project is designed to tie into the existing facility and is limited to 1-story in height. The building has been designed to have an office-type appearance with variations in the building mass and rooflines, as well as the textures and colors, to create a better visual interest.
- Types of landscaping and the potential for activating the building setback along Bell Road was discussed.
- The hours of operation for the facility was also discussed.
- This proposal has been designed to be sensitive to the surrounding uses. The 1-story building height provides a traditional scale in proximity to uses in the area and the building envelope has its largest setback adjacent to Bell Road in order to enhance the public streetscape. Further, all loading activity is screened behind the building.

The attendees expressed support for this proposal given this neighborhood-friendly use is compatible with the area and will improve a long-standing vacant property. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the on-going process.

SIGN-IN

LAACO, LTD.

14690 WEST BELL ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

MAY 08, 2019 – KINGSWOOD ELEMENTARY SCHOOL – 15150 W. MONDRELL RD, MEDIA CENTER 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Andy Cepon	17161 W. Tara Lane	683-334-5271	getsurprised@cox.net
2. Deidre & Timi Phillips	14701 W Lucas Ln	614-435-8971	dklausma@gmail.com
3.			
4.			
5.			
6.			
7.			
8.			
9.			



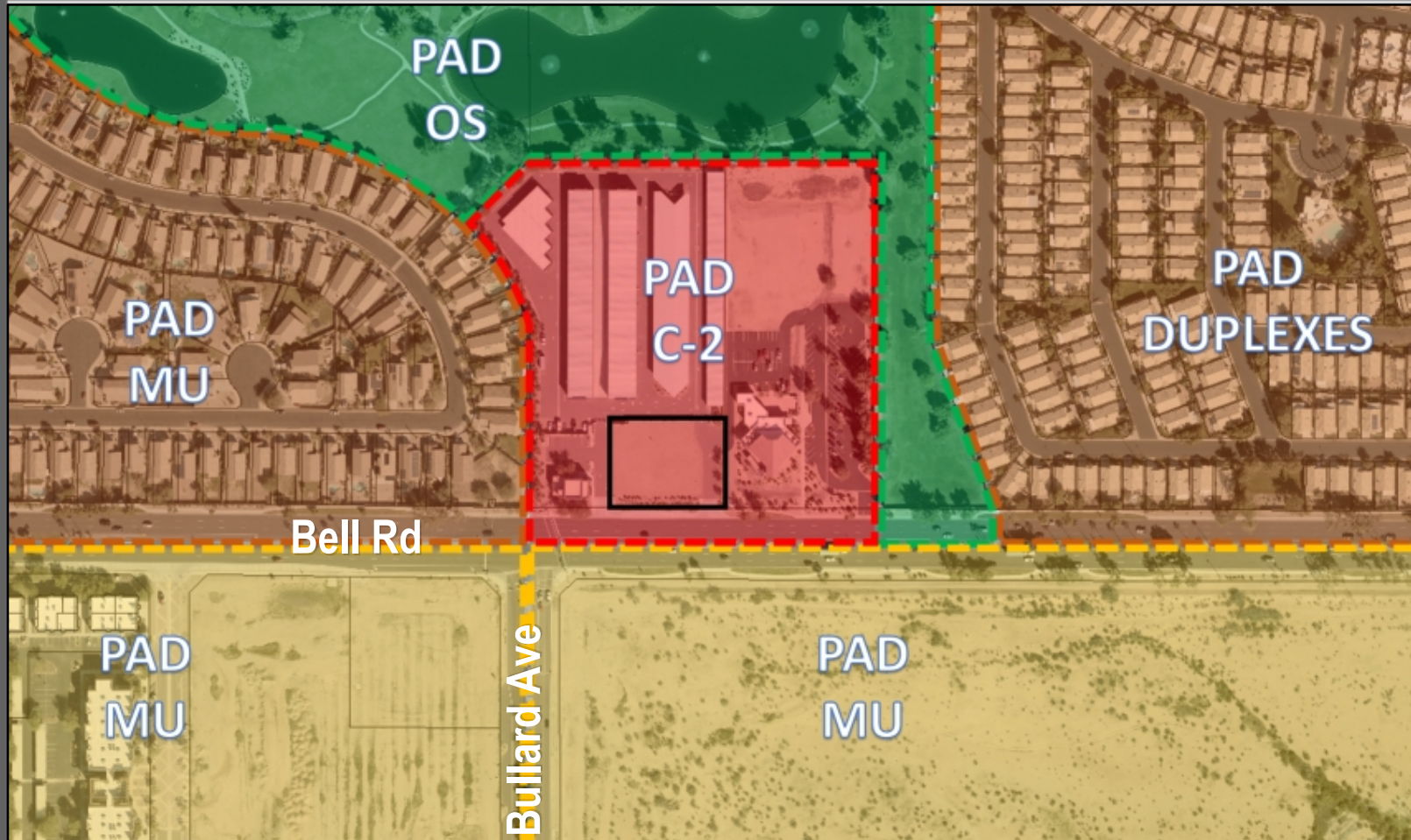
Storage West Surprise Conditional Use Permit

Planning & Zoning Commission

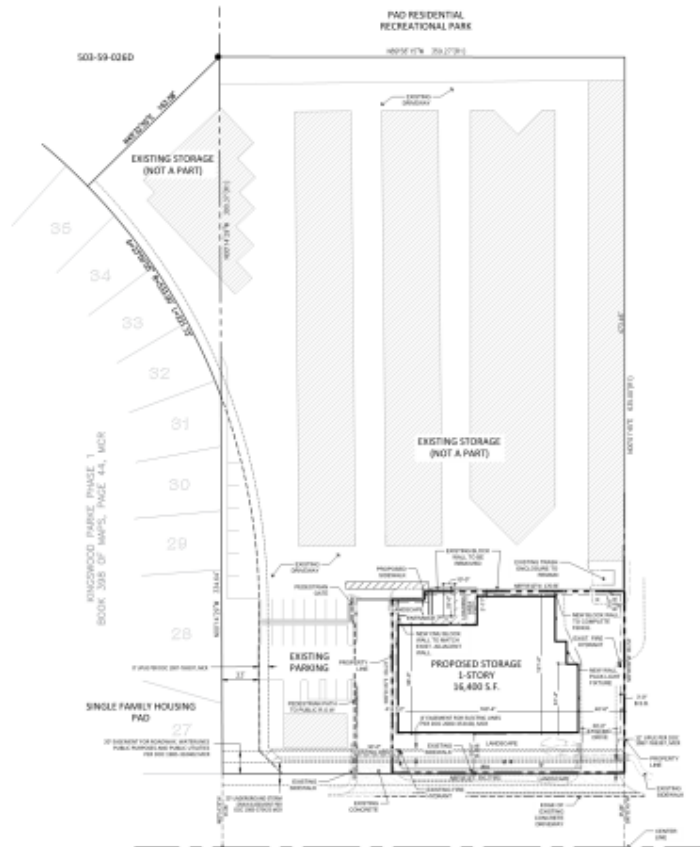
August 15, 2019



VICINITY MAP



ZONING



SITE PLAN
SCALE: 1" = 40'



SITE PLAN



LANDSCAPE PLAN



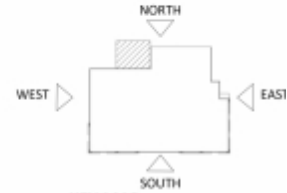
SOUTH ELEVATION

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



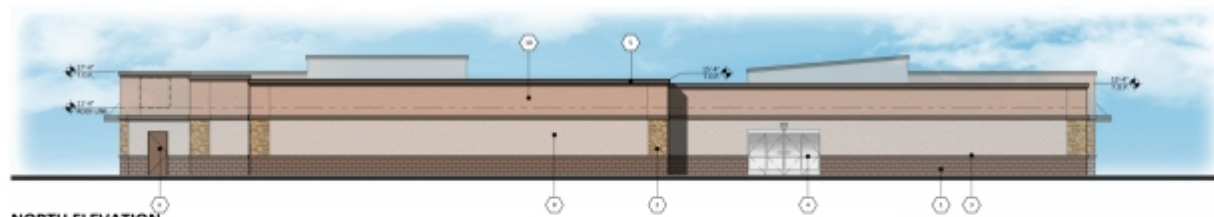
EAST ELEVATION

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



KEY MAP

SCALE: N.T.S.



NORTH ELEVATION

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



WEST ELEVATION

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

ELEVATIONS



RECOMMENDATION

Staff recommends the P&Z Commission to Approve subject to Stipulations 'A' – 'E'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 15, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Rezone to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Motion:

I move to approve/deny the Rezone to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road, subject to stipulations "A" and "B".

Background:

On February 22, 2019, EDIFICE submitted a request for a Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

The current action does not incur any direct revenue or expenses. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.08.08 EVR Auviana Medical Complex-Rezone- staff report REVISED
2. 01-FS19-130- Auviana Medical Office Complex- Vicinity Map

3. 02-FS19-130- Auviana Medical Office Complex- Rezone Document
 4. 03- FS19-130- Auviana Medical Office Complex-Luke AFB Comments
 5. 04- FS19-130- Auviana Medical Office Complex- ADOT Comments 1
 6. 06- FS19-130- Auviana Medical Office Complex- Flood Control District Comments
 7. 07- FS19-130- Auviana Medical Office Complex- Citizen Participation Report
 8. 05- FS19-130- Auviana Medical Office Complex- MWD Comments
 9. FS19-130- Auviana Medical Office Complex- Rezone REVISED
-

Zone Change

REPORT TO THE PLANNING AND ZONING COMMISSION

1
2 **Case:** **FS19-130**
3
4 **Project Name:** Auviana Medical Office Complex
5
6 **Council District:** 2 - Cottonwood
7
8 **Meeting Date:** **August 15, 2019**
9
10 **Planner:** Shirley Phan
11
12
13 **Owner:** Regency Sun City Grand Holdings, LLC
14
15 **Applicant:** Dane Astle, EDIFICE
16
17 **Request:** Zone Change from PAD Worship to PAD Neighborhood Commercial
18 (C-1) to allow for the development of a new medical office complex
19
20 **Site Location:** Generally south of Mountain View Boulevard and west of Reems
21 Road
22
23 **Site Size:** 5.08 acres (approx.)
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035 as
26 proposed under case FS19-130
27
28
29 **Support/Opposition:** None known
30
31 **Staff Recommendation:** Staff recommends the Commission move to recommend approval of
32 case FS19-130 to the City Council, subject to stipulations 'A' and 'B'.

33 **History:**

34
35 **April 28, 1994:** The Mayor and City Council approved the Sun City Grand PAD (Planned Area
36 Development) under case PAD94-007.

37
38 **November 8, 2018:** Staff met with the applicant to discuss the project during a regularly scheduled
39 Concept Review meeting under CR18-570 Regency Medical Office Complex.

40
41 **February 22, 2019:** The applicant filed a request for a Rezone, Site Plan, and Final Plat for a new
42 Auviana Medical Office Complex under case FS19-130.

43
44 **June 17, 2019:** The applicant held a neighborhood outreach meeting to discuss the project.

45
46 **Citizen Outreach:**

47
48 As mentioned above, the applicant held a Citizen Review Meeting on January 7, 2019 in the
49 Residence Inn Marriott located at 16418 N. Bullard Avenue. Residents from the vicinity were
50 notified to attend and to ask questions about the project and voice their concerns. No residents
51 attended the meeting.

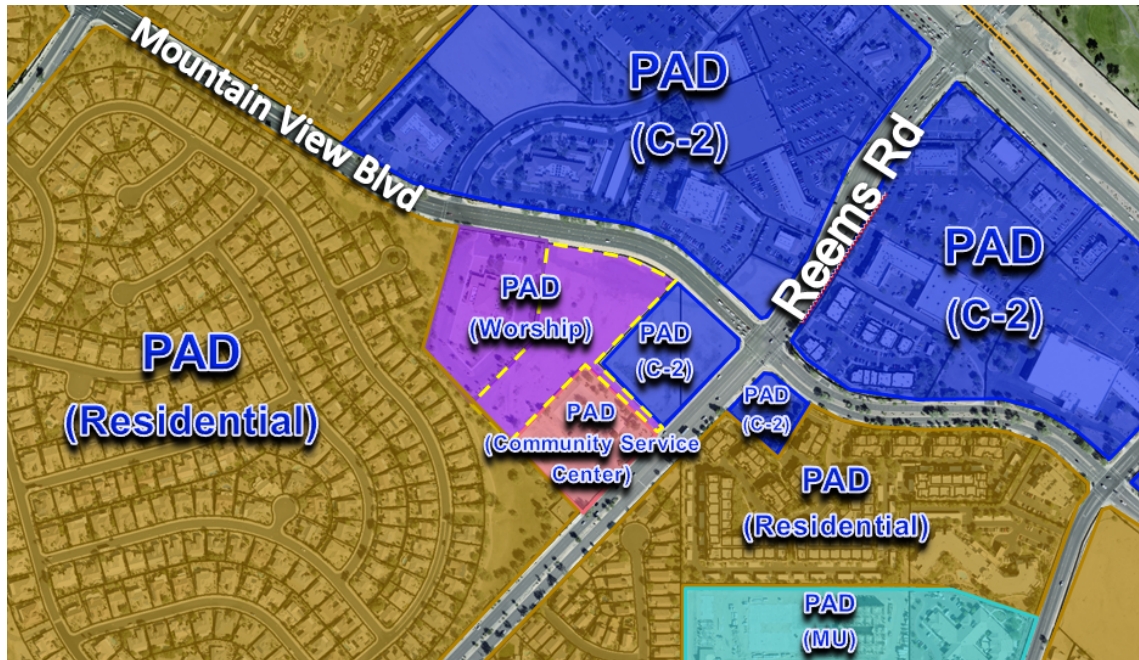
52
53 **Project Description:**

54
55 Dane Astle with EDIFICE, requests a Zone Change from PAD Worship to PAD Neighborhood
56 Commercial to allow for the development of Auviana Medical Office Complex, a 5.08 acre (approx.)
57 property generally south of Mountain View Boulevard and west of Reems Road.

58
59 **Analysis and Discussion:**

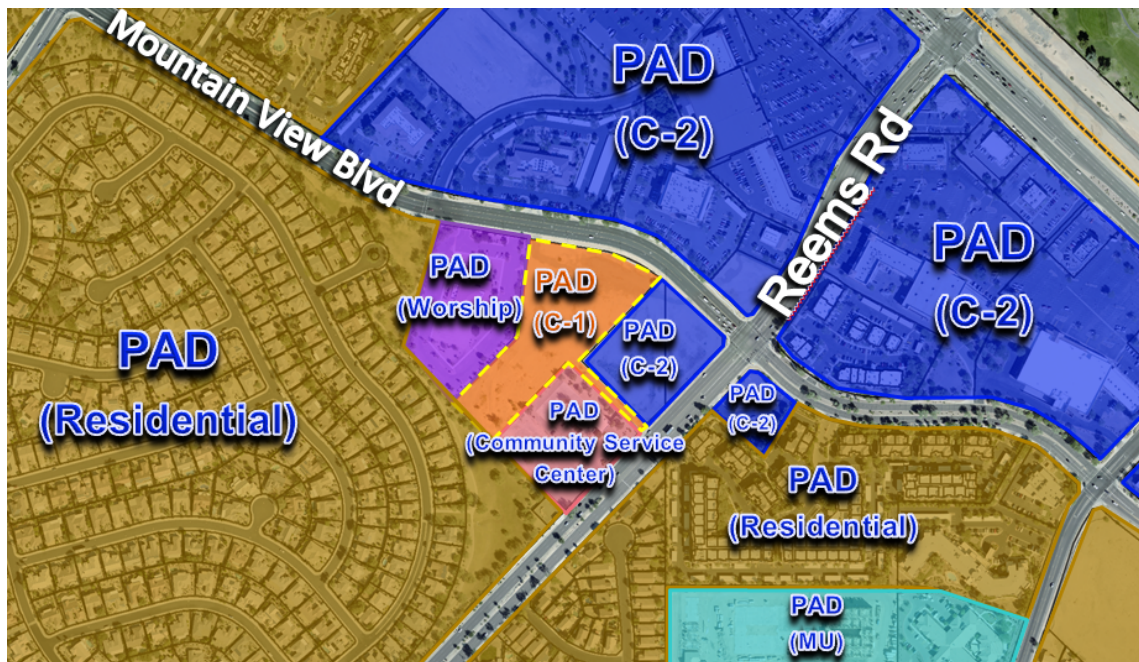
60
61 The subject property is 5.08 acres (approx.) of vacant land located south of Mountain View
62 Boulevard and west of Reems Road. The current zoning of the subject property is PAD Worship
63 under the Sun City Grand PAD. The proposed zone change will allow a new medical office complex
64 to be located on the vacant land.

65
66 **Existing Zoning:**



PAD (Worship)	PAD (Worship)	PAD (Commercial)
PAD (Residential)	PAD (Worship)	PAD (Commercial)
PAD (Commercial Service Center)	PAD (Commercial)	PAD (Commercial)

Proposed Zoning:



PAD (Worship)	PAD (Worship)	PAD (Commercial)
---------------	---------------	------------------

PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial Service Center)	PAD (Commercial)	PAD (Commercial)

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 supports professional office uses, provided appropriate transitions are made between the various Neighborhood types included within the character area. As such, the proposed zoning most closely align with the Suburban Neighborhood type and is consistent with the General Plan.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, Flood Control District of Maricopa County, Arizona Department of Transportation (ADOT), Maricopa Water District (MWD), and Luke AFB were included in the routing of this request. ADOT had requested a traffic study, and the applicant provided a traffic impact analysis which satisfies the comment from ADOT. MWD requested that a submittal for this project must go through MWD in addition to the submittal to the city. The final plat is required to have a Notice of Sun City Grand Development Agreement and the Notice of Intergovernmental Agreement. The applicant is in the process of completing the submittal with MWD, and once it is approved by MWD the Rezone and final plat will move forward to City Council.

Summary:

The proposed Rezone meets the requirements of the Sun City Grand PAD, SUDC, and the General Plan.

Findings:

- The proposed Rezone is consistent with the Surprise General Plan 2035.
- The proposed Rezone meets the provisions of the Sun City Grand PAD and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case **FS19-130**, subject to stipulations 'A' and 'B' as outlined below:

A. Development and use of the site shall be consistent with the Narrative entitled "Auviana

116 Medical Office Complex” prepared by EDIFICE Architecture, dated revised and stamped
117 received July 5, 2019.

118

119 B. Non-compliance with the approved plan for this case will be treated as a violation
120 in accordance with the provisions of Article XIV of the Surprise Unified
121 Development Code.

122

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

125

126 **Attachments:**

127

128 01 Vicinity Map

129 02 Rezone document

130 03 Luke AFB Comments

131 04 ADOT Comments

132 05 MWD Comments

133 06 Flood Control District Comments

134 07 Citizen Participation Report

VICINITY MAP



Auviana Medical Office Complex

FS19-130 Rezone Proposal

Prepared By:

EDIFICE, LLC
Dane R. Astle, AIA
876 N. McQueen Rd., STE 108
Gilbert, Arizona 85233
T 480 580 1116
02 July 2019

Owner

Presbytery of Grand Canyon
Robert Schulz
Surprise, Arizona
T 602 468 3820

Developer

BHS Properties LLC
Rich Richmond
PMB 148
10105 E Via Linda, STE 103
Scottsdale, AZ 85258
T 480 840 4689

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General Plan Land Use.....8

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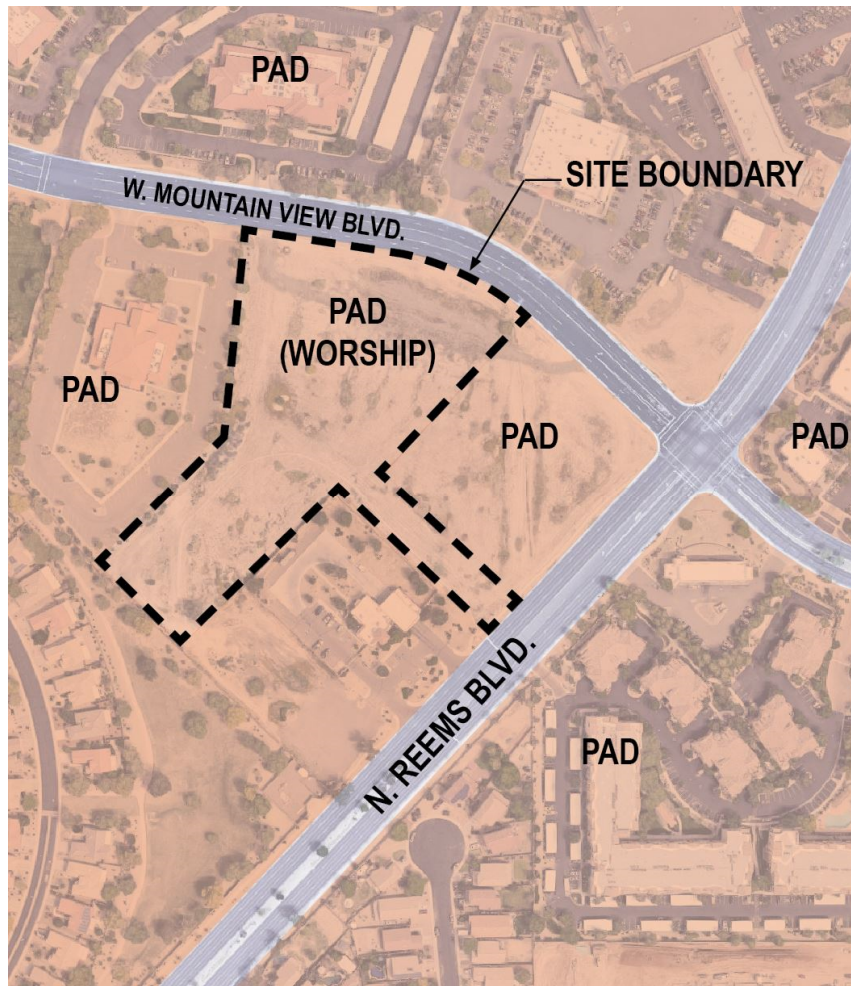
Project Narrative

It is proposed to rezone and develop a medical office complex of approximately sixteen (16) medical suites on 5.08 acres of land. The site is located at 14753 W, Mountain View Blvd. Currently there is a single vacant parcel zoned as PAD-Worship. To accommodate the design intent, a rezone to the required Neighborhood Commercial (PAD-C1)– Medical Office Type is proposed.

This project includes a design scope of six (6) medical office shell buildings which totals an approximate square footage of 52,000 SF. The six (6) new buildings consist of five (5) one-story buildings of 6,500 SF each, and one (1) two-story building of 19,500 SF. Information regarding the hours of operation and employees will be provided with the Tenant Improvements that will be presented at a later date. Tenants for the medical office spaces have not been determined; therefore, the day-to-day operations of the site will be determined upon tenant selection. Parking for the six (6) buildings has been calculated as one (1) parking space/400 SF of building area, bringing the total parking spaces required to 130 spaces. The total parking provided is 256 spaces. Seven (7) accessible parking spaces are provided and spaced around the site near the main entrances of the building. Trash bins are located in two (2) separate locations around the perimeter of the parking lot and will serve all six (6) buildings. The front entrance of each building faces the parking area and is easily distinguishable and appropriately accessible for visitors, employees and clients.

New gas lines, new sewer lines, and new electrical equipment will be installed and will tie into the existing infrastructure on and/or near the site.

The main entrance to the site is accessed on W. Mountain View Blvd. The one (1) two-story building welcomes visitors to the site with a combination of white-stained masonry façade with charcoal-color stucco accents. The central area of the two-story building has a two-story curtainwall system creating a welcoming entrance. The one-story buildings also share the same material palette with white-stained masonry, charcoal stucco accents and black anodized framed curtain wall systems. The site also offers an auxiliary access point on Reems Rd. Additionally, a cross access agreement with the adjacent church property located just to the west, will allow the existing church parking lot drive lane to be used as an exit when necessary.



Auviana Medical Office Complex - Rezone

876 N. McQueen Road, Suite 108
Gilbert, AZ 85233
T 480 580 1116

Location Map

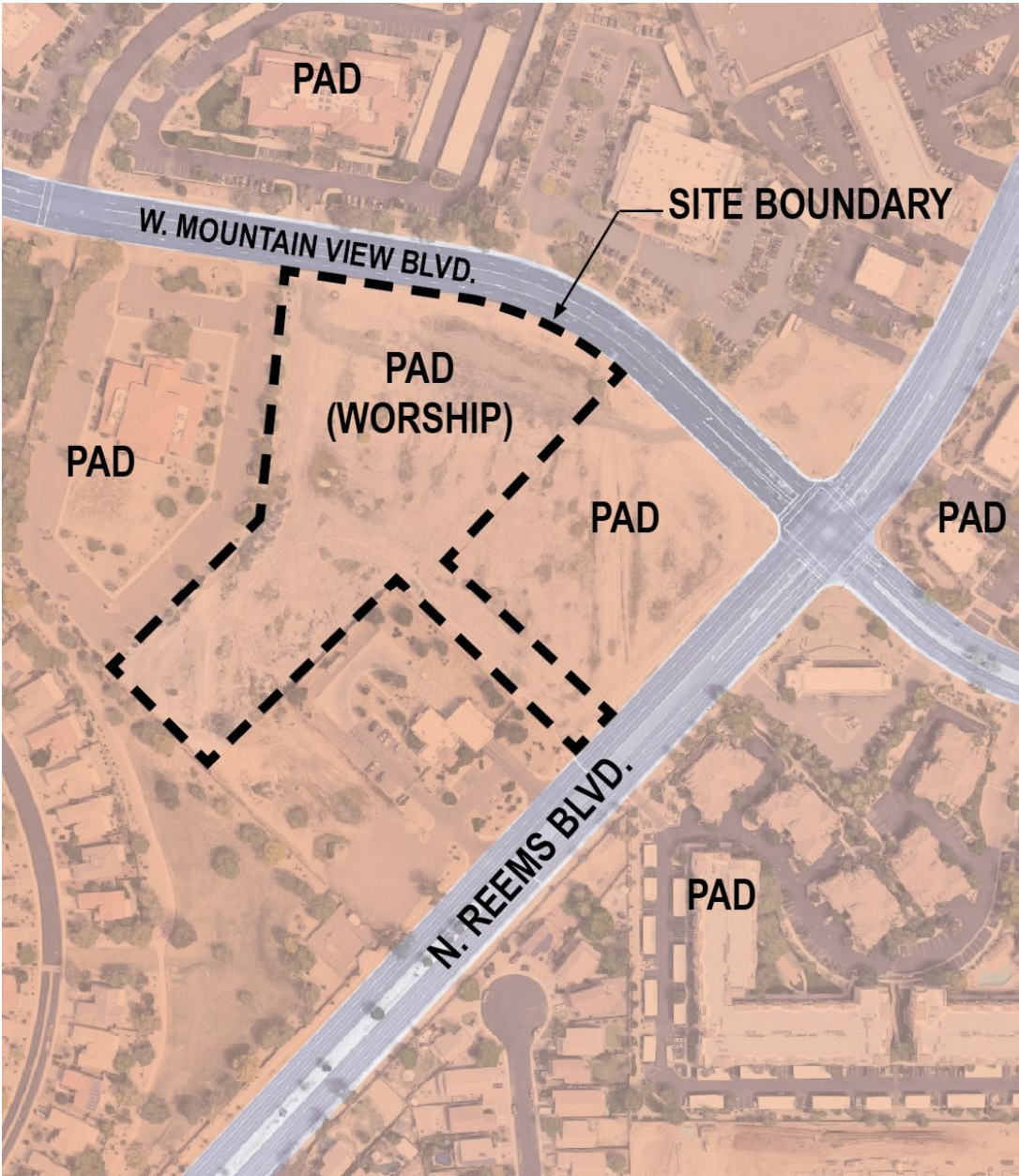


Auviana Medical Office Complex - Rezone

876 N. McQueen Road, Suite 108
Gilbert, AZ 85233
T 480 580 1116

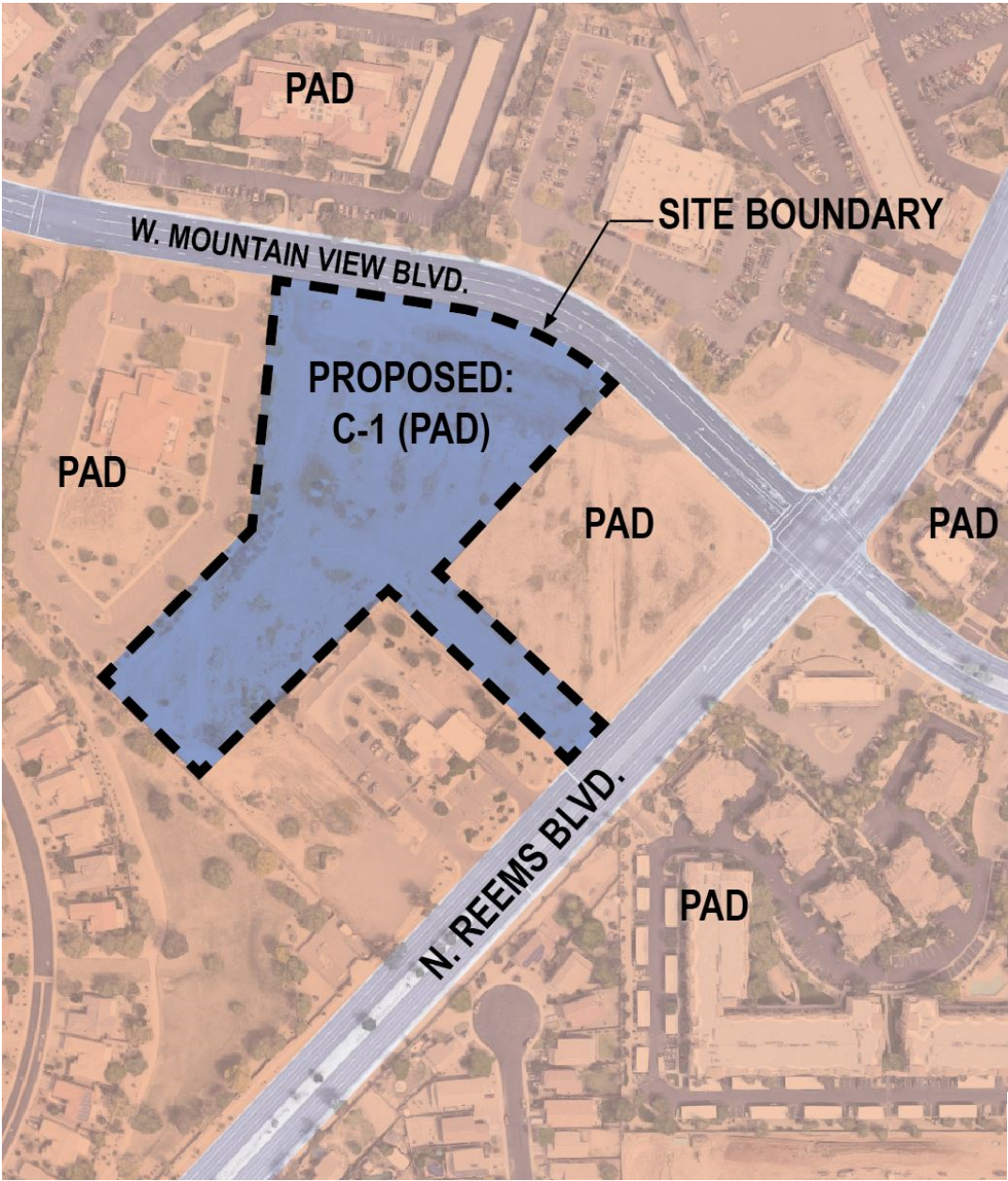
Existing Zoning

NTS

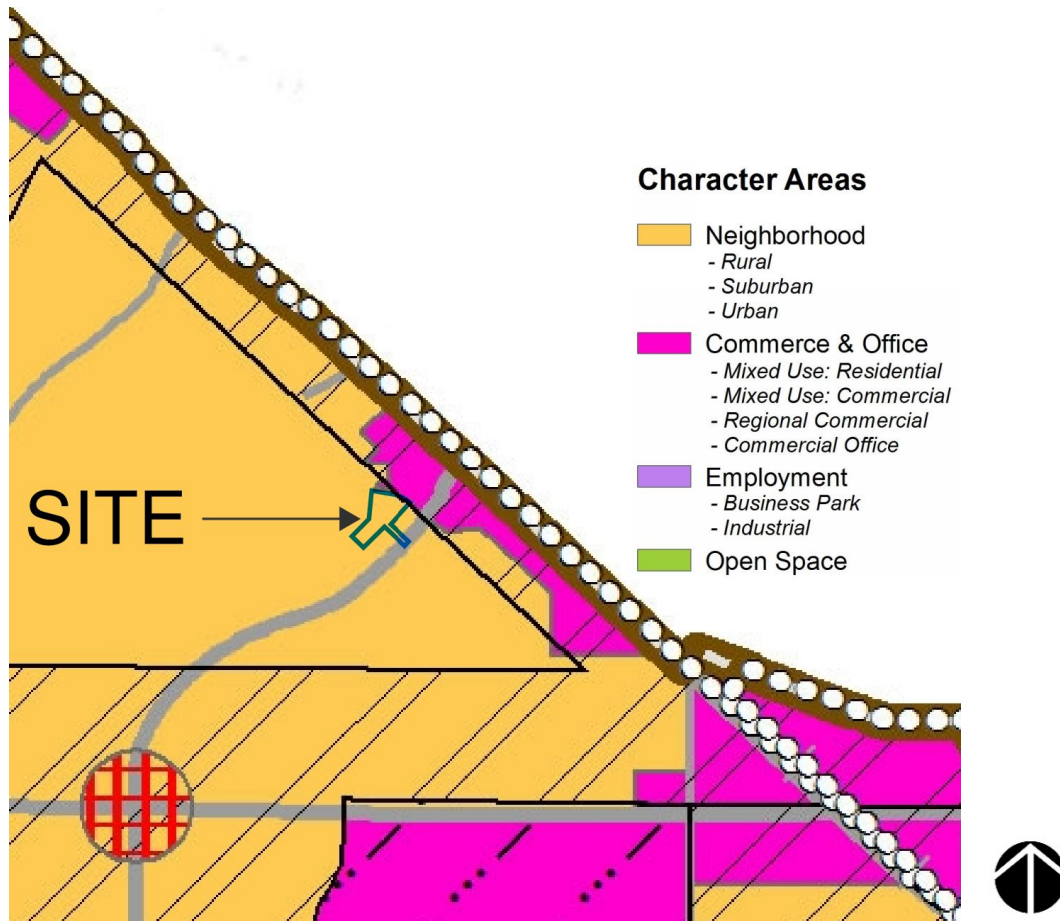


Proposed Zoning

NTS



General Plan Land Use



This project is located on a commercial corner adjacent to a recently approved commercial medical facility within the Neighborhood Character Area. Across Mountain View Blvd., the character area transitions to commerce and office. The General Plan 2035 identifies the Character Area as Neighborhood. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. The subject rezone would be in coherence with the General Plan.

Legal Description

Parcel No. 2 of Morning Star Presbyterian Church, according to the plat of record, in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 922 of Maps, Page 50.

Enhanced Notification

ENHANCED NOTIFICATION PROCEDURE REQUEST FOR COMMENTS FORM

Applicant Responsible For Completing the Following:

COMMENTING JURISDICTION: In accordance with the Enhanced Notification Procedure adopted by our community, we are informing you of a project that is being considered in our jurisdiction that may affect your community.

Please review the data provided on this project. If you feel this project may impact your jurisdiction and you would like to submit comments, please be specific in addressing potential impacts and submit your comments by the First Hearing Date noted above. Please keep comments to a maximum of three (3) pages.

All comments will be reviewed as "advisory" only. The host jurisdiction maintains authority to proceed with their hearing schedule as noted. If you have any questions or would like additional information, please call the contact person indicated above.

1. Submitting host jurisdiction: The City of Surprise, Arizona
2. Address or location of project: Auviana Medical Office Complex
14753 W Mountain View Blvd., Surprise, AZ
3. Nature of action requested (general plan amendment, master plan, rezoning, etc.): Rezone from PAD-Worship to Commercial PAD-C1
4. Description of project:
Projected additional A.M. / P.M. peak hour vehicle trips: 121 AM Peak Hour Trips (94 In, 27 Out)
178 PM Peak Hour Trips (50 In, 128 Out) Please refer to the included Traffic Impact Study for the full analysis.
Number of dwelling units: 0 Non-residential sq. footage: 0 Acreage of Project: 5.08 Acres
Present and proposed land uses: Present: Neighborhood Proposed: Commerce & Office
Phasing plan for overall project: Single Phase
5. Distance from perimeter of the project to the nearest existing or proposed:
Freeway: 303 Freeway: 2.15 miles Road of regional significance: W Grand Ave.: 1,210 ft (0.24 miles)
6. Measures that will be employed to mitigate any traffic impacts caused by the project: Site access driveways are shared with adjacent development.
7. Any other comments on the project (may use reverse side or separate sheet): _____

From: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
To: [Elsa DeMoss](#)
Cc: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Monday, March 11, 2019 10:29:24 AM
Attachments: [image001.jpg](#)
[smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Ms. De Moss,

Thank you for allowing Luke AFB to make comments on the Final Application for the Auviana Medical Office Complex project. This application is to develop a medical office complex of approximately 16 medical suites on 5.08 acres of land located at 14753 W. Mountain View Blvd in Surprise, AZ. The site is located 2.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Regards,

Chris Toale

Community Initiatives Team

Luke AFB, AZ

623-856-6175

From: Elsa DeMoss

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: [Non-DoD Source] FS19-130 Auviana Medical Office Complex - New Submittal 022219

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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25 Feb 2019 21:49:19 -0000

From: [Clinton Emery](#)
To: [Elsa DeMoss](#)
Cc: [Tony Abbo](#); [Dennis Haley](#)
Subject: City of Surprise - Redletter - 14753 W Mountain View Blvd, Surprise, AZ
Date: Friday, March 01, 2019 1:56:07 PM
Attachments: [image002.png](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello:

ADOT's Regional Traffic has concerns relating to the Development that was submitted. We do anticipate that development will have an impact on the state system. Therefore, we are requesting that the developer prepare a traffic study and submit it to ADOT for review and approval. ADOT's R/W section may be submitting supplemental comments in relation to this request.

Clinton Emery, PE

Asst. Regional Traffic Engineer – Central Region

2140 West Hilton Avenue

Phoenix AZ 85009

Cell: (480) 684-4257

E-mail: CEmery@azdot.gov

On Mon, Feb 25, 2019 at 2:50 PM Elsa DeMoss <Elsa.DeMoss@surpriseaz.gov> wrote:

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

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0.1

25 Feb 2019 21:49:19 -0000

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From: [Dennis Haley](#)
To: [Elsa DeMoss](#)
Cc: [Nanci Roberts](#)
Subject: FS19-130 Auviana Medical Office Complex
Date: Wednesday, February 27, 2019 2:54:42 PM

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

RE: CR19-130

Auviana Medical Office Complex
14753 W. Mountain View Blvd.
Attn: Elsa DeMoss

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

From: [Peter Hughes - FCDX](#)
To: [Elsa DeMoss](#)
Subject: RE: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Monday, February 25, 2019 3:49:24 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Elsa,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-130 Auviana Medical Office Complex. Project Information: SWC of Reems Road and Mountain View Boulevard. APN(s): 232-41-877

- Parcel 232-41-877 is located in FEMA Zone X, which is not in the SFHA.
- Parcel 232-41-877 is located on FEMA FIRM panel 1220L.

If there are any questions or concern please let me know.

Have a great weekend,

Peter

Peter Hughes

Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County
2801 W Durango St, Phoenix, AZ 85009
(O) 602-506-8725
peterhughes@mail.maricopa.gov
www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

From: Elsa DeMoss [mailto:Elsa.DeMoss@surpriseaz.gov]

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; Chris Toale - LAFB ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; Mark Frago - FCDX ; 'Mary Orta - Surprise Chamber' ; Peter Hughes - FCDX ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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0.1

25 Feb 2019 21:49:19 -0000



July 03, 2019

CITY OF SURPRISE
1600 N. Civic Center Plaza
Surprise, AZ 85374

Re: AUUVIANA - Medical Office Building
14753 W. Mountain View Blvd.
Surprise, AZ

Citizen Outreach Report

To whom it may concern,

Per the request of the City of Surprise, a citizen outreach meeting was held on:
June 17, 2019 at 6:00 pm

Location:

Residence Inn by Marriott in Surprise, AZ
16418 N Bullard Ave
Surprise, AZ 85374

A sign was posted in two places on site 20 days prior to the meeting and letters were mailed to neighboring property owners by City Staff as required. The development team and a few City staff members attended the meeting, no other attendees. The development team did not either receive emails or phone calls from neighboring property owners. No opposition to the project.

Attendees:

Lloyd Abrams - City Staff
Shirley Phan - City Staff
Dane Astle - Project Architect
Rick Richmond - Developer
Jason Mussman - Developer
Philip Wurth - Broker
Greg Winch - Owner's Rep

We sincerely thank you for your time,



Dane Astle
Principal Architect
EDIFICE

From: [Leslie Jarrell](#)
To: [Elsa DeMoss](#)
Cc: [Allysa Robinson](#); [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Tuesday, February 26, 2019 8:35:13 AM
Attachments: [image001.png](#)
[image004.jpg](#)
[Electronic Submittal 022219.pdf](#)
[Sun City Grand - Notice of Development.pdf](#)
[MWD Drawing Requirements REV 2-7-19.pdf](#)
[MWD Fees & Payment Schedule 2019.pdf](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Elsa,

Thank you for providing the electronic submittal for **Auviana Medical Office Complex - New Submittal 022219 FS19-130**. This project is located within an area included in the **Sun City Grand** Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable Subdivision Plat Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. The Plat must include the attached Notice of **Sun City Grand** Development Agreement on the coversheet where MWD will sign the plat confirming our approval. The Plat must also include the attached Notice of Intergovernmental Agreement. Upon our review of the plat once it is provided by developer, MWD will copy the City on our approval and/or comments.

Thanks again.

Leslie Jarrell

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Avenue

Surprise, AZ. 85374

Office Phone: (623)546-8266

Direct Line: (623)235-6103

Fax: (623)584-2536

E-mail: lesliej@mwdaz.com



From: Elsa DeMoss

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; Chris Cain ; Chris Toale - LAFB ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; Leslie Jarrell ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ;

'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133



: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

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25 Feb 2019 21:49:19 -0000



FS19-130

**Auviana Medical Office
Complex- Rezone**

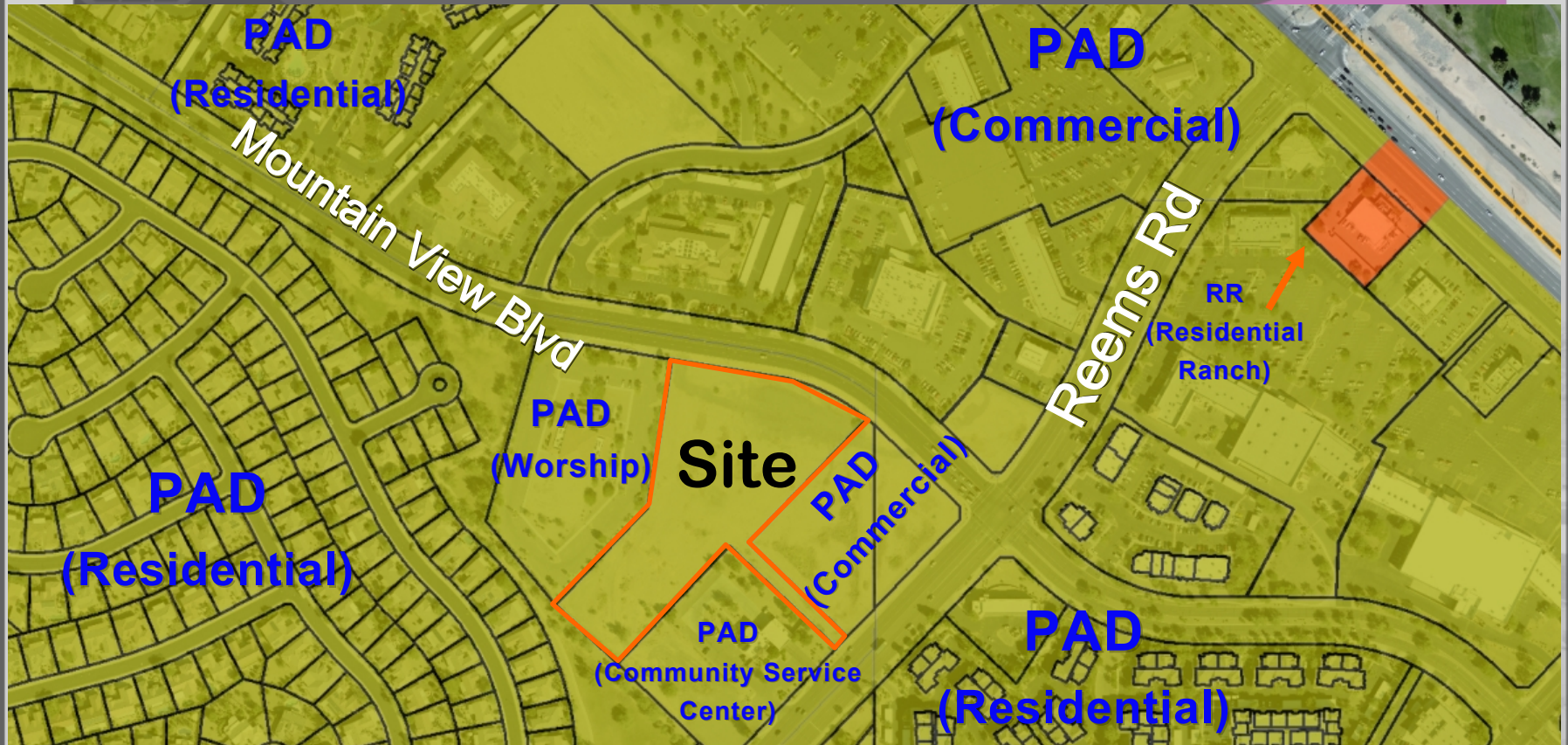
Planning & Zoning Commission

August 15, 2019

VICINITY MAP



SURROUNDING ZONING



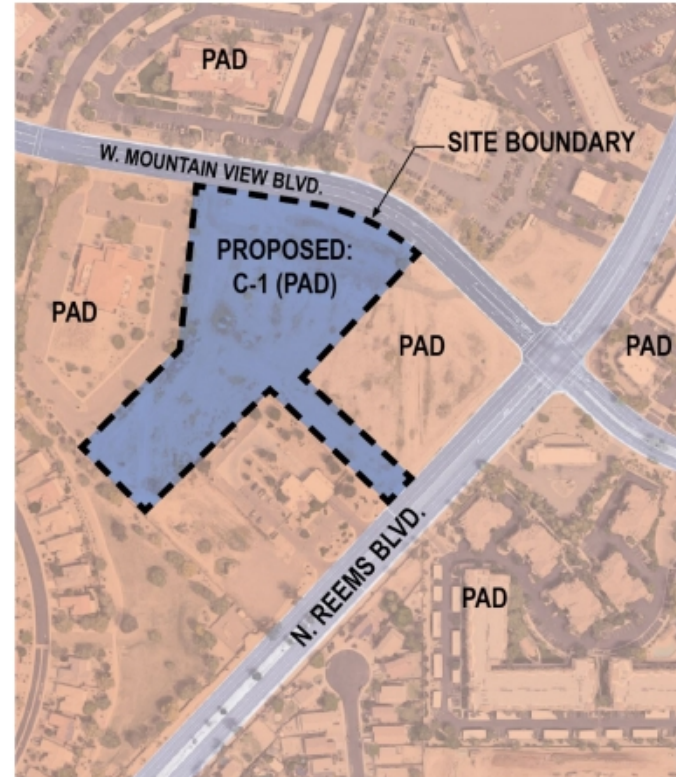
Existing Zoning

NTS

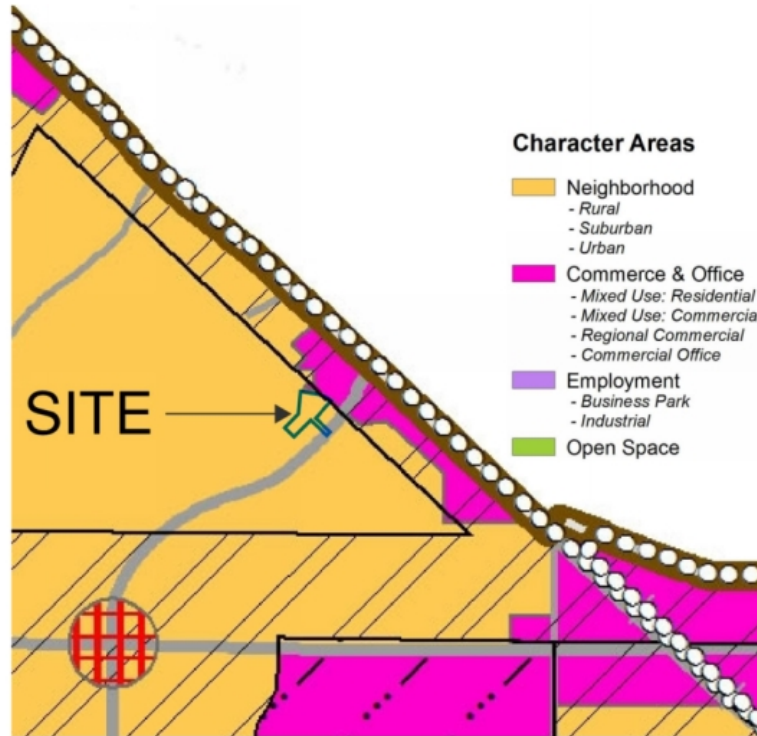


Proposed Zoning

NTS



General Plan Land Use



STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' and 'B'



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 15, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Motion:

I move to approve/deny the Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road, subject to stipulations "A" through "H".

Background:

On February 22, 2019, EDIFICE submitted a request for a Rezone, Site Plan, and Final Plat to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.08.08 EVR Auviana Medical Complex-Site Plan- staff report REVISED
 2. 01-FS19-130- Auviana Medical Office Complex- Vicinity Map
 3. 02- FS19-130- Auviana Medical Office Complex- Site Plan
 4. 03- FS19-130- Auviana Medical Office Complex- Landscape Plan
 5. 04- FS19-130- Auviana Medical Office Complex- Colored Elevations
 6. 05- FS19-130- Auviana Medical Office Complex-Luke AFB Comments
 7. 06- FS19-130- Auviana Medical Office Complex- ADOT Comments 1
 8. 07- FS19-130- Auviana Medical Office Complex- MWD Comments
 9. 08- FS19-130- Auviana Medical Office Complex- Flood Control District Comments
 10. 09- FS19-130- Auviana Medical Office Complex- Citizen Participation Report
 11. FS19-130- Auviana Medical Office Complex- Site Plan PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-130**
2
3 **Project Name:** Auviana Medical Office Complex
4
5 **Council District:** 2 - Cottonwood
6
7 **Meeting Date:** **August 15, 2019**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Regency Sun City Grand Holdings, LLC
13
14 **Applicant:** Dane Astle, EDIFICE
15
16 **Request:** Site Plan for Auviana Medical Office Complex
17
18 **Site Location:** Generally south of Mountain View Boulevard and west Reems Road
19
20 **Site Size:** 5.08 acres (approx.)
21
22 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035.
23
24 **Support/Opposition:** None known
25
26 **Staff Recommendation:** Staff recommends the Commission move to **approve** case FS19-130,
27 subject to stipulations 'A' through 'H'.

Project Description:

EDIFICE on behalf of Auviana Medical Office Complex, requests approval of a Site Plan for a new Medical Office complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. The subject site is zoned PAD and has a land use designation of Neighborhood Commercial C-1.

Surrounding Land Zoning:



PAD (Worship)	PAD(Worship)	PAD (Commercial)
PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Community Service Center)	PAD (Commercial)	PAD (Commercial)

History:

April 28, 1994: The Mayor and City Council approved the Sun City Grand PAD (Planned Area Development) under case PAD94-007.

November 8, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-570 Regency Medical Office Complex.

February 22, 2019: The applicant filed a request for a Rezone, Site Plan, and Final Plat for a new Auviana Medical Office Complex under case FS19-130.

June 17, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

53 **Citizen Outreach:**

54
55 As mentioned above, the applicant held a Citizen Review Meeting on January 7, 2019 in the
56 Residence Inn Marriott located at 16418 N. Bullard Avenue. Residents from the vicinity were
57 notified to attend and to ask questions about the project and voice their concerns. No residents
58 attended the meeting.

59
60 **Analysis Description:**

61
62 The subject site is zoned PAD and has a land use designation of Worship but it is being rezoned to
63 Neighborhood Commercial C-1. The proposed medical office complex will include six (6)
64 buildings; Building A, B, C, D, E, and F. Building A is a two-story building of approximately 19,500
65 square foot which is located on the south side adjacent to Southwest Kidney. Building B, C, D, E,
66 and F are all a single-story buildings, four (4) of the buildings will be located on the north side of
67 the property adjacent to the church and one will be located next to the 2-story building.

68
69 The site is to be accessed through two (2) access points off existing driveways on Mountain View
70 Boulevard and Reems Road that lead to the site through separate driveways. There is a new shared
71 access point with the neighboring property to the northwest. The proposed site plan also
72 demonstrates good pedestrian connectivity to the existing sidewalk along Mountain View
73 Boulevard.

74
75 The site proposes 256 parking spaces which will be located throughout the parcel. There are
76 parking spaces on the north and west side of the property. Seven (7) of the spaces will be handicap-
77 accessible. The proposed parking is in compliance with the SUDC parking requirements.

78
79 The proposed landscape meets the requirements of the Sun City Grand PAD and the SUDC. On-site
80 the applicant is proposing 29% of landscape coverage, which meets the minimum requirement.
81 Additionally, a screening wall and landscaping along Mountain View Boulevard will screen the
82 parking spaces on the north side of the property. Refuse enclosures are proposed to be located on
83 the north and south side of the property and will be screened from the public view with a
84 decorative CMU wall and landscaping.

85
86 The proposed building color and material palette matches the design for the company. The
87 proposed exterior design complies with the PAD design guidelines and will complement the existing
88 architecture with the adjacent medical office to the south.

89
90 The applicant also included a lighting photometric study with the application which meets the
91 lighting requirements of the SUDC.

92
93 This site plan application has been reviewed against the standards listed above. Staff finds this site
94 plan application conforms to the requirements set forth under the Surprise Municipal Code.

96 **Reviewing Agencies:**

97
98 In addition to the standard city internal reviewing departments, Flood Control District, Arizona
99 Department of Transportation (ADOT), Maricopa Water District (MWD), and Luke AFB were
100 included in the routing of this request. ADOT had requested a traffic study, and the applicant
101 provided a traffic impact analysis which satisfies the comment from ADOT. MWD requested that a
102 submittal for this project must go through MWD in addition to the submittal to the city. The final
103 plat is required to have a Notice of Sun City Grand Development Agreement and the Notice of
104 Intergovernmental Agreement. The applicant is in the process of completing the submittal with
105 MWD, and once it is approved by MWD then the Rezone and final plat will move forward to the
106 City Council.

107
108 **Summary:**

109
110 The proposed Site Plan meets the requirements of the Sun City Grand PAD, SUDC, and the General
111 Plan.

112
113 **Findings:**

- 114
115
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan meets the provisions of the Sun City Grand PAD and the SUDC as applicable.

116
117
118
119 **Recommendation:**

120
121 Based on the findings noted above, staff recommends the Commission move to **approve** case **FS19-**
122 **130**, subject to stipulations 'A' through 'H' as outlined below:

123
124 A. This Site Plan is considered not approved until such time as a Final Plat for the subject
125 property is approved by the Mayor and City Council.

126
127 B. This Site Plan is considered not approved until such time as the related Rezone of the
128 subject property is approved by the Mayor and City Council.

129
130 C. The AutoCAD file received July 3, 2019 shall be revised and submitted for review to
131 include the following modifications:

- 132
 - 1. Site Plan with facility footprints.
 - 133 2. All Civil Improvement Plans.
 - 134 3. Final Plat.

135 a. NOTE: Site Plan, Civil Improvement Plans, and Final Plat file(s) must be
136 submitted using required State Plate coordinate system and the surveyed
137 sectional control points
138

D. Development and use of the site shall be consistent with the Site Plan entitled "Auviana Medical Office Complex" consisting of one (1) sheet prepared by EDIFICE Architecture and stamped received July 17, 2019.

E. Building elevations shall be consistent with the Elevations entitled "Auviana Medical Office Complex" consisting of two (3) sheets prepared by EDIFICE Architecture and stamped received July 17, 2019.

F. Landscaping of the site shall be consistent with the Landscape Plan entitled "Auviana Medical Office Complex" consisting of one (1) sheet prepared by EDIFICE Architecture and stamped received July 17, 2019.

G. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

H. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

01 Vicinity Map

02 Site Plan

03 Landscape Plan

04 Elevations

05 Luke AFB Comments

06 ADOT Comments

07 MWD Comments

08 Flood Control District Comments

09 Citizen Participation Report

VICINITY MAP



PROJECT TEAM

OWNER
Presbytery of Grand Canyon
T 602.468.3820
Contact: Robert Schulz

ARCHITECT
EDIFICE
T 480.580.1116
Contact: Dane Astle

DEVELOPER
BHS Properties LLC.
T 480.840.4689
Contact: Rick Richmond

MEP
Spectrum Engineers Inc.
T 480.621.3444
Contact: Aaron Ricks

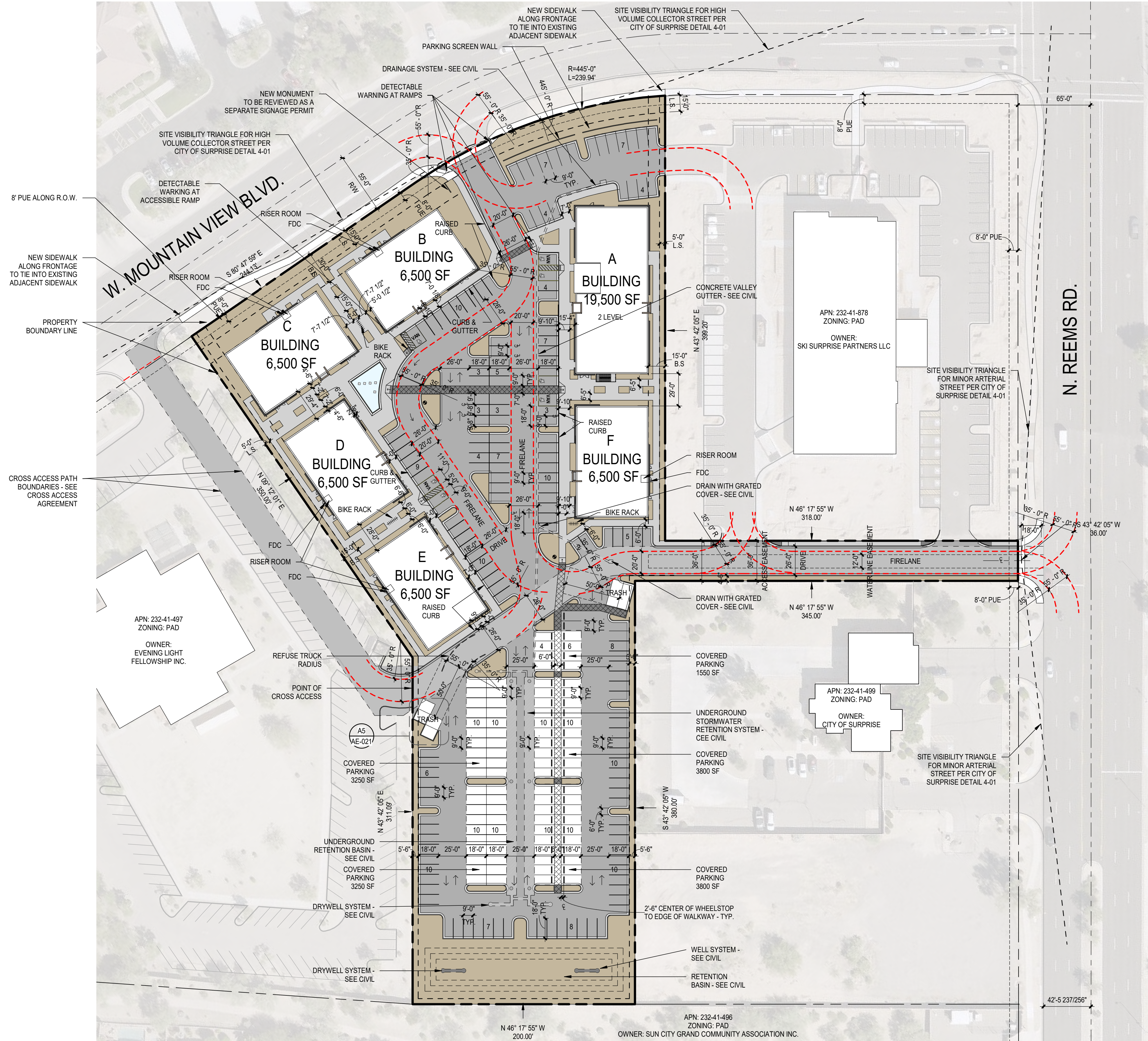
LANDSCAPE
Everett Landscape Architecture
Contact: Tom Everett

DESCRIPTION DATE

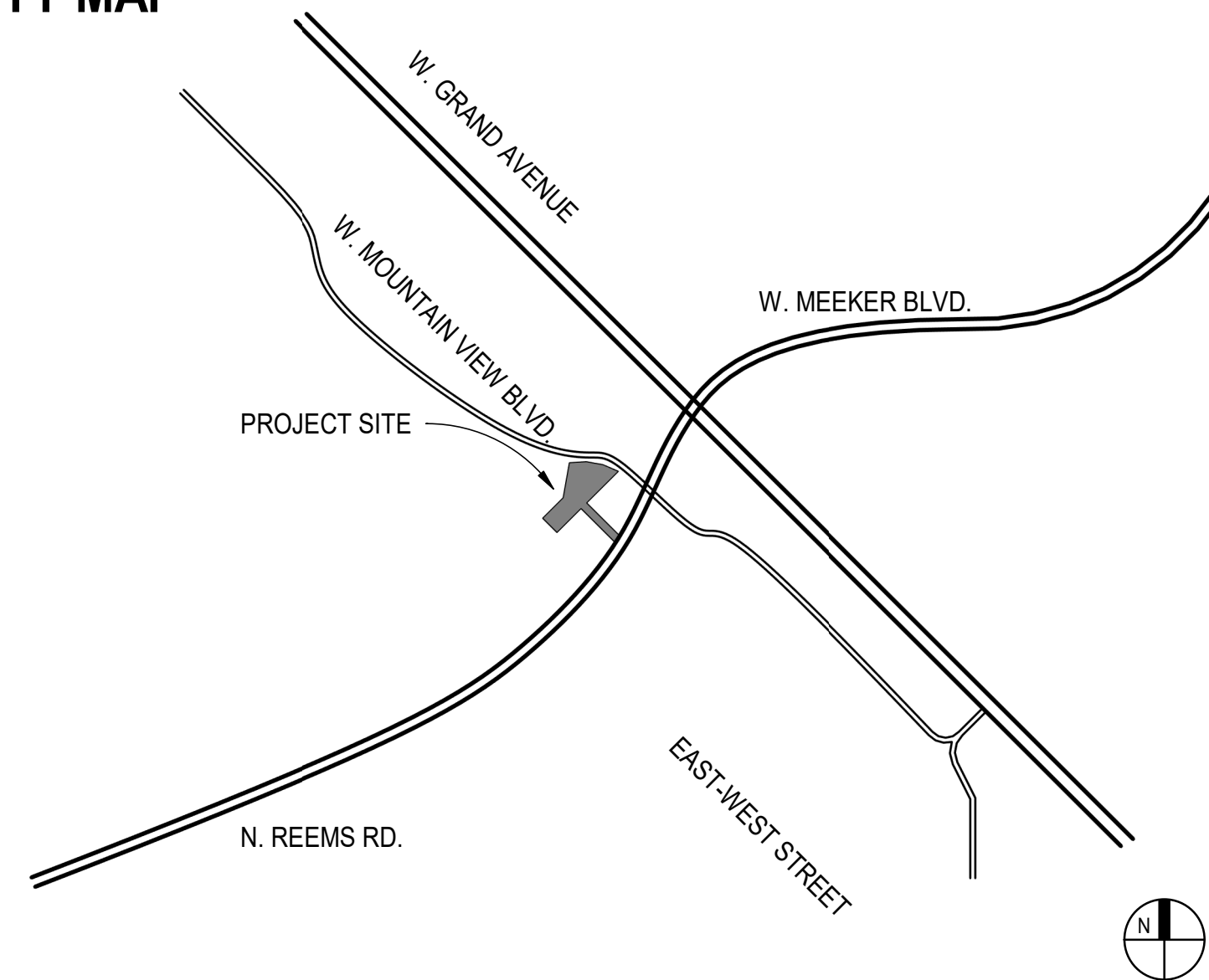
07/16/2019

ARCHITECTURAL
SITE PLAN

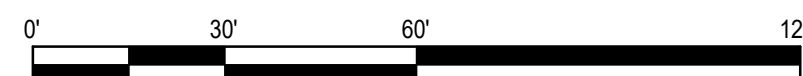
AS-101

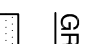
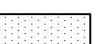


VICINITY MAP



1 SITE PLAN
1" = 50'-0"

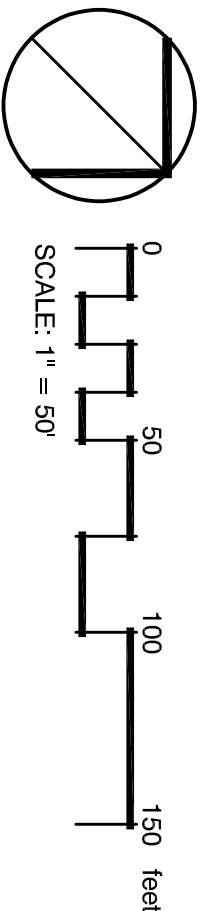
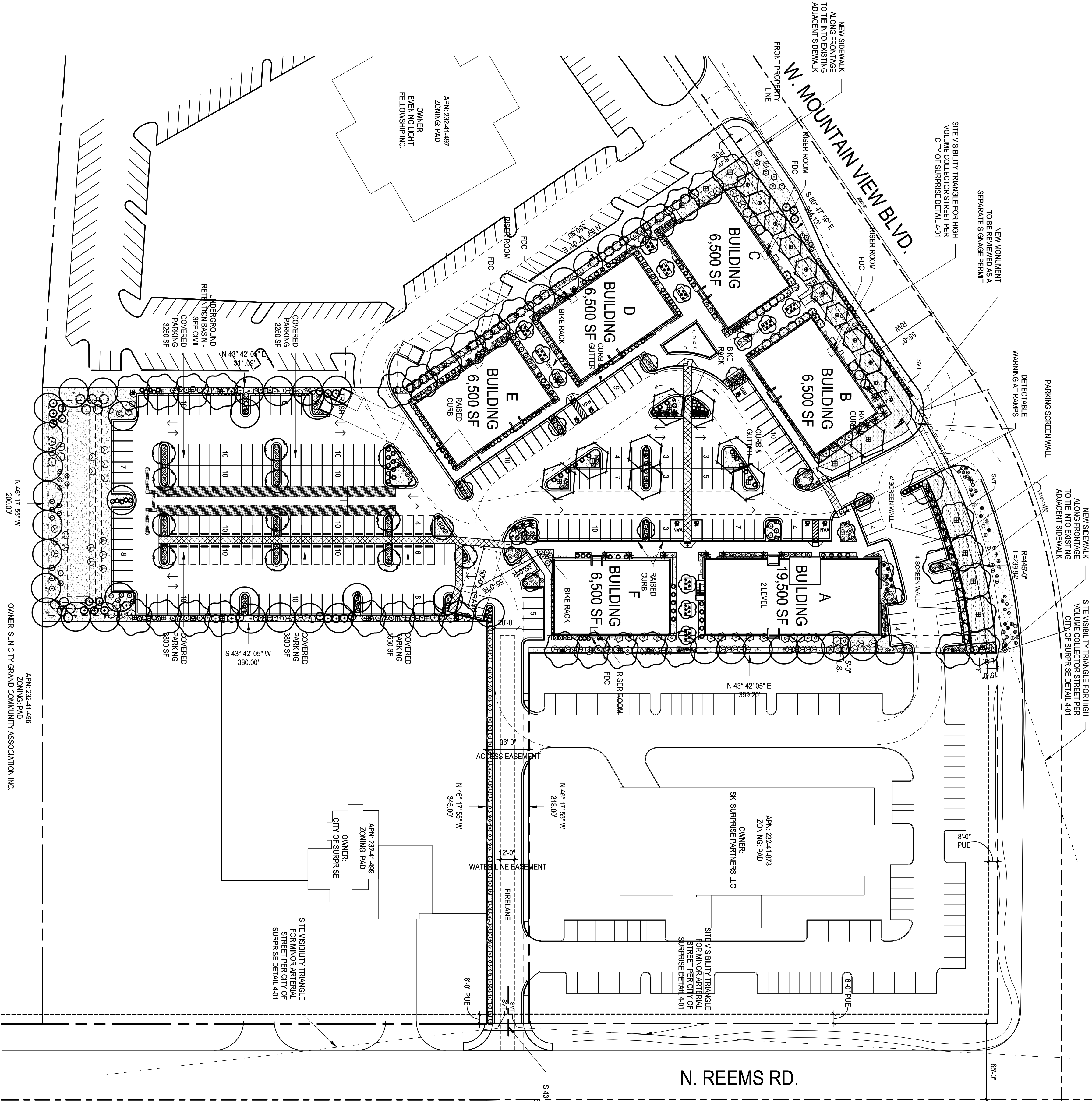


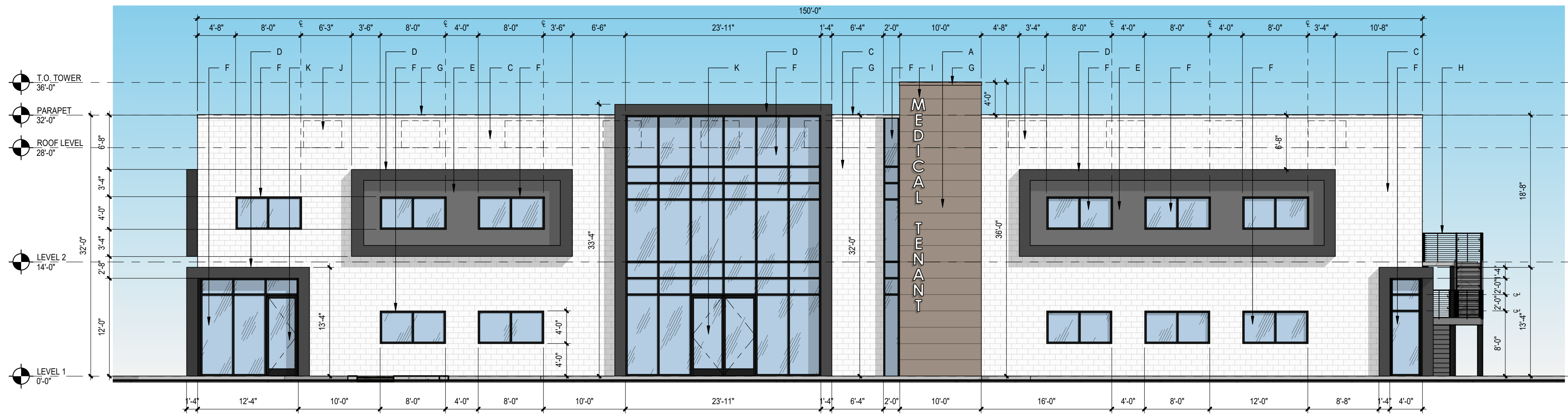
Plant Schedule			
Tree	Botanical / Common Name	Size	Qty
	Olneya tesota Desert Ironwood	24' Box	10
	Parsonia x 'Desert Museum' Desert Museum Palo Verde	24' Box	42
	Prosopis x 'Peanut' TM Prosopis Hybrid Mesquite	24'box	35
	Quercus wrightiana 'Heritage' Heritage Southern Live Oak	24'box	10
	Vitex agnus-castus Chaste Tree	24' Box	27
	x Chitalpa taskinensis 'Pink Dawn' Pink Dawn Chitalpa	24' Box	14
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	21
	Calliandra eriophylla Fairy Dustier	5 gal	42
	Chrysanthemum mexicanum Dandelion	1 gal	21
	Dasylipton longisternum Tooliness Desert Spoon	5 gal	28
	Dodonaea viscosa 'Green' Green Hopped Bush	5 gal	35
	Encelia farinosa Brittle Bush	5 gal	15
	Eriogonum maculatum 'Valentine' Valentine Sage	5 gal	47
	Euphorbia antisyriatica Candelabra Euphorbia	5 gal	3
	Hesperaloe parviflora New Mexico Flame Yucca	5 gal	6
	Justicia spiciger Mexican Honeysuckle	5 gal	99
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	29
	Leucopodium frutescens 'Compacta' Compact Texas Flanger	5 gal	86
	Melampodium leucanthum Blackfoot Daisy	1 gal	29
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	132
	Rosastris officinalis 'Prostratus' Dwarf Rosemary	1 gal	70
	Ruellia peninsularis Wild Petunia	5 gal	132
	Salvia leucophylla 'Rae' Autumn Sage	5 gal	3
	Tecoma stans angustata Yellow Daisies	5 gal	40
	Tetradlea acutis Angelita Daisy	1 gal	35
	Botanical / Common Name	Qty	
	Cynodon dactylon 'Mikton' Bermuda Grass	9,237 sf	

TREE ROW BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-1.4 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

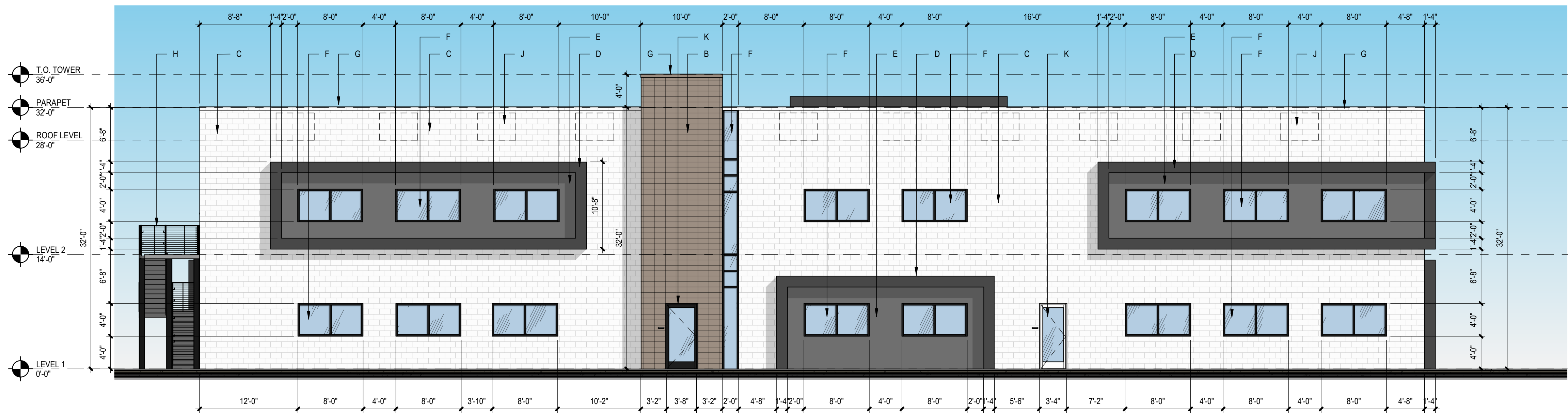
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST NOT EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

CALCULATIONS:
TOTAL SITE AREA - 221,101 SF, 5.08 ACRES
TURF PERCENTAGE - 5% OF TOTAL SITE
LANDSCAPE - 29%

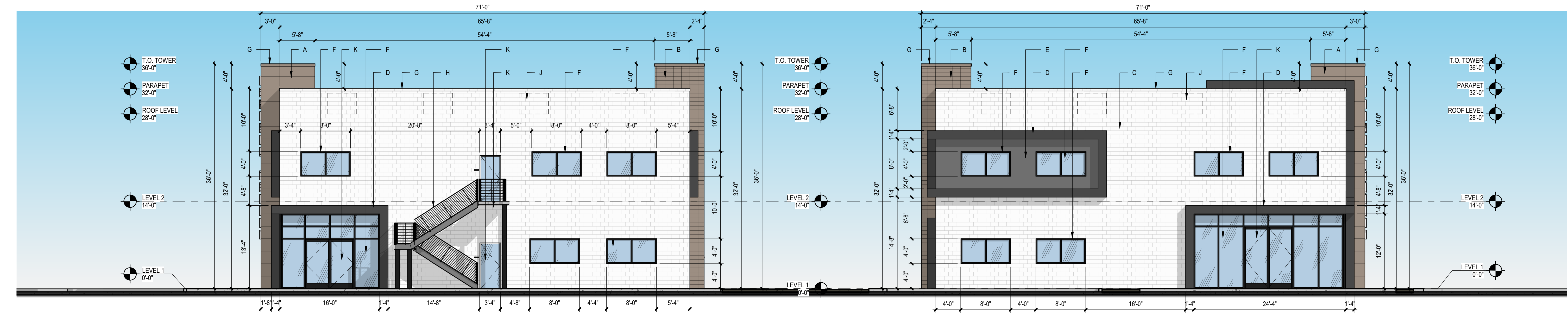




1 FRONT ELEVATION BUILDING A
1/8" = 1'-0"



2 REAR ELEVATION BUILDING A
1/8" = 1'-0"



3 EAST SIDE ELEVATION BUILDING A
1/8" = 1'-0"

4 WEST SIDE ELEVATION BUILDING A
1/8" = 1'-0"

GENERAL NOTES (EXTERIOR ELEVATIONS):

MATERIAL LEGEND:

- A PREFINISHED METAL PANEL:
COLOR: PPG14-02 NUT SHELL
- B CONCRETE MASONRY UNIT:
8x16 STACKED BOND
COLOR: PPG14-02 NUT SHELL
- C CONCRETE MASONRY UNIT:
8x16 RUNNING BOND
COATED WITH PERMACRETE STAIN - WHITE
- D EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1010-7 ZOMBIE
- E EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1013-5 VICTORIAN PEWTER
- F GLASS:
DOUBLE PANE SOLARBAN 70 GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G WALL CAP:
PREFINISHED CAP FLASHING
COLOR TO MATCH ADJACENT SURFACE
- H STAIR:
EXTERIOR EGRESS STAIR
WITH CONCRETE TREADS AND STEEL RAILINGS.
PAINTED STEEL WITH COLOR PPG1010-7 ZOMBIE
- I TENANT SIGNAGE:
- J MECHANICAL UNIT, FULLY SCREENED - BEYOND
- K EXTERIOR DOOR WITH FULL LITE



875 N. McQUEEN RD. SUITE 108
GILBERT, AZ 85233
T. 480.580.1116

AUVIANA MEDICAL COMPLEX

MEDICAL OFFICE COMPLEX

PROJECT TEAM

OWNER
Presbytery of Grand Canyon
T 602.468.3820
Contact: Robert Schulz

ARCHITECT
EDIFICE
T 480.580.1116
Contact: Dane Astle

DEVELOPER
BHS Properties LLC.
T 480.840.4689
Contact: Rick Richmond

MEP
Spectrum Engineers Inc.
T 480.621.3444
Contact: Aaron Ricks

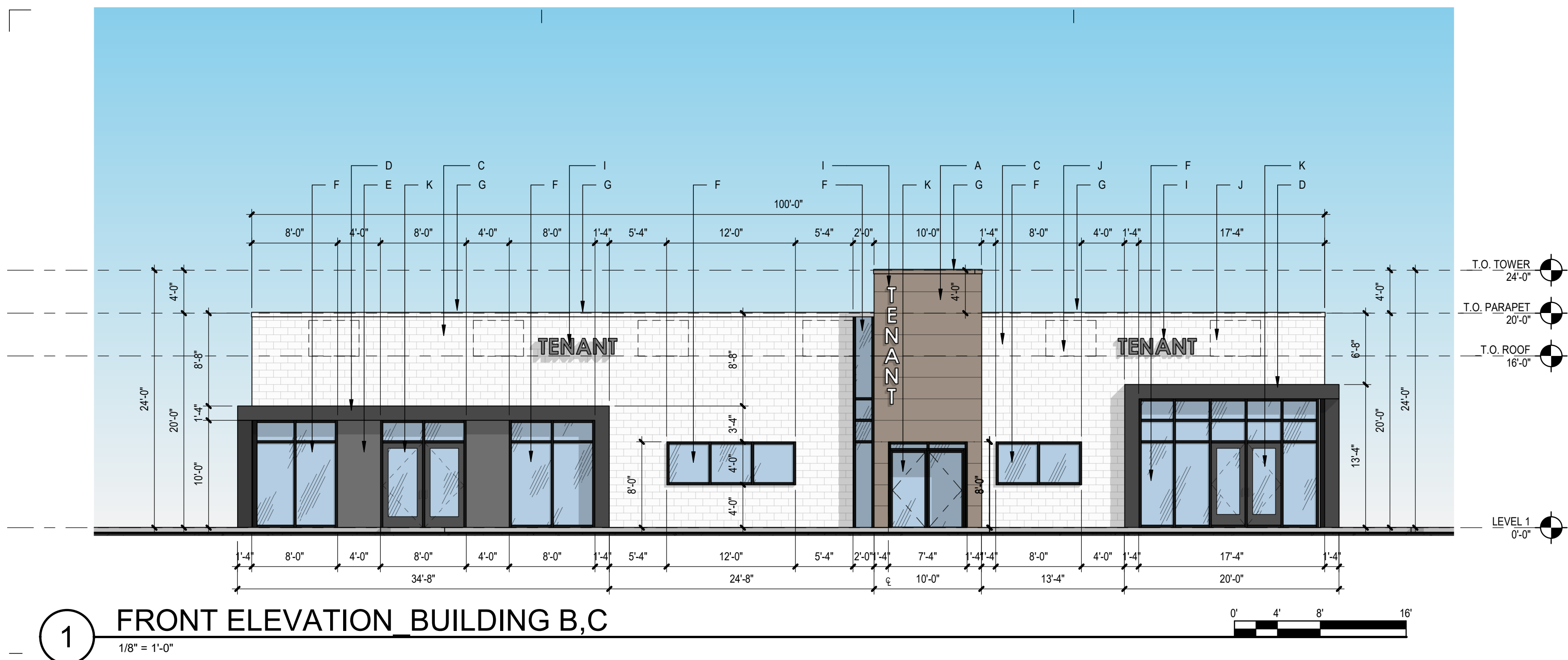
LANDSCAPE
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Contact: Tom Everett

DESCRIPTION DATE

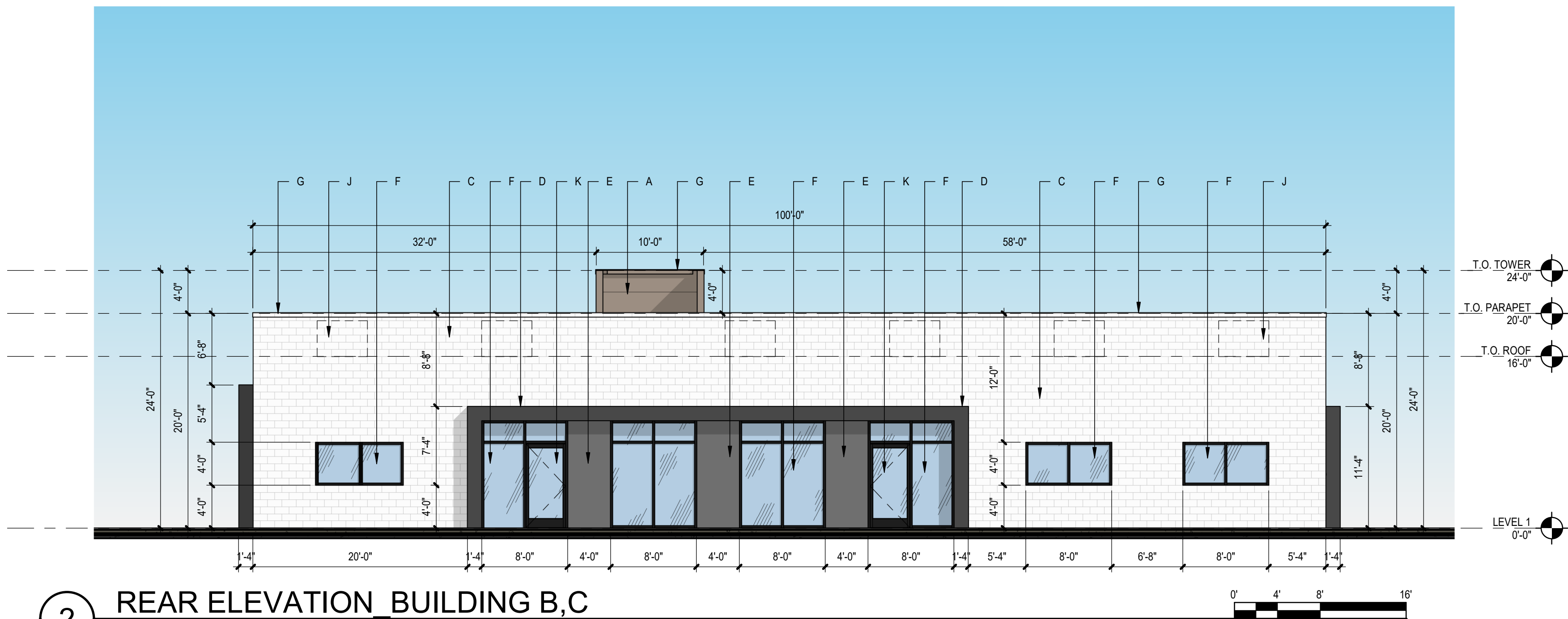
DEV. REVIEW
07/01/19

EXT. ELEVATIONS -
COLOR
BUILDING A

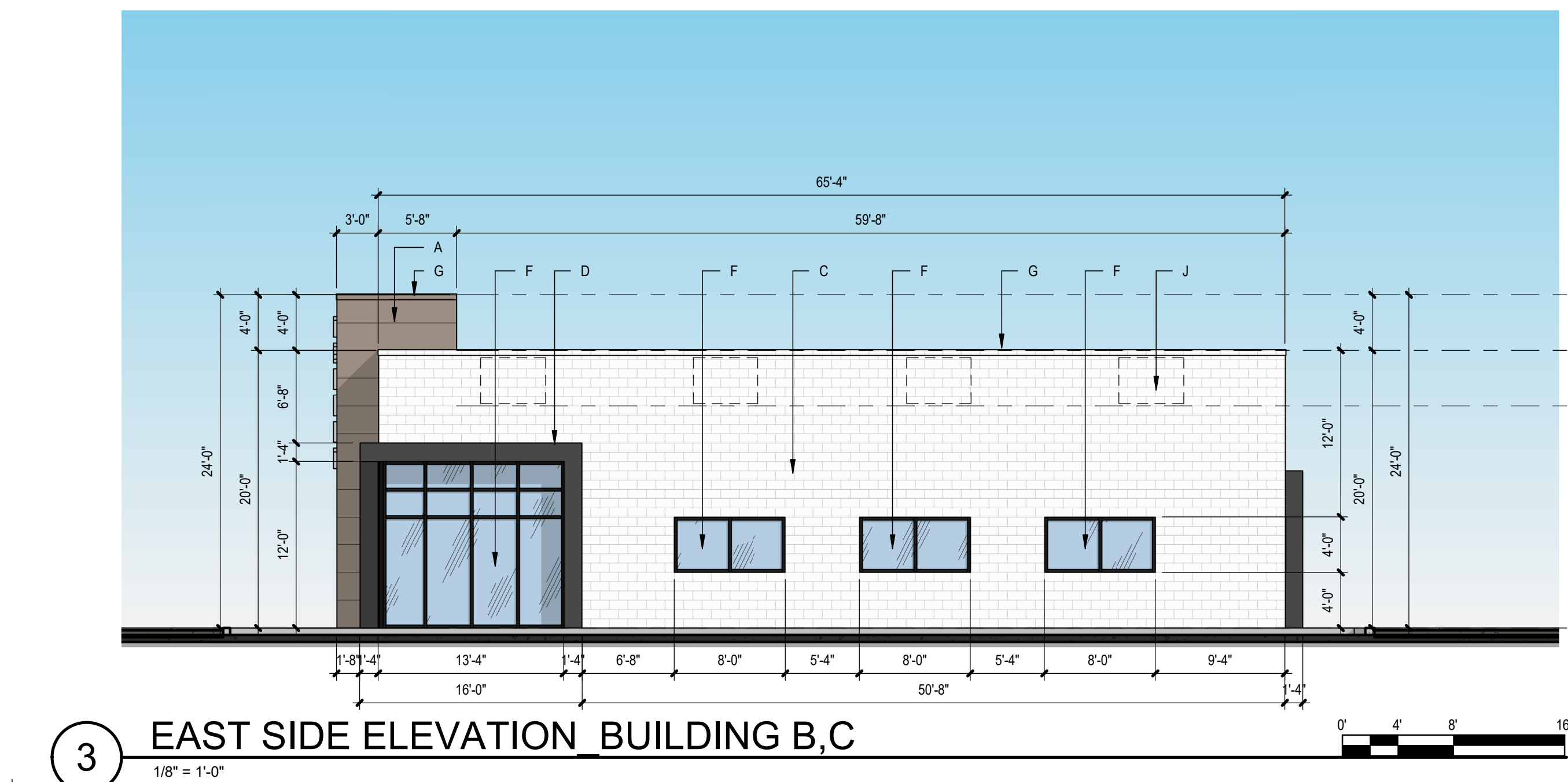
AE-211



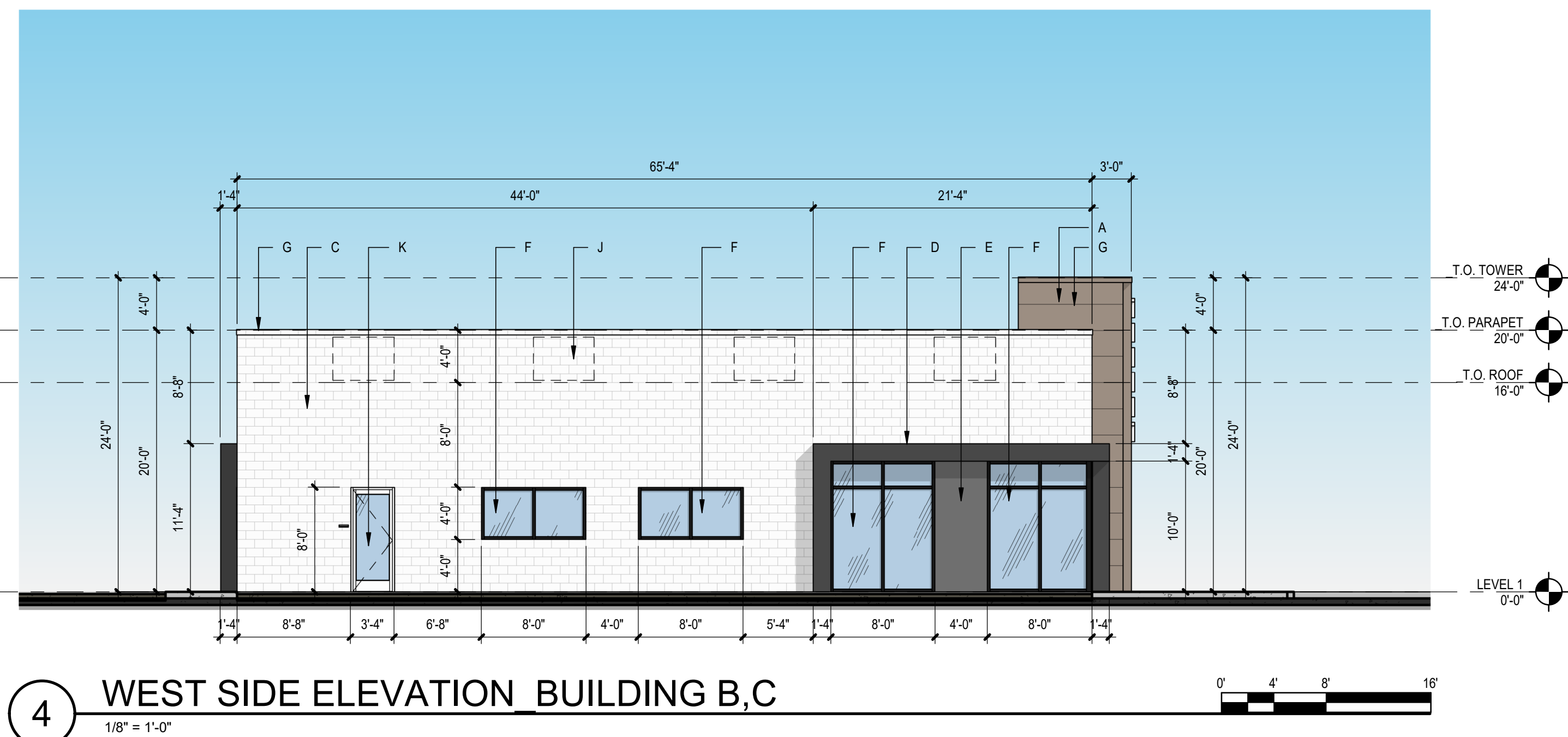
1 FRONT ELEVATION BUILDING B,C
1/8" = 1'-0"



2 REAR ELEVATION BUILDING B,C
1/8" = 1'-0"



3 EAST SIDE ELEVATION BUILDING B,C
1/8" = 1'-0"

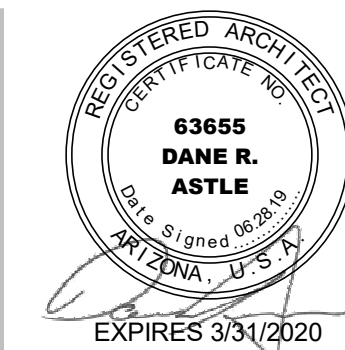


4 WEST SIDE ELEVATION BUILDING B,C
1/8" = 1'-0"

GENERAL NOTES (EXTERIOR ELEVATIONS):

MATERIAL LEGEND:

- A PREFINISHED METAL PANEL:
COLOR: PPG14-02 NUT SHELL
- B CONCRETE MASONRY UNIT:
8x8x16 STACKED BOND
COLOR: PPG14-02 NUT SHELL
- C CONCRETE MASONRY UNIT:
8x8x16 RUNNING BOND
COATED WITH PERMACRETE STAIN - WHITE
- D EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1010-7 ZOMBIE
- E EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1013-5 VICTORIAN PEWTER
- F GLASS:
DOUBLE PANE SOLARBAN 70 GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G WALL CAP:
PREFINISHED CAP FLASHING
COLOR TO MATCH ADJACENT SURFACE
- H STAIR:
EXTERIOR EGRESS STAIR
WITH CONCRETE TREADS AND STEEL RAILINGS.
PAINTED STEEL WITH COLOR PPG1010-7 ZOMBIE
- I TENANT SIGNAGE:
- J MECHANICAL UNIT, FULLY SCREENED - BEYOND
- K EXTERIOR DOOR WITH FULL LITE



876 N. McQUEEN RD. SUITE 108
GILBERT, AZ 85233
T. 480.580.1116

18036 7/2/2019 3:04:26 PM - PLOT DATE
AUVIANA MEDICAL COMPLEX
MEDICAL OFFICE COMPLEX

DR. MUSSMAN

SURPRISE, ARIZONA

PROJECT TEAM

OWNER
Presbytery of Grand Canyon
T 602.468.3820
Contact: Robert Schulz

ARCHITECT
EDIFICE
T 480.580.1116
Contact: Dane Astle

DEVELOPER
BHS Properties LLC.
T 480.840.4689
Contact: Rick Richmond

MEP
Spectrum Engineers Inc.
T 480.621.3444
Contact: Aaron Ricks

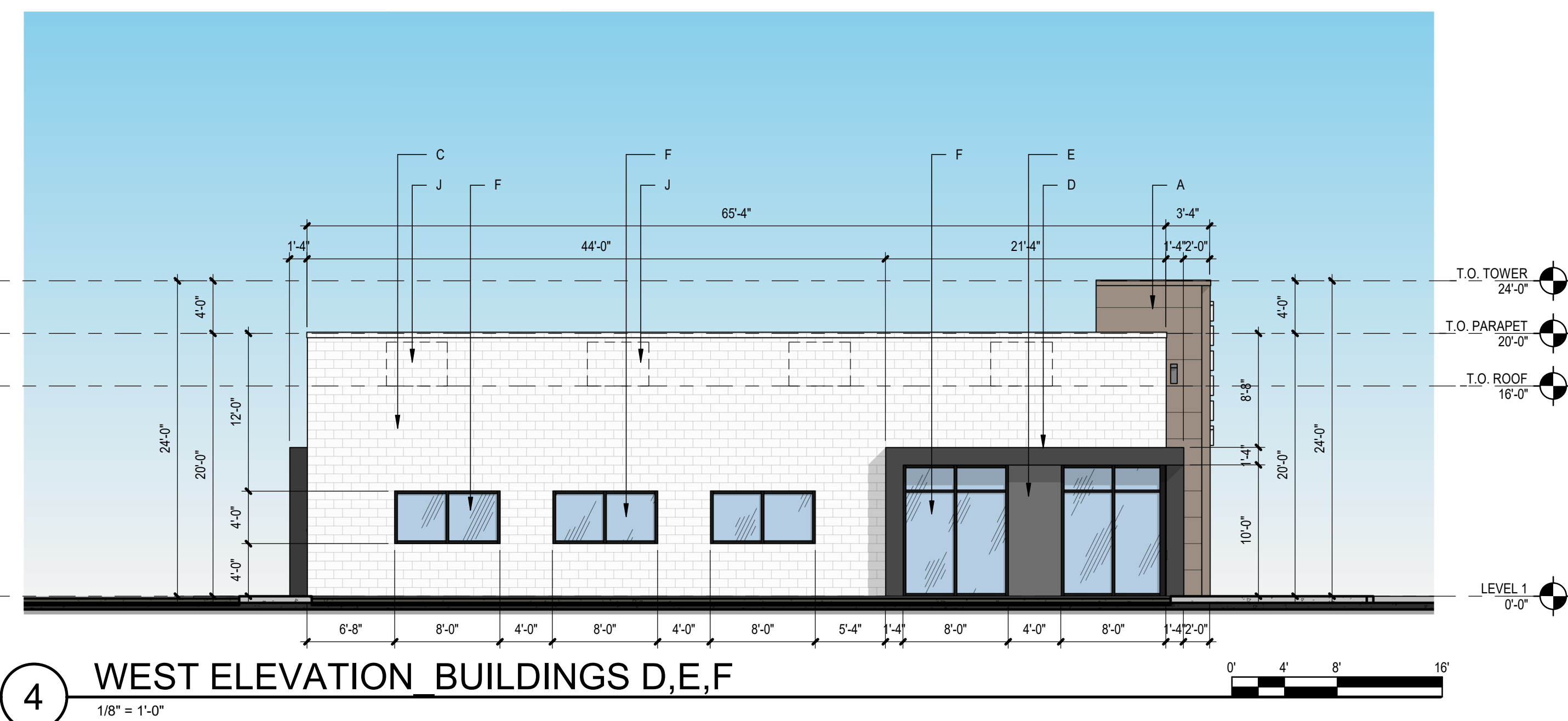
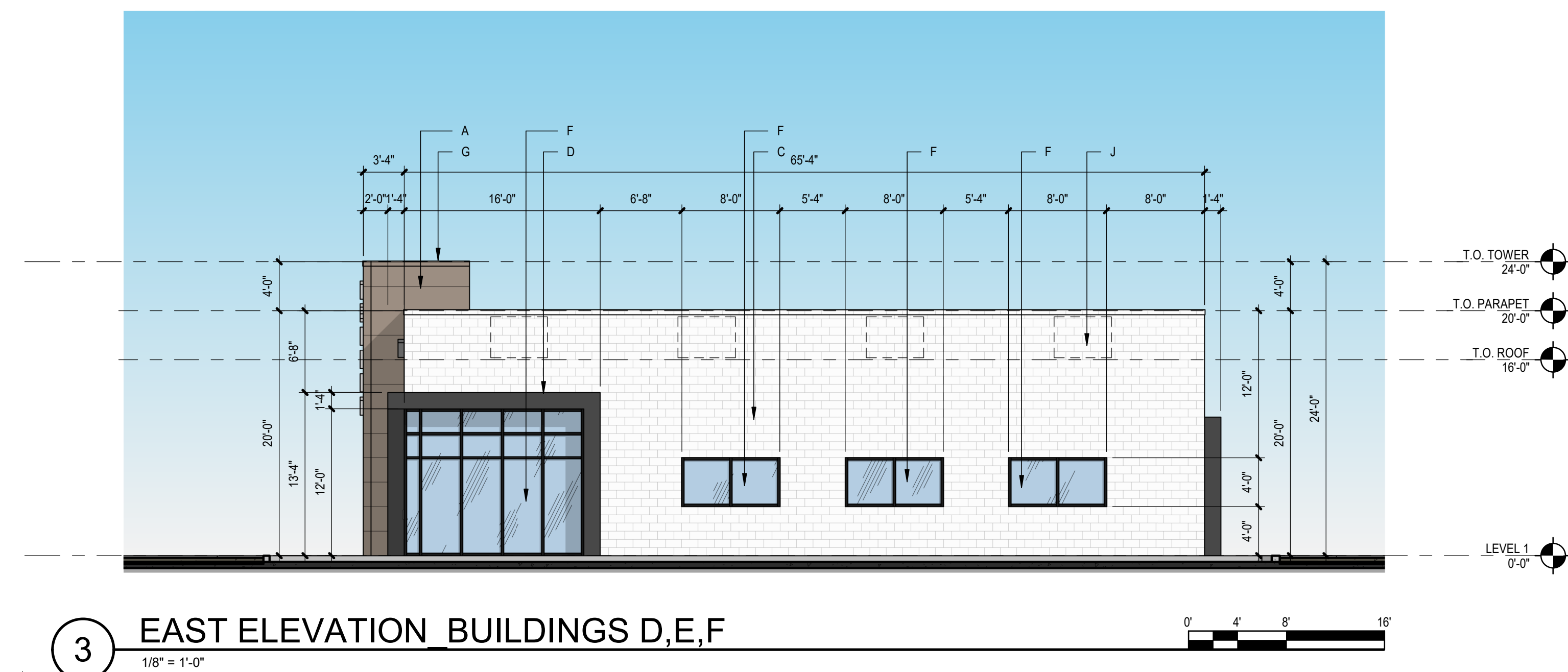
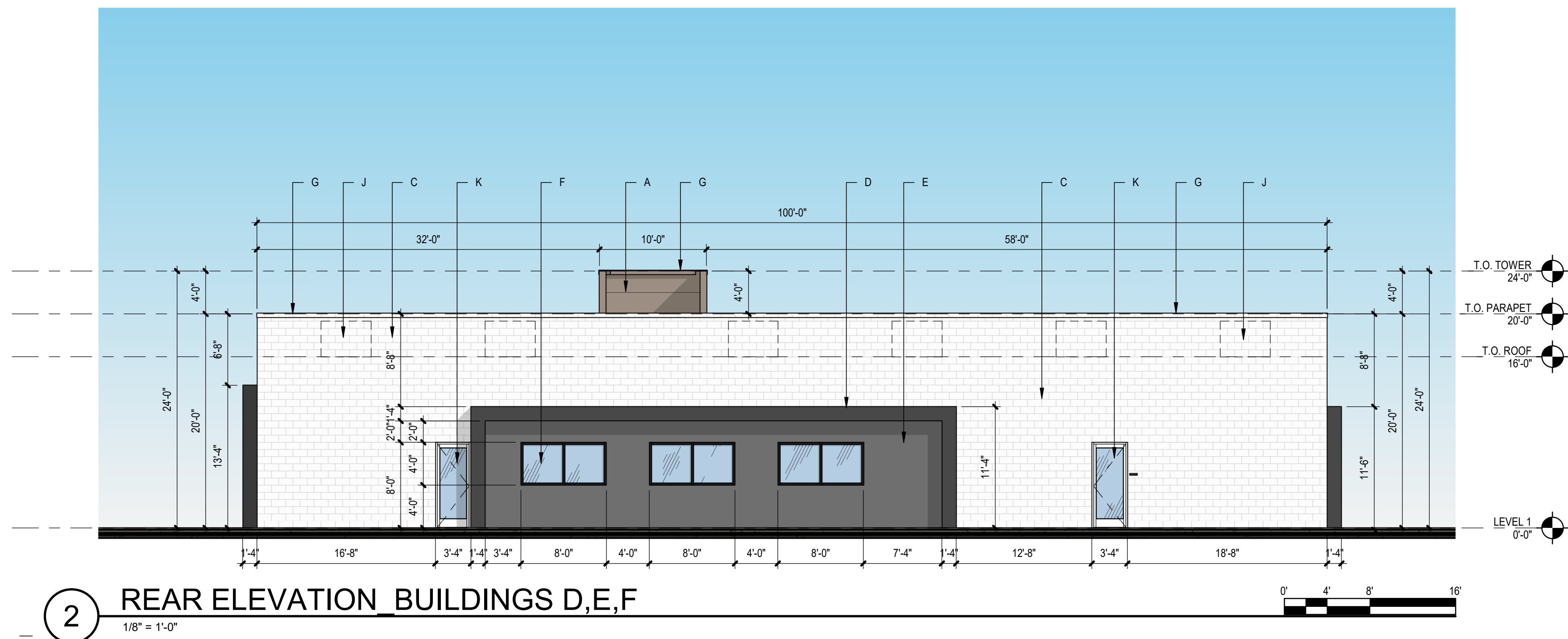
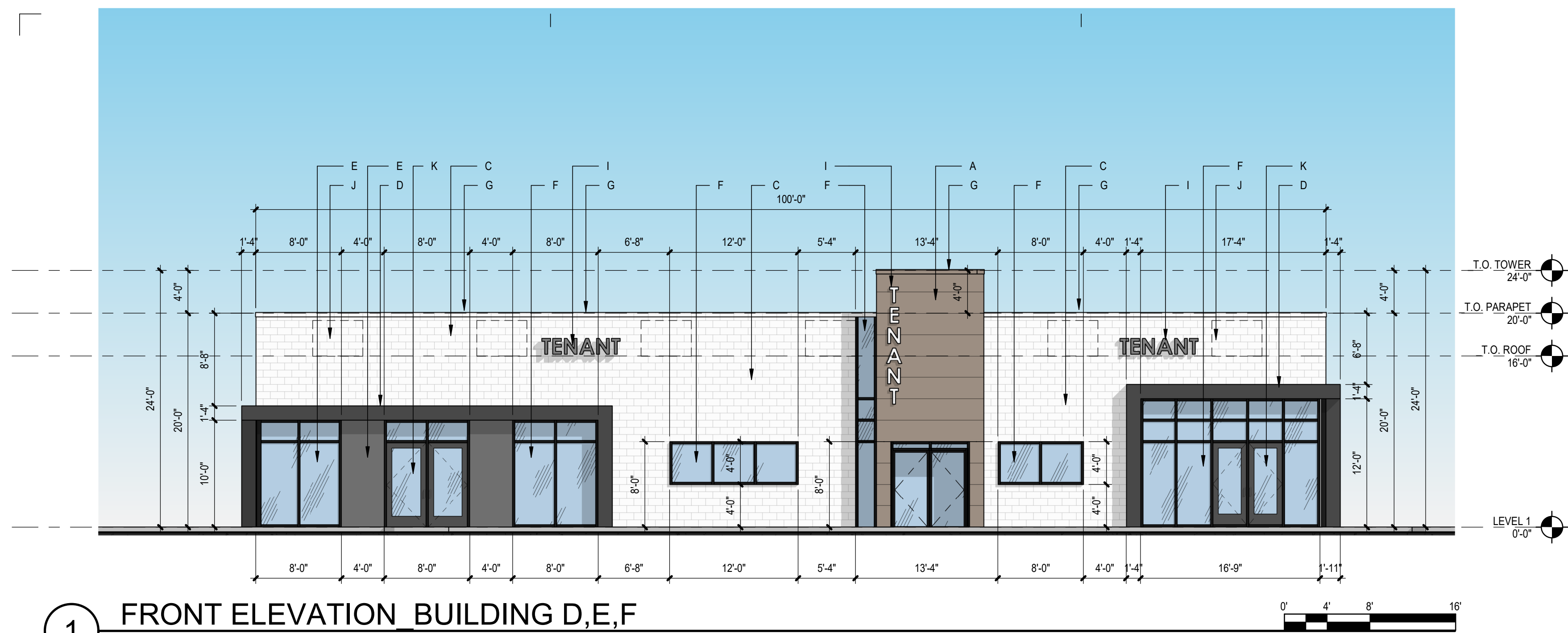
LANDSCAPE
Everett Landscape Architecture
Contact: Tom Everett

DESCRIPTION DATE

DEV. REVIEW
07/01/19

EXT. ELEVATIONS -
COLOR
BUILDING B,C

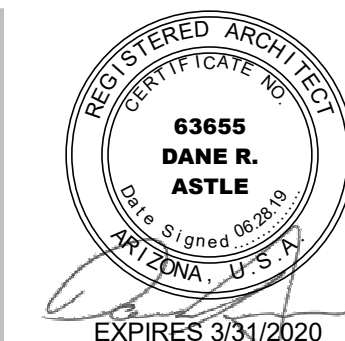
AE-212



GENERAL NOTES (EXTERIOR ELEVATIONS):

MATERIAL LEGEND:

- A PREFINISHED METAL PANEL:
COLOR: PPG14-02 NUT SHELL
- B CONCRETE MASONRY UNIT:
8x8x16 STACKED BOND
COLOR: PPG14-02 NUT SHELL
- C CONCRETE MASONRY UNIT:
8x8x16 RUNNING BOND
COATED WITH PERMACRETE STAIN - WHITE
- D EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1010-7 ZOMBIE
- E EIFS SYSTEM - INTEGRAL COLOR - SMOOTH:
COLOR: PPG1013-5 VICTORIAN PEWTER
- F GLASS:
DOUBLE PANE SOLARBAN 70 GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G WALL CAP:
PREFINISHED CAP FLASHING
COLOR TO MATCH ADJACENT SURFACE
- H STAIR:
EXTERIOR EGRESS STAIR
WITH CONCRETE TREADS AND STEEL RAILINGS.
PAINTED STEEL WITH COLOR PPG1010-7 ZOMBIE
- I TENANT SIGNAGE:
- J MECHANICAL UNIT, FULLY SCREENED - BEYOND
- K EXTERIOR DOOR WITH FULL LITE



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15036 7/2/2019 3:04:40 PM - PLOT DATE
AUVIANA MEDICAL COMPLEX
MEDICAL OFFICE COMPLEX

DR. MUSSMAN

SURPRISE, ARIZONA

PROJECT TEAM

OWNER
Presbytery of Grand Canyon
T 602.468.3820
Contact: Robert Schulz

ARCHITECT
EDIFICE
T 480.580.1116
Contact: Dane Astle

DEVELOPER
BHS Properties LLC.
T 480.840.4689
Contact: Rick Richmond

MEP
Spectrum Engineers Inc.
T 480.621.3444
Contact: Aaron Ricks

LANDSCAPE
Everett Landscape Architecture
Contact: Tom Everett

DESCRIPTION DATE

DEV. REVIEW
07/01/19

EXT. ELEVATIONS -
COLOR
BUILDING D,E,F

AE-213

From: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
To: [Elsa DeMoss](#)
Cc: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Monday, March 11, 2019 10:29:24 AM
Attachments: [image001.jpg](#)
[smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Ms. De Moss,

Thank you for allowing Luke AFB to make comments on the Final Application for the Auviana Medical Office Complex project. This application is to develop a medical office complex of approximately 16 medical suites on 5.08 acres of land located at 14753 W. Mountain View Blvd in Surprise, AZ. The site is located 2.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Regards,

Chris Toale

Community Initiatives Team

Luke AFB, AZ

623-856-6175

From: Elsa DeMoss

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: [Non-DoD Source] FS19-130 Auviana Medical Office Complex - New Submittal 022219

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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0.1

25 Feb 2019 21:49:19 -0000

From: [Clinton Emery](#)
To: [Elsa DeMoss](#)
Cc: [Tony Abbo](#); [Dennis Haley](#)
Subject: City of Surprise - Redletter - 14753 W Mountain View Blvd, Surprise, AZ
Date: Friday, March 01, 2019 1:56:07 PM
Attachments: [image002.png](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello:

ADOT's Regional Traffic has concerns relating to the Development that was submitted. We do anticipate that development will have an impact on the state system. Therefore, we are requesting that the developer prepare a traffic study and submit it to ADOT for review and approval. ADOT's R/W section may be submitting supplemental comments in relation to this request.

Clinton Emery, PE

Asst. Regional Traffic Engineer – Central Region

2140 West Hilton Avenue

Phoenix AZ 85009

Cell: (480) 684-4257

E-mail: CEmery@azdot.gov

On Mon, Feb 25, 2019 at 2:50 PM Elsa DeMoss <Elsa.DeMoss@surpriseaz.gov> wrote:

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

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25 Feb 2019 21:49:19 -0000

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From: [Dennis Haley](#)
To: [Elsa DeMoss](#)
Cc: [Nanci Roberts](#)
Subject: FS19-130 Auviana Medical Office Complex
Date: Wednesday, February 27, 2019 2:54:42 PM

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

RE: CR19-130

Auviana Medical Office Complex
14753 W. Mountain View Blvd.
Attn: Elsa DeMoss

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

From: [Leslie Jarrell](#)
To: [Elsa DeMoss](#)
Cc: [Allysa Robinson](#); [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Tuesday, February 26, 2019 8:35:13 AM
Attachments: [image001.png](#)
[image004.jpg](#)
[Electronic Submittal 022219.pdf](#)
[Sun City Grand - Notice of Development.pdf](#)
[MWD Drawing Requirements REV 2-7-19.pdf](#)
[MWD Fees & Payment Schedule 2019.pdf](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Elsa,

Thank you for providing the electronic submittal for **Auviana Medical Office Complex - New Submittal 022219 FS19-130**. This project is located within an area included in the **Sun City Grand** Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable Subdivision Plat Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. The Plat must include the attached Notice of **Sun City Grand** Development Agreement on the coversheet where MWD will sign the plat confirming our approval. The Plat must also include the attached Notice of Intergovernmental Agreement. Upon our review of the plat once it is provided by developer, MWD will copy the City on our approval and/or comments.

Thanks again.

Leslie Jarrell

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Avenue

Surprise, AZ. 85374

Office Phone: (623)546-8266

Direct Line: (623)235-6103

Fax: (623)584-2536

E-mail: lesliej@mwdaz.com



From: Elsa DeMoss

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; Chris Cain ; Chris Toale - LAFB ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; Leslie Jarrell ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ;

'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219

Good afternoon,

Attached you will find the submittal documents for the above referenced project. This project originally came in as a concept review CR18-570 and now is a final submittal FS19-130. Any questions or clarifications please feel free in contacting us.

Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

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25 Feb 2019 21:49:19 -0000

From: [Peter Hughes - FCDX](#)
To: [Elsa DeMoss](#)
Subject: RE: FS19-130 Auviana Medical Office Complex - New Submittal 022219
Date: Monday, February 25, 2019 3:49:24 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Elsa,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-130 Auviana Medical Office Complex. Project Information: SWC of Reems Road and Mountain View Boulevard. APN(s): 232-41-877

- Parcel 232-41-877 is located in FEMA Zone X, which is not in the SFHA.
- Parcel 232-41-877 is located on FEMA FIRM panel 1220L.

If there are any questions or concern please let me know.

Have a great weekend,

Peter

Peter Hughes

Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County
2801 W Durango St, Phoenix, AZ 85009
(O) 602-506-8725
peterhughes@mail.maricopa.gov
www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

From: Elsa DeMoss [mailto:Elsa.DeMoss@surpriseaz.gov]

Sent: Monday, February 25, 2019 2:49 PM

To: Bob Woodring - TEMPX ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; Chris Toale - LAFB ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Eva Pierce ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; Mark Frago - FCDX ; 'Mary Orta - Surprise Chamber' ; Peter Hughes - FCDX ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Allysa Robinson

Subject: FS19-130 Auviana Medical Office Complex - New Submittal 022219

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Respectfully,

Elsa P. De Moss

Planning Project Coordinator

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

☎: 623-222-3133

📠: 623.222.3001

✉: Elsa.DeMoss@surpriseaz.gov

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0.1

25 Feb 2019 21:49:19 -0000



July 03, 2019

CITY OF SURPRISE
1600 N. Civic Center Plaza
Surprise, AZ 85374

Re: AUUVIANA - Medical Office Building
14753 W. Mountain View Blvd.
Surprise, AZ

Citizen Outreach Report

To whom it may concern,

Per the request of the City of Surprise, a citizen outreach meeting was held on:
June 17, 2019 at 6:00 pm

Location:

Residence Inn by Marriott in Surprise, AZ
16418 N Bullard Ave
Surprise, AZ 85374

A sign was posted in two places on site 20 days prior to the meeting and letters were mailed to neighboring property owners by City Staff as required. The development team and a few City staff members attended the meeting, no other attendees. The development team did not either receive emails or phone calls from neighboring property owners. No opposition to the project.

Attendees:

Lloyd Abrams - City Staff
Shirley Phan - City Staff
Dane Astle - Project Architect
Rick Richmond - Developer
Jason Mussman - Developer
Philip Wurth - Broker
Greg Winch - Owner's Rep

We sincerely thank you for your time,



Dane Astle
Principal Architect
EDIFICE



FS19-130

**Auviana Medical Office
Complex- Site Plan**

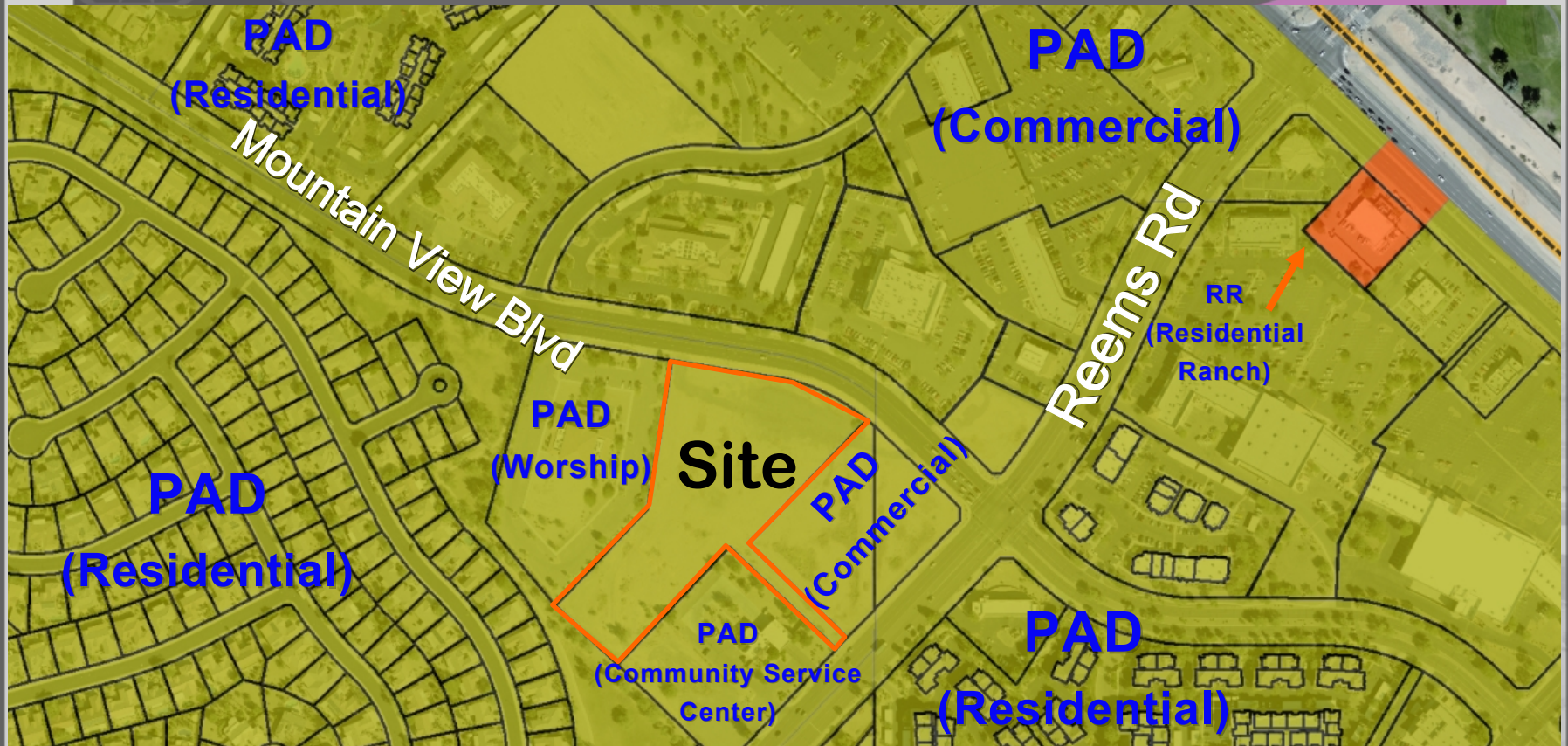
Planning & Zoning Commission

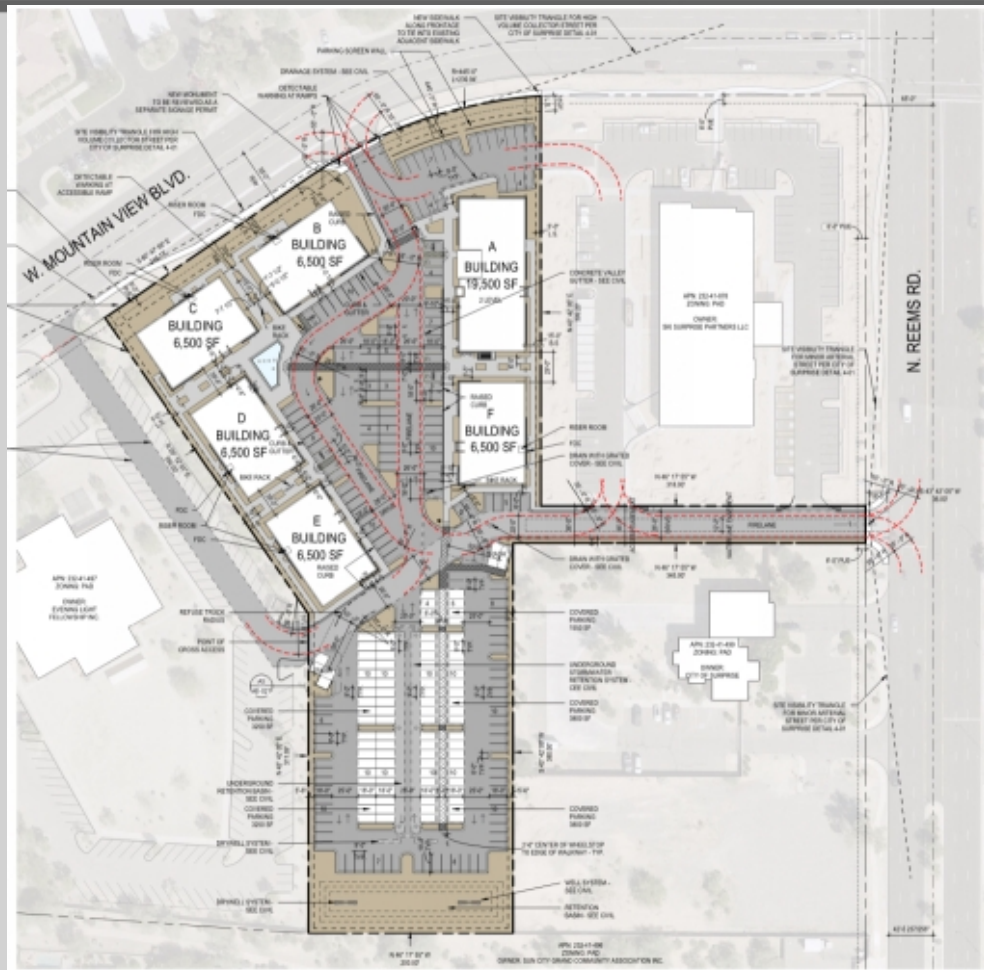
August 15, 2019

VICINITY MAP



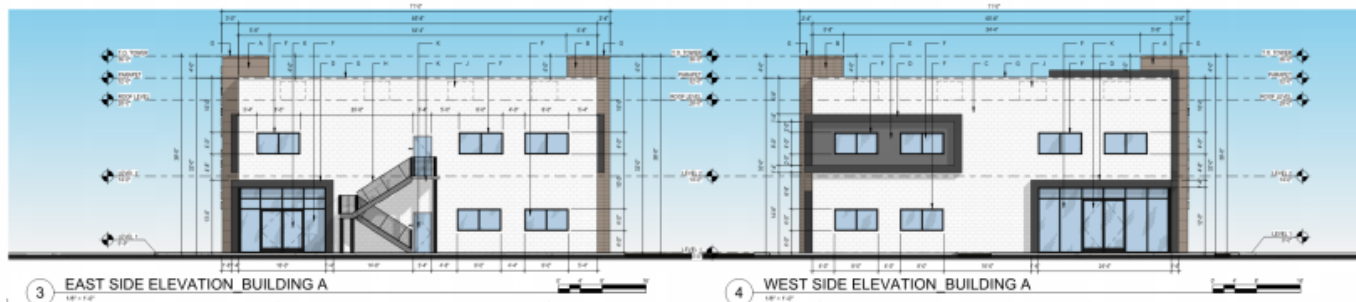
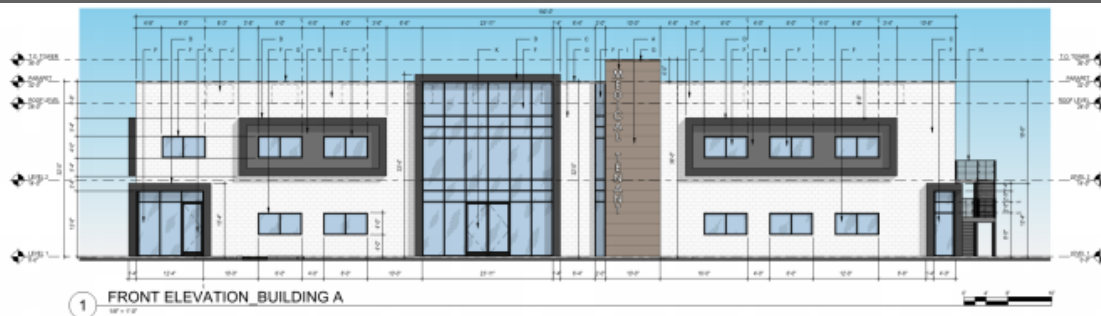
SURROUNDING ZONING





Site Plan





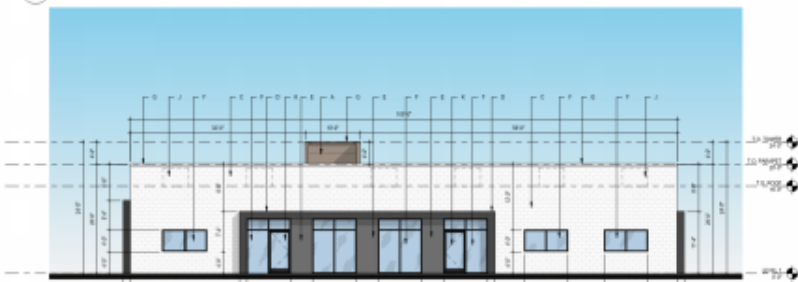
GENERAL NOTES & FINISHES

INTERNAL FINISHS

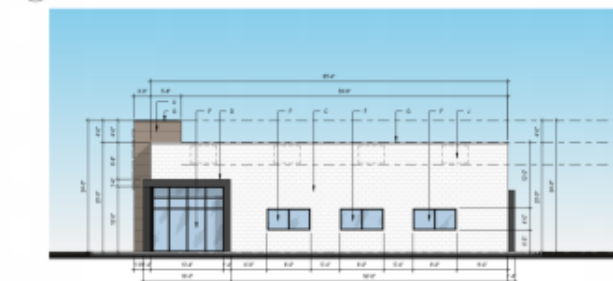
- A. PREPARED METAL PANEL
COLOR: PREPARED METAL PANEL
- B. CONCRETE MASONRY UNIT
FINISH: POLISHED BRICK
COLOR: PREPARED METAL PANEL
- C. CONCRETE MASONRY UNIT
FINISH: POLISHED BRICK
COLOR: PREPARED METAL PANEL
- D. EXTERIOR: NATURAL COLOR, BRICK
COLOR: PREPARED METAL PANEL
- E. EXTERIOR: NATURAL COLOR, BRICK
COLOR: PREPARED METAL PANEL
- F. GLASS: GLASS PANELS TO GLASS PANELS
WITH BLACK BRICK ALUMINUM FRAME
- G. PAUL TOP
PREPARED METAL PANEL
COLOR: PREPARED METAL PANEL
- H. STAIR
PREPARED METAL PANEL
COLOR: PREPARED METAL PANEL
- I. FINISH: BRICK
- J. MECHANICAL UNIT FULLY SCREENED, BRICK
- K. EXTERIOR BRICK WITH PAUL TOP



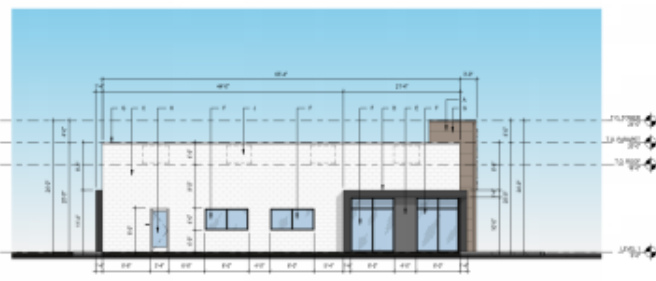
1 FRONT ELEVATION_BUILDING B,C



2 REAR ELEVATION_BUILDING B,C



3 EAST SIDE ELEVATION_BUILDING B,C



4 WEST SIDE ELEVATION_BUILDING B,C

DETAILS OF THE BUILDING ELEVATIONS

MATERIAL LEGEND



1 PREPARED GROUT TO PANEL
COLOR: PRIMER + NOT SHOWN



2 CONCRETE BRICKWORK UNIT
COLOR: PRIMER + NOT SHOWN



3 CONCRETE BRICKWORK UNIT
COLOR: PRIMER + NOT SHOWN



4 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN



5 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN



6 GLASS
COLOR: PRIMER + NOT SHOWN

7 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

8 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

9 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

10 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

11 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

12 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

13 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

14 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

15 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

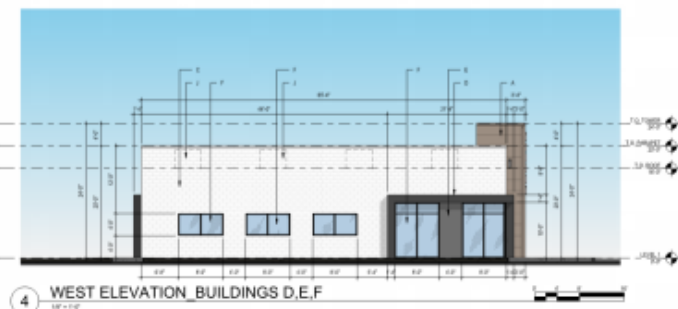
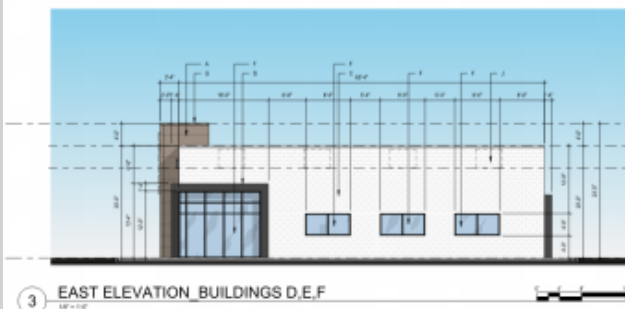
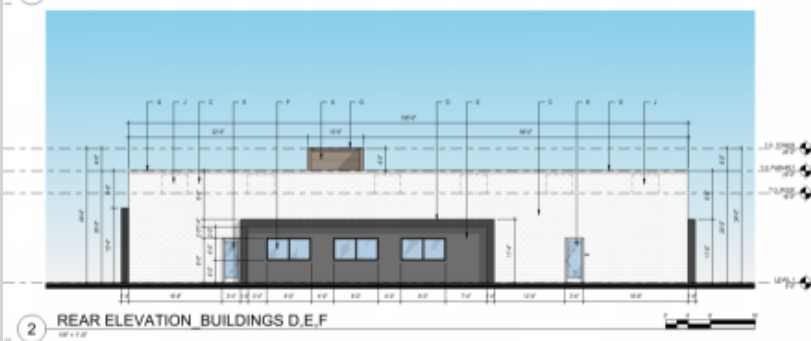
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COLOR: PRIMER + NOT SHOWN

17 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

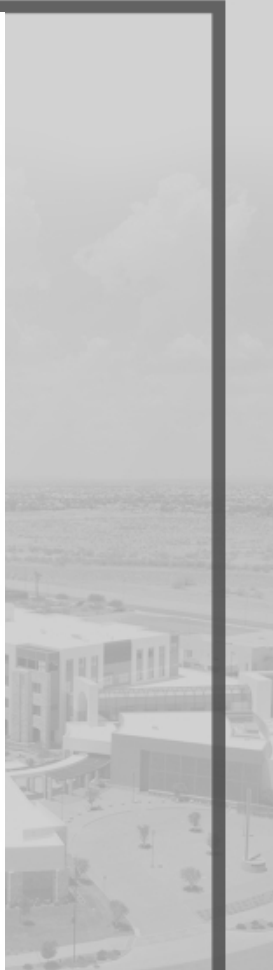
18 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

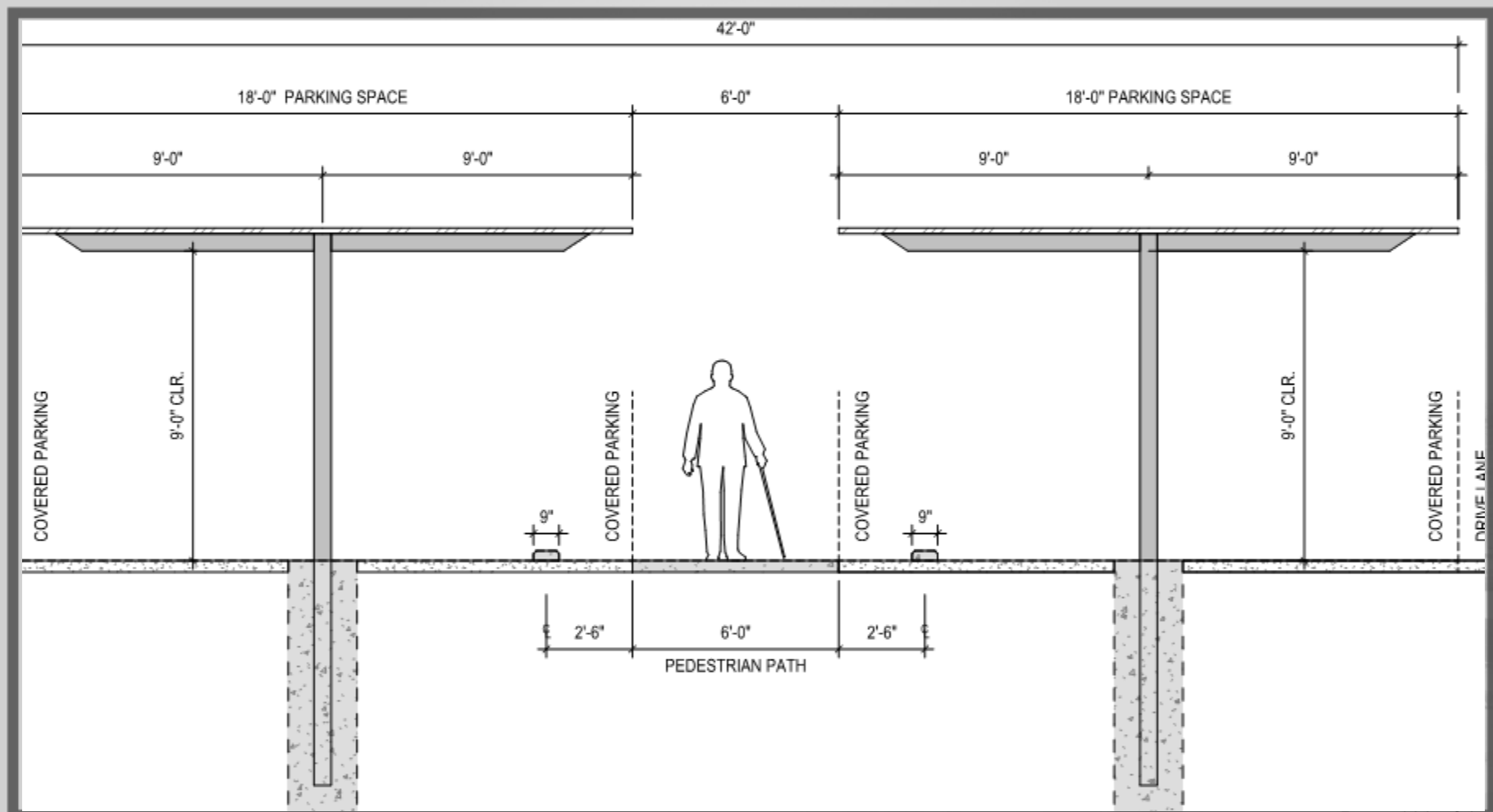
19 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN

20 EPS EXTERNAL INSULATION COLOR: BRICKWORK
COLOR: PRIMER + NOT SHOWN



- A PREFINISHED METAL PANEL
COLOR: PRIMA-DE-RO-RO
- B CONCRETE MASONRY UNIT
MULTI-TONED BRICK
COLOR: PRIMA-DE-RO-RO
- C CONCRETE MASONRY UNIT
MULTI-TONED BRICK
COLOR: JOHN-ROBERTS-STEAK-HOUSE
- D EPS EXTERIOR INSULATION COLOR: SMOOTH
COLOR: PRIMA-DE-RO-RO
- E EPS EXTERIOR INSULATION COLOR: SMOOTH
COLOR: PRIMA-DE-RO-RO
- F GLASS
INSULATED GLASS UNITS TO GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G PAULI COP
EXTERIOR COATING
COLOR: TO MATCH ADJACENT SURFACE
- H CLARK
EXTERIOR COATING SYSTEM
WITH CONCRETE TILES AND STONE FINISH
PAINTED STEEL WITH COLOR: PRIMA-DE-RO-RO
- I TENANT SIGNAGE
- J MECHANICAL UNIT FAULTY SCREENED - BEYOND
- K EXTERIOR DOOR WITH GLASS UNIT





STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' through 'G'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 15, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive.

Motion:

I move to approve a Site Plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive.

Background:

IPlan Consulting, on behalf of Jarvis Capital Investments, LLC, seeks approval of a Site Plan to allow for a condominiums complex facility within the Surprise Heritage District. Site improvements will include nine (9) multi-family structures, paving, sidewalks, pool, and landscaping for 128 units.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-067 - Sunnyside Apartments SP - Staff Report - 081519
2. 01 - FS19-067 - Sunnyside Apartments SP - Vicinity - 081519
3. 02 - FS19-067 - Sunnyside Apartments SP - Site Plan - 081519
4. 03 - FS19-067 - Sunnyside Apartments SP - Elevations - 081519

5. 04 - FS19-067 - Sunnyside Apartments SP - Landscape - 081519
 6. 05 - FS19-067 - Sunnyside Apartments SP - PowerPoint - 081519
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-067

Project Name: Sunnyside Village Condos in the Heritage District

Council District: 4 – Mulberry

Meeting Date: August 15, 2019

Planner: Hobart Wingard, Planner II

Owner: Jarvis Capital Investments, LLC

Applicant: IPlan Consulting

Request: Site Plan approval for Sunnyside Village Condominiums within the Surprise Heritage District

Site Location: Generally, on the southwestern corner of Greasewood Street and Bola Drive

Site Size: Approximately 8.82 acres

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

Support/Opposition: None received by staff

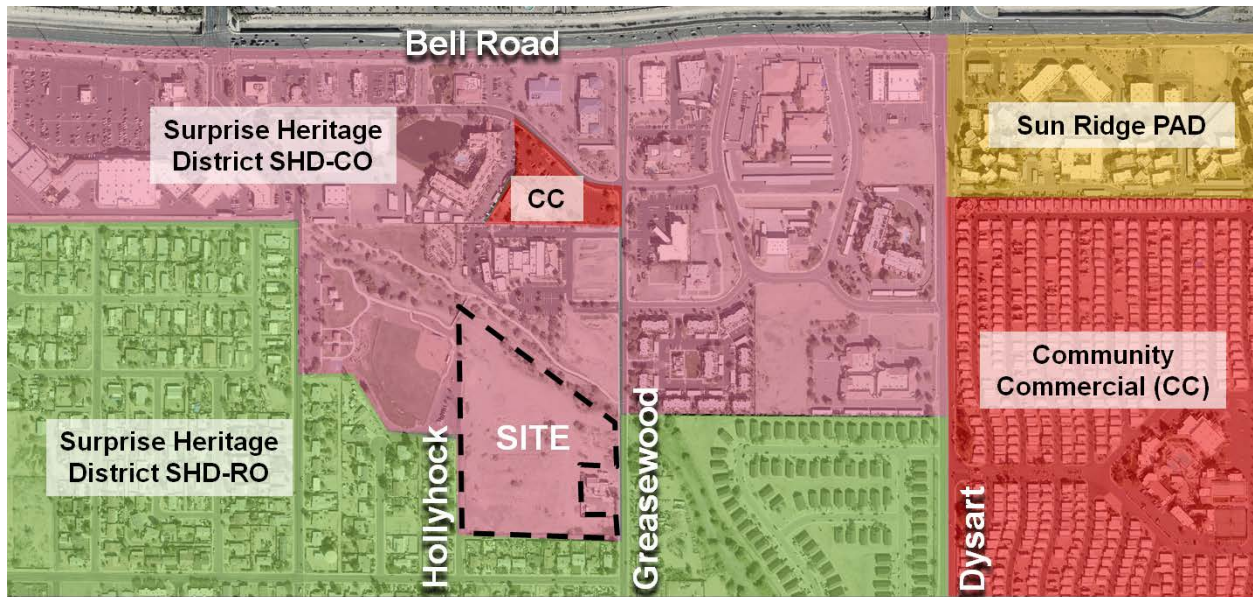
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Sunnyside Village Condominiums in the Heritage District subject to Stipulations “A” through “G.”

PROJECT DESCRIPTION:

IPlan Consulting, on behalf of Jarvis Capital Investments, LLC, seeks approval of a Site Plan to allow for a condominiums complex facility within the Surprise Heritage District. Site improvements will include nine (9) multi-family structures, paving, sidewalks, pool, and landscaping for 128 units.

EXISTING ZONING:

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



SHD-CO Lizard Run Park	SHD-CO Interfaith Services	SHD-CO Multi-Family Residences
SHD-CO Lizard Run Park	Surprise Heritage District Commercial Overlay (SHD-CO)	SHD-RO Single Family Homes
SHD-RO Single Family Homes	SHD-RO Single Family Homes	SHD-RO Single Family Homes

BACKGROUND:

August 12, 2010: The Mayor and City Council approved a Minor General Plan Amendment for Lizard Run under Case GPA09-045.

August 12, 2010: The Mayor and City Council approved a Planned Area Development ("PAD") for Lizard Run, under case PAD09-046.

June 21, 2016: The Mayor and City Council approved a rezone for the Heritage District, under case FS16-149.

August 16, 2018: A Concept Review meeting was held for the current proposal under case CR18-381.

January 18, 2019: The applicant submitted for a Site Plan for Sunnyside Village Apartments in the Heritage District, under Case FS19-067, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a multi-family residential project on the 8.82 acre property located on North Greasewood Street 1,400 feet south of Bell Road. The proposal includes a request for Site Plan approval to facilitate development of a 138-unit multi-family condominium project and its accessory uses.

The proposed site will provide primary access off of Greasewood Street from the east with a secondary, emergency only access to Hollyhock Street to the west. The project is intended to be gated with pedestrian access to Lizard Run to the north.

A total of nine (9) buildings are proposed that house 12 and 18 units each. Two (2) building types are proposed with four (4) of the buildings being a two-story design and the other five (5) being a three-story design. The three-story buildings are positioned towards the center of the site and along the northeast boundary and the two-story buildings to the south and west sides of the site to provide a better transition to the existing one and two-story homes in the neighborhoods along those boundaries.

A total of 295 parking spaces will be provided on site which will meet the City standard. The spaces are placed in close proximity to all of the buildings for convenience of the residents. Refuse containers are shown on the site plan in location that are appropriate for the convenience of the residents and refuse haulers.

As per the architectural regulations of the Heritage District, the project architecture has been developed to combine Mid-Century Modern elements with the more local historical character of Phoenix-Valley architecture used in the early 1900s. Typical of the buildings, the base of the structure uses a solid and dark colored masonry base which anchors the structure. The body of the building is sand finish stucco using medium earth color tones which are offset by panels of colored sand finish stucco. The roof is a parapet design featuring flared ends to provide undulation and diversity in the geometry of the building. Dark colored metal awnings and patio railings help tie the upper levels with the strong base of the structure resulting in a visually interesting design that invokes the local historical character of Phoenix-Valley architecture.



Even though the project site benefits greatly by its adjacency to both a city programmed park and linear trail corridor, over four (4) acres of open space are proposed which equates to about 47 percent of the site. Onsite open space includes park areas, pedestrian paths, landscape buffering, and storm water retention areas. The primary open space amenity is centrally located to minimize travel distances for the residents. The primary park includes the community swimming pool, Jacuzzi hot tub, waterfall feature, large sun lounging area, covered ramada, changing room, and barbeque stations. A second amenity area is located in the south portion of the property and includes a turf area, pet waste station, and shaded seating.

The landscape plant palette utilizes a low water use plant list but includes lush looking trees and colorful accent shrubs and groundcover to enhance the project. Trees are utilized along the numerous pedestrian pathways to provide shade and along the perimeter to visually screen the project from the adjacent land uses. Parking lot islands are used to break up the asphalt areas and most feature trees to soften these hardscaped portions of the project.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area within the Surprise Heritage District, which supports multi-family uses such as that proposed.

REVIEWING AGENCIES:

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

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

SUMMARY:

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

125 **FINDINGS:**

- 126 • The proposed Site Plan demonstrates compliance with the General Plan.
- 127 • The proposed Site Plan demonstrates compliance with the criteria set forth in
- 128 Surprise Unified Development Code (SUDC).
- 129 • The reviewing agencies have indicated no objections to the request.

130

131 **RECOMMENDATION:**

132 Based on the findings noted above, staff recommends the Commission approve the subject

133 Site Plan, Case FS19-067, subject to stipulations 'A' through 'G' as outlined below:

- 134 A. The subject Site Plan is considered not approved until which time a Final Plat for the
- 135 subject facility is approved by the Mayor and City Council.
- 136 B. Development and use of the site will be consistent with the Site Plan entitled
- 137 "Sunnyside Village," prepared by Campbell Design, stamped received July 1, 2019.
- 138 C. Landscaping of the site will be consistent with the Landscape Plan entitled
- 139 "Sunnyside Village," prepared by Young Design Group, stamped received July 1,
- 140 2019.
- 141 D. Building Elevations will be consistent with the Building Elevations entitled
- 142 "Sunnyside Village," prepared by Campbell Design, stamped received May 22,
- 143 2019.
- 144 E. The Site Plan prepared by Campbell Design, date received July 1, 2019, will be
- 145 revised and submitted for review to include the following modifications:
- 146 1. The theme wall along east side of Hollyhock Street will be located outside of the
- 147 eight (8) foot Public Utility Easement (PUE).
- 148 F. Trash enclosures will be kept closed at all times.
- 149 G. Non-compliance with the stipulations of approval of this case will be treated as a
- 150 violation in accordance with the provisions of Article XIV of the Surprise Unified
- 151 Development Code.

152 However, should the Commission wish to deny the request, the Commission should make

153 its own findings and base its decision on those alternative findings.

154

155 **ATTACHMENTS:**

- 156 01 - Vicinity Maps
- 157 02 - Site Plan
- 158 03 - Elevations
- 159 04 - Landscape Plan
- 160 05 - PowerPoint

VICINITY MAP

FS19-067
Sunnyside



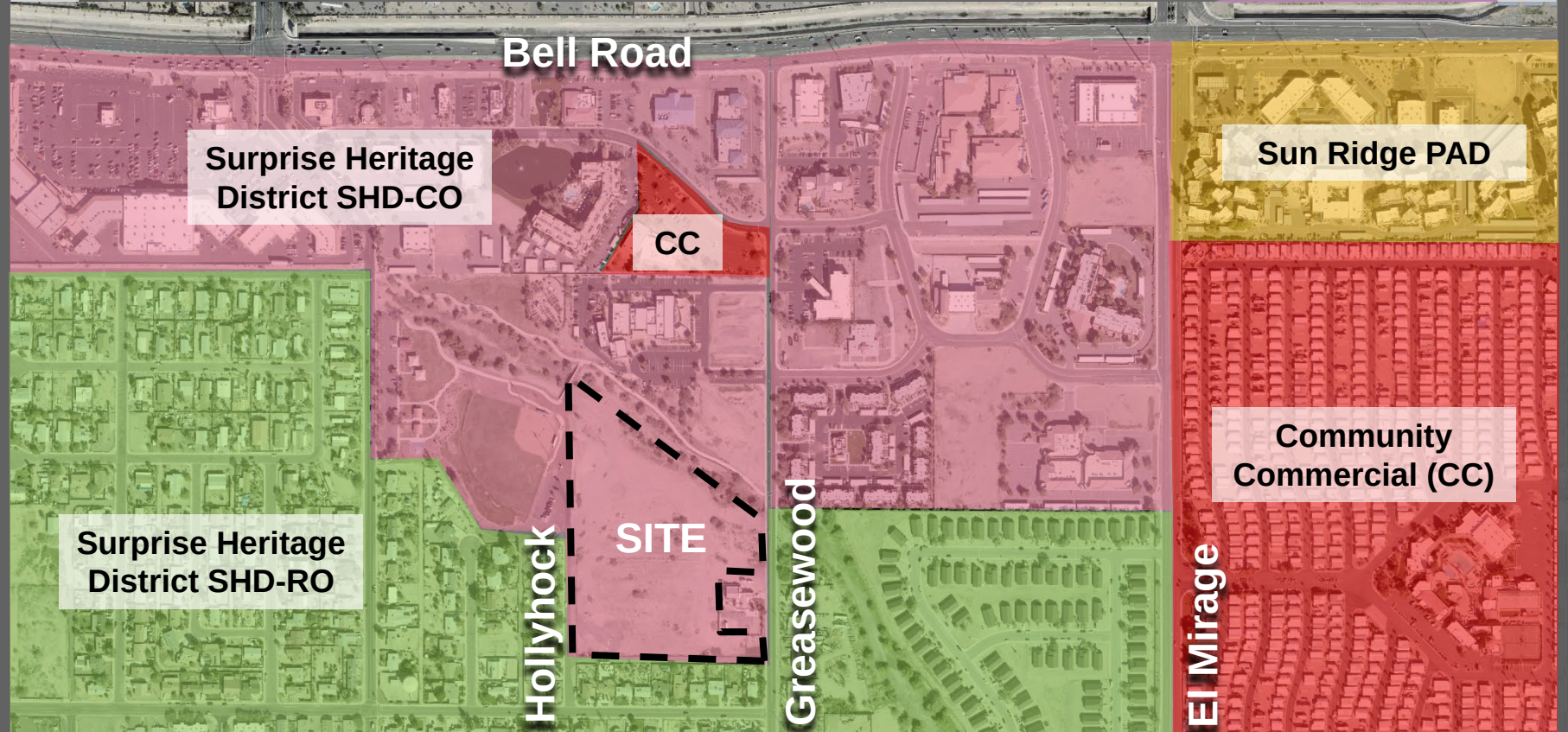
VICINITY MAP

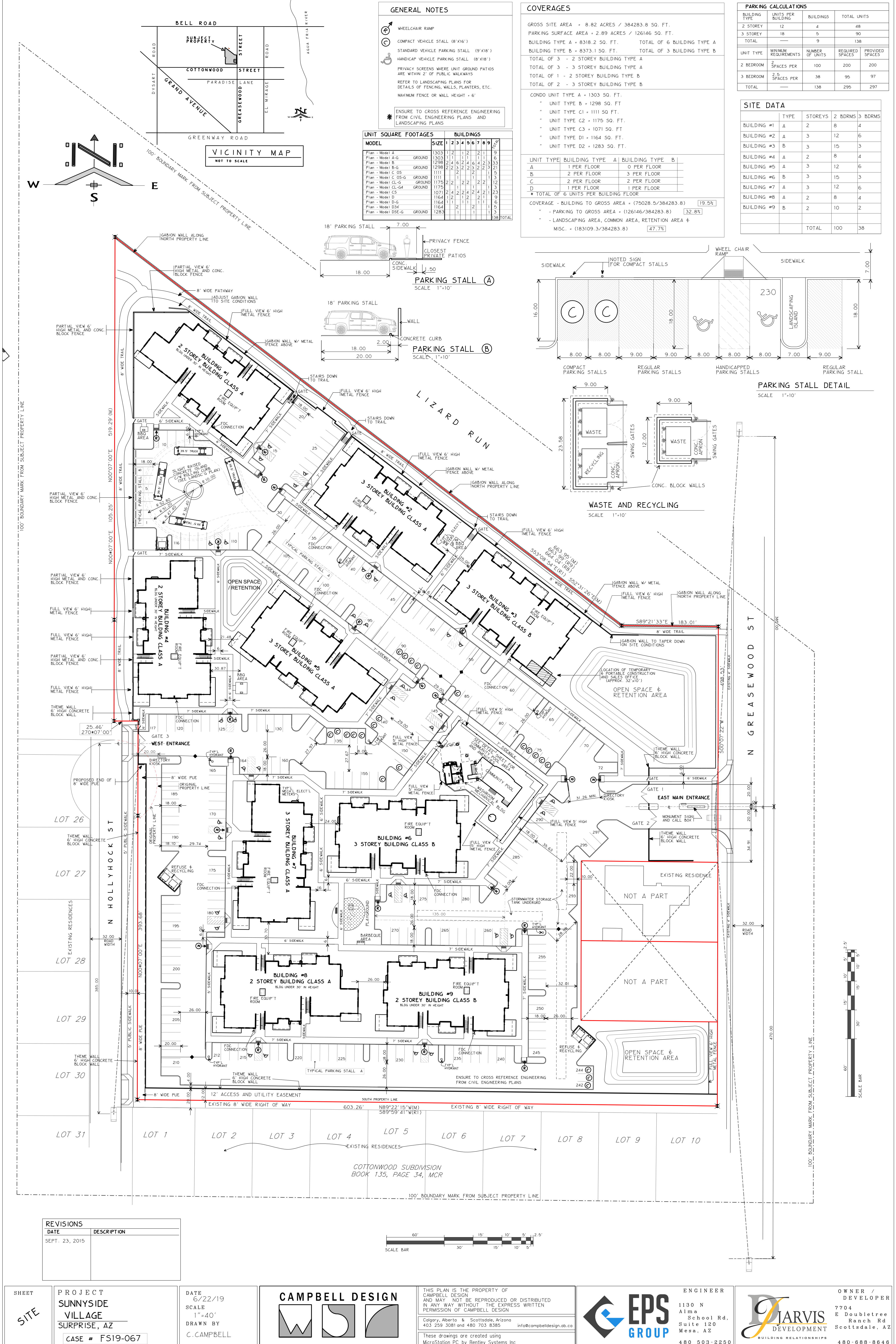
FS19-067
Sunnyside



ZONING MAP

FS19-067
Sunnyside





- GENERAL NOTES**
- WHEELCHAIR RAMP
 - COMPACT VEHICLE STALL (8'X16')
 - STANDARD VEHICLE PARKING STALL (9'X18')
 - HANDICAP VEHICLE PARKING STALL (8'X18')
 - PRIVACY SCREENS WHERE UNIT GROUND PATIOS ARE WITHIN 2' OF PUBLIC WALKWAYS
 - REFER TO LANDSCAPING PLANS FOR DETAILS OF FENCING, WALLS, PLANTERS, ETC.
 - MAXIMUM FENCE OR WALL HEIGHT = 6'
 - ENSURE TO CROSS REFERENCE ENGINEERING FROM CIVIL ENGINEERING PLANS AND LANDSCAPING PLANS

UNIT SQUARE FOOTAGES		BUILDINGS									
MODEL	SIZE	1	2	3	4	5	6	7	8	9	TOTAL
Plan - Model A	1303	1	2	1	1	2	2	1	1	9	
Plan - Model A-G	1303	1	1	1	1	1	1	1	1	6	
Plan - Model B	1298	2	2	2	2	2	2	2	2	33	
Plan - Model B-G	1298	2	2	2	2	2	2	2	2	33	
Plan - Model C	1111	1	1	1	1	1	1	1	1	5	
Plan - Model C-G	1111	1	1	1	1	1	1	1	1	5	
Plan - Model CL-G	1175	2	2	2	2	2	2	2	2	12	
Plan - Model CL-G4	1175	2	2	2	2	2	2	2	2	12	
Plan - Model C5	1071	2	2	2	2	2	2	2	2	13	
Plan - Model D	1164	1	1	1	1	1	1	1	1	9	
Plan - Model D-G	1164	1	1	1	1	1	1	1	1	9	
Plan - Model D3K	1164	1	1	1	1	1	1	1	1	9	
Plan - Model DSE-G	1283	1	1	1	1	1	1	1	1	3	
											38 TOTAL

COVERAGES

GROSS SITE AREA = 8.82 ACRES / 384283.8 SQ. FT.
PARKING SURFACE AREA = 2.89 ACRES / 126146 SQ. FT.

BUILDING TYPE A = 8318.2 SQ. FT. TOTAL OF 6 BUILDING TYPE A
BUILDING TYPE B = 8373.1 SQ. FT. TOTAL OF 3 BUILDING TYPE B

TOTAL OF 3 - 2 STOREY BUILDING TYPE A
TOTAL OF 3 - 3 STOREY BUILDING TYPE A
TOTAL OF 1 - 2 STOREY BUILDING TYPE B
TOTAL OF 2 - 3 STOREY BUILDING TYPE B

CONDO UNIT TYPE A = 1303 SQ. FT.
UNIT TYPE B = 1298 SQ. FT.
UNIT TYPE C1 = 1111 SQ. FT.
UNIT TYPE C2 = 1175 SQ. FT.
UNIT TYPE C3 = 1071 SQ. FT.
UNIT TYPE D1 = 1164 SQ. FT.
UNIT TYPE D2 = 1283 SQ. FT.

UNIT TYPE	BUILDING TYPE	A	BUILDING TYPE	B
A	1 PER FLOOR	0 PER FLOOR		
B	2 PER FLOOR	3 PER FLOOR		
C	2 PER FLOOR	2 PER FLOOR		
D	1 PER FLOOR	1 PER FLOOR		
* TOTAL OF 6 UNITS PER BUILDING FLOOR				
COVERAGE - BUILDING TO GROSS AREA = (75028.5/384283.8)				
* - PARKING TO GROSS AREA = (126146/384283.8)				
* - LANDSCAPING AREA, COMMON AREA, RETENTION AREA & MISC. = (183109.3/384283.8)				

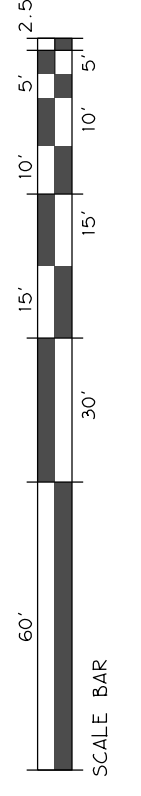
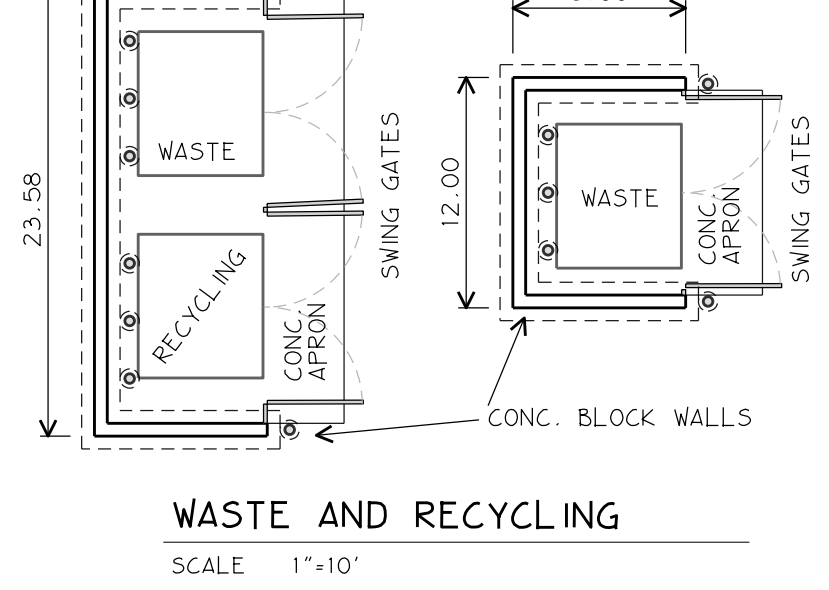
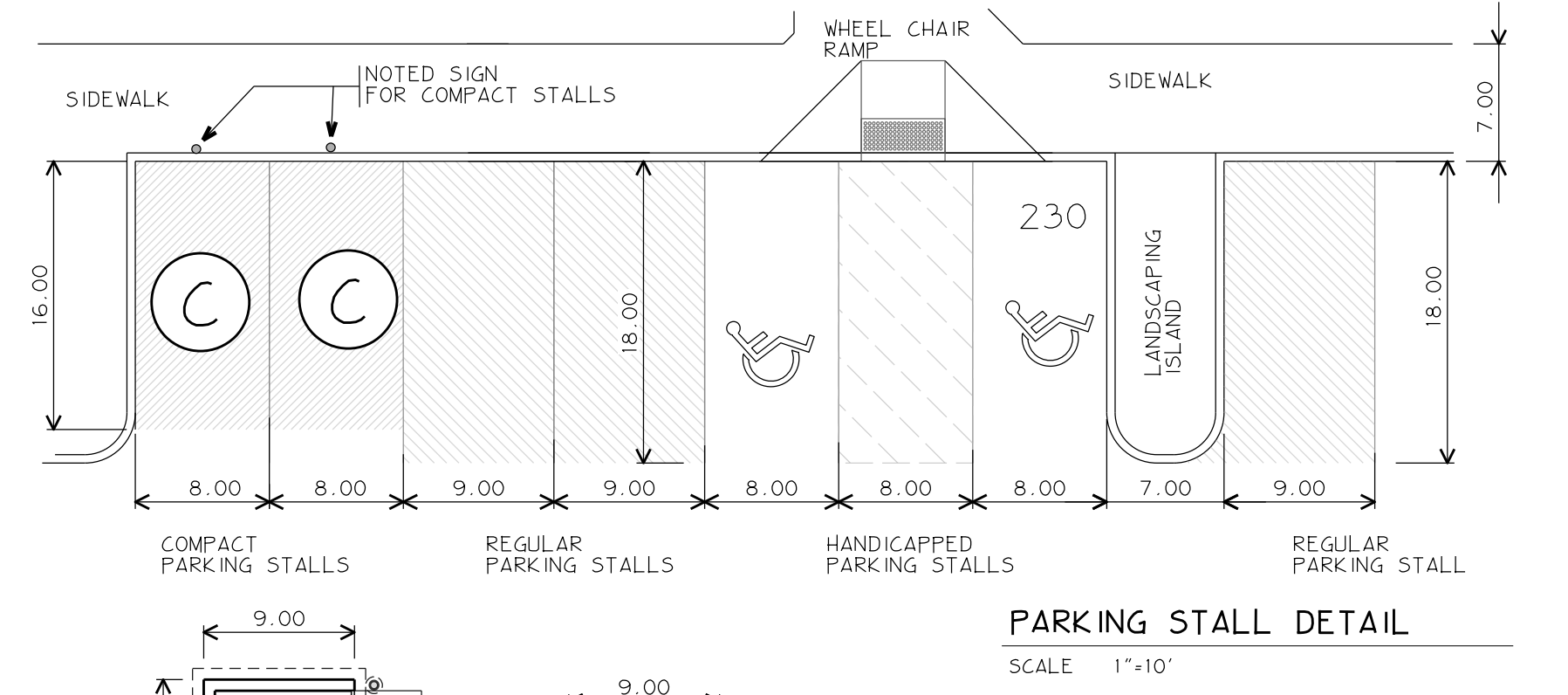
PARKING CALCULATIONS

BUILDING TYPE	UNITS PER BUILDING	BUILDINGS	TOTAL UNITS
2 STOREY	12	4	48
3 STOREY	18	5	90
TOTAL		9	138

UNIT TYPE	MINIMUM REQUIREMENTS	NUMBER OF UNITS	REQUIRED SPACES	PROVIDED SPACES
2 BEDROOM	2 SPACES PER	100	200	200
3 BEDROOM	2.5 SPACES PER	38	95	97
TOTAL		138	295	297

SITE DATA

BUILDING #1	TYPE	STOREYS	2 BDRMS	3 BDRMS
BUILDING #1	A	2	8	4
BUILDING #2	A	3	12	6
BUILDING #3	B	3	15	3
BUILDING #4	A	2	8	4
BUILDING #5	A	3	12	6
BUILDING #6	B	3	15	3
BUILDING #7	A	3	12	6
BUILDING #8	A	2	8	4
BUILDING #9	B	2	10	2
TOTAL			100	38



REVISIONS

DATE	DESCRIPTION
SEPT. 23, 2015	

SHEET

SITE

PROJECT

SUNNYSIDE VILLAGE

SURPRISE, AZ

CASE # FS19-067

DATE

6/22/19

SCALE

1"=40'

DRAWN BY

C. CAMPBELL

CAMPBELL DESIGN

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Calgary, Alberta & Scottsdale, Arizona

403 259 3081 and 480 703 8385

info@campbelldesign.ab.ca

These drawings are created using MicroStation PC by Bentley Systems Inc

ENGINEER

EPS GROUP

1130 N Alma School Rd. Suite 120 Mesa, AZ

480 503-2250

OWNER / DEVELOPER

JARVIS DEVELOPMENT

7704 E Doubletree Ranch Rd Scottsdale, AZ

480-688-8646



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Tim Garver, Architectural Services Representative, 602-714-7280, tim.garver@dunneedwards.com



BUILDING A FRONT

Scheme

3

- 1** Walls - Light - DET617 Winter Morn
- 2** Walls - Medium - DEC771 Shaggy Barked
- 3** Walls - Dark - DET611 Iron-ic
- 4** Walls - Feature - DET439 Spice of Life
- 5** Walls - Panels - DET593 Made of Steel
- 6** Window and Door Frames - DET611 Iron-ic
- 7** Trim - General - DET611 Iron-ic
- 8** Trim - Windows and Doors - DEC771 Shaggy Barked
- 9** Walls - Masonry - Brick
- 10** Balcony Perimeter Board - DET611 Iron-ic
- 11** Balcony Column - DET611 Iron-ic
- 12** Soffit - DEC771 Shaggy Barked
- 13** Fascia - DEC771 Shaggy Barked

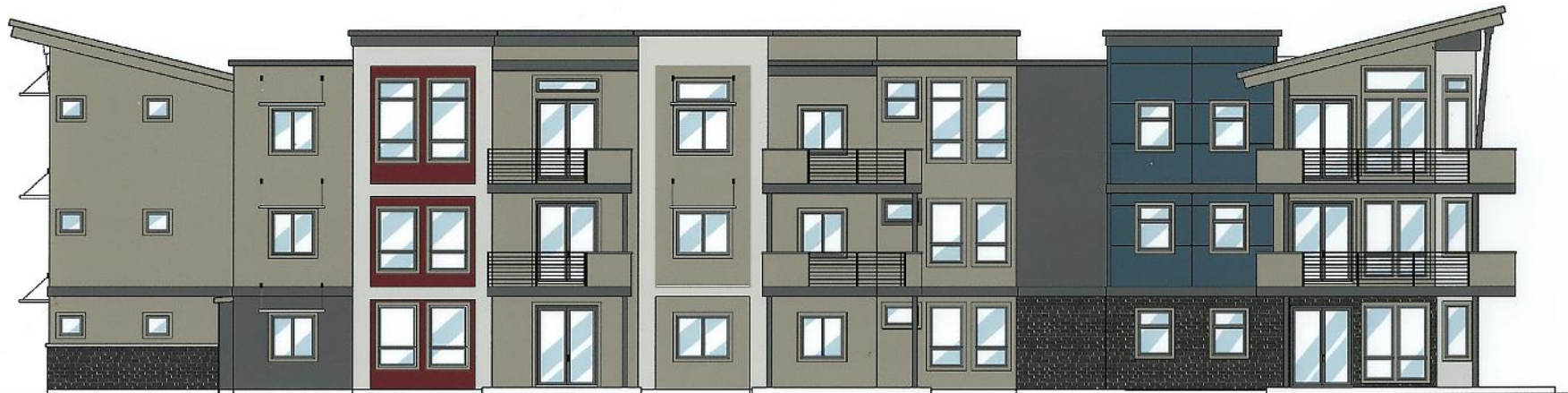




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BUILDING A REAR

Scheme

3

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BUILDING A RIGHT

Scheme

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BUILDING B FRONT

Scheme

3

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BUILDING B REAR

Scheme

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BUILDING B LEFT

Scheme

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BUILDING B RIGHT

Scheme

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sunnysideVILLAGE

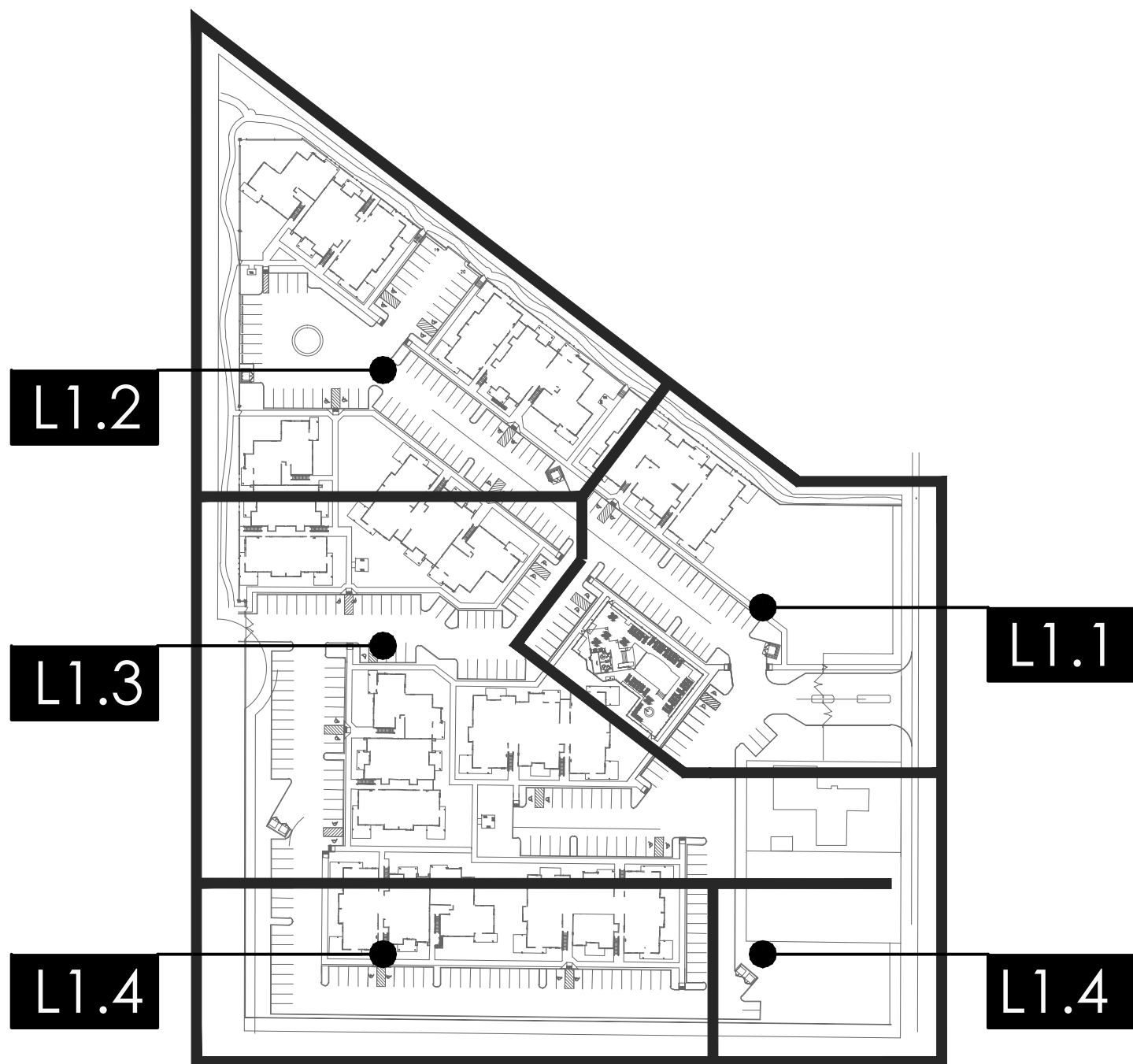
SURPRISE | ARIZONA

GENERAL LANDSCAPE NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SURPRISE.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
 - BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GAL. OF WATER.
 - TREES: APPLY 4 GALLONS OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE. COLOR TO BE SELECTED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING Z-LOTS).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.

SITE PLAN / KEY PLAN

NOT TO SCALE



GRADING GENERAL NOTES:

- THESE PLANS ARE NOT A REFERENCE FOR ANY TYPE OF SITE DRAINAGE INCLUDING STORMWATER RUNOFF FROM BUILDING ROOFS OR DOWNSPOUTS. SEE CIVIL PLANS FOR MORE INFORMATION.
- CONTRACTOR SHALL FINISH GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND / OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- AESTHETIC FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- FINISH GRADE OF ALL PLANTING AREAS (DG) IS TO BE 1" BELOW ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED.

OPEN SPACE CALCULATIONS:

OPEN SPACE SHALL BE PROVIDED AT THE FOLLOWING PERCENTAGE PER CITY OF SURPRISE STANDARDS:

TOTAL DWELLING UNIT S.F. AREA 167,912 S.F.
(SEE UNIT MATRIX BELOW)

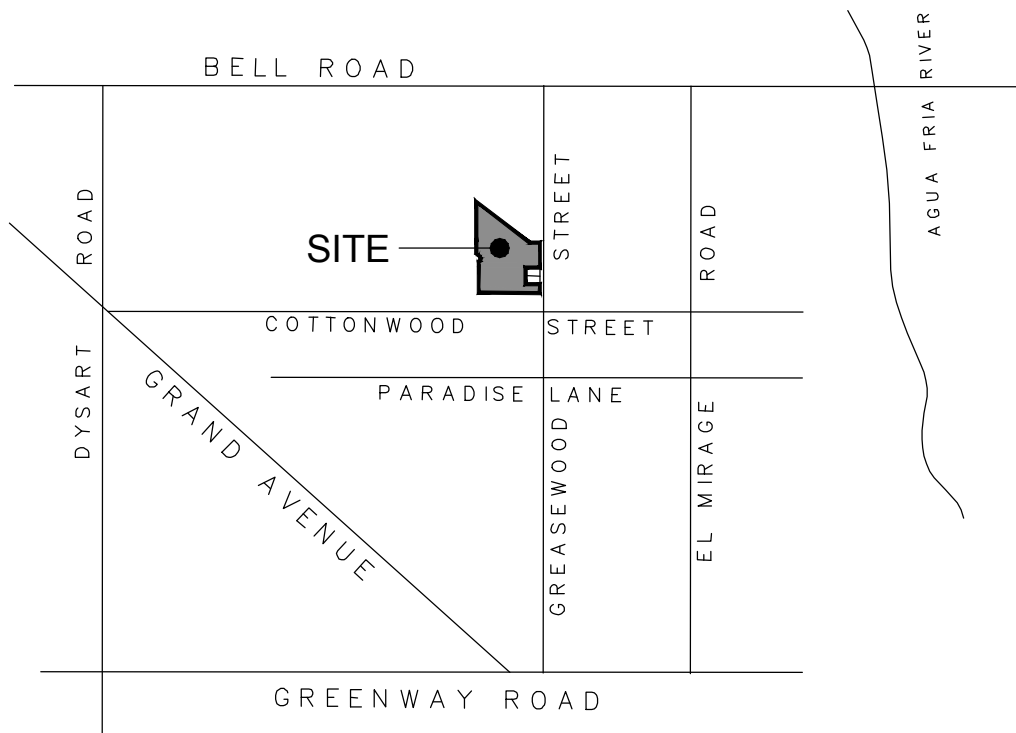
REQUIRED (30% OF TOTAL DWELLING UNIT S.F. AREA) 50,373 S.F.

PROVIDED (40% OF TOTAL DWELLING UNIT S.F. AREA) (+/-) 67,785 S.F.

MODEL	SIZE	1	2	3	4	5	6	7	8	9	TOTAL UNIT TYPE COUNT	SF TOTAL PER UNIT TYPE
MODEL A	1303	1	2		1	2		2	1		9	11,727
MODEL A-G	1303	1	1		1	1		1	1		6	7,813
MODEL B	1298	2	4	6	2	4	6	4	2	3	33	42,834
MODEL B-G	1298	2	2	3	2	2	3	2	2	3	21	27,258
MODEL C OS	1111			2			2			1	5	5,555
MODEL C OS-G	1111			1			1			1	3	3,333
MODEL CL-G	1175	2	2		2	2		2	2		12	14,100
MODEL CL-G4	1175			1			1			1	3	3,525
MODEL CS	1071	2	4	2	2	4	2	4	2	1	23	24,633
MODEL D	1164	1	2		1	2		2	1		9	10,476
MODEL D-G	1164	1	1		1	1		1	1		6	6,984
MODEL D3X	1164			2			2			1	5	5,820
MODEL D3X-G	1283			1			1			1	3	3,849
TOTAL											138	167,912

VICINITY MAP

N.T.S.



DEVELOPMENT TEAM

APPLICANT / OWNER:

JARVIS CAPITAL INVESTMENTS
8736 E. SAN VICTOR DRIVE
SCOTTSDALE, AZ 85258
PHONE: 480.688.8646
CONTACT: GREG JARVIS
troy@jarvisgroup.com

ENTITLEMENT / PLANNING CONSULTANT:

IPLAN CONSULTING
PHONE: 480.227.9850
CONTACT: GREG DAVIS
Greg@iplanconsulting.com

LANDSCAPE ARCHITECT:

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LANE SUITE # 8
SCOTTSDALE, ARIZONA 85251
PH: 480.257.3312
CONTACT: JOE YOUNG
jyoung@youngdg.com

CIVIL ENGINEER:

EPS GROUP
1130 N. ALMA SCHOOL RD. STE. 120
MESA, AZ 85201
480.352.3431
CONTACT: DAN AUXIER
dan.auxier@epsgroupinc.com

SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1 THRU L1.4	PRELIMINARY LANDSCAPE PLAN
L2.1	HARDSCAPE DETAILS
L2.2	HARDSCAPE DETAILS + WALL / AMENITY PLAN

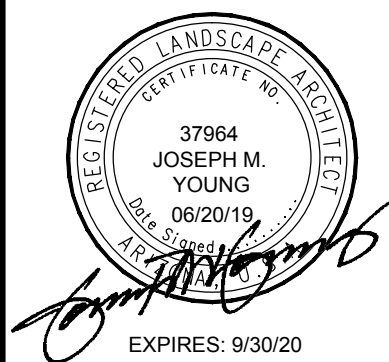
NATIVE PLANT INFORMATION

- THE EXISTING SITE HAS PRIMARILY BEEN CLEARED OF VEGETATION.
- ALL SALVAGEABLE MATERIALS SHALL BE BOXED AND RELOCATED AS APPLICABLE.
- ANY EXISTING PLANT MATERIAL NOT AFFECTED BY GRADING OR SITE IMPROVEMENTS SHALL REMAIN IN PLACE WHERE POSSIBLE.

APPROVAL:

Not for construction unless approved by local government

Young Design Group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



sunnysideVILLAGE
N.W.C. COTTONWOOD STREET + GREASEWOOD STREET
SURPRISE | AZ

DATE:	01/14/19
JOB NO:	1810.1
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	05/01/19
CITY	06/20/19

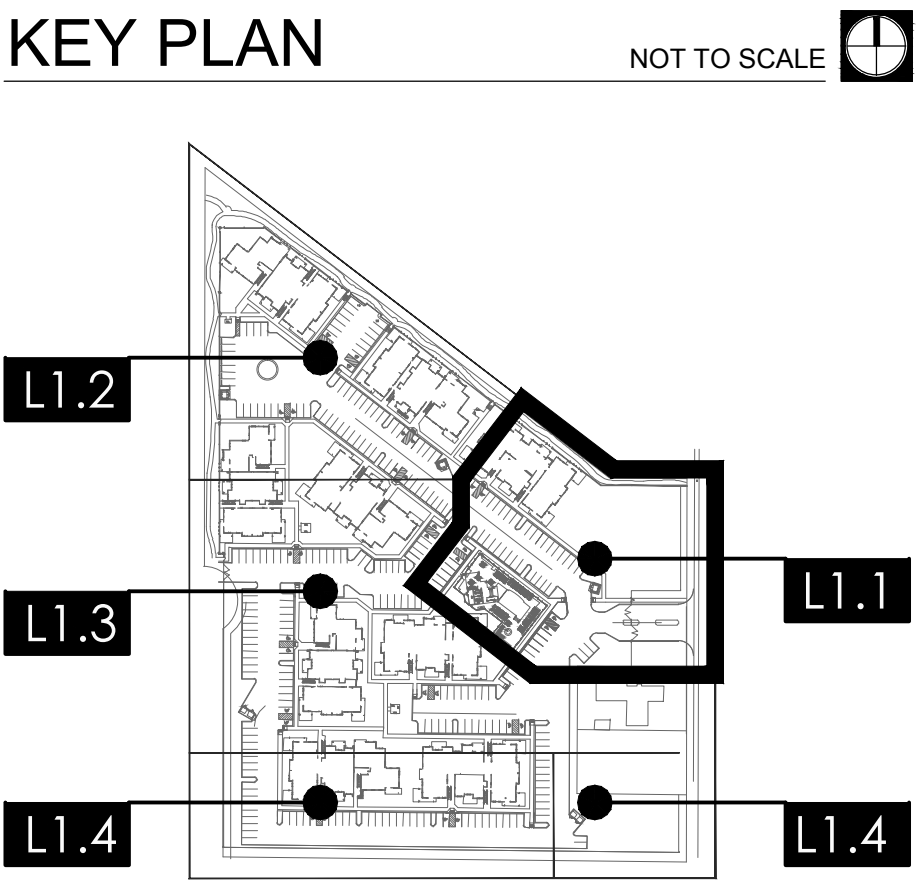
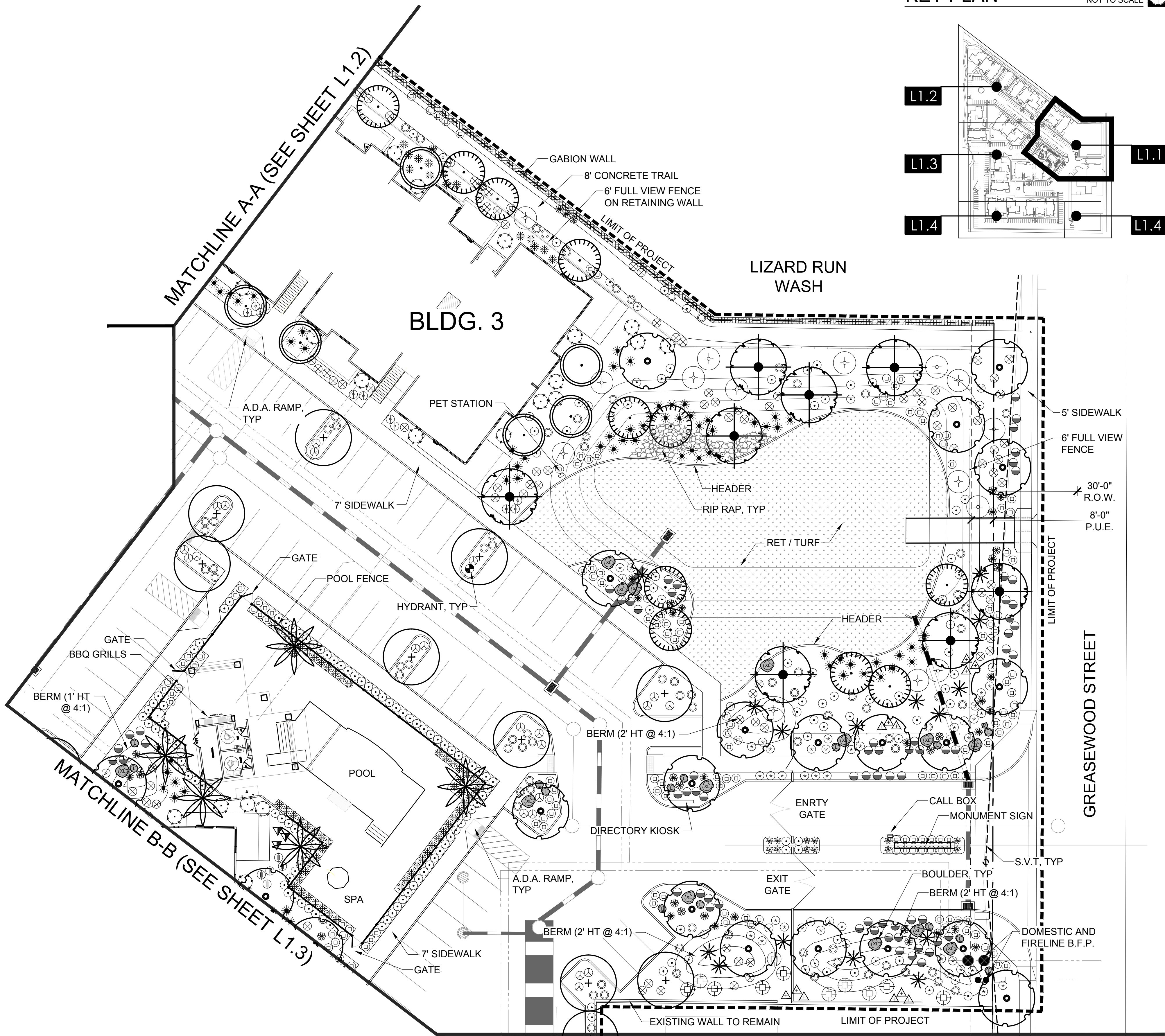
SUBMITTED FOR:
**PRELIMINARY
LANDSCAPE PLAN**

SHEET NO.

L0.1

1 OF 7

CASE NUMBER: FS19-067



PLANT SCHEDULE			*QTY'S ARE PRELIMINARY
TREES	SIZE / COMMENTS	QTY	
ACACIA SALICINA WEeping ACACIA	24" BOX, STANDARD TRUNK, MATCHED	65	
CERCIDIUM HYB. 'D. MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX, MULTI-TRUNK, MATCHED	66	
CHILOPSIS LIN. 'MSWN LOPUR' DESERT WILLOW	24" BOX, LOW BREAK TRUNK, MATCHED	28	
PROSOPIS SEEDLESS HYB. 'AZT' SEEDLESS HYB. MESQUITE	24" BOX, MULTI-TRUNK, MATCHED	51	
QUERCUS VIRGINIANA LIVE OAK	24" BOX, MULTI-TRUNK, MATCHED	71	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	12' / 14' / 16' VARIED HEIGHTS	26	
ACCENTS			
▼ ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	46	
△ BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	94	
* DASYLIRION WHEELERI DESERT SPOON	5 GAL	100	
* FOUQUIERIA SPLENDENS OCOTILLO	5 GAL	19	
⊙ HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	50	
⊙ HESPERALOE PARVIFLORA RED YUCCA	5 GAL	126	
* MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	1 GAL	125	
* MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL	478	
* YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	54	
SHRUBS			
⊗ CALLIANDRA CALIFORNICA FAIRY DUSTER	5 GAL	318	
⊕ DODONEA VISCOSA HOPSEED BUSH	5 GAL	34	
⊙ EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	103	
⊙ JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	88	
⊕ LARREA TRIDENTATA CREOSOTE	5 GAL	55	
⊙ LEUC. CANDIDUM THUNDER CLOUD SAGE	5 GAL	405	
⊙ LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL	429	
⊙ TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	187	
GROUND COVER			
⊕ CYNODON DACTYLON HYBRID BERMUDA SOD	ROLLED SOD OR STOLONS	PER PLAN	
⊕ LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	419	
⊕ LANTANA MONTEVIDENSIS 'PURPLE' 'PURPLE' LANTANA	1 GAL	88	
● ROSMARINUS OFF. 'PROSTRATUS' TRAILING ROSEMARY	1 GAL	88	
INERT MATERIALS			
D.G. DECOMPOSED GRANITE 'EXPRESS BROWN'	1/2" SCREENED 2" DEPTH MINIMUM	PER PLAN	
GRANITE BOULDERS COLOR 'SURFACE SELECT'	2' / 3' / 4' DIA.	PER PLAN	
FRACTURED GRANITE RIP RAP 'SANTA FE GOLD'	3"-6" DIA	PER PLAN	
SYNTHETIC LAWN SOUTHWEST GREENS (OR EQUAL)	15' WIDE ROLLS	PER PLAN	

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40'

Not for construction unless approved by local government

young [design] group

Landscaping Architecture
+ Land Planning

7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312

YDLG

REGISTERED LANDSCAPE ARCHITECT
37964
JOSEPH M. YOUNG
06/20/19
EXPIRES: 9/30/20

sunnyside VILLAGE

N.W.C. COTTONWOOD STREET + GREASEWOOD STREET
SURPRISE | AZ

DATE: 01/14/19

JOB NO: 1810.1

DRAWN BY: YDG

CHECKED BY: JMY

REVISIONS: DATE:

CITY: 05/01/19

CITY: 06/20/19

SUBMITTED FOR:

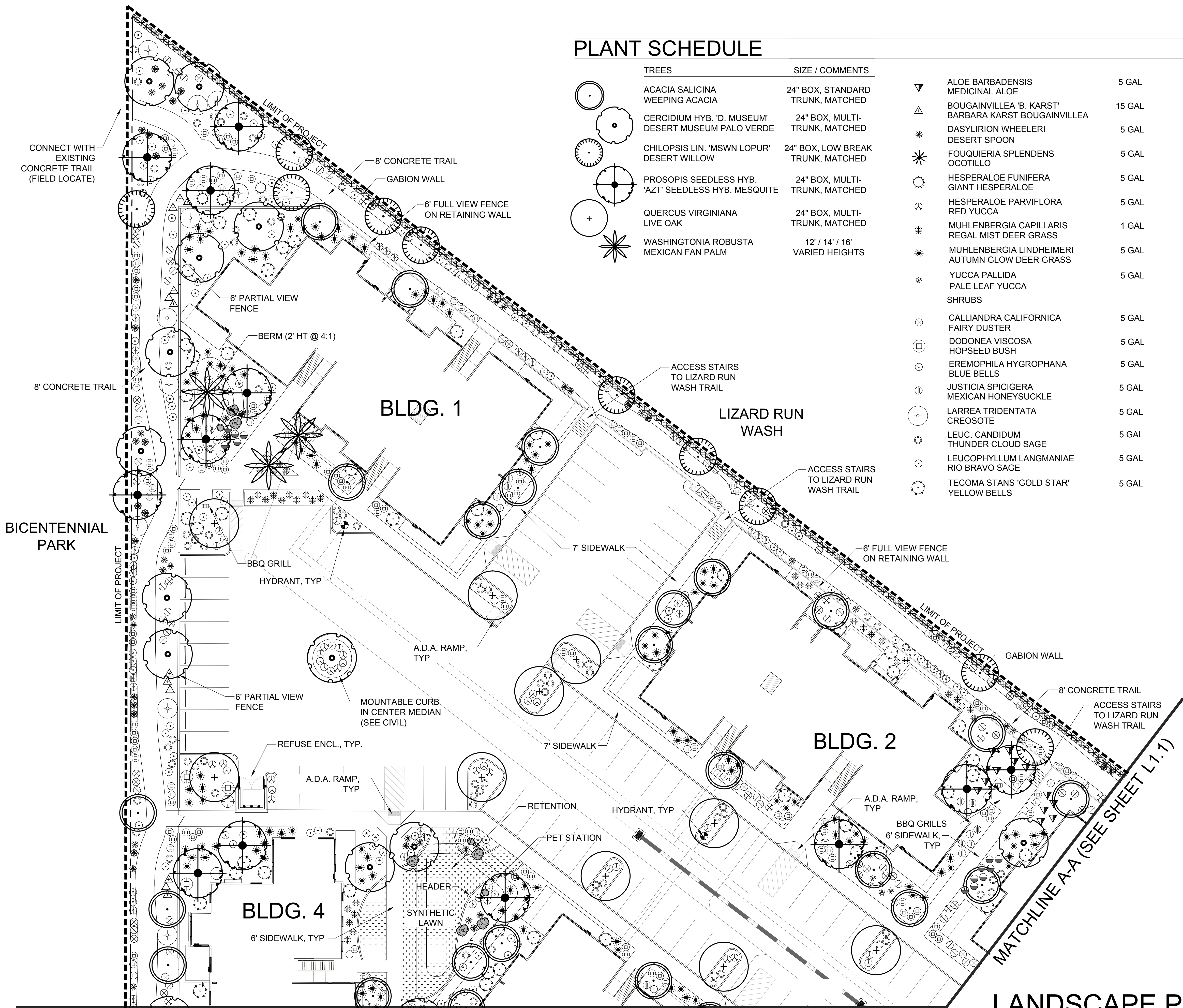
PRELIMINARY
LANDSCAPE PLAN

SHEET NO.

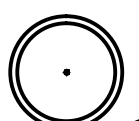
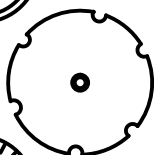
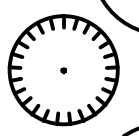
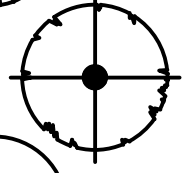
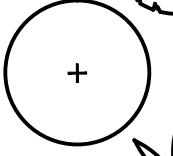
L1.1

2 OF 7

CASE NUMBER: FS19-067



PLANT SCHEDULE

TREES	SIZE / COMMENTS				
	ACACIA SALICINA WEeping ACACIA	24" BOX, STANDARD TRUNK, MATCHED	▼	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL
	CERCIDIUM HYB. 'D. MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX, MULTI- TRUNK, MATCHED	△	BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL
	CHILOPSIS LIN. 'MSWN LOPUR' DESERT WILLOW	24" BOX, LOW BREAK TRUNK, MATCHED	*	DASYLIRION WHEELERI DESERT SPOON	5 GAL
	PROSOPIS SEEDLESS HYB. 'AZT' SEEDLESS HYB. MESQUITE	24" BOX, MULTI- TRUNK, MATCHED	✱	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL
	QUERCUS VIRGINIANA LIVE OAK	24" BOX, MULTI- TRUNK, MATCHED	☼	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	12' / 14' / 16' VARIED HEIGHTS	☾	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
			✱	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	1 GAL
			✱	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL
			✱	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL
			SHRUBS		
			⊗	CALLIANDRA CALIFORNICA FAIRY DUSTER	5 GAL
			⊕	DODONEA VISCOSA HOPSEED BUSH	5 GAL
			⊙	EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL
			⊖	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL
			⊛	LARREA TRIDENTATA CREOSOTE	5 GAL
			⊜	LEUC. CANDIDUM THUNDER CLOUD SAGE	5 GAL
			⊝	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL
			⊞	TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL



ACCESS STAIRS
TO LIZARD RUN
WASH TRAIL

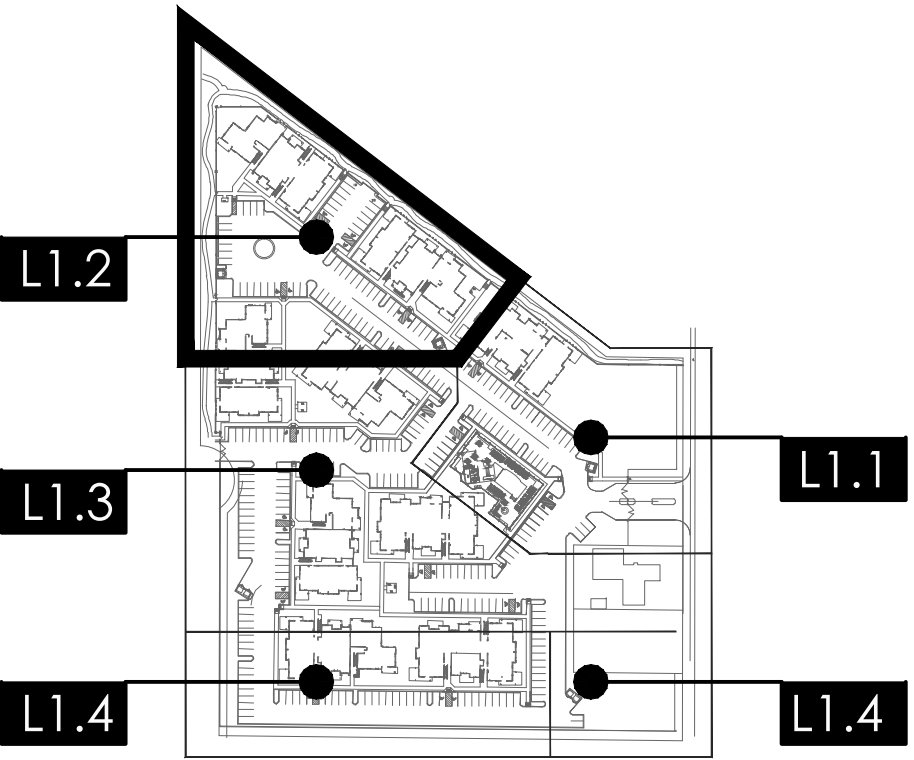
LIZARD RUN
WASH

ACCESS STAIRS
TO LIZARD RUN
WASH TRAIL

GROUND COVER

⊞	CYNODON DACTYLON HYBRID BERMUDA SOD	ROLLED SOD OR STOLONS
⊙	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL
⊖	LANTANA MONTEVIDENSIS 'PURPLE' 'PURPLE' LANTANA	1 GAL
⊞	ROSMARINUS OFF. 'PROSTRATUS' TRAILING ROSEMARY	1 GAL
	INERT MATERIALS	
D.G.	DECOMPOSED GRANITE 'EXPRESS BROWN'	1/2" SCREENED 2" DEPTH MINIMUM
⊞	GRANITE BOULDERS COLOR 'SURFACE SELECT'	2' / 3' / 4' DIA.
⊞	FRACTURED GRANITE RIP RAP 'SANTA FE GOLD'	3"-6" DIA
⊞	SYNTHETIC LAWN SOUTHWEST GREENS (OR EQUAL)	15' WIDE ROLLS

KEY PLAN



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Not for construction unless approved by local government

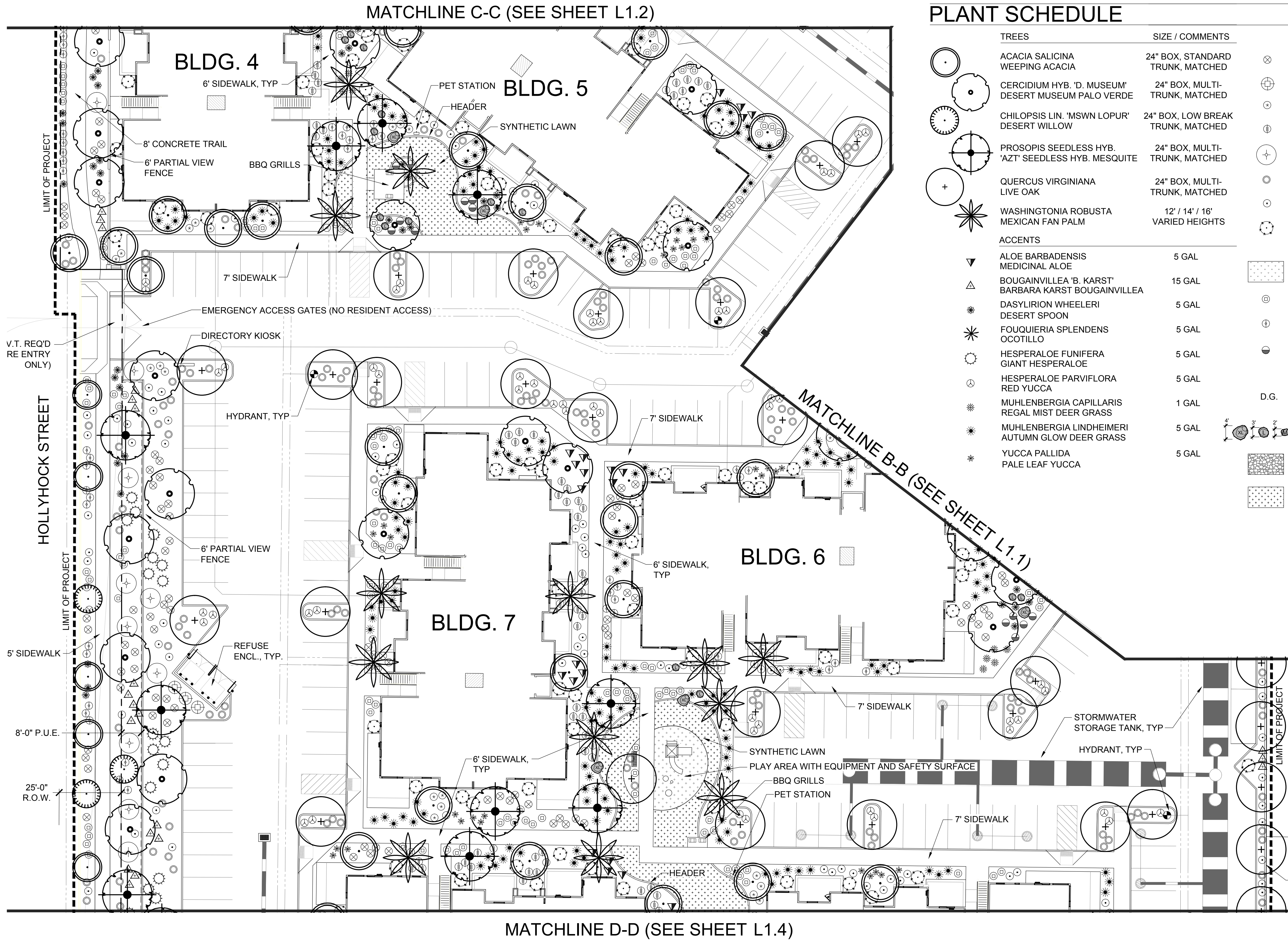


sunnyside VILLAGE
N.W.C. COTTONWOOD STREET + GREASEWOOD STREET
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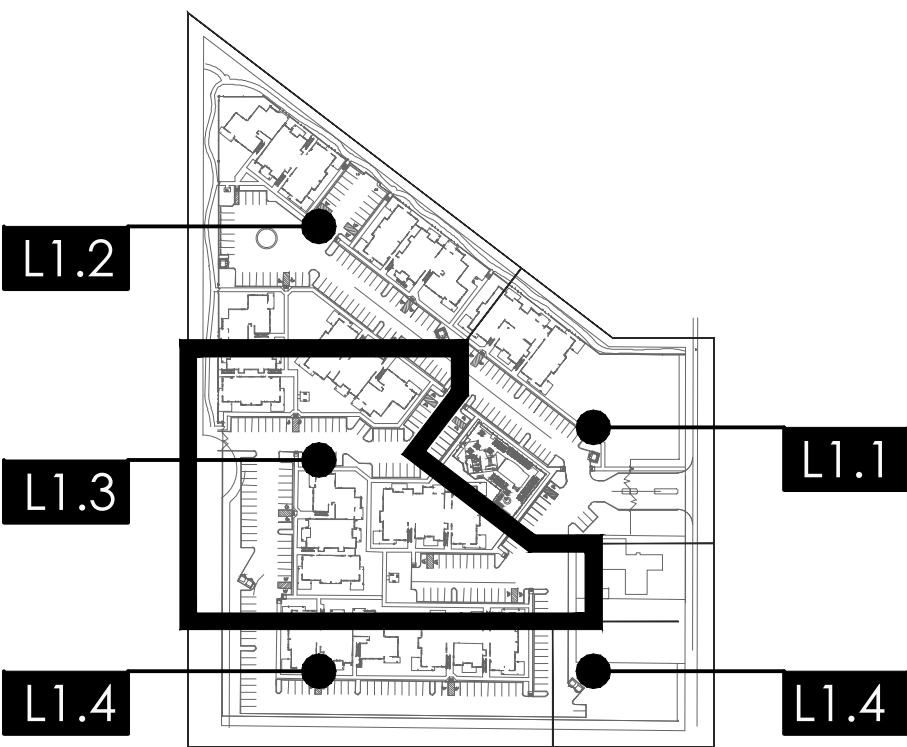
SHEET NO.
L1.2
3 OF 7



PLANT SCHEDULE

TREES		SIZE / COMMENTS	SHRUBS	
ACACIA SALICINA WEeping ACACIA	24" BOX, STANDARD TRUNK, MATCHED		CALLIANDRA CALIFORNICA FAIRY DUSTER	5 GAL
CERCIDiUM HYB. 'D. MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX, MULTI- TRUNK, MATCHED		DODONEA VISCOSA HOPSEED BUSH	5 GAL
CHILOPsis LIN. 'MSWN LOPUR' DESERT WILLOW	24" BOX, LOW BREAK TRUNK, MATCHED		EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL
PROSOPIS SEEDLESS HYB. 'AZT' SEEDLESS HYB. MESQUITE	24" BOX, MULTI- TRUNK, MATCHED		JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL
QUERCUS VIRGINIANA LIVE OAK	24" BOX, MULTI- TRUNK, MATCHED		LARREA TRIDENTATA CREOSOTE	5 GAL
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	12' / 14' / 16' VARIED HEIGHTS		LEUC. CANDIDUM THUNDER CLOUD SAGE	5 GAL
			LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL
			TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL
ACCENTS			GROUND COVER	
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		CYNODON DACTYLON HYBRID BERMUDA SOD	ROLLED SOD OR STOLONS
BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL
DASYLIRION WHEELERI DESERT SPOON	5 GAL		LANTANA MONTEVIDENSIS 'PURPLE' 'PURPLE' LANTANA	1 GAL
FOUQUIERIA SPLENDENS OCOTILLO	5 GAL		ROSMARINUS OFF. 'PROSTRATUS' TRAILING ROSEMARY	1 GAL
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL		INERT MATERIALS	
HESPERALOE PARVIFLORA RED YUCCA	5 GAL		D.G. DECOMPOSED GRANITE 'EXPRESS BROWN'	1/2" SCREENED 2" DEPTH MINIMUM
MUHLenbergIA CAPILLARIS REGAL MIST DEER GRASS	1 GAL		GRANITE BOULDERS COLOR 'SURFACE SELECT'	2' / 3' / 4' DIA.
MUHLenbergIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL		FRACTURED GRANITE RIP RAP 'SANTA FE GOLD'	3"-6" DIA
YUCCA PALLIDA PALE LEAF YUCCA	5 GAL		SYNTHETIC LAWN SOUTHWEST GREENS (OR EQUAL)	15' WIDE ROLLS

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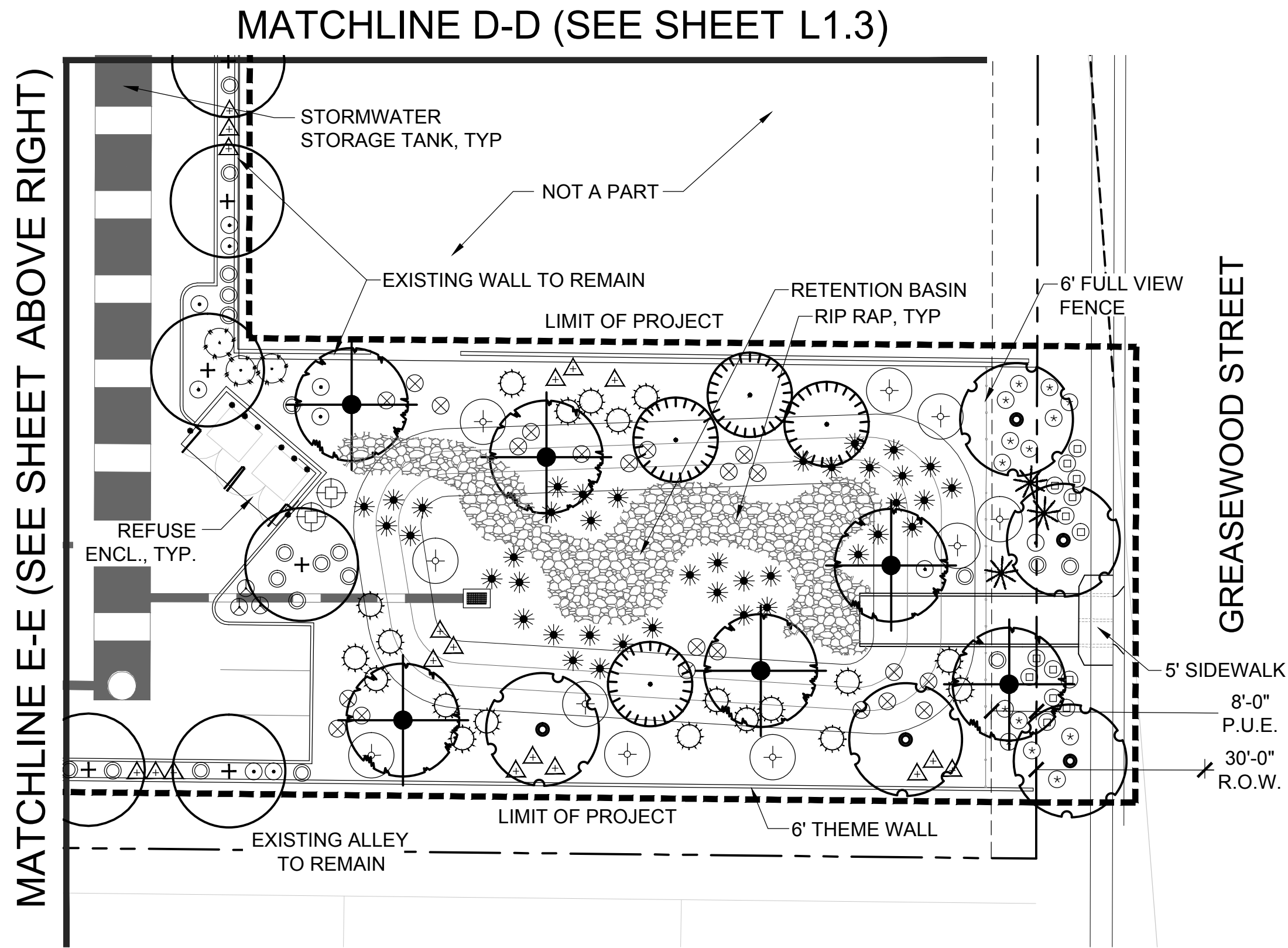
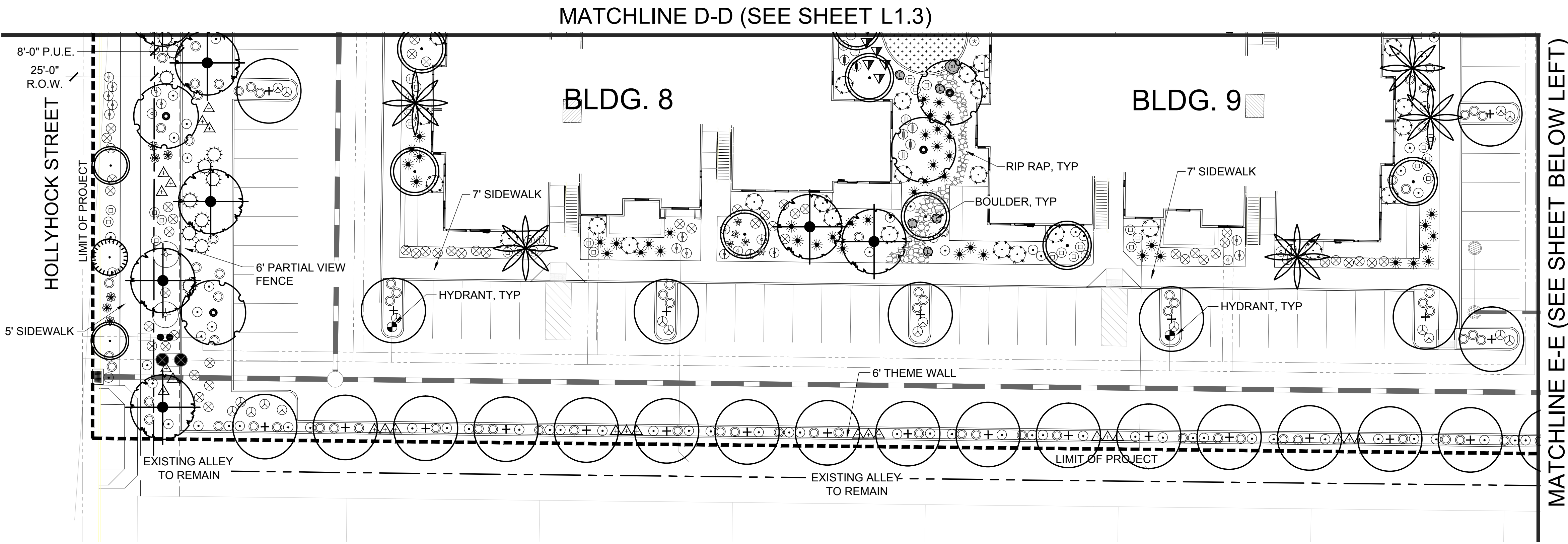


LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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LANDSCAPE PLAN

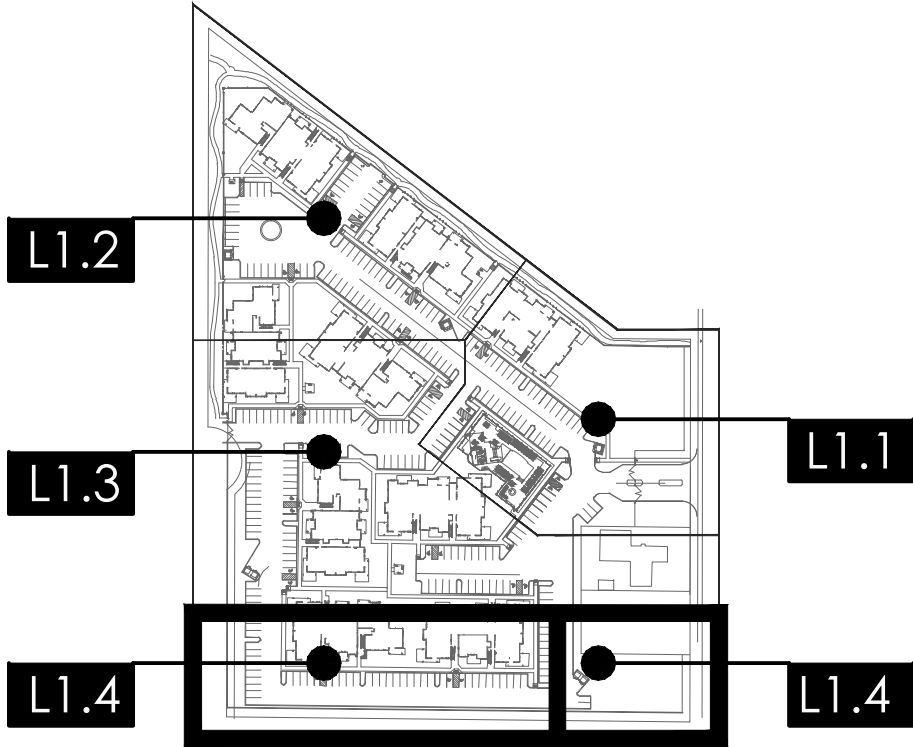


PLANT SCHEDULE

TREES	SIZE / COMMENTS		
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QUERCUS VIRGINIANA LIVE OAK	24" BOX, MULTI-TRUNK, MATCHED	⊕	LARREA TRIDENTATA CREOSOTE 5 GAL
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	12' / 14' / 16' VARIED HEIGHTS	⊙	LEUC. CANDIDUM THUNDER CLOUD SAGE 5 GAL
ACCENTS		⊙	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	⊙	TECOMA STANS 'GOLD STAR' YELLOW BELLS 5 GAL
BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		GROUND COVER
DASYLIRION WHEELERI DESERT SPOON	5 GAL	⊕	CYNODON DACTYLON HYBRID BERMUDA SOD ROLLED SOD OR STOLONS
FOUQUIERIA SPLENDENS OCOTILLO	5 GAL	⊕	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA 1 GAL
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	⊕	LANTANA MONTEVIDENSIS 'PURPLE' 'PURPLE' LANTANA 1 GAL
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	⊕	ROSMARINUS OFF. 'PROSTRATUS' TRAILING ROSEMARY 1 GAL
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YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	⊕	GRANITE BOULDERS COLOR 'SURFACE SELECT' 2' / 3' / 4' DIA.
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		⊕	SYNTHETIC LAWN SOUTHWEST GREENS (OR EQUAL) 15' WIDE ROLLS

KEY PLAN

NOT TO SCALE



sunnyside VILLAGE

N.W.C. COTTONWOOD STREET + GREASEWOOD STREET
SURPRISE | AZ

DATE:	01/14/19
JOB NO:	1810.1
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY:	05/01/19
CITY:	06/20/19

SUBMITTED FOR:
**PRELIMINARY
LANDSCAPE PLAN**

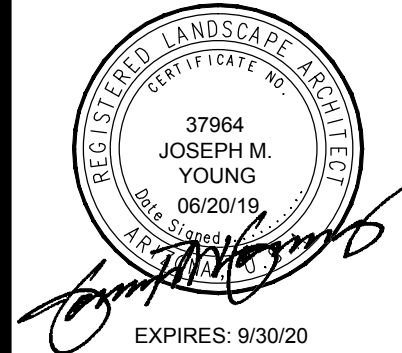
SHEET NO.

L1.4

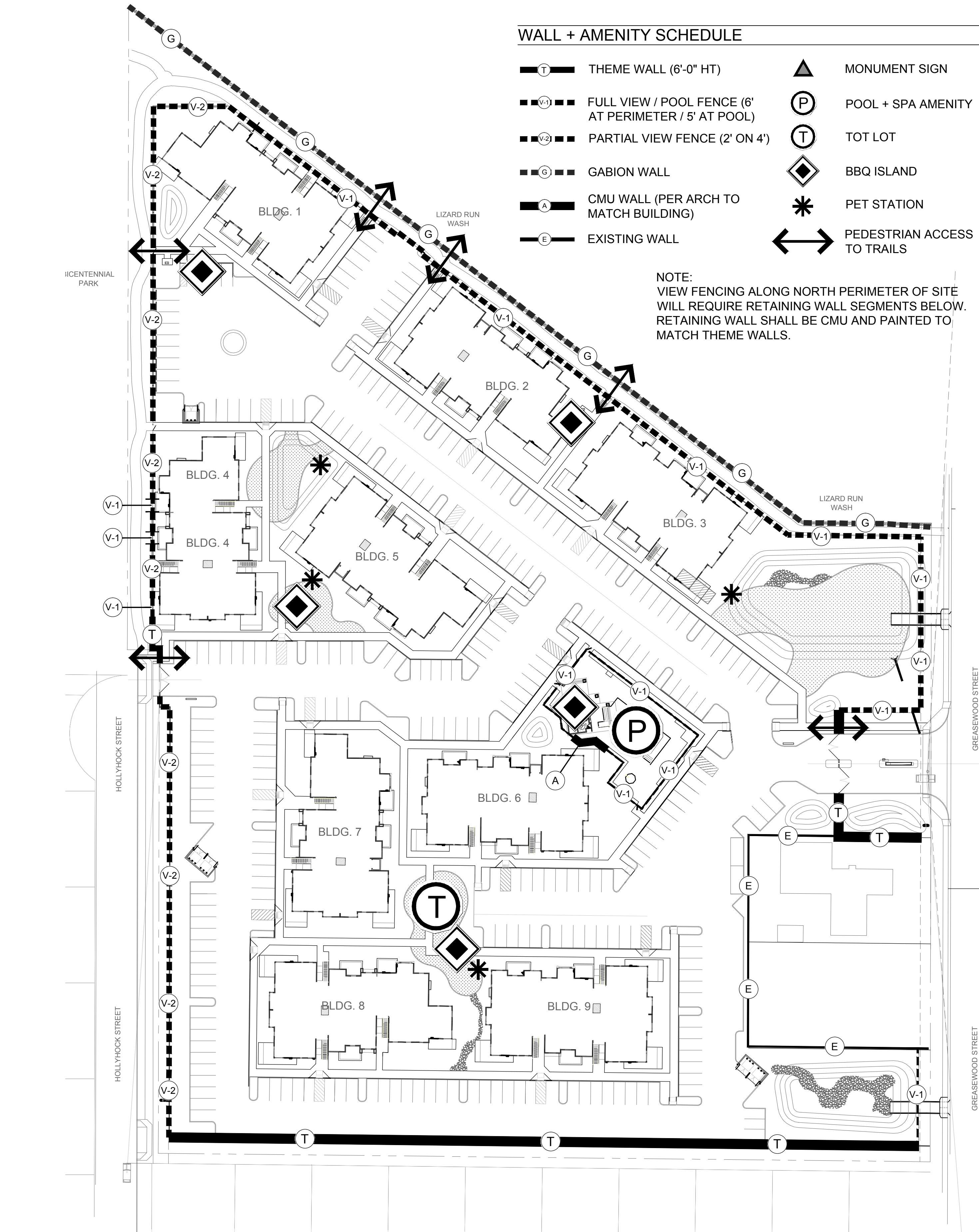
5 OF 7

Not for construction unless approved by local government

Young [design] Group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312

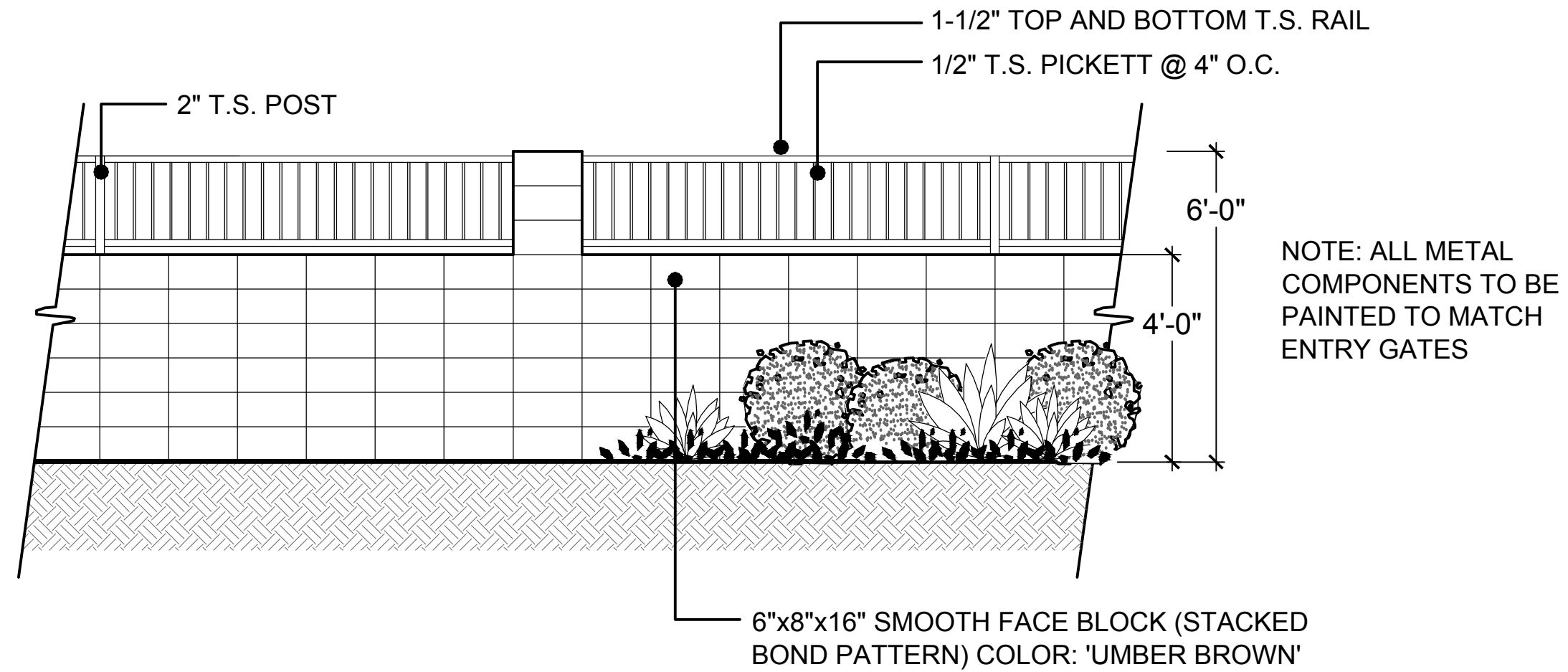


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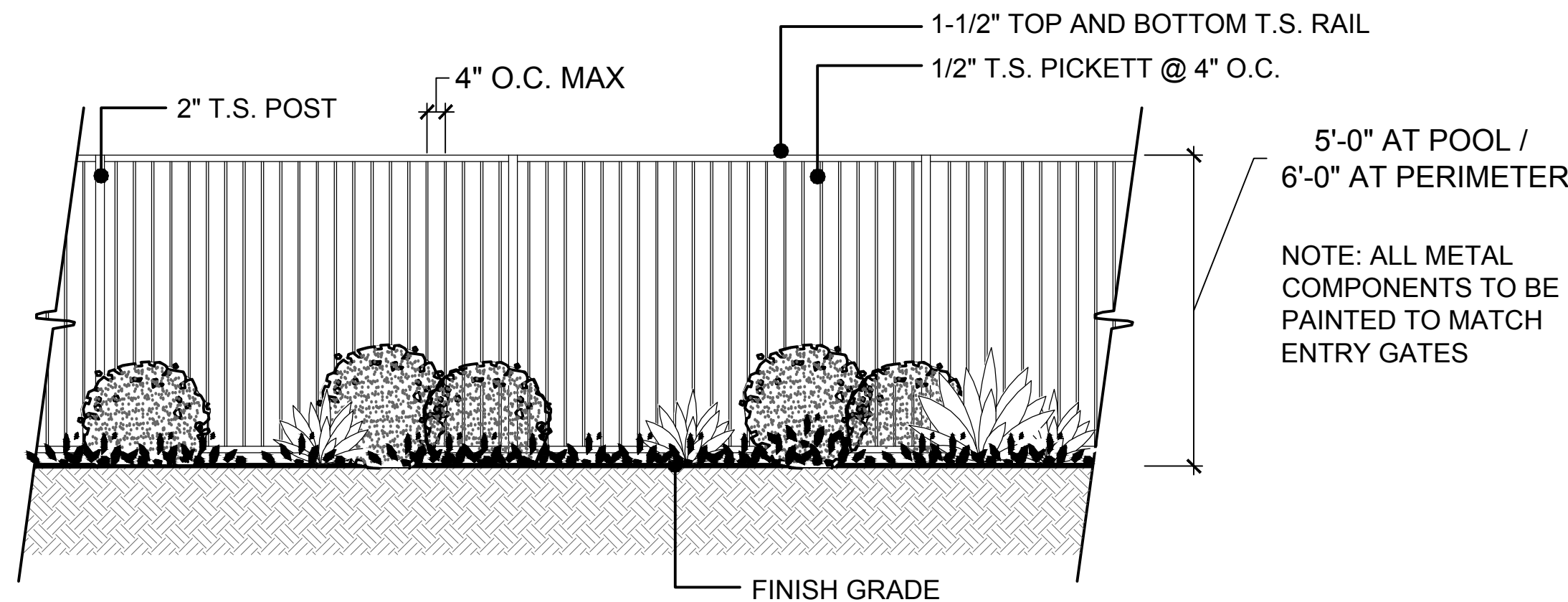
1 WALL + AMENITY PLAN
L2.2

SCALE: 1/2" = 1'-0"



2 PARTIAL VIEW FENCE
L2.2

SCALE: 3/8" = 1'-0"



3 FULL VIEW FENCE / POOL FENCE
L2.2

SCALE: 3/8" = 1'-0"

WALL AND FENCE CONSTRUCTION NOTES

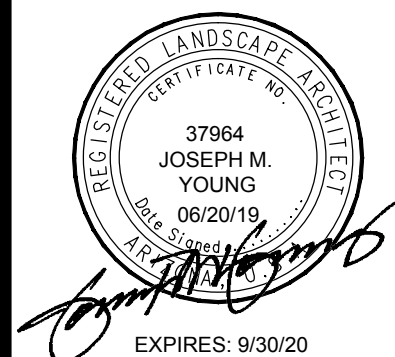
1. WALL CONTRACTOR IS TO VERIFY STRUCTURAL CALCULATIONS PRIOR TO INSTALLING ALL FOOTINGS AND WALLS.
2. ALL VIEW FENCE ATTACHMENTS ARE TO BE STURDY AND NOT ALLOW METAL FENCE PANELS TO BOW OR FLEX. CONTRACTOR IS RESPONSIBLE TO ENSURE CORRECT ATTACHMENT METHOD IS UTILIZED FOR SAFETY MEASURES.
3. WROUGHT IRON FENCE PANELS ARE TO BE INSTALLED PER FENCE MANUFACTURERS SPECIFICATIONS.
4. ALL METALWORK: NATURAL RUST FINISH UNLESS SPECIFIED OTHERWISE.
5. ALL POSTS ARE TO BE SECURELY SET INTO CONCRETE FOOTINGS UNLESS OTHERWISE NOTED. MASONRY / CONCRETE WALL CONNECTIONS ARE TO UTILIZE BOLT / EXPANSION SHIELD TYPE SYSTEMS WHERE APPLICABLE.
6. POSTS ARE TO BE MIN. 2" SQUARE TUBE STEEL, TYP. HORIZONTALS ARE TO BE 1.5" SQUARE STEEL, TYP., UNLESS SPECIFIED OTHERWISE.
7. CAP AND GRIND ALL WELDS SMOOTH AT ALL OPEN ENDS.
8. PRIME AND PAINT ALL METAL COMPONENTS IN THE FIELD.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
10. OBTAIN AND CONFORM TO LATEST CITY / COUNTY POOL FENCE REQUIREMENTS FOR ALL WALLS AND FENCES SURROUNDING POOL AREAS OR REAR YARDS. ADJUST AS NECESSARY TO COMPLY WITH POOL BARRIER REQUIREMENTS.
11. CONTRACTOR IS TO PROVIDE A MOCK-UP FOR OWNER APPROVAL FOR ALL WALL AND FENCE COMPONENTS, MATERIALS AND COLORS PRIOR TO FULL CONSTRUCTION.

STANDARD POOL BARRIER / FENCING NOTES

1. POOL FENCING ENCLOSURE IS TO BE A MINIMUM OF 5'-0" IN HEIGHT.
2. ALL GATES ARE TO OPEN OUTWARD FROM POOL AREA AND HAVE SELF CLOSING AND POSITIVE LATCHING CLOSURE MECHANISM LOCATED AT OR NEAR THE TOP OF THE GATE AND AT LEAST 54" ABOVE FINISHED GRADE OF EXTERIOR PAVEMENT.
3. HORIZONTAL MEMBERS ARE TO BE SPACED A MINIMUM OF 45" APART.
4. MASONRY WALLS ARE NOT TO HAVE PROTRUSIONS OR INDENTATIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS (LESS THAN 1/3 INCHES).
5. AREAS OUTSIDE OF FENCED POOL AREA ARE TO BE FREE OF ANY TYPE OF A FOOTHOLD WHICH COULD BE USED TO ASSIST IN SCALING THE BARRIER FOR A MINIMUM OF 3'-0" OUTSIDE THE FENCED AREA SO THAT THE EFFECTIVE POOL BARRIER HEIGHT IS MAINTAINED.
6. FENCE CONTRACTOR IS TO INSTALL FACTORY MANUFACTURED COMPONENTS PER STANDARD SPECIFICATIONS FOR FENCE TYPE USED.
7. CONTRACTOR IS TO ENSURE COMPLIANCE WITH ALL MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT REQUIREMENTS FOR POOL BARRIERS AS REQUIRED.
8. ANY GAPS BETWEEN FENCE PANELS, WALLS AND PAVEMENT ARE NOT TO EXCEED 3.5".
9. MAXIMUM GAP BETWEEN GRADE AND BOTTOM OF FENCE PANEL MAY NOT EXCEED 2".
10. IF A BARRIER IS COMPOSED OF A COMBINATION OF A CONCRETE MASONRY UNIT AND WROUGHT IRON, THE WROUGHT IRON PORTION SHALL BE INSTALLED FLUSH WITH THE OUTSIDE VERTICAL SURFACE OF THE CONCRETE MASONRY UNIT. THE SPACE BETWEEN THE CONCRETE MASONRY AND THE WROUGHT IRON SHALL BE 1/2" OR LESS. THE VERTICAL MEMBERS OF THE WROUGHT IRON SHALL BE SPACED FOUR (4) INCHES ON CENTER.

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sunnyside VILLAGE
N.W.C. COTTONWOOD STREET + GREASEWOOD STREET
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LANDSCAPE PLAN

SHEET NO.
L2.1
6 OF 7

CASE NUMBER: FS19-067



S U R P R I S E
ARIZONA

FS19-067

Sunnyside Village Apartments in the Heritage District

Planning and Zoning Commission – August 15, 2019

VICINITY MAP

FS19-067
Sunnyside



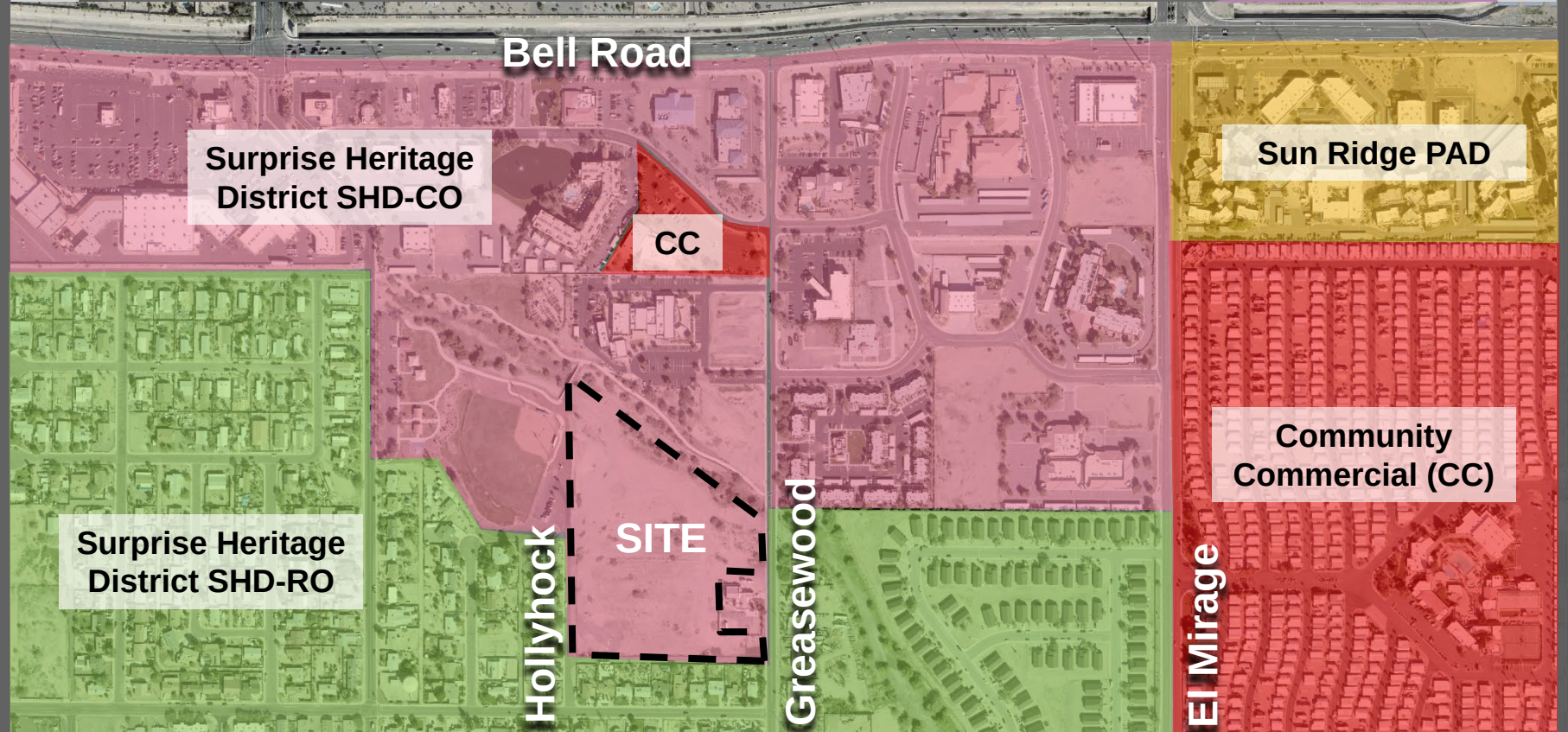
VICINITY MAP

FS19-067
Sunnyside



ZONING MAP

FS19-067
Sunnyside

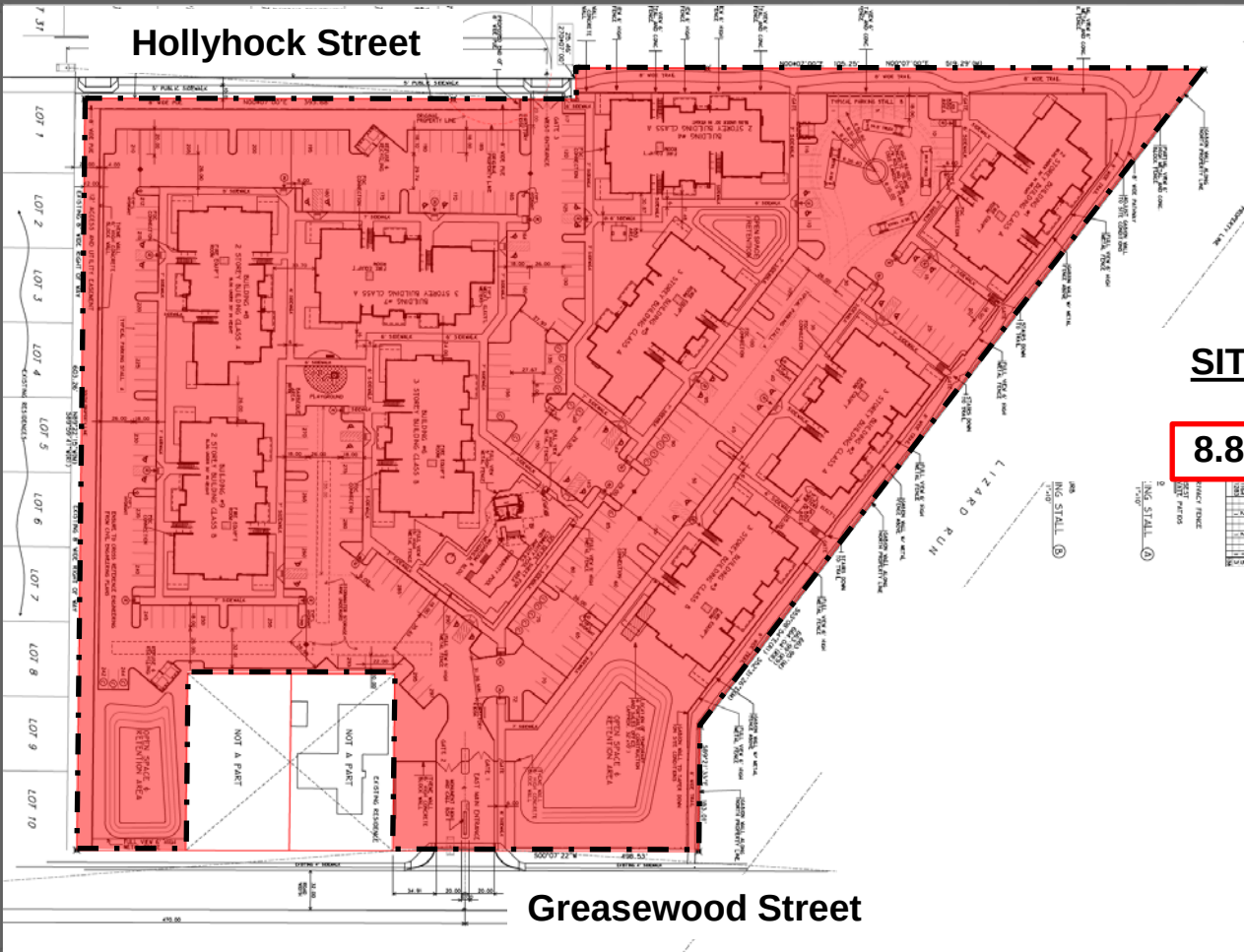


SITE PLAN

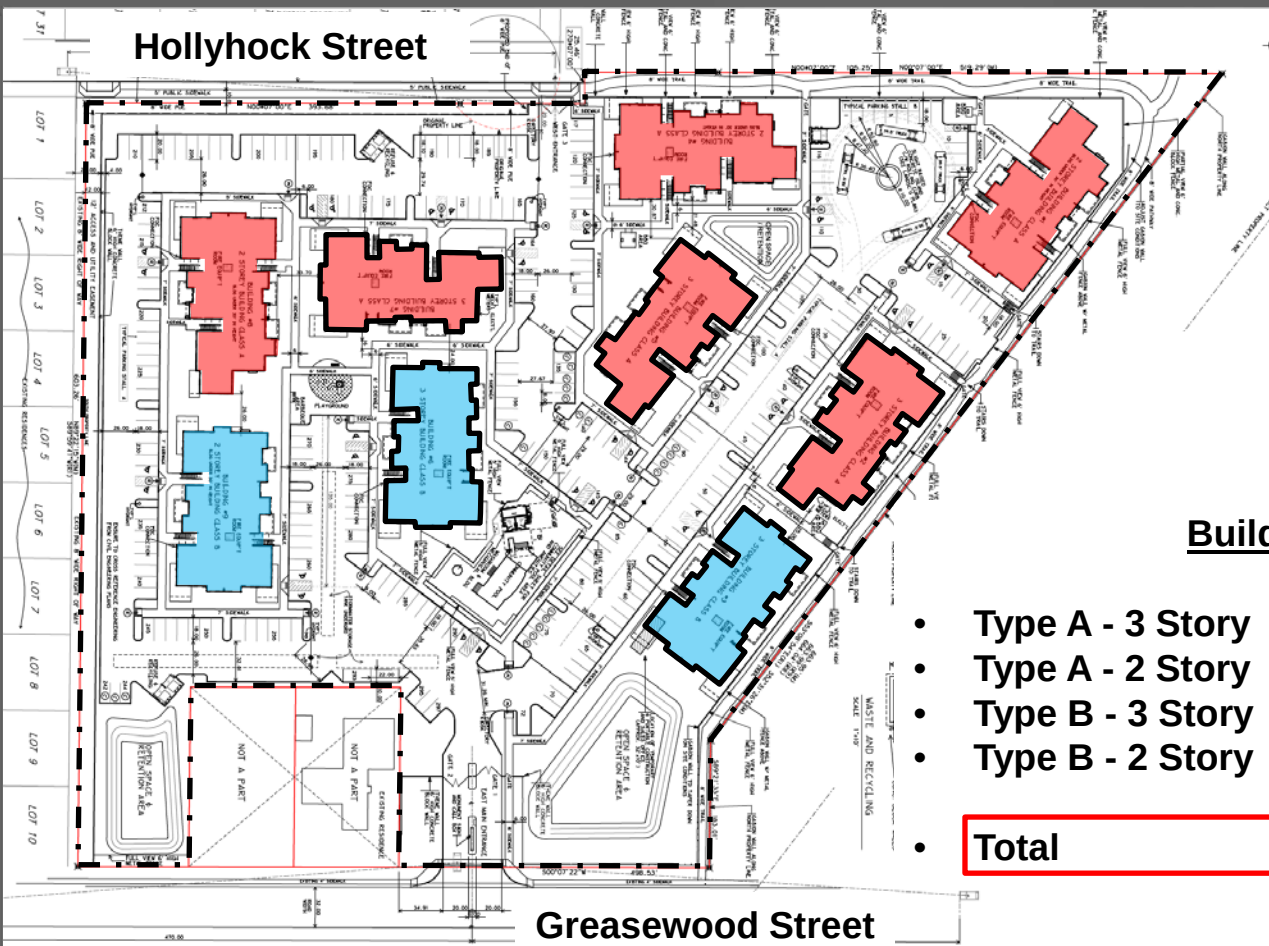


SITE DATA

8.82 Acres



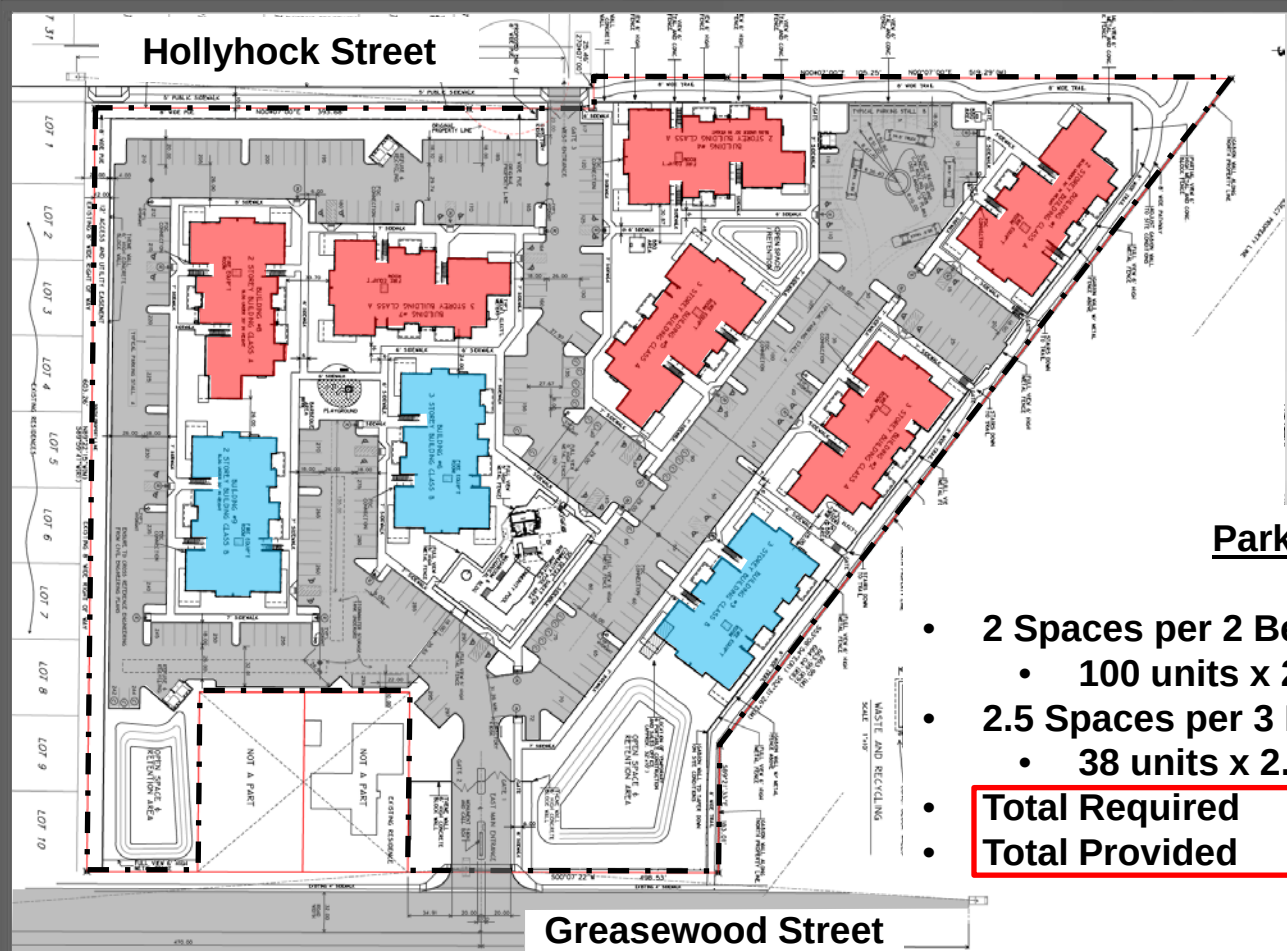
SITE PLAN



Buildings

- Type A - 3 Story - 3 @ 24,954.60 sf
- Type A - 2 Story - 3 @ 16,636.40 sf
- Type B - 3 Story - 2 @ 25,119.30 sf
- Type B - 2 Story - 1 @ 16,746.20 sf
- **Total - 175,121.40 sf**

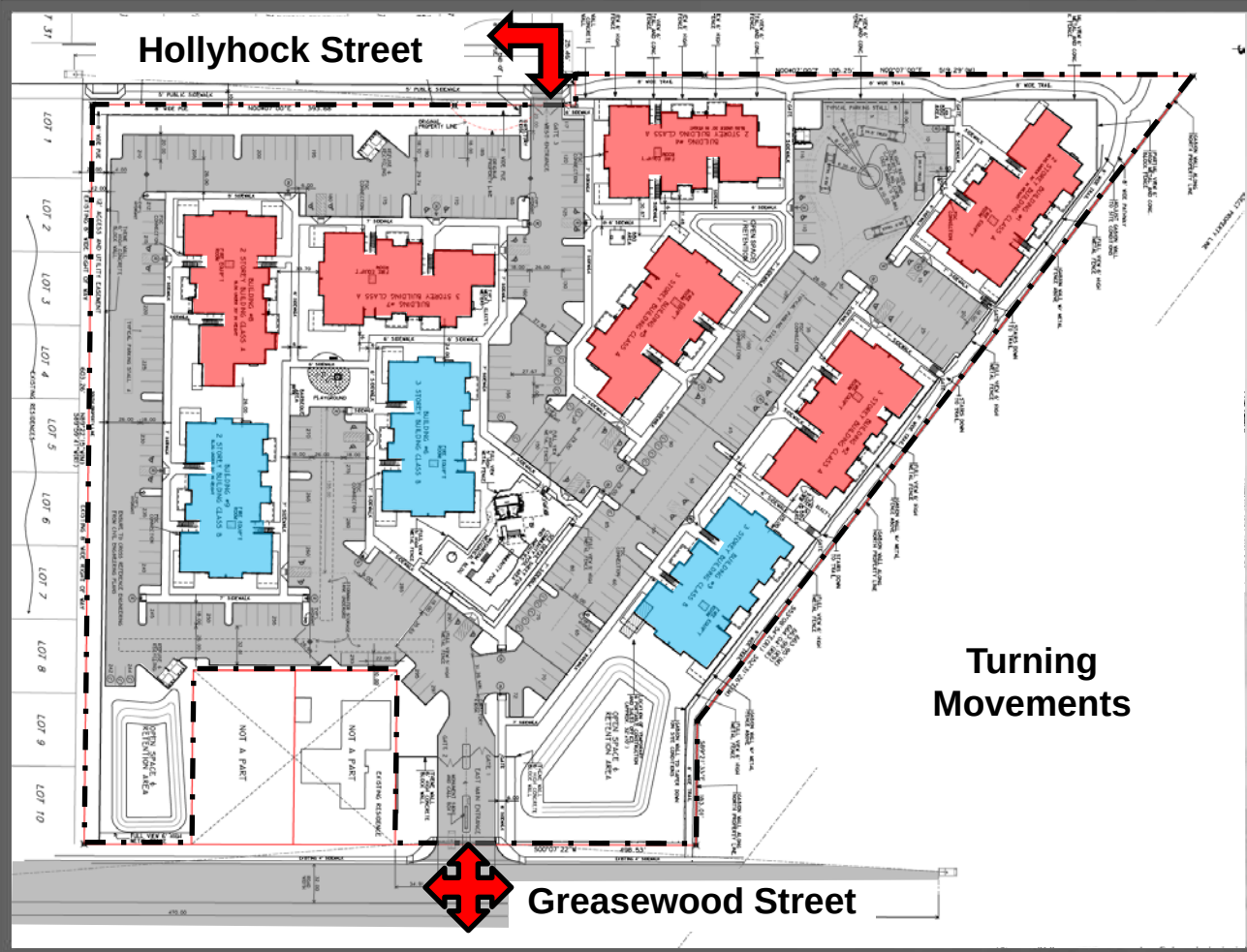
SITE PLAN



Parking

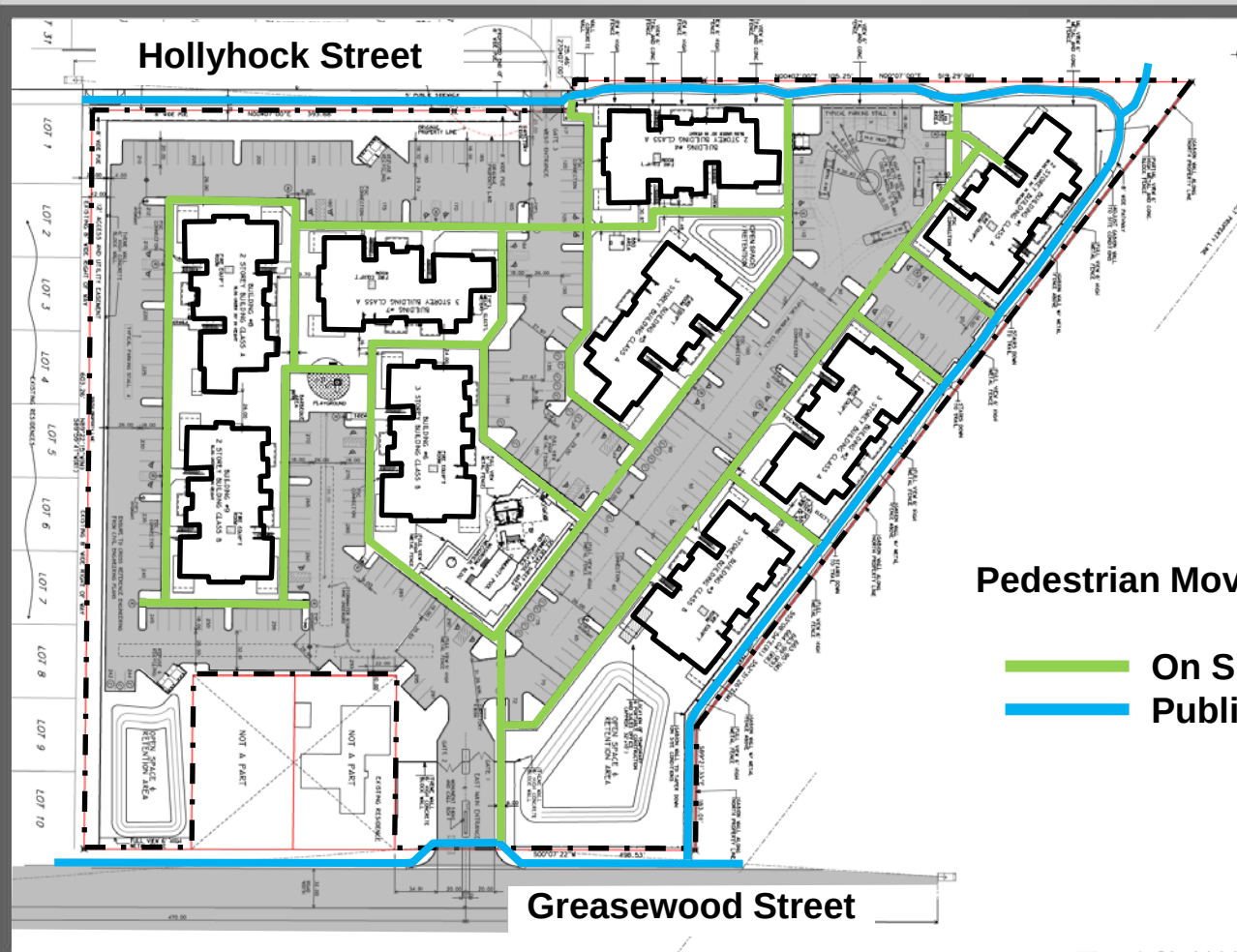
- 2 Spaces per 2 Bedroom Units
 - 100 units x 2 = 200 spaces
- 2.5 Spaces per 3 Bedroom Units
 - 38 units x 2.5 = 95 spaces
- **Total Required = 295 spaces**
- **Total Provided = 297 spaces**

Greasewood Street



Turning
Movements

SITE PLAN



Pedestrian Movements

- On Site
- Public

SITE PLAN

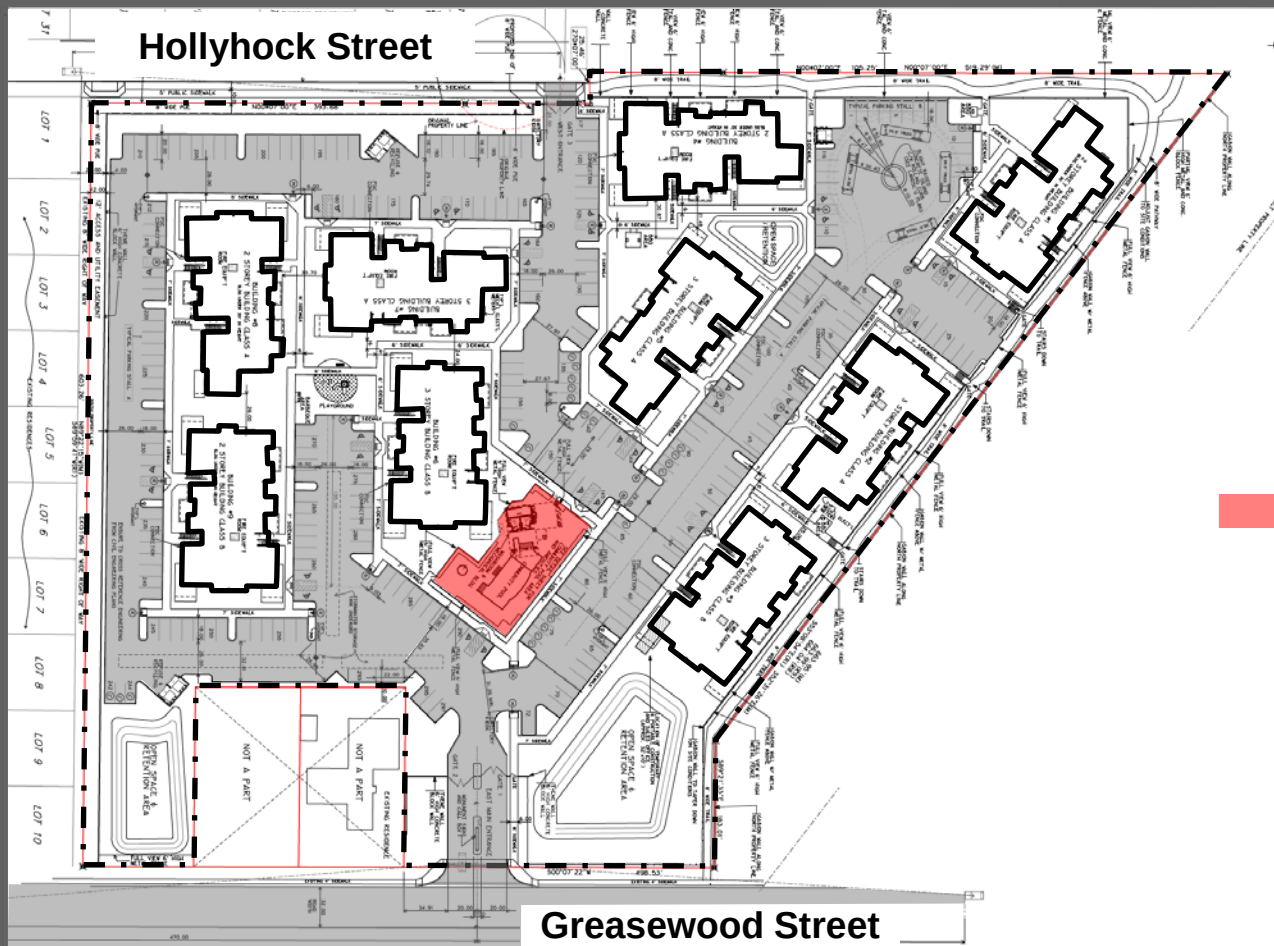
SITE

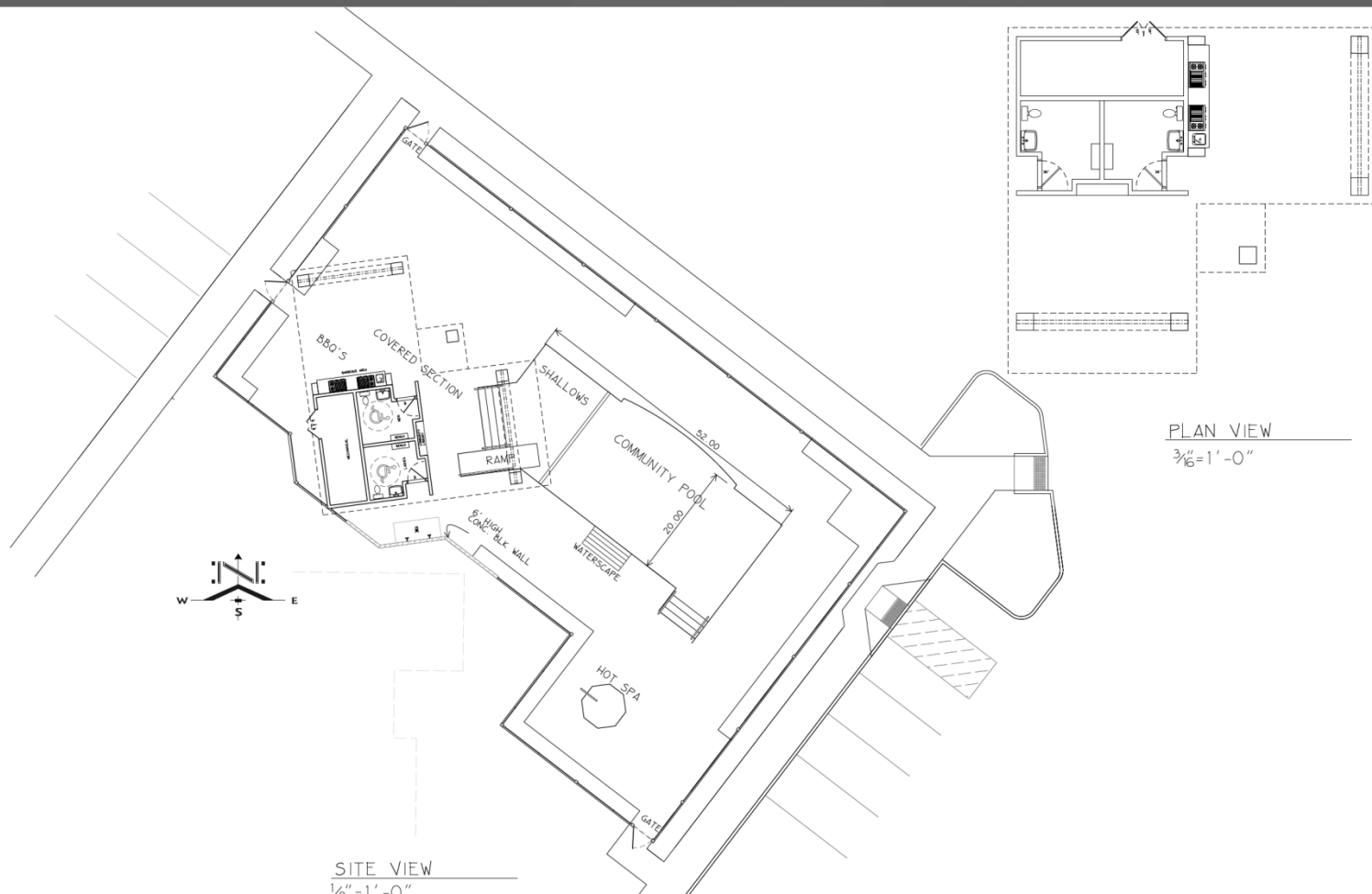


Amenities

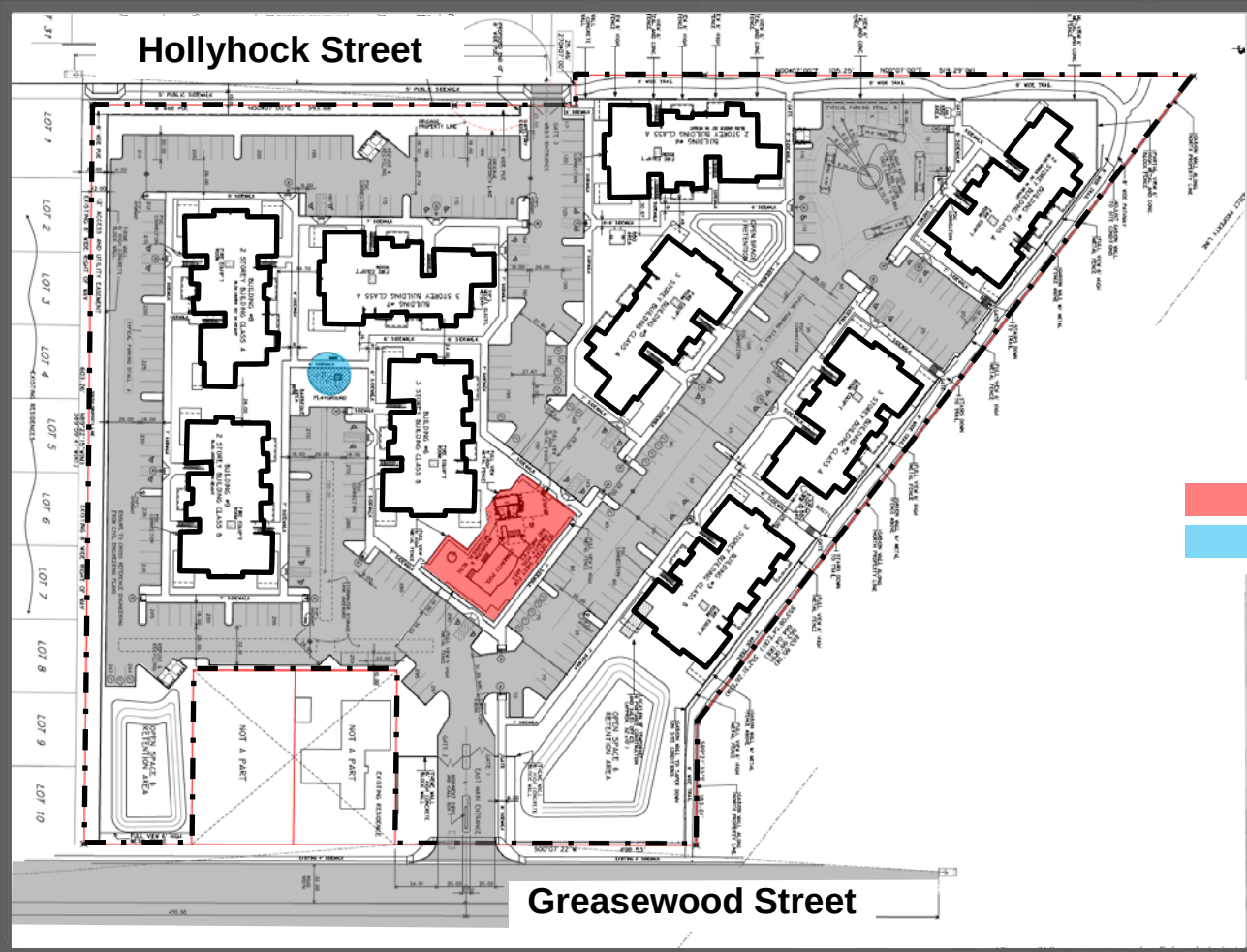
 Pool Area

SITE





POOL



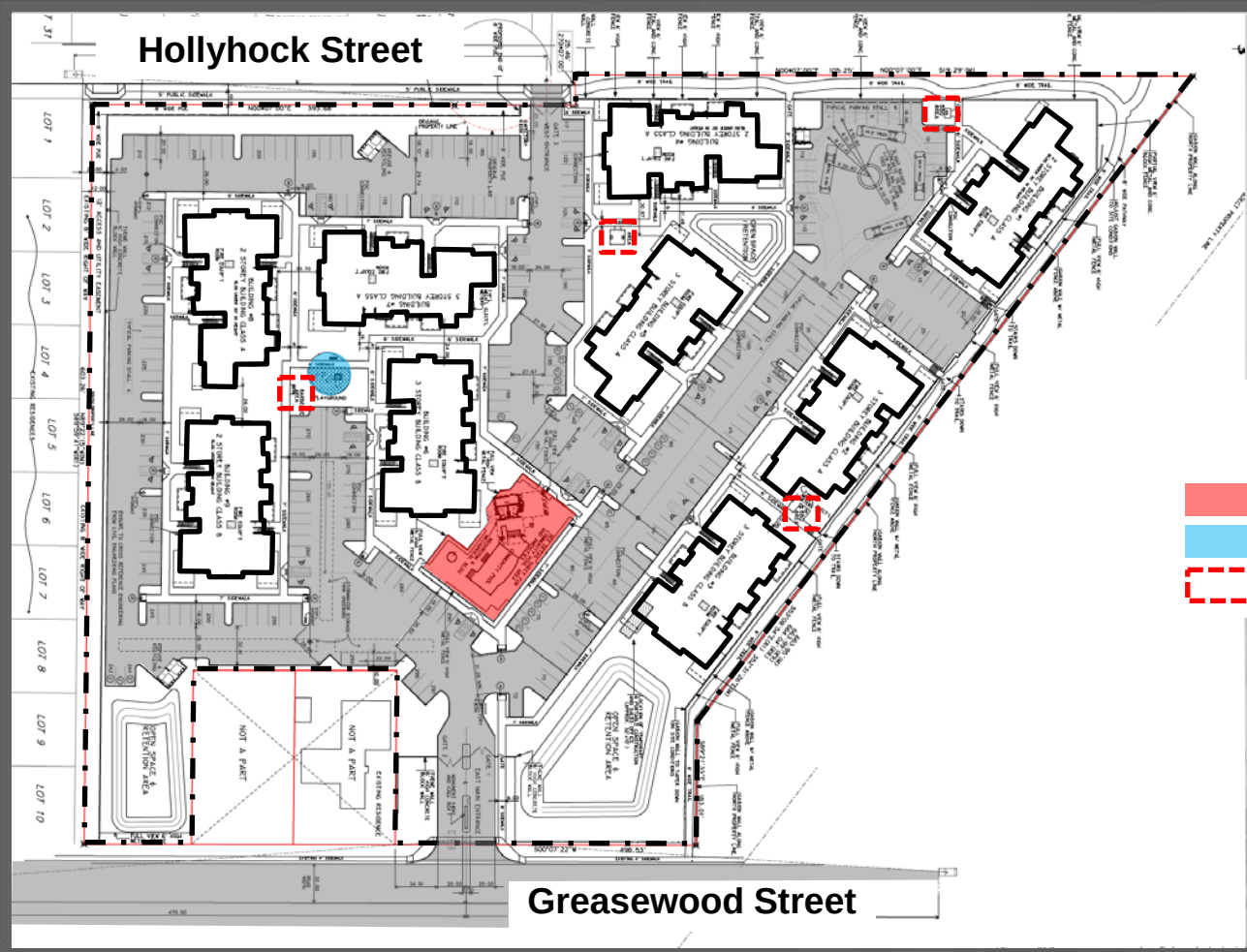
Amenities



Pool Area
Playground



SITE PLAN



Amenities



- Pool Area
- Playground
- Bar-B-Que

SITE PLAN





SITE PLAN

Amenities



- Pool Area
- Playground
- Bar-B-Que
- Lizard Run
- Wash

ELEVATIONS - A



Type A - Front



Type A - Rear

ELEVATIONS - A



Type A – Left Side



Type A – Right Side

ELEVATIONS - B



Type B - Front



Type B - Rear

ELEVATIONS - B

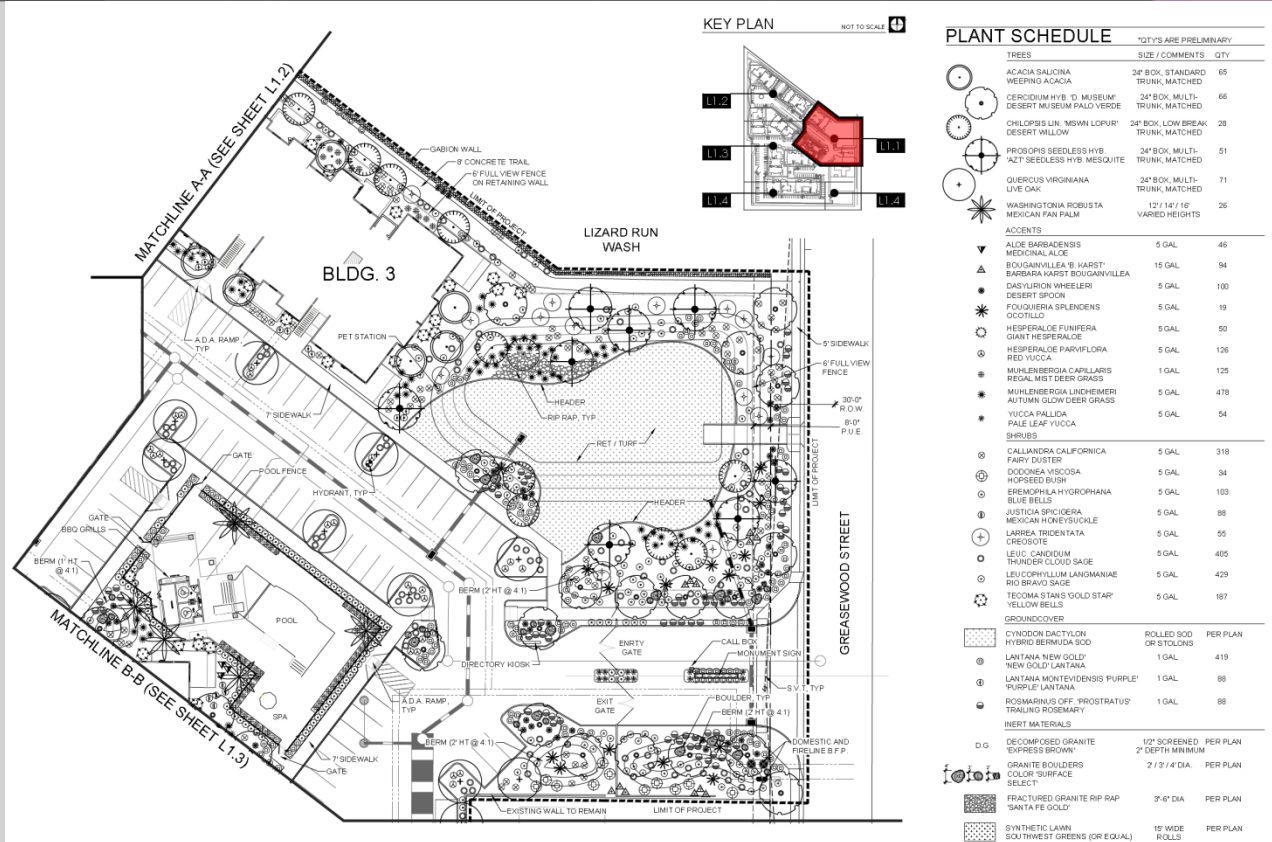


Type B – Left Side

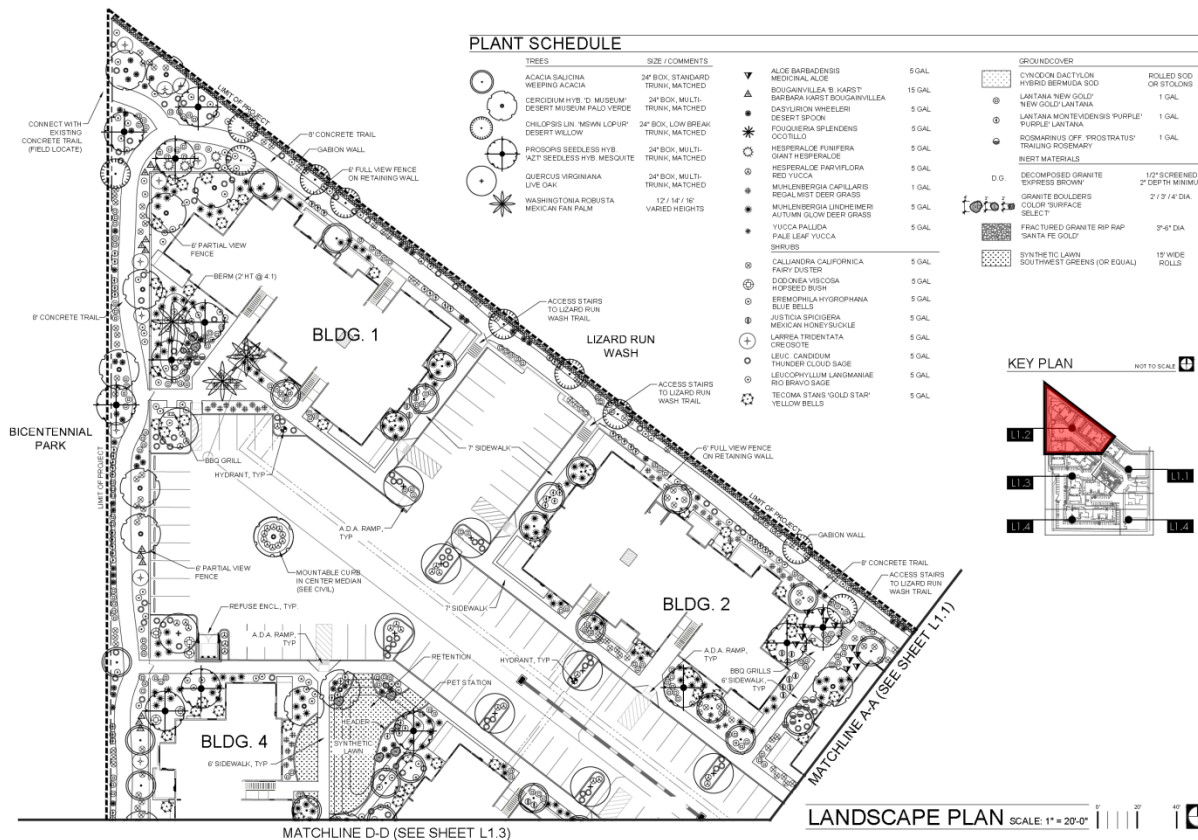


Type B – Right Side

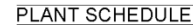
LANDSCAPE



LANDSCAPE

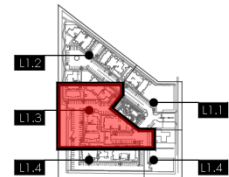


MATCHLINE C-C (SEE SHEET L1.2)

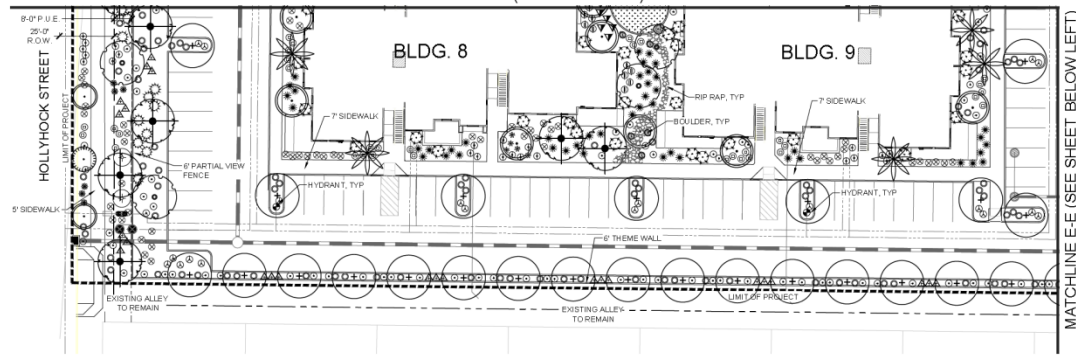


KEY PLAN

NOT TO SCALE

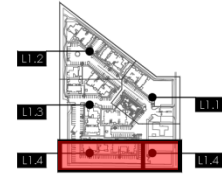


LANDSCAPE

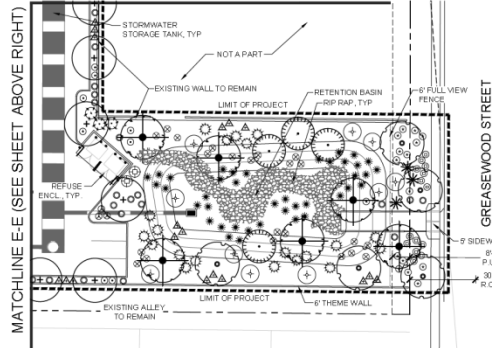


KEY PLAN

NOT TO SCALE



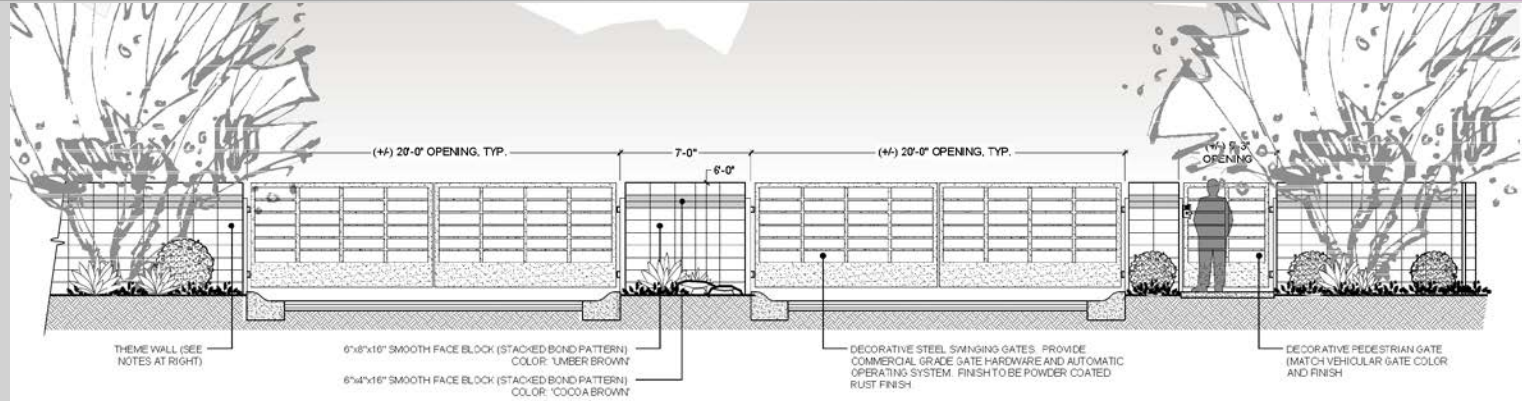
MATCHLINE D-D (SEE SHEET L1.3)



PLANT SCHEDULE

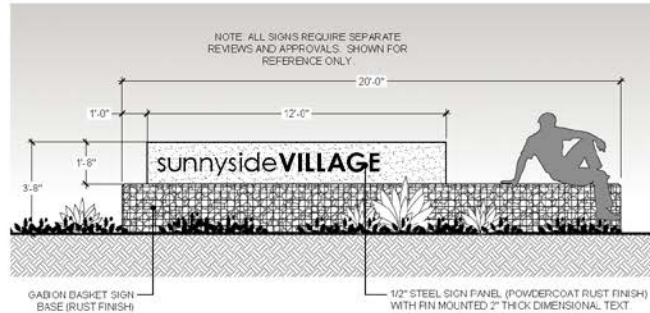
TREES	SIZE / COMMENTS			
ACACIA SALICINA	24" BOX, STANDARD TRUNK, MATCHED	⊗	CALLANDRA CALIFORNICA	5 GAL
WEIPING ACACIA		⊗	FARTY CROUST	
CERCIDIPHY HYB. 'D' MUSEUM	24" BOX, MULTI-TRUNK, MATCHED	⊗	DODONAEA VISCOSA	5 GAL
DESERT MUSEUM PALO VERDE		⊗	HOPBEE BUSH	5 GAL
CHILOPSIS LIN. 'MISN LOPUR'	24" BOX, LOW BREAK TRUNK, MATCHED	⊗	EREMOPHILA HYDROPHORICA	5 GAL
DESERT WILLOW		⊗	BLUE BELLS	
PROSPERIS SEEDLESS HYB.	24" BOX, MULTI-TRUNK, MATCHED	⊗	JUSTICIA SPICATA	5 GAL
'A2T' SEEDLESS HYB. MESQUITE		⊗	MEXICAN HONEYBUCKLE	
QUERCUS VIRGINIANA	24" BOX, MULTI-TRUNK, MATCHED	⊗	LARREA TRIDENTATA	5 GAL
LIVE OAK		⊗	CREOSOTE	5 GAL
WASHINGTONIA ROBUSTA	12" / 14" / 16" VARIED HEIGHTS	⊗	LEUC. CANDIDUM	5 GAL
MEXICAN FAN PALM		⊗	THUNDER CLOUD SAGE	5 GAL
ACCENTS		⊗	LEUCOPHYLLUM LANGMANIAE	5 GAL
ALOE BARBADENSIS	5 GAL	⊗	ROSA BRAVO SAGE	5 GAL
MEDICINAL ALOE	15 GAL	⊗	TECOMA STANIS 'GOLD STAR'	5 GAL
BOUGAINVILLEA B. KARST'		⊗	'YELLOW BELLS'	
BARBARA KARST BOUGAINVILLEA	5 GAL	⊗	GROUNDCOVER	
DASYLIRION WHEELER	5 GAL	⊗	CYNODON DACTYLON	ROLLED SOD OR STOLONS
DESERT SPOON	5 GAL	⊗	HYBRID BERMUDA SOD	
FOUQUIERIA SPLENDENS	5 GAL	⊗	LANTANA 'NEW GOLD'	1 GAL
OCCOTILLO	5 GAL	⊗	'NEW GOLD' LANTANA	1 GAL
HESPERALOE FUNIFERA	5 GAL	⊗	LANTANA MONTEVENDENSIS 'PURPLE'	1 GAL
GIANT HESPERALOE	5 GAL	⊗	'PURPLE' LANTANA	1 GAL
HESPERALOE PARVIFLORA	5 GAL	⊗	ROSMARINUS OFF. 'PROSTRATUS'	1 GAL
RED YUCCA	1 GAL	⊗	TRAILING ROSEMARY	
MULLENBERGIA CAPILLARIS	5 GAL	⊗	INERT MATERIALS	
REGAL MIST DEER GRASS	5 GAL	⊗	DECOMPOSED GRANITE 'EXPRESS BROWN'	1/2" SCREENED 2" DEPTH MINIMUM
MULLENBERGIA LINDSEMERI	5 GAL	⊗	GRANITE BOULDERS	2" / 3" / 4" DIA.
AUTUMN GLOW DEER GRASS	5 GAL	⊗	COLOR SURFACE SELECT	
YUCCA PALLIDA	5 GAL	⊗	FRACTURED GRANITE RIP RAP 'SANTA FE GOLD'	3'-4" DIA.
PALE LEAF YUCCA		⊗	SYNTHETIC LAWN	15" WIDE ROLLS
		⊗	SOUTHWEST GREENS (OR EQUAL)	

MONUMENTATION

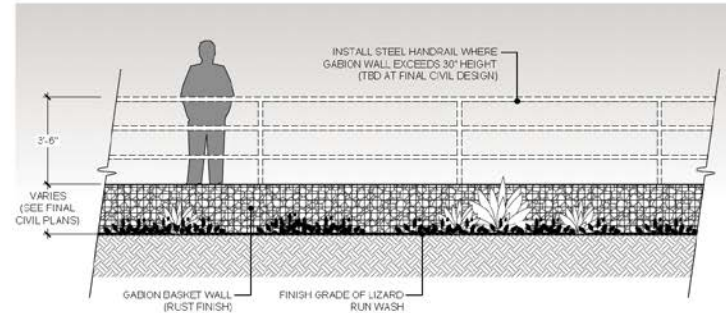


1 COMMUNITY ENTRY GATES + THEME WALL

SCALE: 3/8" = 1'-0"

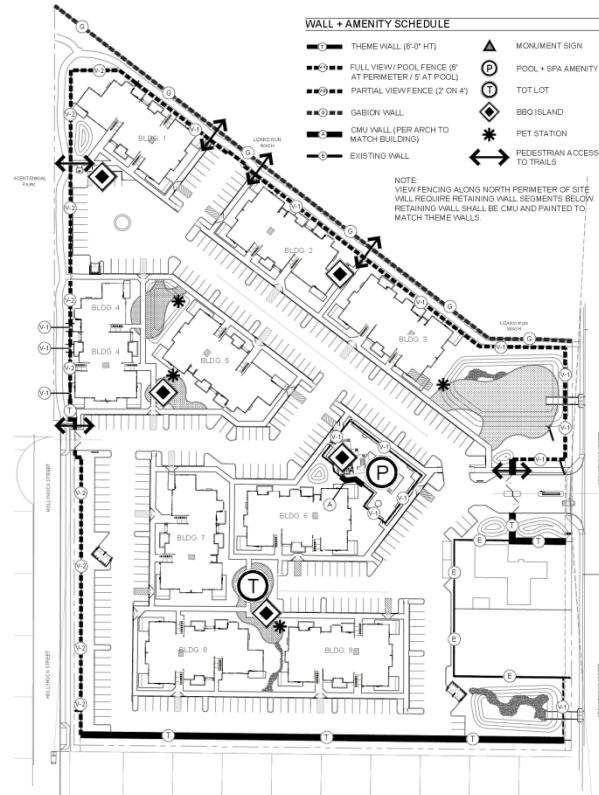


2 MONUMENT SIGN

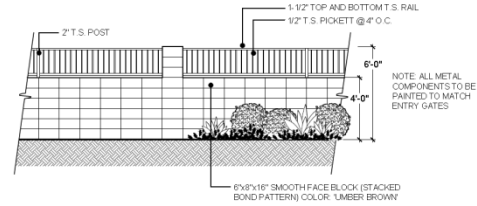


3 GABION WALLS (AT LIZARD RUN WASH)

WALLS

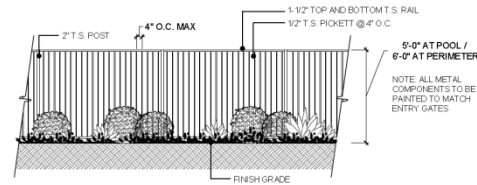


WALL + AMENITY PLAN



2 PARTIAL VIEW FENCE
L2.2

SCALE: 3/8" = 1'-0"



3 FULL VIEW FENCE / POOL FENCE
L2.2

SCALE: 3/8" = 1'-0"

WALL AND FENCE CONSTRUCTION NOTES

1. WALL CONTRACTOR IS TO VERIFY STRUCTURAL CALCULATIONS PRIOR TO INSTALLING ALL FOOTINGS AND WALLS.
2. ALL VIEW FENCE ATTACHMENTS ARE TO BE STUDIED AND NOT ALLOW METAL FENCE PANELS TO BOW OR FLUT. CONTRACTOR IS RESPONSIBLE TO ENSURE CORRECT ATTACHMENT METHOD IS UTILIZED FOR EACH TYPE.
3. MIGHTY IRON FENCE PANELS ARE TO BE INSTALLED PER FENCE MANUFACTURER'S SPECIFICATIONS. ALL METALWORK: NATURAL RUST FINISH UNLESS SPECIFIED OTHERWISE.
4. ALL POSTS ARE TO BE SECURELY SET INTO CONCRETE FOOTINGS (UNLESS OTHERWISE NOTED). MASONRY / CONCRETE WALL CONNECTIONS ARE TO UTILIZE BOLT / EXPANSION SHELLED TYPE SYSTEMS WHERE APPLICABLE.
5. POSTS ARE TO BE MIN. 2" SQUARE TUBE STEEL, TOP HORIZONTALS ARE TO BE 1" SQUARE STEEL, TOP UNLESS SPECIFIED OTHERWISE.
6. PAINT AND PRIME ALL METAL COMPONENTS IN THE FIELD.
7. PRIME AND PAINT ALL METAL COMPONENTS IN THE FIELD.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
9. OBTAIN AND CONFORM TO LATEST CITY / COUNTY POOL FENCE REQUIREMENTS FOR ALL WALLS AND FENCES SURROUNDING POOL AREAS OR REAR YARDS. ADJUST AS NECESSARY TO COMPLY WITH POOL BARRIER REQUIREMENTS.
10. CONTRACTOR IS TO PROVIDE A KNOCK-UP FOR OWNER APPROVAL FOR ALL WALL AND FENCE COMPONENTS, MATERIALS AND COLORS PRIOR TO FULL CONSTRUCTION.

STANDARD POOL BARRIER / FENCING NOTES

1. POOL FENCING ENCLOSURE IS TO BE A MINIMUM OF 8'0" IN HEIGHT.
2. ALL GATES ARE TO OPEN OUTWARD FROM POOL AREA AND HAVE SELF-CLOSING AND POSITIVELY LATCHING CLOSURE MECHANISM LOCATED AT OR NEAR THE TOP OF THE GATE AND AT LEAST 54" ABOVE FINISHED GRADE OF 6" TYPICAL PAVEMENT.
3. HORIZONTAL MEMBERS ARE TO BE SPACED A MINIMUM OF 45" APART.
4. MASONRY WALLS ARE NOT TO HAVE PROTRUSIONS OR IDENTIFICATION EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLS. MASONRY GATES LESS THAN 10 INCHES.
5. AREAS OUTSIDE OF FENCED POOL AREA ARE TO BE FREE OF ANY TYPE OF A FOOTHOLD WHICH COULD BE USED TO ASSIST IN CLIMBING THE BARRIER FOR A MINIMUM OF 3'0" OUTSIDE THE FENCED AREA SO THAT THE EFFECTIVE POOL BARRIER HEIGHT IS MAINTAINED.
6. FENCE CONTRACTOR IS TO INSTALL FACTORY MANUFACTURED COMPONENTS PER STANDARD SPECIFICATIONS FOR FENCE TYPE USED.
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9. MAXIMUM GAP BETWEEN GRADE AND BOTTOM OF FENCE PANEL MAY NOT EXCEED 2".
10. IF A BARRIER IS COMPOSED OF A COMBINATION OF A CONCRETE MASONRY UNIT AND WROUGHT IRON, THE WROUGHT IRON PORTION SHALL BE INSTALLED FLUSH WITH THE OUTSIDE VERTICAL SURFACE OF THE CONCRETE MASONRY UNIT. THE SPACE BETWEEN THE CONCRETE MASONRY AND THE WROUGHT IRON SHALL BE 1/2" OR LESS. THE VERTICAL MEMBERS OF THE WROUGHT IRON SHALL BE SPACED FOUR (4) INCHES ON CENTER.



CONDITIONS

- A. The subject Site Plan is considered not approved until which time a Final Plat for the subject facility is approved by the Mayor and City Council.
- B. Development and use of the site will be consistent with the Site Plan entitled “Sunnyside Village,” prepared by Campbell Design, stamped received July 1, 2019.
- C. Landscaping of the site will be consistent with the Landscape Plan entitled “Sunnyside Village,” prepared by Young Design Group, stamped received July 1, 2019.
- D. Building Elevations will be consistent with the Building Elevations entitled “Sunnyside Village,” prepared by Campbell Design, stamped received May 22, 2019.
- E. The Site Plan prepared by Campbell Design, date received July 1, 2019, will be revised and submitted for review to include the following modifications:
 - 1. The theme wall along east side of Hollyhock Street will be located outside of the eight (8) foot Public Utility Easement (PUE).
- F. Trash enclosures will be kept closed at all times.
- G. Non-compliance with the stipulations of approval of this case will be treated as a 149 violation in accordance with the provisions of Article XIV of the Surprise Unified 150 Development Code.



CONDITIONS

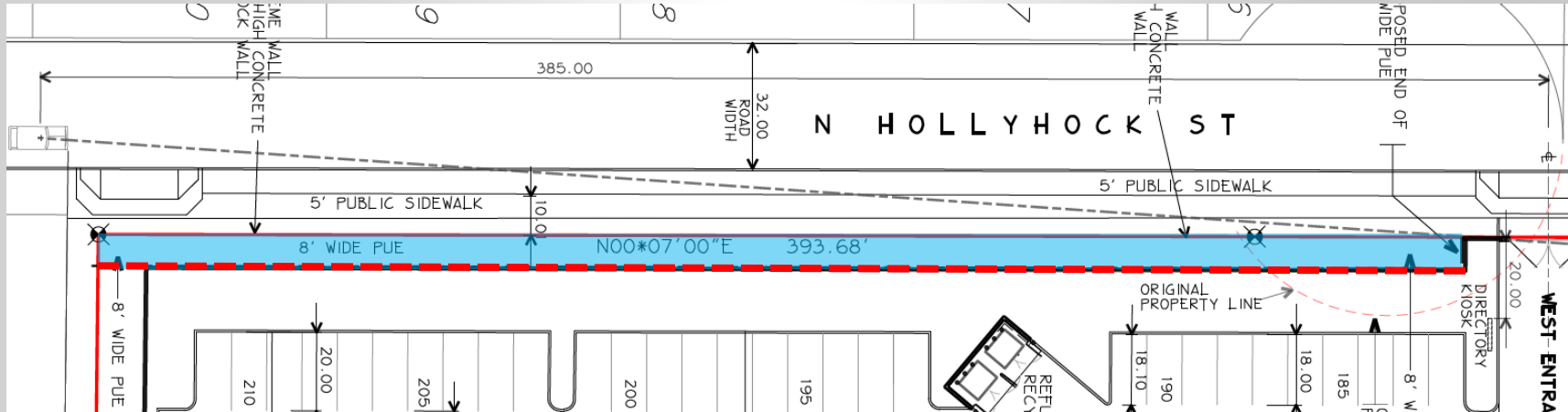
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- B. Development and use of the site will be consistent with the Site Plan entitled “Sunnyside Village,” prepared by Campbell Design, stamped received July 1, 2019.
- C. Landscaping of the site will be consistent with the Landscape Plan entitled “Sunnyside Village,” prepared by Young Design Group, stamped received July 1, 2019.
- D. Building Elevations will be consistent with the Building Elevations entitled “Sunnyside Village,” prepared by Campbell Design, stamped received May 22, 2019.
- E. The Site Plan prepared by Campbell Design, date received July 1, 2019, will be revised and submitted for review to include the following modifications:
 - 1. The theme wall along east side of Hollyhock Street will be located outside of the eight (8) foot Public Utility Easement (PUE).
- F. Trash enclosures will be kept closed at all times.
- G. Non-compliance with the stipulations of approval of this case will be treated as a 149 violation in accordance with the provisions of Article XIV of the Surprise Unified 150 Development Code.



SURPRISE
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**QUESTIONS OR
COMMENTS?**

Thank You