



**CITY OF SURPRISE**  
**Planning & Zoning Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, March 6, 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 February 20, 2025, Planning and Zoning Commission Regular Meeting Minutes. | Renee Puig-Hink<br>Community<br>Development |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                                                                        |                                          |
|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 2. | District 1 | Consideration and action regarding a Use-Only Conditional Use Permit for a new 2,965 square foot beer/wine bar that includes two (2) outdoor patios within an existing 10,149 square foot multi-tenant retail building, located at the southeast corner of Bell Road and Citrus Road. Case# FS24-1209. | 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

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KRISTI PASSARELLI, CITY CLERK

POSTED: Friday, February 28th, 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**

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Council Meeting Date: March 6, 2025      Contact Person: Renee Puig-Hink  
Submitting Department: Community Development      District: Internal  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to approve or disapprove the February 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.

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**Motion:**

I move to approve the February 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 2-20-2025 MINS
-

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**February 20, 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 February 20, 2025.

**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, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director; Leslie Carnie, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- None

**D. STAFF REPORT**

- Traffic standards determine proper signage at pedestrian crossings.

**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 population growth and housing density.

Chair Holland closed the call to the public.

**CONSENT AGENDA:**

**Item 1 – Consideration and action to approve or disapprove the January 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.**

Commissioner Spata made a motion to approve the January 20, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

**REGULAR AGENDA ITEM –PUBLIC HEARING:**

**Item 2 – 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, Planner II, 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:

- None

Commissioner Perry made a motion 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. Commissioner Leonard 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 6:10 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**

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Council Meeting Date: March 6, 2025      Contact Person: Chris Sexton  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action regarding a Use-Only Conditional Use Permit for a new 2,965 square foot beer/wine bar that includes two (2) outdoor patios within an existing 10,149 square foot multi-tenant retail building, located at the southeast corner of Bell Road and Citrus Road. Case# FS24-1209.

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**Motion:**

I move to approve the Use-Only CUP for Manny's Place, a beer/wine bar, Case FS24-1209, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to deny the Use-Only CUP, Manny's Place, a beer/wine bar, Case FS24-1209, because [*insert reason*].

---

**Background:**

The subject request involves a Use-Only Conditional Use Permit (CUP) for a new 2,965 square foot beer/wine bar that includes two (2) outdoor patios within an existing 10,149 square foot multi-tenant retail building, zoned Surprise Farms Planned Area Development (PAD), located near the southeast corner of Bell Road and Citrus Road.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

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1. 00-FS24-1209 Manny's Place - Use-Only CUP - Staff Report
  2. 01-FS24-1209 Manny's Place - Use Only CUP - Vicinity Map
  3. 02-FS24-1209 Manny's Place - Use Only CUP - Zoning Map
  4. 03-FS24-1209 Manny's Place - Use Only CUP - Site Plan
  5. 04-FS24-1209 Manny's Place - Use Only CUP - Elevations
  6. 05-FS24-1209 Manny's Place - Use Only CUP - Citizen Participation Report
  7. 06-FS24-1209 Manny's Place - Use Only CUP - Affidavit of Posting
  8. FS24-1209 Manny's Place - Use-Only CUP
-

# USE ONLY CUP

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** **FS24-1209**

**Project Name:** Manny's Place – Use-Only CUP

**Council District:** 1 - Acacia

**Meeting Date:** **March 6, 2025**

**Planner:** Chris Sexton, Senior Planner

**Owner:** Bell Citrus Partners, LLC

**Applicant:** Scott Wunderlich with Line Werks Architecture, LLC

**Request:** Use-Only Conditional Use Permit (CUP) for a new 2,965 square foot beer/wine bar that includes two (2) outdoor patios within an existing 10,149 square foot multi-tenant retail building zoned Surprise Farms Planned Area Development (PAD)

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

**Site Size:** 1.41 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 Use-Only CUP, staff recommends the Commission **approve** the subject Use-Only CUP, case **FS24-1209**, subject to stipulations 'a' and 'b'.

### **FINDINGS:**

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

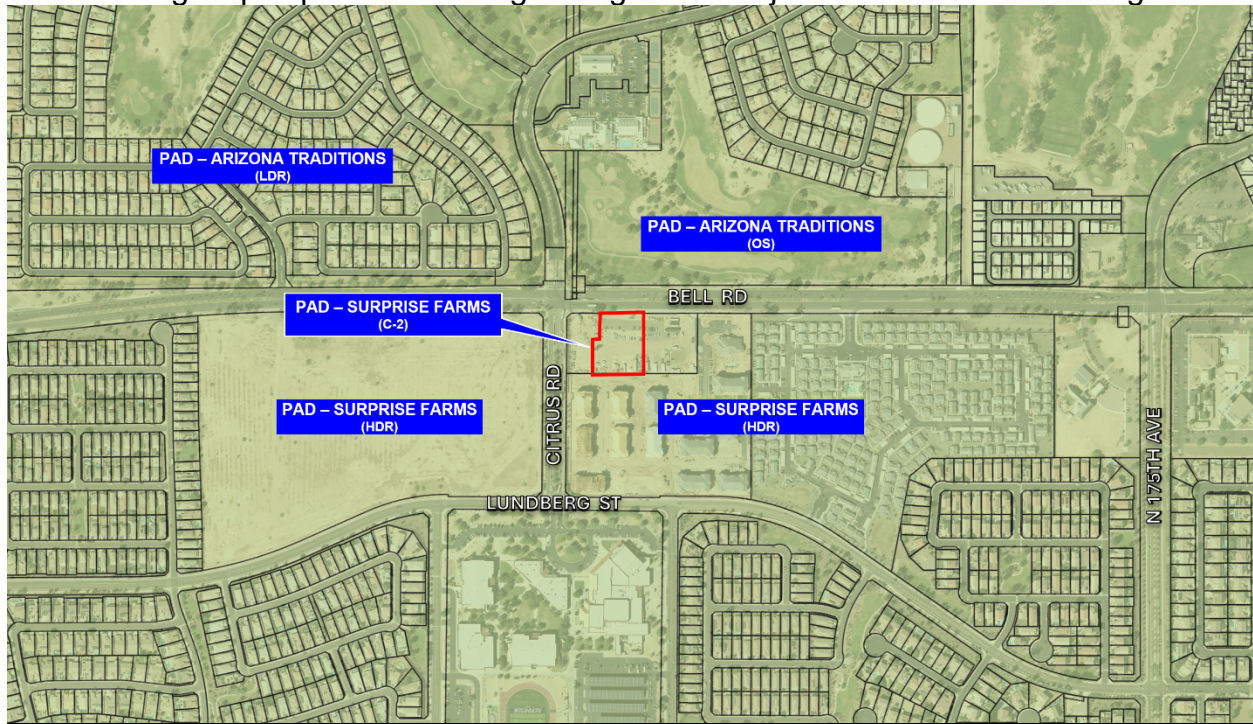
### **PROJECT DESCRIPTION:**

The subject request involves a Use-Only Conditional Use Permit (CUP) for a new 2,965 square foot beer/wine bar that includes two (2) outdoor patios within an existing 10,149

square foot multi-tenant retail building located near the southeast corner of Bell Road and Citrus Road.

### **EXISTING ZONING:**

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



|                                 |                                |                                |
|---------------------------------|--------------------------------|--------------------------------|
| ARIZONA TRADITIONS<br>PAD (LDR) | ARIZONA TRADITIONS<br>PAD (OS) | ARIZONA TRADITIONS<br>PAD (OS) |
| SURPRISE FARMS PAD<br>(C-2)     | SURPRISE FARMS PAD<br>(C-2)    | SURPRISE FARMS PAD<br>(C-2)    |
| SURPRISE FARMS PAD<br>(HDR)     | SURPRISE FARMS PAD<br>(HDR)    | SURPRISE FARMS PAD<br>(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 PADA06-420.

**May 23, 2008:** An administrative approval to allow pet grooming, as a land use, under case PADA 08-117.

**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.

**December 2, 2023:** The Mayor and City Council approved a Final Plat to split one (1) lot into three (3) lots, under case FS23-0676.

**August 1, 2024:** A Concept Review was held for the subject case, under CR24-0981.

**September 4, 2024:** The applicant submitted the Use-only CUP application for the subject case, FS24-1209.

**January 6, 2025:** The Community Development Director and City Engineer approved a minor PAD amendment to align the use standards with the LDO.

**January 9, 2025:** The applicant held a neighborhood meeting for the subject case.

#### **CITIZEN PARTICIPATION:**

The applicant held a Citizen Participation Meeting for the subject case at the Allora Surprise Apartments Community Building on January 9, 2025. There was one (1) attendee. The proposed development was discussed, and questions were answered. Staff has not received any items of opposition or support for the project. The Outreach Meeting, along with the subject Planning and Commission hearing, were advised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

#### **ANALYSIS AND DISCUSSION:**

The subject site is located within Pad B of the commercial development known as Allora. All improvements for Pad B within the Allora commercial project are existing. The parking required for the tavern, bar, or lounge use is 28 spaces and 68 spaces are provided for the entire site. The multi-tenant building requires overall 53 parking spaces.

On January 6, 2025, a minor PAD amendment was administratively approved under the same case number to remove a use standard for tavern, lounge or bar use as outlined in Title 17. The standard previously stated that “a minimum of twenty-five percent of the total gross revenue of a tavern, lounge or bar must be generated by the sale of food.” This requirement was removed to align with the current use standards for a “bar/nightclub” in the LDO.

The granting of a Use-Only CUP requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the Surprise Farms PAD and Title 17. The requirements for a tavern, bar, or lounge are as follows, with commentary following each section as appropriate:

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

The Surprise Farms PAD references C-2 uses listed under Title 17 “Tavern, bar or lounge” as a Conditionally Permitted Uses in C-2 zoning districts but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 17.28.080 and the Surprise Farms PAD.

- A. The primary public entrance to such an establishment shall be a minimum of three hundred feet from the closest residential lot line. The distance between a residential lot line and the primary public entrance shall not be measured by a straight line, but by the most direct route a pedestrian would walk between the public entrance and the residential lot line. The three-hundred foot buffer does not apply to residential lots that are located upon the opposite side of an arterial street.

**Commentary:** The project meets this requirement as the distance is 332 feet, measured from the most direct route a pedestrian would walk between the public entrance and the residential lot line.

- B. Such establishment shall be located a minimum of five hundred feet from any elementary or high school, church or other tavern, bar or lounge establishment. The separation between a tavern, bar or lounge and a school or church shall be determined by measuring the distance between the closest point on the establishment and the closest point on the property line of the school or church.

**Commentary:** The project exceeds this requirement as the bar, tavern or lounge establishment to the school, located south of the project, is approximately 700 feet.

- C. Such establishment shall not exceed a total floor area of six-thousand square feet, unless it is a free-standing building.

**Commentary:** The proposed establishment will not exceed a total of six thousand square feet as the establishment is proposing a bar that is 2,200 square feet and two outdoor patio areas that are 765 square feet for an approximate total of 2,965 square feet.

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

147  
148 **CONFORMANCE WITH ADOPTED PLANS:**

149 **Surprise General Plan 2040:** The proposal is consistent with the Surprise General Plan  
150 2040.

151  
152 The proposed Use-Only CUP was reviewed against the goals, policies,  
153 recommendations, and guidelines of the City of Surprise General Plan 2040. The  
154 proposed Use-Only CUP is consistent with the General Plan in the following ways:  
155

156 This project is located within the Neighborhood Character and the Transit Oriented  
157 Development (TODD) Area Sub Character areas of the General Plan. The proposed  
158 development adheres to the General Plan Development Guidelines common to all  
159 Community Commercial types. The rooftop components and parking areas are properly  
160 screened. The existing site plan exhibits adequate parking lot circulation. In addition, the  
161 Neighborhood Character Area supports commercial developments near residential  
162 neighborhoods that utilize well connected street and trail networks to encourage  
163 pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips.  
164 The proposed project adheres to the design guidelines of the character area which allows  
165 neighborhood and community retail at strategic locations along proposed or existing arterial  
166 corridors that provide convenient access to residential areas.

167  
168 **REVIEWING AGENCIES:**

169 In addition to the standard City reviewing departments, who indicate no objections to the  
170 requests, Luke AFB and Maricopa Water District were included in the routing of this case.  
171 These agencies also indicate no objections.

172 **SUMMARY:**

173 The proposed Use-Only CUP is consistent with, and meets the requirements of, the Surprise  
174 General Plan 2040, Surprise Farms PAD and all applicable zoning codes, and all City  
175 reviewing departments have reviewed the request and expressed no concerns.  
176

177 **RECOMMENDATION:**

178 Based on the findings noted above, if the Commission wishes to **approve** the subject Use-  
179 Only CUP for Manny's Place, a beer/wine bar, case FS24-1209, staff recommends the  
180 Commission approve subject to stipulations 'a' and 'b' as outlined below:  
181

- 182 a. The applicant shall obtain a building permit for the subject facility within one (1)  
183 year of the effective date of Planning and Zoning Commission approval of this  
184 Conditional Use Permit. If the applicant does not obtain said building permit within  
185 the specified time, this Conditional Use Permit shall be deemed null and void.  
186  
187 b. Non-compliance with the stipulations of approval of this case will be treated as a  
188 violation in accordance with the applicable provisions of the Surprise Municipal  
189 Code.  
190

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

193 *Recommended motions:*  
194 I move to approve the Use-Only CUP for Manny's Place, a beer/wine bar, Case FS24-1209,  
195 subject to stipulations 'a' and 'b' as outlined in the staff report.  
196  
197 I move to deny the Use-Only CUP, Manny's Place, a beer/wine bar, Case FS24-1209,  
198 because *[insert reason]*.  
199  
200 **Attachments:**  
201 01 Vicinity Map  
202 02 Zoning Map  
203 03 Site Plan  
204 04 Elevations  
205 05 Citizen Outreach Report - REDACTED  
206 06 Affidavit of Site Posting  
207 PPT



PAD – ARIZONA TRADITIONS  
(LDR)

PAD – ARIZONA TRADITIONS  
(OS)

PAD – SURPRISE FARMS  
(C-2)

PAD – SURPRISE FARMS  
(HDR)

PAD – SURPRISE FARMS  
(HDR)

CITRUS RD

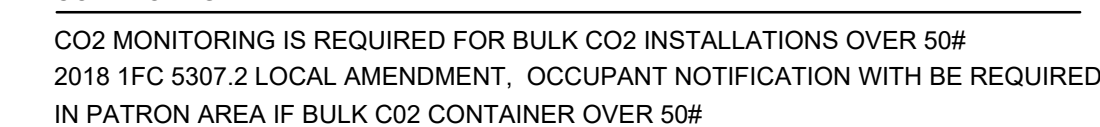
BELL RD

LUNDBERG ST

N 175TH AVE

2309-C.U.P.

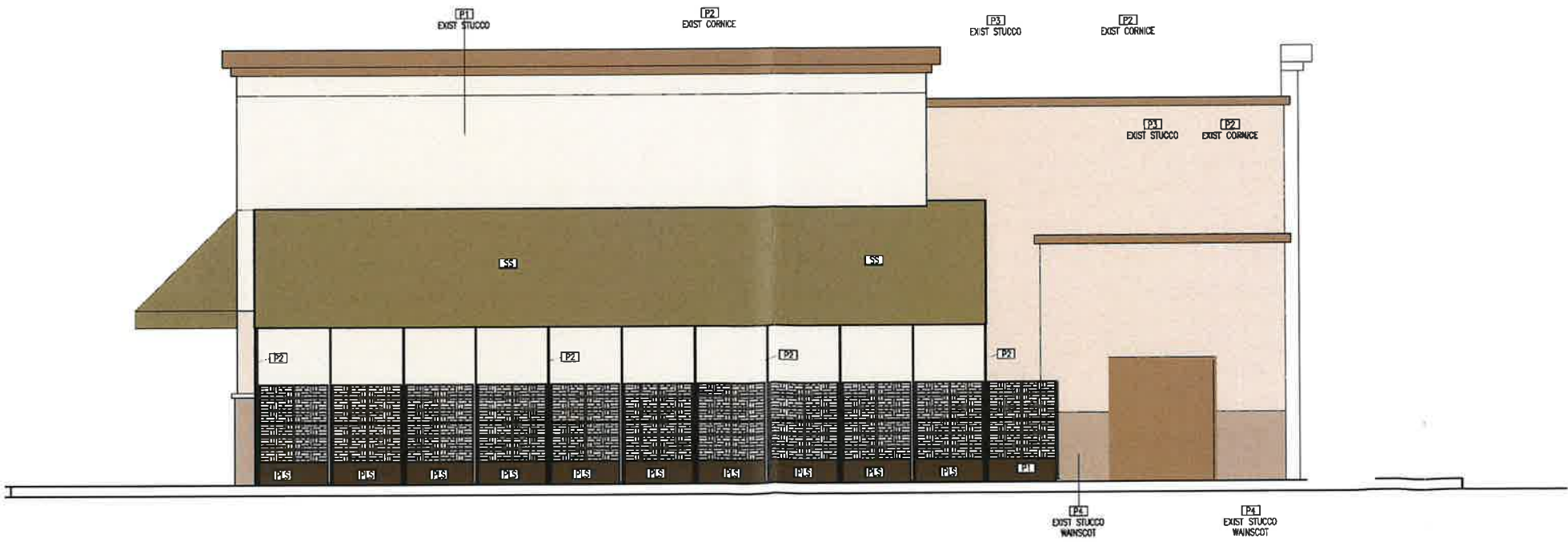
## Floor Plan



- PANT COLORS:**  
P1 SHERWIN WILLIAMS SW 7551 GREEK VILLA (SHELL BUILDING APPROVED COLOR FOR STUCCO BANDS)  
P5 SHERWIN WILLIAMS - FIELD SAMPLE TO MATCH EXISTING BUILDING STOREFRONT
- FABRIC AWNING ROOF:**  
SS - HEMLOCK GREEN (COLOR MATCH TO APPROVED AWNING)
- PREMANUFACTURED PLANTERS/SCREENS:**  
PLS - STANDARD BLACK
- EXISTING BUILDING STUCCO COLORS:**  
P1 SHERWIN WILLIAMS SW 7551 GREEK VILLA (SHELL BUILDING APPROVED COLOR FOR STUCCO BANDS)  
P2 SHERWIN WILLIAMS SW 2841 WEATHERED SHINGLE (SHELL BUILDING APPROVED COLOR FOR METAL)  
P3 SHERWIN WILLIAMS SW 7555 PATIENCE (EXISTING FIELD)  
P4 SHERWIN WILLIAMS SW 9067 SMOKE BEIGE (EXISTING WAINSCOT)



A NORTH ELEVATION  
1/4" = 1'-0"



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

**LINEWERKS**  
ARCHITECTURE

14324 West Amelia Ave  
Goodyear, Arizona 85395  
602-558-1590 Phone  
swunderich@linewerks.com



Revisions

**MANNY'S PLACE**  
17865 West Bell Road  
Suite 125  
Surprise, Arizona  
07.22.24  
2309-C.U.P.

**05**  
EXTERIOR ELEVATION

# **Manny's Place Community Meeting**

January 9<sup>th</sup>, 2025, 6:00 pm  
Community Building, Allora Surprise Apartments

## **Advertising for Meeting:**

4x8 Signs were erected on the property a couple of weeks prior to the meeting. We also informed the manager of the Apartments that are in the 300' parameter so that they could let their tenants know, we informed Starbucks who is on the property, and we spread the word in our community of Arizona Traditions which is also the only other community within the 300'. According to the bill I received, the city also sent out postcards to at least 200 people.

## **People in Attendance:**

Patti & Steve Plaisance-Owners  
Jeannie & Steve Barnard-Owners  
Scott Wunderlich-Architect  
Three City Employees + One Commissioner

## **Community members in Attendance:**

Janelle Kumse, gave no contact information

## **Comments/Concerns from the Community Members:**

Janelle lives in the Allora Surprise Apartment Complex and showed a bit of concern about the overall parking, now that Starbucks is open for staff and patrons, and suggested signage for "no school parking". Patti will speak with the landlords regarding signage for parent parking to pick up their kids from school. She had no concerns about Manny's Place itself, was positive about hours of operation, and was not opposed to the patio. Her concern was about pedestrians and walkways. Janelle asked the city, who was in attendance, about the walkway to PAD C and parking, Janelle asked if we are a smoking establishment, to which Patti answered no we are not, but will work with the landlord to have an outdoor designated area for the "smokers. The commissioner asked about hours of operation and capacity, which Patti answered. She was happy with the responses and input and mentioned looking forward to visiting our establishment when it opens.

**The public hearing ended at approx. 6:30 pm.**

MANNYS PLACE TAPROOM

SIGN IN SHEET

NAME

EMAIL

PHONE

J. Rumse

# AFFIDAVIT OF SIGN POSTING

Case Number: FS24-1209  
Project Name: MANNYS PLACE TAPROOM + WINEBAR  
Project Location: 17865 W BEL RD Ste 125 Surprise, AZ  
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.

[Signature]  
Owner / Application Signature

12/19/24  
Date

This instrument was acknowledged before me this 19<sup>th</sup> day of December  
20 24 by Natalia Shamoun

[Signature]  
Notary Public

My Commission Expires: August 18, 2026





**NOTICE OF PUBLIC HEARING**

**CITY OF SURPRISE**

**PLANNING & ZONING**

**IN-PERSON NEIGHBORHOOD MEETING**

**DATE**

**TIME**

**LOCATION**

**CITY COUNCIL**

**DATE**

**TIME**

**LOCATION**



**CASE NUMBER: FS24-1209**

**FOR MORE INFORMATION, CALL:**

**623-222-3011**

**Surpriseaz.gov**



## AFFIDAVIT OF SIGN POSTING

Case Number:

FS24.1209

Project Name:

Mannys Place Taproom + Wine Bar

Project Location:

17865 W Bell Rd Ste 125 Surprise, AZ

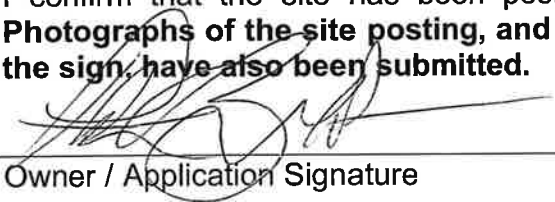
Date Posted:

12/19/2024

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).

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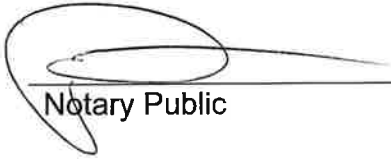
I confirm that the site has been posted as required, for the case noted above. **Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.**

  
Owner / Application Signature

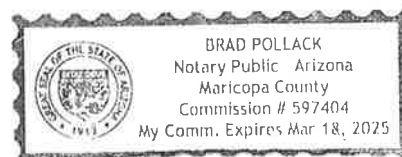
1/31/25  
Date

This instrument was acknowledged before me this 31 day of January,

2025 by Patricia Bentrup

  
Notary Public

My Commission Expires: 3-18-26



# NOTICE OF PUBLIC HEARING CITY OF SURPRISE

## IN-PERSON NEIGHBORHOOD MEETING

DATE: January 9, 2025  
TIME: 5:00 pm  
LOCATION: Allora Apartment Courthouse  
17785 W Bell Rd Surprise, AZ



## PLANNING & ZONING

DATE: March 6, 2025  
TIME: 5:00 PM  
LOCATION: SURPRISE CITY HALL  
COUNCIL CHAMBERS  
15000 W Civic Plaza  
SURPRISE, AZ

## CITY COUNCIL

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_

CASE NUMBER: FS24-1209

Request: A Use Only Conditional Use Permit (CUP) for the proposed use of a bar with an exterior patio

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



17883

# NOTICE OF PUBLIC HEARING

## CITY OF SURPRISE

### IN-PERSON NEIGHBORHOOD MEETING

DATE: January 9, 2025  
TIME: 6:00 pm  
LOCATION: Alicea Apartment Clubhouse  
17785 W Bell Rd Surprise, AZ



### PLANNING & ZONING

DATE: March 5, 2025  
TIME: 6:00 PM  
LOCATION: SURPRISE CITY HALL  
COUNCIL CHAMBERS  
16000 W Civic Plaza  
SURPRISE, AZ

### CITY COUNCIL

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_

CASE NUMBER: FS24-1209

Request: A Use Only Conditional Use Permit (CUP) for the proposed use of a bar with an exterior patio

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

# CITY OF PUBLIC HEARING

## CITY OF SURPRISE

NEIGHBORHOOD MEETING

PLANNING & ZONING

CITY COUNCIL

DATE:

MARCH 6, 2025

DATE:

TIME:

6:00 PM

TIME:

LOCATION:

SURPRISE CITY HALL  
COUNCIL CHAMBERS  
16000 N CIVIC PLAZA  
SURPRISE, AZ

LOCATION:

Clubhouse  
Surprise, AZ



CASE NUMBER: FS24-1209

Request: A Use Only Conditional Use Permit (CUP) for the proposed use of a bar with an exterior patio

FOR MORE INFORMATION, CALL:

623-222-3011

Surpriseaz.gov

# NOTICE OF PUBLIC HEARING

## CITY OF SURPRISE

### NEIGHBORHOOD MEETING PLANNING & ZONING

February 9, 2025

pm

Surprise Apartment Clubhouse

85 W Bell Rd Surprise, AZ

### CITY COUNCIL

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DATE: MARCH 6, 2025

TIME: 6:00 PM

LOCATION: SURPRISE CITY HALL

COUNCIL CHAMBERS

16000 N CIVIC PLAZA

SURPRISE, AZ

### CASE NUMBER: FS24-1209

Request: A Use Only Conditional Use Permit (CUP) for the proposed use of a bar with an exterior patio



FOR MORE INFORMATION, CALL:

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Surpriseaz.gov



# FS24-1209

## Manny's Place

Use-Only Conditional Use Permit

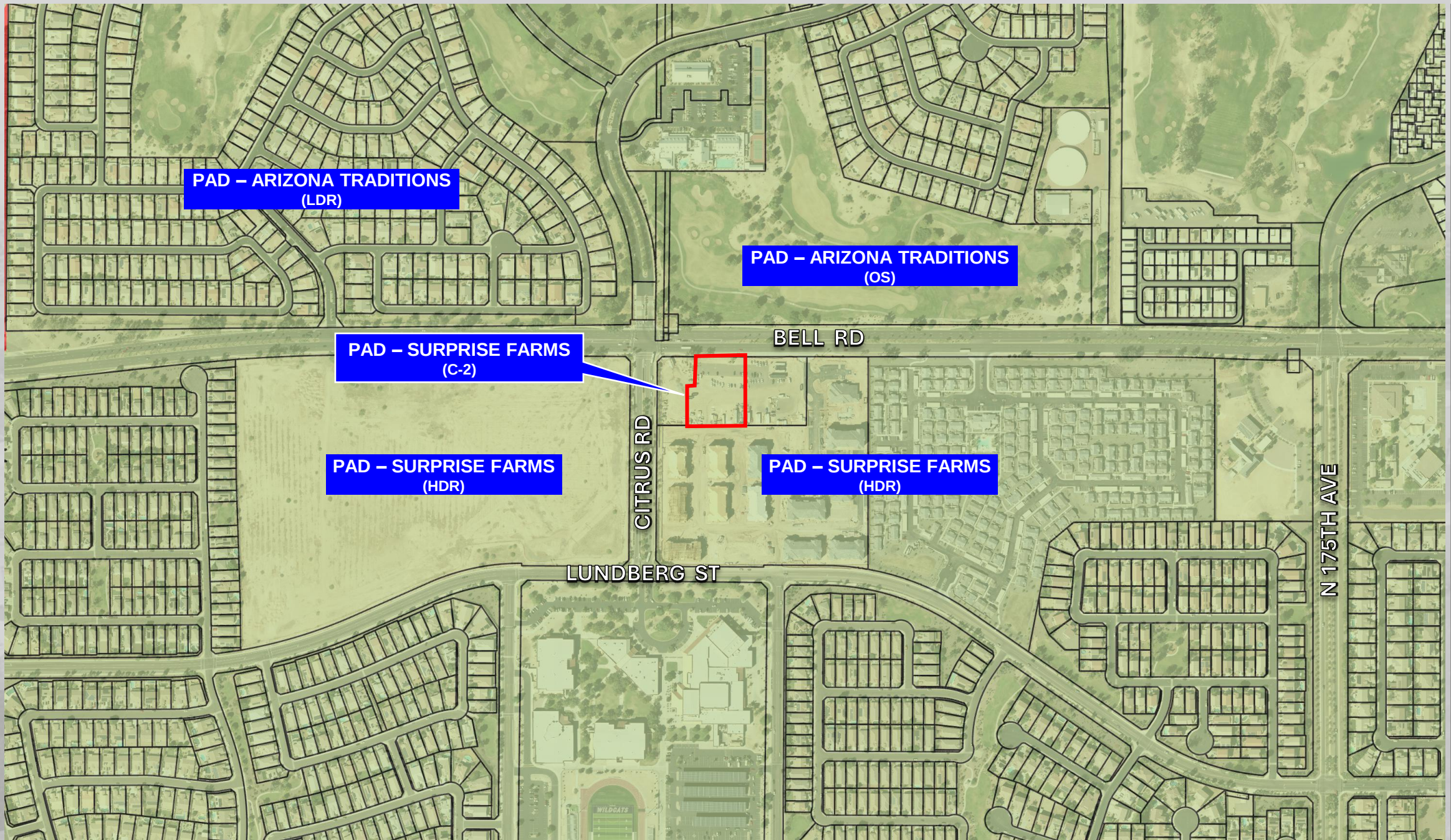
Planning & Zoning Commission

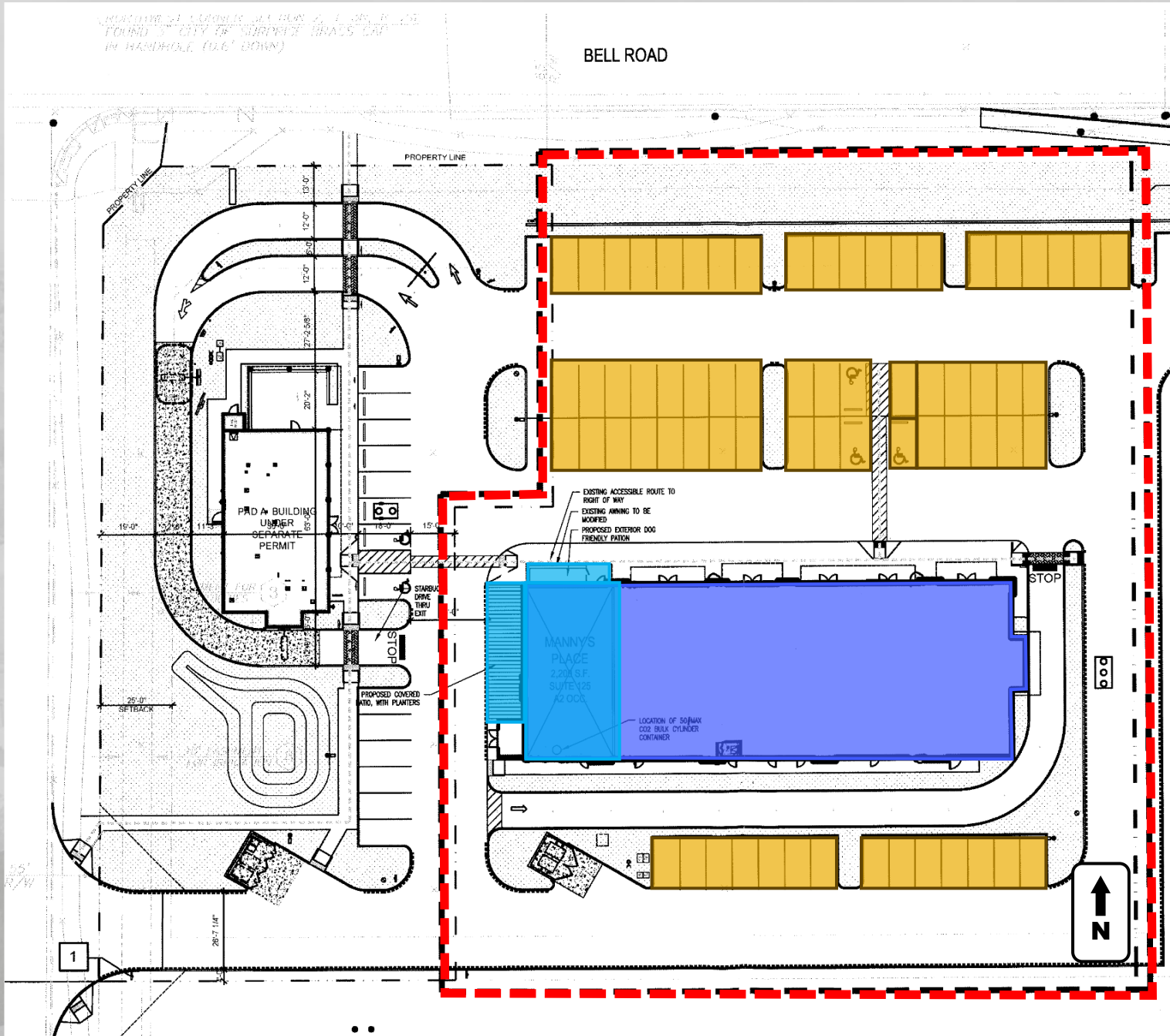
March 6, 2025



**SURPRISE**  
ARIZONA







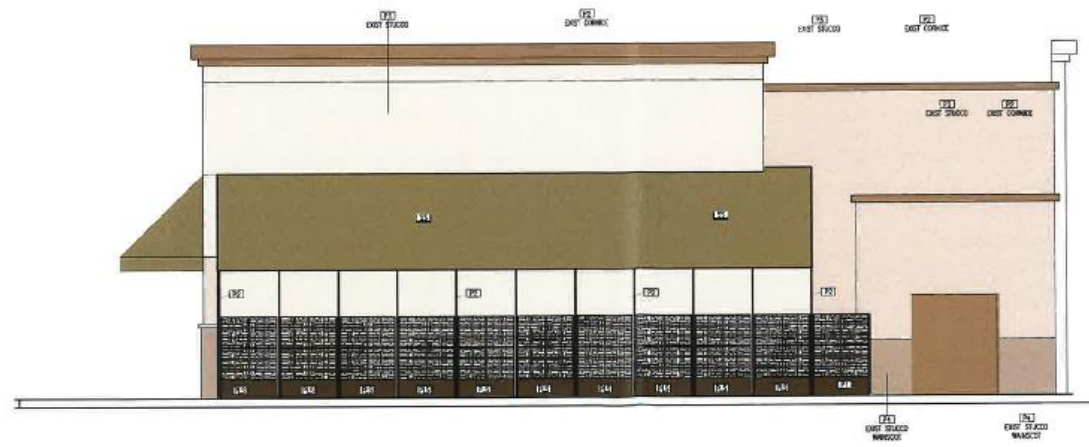
2,200 S.F. Suite  
 765 S.F. outdoor patio  
 2,965 S.F.

Parking Required = 28 Spaces  
 Parking Provided = 68 Spaces ✓

# FS24-1209 SITE PLAN



**A NORTH ELEVATION**  
1/4" = 1'-0"



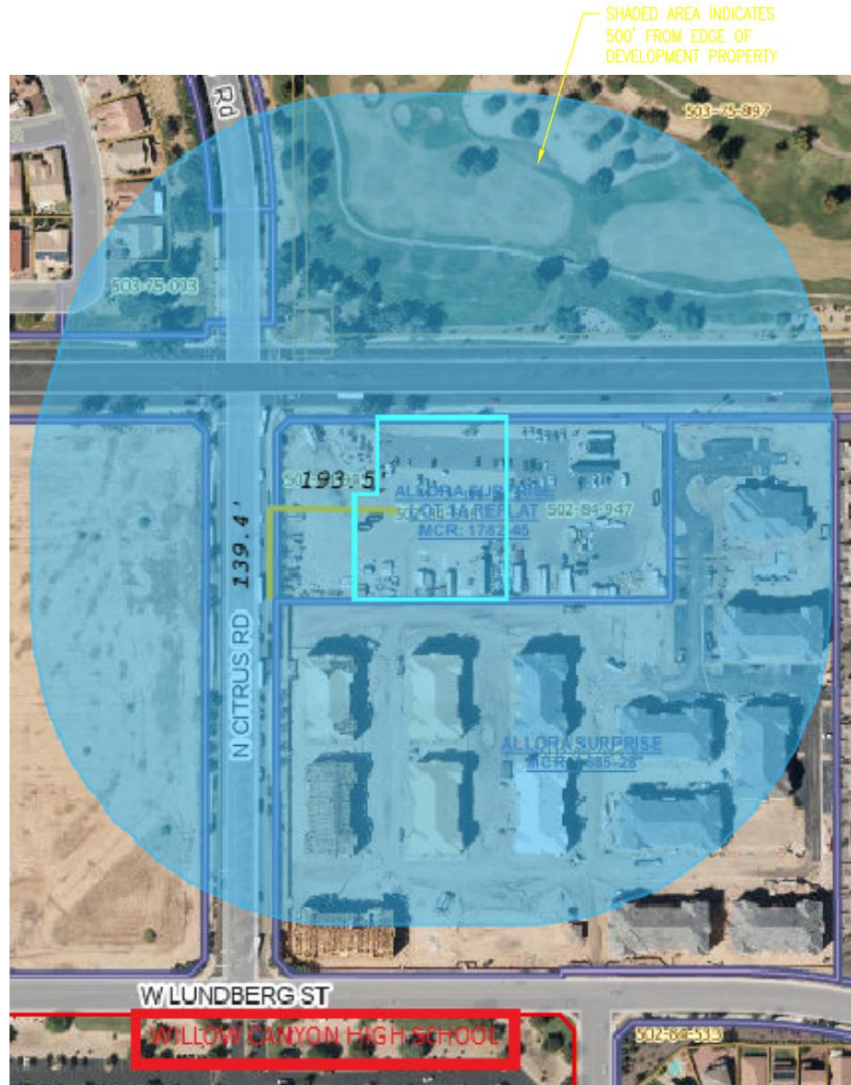
**B WEST ELEVATION**  
1/4" = 1'-0"

# EVALUATION CRITERIA

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## Title 17

- ✓ Primary entrance shall be a minimum of 300' from the closest residential lot line (approx. 332')
- ✓ 500' from any elementary school or high school, church, or other tavern, bar or establishment (approx. 700')
- ✓ Total establishment shall not exceed a total of 6,000 square feet (2,965 sq ft)



LINE **I** WERKS  
A R C H I T E C T U R E

# OUTREACH

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## Neighborhood Meeting

- January 9, 2025
- Allora Surprise Apartments Community Building
- 1 attendee
  - Concerns/Questions: parking from high school, pedestrian walkways, hours of operation and capacity

# RECOMMENDATION

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If the Commission approves the Use-Only CUP, staff recommends the Commission approve the subject Use-Only CUP, case FS24-1209, subject to stipulations ‘a’ through ‘e’.

# Questions or Comments?

THANK YOU



**SURPRISE**  
ARIZONA

# STIPULATIONS

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