



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 20, 2025 @ 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 January 16, 2025, Planning and Zoning Commission Regular Meeting Minutes. | Renee PuigHink
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 6 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 2,417 square foot Chipotle restaurant with a drive-through facility on a vacant 0.67 acres parcel, zoned Marley Park Planned Area Development (PAD), located near the southwest corner of Litchfield Road and Waddell Road. Case# FS24-0968. | Leslie Carnie
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: Tuesday, February 11th, 2025 @ 10:00 AM

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



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: February 20, 2025

Contact Person: Renee PuigHink, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the January 16, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the January 16, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 1-16-2025 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 16, 2025 / 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 January 16, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Trevor Fleetham; Planning Manager, Christina Sexton, Planner, Sr.; Tanner Wessel, Planner II; Alex Ferruccio, Planner I; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Arizona Republic article regarding the housing crisis and shortage
- Acreage data was misquoted in the article
- Multifamily land use designations within our PAD
- City Council approved that Preliminary and Final Plats are to be administratively approved
- A list of pre-plats in review and approval will be provided at Planning and Zoning Commission meetings for comment and input
- Interactive map reflecting pre-plats, outreach meetings, and commercial projects is being created

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.

- None

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 3,159 square foot restaurant with a drive-through window on a vacant 1.15 acres pad, zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0660.

Christina Sexton, Planner, Sr. 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:

- Signage used at the exit of the drive-through for pedestrian crossing
- Future retail and restaurants on this parcel
- Avoid congestion in parking lot
- Superimposed map of proposed projects
- Pedestrian access and crosswalks

Commissioner Perry made a motion to approve the Conditional Use Permit with Site Plan for Someburros, Case# FS24-0660, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Unit L – Phase 3 – Toll at Prasada”, date received October 24, 2024, a property generally located southwest of Cactus Road and Citrus Road. Case FS24-1016.

Alex Ferruccio, Planner I presented item 3 to the Commission.

The Commission discussed the following:

- Reduction in lot size to increase number of lots
- Health and safety of the community

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat Unit L – Phase 3 – Toll at Prasada”, date received October 24, 2024, case FS24-1016, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 4 votes in favor. Chair Holland and Commissioner Perry voted in opposition.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Data on housing, multifamily and affordable housing
- Grant to update our housing study
- Identify constraints and project available land for future development

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Bash made a motion to adjourn. Vice Chair Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:31pm.

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: February 20, 2025 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
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 proposed 2,417 square foot Chipotle restaurant with a drive-through facility on a vacant 0.67 acres parcel, zoned Marley Park Planned Area Development (PAD), located near the southwest corner of Litchfield Road and Waddell Road. Case# FS24-0968.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for a restaurant with drive-through facility, Case# FS24-0968, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for a restaurant with drive-through facility, Case# FS24-0968, because [*insert reason*].

Background:

The subject request involves Conditional Use Permit with Site Plan for a new 2,417 square foot Chipotle restaurant with a drive-through facility. The vacant 0.67-acre parcel is zoned Marley Park PAD and located near the southwest corner of Litchfield Road and Waddell 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 - FS24-0968 Chipotle - CUP with Site Plan - Staff Report
 2. 01 – FS24-0968 Chipotle - CUP with Site Plan – Vicinity Map
 3. 02 – FS24-0968 Chipotle - CUP with Site Plan – Zoning Map
 4. 03 – FS24-0968 Chipotle - CUP with Site Plan – Site Plan
 5. 04 – FS24-0968 Chipotle - CUP with Site Plan – Landscape Plan
 6. 05 – FS24-0968 Chipotle - CUP with Site Plan – Elevations
 7. 06 – FS24-0968 Chipotle - CUP with Site Plan – Citizen Participation Report
 8. 07 – FS24-0968 Chipotle - CUP with Site Plan – Affidavit of Posting
 9. FS24-0968 Chipotle - CUP with Site Plan - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0968

Project Name: Chipotle – CUP with Site Plan

Council District: 6 – Palo Verde

Meeting Date: February 20, 2025

Planner: Leslie Carnie, Planner II

Owner: Marley Park West, LLC

Applicant: Dylan Hasse of Alexander Building Company, Inc.

Request: Conditional Use Permit (CUP) with Site Plan for a Chipotle restaurant with drive-through facility.

Site Location: Generally located near the southwest corner of Litchfield Road and Waddell Road

Site Size: 0.67 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 **FS24-0968**, subject to stipulations ‘a’ through ‘e’.

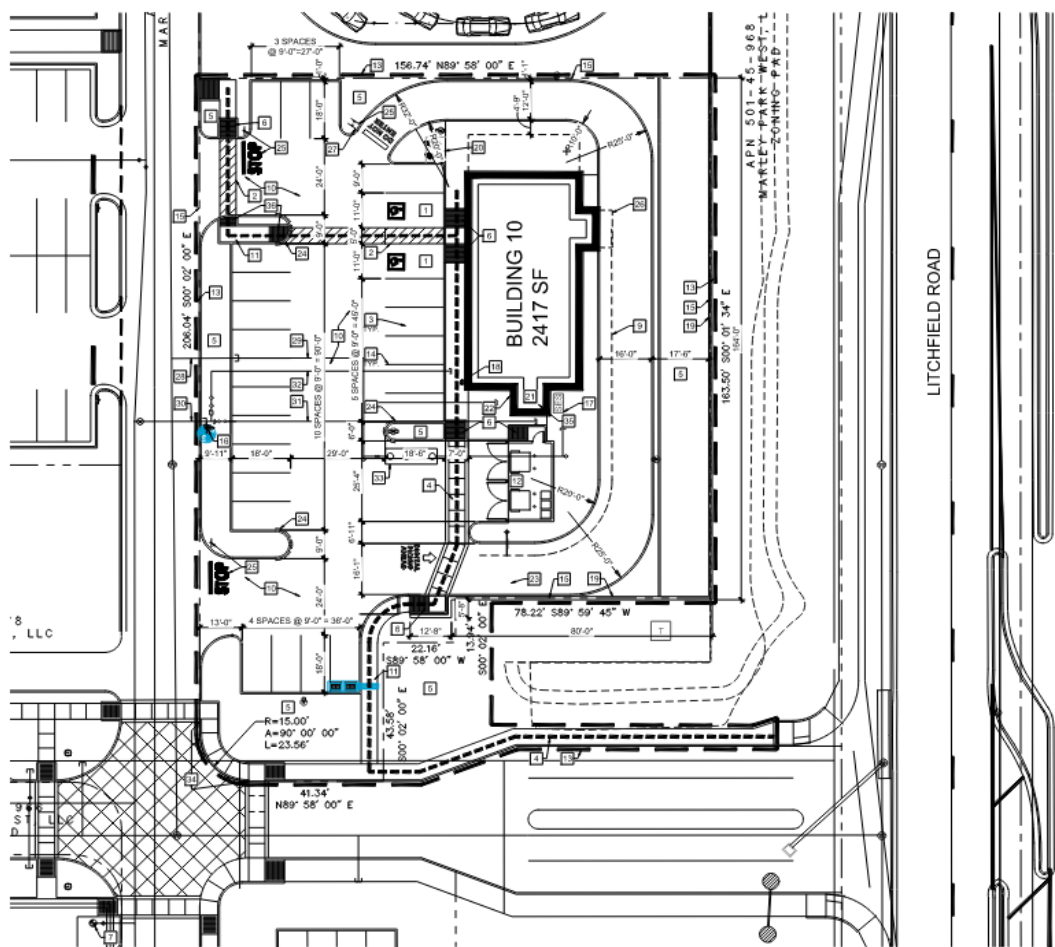
FINDINGS:

- The proposed CUP with Site Plan is consistent with the Surprise General Plan 2040.
- The proposed CUP with Site Plan is consistent with the Marley Park 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 CUP with Site Plan for a new 2,417 square foot restaurant with a drive-through facility located within the Marley Park Square commerce center. The vacant 0.67-acre parcel is zoned Marley Park PAD and located near the southwest corner of Litchfield Road and Waddell Road.

The convenience restaurant with drive-through facility will provide one drive-through lane which provides queuing and stacking room for seven (7) cars a stop sign is provided at the pedestrian crossing that traverses the drive through exit. This development requires 16 parking spaces and 30 have been provided. In addition to meeting the required convenience food restaurant development standards set forth in Title 17 code, discussed further in the "Evaluation Criteria" section of this report, the drive-through facility meets the use-specific standards pursuant to Section 106-10.17 of the LDO.



Access to the overall Marley Park Square site, via Waddell Road is provided by one full-access and three right in, right out driveways. Access to the commerce center via Litchfield Road is taken from one three-quarter and one right in, right out driveway. Full access to the site is taken from an internal drive aisle.



The proposed architecture for the Chipotle restaurant will be consistent with the Chipotle branding while incorporating elements from the existing and approved Marley Park Square buildings. The stucco cladding, architectural metal panels, and steel awnings are finished in a neutral color palette that compliments the adjacent developments.



The site landscaping is designed to complement the approved ROW landscaping for Marley Park Square. Plantings are consistent with both the Marley Park Square and Marley Park PAD plant palettes. Additionally, the proposed landscape meets the LDO requirements and utilizes drought tolerant, low water use plants.

EXISTING ZONING:

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



Marley Park PAD Employment - Mixed Use	Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2
Marley Park PAD Employment - Mixed Use	Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2
Marley Park PAD Employment - Mixed Use	Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2

BACKGROUND:

October 25, 2000: The Mayor and City Council approved Ordinance #00-23 for the Marley Park PAD under case PAD00-091.

November 9, 2000: The Mayor and City Council approved Ordinance #00-25 annexing the subject property into the City of Surprise.

May 24, 2015: The Master Site Plan for Marley Square was approved under case number FS15-443.

May 16, 2024: The applicant was provided with Concept Review comments under case CR24-059

July 23, 2024: The applicant filed a request for a Conditional Use Permit with Site Plan for the subject project.

November 11, 2024: The applicant held a Citizen Outreach meeting at 13580 N. Litchfield Road Suite 170. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at 13580 N. Litchfield Road Suite 170 on November 11, 2024. There were no members of the public present. The outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria

The Marley Park PAD lists the uses allowed in the employment/mixed-use area as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning districts of Title 17. The Title 17 zoning ordinance requires that convenience food restaurants obtain approval of a CUP. Analysis of any proposed conditionally permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*

Analysis: The subject site is located approximately 850 feet from the nearest residential zone.

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

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Employment Character Area which supports uses such as that proposed.

The proposed development adheres to the Employment Character Area Development by providing supporting commercial uses to serve workers and patrons of the Marley Park Square development.

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.

150 **REVIEWING AGENCIES:**

151 In addition to the standard city reviewing agencies, who indicate no objections to the
152 requests, Luke Air Force Base and Maricopa Water District (MWD) were included in the
153 routing of this case. These agencies also indicate no objections.
154

155 **Transportation:**

156 At the request of the City's Transportation Department, the applicant submitted a Queuing
157 Study with the CUP with Site Plan application which was reviewed and approved by
158 Transportation staff.
159

160 **Summary:**

161 The proposed CUP with Site Plan is consistent with, and meets the requirements of, the
162 Surprise General Plan 2040, Marley Park PAD, and the Surprise Municipal Code.
163

164 **Recommendation:**

165 Based on the findings noted above, if the Commission wishes to approve the subject CUP
166 with Site Plan, case FS24-0968, staff recommends the Commission approve subject to
167 stipulations 'a' through 'e' as outlined below:
168

- 169 a. Development and use of the site shall be consistent with Site Plan entitled "Marley
170 Park-FS24-0968 Lot 10 Chipotle", prepared by Upward Architects, and stamped
171 received December 03, 2024.
172
- 173 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
174 "Marley Park – Building 10", prepared by Laskin & Associates, Inc, and stamped
175 received December 03, 2024.
176
- 177 c. Building Architecture shall be consistent with the Elevations entitled "Marley Park
178 Shell Building", prepared by Dungan Design Group, and stamped received
179 December 03, 2024.
180
- 181 d. The applicant shall obtain a building permit for the subject facility within one (1)
182 year of the effective date of Planning and Zoning Commission approval of this
183 Conditional Use Permit. If the applicant does not obtain said building permit within
184 the specified time, this Conditional Use Permit shall be deemed null and void.
185
- 186 e. Non-compliance with the stipulations of approval of this case will be treated as a
187 violation in accordance with the applicable provisions of the Surprise Municipal
188 Code.
189

190 However, should the Commission wish to **deny** the request, the Commission should make
191 its own findings and base its decision on those alternative findings.
192
193
194
195

196 Recommended motions:

197

198 I move to approve the CUP with Site Plan for a restaurant with drive-through facility, Case
199 FS24-0968, subject to stipulations 'a' through 'e' as outlined in the staff report.

200

201 I move to deny the CUP with Site Plan for a restaurant with drive-through facility, Case
202 FS24-0968, because [*insert reason*].

203

204 Attachments:

205 01 Vicinity Map

206 02 Zoning Map

207 03 Site Plan

208 04 Landscape Plan

209 05 Elevations

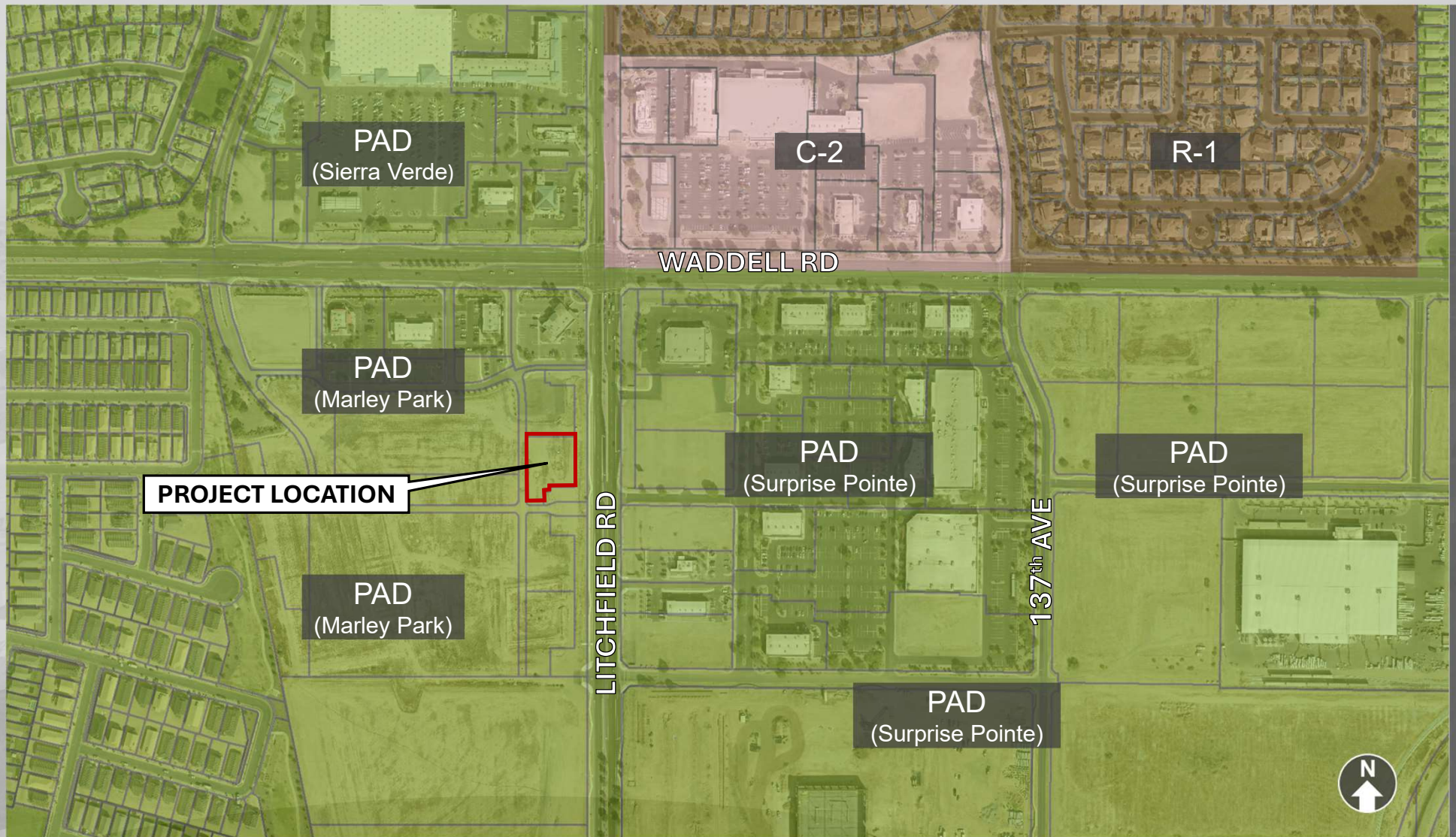
210 06 Citizen Outreach Report - REDACTED

211 07 Affidavit of Site Posting

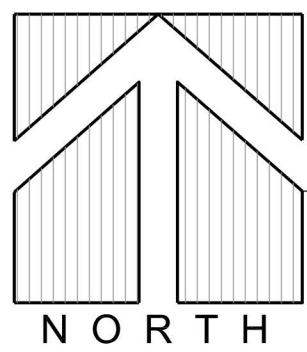
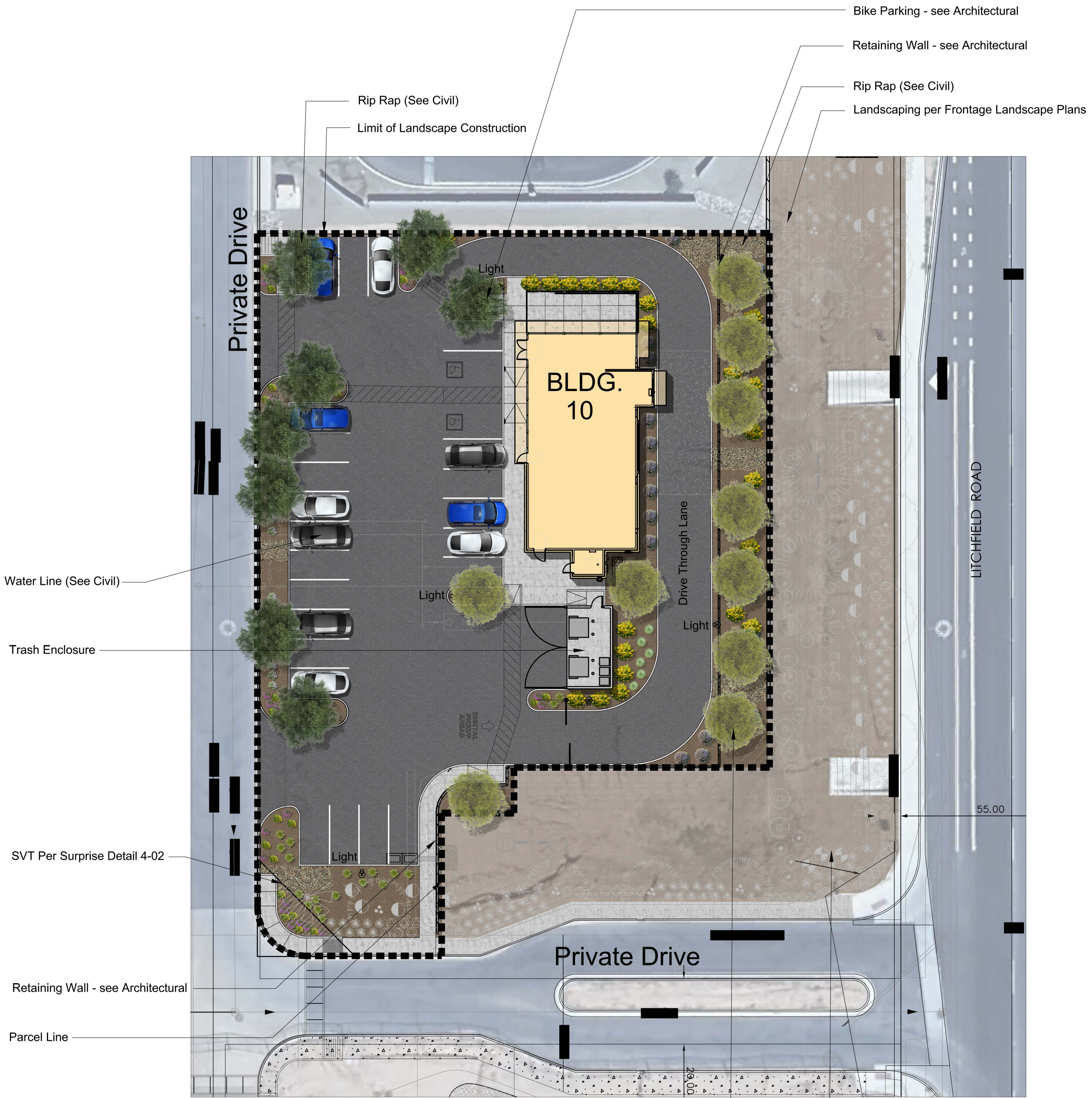
212 PPT



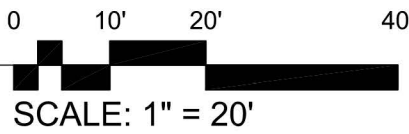
VICINITY MAP



ZONING MAP



Preliminary Landscape Plan



LANDSCAPE LEGEND

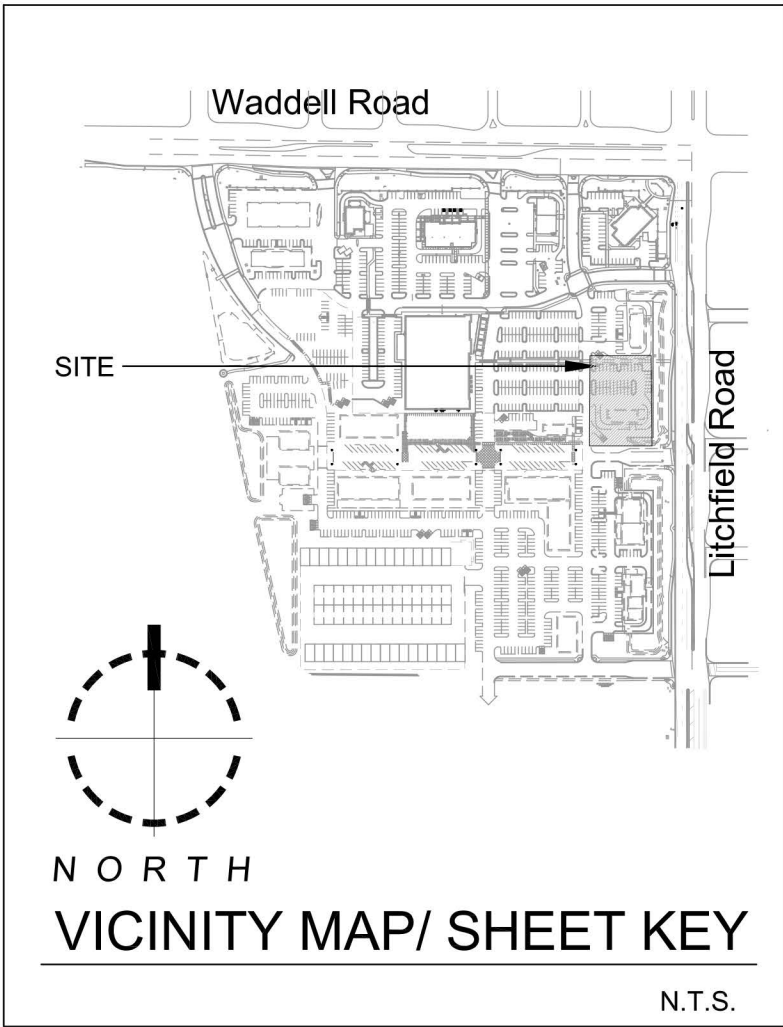
TREES	SIZE/ HGT	QTY.
Parkinsonia hybrid Desert Museum	multi - matching 24" Box (u.o.n)	10
Quercus virginiana Live Oak	36" box	08
SHRUBS / ACCENTS	SIZE	QTY.
Leucophyllum frutescens 'Compacta' Compact Sage	5 gallon	29
Tecoma stans "Sunrise" Arizona Yellowbells "Sunrise"	5 gallon	39
Agave americana "Varigata" Varigated Century Plant	5 gallon	12
Hesperaloe parviflora "Yellow" Yellow Yucca	5 gallon	29
Eremophylla 'hygrophana' 'Blue Emu' Bush	5 gallon	23
GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis New Gold & Purple Trailing Lantana	1 gallon	62
Decomposed Granite 1/2" screened Rock Pros "Mahogany" - 2" min thickness in all landscape areas. (Match Existing)		

CITY OF SURPRISE SITE LANDSCAPE NOTES

- A. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- B. SIGNS REQUIRE A SEPARATE PERMIT.
- C. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
- D. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- E. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
- F. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- G. ALL PLANT MATERIAL LOCATED WITHIN THE VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.
- H. IN ACCORDANCE WITH SEC 102-2.2.H OF THE SURPRISE MUNICIPAL CODE, PLANT MATERIAL SHALL NOT BE SEVERELY PRUNED, BUT RATHER MAINTAINED BASED ON THE SPECIFIC PLANT SPECIES SUCH THAT THE NATURAL GROWTH PATTERN, FLOWERING CYCLE, AND CHARACTERISTIC FORM ARE NOT SIGNIFICANTLY ALTERED. REFER TO THE ARIZONA LANDSCAPE CONTRACTORS ASSOCIATION (ALCA) FOR BEST PRACTICES
- I. THE FOLLOWING IRRIGATION SYSTEM COMPONENTS SHALL BE REQUIRED IN PERMANENT IRRIGATION SYSTEMS FOR NEW COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENTS, AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS:
- DRIP IRRIGATION EMITTERS MUST CONTAIN BUILT-IN PRESSURE COMPENSATION
 - US ENVIRONMENTAL PROTECTION AGENCY (EPA) WATER SENSE LABELED OR EQUIVALENT, WEATHER BASED SMART IRRIGATION CONTROLLERS.

BLDG FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.
2. NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING. BETWEEN 5' AND 10', ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1 GPH. NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.
3. ANY PLANT MATERIAL REQUIRING GREATER THAN 1 GPH IRRIGATION, INCLUDING CACTI SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS. SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.



SITE DATA

ADDRESS :	SEC OF WADDELL ROAD AND LITCHFIELD ROAD SURPRISE, ARIZONA
APN NUMBER :	501-45-957
ZONING :	PAD (PLANNED AREA DEVELOPMENT)
LOT 10 :	PROPOSED COMMERCIAL SITE AREA : 29,125 SF (0.67 AC) BLDG AREA: 2,417 SF
	PARKING REQUIRED RESTAURANT: 1/150 SF = 23 PARKING REQUIRED RETAIL: 1/400 SF = 9 TOTAL REQUIRED : = 32
	PARKING PROVIDED : PARKING SPACES = 30 ADA PARKING SPACES = 2 TOTAL PARKING SPACES = 32

IRRIGATION SYSTEM IS USING RECLAIMED WATER TIEING INTO EXISTING SYSTEM

Type 2 Recycled Water Permit Renewed 7.16.2022
LTF# 95350

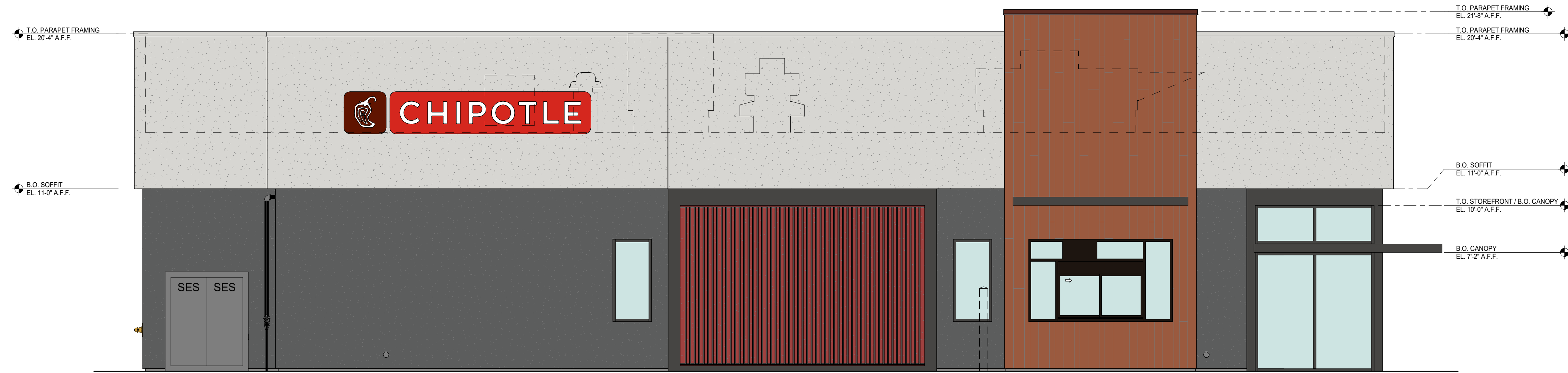
SIGHT DISTANCE NOTE:

"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 stops 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 triange provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01".

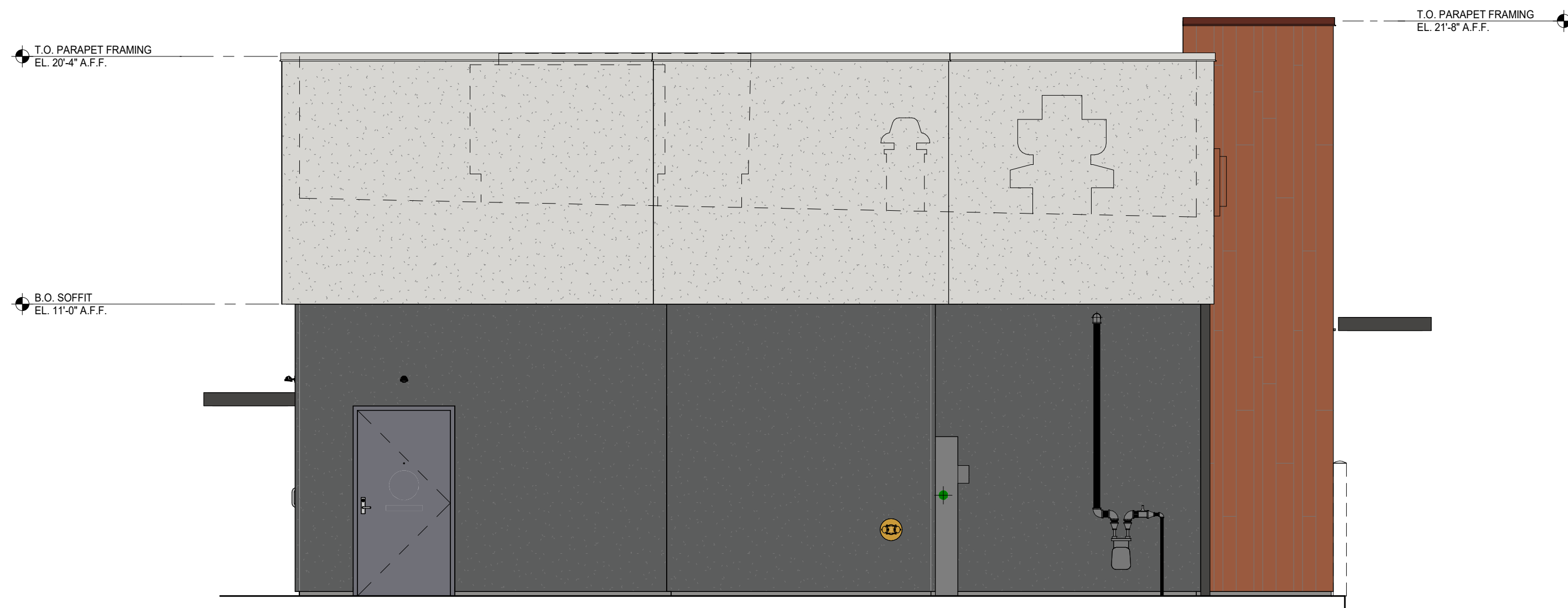
NOTE:

- A. Tree root barrier are required per City of Surprise EDS Detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
- B. The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.
- C. All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter, or vault.

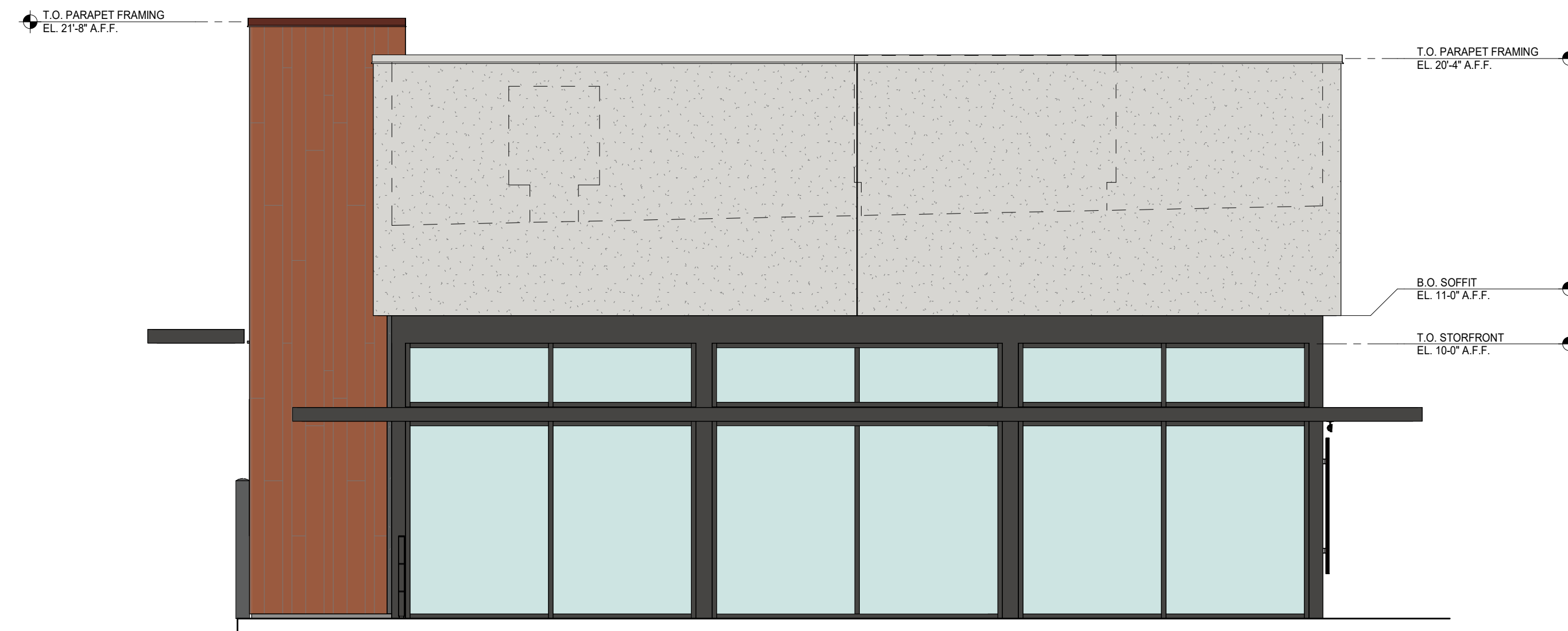




4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

GENERAL NOTES

- SIGNAGE IS SHOWN FOR REFERENCE ONLY AND WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
- SEE SHEET A305 FOR ADDITIONAL NOTES & DETAILS.
- ALL MECHANICAL EQUIPMENT IS TO FULLY BE SCREENED BY PARAPET WALL.

MATERIAL LEGEND

- EIFS PAINTED PPG 'KNIGHT'S ARMOR'
- EIFS PAINTED PPG 'FOG'
- EIFS PAINTED PPG 'AUTUMN RIDGE'
- STOREFRONT - KAWNEER 'CHARCOAL'
- ARCH FAB METAL PANELS, 'RUST' COLOR
- GLAZING

DUNGAN
DESIGN
GROUP

8826 Santa Fe Drive Suite 304
Overland Park, KS 66212
913-341-2466



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DUNGAN DESIGN GROUP, LLC. PERMISSION FOR
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DUNGAN DESIGN GROUP, LLC.

Marley Park
(Shell Building)

13580 N. Litchfield Rd.
Surprise, AZ 85379

Issue Record:	
10/16/24	Permit Set

Revisions:	

Project No.
029155

Colored Elevations

A310



7550 E. Main St. Scottsdale, AZ 85251
Phone: 480.513.6144
Fax: 480.513.6155
ROC235897
11/11/24

Chipotle at Marley Park - Participation Report

The in-person Neighborhood Meeting was held on Wednesday, November 6th, 2024, at 6:00 PM at 13580 N Litchfield Rd, Suite 170, Surprise, AZ 85379. The purpose of the meeting was to invite citizens to discuss our proposal to build a Chipotle at Marley Park. No citizens attended, and the meeting was adjourned at 6:30 PM.

AFFIDAVIT OF SIGN POSTING

Case Number: FS 24-0968
Project Name: Chipotle @ Marley Park
Project Location: 13580 N Litchfield Rd Ste 170
Suprise AZ 85379
Date Removed: _____

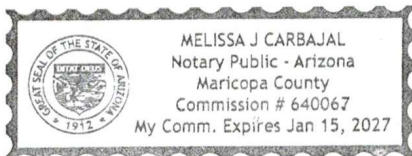
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date 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.

Jeff Nielsen 1/20/25
Owner / Application Signature Date

This instrument was acknowledged before me this 20th day of Jan,
2025 by JEFF NIELSEN



Melissa J Carbajal
Notary Public
My Commission Expires:

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: 11/06/24

Time: 6:00 PM

Location: 13580 N Litchfield Rd Ste. 170,
Surprise, AZ 85379

Case Number: FS24-0968

Request for a Conditional Use Permit for a
drive-through facility to allow for the development
of a Chipotle restaurant.

Planning & Zoning

Date: 02/20/25

Time: 6PM

Location: Surprise City Hall
1600 N Civic Center Plaza
Surprise, AZ 85374



City Council

Date: N/A

Time: N/A

Location: N/A

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

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: 11/06/24

Time: 6:00 PM

Location: 13580 N Litchfield Rd Ste. 170,
Surprise, AZ 85379

Case Number: FS24-0968

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Planning & Zoning

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Time: 6PM

Location: Surprise City Hall
1600 N Civic Center Plaza
Surprise, AZ 85374



City Council

Date: N/A

Time: N/A

Location: N/A

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

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: 11/06/24

Time: 6:00 PM

Location: 13580 N Litchfield Rd Ste. 170,
Surprise, AZ 85379

Planning & Zoning

Date: 02/20/25

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Location: Surprise City Hall
1600 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A

Time: N/A

Location: N/A

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Notice of Public Hearing

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Location: Surprise City Hall
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Surprise, AZ 85374

City Council

Date: N/A

Time: N/A

Location: N/A

Case Number: FS24-0968

Request for a Conditional Use Permit for a
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For more information, call:
623-222-3011
surpriseaz.gov

FS24-0968

CHIPOTLE

Conditional Use Permit with Site Plan

Planning & Zoning Commission

February 20, 2025



SURPRISE
ARIZONA

**Fry's Food
Commerce Center**

**Surprise Crossing
Center**

WADDELL RD

**Marley Park
Square**

PROJECT LOCATION

LITCHFIELD RD

**Surprise Pointe
Commerce Center**

137th AVE



VICINITY MAP



ZONING MAP

ELEVATIONS



8826 Santa Fe Drive Suite 304
Overland Park, KS 66212
913-341-2466



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DUNGAN DESIGN GROUP, LLC.

Marley Park
(Shell Building)
13580 N. Litchfield Pkwy.
Surprise, AZ 85378

Issue Record
10/15/24 Permit Set

[illegible]Project No.
C20155

Colored Elevations

A310



EVALUATION CRITERIA

Title 17 Section 106-10.17

- ✓ Separation from residential zone $\geq$ 50-feet
- ✓ Interior curbs $\geq$ 6-inches

OUTREACH

Neighborhood Meeting

- November 11, 2024
- 13580 N. Litchfield Rd. Suite 170
- No attendees

RECOMMENDATION

If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS24-0968, subject to stipulations ‘a’ through ‘e’.

Questions or Comments?

THANK YOU



SURPRISE
ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with Site Plan entitled “Marley Park-FS24-0968 Lot 10 Chipotle”, prepared by Upward Architects, and stamped received December 03, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Marley Park – Building 10”, prepared by Laskin & Associates, Inc, and stamped received December 03, 2024.
- c. 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.
- d. 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.
- 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.