



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, October 17, 2024 @ 6:00 PM
COUNCIL CHAMBERS

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

- 1. Internal Presentation and discussion to review the FY24 Community Development Department and Planning and Zoning Commission activity Tiffany Copp
Community Development

- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- 1. Internal Consideration and action to approve or disapprove the October 3, 2024, Planning and Zoning Commission Regular Meeting Minutes. Renee Puig-Hink
Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

- 2. District 2 Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, generally located west of Parkview Place and south of Grand Avenue, within the Park Place Planned Area Development (PAD). Case FS24-0149. Alex Ferruccio
Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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

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

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

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, October 10th, 2024 @ 3:00 PM

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



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: October 17, 2024 Contact Person: Tiffany Copp, Assistant Director
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion to review the FY24 Community Development Department and Planning and Zoning Commission activity

Motion:

For presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. PZ CD Update FY2025 - Updated on 10/11/24
-



Citywide Development Update

Planning & Zoning Commission
October 17, 2024

PRESENTATION OVERVIEW



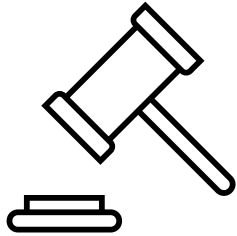
Planning & Zoning Commission Activity



Community Development Department
Overview



Ongoing Development Activity



Planning & Zoning Commission Activity



P&Z Mission Statement

The Planning & Zoning Commission exists to promote the health, safety and beauty of the community and secure growth and development within the City, in conformance with the general plan.

(SMC Section 2-301)

Planning & Zoning Commission

Reviewed the following cases:

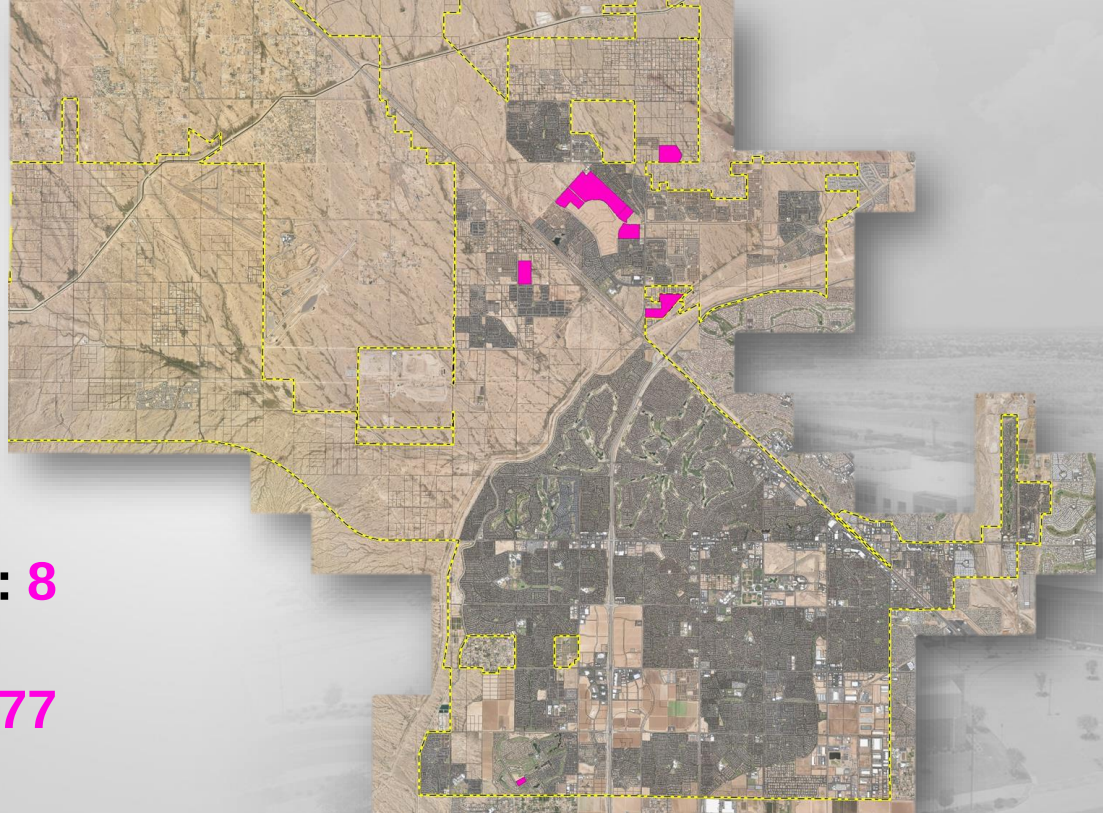
Type:	FY24	FY23	FY22
Site Plan	41*	6	24
Preliminary Plat	8	12	19
Final Plat	55	68	70
Rezone	17	14	15
CUP**	15	18	10
Text Amendment	4	2	6
CSP***	3	0	1
Annexation	1	0	3
TOTAL:	103*	130	148

*Site Plans are now administratively processed; total is cases less Site Plans

**CUP- Conditional Use Permit

***CSP- Comprehensive Sign Program

Approved Preliminary Plats

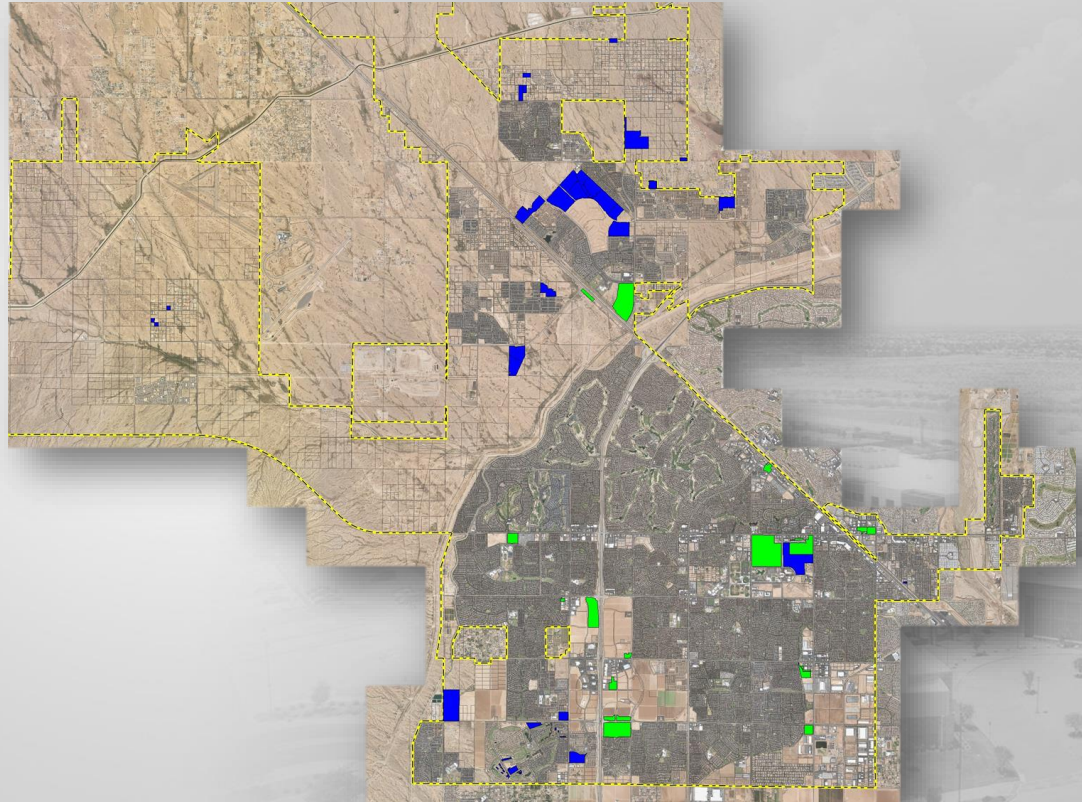


- Number of Pre-Plats: **8**
- Pre-Platted Lots: **1,877**

Approved Final Plats

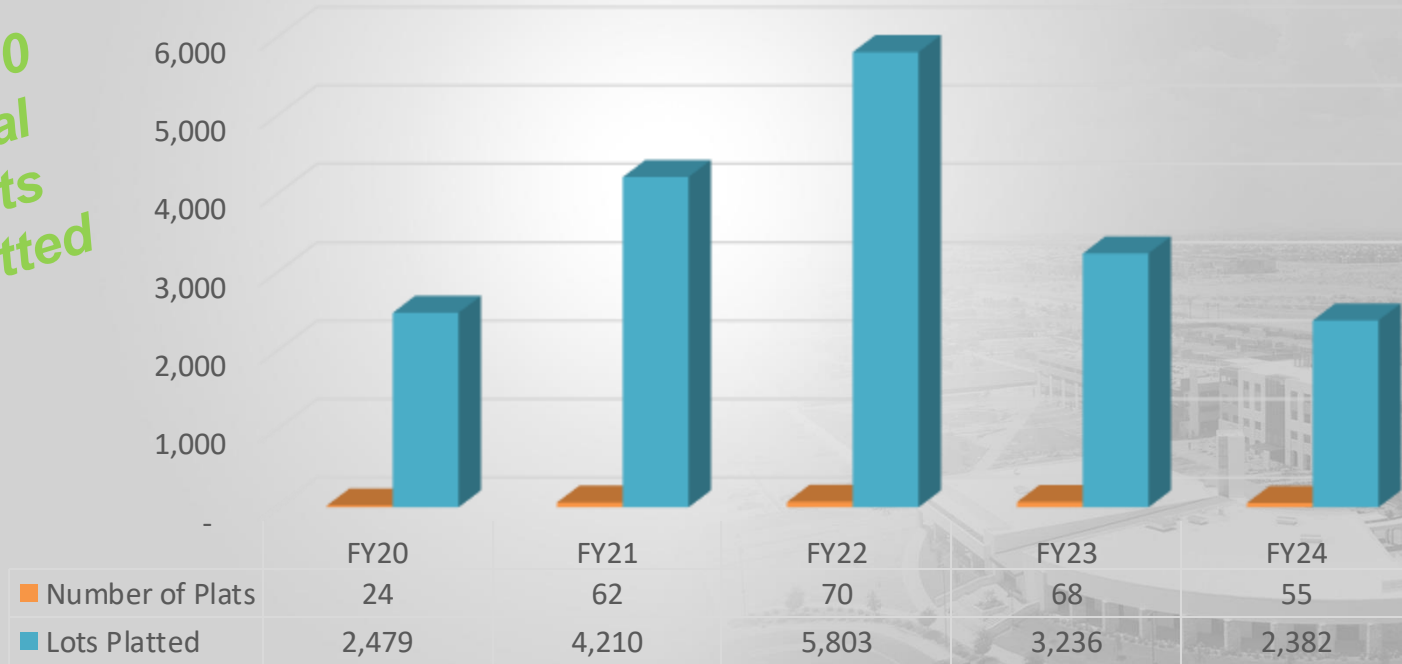


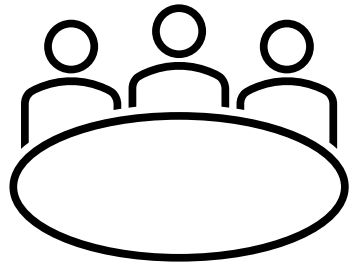
- **Number of Plats: 55**
Residential: 38
Commercial: 17
- **Platted Lots: 2,382**
Residential: 2,321
Commercial: 61



Total Approved Final Plats

18,110
Total
Lots
Platted





Community Development Overview (By Division)



CD Mission Statement

The Community Development Department strives to provide the very best level of service related to planning, permitting and building safety elements within the City of Surprise.



Administration

Lloyd Abrams, Director

Tiffany Copp & Mindy Davis, Assistant Directors

- Oversee Department Divisions
- Support Council goals and initiatives
- Focused on solving today's problems while thinking about/planning for the City's future!

Business Operations



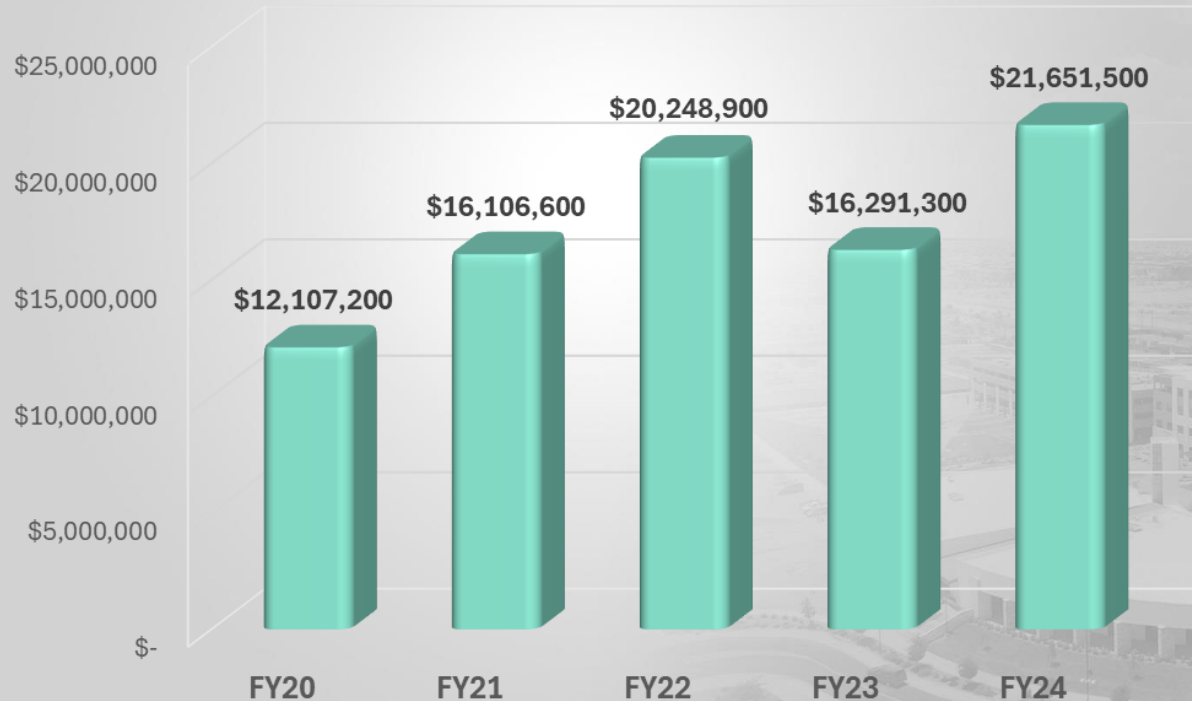
Established in FY25

Responsible For:

- Management of 80+ Development Agreements
- Management of development & permitting software and related applications
- Reporting on department financials and statistics
- Development of annual department budget, contracts for goods & services

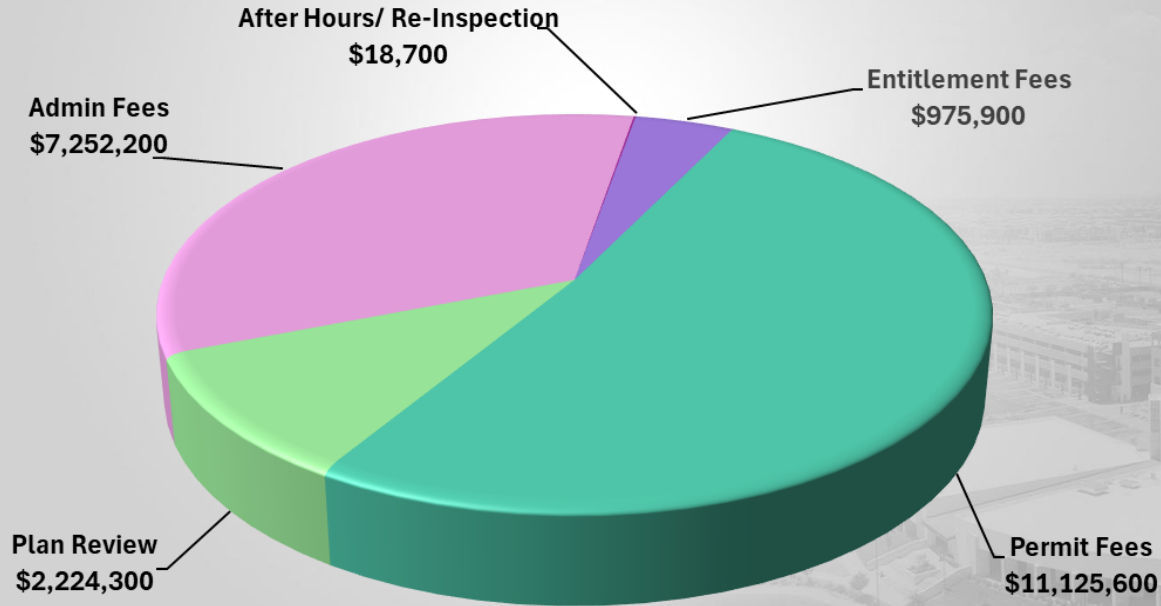
Business Operations

Revenue



Business Operations

FY24 Revenue



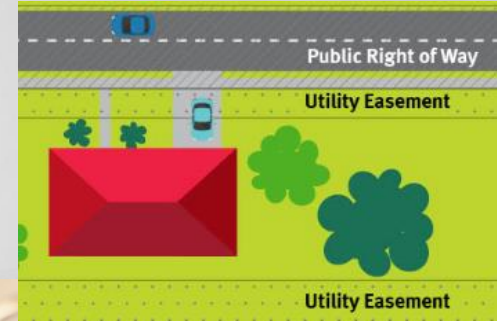
Real Property

Responsible For:

- Acquisition: Land, ROW, Easements
- Disposition
- Research: Legal Access, Ownership, etc.
- Land/Lease Management

FY24 Projects Included:

- Cactus Road Expansion
- Aquatics Center & Fire Station
- 163rd Avenue Expansion
- All future General Obligation Bond & CIP projects





Planning

Responsible For:

- Design Review & Pre-Application Meetings
- Spearheads the City's development process
- Case management for current and long-range planning efforts

FY24 Projects Included:

- Supporting the General Plan Update
- Continuation of Prasada/ Prasada North Developments
- Asante Development
- Bring forth various text amendments

Dev. Services & Building Safety

Responsible For:

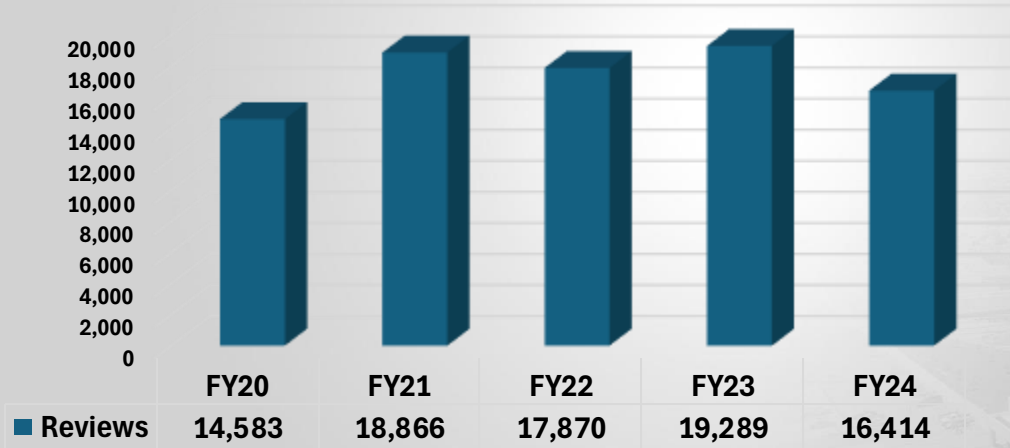
- Intake and processing of all building permit applications, temporary use permits, special event permits
- Building Plan Review & Inspections
 - Residential & Commercial

FY24 Projects Included:

- Supporting the implementation of an e-plan review ProjectDox platform
- Continued review of ongoing large-scale commercial developments:
 - Prasada/ Prasada North, Asante

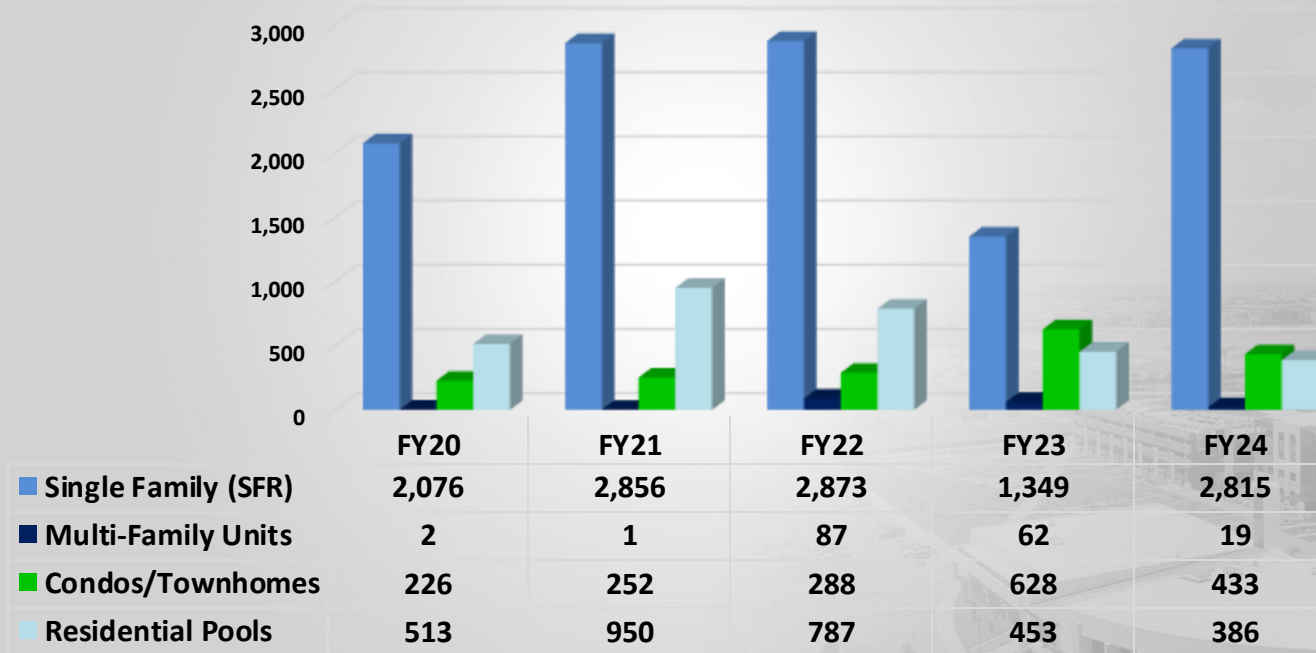
Plan Review

Completed Building Plan Reviews

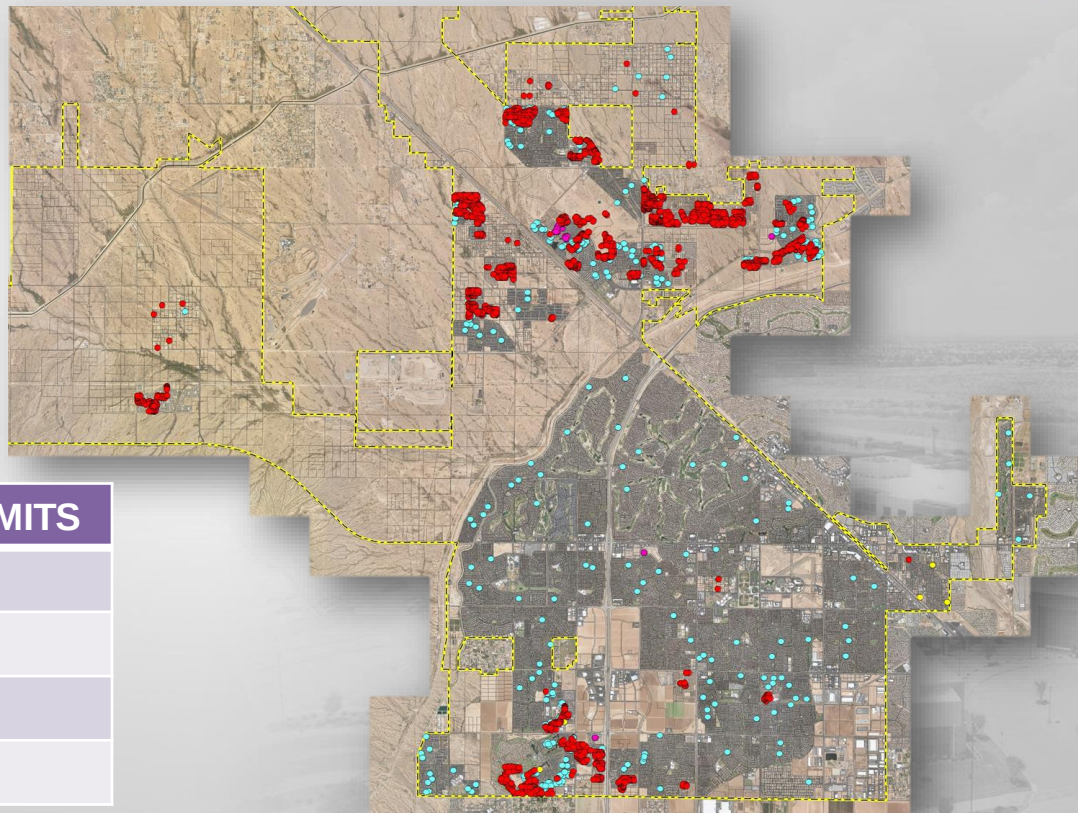


% Completed On or Before Due Date	
FY20	99.64%
FY21	98.88%
FY22	98.47%
FY23	98.18%
FY24	96.18%

Residential Permits Issued

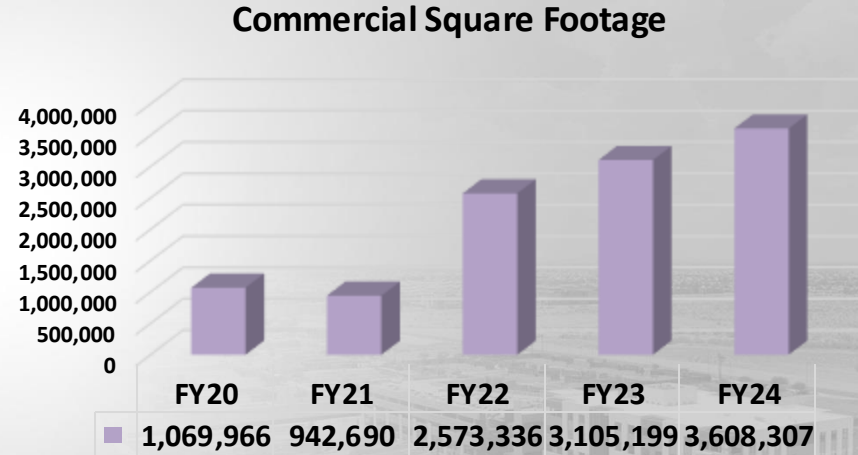
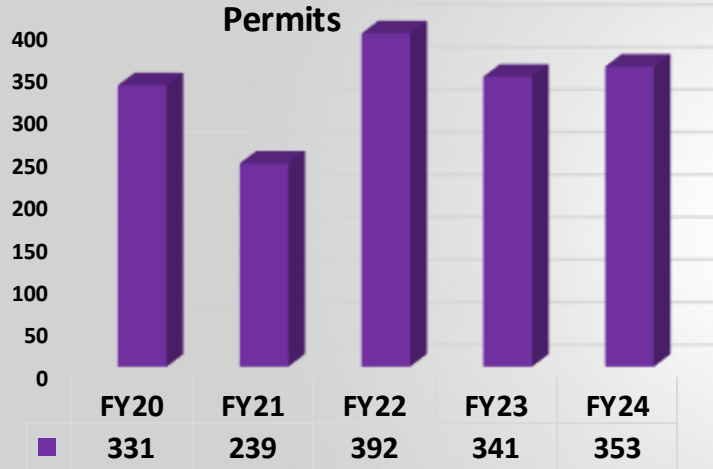


Residential Permits Issued



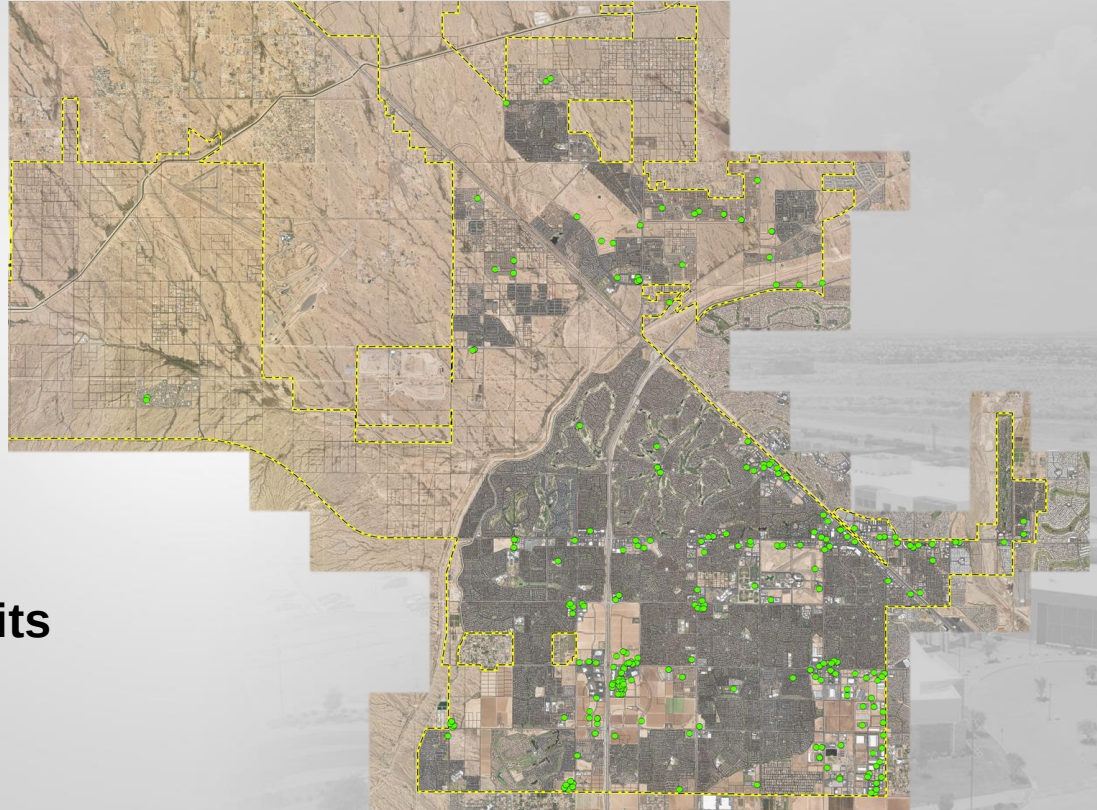
PERMIT TYPES	# OF PERMITS
Single-Family	2,815
Multi-Family	19
Condo/Townhome	433
Pools	386

Commercial Permits Issued



Total Estimated FY24 Valuation: \$394,810,804

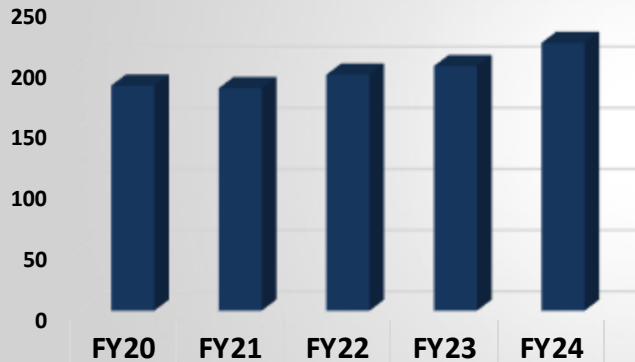
Commercial Permits Issued



**New Commercial
Construction Permits**
353

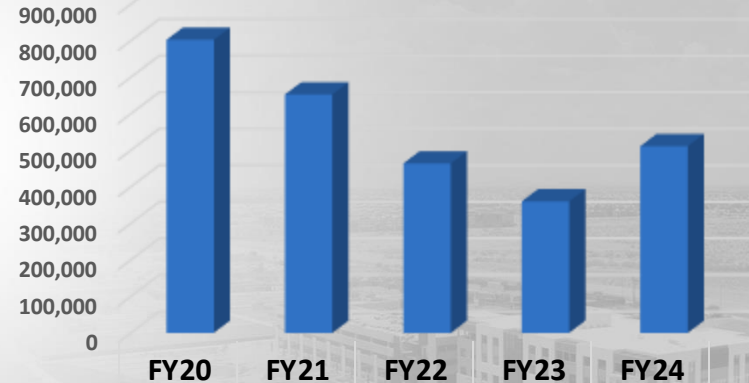
Tenant Improvement Permits

Permits



■ Tenant Improvement

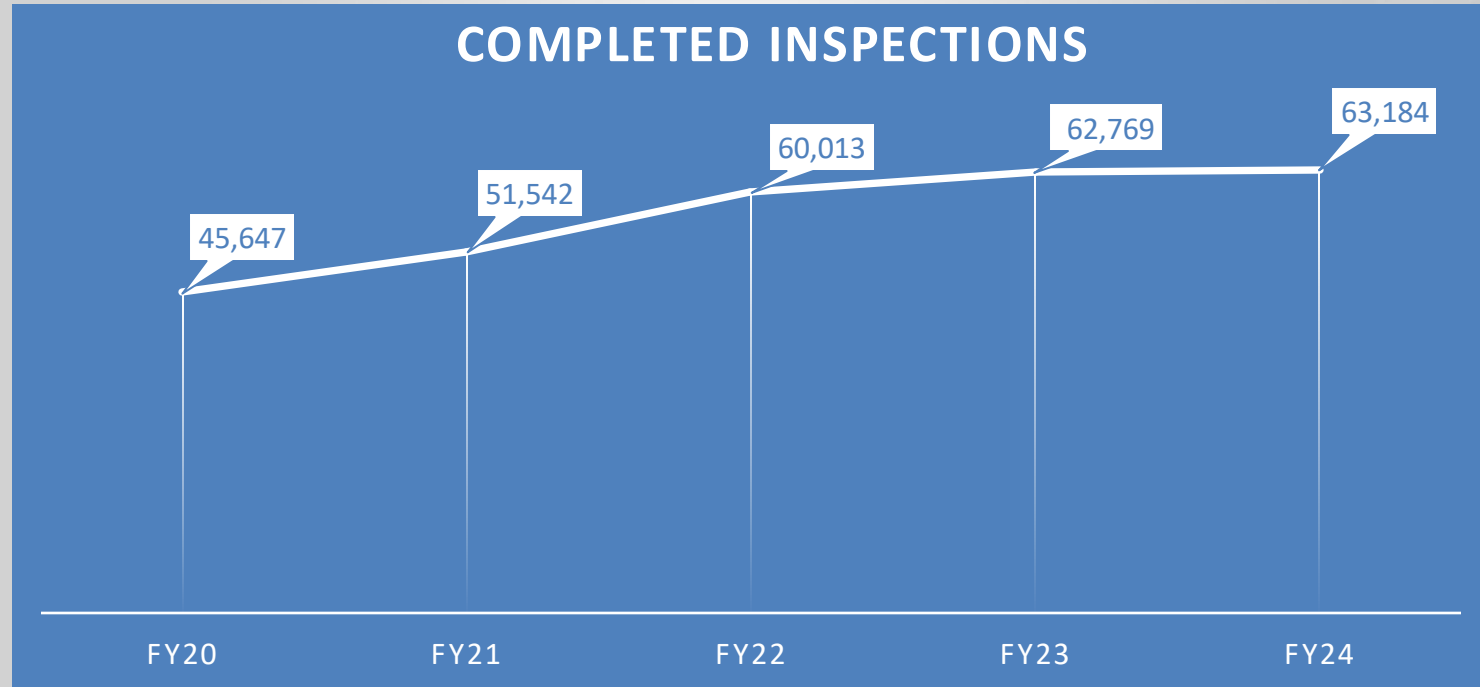
Square Footage



■ Square Footage

Total Estimated FY24 Valuation: **\$50,042,613**

Building Safety Inspections

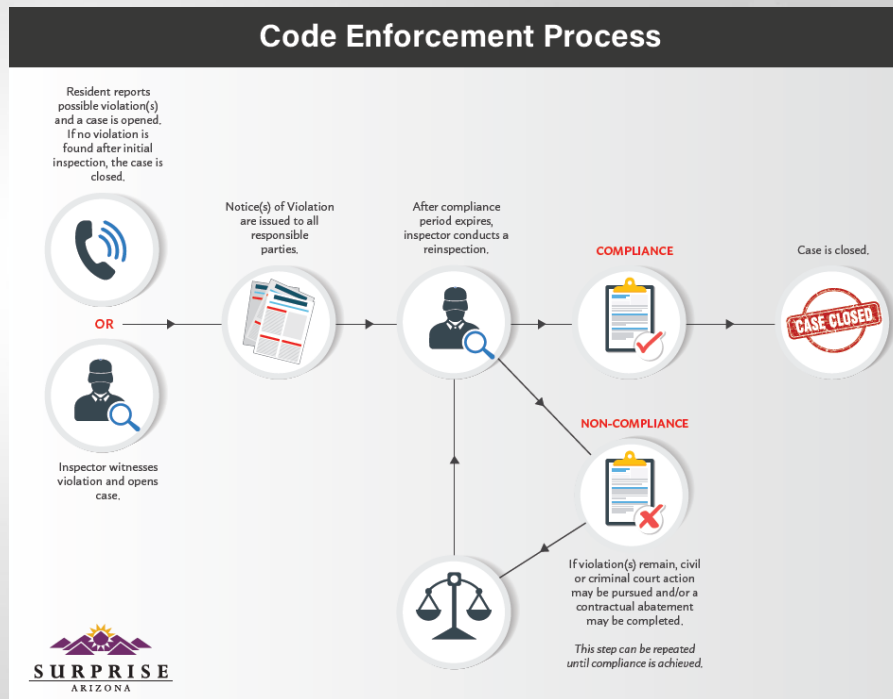


Code Enforcement

Responsible For:

Education & Enforcement

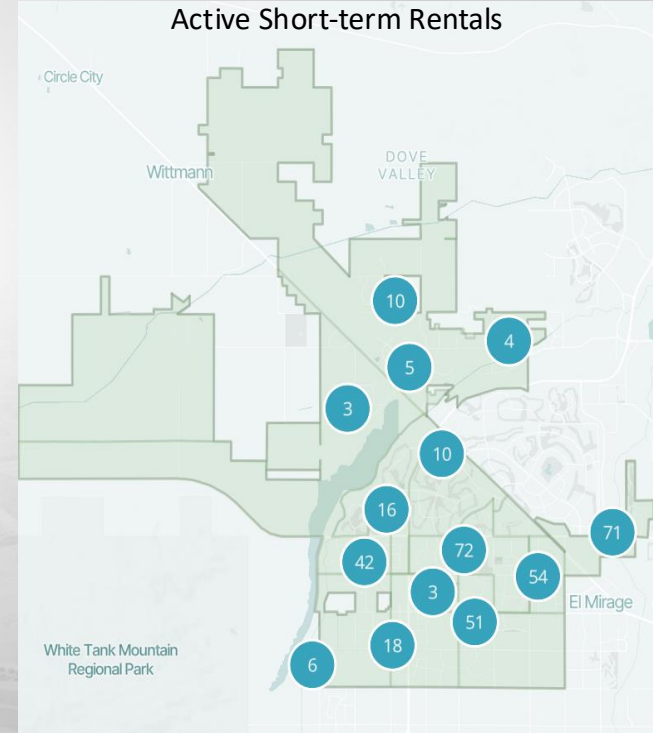
- Property Maintenance code
- Sign Code
- International Building Codes
- Zoning (LDO) Code
- Short Term Rental Ordinance
- Other City Municipal Codes



Code Enforcement

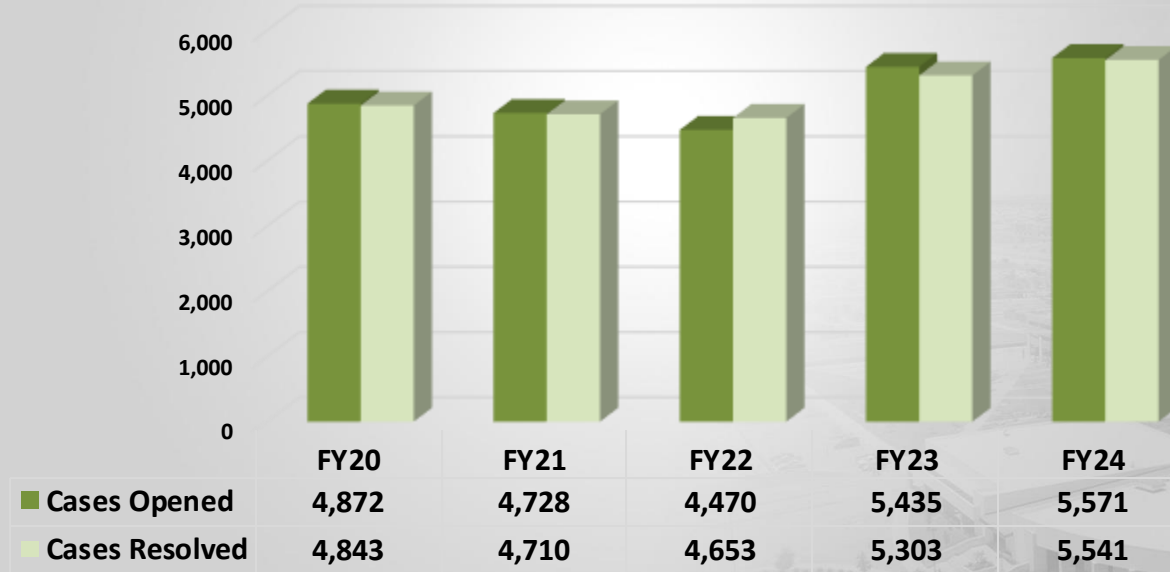
FY24 Projects Included:

- Short Term Rental application process
 - Application and fee fully digital
- Strategic clean-up campaign in the OTS
- Semi-truck & RV illegal parking education
 - Monitoring new legal parking locations

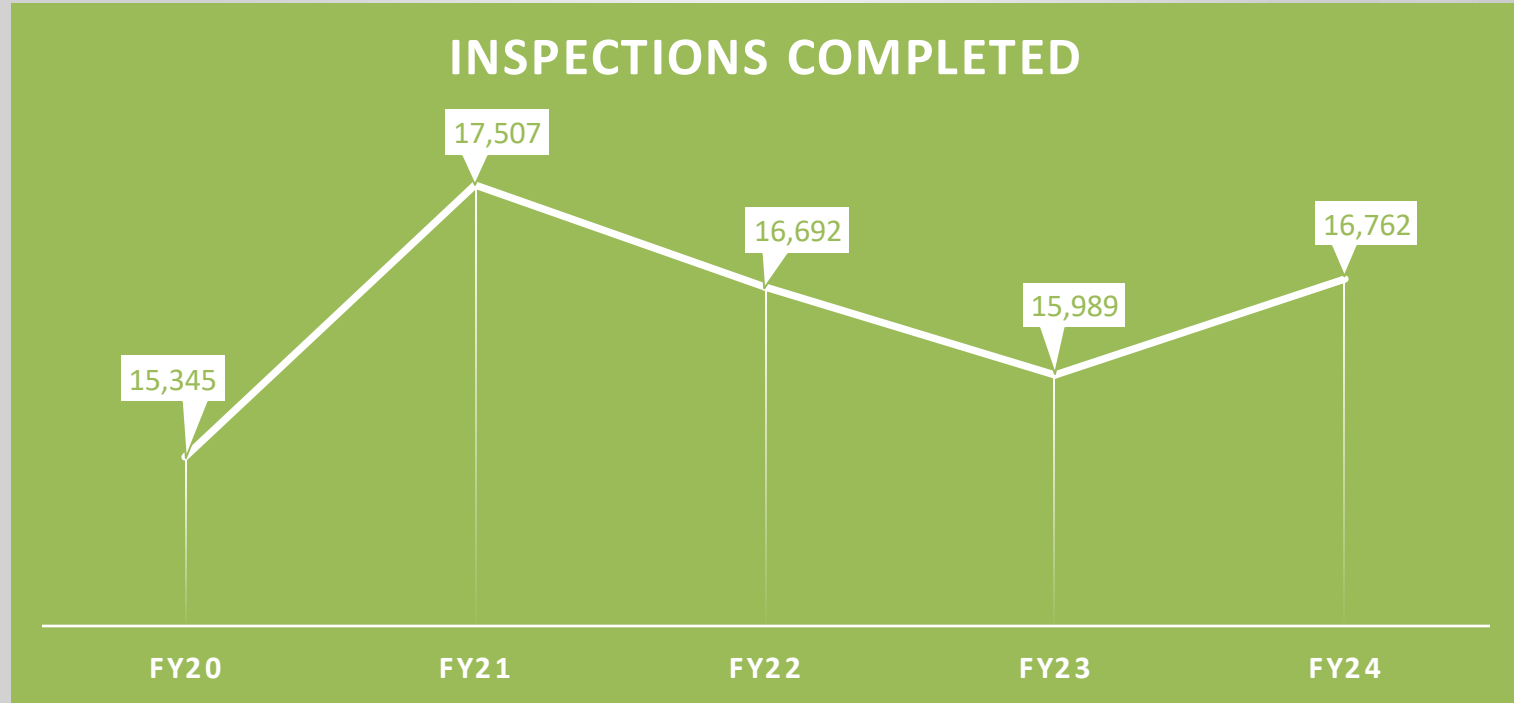


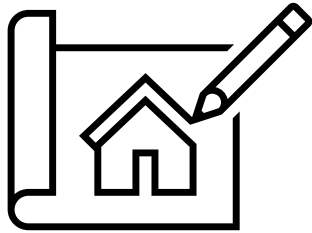
Code Enforcement

Cases Opened and Resolved



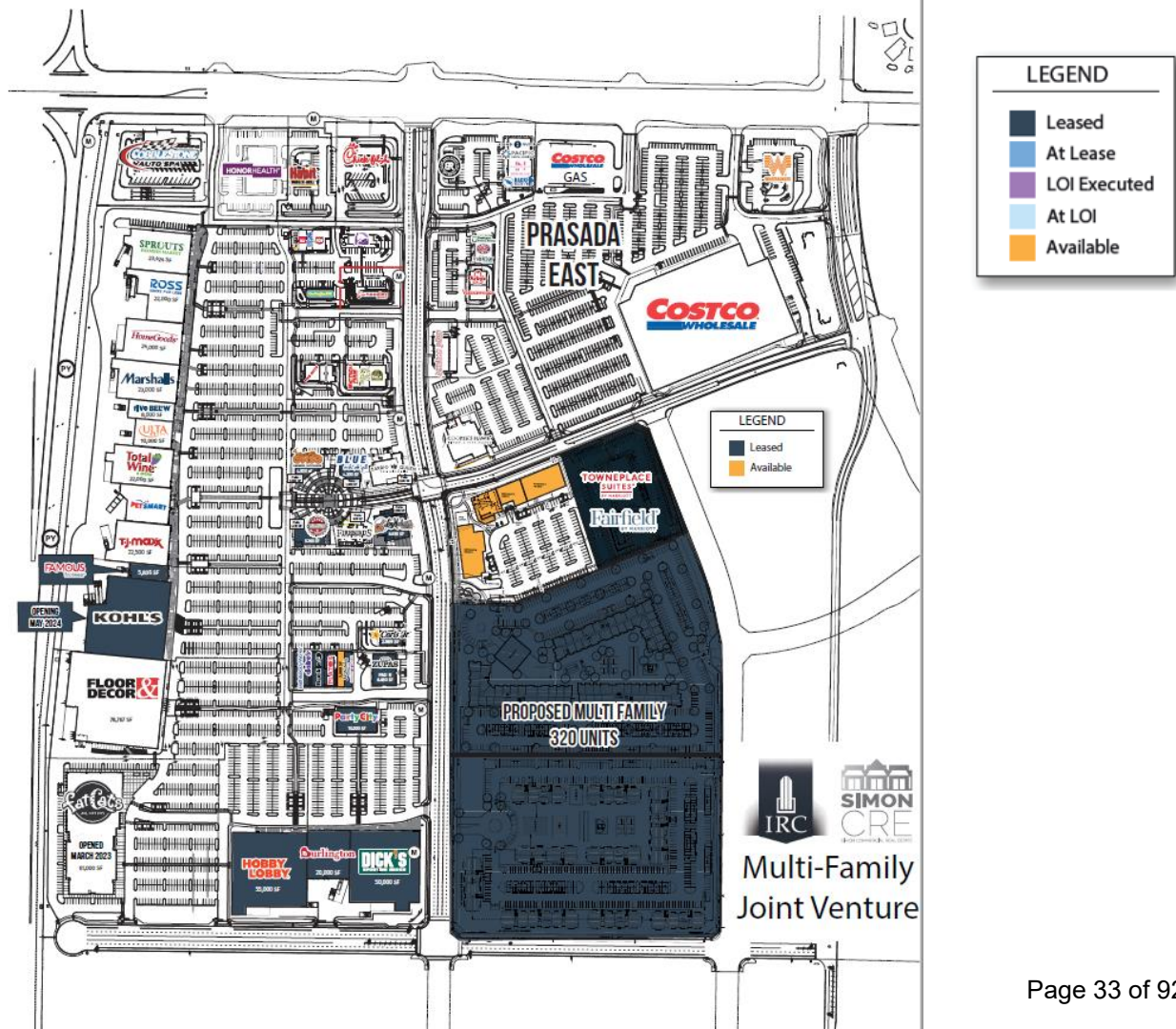
Code Enforcement





Ongoing Development Activity

**PRASADA
SHOPPING
CENTER**



PRASADA NORTH



LEGEND

- Leased
- At Lease
- LOI Executed
- At LOI
- Available

Commercial - Retail



Home Depot

Cactus Rd. & Loop 303

Target | Prasada North



Commercial - Retail

American Furniture Warehouse | Prasada North



Commercial - Retail



Sterling Grove Shopping Center | 17230 W. Peoria Ave.

Commercial - Hotels

Spring Hill Suites | City Center



Fairfield Marriott Village at Prasada

Commercial - Preschool

Sunrise Preschool

17189 W. Greenway Road



Multi-Family

Elanto at Prasada 15901 W. Waddell



Multi-Family

Yardly Paradisi Bungalows | 12065 N. 168th Lane



Multi-Family

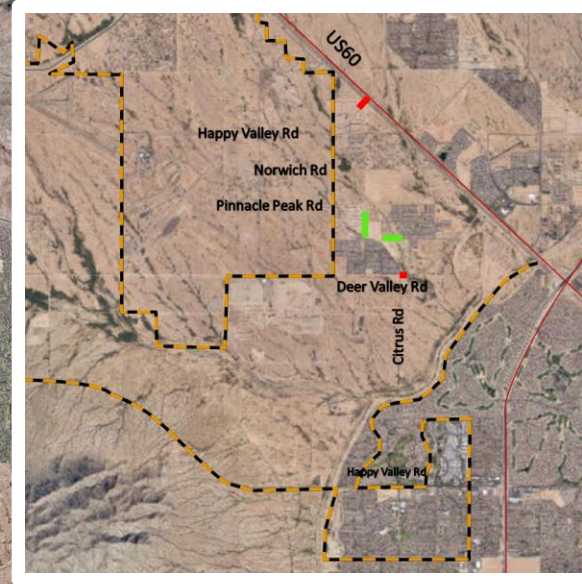
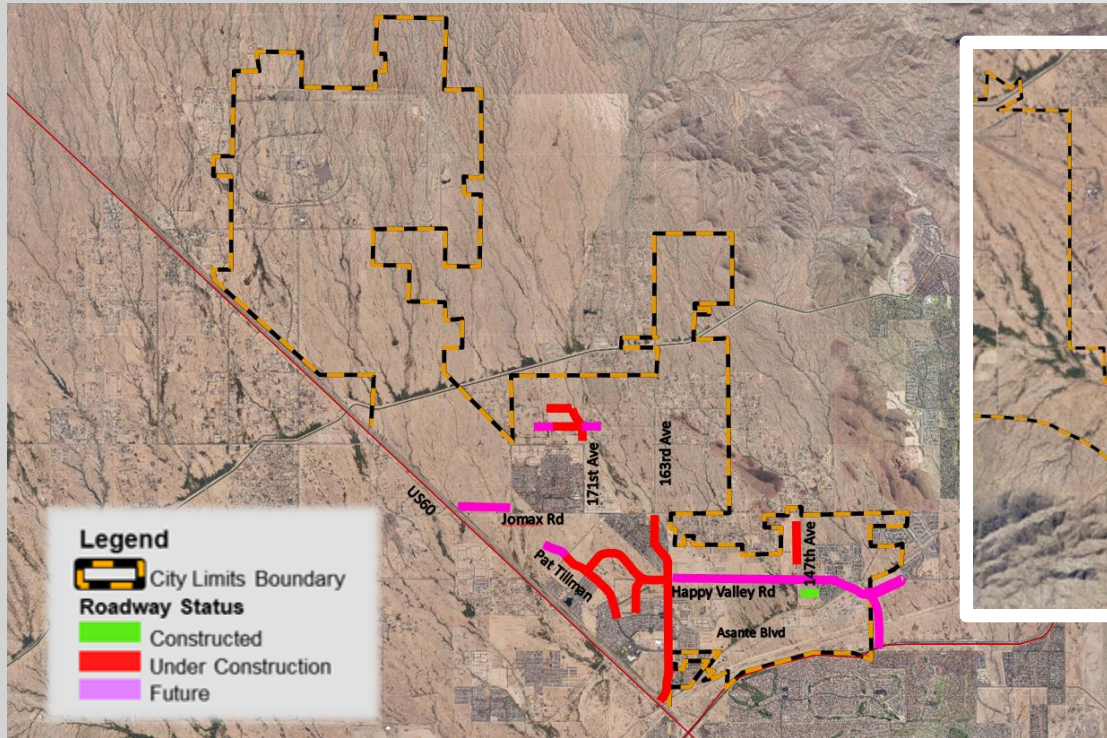
Allora



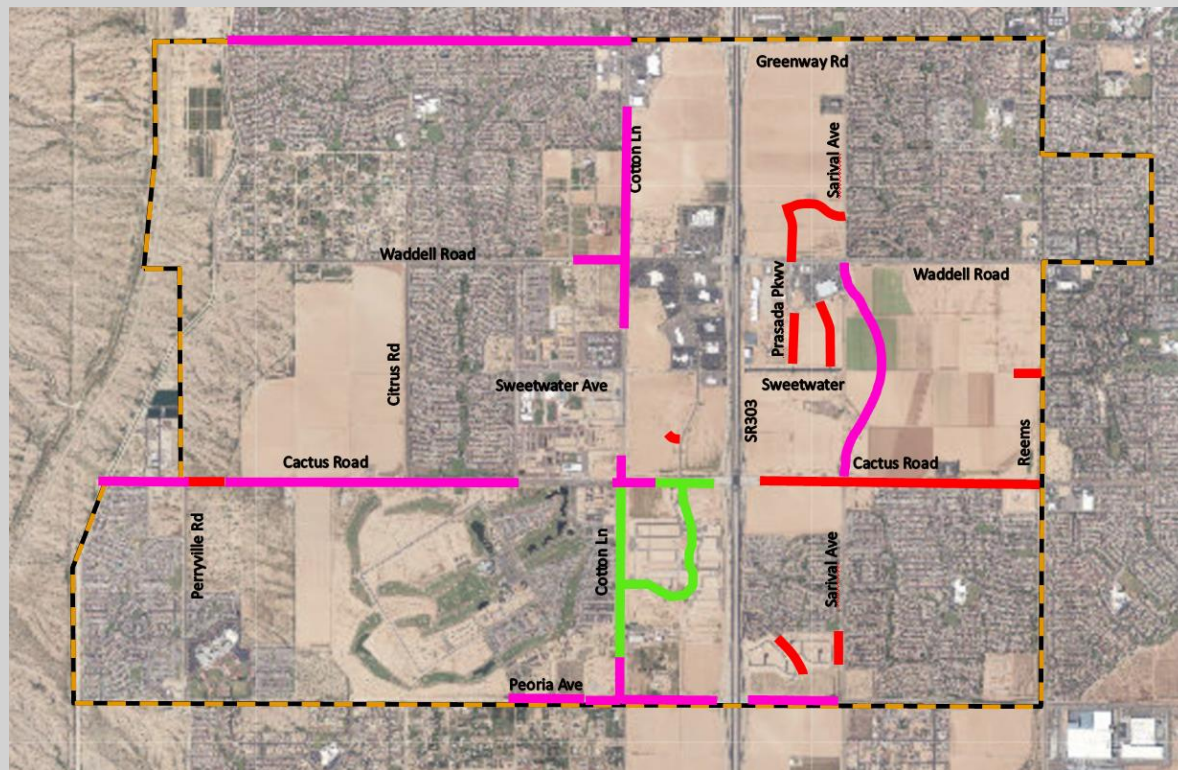
Industrial Dysart and Cactus Roads



Roadway Status District 1



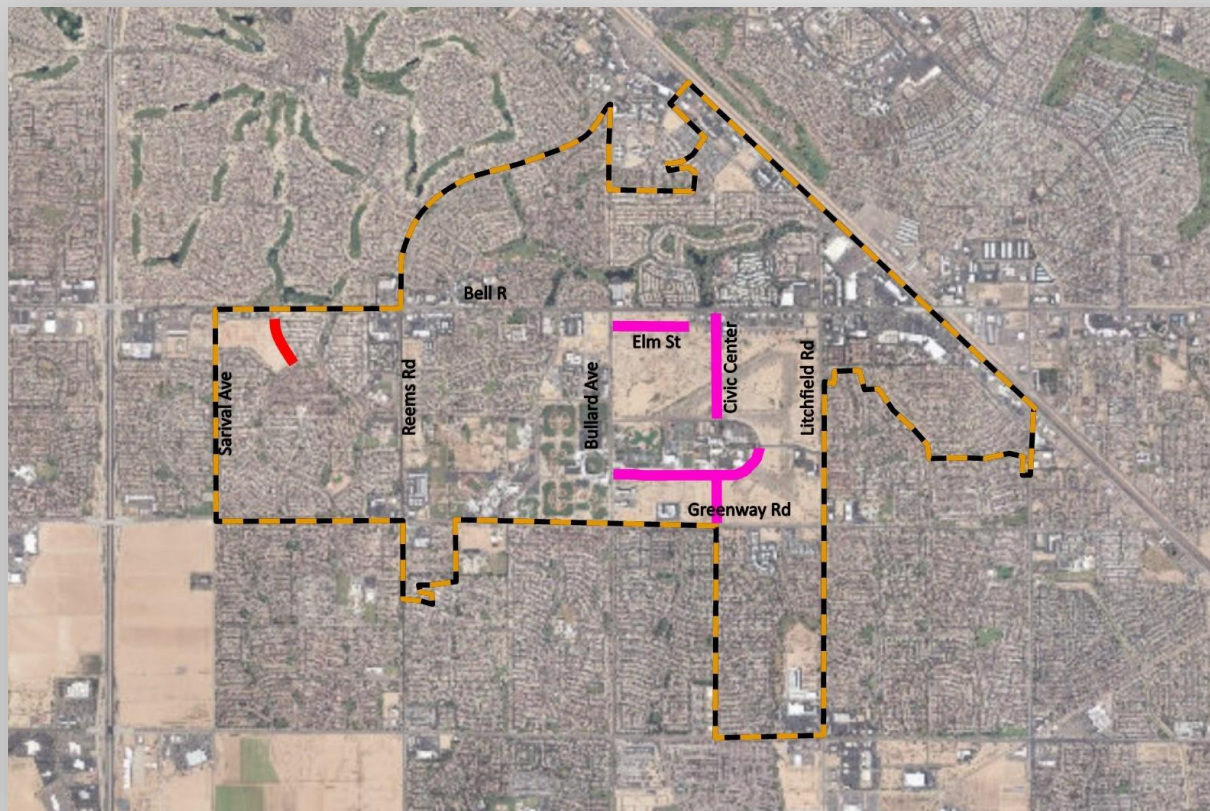
Roadway Status District 3



Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future

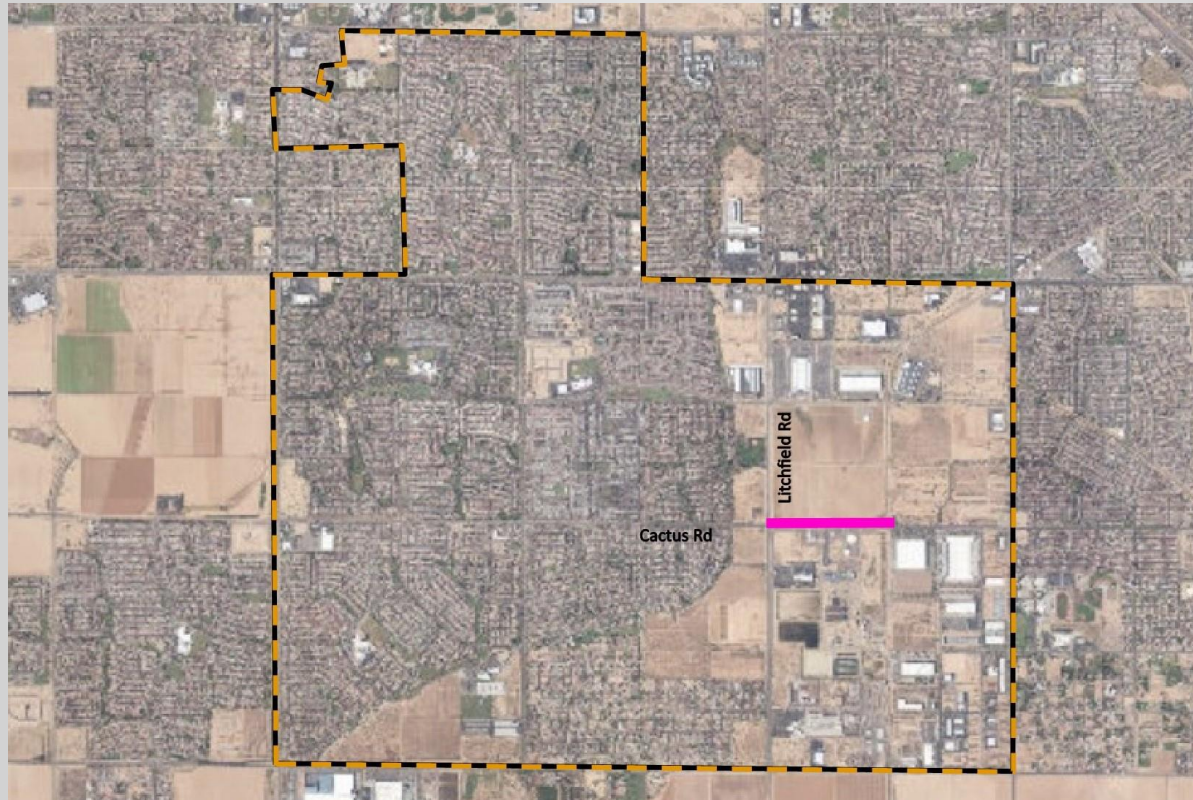
Roadway Status District 5



Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future

Roadway Status District 6



Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: October 17, 2024 Contact Person: Renee Puig-Hink
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the October 3, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-03-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 3, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on October 3, 2024.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Commissioner Jay Leonard, Chair Jared Holland, Vice Chair Ken Chapman, Commissioner Keating, and Commissioner Dennis Bash.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tanner Wessel, Planner II; Carl Montgomery, Chief Building Official; Renee Puig-Hink, Administrative Specialist Senior; and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

Alex Christ, Surprise, AZ – Expressed concerns about crime and neighborhood density.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the September 19, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the September 19, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Leonard seconded the motion. Motion passed with 6 votes in favor. Commissioner Keating abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

- None

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “North Copper Canyon Village Parcel 2B”, date received July 30, 2024, a property generally located east of Pinnacle Peak Road and 175th Avenue. Case FS23-0993.

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

The Commission discussed the following:

- Traffic Impact Analysis (TIA) and possible future traffic signal at Norwich Drive & Grand Avenue/US 60.
- Park Amenity and site-parking.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “North Copper Canyon Village Parcel 2B”, date received July 30, 2024, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:16 pm.

Jared Holland
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Renee Puig-Hink, Secretary

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: October 17, 2024 Contact Person: Alex Ferruccio
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, generally located west of Parkview Place and south of Grand Avenue, within the Park Place Planned Area Development (PAD). Case FS24-0149.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for Sweet Pea Preschool 2, Case FS24-0149, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for Sweet Pea Preschool 2, Case FS24-0149, because *[insert reason]*.

Background:

Lynnette Bole with Sweet Pea Kids, requests a CUP with Site Plan to allow for a new preschool facility on a vacant 1.92-acre parcel generally located west of Parkview Place and south of Grand Avenue within the Park Place PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Staff Report

2. 01 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Vicinity Map
 3. 02 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Zoning Map
 4. 03 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Site Plan
 5. 04 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Landscape Plan
 6. 05 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Elevations
 7. 06 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Citizen Participation Report
 8. 07 - FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - Affidavit of Sign Posting
 9. FS24-0149 Sweet Pea Preschool 2 CUP with Site Plan - PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0149

Project Name: Sweet Pea Preschool 2

Council District: 2 – Cottonwood

Meeting Date: October 17, 2024

Planner: Alex Ferruccio, Planner I

Owner: Lynnette Bole, Sweet Pea Kids

Applicant: Lynnette Bole, Sweet Pea Kids

Request: Conditional Use Permit with Site Plan for a preschool facility

Site Location: Generally located west of Parkview Place and south of Grand Avenue in the Park Place Planned Area Development (PAD)

Site Size: 1.92 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

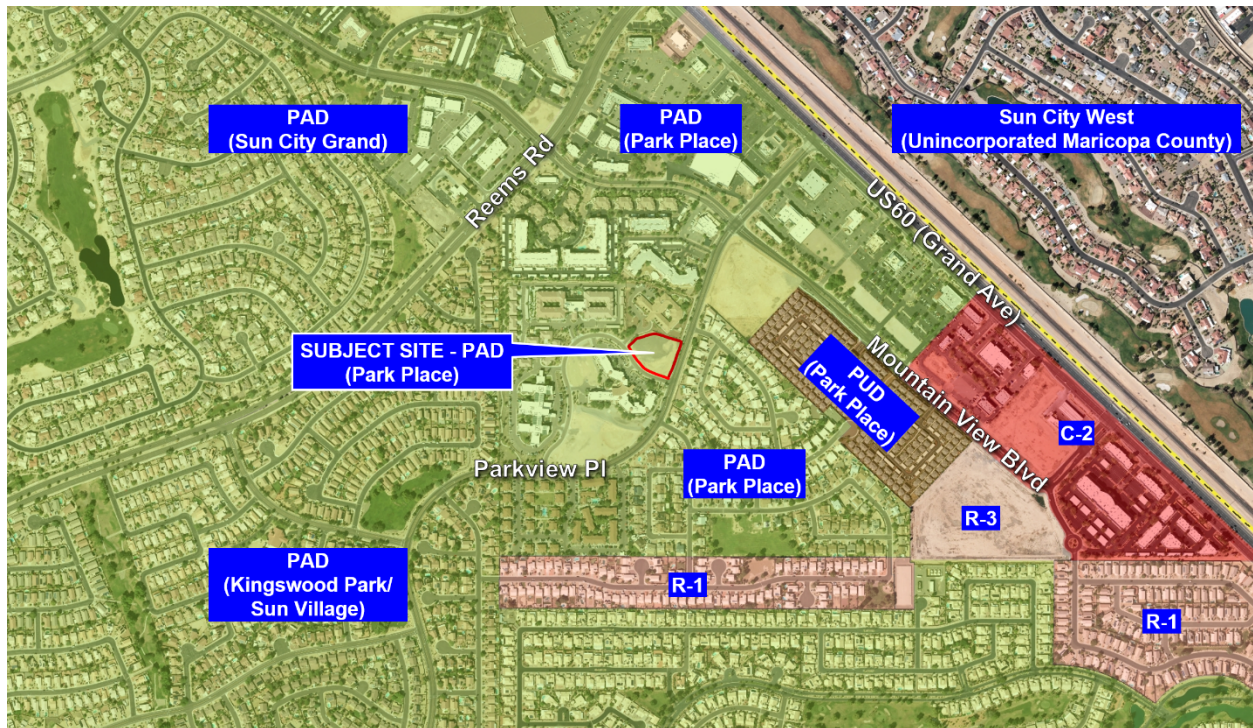
Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit with Site Plan, Case FS24-0149, subject to stipulations 'a' through 'e'.

Project Description:

Lynnette Bole, on behalf of Sweet Pea Kids, requests a Conditional Use Permit with Site Plan to allow for a new preschool, generally located west of Parkview Place and south of Grand Avenue within the Park Place PAD.

Surrounding Land Zoning:



Park Place PAD (MU-20)	Park Place PAD (MU-20)	Park Place PAD (R-1)
Park Place PAD (MU-20)	Park Place PAD (MU-20)	Park Place PAD (R-1)
Park Place PAD (MU-20)	Park Place PAD (MU-20)	Park Place PAD (R-1)

Background:

November 14, 1991: The Mayor and City Council approved the Park Place Planned Area Development (PAD) under case PAD 91-001.

July 6, 2010: The Mayor and City Council approved a planned area development amendment to change the underlying zoning designation of the subject parcel to Mixed Use (MU-20) within the Park Place PAD under case FS10-099.

October 12, 2023: Staff met with the applicant to discuss a proposed preschool during a Concept Review meeting held under CR23-0842.

February 13, 2024: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new preschool under FS24-0149, the subject case number.

May 28, 2024: The applicant held an in-person citizen outreach meeting in the Presidential Room of The Park at Surprise Independent Living Community. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The subject request involves a 16,027 square foot preschool and day care facility on a vacant 1.92-acre parcel located on the northwest corner of Parkview Place and Parkwood Drive. The subject site is zoned Planned Area Development (PAD) and has an underlying land use designation of Mixed Use (MU-20) within the Park Place PAD. The PAD references the Surprise Unified Development Code (SUDC) for land uses. The SUDC lists "Day care center" as Conditionally Permitted in MU zoning districts and requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed in Sec. 122-80 of the SUDC.

The site will be accessed via two driveways: one on Parkview Place and the other on Parkwood Drive. There is an existing driveway entrance on Parkwood Drive that will be relocated. The proposed site plan also demonstrates pedestrian connectivity from the site out to the existing sidewalk along Parkview Place and Parkwood Drive.

The SUDC states that day cares shall have a minimum of 1 (one) parking space per 375 square feet of floor area. The floor area of the building is 11,200 square feet, therefore 30 parking spaces are required and 30 are being provided, along with 2 (two) ADA spaces. The SUDC also states that 4 (four) bicycle parking spaces shall be provided, which this project is providing.

The proposed landscaping meets the requirements of the Park Place PAD and the Surprise Municipal Code. On-site the applicant is proposing 52% of landscape coverage, which exceeds the minimum requirements of the SUDC. All plants being installed are listed as low water use/drought tolerant plants by the Arizona Department of Water Resources (Phoenix Active Management Area). A refuse enclosure is proposed to be located along the northeast portion of the site and will be screened by an enclosure and landscaping.

The Park Place PAD states that building architecture should be consistent with the surrounding developments to ensure continuity. The proposed building colors and material palette will match the existing nearby developments and complement the surrounding area. The primary colors are earthtones accented with green trim and dark oak pillars. The materials used on the exterior are primarily stucco with stone accenting and roof tiles that match the existing developments. Varied roof lines have been incorporated to match the existing nearby developments.

Evaluative Criteria

The Park Place PAD references the MU uses listed under the SUDC for Principally Permitted uses and Conditionally Permitted uses. The SUDC lists "Day care center" as Conditionally Permitted in MU zoning districts and requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed in Sec. 122-80 of the SUDC.

These standards include the following:

- 104 A. A minimum of 75 square feet of outdoor play space per child shall be provided
105 from which at least 50 square feet of fenced in play space per child shall be
106 provided.

107
108 **Commentary:** The preschool will have the licensed capacity to hold up to 148
109 children at one time. This project meets this requirement as 20,856 square
110 feet of fenced-in outdoor space is being proposed.

- 111
112 B. The minimum lot area shall be no less than six thousand (6,000) square feet.

113
114 **Commentary:** The total area of this lot is 83,790 square feet.

- 115
116 C. Access to the day care facility shall be by means of a collector or arterial street.

117
118 **Commentary:** The access will be taken from Parkview Place (collector street)
119 and Parkwood Drive (local street).

- 120
121 D. As per article V of chapter 122, a sufficient number of drop-off stalls located
122 out of the main travel way shall be provided. A five-foot wide sidewalk running
123 from the drop-off spaces to the day care entrance shall be provided.

124
125 **Commentary:** The site provides 14 parking spaces abutting the sidewalk at
126 the entrance of the building. The width of the sidewalk running from the drop-
127 off spaces to the day care entrance varies from 5 (five) feet to 7 (seven) feet.

128
129 This CUP application has been reviewed against the standards listed above. Staff finds that
130 this CUP application conforms to the requirements set under the Surprise Municipal Code.

131
132 **Neighborhood Outreach:**

133
134 An in-person Neighborhood Meeting was held at The Park at Surprise Independent Living
135 Community on May 28, 2024, which was advertised per the requirements of the municipal
136 code. There were 6 attendees who had questions about building setbacks, solar panels, the
137 speed of traffic, and the operations of the daycare. A detailed summary of the outreach
138 meeting can be found in the attached Citizen Participation Report.

139
140 **Conformance with Adopted Plans:**

141
142 **Surprise General Plan 2040:** The proposal is consistent with the Surprise General Plan
143 2040.

144
145 The proposal is consistent with the Surprise General Plan 2040. The subject property is
146 within the Neighborhood Character Area, which supports uses such as that proposed.

147
148 The proposed development adheres to the Neighborhood Character Area Development by
149 providing supporting commercial uses to surrounding residential.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base, and the Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan 2040, Park Place PAD, Surprise Municipal Code, and all applicable zoning codes.

Findings:

- The proposed Site Plan demonstrates compliance with the Park Place PAD, Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- The proposed Site Plan demonstrates compliance with applicable development standards of The City of Surprise Land Development Ordinance.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS24-0149**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Sweet Pea Preschool #2" consisting of one (1) sheet prepared by Archi-CAD Architects, PLLC and date received July 2, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sweet Pea Preschool #2" consisting of one (1) sheet prepared by Ruben Valenzuela and received June 18, 2024.
- c. Building elevations shall be consistent with the Elevations entitled "Sweet Pea Preschool" consisting of one (1) sheet prepared by Archi-CAD Architects, PLLC and received June 18, 2024.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

- 196 e. Non-compliance with the stipulations of approval of this case will be treated as a
197 violation in accordance with the applicable provisions of the Surprise Municipal
198 Code.
199

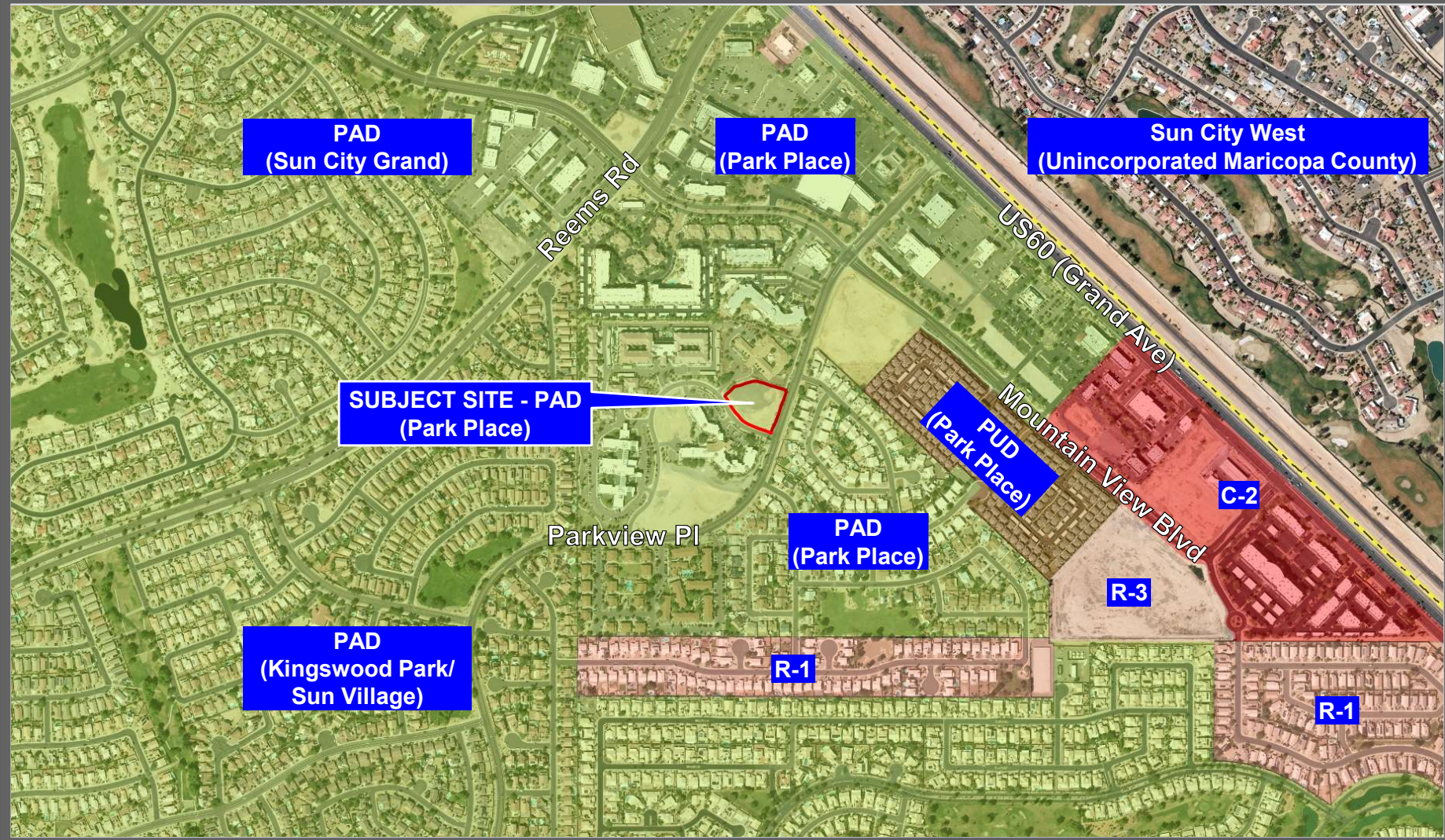
200 However, should the Commission wish to **deny** the request, the Commission should make
201 its own findings and base its decision on those alternative findings.
202

203 **Attachments:**
204

- 205 01 Vicinity Map
206 02 Zoning Map
207 03 Site Plan
208 04 Landscape Plan
209 05 Elevations
210 06 Citizen Participation Report
211 07 Affidavit of Site Posting
212 PPT



FS24-0149 VICINITY MAP

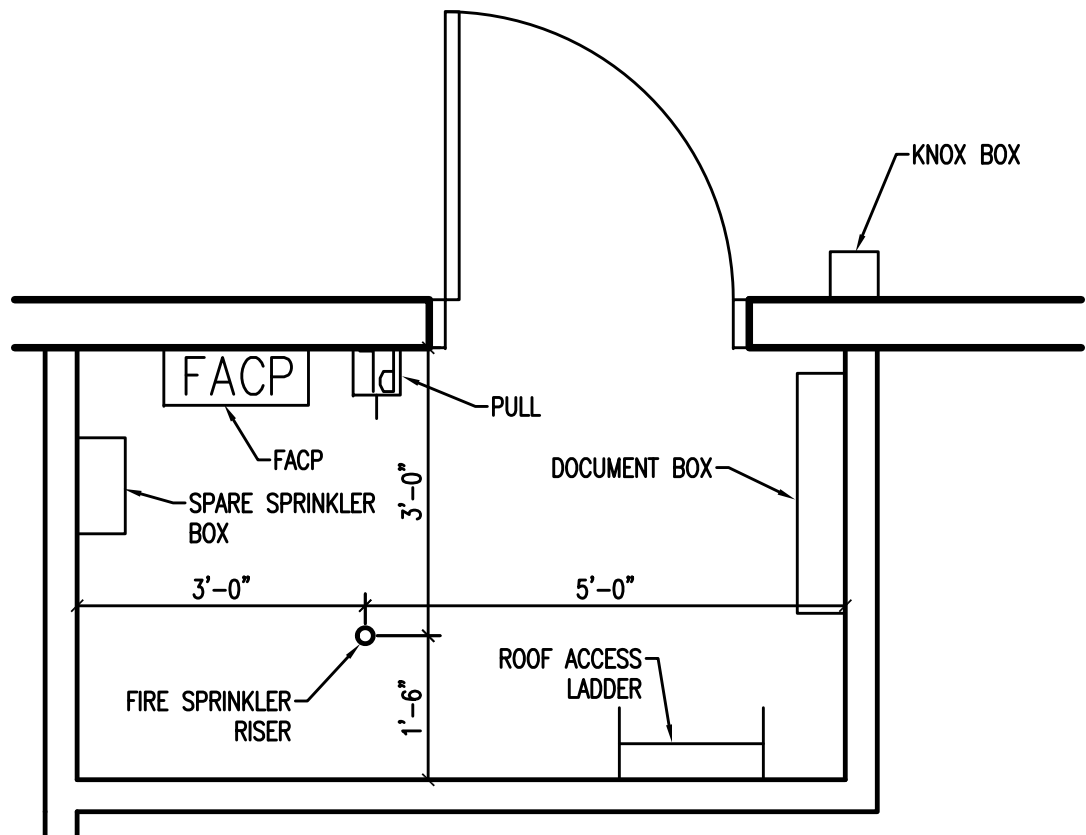


FS24-0149 ZONING MAP

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN IS SOLELY FOR THE ARCHITECT'S INTERPRETATION, DECISIONS, OBSERVATIONS AND RECOMMENDATIONS. USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S CONSENT IS IN VIOLATION OF COMPANY LAW, COPYRIGHTS, STATUTES AND OTHER RESERVED RIGHTS. REFERS TO ACT 17 U.S.C. PAR. 301 (1991).

SITE PLAN NOTES

1. An ERRC radio survey test will be conducted 559 prior to C of O. If the test fails an ERRC radio system shall be installed. - IFC 510.
2. Building roof is a combination of clay tile roofing and coated foam roofing.



FIRE RISER ROOM PLAN
SCALE: 1/2"=1'-0"

SITE TABLE

Total Area of the Site	63,831 sf
Total Impervious Area of the Site	34,922 sf
Adjusted Total Pervious Area of the Site	28,909 sf
Percentage of Impervious Area for the Site	54.7%

SIGNS AND SIGNAGE

Signs and Signage are not covered by this permit. A separate permit will be required.

APPLICABLE CODES

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

AND ALL OTHER APPLICABLE CODES PERTAINING TO THE ABOVE DOCTRINES.

SITE PLAN
SCALE: 1"=20'

APPLICANT/OWNER

SWEET PEA KIDS PRESCHOOL & CHILD CARE LLC
16401 W SOFT WIND DRIVE
SURPRISE, AZ 85387
(623) 200-7993
LYNNETTE BOLE

ARCHITECT

ARCHI-CAD ARCHITECTS PLLC
2101 E BROADWAY RD, SUITE 36
TEMPE, AZ 85282
(480) 962-3823 office
KENNETH R ELLER
AZ REG: 23481

PROPERTY ADDRESS

14548 W PARKWOOD DRIVE
SURPRISE, AZ 85374

PROPERTY DESCRIPTION

Lot 1, of PARKVIEW PLACE SENIOR VILLAGE, according to the plat of record in the Office of the Maricopa County Recorder in Book 1066 of Maps, page 19.

PARCEL NUMBER

503-98-964

ZONING

EXISTING ZONING: PAD/MU-20 (NO CHANGE)

LOT SIZE:

GROSS = 83,790 SF (1.92 AC)
NET = 63,831 SF (1.46 AC)

LOT COVERAGE

16,027/63,831 = 0.25 = 25%

BUILDING HEIGHT

ALLOWED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 24'-6"

CONSTRUCTION TYPE

V-B
FIRE SPRINKLER PER NFPA 13 - YES
FIRE ALARM - YES
EMERGENCY LIGHTING - YES

OCCUPANCY TYPE

E CHILDCARE

ALLOWABLE BUILDING AREA

OCCUPANCY E 38,000 SQ.FT.

BUILDING AREA

PROPOSED ENCLOSED FLOOR AREA	11,200 SF
PROPOSED AWNING AREA	3,419 SF
PROPOSED COVERED PATIO AREA	814 SF
PROPOSED COVERED PATIO AREA	15,433 SF

PROPOSED CANOPY AREA 594 SF

PLAY AREA

148 CHILDREN @ 75 SF/CHILD	11,100 SF
PROPOSED PLAY AREA	20,856 SF

PARKING CALCULATIONS

AUTO SPACES REQUIRED:

CHILD CARE: 1/375 sf = 30 spaces
TOTAL: 30 spaces

SPACES PROVIDED: 30 spaces

ACCESSIBLE REQUIRED: 2 spaces

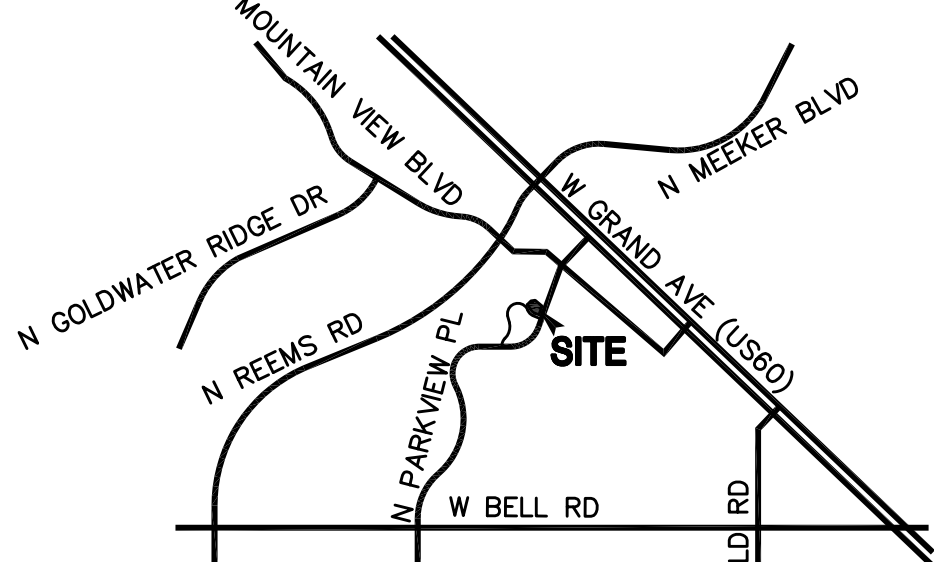
ACCESSIBLE PROVIDED: 2 spaces

BICYCLE SPACES REQUIRED:

CHILD CARE: 4 spaces
SPACES PROVIDED: 4 spaces

NOTES

1. EXISTING CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING STREET LIGHT.
4. EXISTING FIRE HYDRANT.
5. EXISTING ELECTRICAL TRANSFORMER.
6. EXISTING MISC. UTILITIES.
7. NEW DRIVEWAY ENTRANCE PER EDS DETAILS.
8. SIGHT VISIBILITY TRIANGLE.
9. EXISTING STORM DRAIN.
10. MONUMENT SIGN TO MATCH PARKVIEW PLACE SENIOR VILLAGE STANDARD.
11. TRASH ENCLOSURE PER COS STD DTL 2-01A SINGLE BIN, WITH SCREENING GATES. SEE DTL 1/A-0.4.
12. LIGHT POLE TO MATCH PARKVIEW PLACE SENIOR VILLAGE STANDARD.
13. ASPHALT DRIVE AISLE AND PARKING WITH CONCRETE CURB EDGE.
14. LANDSCAPE ISLAND.
15. ADA COMPLIANT PARKING SPACES AND AISLE, AND RAMPS, SEE DTL 7/A-0.3.
16. FIRE HYDRANT, SEE CIVIL PLANS.
17. ACCESSIBLE ROUTE TO PUBLIC WAY.
18. 6' TALL WROUGHT IRON FENCE WITH PRIVACY SCREEN FABRIC, SEE DTL 5/A-0.4 AND 2/A-0.3.
19. PLAYGROUND, ARTIFICIAL TURF.
20. CONCRETE PLAY AREA.
21. STORM WATER RETENTION AREA.
22. FIRE APPARATUS ROUTE PER 2018 AASHTO SU-40 (52.8' Max-36.4' Min.) (2018 461 IFC 503.2.4)
23. BICYCLE RACKS, SEE DTL 7/A-0.4.
24. REMOVE EXISTING DRIVEWAY, INSTALL NEW SIDEWALK, CURB, AND GUTTER TO MATCH EXISTING, FLUSH, MAX 1/4" VERTICAL SEPARATION AT EXISTING.
25. PRE-ASSEMBLED PLAY STRUCTURE SELECTED AND PROVIDED BY OWNER.
26. SAFETY ZONE PER PLAY STRUCTURE MANUFACTURER SPECIFICATIONS, RUBBER MAT COVERED WITH ARTIFICIAL TURF.
27. SHADE CANOPY, SHADE SCREEN FABRIC, SEPARATE PERMIT REQUIRED.
28. VEHICULAR ACCESS 16' WIDE WROUGHT IRON DOUBLE GATE, DOUBLE PADLOCK, SEE DTLS 12/A-0.3 AND 4/A-0.4.
29. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
30. FIRE RISER ROOM, SEE ROOM DETAIL THIS SHEET.
31. 4' TALL WROUGHT IRON PLAY YARD FENCE, SEE DTL 6/A-0.4 AND 2/A-0.3.
32. 4' WIDE, 5' TALL WROUGHT IRON PERIMETER GATE WITH KNOX LOCK, SEE DTLS 1/A-0.3, 3/A-0.3 AND 4/A-0.3.
33. WATER METERS, 1-1/2" DOMESTIC WATER METER, 1" LANDSCAPE METER, SEE CIVIL PLANS.
34. KNOX BOX.
35. ELECTRICAL SERVICE ENTRANCE, SEE ELECTRICAL PLANS.
36. 3' WIDE, 4' TALL WROUGHT IRON GATE, SEE DTL 4/A-0.3.
37. STOP SIGN, 30"x30", PER MAG STD DTL 2061-1.
38. STOP BAR, 24SW, AND CROSSWALK, 12SW, STRIPES PER MAG STD PAGE 5-18.
39. TEXTURED PAVEMENT IN CROSSWALK TO MATCH PARKVIEW PLACE SENIOR VILLAGE STANDARD.



VICINITY MAP



SWEET PEA PRESCHOOL #2

14548 W Parkwood Dr

Surprise AZ

Site Plan

SHEET NUMBER

A-0

Archi-CAD
ARCHITECTS, PLLC
2101 E Broadway Rd, Suite 36, Tempe, AZ 85282
Office (480) 962-3823 * archicad@earthlink.net

PROJECT	2316
DATE	6/10/24
REVISION	

REGISTERED ARCHITECT
CERTIFICATE NO.
23481
KENNETH R. ELLER
EXPIRATION 7/15/24
Expire: 9/30/26

PROJ# FS24-0149



LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE	QUANTITY
	TREES		
	CHILPOSIS LINEARIS 'BUBBA'/ BUBBA DESERT WILLOW	24" BOX STANDARD TRUNK	18
	PISTACIA CHINENSIS 'RED PUSH'/ RED PUSH CHINESE PISTACHE	24" BOX STANDARD TRUNK	11
	ULMUS PARVIFOLIA 'DRAKE'/ DRAKE EVERGREEN ELM	24" BOX STANDARD TRUNK	17
	SHRUBS		
	TECOMA HYBRID 'BELLS OF FIRE'/ BELLS OF FIRE TECOMA	5 GALLON	21
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'/ LYNN'S LEGACY TEXAS RANGER	5 GALLON	27
	TECOMA STANS 'GOLD STAR'/ GOLD STAR ESPERANZA	5 GALLON	30
	RUPELLIA PENINSULARIS/ BAJA RUELLIA	5 GALLON	26
	ACCENTS		
	HESPERALOE X 'PINK PARADE'/ PINK PARADE YUCCA	5 GALLON	49
	GROUNDCOVERS		
	ACACIA REDOLENS 'LOW BOY'/ LOW BOY PROSTRATE ACACIA	5 GALLON	19
	LANTANA CAMARA 'NEW GOLD'/ NEW GOLD LANTANA	1 GALLON	31
	LANTANA CAMARA 'TEXAS RED'/ TEXAS RED LANTANA	1 GALLON	35
	ROCK		
	DECOMPOSED GRANITE: COLOR-TABLE MESA BROWN	3/4" SCREENED 2" DEEP	18,520 S.F.
	TURF		
	SYNTHETIC GRASS		14,494 S.F.

KEY NOTES

- 1 NEW LANDSCAPING.
- 2 NEW BIKE PARKING.
- 3 NEW MASONRY SITE WALL.
- 4 NEW TRASH ENCLOSURE.
- 5 NEW BUILDING.
- 6 NEW ASPHALT DRIVE.
- 7 NEW ASPHALT PARKING.
- 8 NEW CONCRETE PAVING.
- 9 NEW SYNTHETIC TURF IN PLAY YARDS.
- 10 DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS.
- 11 NEW RETENTION BASIN.
- 12 NEW PLAY STRUCTURE WITH RUBBER MATTING UNDERNEATH.
- 13 NEW SHADE STRUCTURE OVER PLAY STRUCTURE.
- 14 NEW MONUMENT SIGN.
- 15 NEW 6' HIGH WROUGHT IRON FENCE W/ PRIVACY SCREEN.
- 16 NEW OH SITE LIGHTING.
- 17 SIGHT VISIBILITY TRIANGLE.
- 18 EXISTING CONCRETE SIDEWALK.
- 19 EXISTING ELECTRICAL TRANSFORMER.
- 20 NEW FIRE HYDRANT.
- 21 LANDSCAPE WATER METER.
- 22 IRRIGATION BACKFLOW PREVENTER.

LANDSCAPE COVERAGE CALCULATION

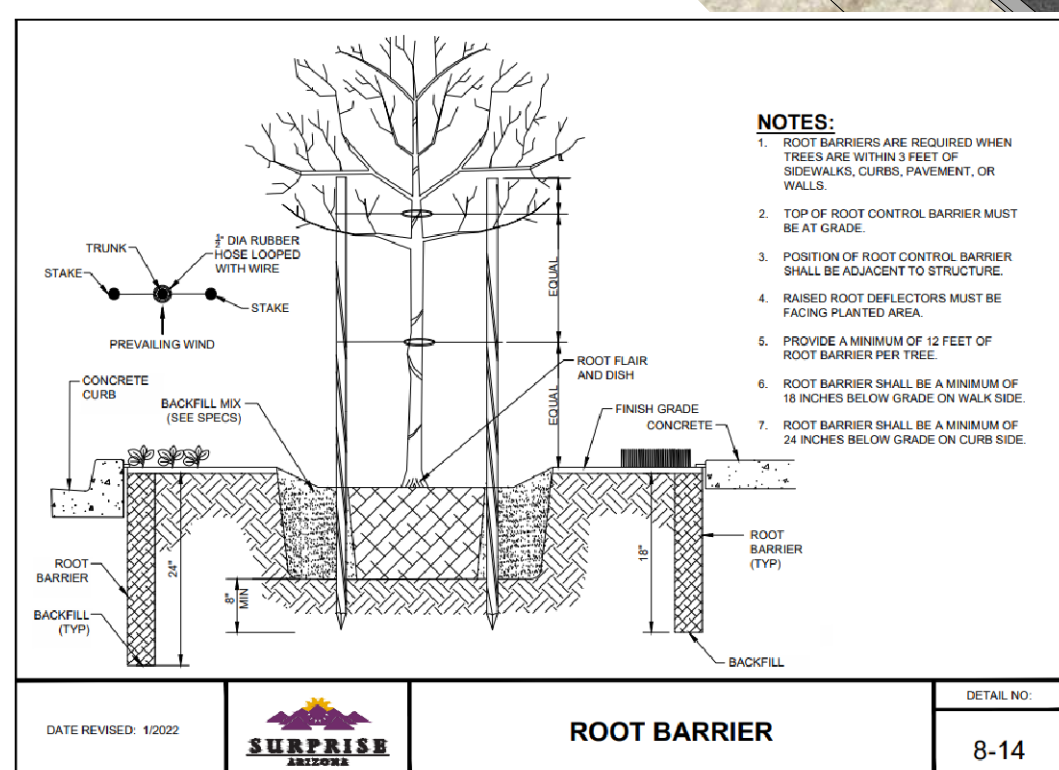
Total Area:63,842 s.f.
Total Landscape Area: 33,014 s.f.
Landscape Coverage = 52%

SIGHT DISTANCE REQUIREMENTS

Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"



Tree root barriers are required per City of Surprise EDS detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.
None of the plants in the site visibility triangle will be over 30" in height.
Tree root barriers are required per City of Surprise EDS detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.

REVISIONS:

PRELIMINARY LANDSCAPE PLAN

RUBEN VALENZUELA
landscape architect
480 CONVERSE AVENUE
CLAREMONT, CA 91711
P. 618-659-8116
E. rubenv@rubenvalezuela.com

LANDSCAPE IMPROVEMENTS FOR
SWEET PEA PRESCHOOL #2
14548 W PARKWOOD DRIVE
SURPRISE, ARIZONA

DESIGNED: RLV
DRAWN: RLV
CHECKED: RLV
DATE: 1-2-24
JOB NO.: 2401

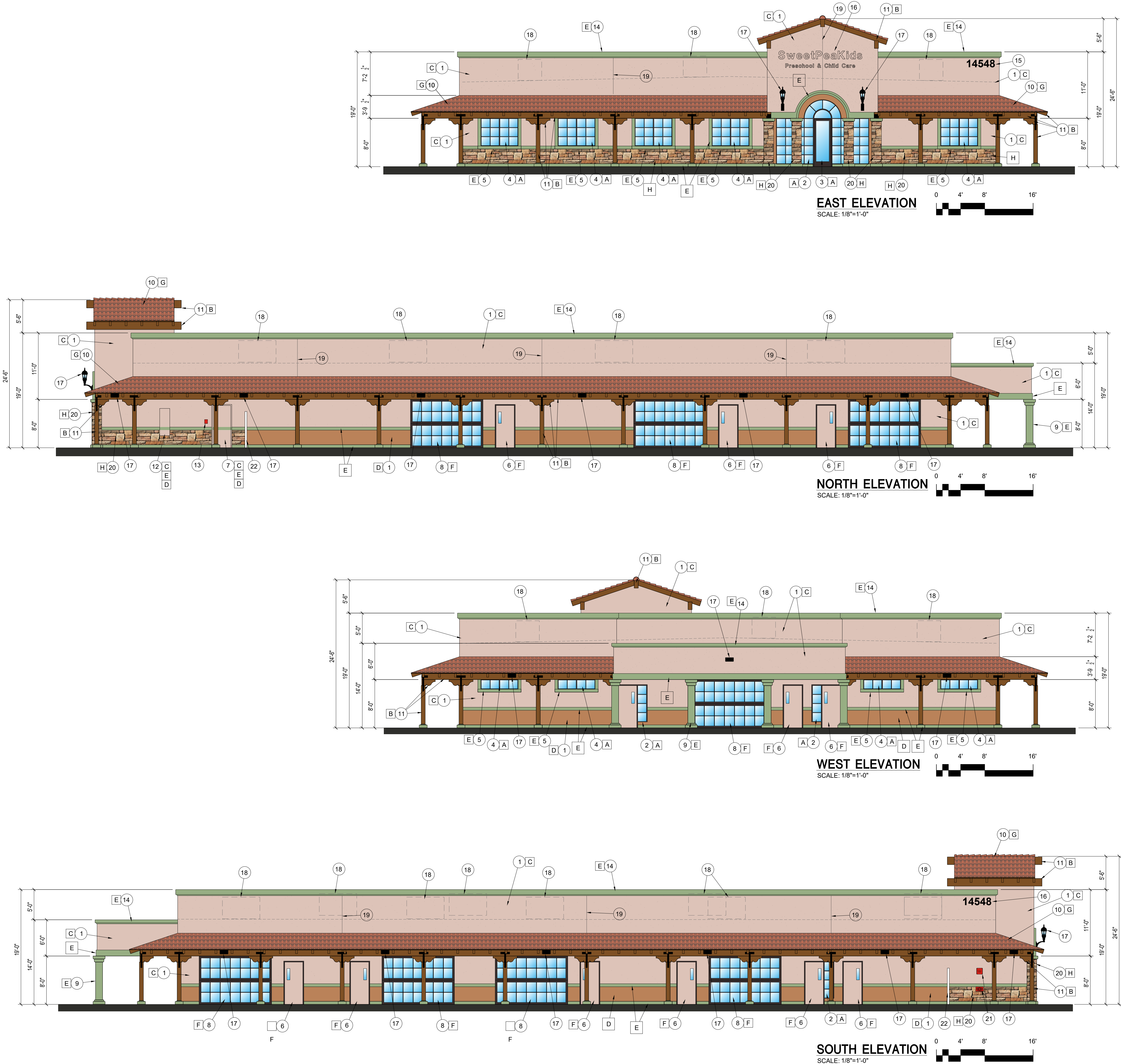


EXP: 9-20-2024

SHEET
1 OF 1

L1.0

FS24-0149



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. SEE SHEET A-1 FOR ADDITIONAL INFORMATION.
- B. DIMENSIONING: FOR STUD WALL CONSTRUCTION, DIMENSIONS ARE TAKEN FROM FACE OF STUDS. DIMENSIONS ARE TAKEN FROM FACE OF WALL.
- C. FOR PARTITION/WALL TYPES, REFER WALL TYPE SCHEDULE, SHEET A-1.1
- D. FOR STUD SIZING AND SPACING, REFER TO STRUCTURAL PLANS AND CALCULATIONS.
- E. FOR INFORMATION ON ROOM FINISHES, SEE ROOM FINISH SCHEDULES SHEET A-4.
- F. FOR INFORMATION ON DOORS AND WINDOWS, SEE DOOR SCHEDULES SHEET A-4.

SIGNS AND SIGNAGE

Signs and Signage are not covered by this permit. A separate permit will be required.

LEGEND

- 0 TYPICAL NOTE CALL OUT (THIS SHEET)

TYPICAL MATERIAL/COLOR ID
(SEE COLOR SCHEDULE THIS SHEET)

NOTES

- EXTERIOR WALL, WD STUDS WITH FIBERGLASS BATT INSULATION, STUCCO EXTERIOR WITH STUCCO WAINSCOT.
- STOREFRONT SYSTEM, CLEAR ANNOZIDED, TINTED DUAL PANE GLAZING.
- ENTRY DOOR TO MATCH STOREFRONT.
- ALUMINUM WINDOWS, CLEAR ANNOZIDED, TINTED DUAL PANE GLAZING.
- PRECAST CONCRETE SILL TRIM.
- INSULATED STEEL DOOR WITH VISION PANEL.
- INSULATED STEEL DOOR, FIRE RISER AND ROOF ACCESS.
- VERTICAL BI-FOLD DOOR, CLEAR ANNOZIDED, TINTED DUAL PANE GLAZING.
- PRECAST CONCRETE COLUMN SURROUND, SEE STRUCTURAL PLANS FOR POST SIZE.
- SPANISH TILE ROOF.
- ROUGH SAWN WOOD, STAINED AND TREATED WITH WATER REPELLANT.
- ELECTRICAL SERVICE ENTRANCE CABINET.
- KNOX BOX.
- STUCCO CORNICE.
- BUILDING ADDRESS NUMBERS, BACK-LIT, ILLUMINATED METAL PAN LETTERS, BLACK, 18" TALL, MIN 3" STROKE.
- PROPOSED SIGN LOCATION, UNDER SEPARATE PERMIT.
- LIGHT FIXTURE, FULL CUT-OFF, SEE ELECTRICAL PLANS.
- ROOF-TOP MOUNTED EQUIPMENT, FULLY SCREENED BY BUILDING PARAPETS.
- STUCCO REVEAL CONTROL JOINT, SEE DETAIL 13/A-5.
- STONE VENEER, SEE COLOR SCHEDULE THIS SHEET.
- BUILDING MOUNTED FDC AND SIGN.
- FENCE POST, SEE SITE PLAN.

COLOR SCHEDULE

- A CLEAR ANNOZIDED METAL FRAMES, BRONZE TINTED GLASS
- B STAINED WOOD, DARK OAK
- C SHERWIN WILLIAMS 6059 Interface Tan
- D SHERWIN WILLIAMS 6060 Moroccan Brown
- E SHERWIN WILLIAMS 6423 Rye Grass
- F Door Manuf Powder-Coat, Light Beige
- G BORAL S TILE - TUSCANY
- H CULTURED STONE, DRYSTACK LEDGESTONE, "CARAMEL", TRIM/CAP/SILL, "CHAMPAGNE"

SWEET PEA PRESCHOOL

14548 W Parkwood Dr

Surprise AZ

Building Elevations - Colored

SHEET NUMBER

A-2.1

Archi-CAD
ARCHITECTS, PLLC
2101 E Broadway Rd, Suite 36, Tempe, AZ 85282
Office (480) 962-3823 * archicad@earthlink.net

PROJECT 2315
DATE 5/10/24
REVISION



PROJ# FS24-0149

Citizen Review

Notification Sign

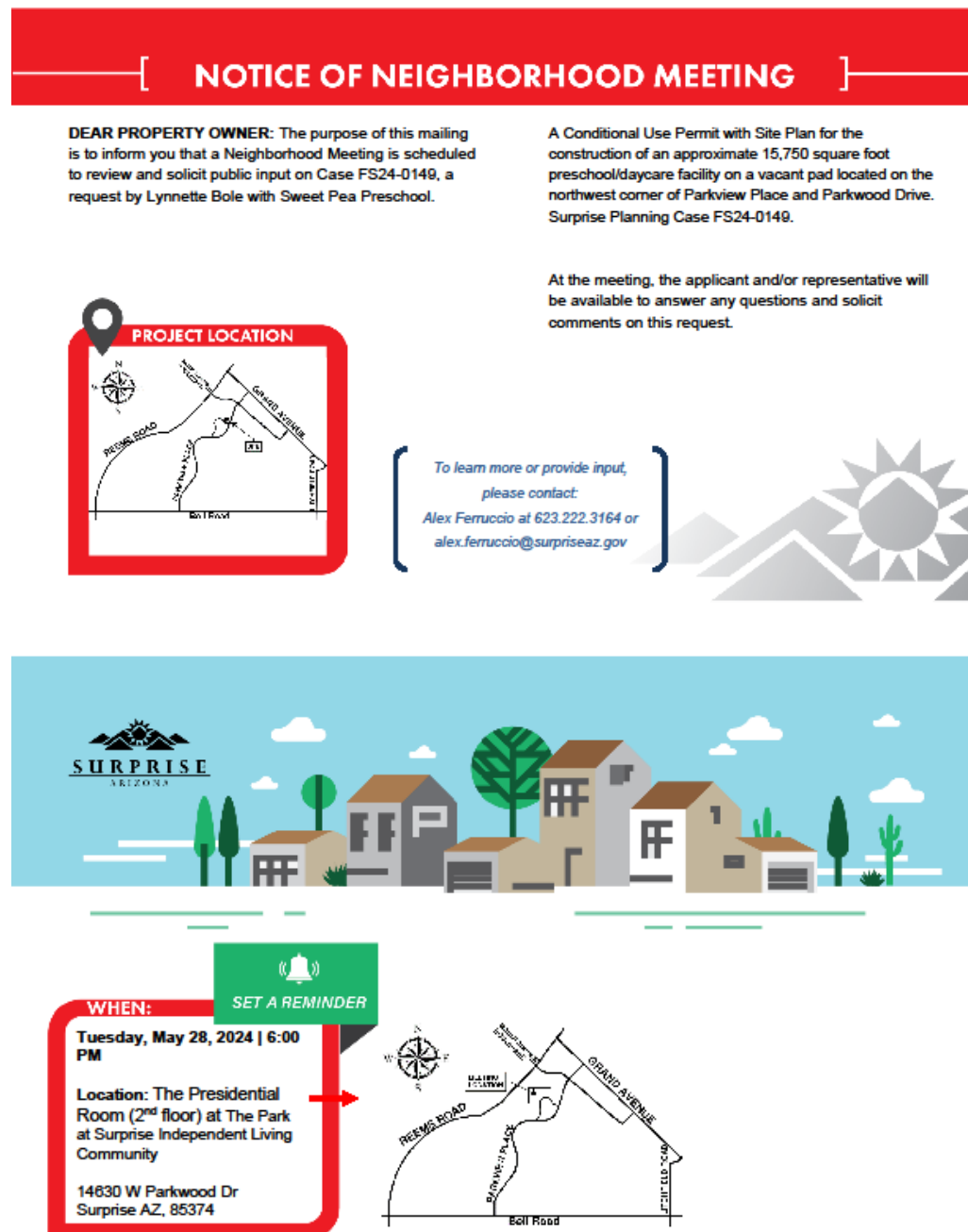
2 signs were installed on the 10th of May, 2024.

One facing Parkview Place, the other facing Parkwood Drive.

Notification Mailing

26 mailers mailed on the 8th of May, 2024.

This is a sample of the content of the mailer:



Citizen Review Meeting

May 28, 2024, 6:00 PM

President Room, Park Place Senior Living

Summary of citizen comments

Q: Are you going to be letting the children off by a curb or they're going to be driving?

R: (Lynnette) Parents are required by State regulations to escort their children into the facility, to the classrooms. Parents will have to park.

Q: How far is the building set back from the curb from the street? In fact here, Parkview. Is there a driveway in around where? Where they go in and park and leave them all.

R: (Ken) 95 feet from the Parkview Place Right of Way. [Correction: 99 feet]

Q: How late is the latest that they'll be picked up in the afternoon or evening, 6?

R: (Lynnette) 6 pm

Q: Back to the parking. Is that an entrance and then an exit for parents, or do they go in and?

R: (Ken) There are entrance/exit driveways from Parkview Place and Parkwood Drive

Q: So is the property of Cole's property remaining Cole's property, and you're just building on it? Or are you buying that corner?

R: (Lynnette) The property is purchased.

Q: And is it zoned for what you want to?

Q: But not a variance?

R: (Ken) Zoning requires a Use Permit, but not a Variance.

Comment: Well, now we do have speed bumps on Parkwood, which has been, it has finally slowed people down and kept them from parking on that street. So, because people used to zoom all.

Q: Traffic bothers me and the reason bothers me. It's not the children, it's the parent. Now, when parents have to, they drop off their children are busy going to work and they zoom out of there in the mornings by really buzzing by and they also come the other way around. I'm wondering if the City of Surprise is going to put some sort of light up there? For the parents.

Comment: The 25 doesn't seem to bother anyone?

Comment: It can be a treacherous parking, can be a treacherous road. The way they fly up and down there.

Responses: Speed. All day, yeah. Yeah, you can't. You can't see. To left or right. Really far because of the way the street curves. That's right. And that's why the speed limit says what. Now when you want to turn right there when you want to make that left coming out of Parkwood there, and you try to see them there, it's hard to see up around the bend.

Q: Well, if they exited out on to Parkwood they have to go over the speed [bump]?

R: We are unable to remedy the speeding concerns. They were directed to contact the City Traffic Engineer.

Q: How far is this from the other childcare?

R: (Lynnette) The nearest childcare facility is over 3 miles away.

Q: And you keep calling this a school. So is it a school?

Q: So there's no chance of a school sign. Being on the road. Either direction, like you see coming to a school.

R: (Lynnette) It is not a school, it is a preschool childcare facility.

Q: And then when do you have a night general idea of when this will open? When you'll be ready for business?

R: I'm (Lynnette) hoping that maybe we could get permits by August and start and probably the end of first quarter beginning of second quarter.

Q: Solar panels or anything associated with this.

R: (Ken) The electrical system and the roof design will support future solar panel installation.

Q: Will you be on site all the time or?

R: I'll (Lynnette) be between the two sites, the one on Greenway and Grand, and this one, this will be my primary site, but I go back and forth between the two.

Print Name	Home Adress	If you would like an information packet emailed	Yes	No
Sandy Trunk	The Park			
Ron Trunk	The Park			
Ernestine Glenn	The Park			

Sweet Pea Preschool #2, Child Daycare Center

14548 W Parkwood Dr

APN 503-98-964

May 27, 2024

PROJECT NARRATIVE

The purpose of this request and submittal is for the Public Participation process and Site Plan review required for the approval of a Conditional Use Permit Type III for a child daycare center on an existing unimproved property.

ACTIVITY DESCRIPTION

Sweet Pea Kids Philosophy is to provide the highest quality childcare to all children enrolled, regardless of race, sex, or religion. Each child is treated as an individual with unique characteristics and needs. By providing a stimulating, nurturing, child-oriented environment, and a caring and qualified staff, we are ensuring the maximum potential for growth in each child enrolled. At Sweet Pea Kids, we believe that learning takes place in everything that children do. Our goal is to create an environment that is rich in learning opportunities. It is our belief that a warm, comfortable, and cozy environment lends itself to learning. We take great care in creating safe, loving, and developmentally appropriate mixed-age classrooms.

This will be the third Sweet Pea Kids Child Care in Valley and the second location in Surprise. Each center is part of Arizona's Quality 1st program. The new site will be open from 6:00 a.m. to 6:00 p.m., Monday through Friday, serving children ages 6 weeks to 5 years. We will be offering school-age camps for the weeks that the Dysart school district is closed. We will not be offering before/aftercare or bus service. The current design is for 148 children in infant to preschool plus another 30 school-age students that will be in the Flex space classroom. The Flex space classroom will be used for indoor play if needed. The new site will employ 20 full-time employees.

Architecture

The proposed building will be exclusively for use as a child daycare center. It will be a single-story structure of approximately 11,200 sf of enclosed floor area. The total building coverage area is approximately 15,750 sf. The Owner wants the exterior of the building to be in a Spanish Hacienda style with arches and sloped roofs. There will be 10 classrooms for children ages infant to pre-K. The material palette consists of stucco, Spanish roof tiles, exposed timber, and precast concrete columns and trim. The color scheme is two shades of warm tans with light green trim, in addition to the dark stained exposed timber and terracotta roof tile. The main entry to the building is at the east end of the building through a large arched opening in a tower element facing the parking lot and Parkview Place. The perimeter of the building is a covered walkway constructed of exposed timber framing and covered with terracotta roof tiles. The classrooms are arranged along the perimeter of the building, with exits and folding door openings to the playground. At the west end of the building is a covered play area which can double as an outdoor eating area.

Parking and Circulation

Two new driveway entrances will provide vehicular access to the parking area. One driveway entrance from N Parkview Place and the other from W Parkwood Drive. The driveways are designed per 2118 ASHTO SU-40 for emergency vehicles and trash collection vehicle transit through the lot without having to turn around. 30 parking spaces are required, and 30 parking spaces are provided, with 2 ADA compliant parking spaces with an aisle. The bicycle parking rack will be next to the building entrance within the tower entry vestibule. The building entrance faces N Parkview Place and accessible pedestrian access is by way of 5 ft wide concrete walks from the sidewalks along N Parkview Place and W Parkwood Drive. The western row of parking along the walkway into the building will be reserved for the parents to escort their children into the preschool (drop-off) and then later for picking up their children, while the staff and guests will park in the spaces facing Parkview Place, with any overflow parking in the spaces near the trash enclosure.

Landscaping

The street frontage of N Parkview Place has existing landscaping in the right of way. There are two landscape islands proposed dividing the rows of parking. Perimeter landscaping will be provided. The exterior playground area totals 21,000 square feet, divided into three areas for infants through 2, 3 and preschool (4 year olds), and pre-Kindergarten (5 year olds). The playgrounds will be covered in artificial turf, which will also cover the rubber safety zones around the play equipment, and will include a few trees. The playground will be enclosed with a 6 foot tall wrought iron fence with privacy screen. A 16 foot wide double swing gate will be the west end of the playground for maintenance vehicular access. This gate will be double padlocked including a Knox padlock for emergency access.

Drainage

The retention drainage is located between the driveway entrances, at the corner of N Parkview Place and W Parkwood Drive, along W Parkwood Drive, and distributed in a shallow basin in the playgrounds.

Land Development Ordinance Sec. 102-6.3. - Conditional use permits

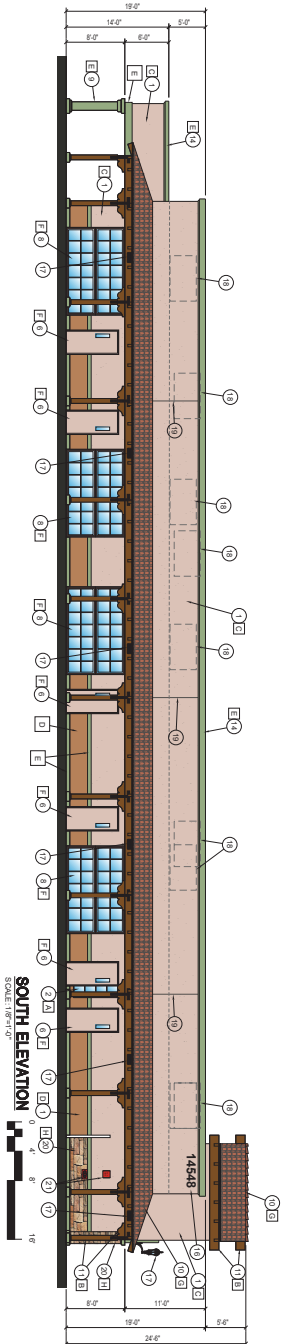
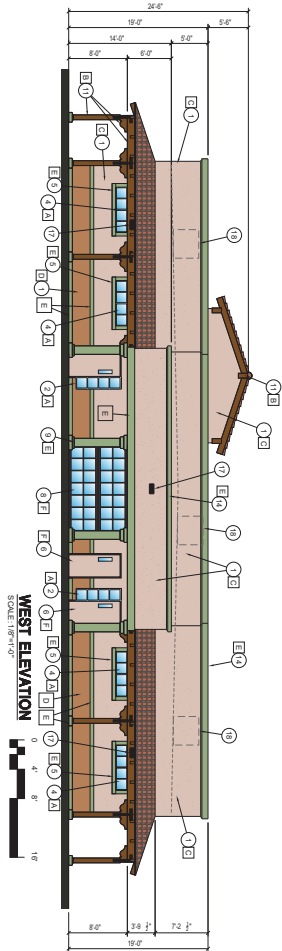
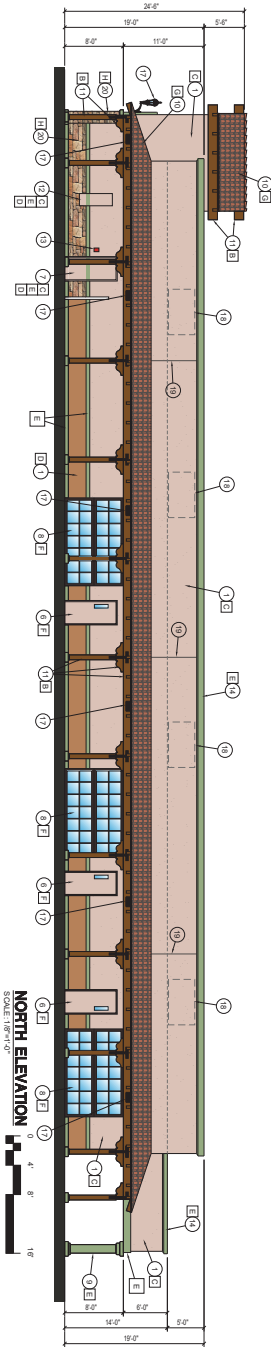
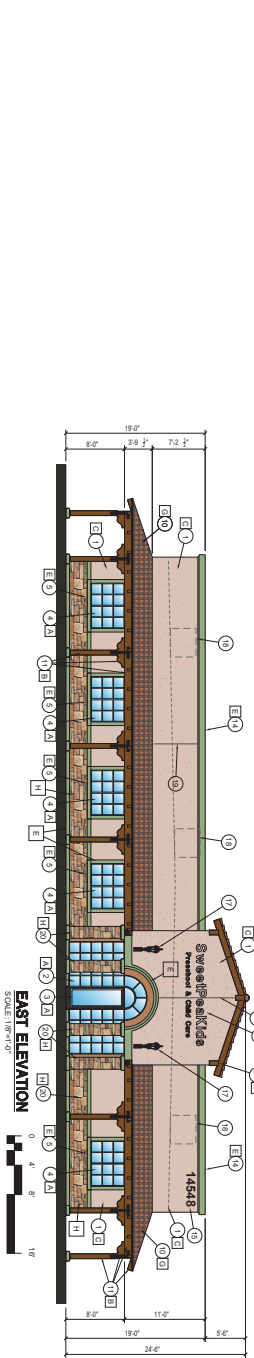
- 1. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way.** The location of the Preschool on Lot 1 provides excellent access for parents from Parkview Place and Parkwood Drive without increasing traffic into Parkwood Place Senior Village. Municipal vehicle access is also well served with driveways from Parkview Place and Parkwood Drive and direct through travel without any turnaround required.
- 2. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city.** The preschool is a smaller scale building that relates to the residential community, and contextual integration with the architectural styles within the Parkwood Place Senior Village. This building also acts as a transition in scale from the Parkwood Place Senior Village architecture and the surrounding residential neighborhoods which it serves. This use is a service that will enhance the public health, safety and general welfare of the city
- 3. The proposed use shall conform to the goals and policies of the General Plan.** The childcare center is located in the Neighborhood Character Area of the General Plan. This is compatible with providing the services needed in rural, suburban, and urban neighborhoods. The building is a smaller scale building that relates to the residential community across Parkview Place, and contextual integration with the architectural styles within the Parkwood Place Senior Village. This building acts as a transition in scale from the Parkwood Place Senior Village architecture and the surrounding residential neighborhoods which it serves. The owner's architectural style intent is described as "Spanish hacienda." Images from the owner's "vision board" were of a collection of southwestern Spanish territorial and Santa Barbara mission architectural elements. Those elements were parsed to a collection that compliments the existing buildings in Parkwood Place Senior Village.
- 4. The proposed use shall conform to the goals and policies of any specific district or plans for the area.** The childcare center conforms to the goals and policies of Parkwood Place Senior Village standards as an allowable use and four-sided architectural design that relates to the architectural styles within the Parkwood Place Senior Village. Site elements such as exterior light poles and monument signs match the other properties in the business park.
- 5. The proposed use shall conform to any applicable use specific standards outlined in Article X, Chapter 106 of this ordinance.** The childcare center conforms to the specific use requirement of 75 square feet of play area per child.
- 6. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:**
 - a. Site and building design;** Site design conforms with the development standards with appropriate and sufficient landscaping, grading and drainage consistent with Parkwood Place Senior Village standards, and four-sided architectural design that relates to the residential community and contextual integration with the architectural styles within the Parkwood Place Senior Village.
 - b. Sensitivity to existing natural features;** Existing natural features have been reduced or removed during the initial preparation of the lot, however landscaping and storm drainage

that exist have been incorporated into the final site design. The building perimeter is shaded with a heavy timber porch with the same tile roof (southwestern Spanish territorial). This was a common element in 19th-20th Century Arizona desert residential architecture, as a strategy to take advantage of cooling night breezes and extend the living area. It serves a similar purpose to the Preschool, to extend the classroom to the exterior and enrich the learning environment.

- c. **Volume or character of traffic;** The volume and traffic to a childcare center is typically distributed throughout the day, with slightly higher volumes during morning and evening rush hours, as parents bring their children on their way to work and pick them up on their way home in the evenings.
 - d. **Circulation patterns;** The public portion of the on-site circulation is nearest Parkview Place for efficient access to the parking spaces and to separate public access for the children's outdoor activity space. Private and municipal vehicular access is by way of a drive entrance on Parkview Place and a drive entrance on Parkwood Drive. ADA accessible 5 ft wide concrete walks provides pedestrian access to the school from the existing sidewalks near both drive entrances. The driveways are designed per 2118 ASHTO SU-40 for emergency vehicles and trash collection vehicle transit through the lot without having to turn around. The bicycle parking rack will be next to the building entrance within the tower entry vestibule.
 - e. **Connectivity;** Unrestricted private vehicle parking and bicycle racks are provided for vehicular connection, and ADA accessible 5 ft wide concrete walks provides pedestrian access to the school.
 - f. **Parking and loading;** 30 parking spaces are required, and 30 parking spaces are provided, with 2 ADA compliant parking spaces with an aisle. The bicycle parking rack will be next to the building entrance within the tower entry vestibule. The western row of parking along the walkway into the building will be reserved for the parents to escort their children into the preschool (drop-off) and then later for picking up their children, while the staff and guests will park in the spaces facing Parkview Place, with any overflow parking in the spaces near the trash enclosure.
 - g. **Screening and buffering of uses;** The playground area is screened with a 6 foot tall wrought iron fence with privacy screen and landscaping.
 - h. **Landscaping;** The landscaping meets the requirements for lot coverage in general, as well as the specific requirements for street frontage, site perimeter, and parking lot. All selected plants are low water consumption plants that are watered with a drip-irrigation system on timers.
 - i. **Exterior lighting;** The parking lot is lit using pole mounted light fixtures that match the existing Parkwood Place Senior Village model. The perimeter of the building is illuminated with full cut-off light fixtures under the surrounding porch and wall mounted lights provide minimum lighting of the playground only for security purposes. All exterior lighting is on timers.
 - j. **Signage;** Signage is under a separate permit, however the intent is for business sign and logo to be mounted on the tower entry vestibule above the entry arch. Monument signs that are similar to the other monuments signs in Parkwood Place Senior Village are located near both driveway entrances, outside the site visibility restricted zones.
 - k. **Stormwater retention and drainage;** Stormwater retention and drainage is distributed throughout the site without the need for underground tanks. The existing drainage swale and street gutter along Parkwood Drive drain into a large retention basin at the corner of Parkview Place and Parkwood Drive as it currently exists. Additional stormwater retention is distributed in large shallow basins in the playground.
 - l. **Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;** The only activity that could be considered a nuisance is when the children are playing outside. This activity is restricted between the hours of 8 am and 5 pm.
 - m. **A demonstrated need for such use;** This childcare center will provide the highest quality childcare to all children enrolled, regardless of race, sex, or religion. Our goal is to create an environment that is rich in learning opportunities. It is our belief that a warm, comfortable, and cozy environment lends itself to learning. This service is needed for the neighboring residential community and will also serve as overflow for the other Sweet Pea Preschool which currently has a waiting list.
7. **The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;** Private and municipal vehicular access is by way of a drive entrance on Parkview Place and

a drive entrance on Parkwood Drive. ADA accessible 5 ft wide concrete walks provides pedestrian access to the school from the existing sidewalks near both drive entrances. The driveways are designed per 2118 ASHTO SU-40 for emergency vehicles and trash collection vehicle transit through the lot without having to turn around. The bicycle parking rack will be next to the building entrance within the tower entry vestibule.

- 8. Adequate utilities, access roads, drainage sanitation;** As part of the development of the Parkwood Place Senior Village, adequate utilities, access roads, drainage sanitation were installed and are maintained by the individual property owner and the Property Owners Association.
- 9. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services;** Necessary facilities and utility connections are made to the existing infrastructure, do not exceed similar uses elsewhere, are less than the other uses in Parkwood Place Senior Village, and is less than the expected uses at the time of the Parkwood Place Senior Village development.



GENERAL NOTES	
A.	GENERAL CONSTRUCTION SHALL VERIFY ALL DIMENSIONS.
B.	ADDITIONAL INFORMATION: SEE SHEET A-1 FOR DISCREPANCIES AND TYPICAL CONSTRUCTION DETAILS.
C.	ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY FOR AREAS TAKEN FROM FACE OF WALL.
D.	ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY FOR AREAS TAKEN FROM FACE OF WALL.
E.	ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY FOR AREAS TAKEN FROM FACE OF WALL.
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Z.	ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY FOR AREAS TAKEN FROM FACE OF WALL.

NOTES	
1.	EXTENSION WALL, TWO STUDS WITH FIRE RATED ASSEMBLY.
2.	STUDS AND JOISTS SHALL BE SPACED AT 16" ON CENTER.
3.	ENTRY DOOR TO MATCH STUDY DRAWING.
4.	ENTRY DOOR TO MATCH STUDY DRAWING.
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20.	ENTRY DOOR TO MATCH STUDY DRAWING.
21.	ENTRY DOOR TO MATCH STUDY DRAWING.

COLOR SCHEDULE	
A.	CLAY ANTIQUED BRICK, 1/2" RAIN, SPONGE
B.	INTERIOR DOOR
C.	SPRINKLER HEAD
D.	SPRINKLER HEAD
E.	SPRINKLER HEAD
F.	SPRINKLER HEAD
G.	SPRINKLER HEAD
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X.	SPRINKLER HEAD
Y.	SPRINKLER HEAD
Z.	SPRINKLER HEAD

SWEET PEA PRESCHOOL

14548 W Parkwood Dr

Surprise, AZ

Building: Surprises - Charred

SHEET NUMBER: A-21

Architects, PLLC

210 E Broadway Rd, Suite 30, Tempe, AZ 85282

Office: (480) 962-3123 • architects@architects.com

PROJECT: 2025

DATE: 6/20/24

REVISION:

PROJ# FS24-0148

AFFIDAVIT OF SIGN POSTING

Case Number: FS24-0149

Project Name: SWEET PEA KIDS PRESCHOOL #2

Project Location: 14548 W PARKWOOD DR

Date Posted: _____

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

Lynnette Bole 8/23/2024
Owner / Application Signature Date

This instrument was acknowledged before me this 23rd day of August,
2024, by Lynnette Bole.



Sarel Rafi Minasian
Notary Public

My Commission Expires: May 17, 2027

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

NEIGHBORHOOD MEETING

DATE: May 28th, 2024
TIME: 6:00 pm
LOCATION: The Park at Surprise
16630 W Parkwood Dr., Surprise, AZ 85378



PLANNING & ZONING

DATE: 10/17/24
TIME: 6:00 PM
LOCATION: SURPRISE CITY HALL
16000 CHASE CENTER PLAZA

CITY COUNCIL

DATE: _____
TIME: _____
LOCATION: _____

CASE NUMBER: CR23-0842

Conditional Use Permit with Site Plan to construct a 11,200 square foot
Child Care Center with playgrounds on 1.47 acre on vacant parcel.

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

NEIGHBORHOOD MEETING

DATE: May 28th, 2024
TIME: 6:00 pm
LOCATION: The Park at Surprise
14630 W Parkwood Dr, Surprise, AZ 85374

PLANNING & ZONING

DATE: 6/17/24
TIME: 6:00 PM
LOCATION: Surprise City Hall
3000 Civic Center Plaza

CITY COUNCIL

DATE: _____
TIME: _____
LOCATION: _____



CASE NUMBER: CR23-0842

Conditional Use Permit with Site Plan to construct a 11200 square feet
Child Care Center with playgrounds on 1.47 acre on vacant parcel

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

NEIGHBORHOOD MEETING

DATE: May 28th, 2024
TIME: 6:00 pm
LOCATION: The Park at Surprise
14630 W Parkwood Dr., Surprise, AZ 85374

PLANNING & ZONING

DATE: 10/17/24
TIME: 6:00 PM
LOCATION: SURPRISE CITY HALL
1000 CENTRAL PLAZA

CITY COUNCIL

DATE: _____
TIME: _____
LOCATION: _____



CASE NUMBER: CR23-0842

Conditional Use Permit with Site Plan to construct a 11200 square feet
Child Care Center with playgrounds on 1.47 acre on vacant parcel.

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

NEIGHBORHOOD MEETING

DATE: May 20th, 2024
TIME: 6:00 pm
LOCATION: The Park at Surprise
34630 W. Parkwood Dr., Surprise, AZ 85374

PLANNING & ZONING

DATE: Sat, Oct 17th, 2024
TIME: 6:00 PM
LOCATION: Surprise City Hall
1600 N. Civic Center Blvd.

CITY COUNCIL

DATE: _____
TIME: _____
LOCATION: _____



CASE NUMBER: CR23-0842

Conditional Use Permit with Site Plan to construct a 11200 square feet
Child Care Center with playgrounds on 1.47 acre on vacant parcel.

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

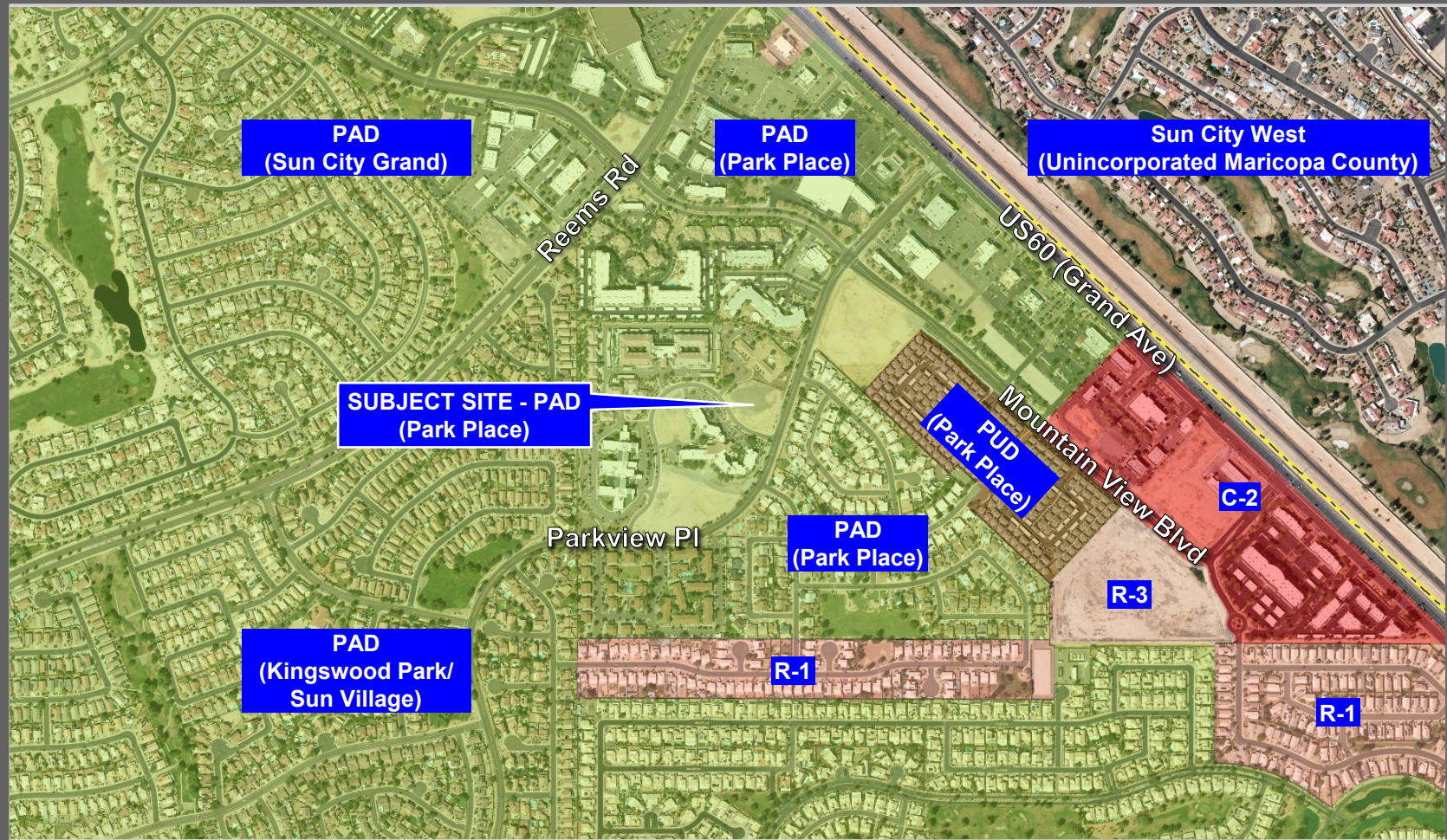


FS24-0149
Sweet Pea Preschool 2
Conditional Use Permit with Site Plan

Planning & Zoning Commission – October 17, 2024



FS24-0149 VICINITY MAP



FS24-0149 ZONING MAP

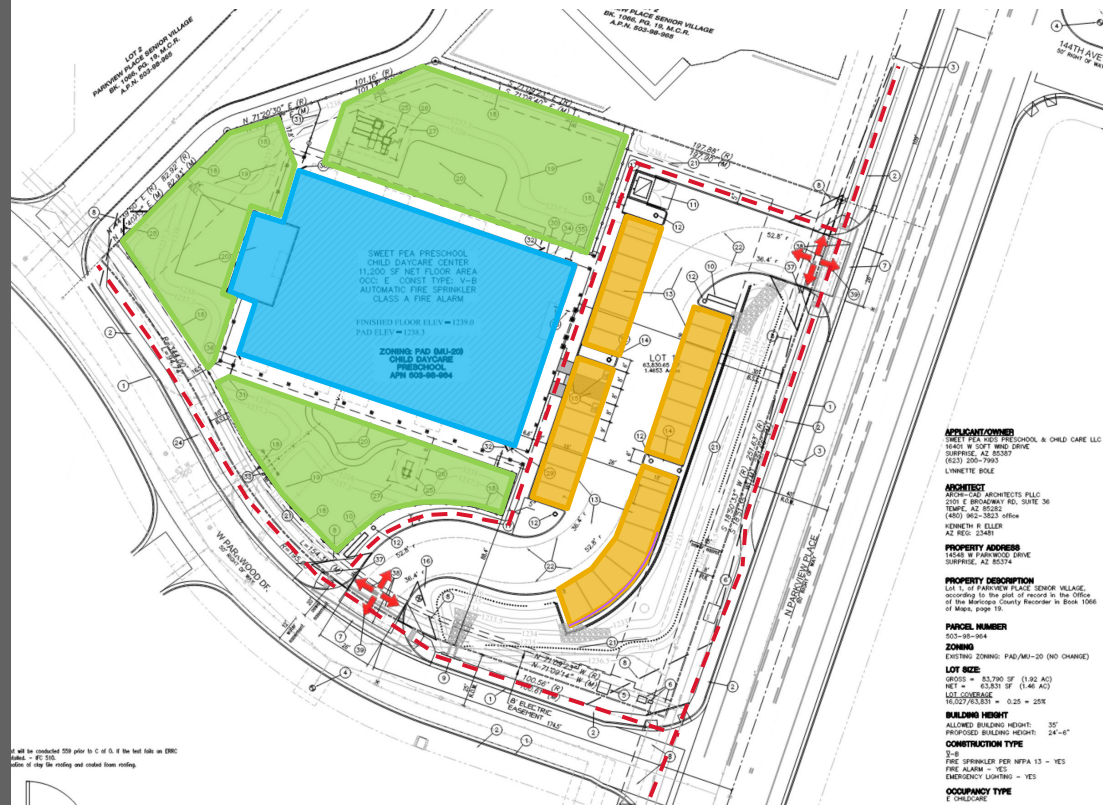
11,200 square feet Preschool

Parking Required and Provided
30 spaces
2 ADA

SUDC Sec. 122-80

- ✓ 11,100 sq ft of outdoor play
- ✓ 6,000 sq ft minimum lot size

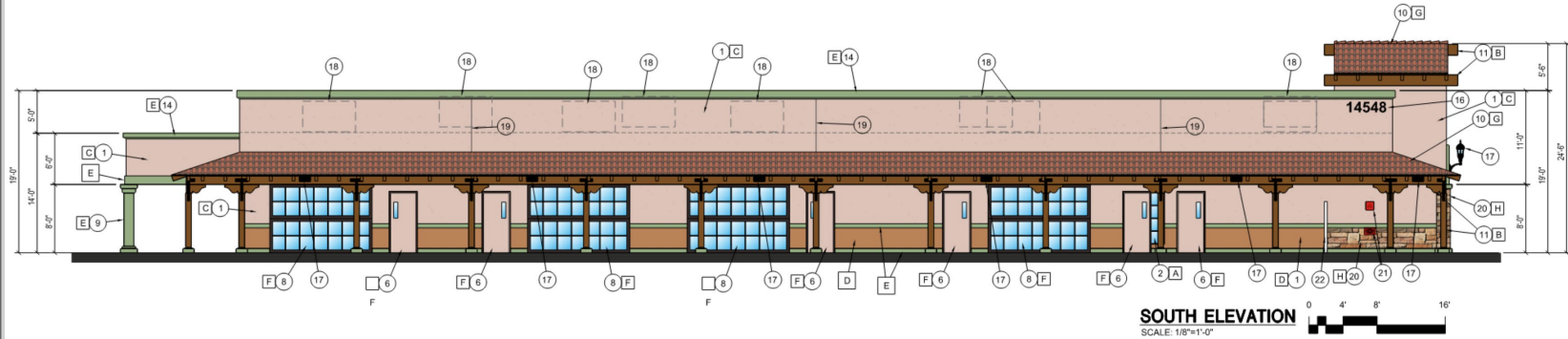
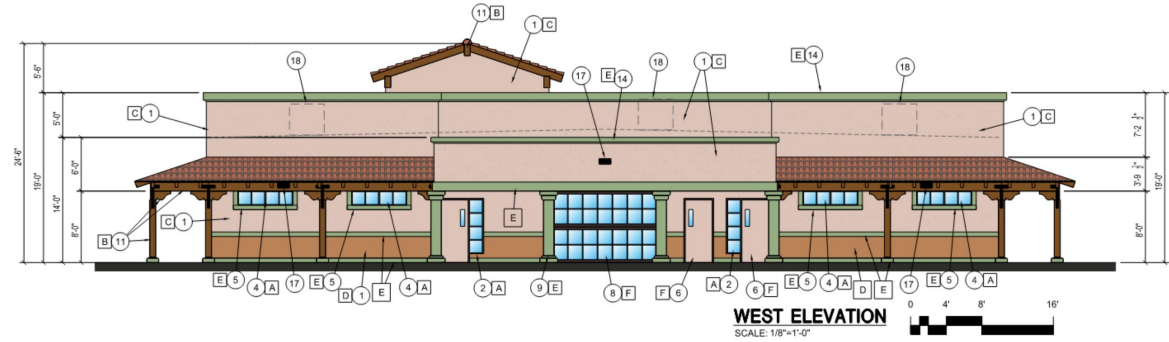
- ✓ 11,100 sq ft of outdoor play
- ✓ 6,000 sq ft minimum lot size

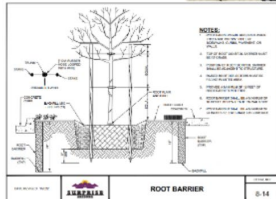


it will be conducted 559 prior to C of O, if the test fails on DRC failed. - 4FC 510.









Open Space Calculations

- Required: 15%
- Provided: 52% (33,014 sf)



Outreach

Neighborhood Meeting

- March 28, 2024 – In-person
The Park at Surprise Independent Living Community
6 attendees



RECOMMENDATION:

Staff Recommendation:

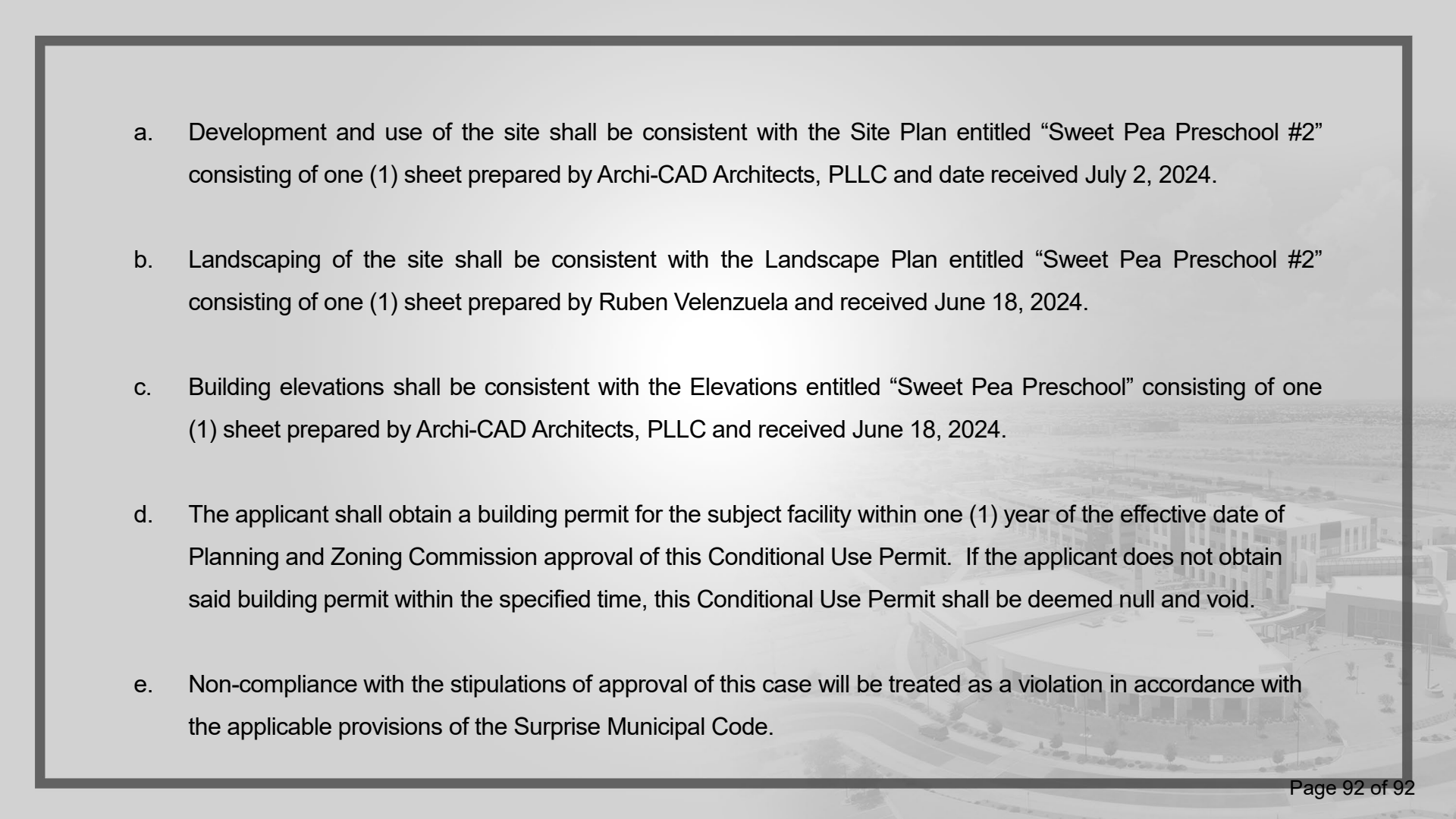
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Sweet Pea Preschool #2” consisting of one (1) sheet prepared by Archi-CAD Architects, PLLC and date received July 2, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Sweet Pea Preschool #2” consisting of one (1) sheet prepared by Ruben Velenzuela and received June 18, 2024.
 - c. Building elevations shall be consistent with the Elevations entitled “Sweet Pea Preschool” consisting of one (1) sheet prepared by Archi-CAD Architects, PLLC and received June 18, 2024.
 - d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.