



**CITY OF SURPRISE**  
**Planning & Zoning Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, November 7, 2024 @ 6:00 PM  
**COUNCIL CHAMBERS**

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

**CALL TO THE PUBLIC:**

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

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

**CONSENT AGENDA:**

- |    |          |                                                                                                                                 |                                            |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1. | Internal | Consideration and action to approve or disapprove the October 17, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Renee PuigHink<br>Community<br>Development |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                                                                                                                                |                                          |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 2. | District 1 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a new soda shop with drive-through window within a proposed 12,281 square foot multi-tenant building on a vacant 1.60 acres parcel, zoned Surprise Farms Planned Area Development (PAD), located near the southeast corner of Bell Road and Citrus Road. Case# FS24-0295. | Chris Sexton<br>Community<br>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: Wednesday, October 30th, 2024 @ 2:00 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: November 7, 2024

Contact Person: Renee PuigHink, Administrative  
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: No

**Agenda Wording:**

Consideration and action to approve or disapprove the October 17, 2024, Planning and Zoning Commission Regular Meeting Minutes.

**Motion:**

**Background:**

**Objective Analysis:**

**Policy Compliant:**

**Financial Impact:**

**Budget Impact:**

**FTE Impact:**

**ATTACHMENTS:**

1. 10-17-2024 MINS

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 17, 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 17, 2024.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director; Mindy Davis, Assistant Director; Carl Montgomery, Chief Building Official; Donna Meuse, Director of Human Resources; Brenden Espie, Fire Chief; Trever Fleetham, Planning Manager; Alex Ferruccio, Planner I; Community Development staff; Renee Puig-Hink, Administrative Specialist Senior; and Michelle Espie, Administrative Specialist.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- Trever Fleetham, Planning Manager, informed the Commission that October is National Community Planning Month, and thanked the Commission and the planning team for their service to the City of Surprise.

**D. STAFF REPORT**

- Community Development Department Presentation moved to the end of the meeting.

**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 – Discussed Proposition 139 and encouraged Surprise Residents to vote.

Chair Holland closed the call to the public.

## CONSENT AGENDA:

### Item 1 – Consideration and action to approve or disapprove the October 3, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the October 3, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

## REGULAR AGENDA ITEM –PUBLIC HEARING:

### Item 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, Planner I, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- None

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

The Commission discussed the following:

- Method in which the children will be dropped off, by vehicle or walking
- Type of security used and location

Commissioner Perry made a motion 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. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

## D. STAFF REPORT

- Presentation and discussion to review the FY24 Community Development Department and Planning and Zoning Commission activity.
  - Community Development staff presented a recap of each department for the 2024 fiscal year.

## REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

## 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 Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:46 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: November 7, 2024      Contact Person: Chris Sexton  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

---

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

---

**Agenda Wording:**

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a new soda shop with drive-through window within a proposed 12,281 square foot multi-tenant building on a vacant 1.60 acres parcel, zoned Surprise Farms Planned Area Development (PAD), located near the southeast corner of Bell Road and Citrus Road. Case# FS24-0295.

---

**Motion:**

I move to **approve** the Conditional Use Permit with Site Plan for Citrus & Bell Allora Multi-Tenant Pad C, Case# FS24-0295, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for Citrus & Bell Allora Multi-Tenant Pad C, Case# FS24-0295, because [*insert reason*].

---

**Background:**

The subject request involves a Conditional Use Permit with Site Plan for a new soda shop with drive-through, located within a new 12,281 square foot multi-tenant building. The 1.60 acres vacant parcel is zoned Surprise Farms PAD and located near the southeast corner of Bell Road and Citrus Road.

---

**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-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Staff Report.fnl
  2. 01-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Vicinity Map
  3. 02-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Zoning Map
  4. 03-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Site Plan
  5. 04-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Elevations
  6. 05-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Landscaping Plans
  7. 06-FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan - Citizen Participation Report
  8. 07-FS24-0295 Citrus & Bell Allora Multi-tenant Pad C - CUP with Site Plan - Affidavit of Posting
  9. FS24-0295 Citrus & Bell Allora Multi-Tenant Pad C - CUP with Site Plan
-

# CONDITIONAL USE PERMIT

---

REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS24-0295

**Project Name:** Citrus & Bell Allora Multi-Tenant Pad C – CUP with Site Plan

**Council District:** 1 - Acacia

**Meeting Date:** November 7, 2024

**Planner:** Chris Sexton, Planner II

---

**Owner:** Bell Citrus Partners LLC

**Applicant:** Maria Grishina with Bell Citrus Partners LLC

**Request:** Conditional Use Permit (CUP) with Site Plan for a new soda shop with a drive-through located within a new multi-tenant building

**Site Location:** Generally located near the southeast corner of Bell Road and Citrus Road

**Site Size:** 1.60 gross acres (approx.)

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

**Support/Opposition:** Refer to the attached Citizen Participation Report

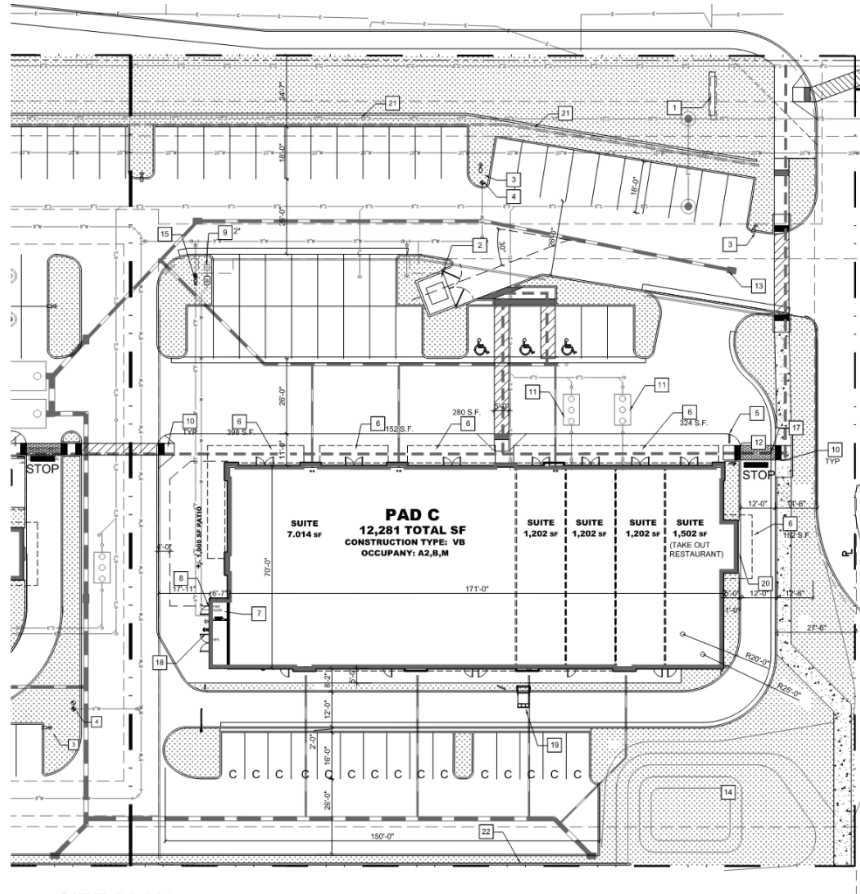
**Staff Recommendation:** If the Commission approves the CUP with Site Plan, Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS24-0295, subject to stipulations 'a' through 'e'.

**FINDINGS:**

- The proposed CUP with Site Plan is consistent with the General Plan 2040.
- The proposed CUP with Site Plan is consistent with the Surprise Farms PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**PROJECT DESCRIPTION:**

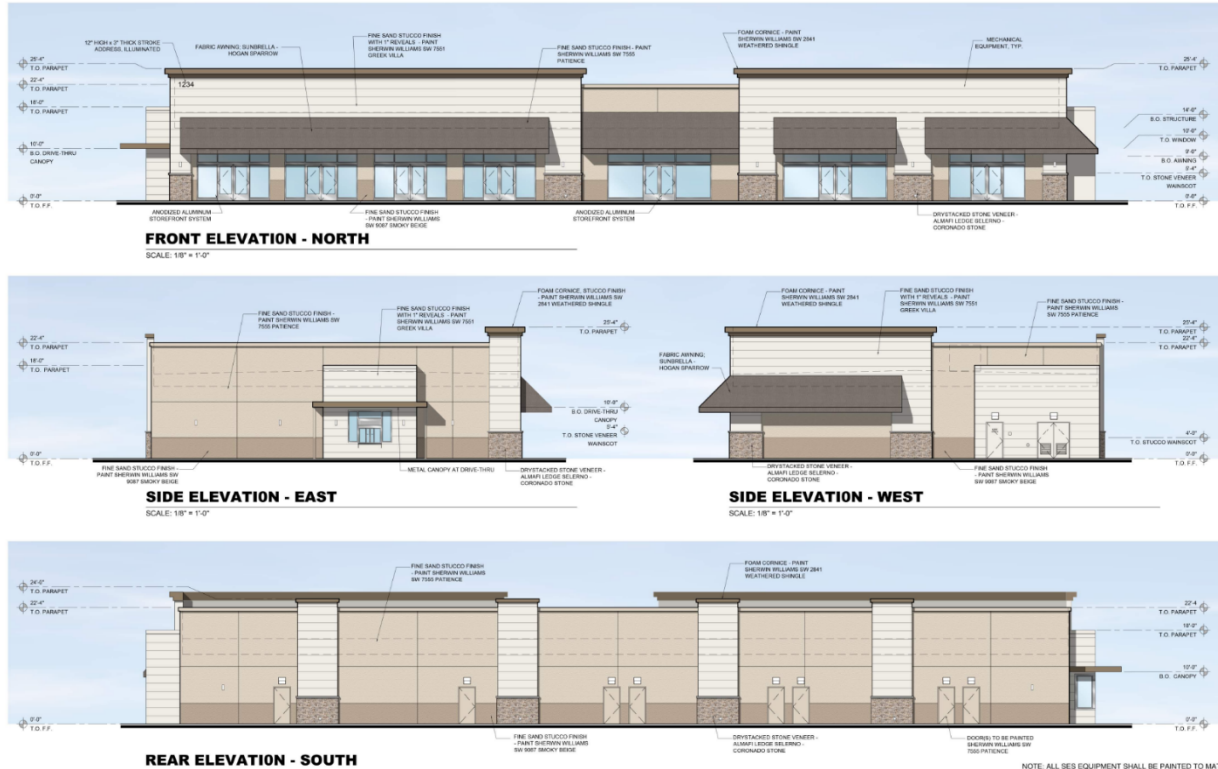
The subject request involves a Conditional Use Permit with Site Plan for a new soda shop with a drive-through, located within a new 12,281 square foot multi-tenant building. The vacant 1.60 acres parcel is zoned Surprise Farms PAD and located near the southeast corner of Bell Road and Citrus Road.



The site is to be accessed by Bell Road and Citrus Road. The access via Citrus Road is a right-in, right-out. The access on Bell Road is a left-in and a right-in/right-out. Full roadway improvements along Bell Road and Citrus Road have been previously constructed. As such, no further improvements are required with the proposed development. The project requires 52 on-site parking spaces and 58 parking spaces are being provided with three being ADA accessible parking spaces. 15 parking spaces are designated as compact spaces. One drive-through lane is proposed which provides queuing and stacking room for 12 cars in the single drive-through lane.

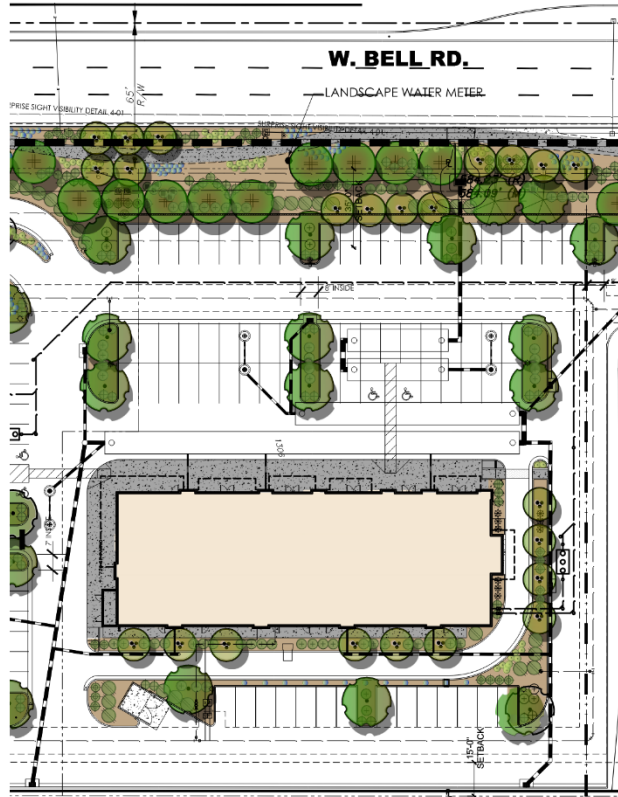
## Architecture:

The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The building is designed with a flat roof, cornice, and awnings on three of the elevations. The proposed building incorporates elements such as stucco reveals and stone veneer wainscoting.



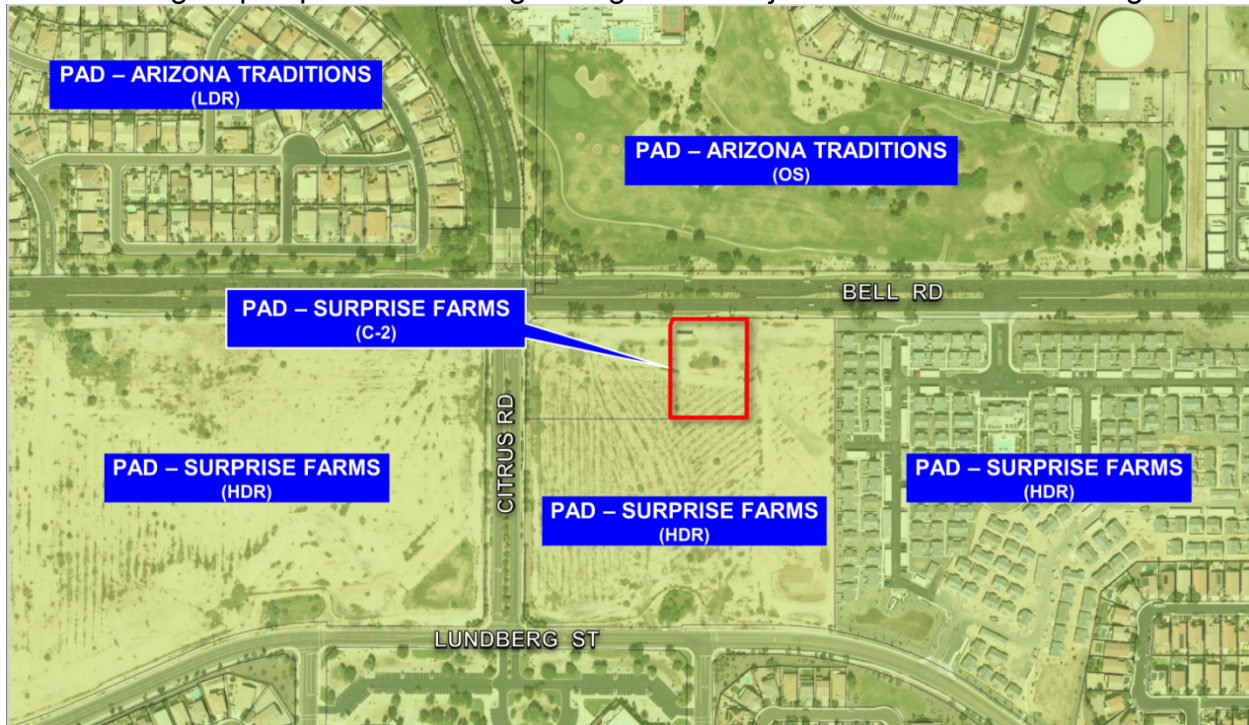
**Landscaping:**

The landscaping is designed to complement the existing landscaping of the surrounding area with low water use trees, shrubs and groundcover and complies with the Surprise Farms PAD and City of Surprise regulations as 27 percent of the parcel will be landscaped.



## EXISTING ZONING:

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



|                          |                                 |                          |
|--------------------------|---------------------------------|--------------------------|
| Arizona Traditions (LDR) | Arizona Traditions (OS)         | Arizona Traditions (OS)  |
| Surprise Farms PAD (C-2) | <b>Surprise Farms PAD (C-2)</b> | Surprise Farms PAD (HDR) |
| Surprise Farms PAD (HDR) | Surprise Farms PAD (HDR)        | Surprise Farms PAD (HDR) |

## BACKGROUND:

**June 20, 1984:** The subject parcel was annexed into the City under Ordinance 84-03.

**March 27, 1995:** The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

**January 28, 1999:** The Mayor and City Council approved administrative revisions, under Case PADA97-063.

**March 24, 2004:** The Mayor and City Council approved transportation revisions, under Case PADA03-283.

**October 26, 2006:** An administrative approval for the abandonment of Citrus Road under Case PAD06-420.

**May 23, 2008:** An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

**July 15, 2008:** The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

**April 30, 2009:** An administrative approval for revisions to setbacks under Case PADA09-065.

**March 1, 2022:** The Mayor and City Council approved a major amendment to Parcel 21 in the PAD to rezone approximately 11-acres from Commercial (C-2) to High Density Residential (H.D.R) under case FS21-555.

**June 21, 2022:** The Mayor and City Council approved a major amendment to rezone a portion of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19) and various development standards.

**November 16, 2023:** Planning and Zoning Commission approved Starbucks with a drive-through on Pad A located within the Citrus & Bell Allora commerce center under case FS23-0378.

**December 2, 2023:** Planning and Zoning Commission approved a convenience food restaurant within a new multi-tenant building on Pad B located within the Citrus & Bell Allora commerce center under case FS23-0603.

**February 6, 2024:** The Mayor and City Council approved a Final Plat to split the one (1) lot into three (3) lots under case FS23-0676.

**February 8, 2024:** A Concept Review meeting was held for the current proposal under case CR24-0084.

**March 20, 2024:** The applicant filed a request for a CUP with Site Plan for a soda shop with a drive-through under case FS24-0295, the subject case.

**June 27, 2024:** The applicant held a Citizen Outreach meeting at Willow Canyon High School. 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 Conditional Use Permit with Site Plan for a new soda shop with a drive-through located within a new 12,281 square foot multi-tenant building. The soda shop will encompass 1,502 square feet within the multi-tenant building. The vacant 1.60 acres parcel is located near the southeast corner of Bell Road and Citrus Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Surprise Farms PAD.

147 **Evaluative Criteria**

148 Pursuant to Title 17.36.060, the Planning and Zoning Commission shall consider the effect  
149 of the proposed use upon the health, safety and general welfare of occupants surrounding  
150 land, existing and anticipated traffic conditions including parking facilities on adjacent streets  
151 and land, and the effect of the proposed use on the comprehensive development guide.

152  
153 **Analysis:** The proposed project provides a retail component to a westerly portion of the City  
154 where there is none currently. The City's Transportation Department requested that the  
155 applicant submit a queuing study with the CUP application. A Traffic Impact Analysis (TIA)  
156 was reviewed and approved by Transportation staff with the submittal of Starbucks located  
157 on Pad A for the entire commercial development. All parking proposed is provided onsite and  
158 in addition the project will meet all development standards of the Surprise Farms PAD and  
159 Surprise Municipal Codes.

160  
161 The Surprise Farms PAD references the C-2 uses listed under Title 17 "Convenience Food-  
162 Restaurants" as a Conditionally Permitted Use in C-2 zoning districts but requires an analysis  
163 of any proposed Conditionally Permitted use to be based on the use specific standards listed  
164 under Section 17.28.080. These standards include the following:

- 165  
166 1. *Site Improvements such as buildings or structures (permanent or temporary) shall be*  
167 *separated from any residential zoned by at least 50 feet. Parking areas shall be*  
168 *separated from any residential zone by at least 15 feet.*

169 **Analysis:** The subject site is located more than 50-feet from the nearest residential  
170 zone and parking areas are located more than 15-feet from the adjacent residentially  
171 zoned parcel.

- 172  
173 2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate*  
174 *driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

175 **Analysis:** Six-inch curbs are proposed throughout the site.

176  
177 This CUP application has been reviewed against the standards listed above. Staff finds that  
178 this CUP application conforms to the requirements set forth under Title 17.

179  
180 **Citizen Participation Meeting:** The applicant held a Citizen Participation Meeting for the  
181 subject project at Willow Canyon High School on June 27, 2024. Four (4) members of the  
182 general public were present. The proposed development was discussed, and questions  
183 were answered. Staff has not received any items of opposition or support for the project.  
184 The Outreach Meeting, along with the subject Planning and Zoning Commission hearing,  
185 were advertised in accordance with state and local requirements. The Outreach Summary is  
186 included as an attachment to this report.

187  
188 **Transportation:**

189 At the request of the City's Transportation Department, the applicant submitted a queuing  
190 analysis with the CUP application. The queuing analysis was reviewed and approved by  
191 Transportation staff. A Traffic Impact Assessment (TIA) was previously requested and  
192 approved by Transportation staff for the development of the entire center with the application  
193 of the Starbucks (case FS23-0378) on Pad A.

**UTILITY AND SERVICES TABLE:**

|             |                                |
|-------------|--------------------------------|
| Water:      | City of Surprise               |
| Wastewater: | City of Surprise               |
| Schools:    | Dysart Unified School District |

**CONFORMANCE WITH ADOPTED PLANS:**

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

The proposed CUP with Site Plan was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2040. The proposed CUP with Site Plan is consistent with the General Plan in the following ways:

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

**REVIEWING AGENCIES:**

In addition to the standard City reviewing departments, who indicate no objections to the requests, Luke Air Force Base, APS, Maricopa County Flood Control District and Maricopa Water District were included in the routing of this case. These agencies also indicate no objections.

**Findings:**

- The proposed CUP with Site Plan is consistent with the General Plan 2040.
- The proposed CUP with Site Plan is consistent with the Surprise Farms PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**SUMMARY:**

The proposed Conditional Use Permit with Site Plan is consistent and meets the requirements as set forth with the Surprise General Plan 2040, Surprise Farms PAD and all applicable zoning codes and all City reviewing departments have reviewed the request and expressed no concerns.

**RECOMMENDATION:**

Based on the findings noted above, staff recommends the Commission move to approve case FS24-0295, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Multi-tenant Development Pad C Shell Building," consisting of one (1) sheet, prepared by Mour Group and received August 22, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Mixed Use Retail Development," consisting of three (3) sheets prepared by T.J. McQueen & Associates and received August 22, 2024.
- c. Building elevations shall be consistent with the Elevations entitled "Multi-tenant Development Pad C Elevations" consisting of two (2) sheets prepared by Mour Group dated July 31, 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.

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

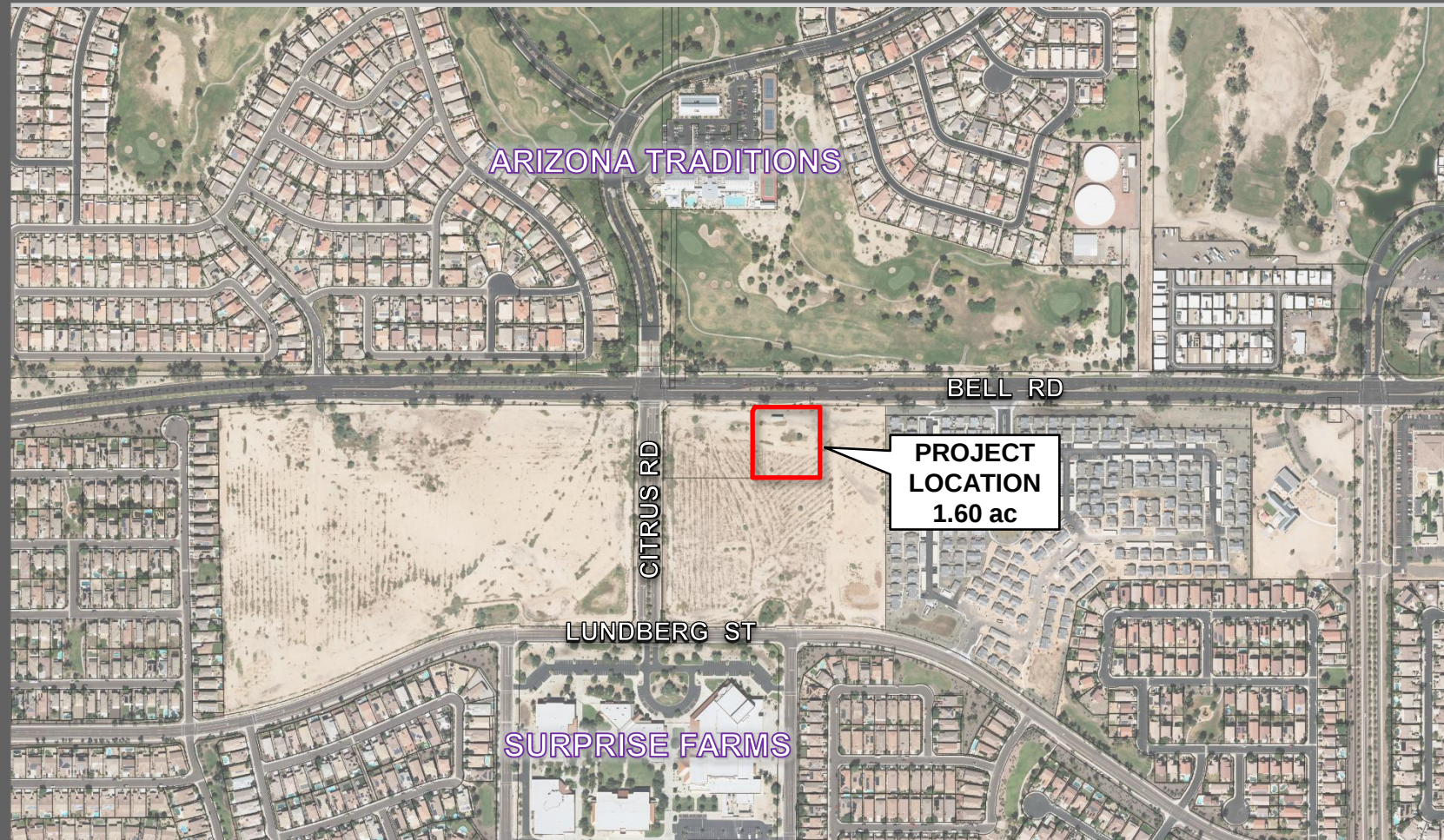
**Recommended motions:**

I move to approve the CUP with Site Plan for Citrus & Bell Allora Multi-Tenant Pad C, Case FS24-0295, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to deny the CUP with Site Plan for Citrus & Bell Allora Multi-Tenant Pad C, Case FS24-0295, because *[insert reason]*.

**Attachments:**

- 01 Vicinity Map
- 02 Zoning Map
- 03 Site Plan
- 04 Elevations
- 05 Landscape Plan
- 06 Citizen Outreach Report - REDACTED
- 07 Affidavit of Site Posting
- PPT



ARIZONA TRADITIONS

BELL RD

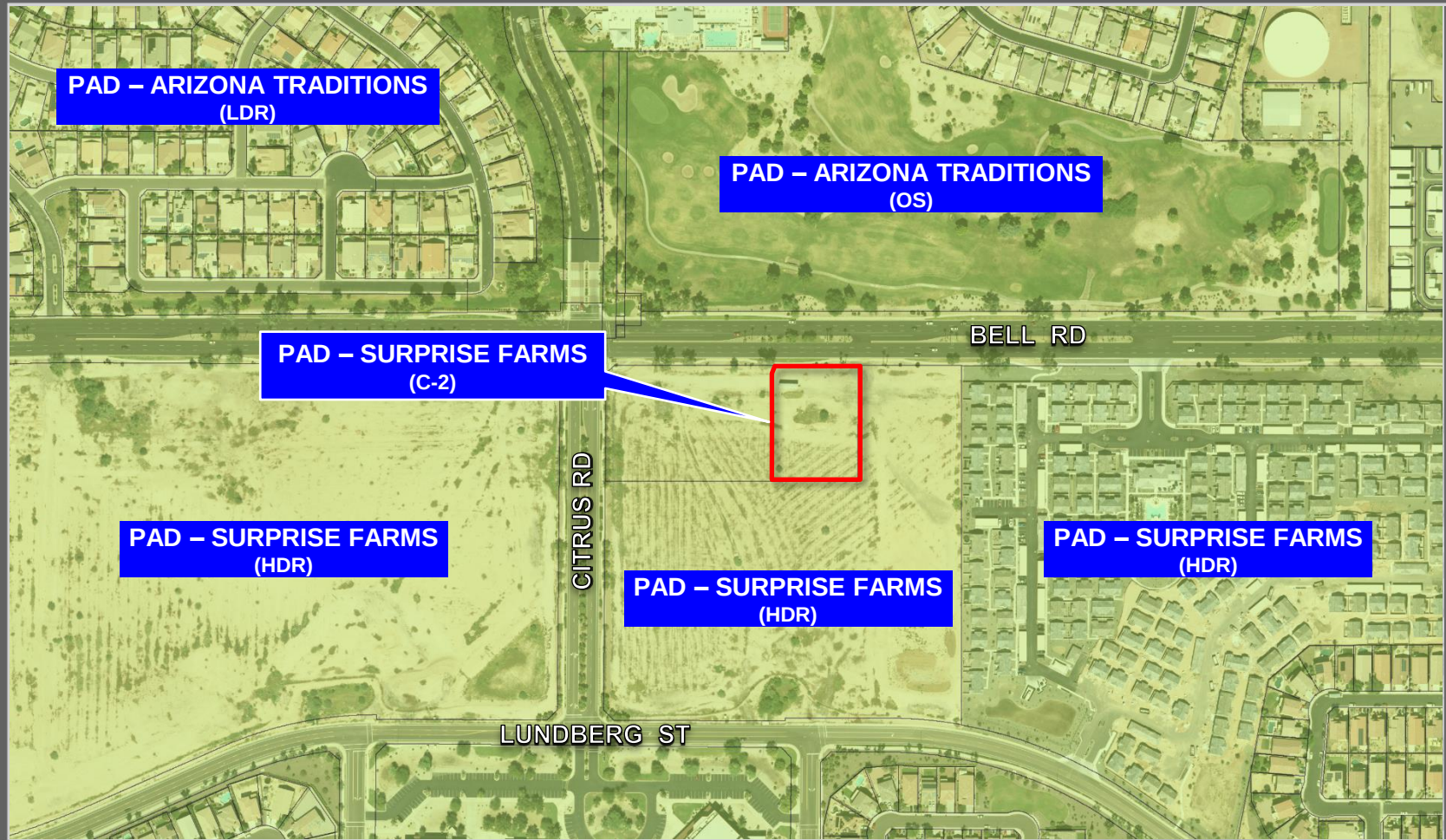
CITRUS RD

PROJECT  
LOCATION  
1.60 ac

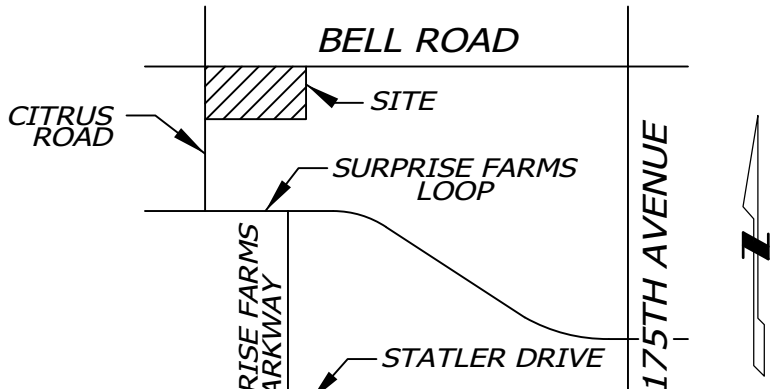
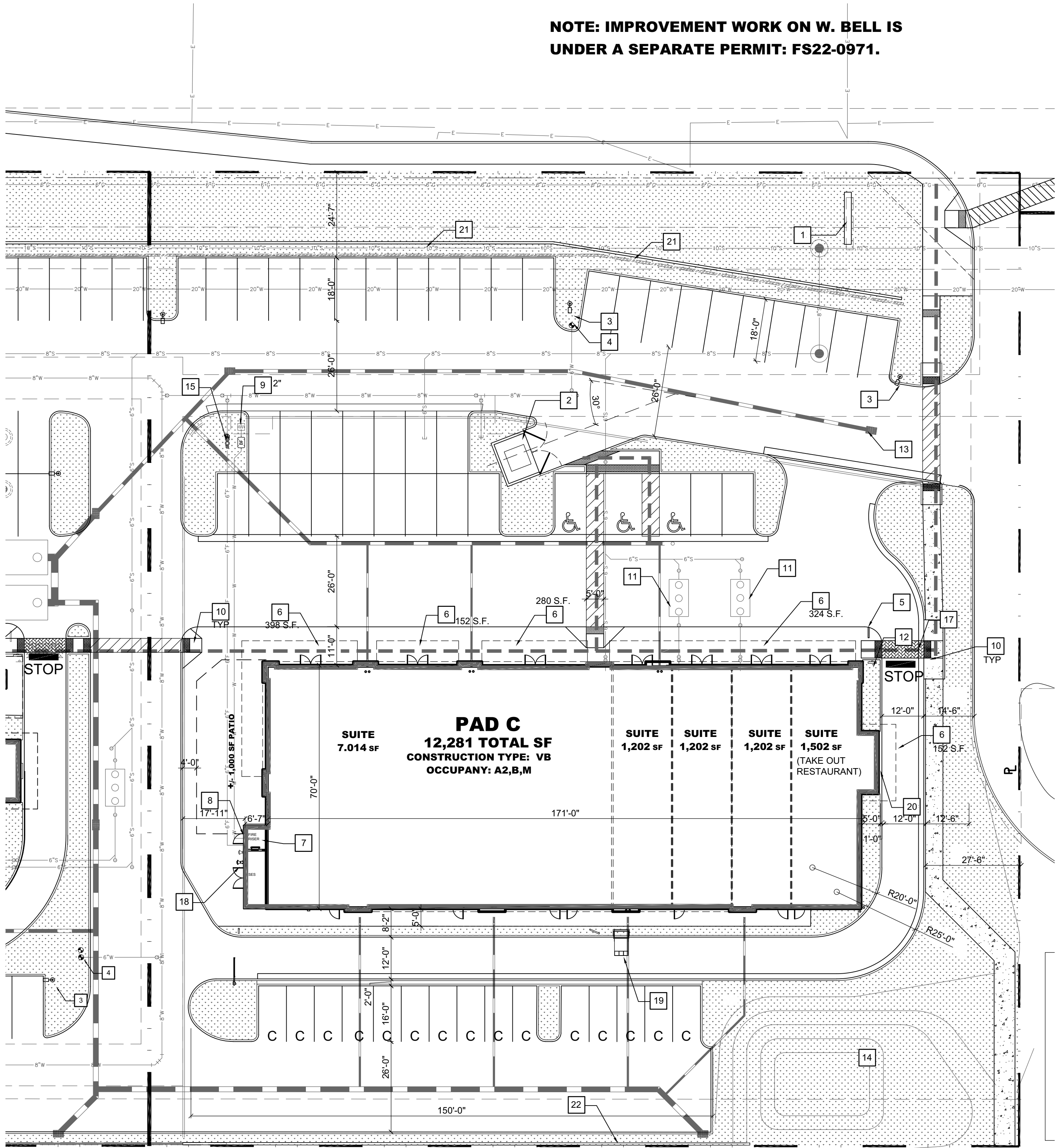
LUNDBERG ST

SURPRISE FARMS

FS24-0295 VICINITY MAP



NOTE: IMPROVEMENT WORK ON W. BELL IS  
UNDER A SEPARATE PERMIT: FS22-0971.



VICINITY MAP  
NOT TO SCALE

SITE INFORMATION

PARCEL NUMBER: 502-84-947

LEGAL DESCRIPTION:

LOT 1A, OF ALLORA SURPRISE, ACCORDING TO THE  
PLAT OF RECORD IN THE OFFICE OF THE COUNTY  
RECORDER OF MARICOPA COUNTY, ARIZONA,  
RECORDED IN BOOK 1685 OF MAPS, PAGE 28.

SITE AREA: 1.608 ACRES  
70,045 S.F.

ZONING:  
SURPRISE FARMS PLANNED AREA DEVELOPMENT (PAD)  
UNDERLYING ZONE OF COMMUNITY COMMERCIAL (C-2)

SETBACKS:

PAD:  
FRONT - 35'  
INTERIOR SIDE - 15'  
CORNER SIDE - 25'  
REAR - 15'

PARKING:

FRONT - 4'  
INTERIOR SIDE- 3'  
CORNER SIDE- 4'  
REAR - 3'

BUILDING AREA

PAD C, RETAIL 12,281 S.F.

PARKING PAD C

REQUIRED RATIOS

RETAIL: 1/400  
TAKE OUT RESTAURANT: 1/150  
BYCYCLE: 1/20 PARKING STALLS

TAKE OUT RESTAURANT: 5108 S.F. / 150 = 34 SPACES

RETAIL: 7,104 S.F. / 400 = 18 SPACES  
TOTAL REQUIRED: 52 SPACES  
MAXIMUM NUMBER OF COMPACT: 15  
NUMBER OF STALLS PROVIDED: 40 STANDARD  
3 ACCESSIBLE  
15 COMPACT  
58TOTAL

PARKING STALLS SIZE: 9'x18' STANDARD/ ACCESSIBLE  
9'x11' VAN ACCESSIBLE  
8'x16' COMPACT

BICYCLE PARKING: REQUIRED 3 SPACES,  
PROVIDED: 3 SPACES

SITE PLAN

SCALE: 1"=20'-0"



KEYED NOTES

- MONUMENT SIGN, UNDER SEPARATE PERMIT
- TRASH ENCLOSURE, SEE DETAILS, 1,2,3,4/AS101.
- LIGHT POLE, UNDER SEPARATE PERMIT.
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- BICYCLE RACK, 3 BIKE
- CANOPY/AWNING AREA AS INDICATED
- FIRE RISER ROOM
- KNOX BOX
- DOMESTIC WATER METER, SIZE INDICATED.
- CURB RAMP WITH TRUNCATED DOMES.
- GREASE INTERCEPTOR
- PEDESTRIAN CROSSING SIGN
- CATCH BASIN, SEE CIVIL DRAWINGS
- RETENSION BASIN
- BACKFLOW
- DRIVE-THU SIGN UNDER SEPARATE PERMIT
- ENHANCED PAVING AT DRIVE-THRU PEDESTRIAN CROSSING.
- BUILDING MOUNTED FDC
- ORDER/MENU BOARD UNDER SEPARATE PERMIT
- PICK-UP WINDOW
- 3'-0" HIGH SCREEN WALL, UNDER SEPARATE PERMIT.
- RETAINING WALL, SEE CIVIL DRAWING

LEGEND

- INDICATES LANDSCAPE AREA, SEE LANDSCAPE DRAWING
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES SEWER LINE, SEE CIVIL DRAWINGS
- INDICATES WATER LINE, SEE CIVIL DRAWINGS
- INDICATES STORM DRAIN LINE, SEE CIVIL DRAWINGS
- COMPACT PARKING SPACE



CASE NUMBER  
FS24-0295

TECHNICAL CODES

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

PERVIOUS/IMPERVIOUS AREAS

TOTAL SITE AREA: 70,044 S.F. (1.608 ACRES)  
TOTAL NON-DISTURBED AREA: 22,909 S.F. (.526 ACRES)  
TOTAL DISTURBED AREA: 47,135 SF (1.082 ACRES)  
TOTAL IMPERVIOUS AREA: 38,233 SF (0.878 ACRES)  
TOTAL PERVIOUS AREA: 8,902 SF (0.204 ACRES)  
IMPERVIOUS AREA PERCENTAGE: 81.1%

NOTE: THE NON-DISTURBED AREA ON THIS PARCEL IS PART OF  
PHASE 1 WORK.

NOTES:

- CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVE 50# - 2018 IFC 5307.2 LOCAL AMENDMENT. OCCUPANT NOTIFICAITON WILL BE REQUIRED IN THE PATRON ARAE. CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
- SOLID WASTE VEHICLE ROUTS SHALL PROVIDE A MINIMUM 20 FEET CLEAR OF ALL OBSTRUCTIONS IN ORDER TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE OR DAMAGE TO THE VEHICLE ITSELF. OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, PLANT GROWTH, STRUCTURES, AWNINGS, BUILDING PROJECTION, AND ATHLETIC EQUIPMENT, SHALL NOTE PROJECT INTO THE ROADWAY OR ALLEY, AND A MINIMUM OVERHEAD OR 14 FEET IS REQUIRED. GREATER CLEARANCE IS REQUIRED FOR OVERHEAD ELECTRICAL AND COMMUNICATION LINE PER NATIONAL ELECTRIC SAFETY CODE RULE 232. REQUIREMENTS MAY VERY DEPENDING ON UTILITY.
- AN ERC RADIO SURVEY WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED PER IFC 510

Revisions:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |
| 6 |  |



*Joseph Skimming*



**MOUR GROUP**  
ENGINEERING + DESIGN

6593 RIVERDALE ST.  
SAN DIEGO, CA. 92120  
PH. 619.727.4800

PROJECT  
MULTI-TENANT  
DEVELOPMENT  
PAD C SHELL BUILDING  
SEC BELL AND CITRUS  
SURPRISE, ARIZONA

CLIENT:  
**SIMON SKYLINE IV, LLC**  
6900 E. 2ND STREET  
SCOTTSDALE, AZ 85251  
tel. (480) 7459-7851  
fax (480) 588-4150  
**CRE**  
SMALL COMMERCIAL REAL ESTATE

COPYRIGHT NOTICE:  
THESE DRAWINGS ARE INSTRUMENT OF SERVICE  
AND SHALL REMAIN THE PROPERTY OF MOUR  
GROUP. ENGINEERING + DESIGN. WHETHER THE  
PROJECT FOR WHICH THEY ARE PREPARED IS  
EXECUTED OR NOT, THESE DRAWINGS SHALL NOT  
BE USED FOR ANY OTHER PROJECT OR AS AN  
EXTENSION TO THIS PROJECT WITHOUT WRITTEN  
AUTHORIZATION AND APPROPRIATE COMPENSATION  
TO MOUR GROUP ENGINEERING + DESIGN.

DATE: JULY 30, 2024

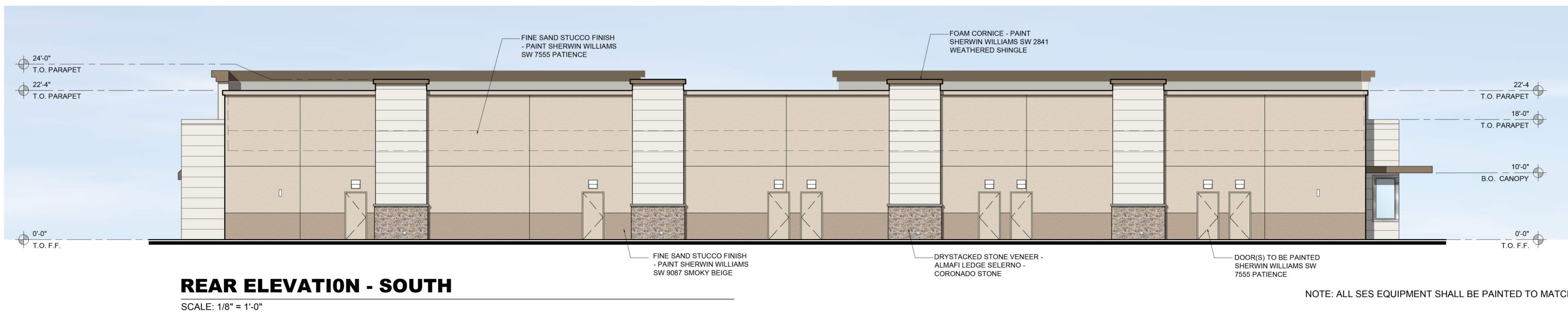
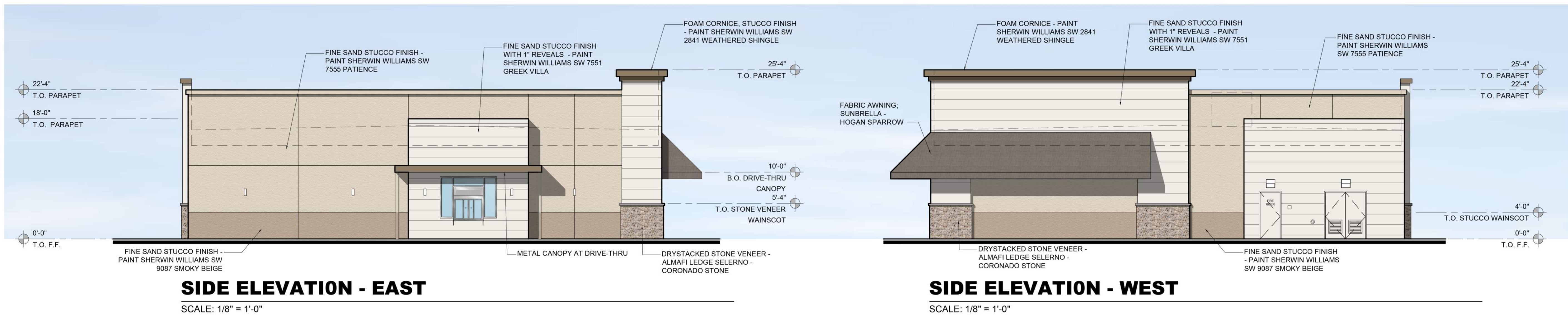
PROJECT NO.: SI2301

DRAWN: -

SCALE: AS SHOWN

SHEET TITLE:  
SITE PLAN

SHEET #  
**AS100**



CASE NUMBER  
FS24-0925



SIMON CRE  
6900 E 2ND STREET  
SCOTTSDALE, AZ 85251  
tel. (480) 7459-7851  
fax (480) 588-4150

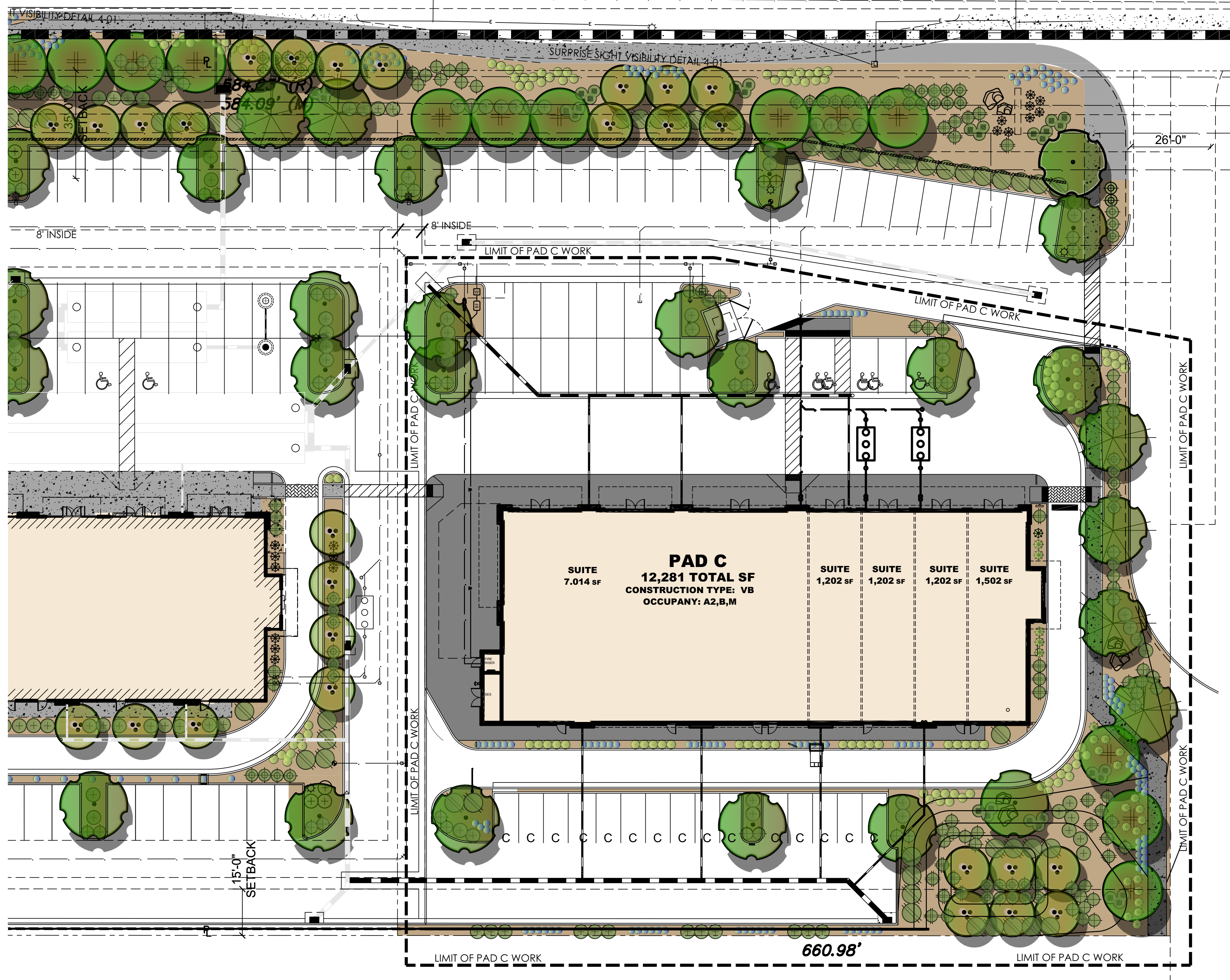
MULTI-TENANT DEVELOPMENT  
SEC BELL CITRUS  
SURPRISE, AZ

PAD C - SHELL BUILDING  
5/09/24



MOUR GROUP ENGINEERING + DESIGN  
6593 RIVERDALE STREET  
SAN DIEGO, CA 92120  
TEL: 619.727.4800

## LANDSCAPE WATER METER



- 

QUERCUS VIRGINIANA  
'LIVE OAK'  
36" BOX (4)
- 

PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (3)
- 

ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
36" BOX (10)
- 

CAESALPINIA CACALACO  
'SMOOTHIE' CASCALOTE  
36" BOX (6)
- 

PACHYCEREUS MARGINATUS  
MEXICAN FENCE POST  
3-STALK GROUPING (2.5', 2, 1' TALL) (4)
- 

HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (130)
- 

MUHLENBERGIA 'REGAL MIST'  
REGAL MIST DEER GRASS  
5 GALLON (137)
- 

ECHINOCACTUS GRUSONII  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING) (28)
- 

EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (107)
- 

3'x3'x3" SURFACE SELECT  
GRANITE BOULDER (BURY 1/3)  
MINIMUM 200lbs EACH
- 

HESPERALOE PERPA  
BREAK LIGHTS  
5 GALLON (308)
- 

LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON (231)
- 

DASYLIIRON LONGISSIMA  
TOOTHLESS DESERT SPOON  
5 GALLON (32)
- 

TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (76)

Revisions:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |
| 6 |  |

6593 RIVERDALE ST.  
SAN DIEGO, CA. 92120  
PH. 619.727.4800

# MIXED USE RETAIL DEVELOPMENT

SEC CITRUS AND BELL  
SURPRISE, ARIZONA

CLIENT:

 **SIMON CORE**  
COMMERCIAL REAL ESTATE

SKYLINE IV, LLC

6900 E 2ND STREET  
SCOTTSDALE AZ 85251  
tel. (480) 7459-7851  
fox (480) 588-4150

**COPYRIGHT NOTICE:**  
THESE DRAWINGS ARE INSTRUMENT OF SERVICE  
AND SHALL REMAIN THE PROPERTY OF MOUR  
GROUP ENGINEERING + DESIGN WHETHER THE  
PROJECT FOR WHICH THEY ARE PREPARED IS  
EXECUTED OR NOT. THESE DRAWINGS SHALL NOT  
BE USED FOR ANY OTHER PROJECT OR AS AN  
EXTENSION TO THIS PROJECT WITHOUT WRITTEN  
AUTHORIZATION AND APPROPRIATE COMPENSATION  
TO MOUR GROUP ENGINEERING + DESIGN.

DATE: 06.25.24

|              |        |
|--------------|--------|
| PROJECT NO.: | SI2301 |
|--------------|--------|

DRAWN: -

SCALE: AS SHOWN

SHEET TITLE:  
LANDSCAPE PLAN

SHEET #

La.01

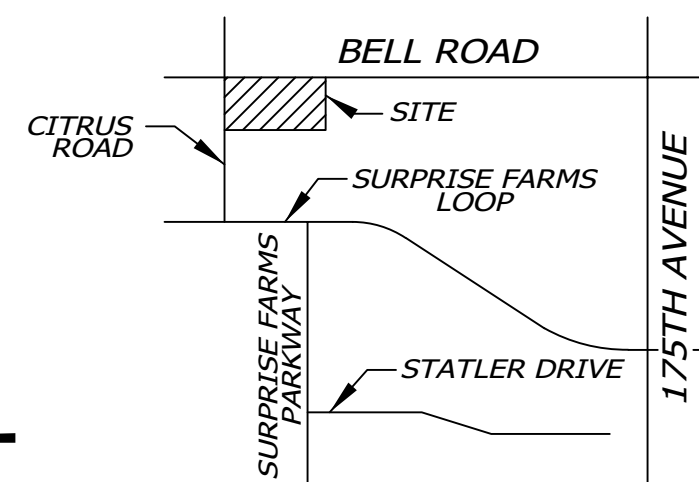


# LANDSCAPE PLAN

SCALE: 1"=20'-0"

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1" = 20'



VICINITY MAP  
NOT TO SCALE

FS24-0295

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: [Amir@cs.cmu.edu](mailto:Amir@cs.cmu.edu)

T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (TJMLA) EXPRESSLY RESERVES ITS COMMON LAW, COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION/CONSENT FROM TJMLA.





## SEC Bell Rd. & Citrus Rd. (Allora Multi-Tenant)

SEC Bell Rd. & Citrus Rd. Surprise, AZ, 85388

### Citizen Participation Report



Submitted By:

#### **Bell Citrus Partners LLC**

Maria Grishina

6900 E 2nd St

Scottsdale, AZ 85251

Site Information:

Parcel Number: 502-84-947

Proposed Use: Multi-Tenant Retail Center

Current Zoning: PAD

Case Number: FS24-0295



## **I. Executive Summary**

The mandatory neighborhood meeting was held on June 27th, 2024, at 6:00 PM at the Willow Canyon High School media center, located at 17901 W Lundberg St, Surprise, AZ 85388. The high school is approximately 800 feet from the proposed project location. SimonCRE plans to submit all required documents for the Planning & Zoning Commission Hearing scheduled for November 7th, 2024.

## **II. Neighborhood Notifications**

The City of Surprise directed SimonCRE to notify the local community about the upcoming development by posting two standard City of Surprise billboards with all required information regarding the meeting. These signs displayed the project address, the date and time of the neighborhood meeting, as well as the Planning & Zoning. The signage was installed onsite on September 25th, 2024, mentioning the neighborhood meeting on June 27th, 2024, and to meet the requirements for the Planning & Zoning hearing on November 7th, 2024. The City of Surprise was provided with the affidavit of posting on September 26th, 2024. Additionally, the City of Surprise sent out mailers to residents to inform the community about the June 27th, 2024, neighborhood meeting.

## **III. Neighborhood Meeting Outcome**

### **Substance of Concern, Issue, and Problem and how SimonCRE Answered:**

Question: Can you please describe the access to the site?

Answer: The access to the site did not change. There are two access points to the PAD C, one from N. Citrus Rd. and another from W. Bell Rd.

Question: Can you please describe who is the developer for this project?

Answer: The developer of the project is Bell Citrus Partners, LLC. It did not change too

Question: Can you please describe the progress for PAD B.?

Answer: PAD B is currently in the construction phase and it is targeted to complete before the end of year, 2024.

Overall, these comments are crucial to providing clarity and enjoyment for the local community so addressing their concerns is a main goal for SimonCRE. Addressing comments and requirements from the city is also a major aspect of this development, so appealing all parties is in the best interest for everyone.



Sign In Sheet  
Citrus and Bell Pad C CUP  
Neighborhood Meeting 6/27/2024

Name

Address

Email

|                      |  |  |
|----------------------|--|--|
| Rob : Joy Hilkemeier |  |  |
| Julie Shelton-Mollo  |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |
|                      |  |  |



Ian Lang &lt;ian.lang@simoncre.com&gt;

---

## Citrus and Bell / Neighborhood Meeting / Pad C Shops Building

---

Ian Lang &lt;ian.lang@simoncre.com &gt;

Tue, Jul 2, 2024 at 10:55 AM

To: Maria Grishina &lt;maria.grishina@simoncre.com&gt;

Bcc:

Citrus and Bell Neighboring Property Owners,

I appreciate everyone's time by joining our neighborhood meeting this past Thursday at the Willow Canyon High School auditorium to discuss the future Pad C "shops" building.

I have attached the Citrus and Bell site plan and the Pad C building elevations. Please feel free to reach out to Maria and I if you have any questions for us!

Thank you!

Ian Lang



Senior Development Associate

6900 E. 2nd Street

Scottsdale, AZ 85251

D: 480.933.8341 | M: 602.405.1971

O: 480.745.1956 | F: 480.588.4150

[Website](#) | [Email](#) | [vCard](#) | [LinkedIn](#)

[Explore Our Premiere Properties - For Sale or Lease](#)

---

### 2 attachments



**023 A100.0 Master siteplan.pdf**

1814K



**004 AS00.1 Elevations.pdf**

1235K

**AFFIDAVIT OF POSTING**

Application No: FS24-0295  
Applicant Name: SimonCRE  
Location: SEC Bell Rd & Citrus Rd  
Date Site Posted: 06/04/24

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

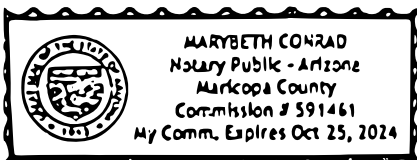
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

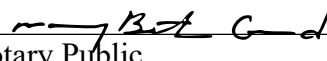
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

 6/4/24  
Applicant/Representative Signature Date

This instrument was acknowledged before me on 06/04/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



  
Notary Public  
10-25-24  
My commission expires

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

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M.

Location: Willow Canyon HS.  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

## Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

## City Council

Date: TBD

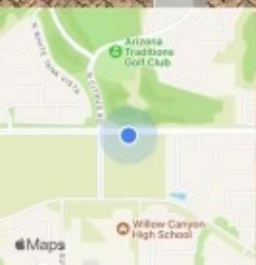
Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



June 4, 2024 at 8:45 AM  
+33.638638,-112.442962

W Bell Rd  
Surprise AZ 85388  
United States

# Notice of Public Hearing

## City of Surprise

### Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M.

Location: Willow Canyon HS;  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

### Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

### City Council

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



June 4, 2024 at 8:40 AM  
+33.638236, -112.444109  
15821-16999 N Citrus Rd  
Surprise AZ 85388  
United States

AFFIDAVIT OF POSTING

Application No: FS24-0295  
Applicant Name: SimonCRE  
Location: SEC Bell Rd & Citrus Rd  
Date Site Posted: 09/25/24

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

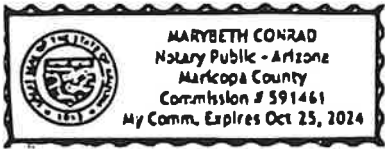
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 09/25/24  
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/25/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad  
Notary Public  
10-25-24  
My commission expires

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

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M. - 8:00 P.M.

Location: Willow Canyon HS:  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

## Planning & Zoning

Date: November 7, 2024

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

## City Council

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



Sep 25, 2024 at 3:32:38 PM  
15821-16999 N Citrus Rd  
Surprise AZ 85388

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M. - 8:00 P.M.

Location: Willow Canyon HS;  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

## Planning & Zoning

Date: November 7, 2024

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

## City Council

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



Sep 25 2024 at 3:32:18 PM  
15821-16999 N Citrus Rd  
Surprise AZ 85388

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M.

Location: Willow Canyon HS.  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

## Planning & Zoning

Date: November 7, 2024

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

## City Council

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



September 23, 2024 at 3:59 AM  
+33.638583,-112.442746  
17843-17863 W Bell Rd  
Surprise AZ 85388  
United States

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: June 27, 2024

Time: 6:00 P.M. - 8:00 P.M.

Location: Willow Canyon HS:  
(Media Center)  
17901 W Lundberg St,  
Surprise, AZ 85388

## Planning & Zoning

Date: November 7, 2024

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

## City Council

Date: TBD

Time: 6:00 P.M.

Location: City Council Chambers  
16000 North Civic Center Plaza,  
Surprise AZ 85374

Case #: FS24-0295

Request: Conditional use permit to allow for a drive thru on Shops Building C

For more information, call:

623-222-3011

[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



September 23, 2024 at 8:59 AM  
+33.638583, -112.442746  
17843 - 17863 W Bell Rd  
Surprise AZ 85388  
United States

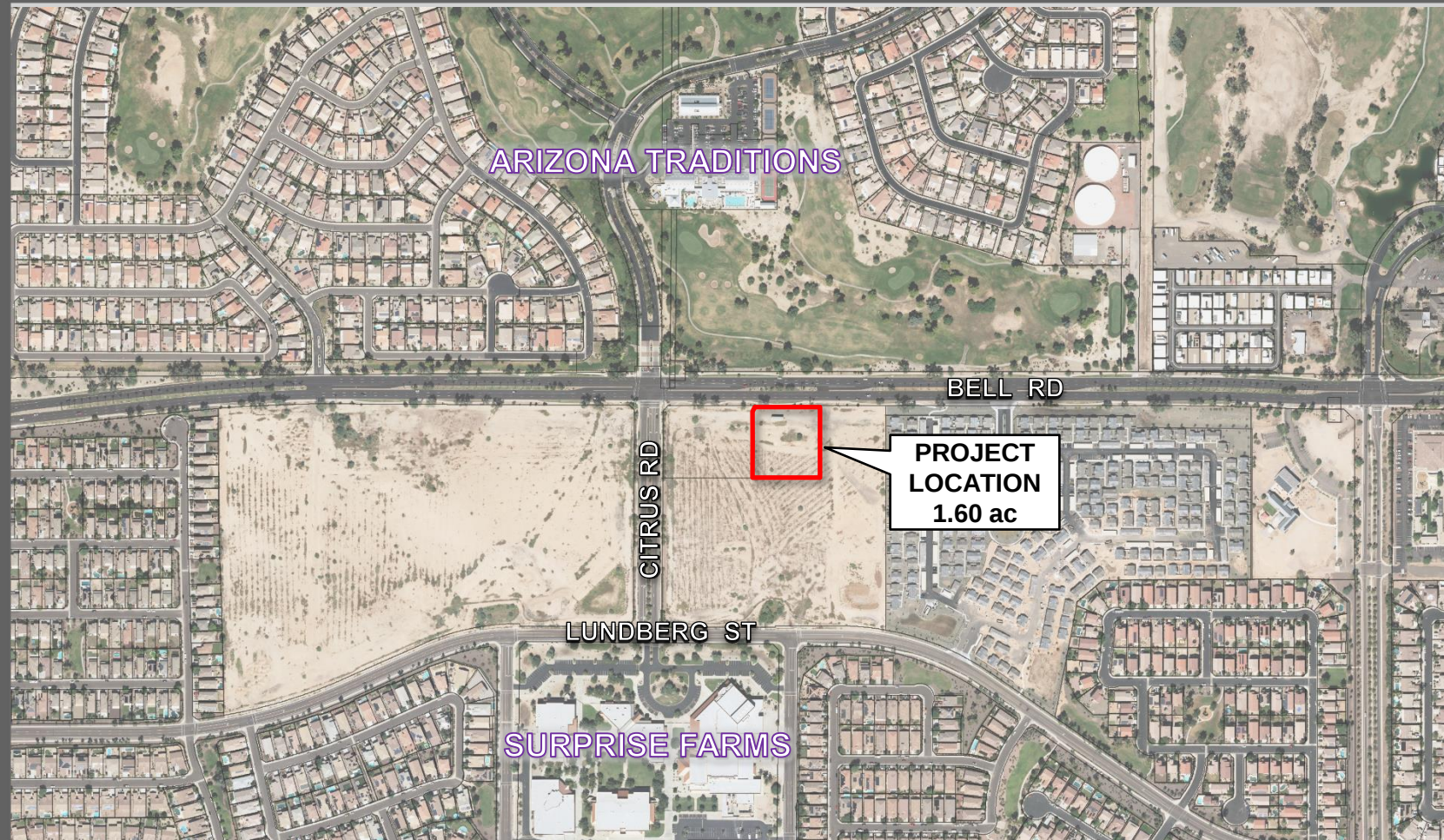


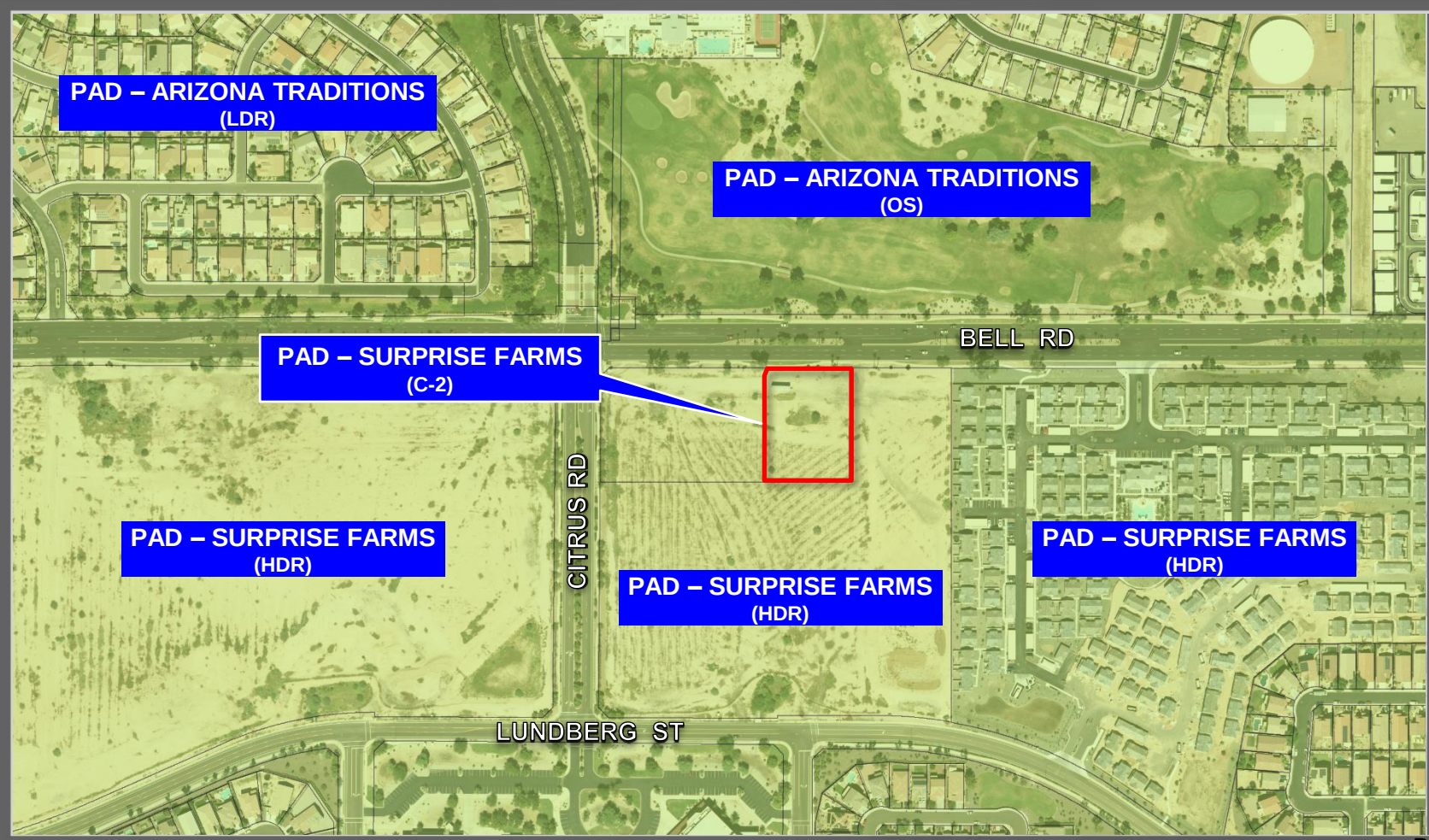
**FS24-0295**

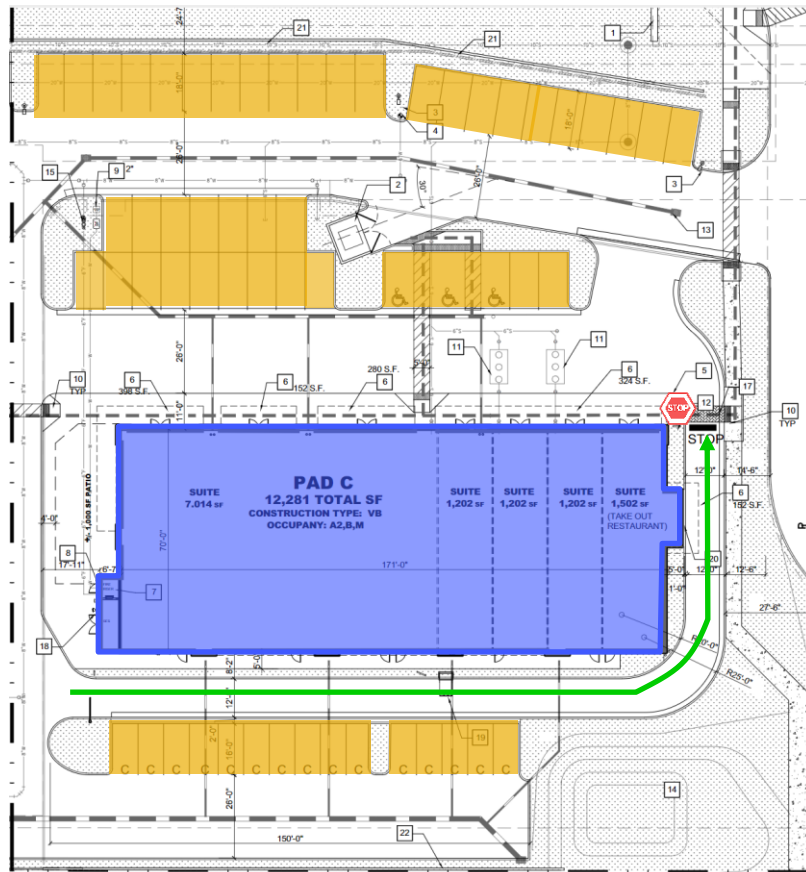
# **Citrus & Bell Allora Multi-Tenant Pad C Conditional Use Permit with Site Plan**

Planning & Zoning Commission

November 7, 2024







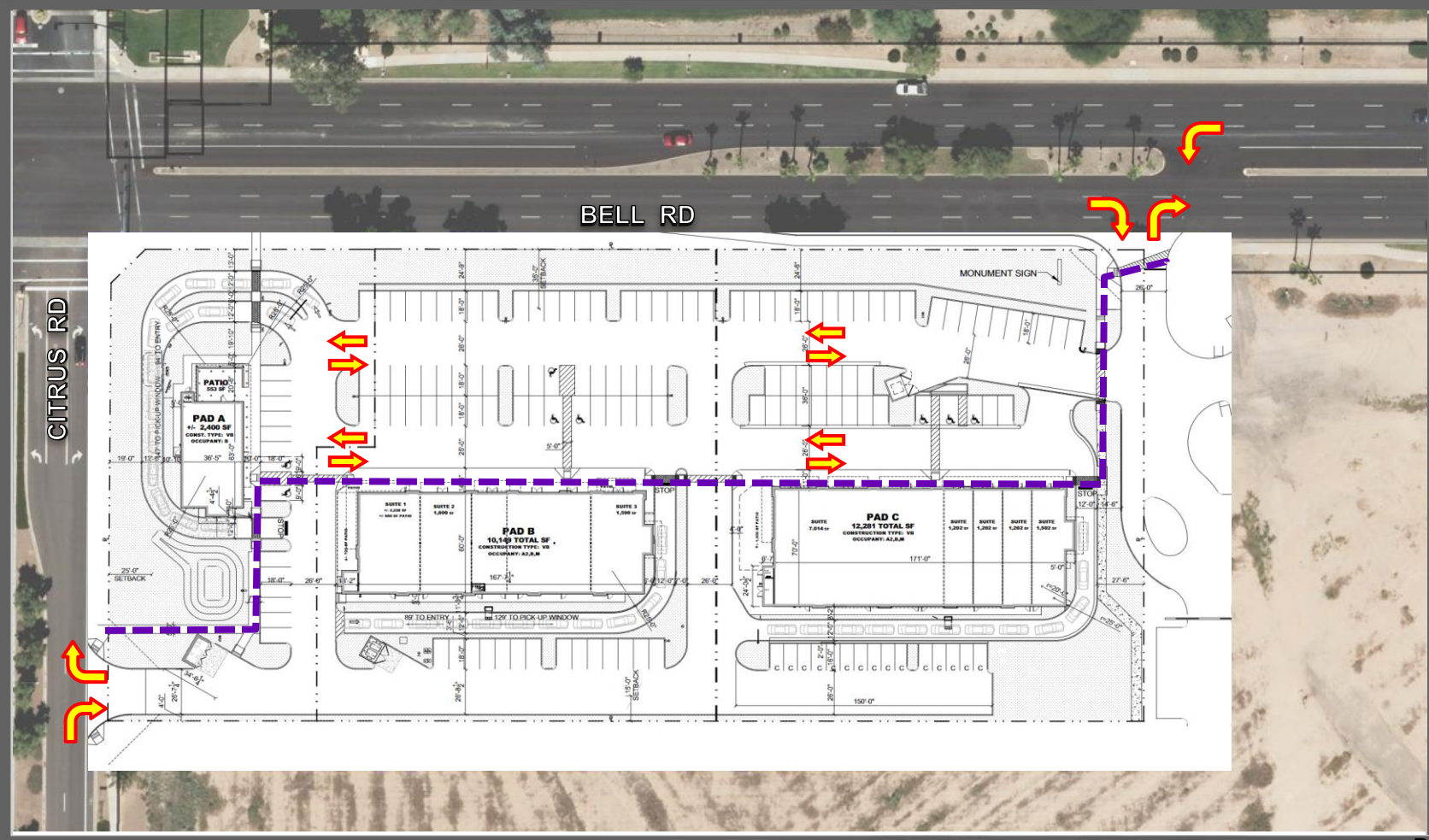
1,502 S.F. Drive-through  
+10,779 S.F. Multi-Tenant Building

12,281 S.F.

Parking Required = 52 Spaces  
Parking Provided = 58 Spaces ✓

Drive-Through Lane  
(Queuing Capacity = 12 Vehicles)

- ✓ Title 17 Section 17.28.080(C)(3)  
Separation from residential zone by 50-feet
- ✓ Interior curbs ≥ 6-inches



FS24-0295

# ACCESS/PEDESTRIAN PLAN



## Title 17 – Section 17.28.080(C)(19)

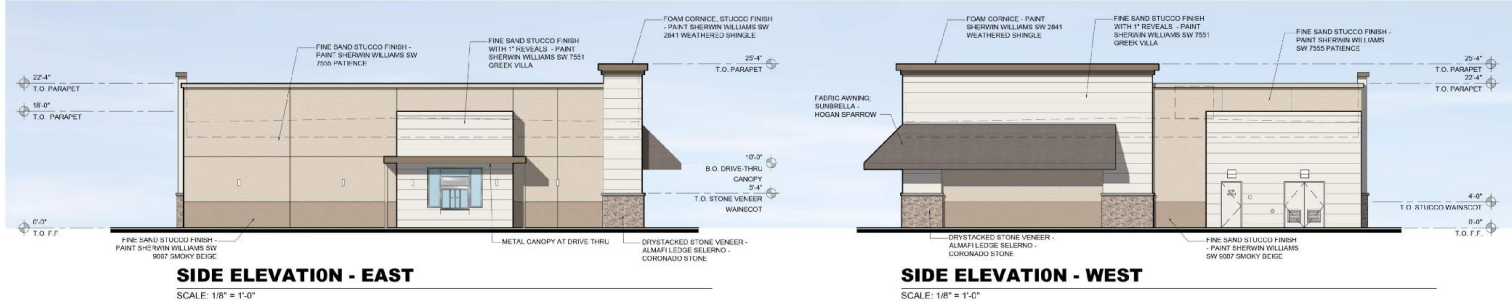
- Minimum Required: 15%
- Provided 27% ☒

### LANDSCAPE LEGEND



- QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX (4)
- PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (3)
- ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
36" BOX (10)
- CAESALPINIA CACALACO  
'SMOOTH' CASCALOTE  
36" BOX (6)

- PACHYCLERUS MARGINATUS  
MEXICAN FENCE POST  
3-STALK GROUPING (2.5', 2', 1' TALL) (4)
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (130)
- MUHLENBERGIA 'REGAL MIST'  
REGAL MIST DEER GRASS  
5 GALLON (137)
- ECHINOCACTUS GRUSONI  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING) (28)
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (107)
- 3'x3' SURFACE SELECT  
GRANITE BOULDER (BURY 1/3)  
MINIMUM 2000lbs EACH
- HESPERALOE PERPA  
BREAK LIGHTS  
5 GALLON (308)
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON (231)
- DASYLIRION LONGISSIMA  
TOOTHLESS DESERT SPOON  
5 GALLON (32)
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (76)
- 1/2" SCREENED ROCK PROS MAHOAGANY  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

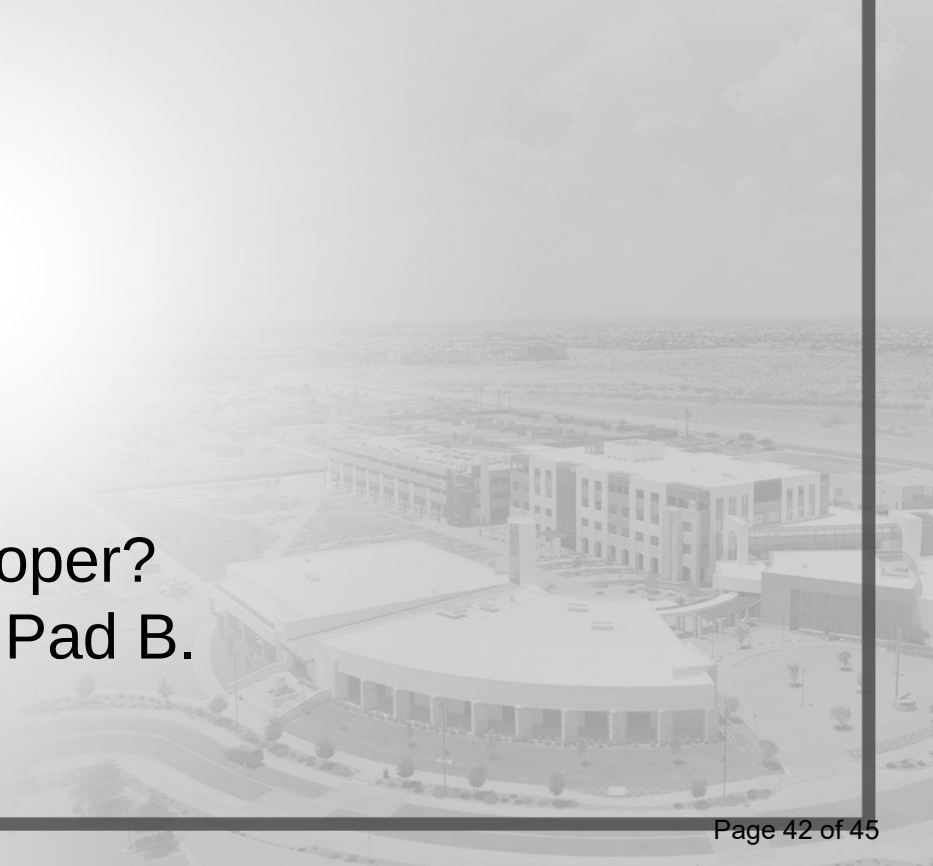




# Outreach

## Neighborhood Meeting

- June 27, 2024
  - 4 attendees
- Questions/Comments:
  - Access
  - Who is the developer?
  - The progress on Pad B.





# RECOMMENDATION

## Staff Recommendation:

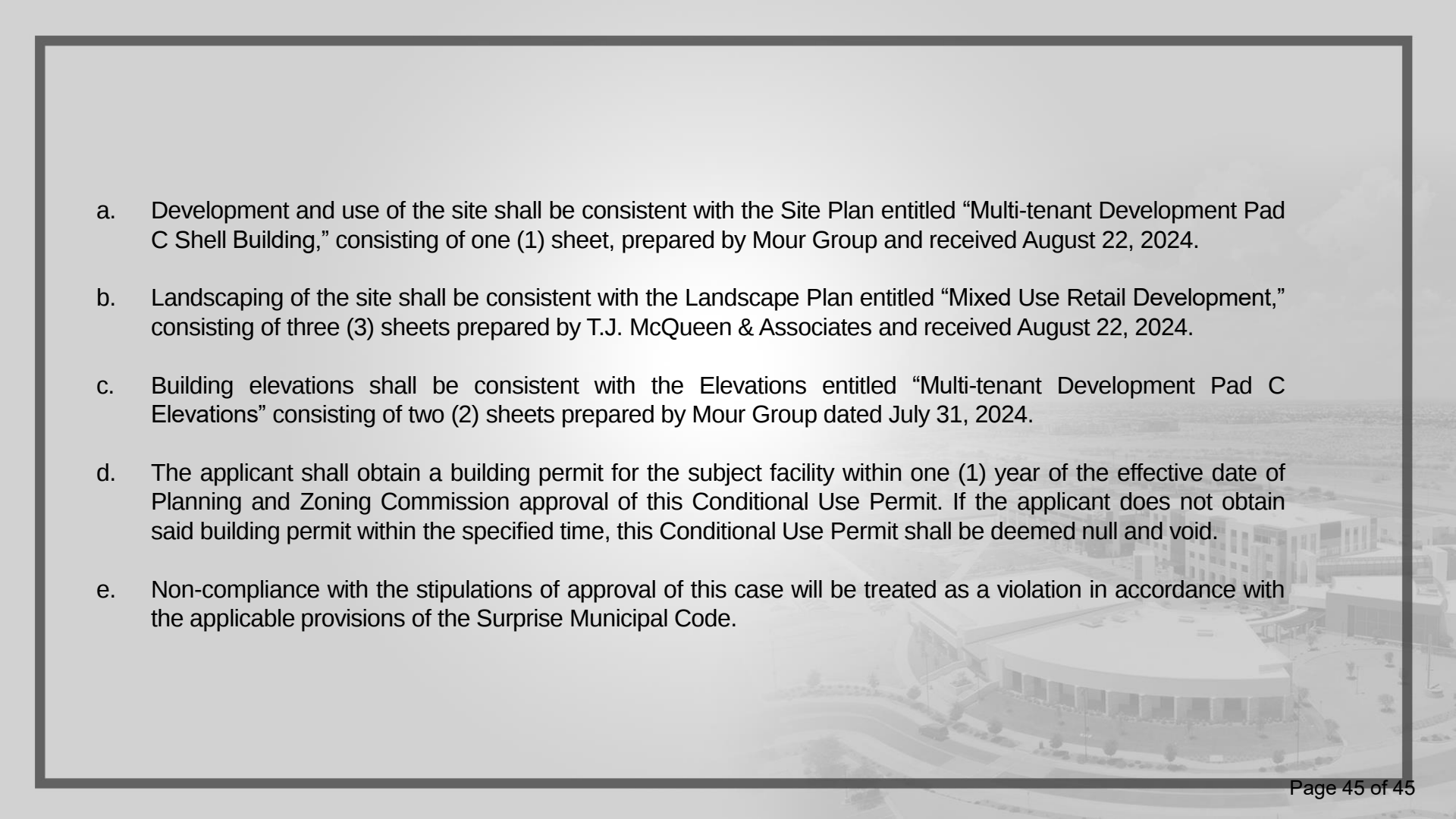
**Approve** subject to Stipulations 'a' through 'e'



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Multi-tenant Development Pad C Shell Building,” consisting of one (1) sheet, prepared by Mour Group and received August 22, 2024.
  - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Mixed Use Retail Development,” consisting of three (3) sheets prepared by T.J. McQueen & Associates and received August 22, 2024.
  - c. Building elevations shall be consistent with the Elevations entitled “Multi-tenant Development Pad C Elevations” consisting of two (2) sheets prepared by Mour Group dated July 31, 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.