



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 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 March 6, 2025 Planning and Zoning Commission Regular Meeting Minutes. | Renee Puig-Hink
Community
Development |
| 2. | Internal | Nomination and selection of a Planning and Zoning Commissioner to be the Commission's representative on the Transportation Master Plan Stakeholder Focus Group. | Lloyd Abrams
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 6 | Consideration and action pertaining to a rezone of approximately 7.9 acres from Business Park (BP) to Light Industrial (I-1) on a site generally located south of the southwest corner of Litchfield Road and Cactus Road. Case FS24-1195. | Leslie Carnie
Community
Development |
| 4. | District 3 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a freeway monument sign located on APN 501-09-843, a property generally located east of Loop 303 and south of Cactus Road within the State Route 303 Corridor as defined in Section 109-1.9.C.8. of the Land Development Ordinance. Case FS25-0042. | Christina Sexton
Community
Development |
| 5. | District 3 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a drive-through facility within a multi-tenant building to be constructed as a part of a larger commercial center, zoned Sycamore Farms Planned Area Development (PAD), located at the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0170. | Christina Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, February 13th, 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: March 20, 2025 Contact Person: Renee Puig-Hink
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the March 6, 2025 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the March 6, 2025 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 3-6-2025 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 6, 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 March 6, 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; Christina Sexton, Planner, Sr.; Tanner Wessel, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Community Development Project Site Posting Map Demo
- Maricopa County Association of Governments (MAG) Corridor Study and Arizona Department of Transportation (ADOT) Traffic Interchange Alternatives Study

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 February 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Leonard made a motion to approve the February 20, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – 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.

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:

- Good development based on location, hours of operation, and parking

Commissioner Perry made a motion 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. 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 Bash seconded the motion. All voted in favor.

Meeting adjourned at 6:13 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: March 20, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Nomination and selection of a Planning and Zoning Commissioner to be the Commission's representative on the Transportation Master Plan Stakeholder Focus Group.

Motion:

I move to nominate Commissioner (nominee's name here) to represent the Planning and Zoning Commission on the Transportation Master Plan Stakeholder Focus Group.

Background:

During FY 2023, the City established its first-ever Transportation Department. The Transportation Master Plan will address all modes of transportation in Surprise—vehicular, non-motorized (including bicycle and pedestrian), and transit—and will provide the City with guidance on specific improvements to enhance the ability of residents and visitors to navigate the community efficiently and safely. This plan will outline the policies, projects, and programs necessary to improve the community's transportation systems. It will address transportation needs relative to the existing and future land use patterns in the city to support economic development and enhance the quality of life for residents, businesses, and visitors. The Transportation Master Plan will serve as the guiding document for the Transportation Department, which will then work on each aspect of the plan and develop their own specific plans. As the Transportation Department is newly established, this is an ideal time for this document to shape the department's future. The plan will build on previous efforts, such as the City's General Plan and the 2018 Transit Plan.

The Transportation Director is requesting a Planning and Zoning Commissioner to serve as a representative on the Transportation Master Plan Stakeholder Focus Group.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: March 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
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Agenda Wording:

Consideration and action pertaining to a rezone of approximately 7.9 acres from Business Park (BP) to Light Industrial (I-1) on a site generally located south of the southwest corner of Litchfield Road and Cactus Road. Case FS24-1195.

Motion:

I move to recommend approval of the Dominion Rezone, case FS24-1195, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Dominion Rezone, case FS24-1195, to the City Council because *[insert reason]*.

Background:

Michael Stenehjem of Stonehome Development, on behalf of Dominion Group of Companies, LLC, proposes to rezone approximately 7.9 acres from Business Park (BP) to Light Industrial (I-1). Current Land Development Ordinance (LDO) standards requires sites within the BP zoning district to be a minimum of 20 acres. At 7.9 acres, the subject site is well below the minimum requirements. The subject rezone will bring this legal non-conforming parcel into conformance with the LDO and allow uses more consistent with adjacent developments. The site is generally located south of the southwest corner of Litchfield Road and Cactus 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 - FS24-1195 Dominion Rezone - Staff Report
 2. 01 – FS24-1195 Dominion Rezone – Vicinity Map
 3. 02 – FS24-1195 Dominion Rezone – Zoning Map
 4. 03– FS24-1195 Dominion Rezone – Proposed Zoning Map
 5. 04 – FS24-1195 Dominion Rezone – Zoning Document
 6. 05 – FS24-1195 Dominion Rezone – Luke Letter
 7. 06 – FS24-1195 Dominion Rezone – Participation Report
 8. PLACEHOLDER 07 - FS24-1195 Dominion Rezone - Affidavit of Posting
 9. FS24-1195 Dominion Rezone - Presentation
-

Case: **FS24-1195**

Project Name: Dominion Rezone

Council District: 6 – Palo Verde

Meeting Date: **March 20, 2025**

Planner: Leslie Carnie, Planner II

Owner: Dominion Group of Companies, LLC

Applicant: Michael Stenehjem

Request: Rezone from Business Park (BP) to Light Industrial (I-1)

Site Location: Generally located south of the southwest of the corner of Litchfield Road and Cactus Road. Case FS24-1195.

Site Size: 7.9 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS24-1195** to the City Council, subject to stipulations 'a' and 'b'.

29 **Project Description:**

30 Michael Stenehem of Stonehome Development, on behalf of Dominion Group of Companies, LLC,
31 proposes to rezone approximately 7.9 acres from Business Park (BP) to Light Industrial (I-1). Current
32 Land Development Ordinance (LDO) standards require sites within the BP zoning district to be a
33 minimum of 20 acres. At 7.9 acres, the subject site is well below the minimum requirements. The
34 subject rezone will bring this legal non-conforming parcel into conformance with the LDO, and permit
35 uses consistent with adjacent developments. The site is generally located south of the southwest
36 corner of Litchfield Road and Cactus Road.

37
38 **Background:**

39
40 **August 10, 1995:** City Council approved the annexation of the subject parcel.

41
42 **December 6, 2016:** City Council approved a rezone from Rural Residential (RR) to Business Park (BP)
43 under case number FS16-350.

44
45 **December 06, 2022:** City council approved an office Condominium Plat for the subject parcel under
46 case number FS21-827.

47
48 **August 28, 2024:** The applicant submitted a rezone request under the subject case number.

49
50 **February 05, 2024:** The applicant hosted a Neighborhood Meeting solicit feedback on the subject
51 rezone case.

52
53 **Neighborhood Meeting Summary:**

54 A neighborhood outreach meeting was held on February 05, 2025, at the Residence Inn. There was
55 one member of the public in attendance. During this meeting, the attendee did not express any
56 concerns or opposition to the proposed rezone.

57
58 **Analysis and Discussion:**

59 The purpose of this application is to seek the rezone of approximately 7.9 acres intended for a
60 future Employment development. The parcels that surround this site are zoned in the Kenly
61 Farms II PAD with underlying Employment zoning and have developed using the I-1 development
62 standards. The subject parcel was rezoned from Rural Residential (RR) to Business Park (BP) in
63 2016. The development standards for BP in the current LDO are not appropriate for the 7.9-acre
64 parcel. The rezone to Light Industrial (I-1) will allow similar commercial and light industrial uses
65 while reducing the minimum lot size requirements. See Table 106-7a below for a comparison of
66 the development standards.

Table 106-7a—Employment Zoning Districts				
	Current	Proposed		
	BP	I-1	I-2	I-3
Minimum lot area	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. setback to arterial ROW	35	35	35	50
Min. setback to collector and local ROW (ft)	25	35	35	50
Min. setback adjacent to residential zoning (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. setback adjacent to non-residential zoning (ft) ⁴	15	15	25	50
Max. bldg. height (ft) ⁵	45	40	85	40
Notes:				
1. May be reduced to 15 feet when the development provides a 45 feet or greater landscape buffer "tract" with a public access easement to allow paths or trails that may connect to the city open trails system.				
2. May be reduced to 15 feet when the development provides a 30 feet or greater landscape buffer "tract" with a public access easement to allow paths or trails that may connect to the				

Current Zoning



Kenley Farms PAD	Kenley Farms PAD	Public Facilities (PF)
Kenley Farms PAD	Business Park (BP)	Desert Cove PAD
Kenley Farms PAD	Kenley Farms PAD	Desert Cove PAD

Proposed Zoning



Kenley Farms PAD	Kenley Farms PAD	Public Facilities (PF)
Kenley Farms PAD	Business Park (BP)	Desert Cove PAD
Kenley Farms PAD	Kenley Farms PAD	Desert Cove PAD

Conformance with Adopted Plans:

The property is located within the Commercial and Office Area of the Surprise General Plan 2040. Employment uses are not typically supported in this Character Area, however, this parcel also lies within the Luke Compatibility District (LCD) sub area. The LCD encourages Employment uses that are compatible with Luke AFB operations.

Summary:

The proposed rezone from Business Park (BP) to Light Industrial (I-1) is in compliance with Surprise General Plan 2040 vision and the Surprise Municipal Code.

Recommendation:

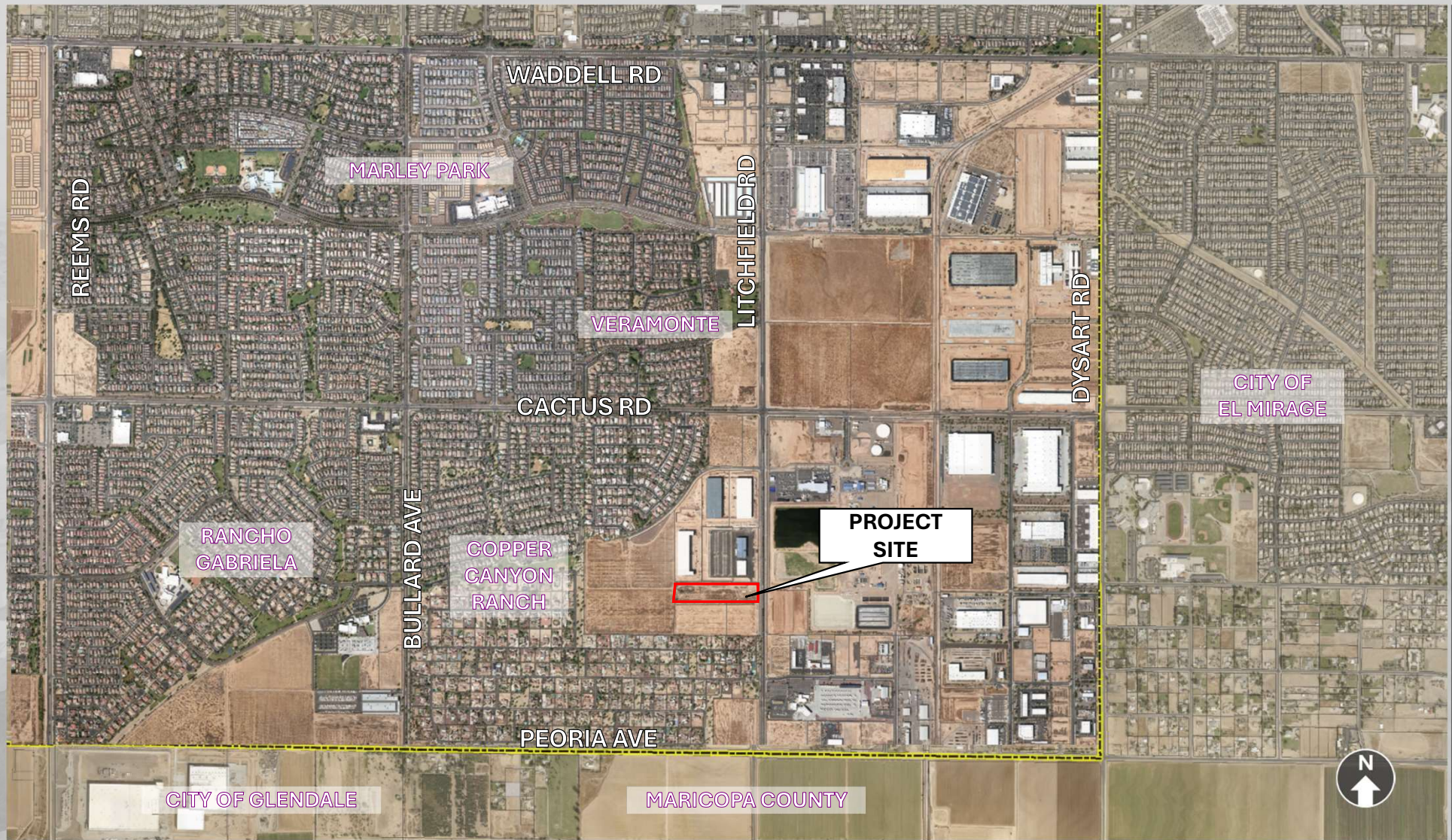
Based on the findings noted above, staff recommends the Commission move to recommend approval of case **FS25-1195** to the City Council, subject to stipulations ‘a’ and ‘b’ as outlined below:

- a. Development and use of the site shall be consistent with the Zone Change narrative entitled “I-1 Light Industrial Rezone Document Case No. FS24-1195, prepared by Dominion Group of Companies, LLC, and stamped received November 25, 2024.
- 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.

97 However, should the Commission wish to recommend **denial** of the request, the Commission should
98 make its own findings and base its decision on those alternative findings.
99

100 **Attachments:**

101
102 01 Vicinity Map
103 02 Current Zoning Map
104 03 Proposed Zoning Map
105 04 Rezone Document
106 05 Luke Letter
107 06 Citizen Participation Report
108 07 Affidavit of Site Posting
109 PPT



VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

I-1 Light Industrial Rezone Document for

Case No. FS24-1195

DOMINION GROUP OF COMPANIES 7.9 ACRES

11294 N Litchfield Road, Surprise, AZ

Tax Parcel # 509-08-885

August 22, 2024

Revised October 30, 2024

OWNER: Dominion Group of Companies LLC

APPLICANTS: Dominion Group of Companies LLC

Attn: Mike Stenehjem

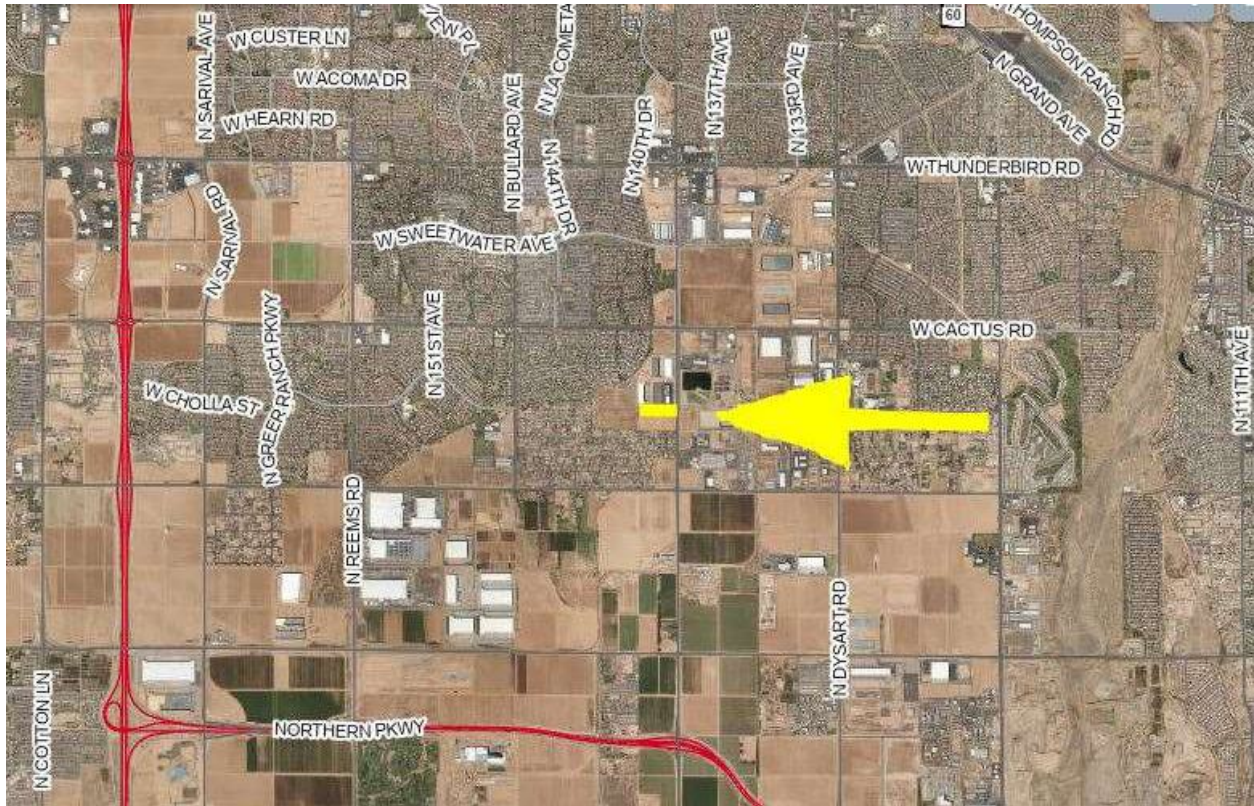
11803 N Saguaro Blvd #7 Fountain Hills, AZ 85268

mike@stonehomedev.com

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LOCATION MAP



NARRATIVE

PROJECT OVERVIEW

Mike Stenehjem and Dominion Group of Companies, request a rezone of the approximately 7.9 acres on the west side of Litchfield Rd., ½ mile south of Cactus Rd. in Surprise, Arizona. Maricopa County Tax Parcel # 509-08-885. The subject 7.9 acres is currently zoned Business Park (BP).

EXISTING SITE CONDITIONS

The site is vacant land. The parcel is approximately 170' wide along Litchfield Road by 1252' deep. Utilities are available to the site.

SITE HISTORY AND REASONS FOR THE REQUEST

The Property was purchased in December 2020 with the original intent to develop a flex industrial business park. Civil and site plans were submitted and approved and have since expired. The properties surrounding the site are zoned PAD while this site is zoned BP. Through amendments, BP zoning now requires a minimum of 20 acres which this site cannot meet. Making Business Park zoning no longer appropriate for the size and shape of this property.

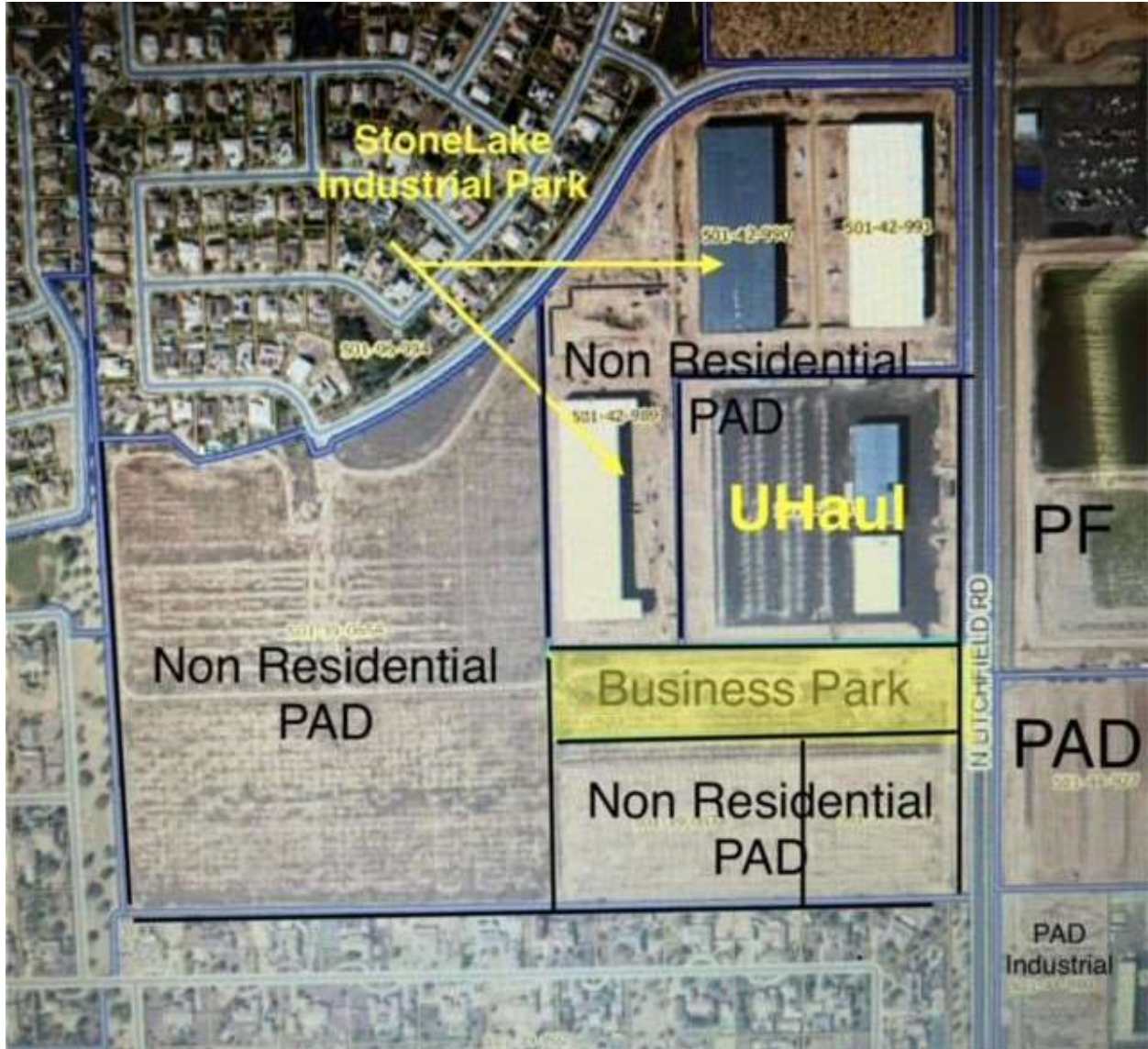
SURROUNDING LAND USES

- North:** UHaul Self Storage and RV and Litchfield Logistics Industrial Park
- South:** Vacant lot zoned non-residential PAD
- East:** Desert Cove Commercial Park zoned PAD, and City of Surprise wastewater treatment facility.
- West:** Vacant land, part of Kenly Farms II property -- zoned non-residential PAD

Subject site is surrounded on three sides by the Kenly Farms II property that is zoned Non-residential Planned Area Development, PAD. Allowed uses are those consistent with I-1, BP, C-2, C-3 per Title 17 of the Surprise Municipal Code.

Bordering the property on the north side is Uhaul Self Storage and RV as well as the Litchfield Logistics Industrial Park.

EXISTING SURROUNDING ZONING AND LAND USE MAP

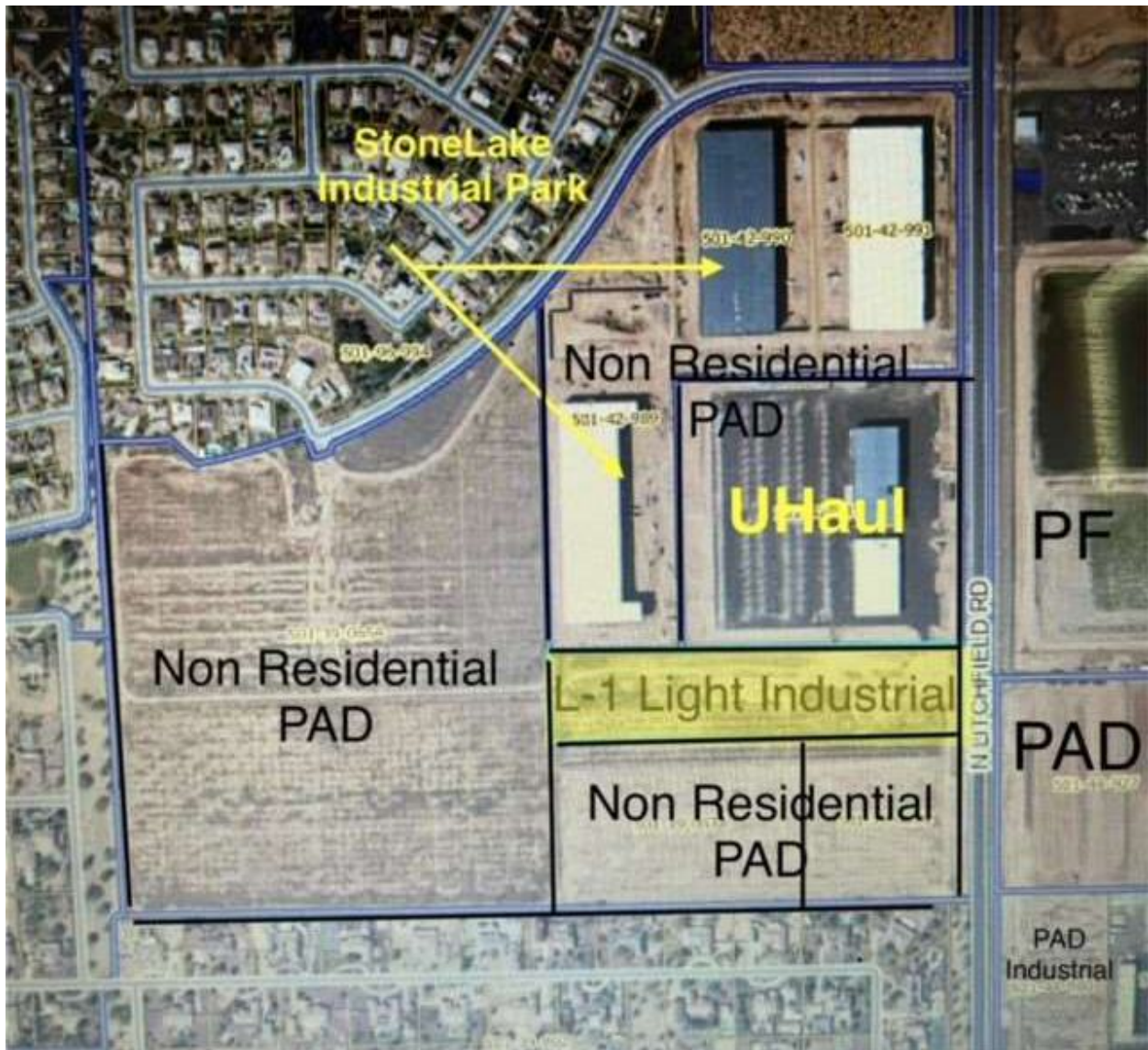


EXISTING AND PROPOSED ZONING

The current zoning is Business Park (BP) and the site is located under the Luke AFB 65 LDN noise contours.

The applicant requests the subject property described in Exhibit A to be rezoned from Business Park (BP) to Light Industrial (I-1) with all permitted and conditional uses within the city's I-1 zoning district and compatible with Luke AFB military operations at the time of development to be allowed.

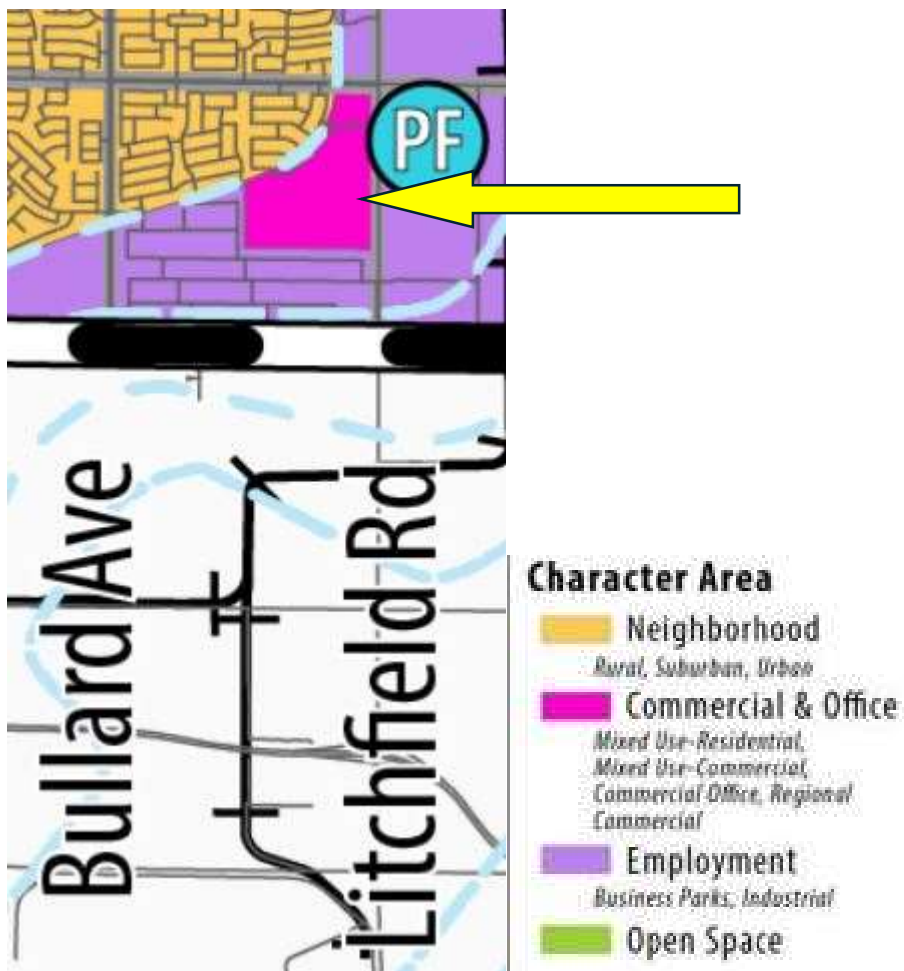
PROPOSED ZONING MAP



GENERAL PLAN CONFORMITY

The General Plan 2040 identifies the subject property being in the "Commercial and Office" Character Area & the Luke Compatibility District (LCD) sub area. Light Industrial uses are encouraged in the LCD.

SURPRISE GENERAL PLAN 2040



DEVELOPMENT PLAN

The owner has no immediate plans to develop the site. Once zoned the property will be “shovel ready” and will be attractive to an end user. A full access drive enters Litchfield Road from the property and will serve as the primary access. At the time the property is developed a southbound right turn deceleration lane will be constructed on Litchfield Road at this project driveway to facilitate safe turning movement.

EXHIBIT A -- LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, WHICH IS THE NORTHEAST CORNER OF PARCEL ONE OF THE GIFT DEED DATED MAY 24, 1994, AND RECORDED IN DOCUMENT 94-0419715, HEREIN REFERRED TO AS "PARCEL ONE OF THE GIFT DEED"; THENCE SOUTH 00°06'00" EAST (BASIS OF BEARINGS), 2529.33 FEET (SOUTH 00°06'00"E, 2529.94 FEET MEASURED), ALONG THE EAST LINE OF SECTION 21, TO THE SOUTHEAST CORNER OF PARCEL ONE OF THE GIFT DEED, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°06'00"E, 105.11 FEET, ALONG THE EAST LINE OF SECTION 21, TO THE EAST QUARTER CORNER OF SECTION 21;

THENCE SOUTH 00°00'00" EAST, 169.89 FEET (SOUTH 00°06'12" EAST. 169.89 FEET MEASURED), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TO THE NORTHEAST CORNER OF PARCEL TWO OF THE GIFT DEED DATED MAY 24, 1994, AND RECORDED IN DOCUMENT 94-0419715, HEREIN REFERRED TO AS "PARCEL 2 OF THE GIFT DEED";

THENCE NORTH 89°45'07" WEST, 1307.11 FEET (NORTH 89°51'21" WEST. 1307.23 FEET MEASURED), ALONG SAID NORTH LINE OF PARCEL 2 OF THE GIFT DEED TO THE NORTHWEST CORNER OF PARCEL 2 OF THE GIFT DEED;

THENCE NORTH 00°34'48" WEST, 278.38 FEET (NORTH 00°36'36" WEST, 278.36 FEET MEASURED), TO THE SOUTHWEST CORNER OF PARCEL 1 OF THE GIFT DEED;

THENCE SOUTH 89°36'19" EAST, 1309.76 FEET (SOUTH 89°42'30" EAST, 1276.76 FEET MEASURED), ALONG THE SOUTH LINE OF PARCEL 1 OF THE GIFT DEED TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF SURPRISE IN WARRANTY DEED RECORDED IN RECORDING NO. 2019-271245 AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY AS CITED IN WARRANTY DEED 2018-0406336, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 00°06'00" EAST, 2529.33 FEET TO THE NORTHEAST CORNER OF SAID REAL PROPERTY;

THENCE DEPARTING SAID EAST LINE ALONG THE NORTH LINE OF SAID REAL PROPERTY NORTH 89°36'19" WEST, 33.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE AFORESAID EAST LINE SOUTH 00°06'00" EAST, 104.95 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 21;

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SOUTH 00°00'00" WEST, 170.13 FEET TO A POINT ON THE SOUTH LINE OF SAID REAL PROPERTY;

THENCE ALONG SOUTH LINE NORTH 89°45'07 WEST, 22.00 FEET;

THENCE ON A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE AFORESAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, NORTH 00°00'00" WEST, 170.29 FEET TO A POINT ON SAID EAST-WEST MIDSECTION LINE;

THENCE ON A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE AFORESAID EAST LINE OF THE NORTHEAST QUARTER, NORTH 00°06'00" WEST, 104.85 FEET TO A POINT ON THE NORTH LINE OF SAID REAL PROPERTY;

THENCE ALONG SAID NORTH LINE, SOUTH 89°36'19" EAST, 22.00 FEET TO THE POINT OF BEGINNING.



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

16 September 2024

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS24-1195; Dominion Business Park Rezone (APN: 509-08-885)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Dominion Business Park Rezone application. The applicant proposes a rezone from business park to Light Industrial for 7.9 acres located at 11294 N Litchfield Road in Surprise, AZ. The site is located inside the Luke AFB 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

As stated in the narrative, this rezone will not negatively affect Luke AFB operations; however, any proposed buildings, structures or cranes will be subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis and Spectrum Analysis (OE/AAA). Since the development will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. A strong notification program on the part of the applicant is essential to inform potential occupant(s) about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury's website:
<http://www.treasury.gov/cfius>.

If you have any questions, please contact Mr. Mark James at (623) 856-6175.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2024.09.16 15:21:59 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Matthew Johnston, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

Dominion Group of Companies

Mike Stenehjem

480.296.8299

FS24-1195 – Participation Report

The in-person Neighborhood Meeting was held on Wednesday, February 5th, 2025 at 6:00pm at 16418 N Bullard Ave, Surprise, AZ 85374. The purpose of the meeting was to invite citizens to discuss our proposal to re-zone our property located at 11294 N Litchfield Road from BP to LI.

One resident attended the meeting with some general questions on what we are proposing. The resident responded that they understood the reasoning for the re-zone and were satisfied with what was being proposed.

The meeting was adjourned at 6:37pm.

AFFIDAVIT OF SIGN POSTING

Case Number: FS24-1195
Project Name: Dominion Group of Companies Rezone
Project Location: 11294 N Litchfield Rd Surprise 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.

[Signature]
Owner / Application Signatory

1-20-25
Date

This instrument was acknowledged before me this 20 day of January,
20 25 by Kelly Jo Finch

[Signature]
Notary Public

My Commission Expires: 11/21/26





509-08-885

509-08-885



Litchfield Rd

FS24-1195

Dominion

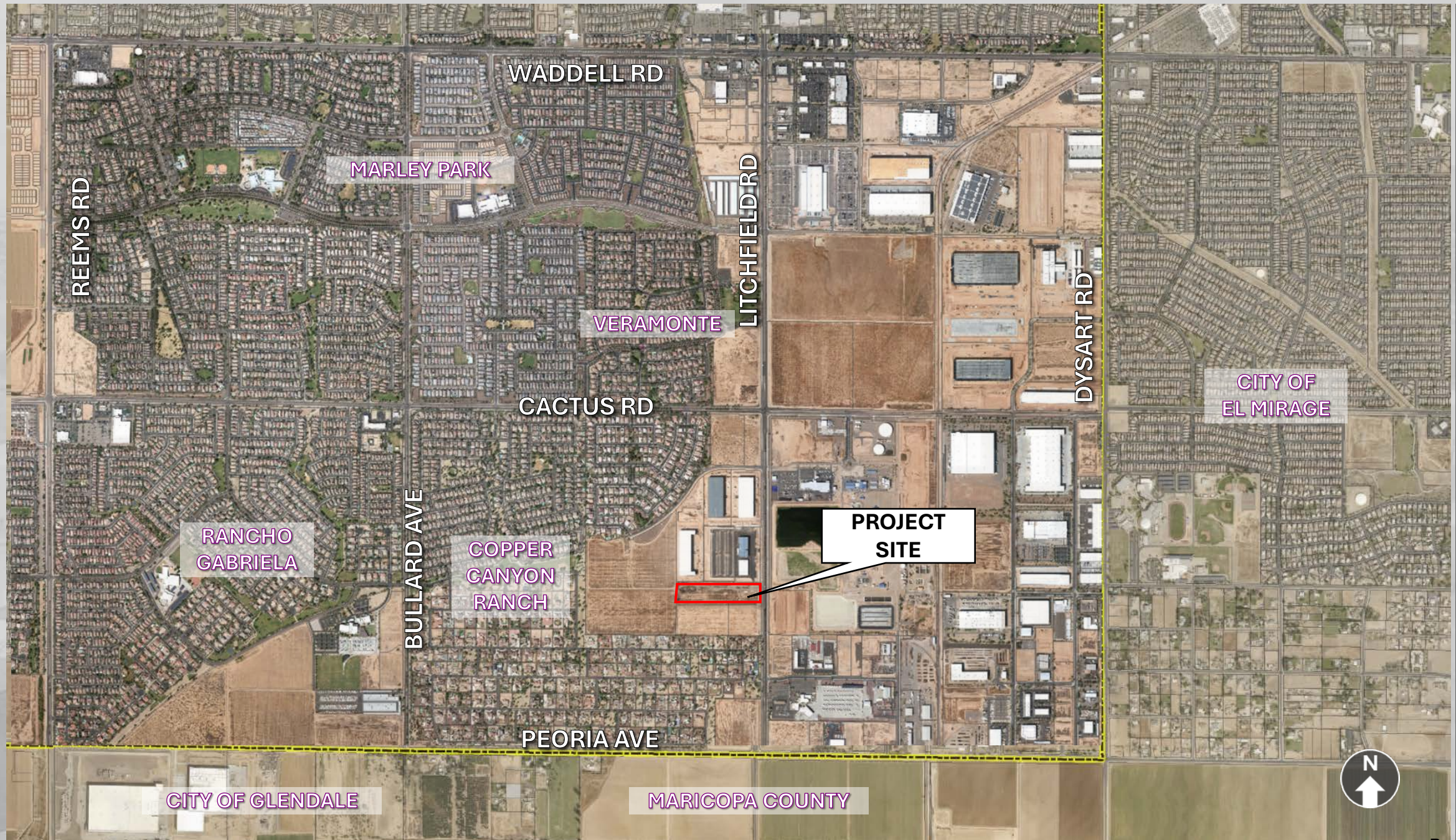
REZONE

Planning & Zoning Commission

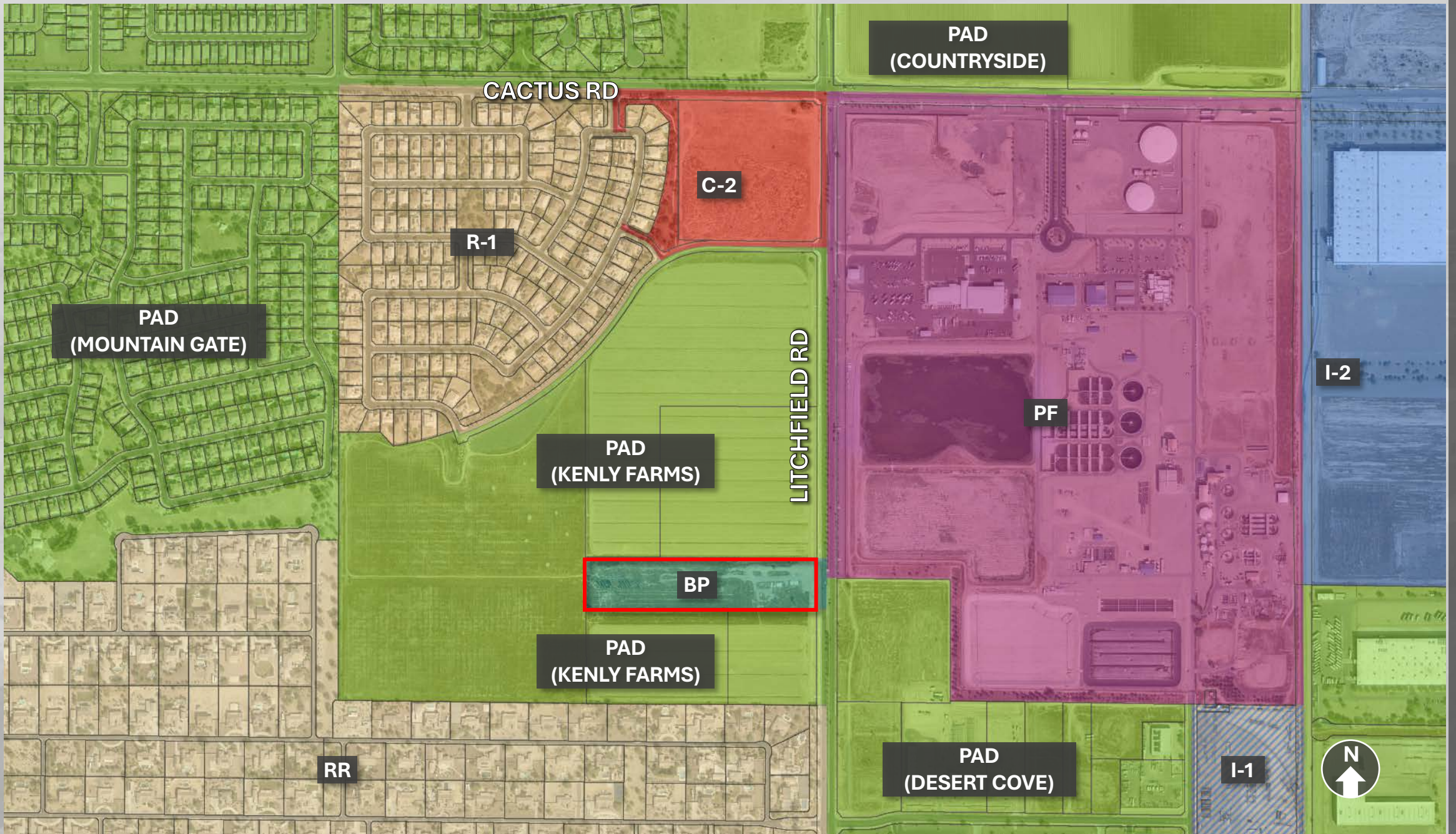
March 20, 2025



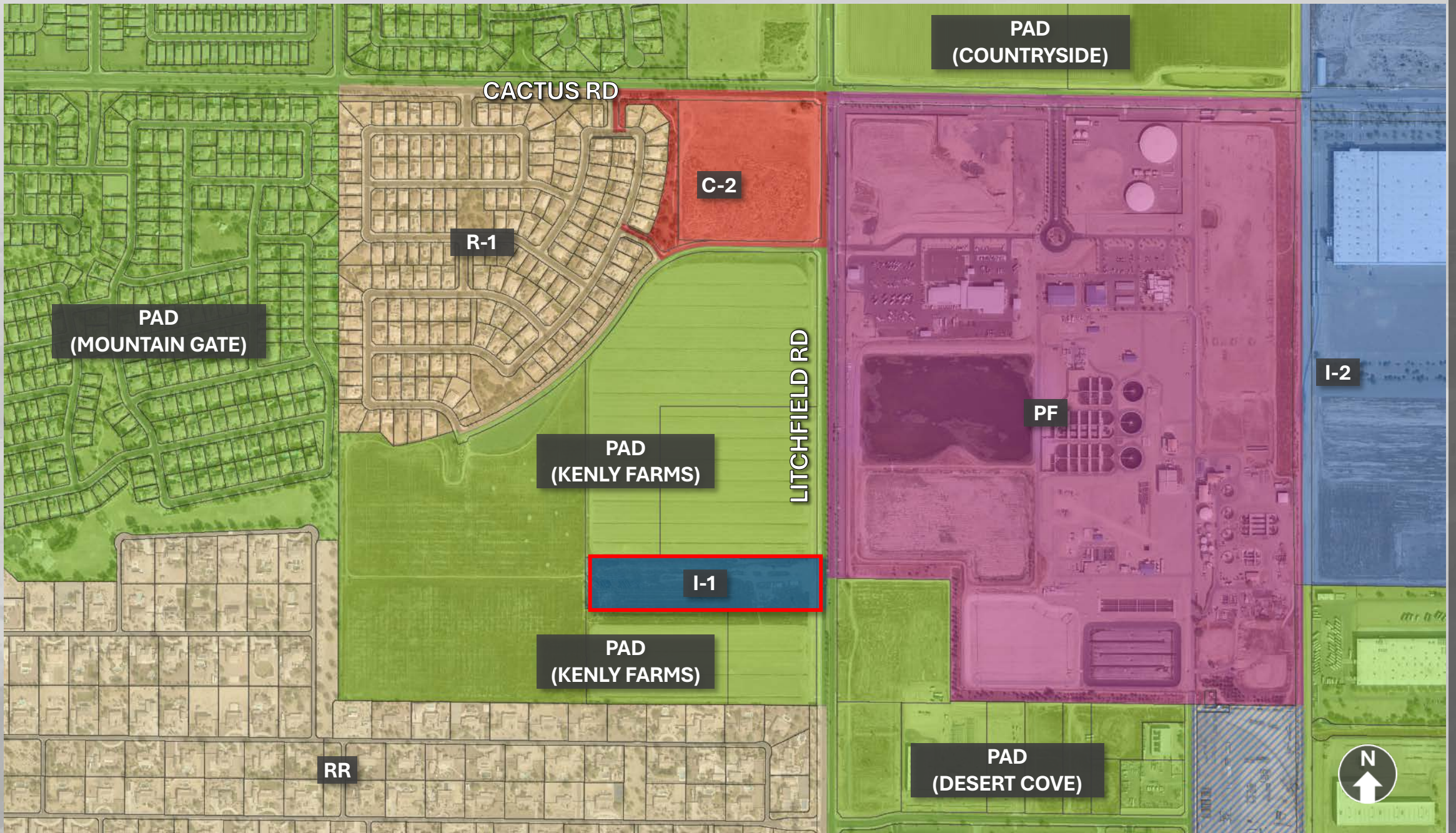
SURPRISE
ARIZONA



VICINITY MAP

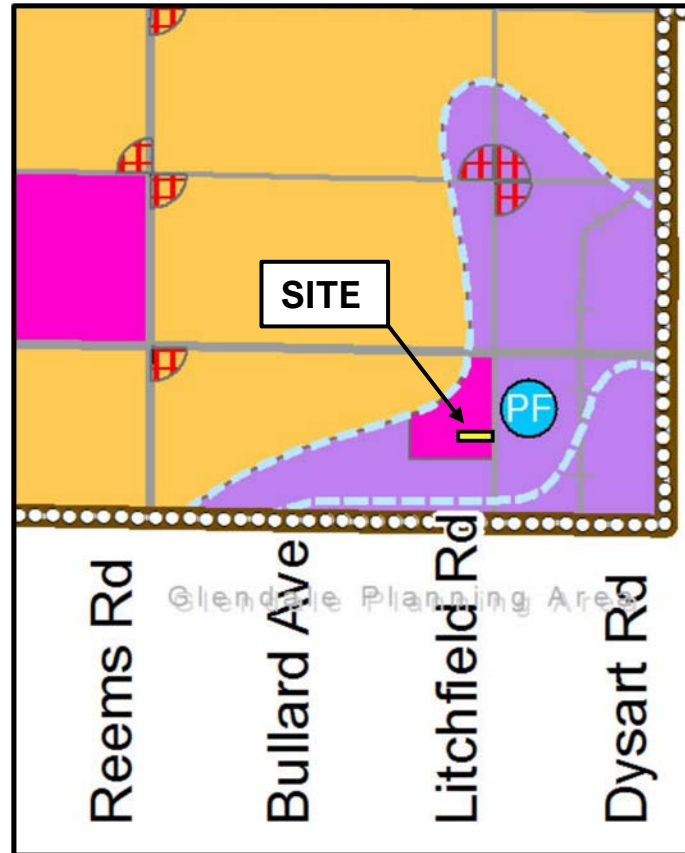


ZONING MAP



PROPOSED ZONING MAP

GENERAL PLAN



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

DEVELOPMENT STANDARDS

Table 106-7a—Employment Zoning Districts				
	Current	Proposed		
	BP	I-1	I-2	I-3
Minimum lot area	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. setback to arterial ROW	35	35	35	50
Min. setback to collector and local ROW (ft)	25	35	35	50
Min. setback adjacent to residential zoning (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. setback adjacent to non-residential zoning (ft) ⁴	15	15	25	50
Max. bldg. height (ft) ⁵	45	40	85	40
Notes: 1. May be reduced to 15 feet when the development provides a 45 feet or greater landscape <i>buffer</i> "tract" with a public <i>access</i> easement to allow paths or trails that may connect to the city open trails system. 2. May be reduced to 15 feet when the development provides a 30 feet or greater landscape <i>buffer</i> "tract" with a public <i>access</i> easement to allow paths or trails that may connect to the				

OUTREACH

Neighborhood Meeting

- February 05, 2025
- **Residence Inn**
16418 N Bullard Ave.
- 2 attendees

RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council, subject to stipulations 'a' - 'b'.

Questions or Comments?

THANK YOU



SURPRISE
ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with the Zone Change narrative entitled “I-1 Light Industrial Rezone Document Case No. FS24-1195, prepared by Dominion Group of Companies, LLC, and stamped received November 25, 2024.
- 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.



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: March 20, 2025 Contact Person: Christina Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a freeway monument sign located on APN 501-09-843, a property generally located east of Loop 303 and south of Cactus Road within the State Route 303 Corridor as defined in Section 109-1.9.C.8. of the Land Development Ordinance. Case FS25-0042.

Motion:

I move to approve the CUP with Site Plan for Home Depot Freeway Monument Sign, Case FS25-0042, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to deny the CUP with Site Plan for Home Depot Freeway Monument Sign, Case FS25-0042, because *[insert reason]*.

Background:

Ramsay Signs, Inc. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of an approximate 584.50 square foot freeway monument sign within the State Route 303 Corridor as defined in Section 109-1.9.C.8 of the Land Development Ordinance.

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-FS25-0042 Home Depot Freeway Monument - Staff Report
 2. 01-FS24-0052 Home Depot Freeway Monument - Vicinity Map
 3. 02-FS25-0042 Home Depot Freeway Monument - Zoning Map
 4. 03-FS25-0042 Home Depot Freeway Monument - Site Plan
 5. 04-FS25-0042 Home Depot Freeway Monument - Elevations
 6. 05-FS25-0042 Home Depot Freeway Monument - Landscape Plan
 7. 06-FS25-0042 Home Depot Freeway Monument - Citizen Participation Report
 8. 07-FS25-0042 Home Depot Freeway Monument - Affidavit of Sign Posting
 9. FS25-0042 Home Depot Freeway Monument
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS25-0042**
2
3 **Project Name:** Home Depot Freeway Monument Sign - CUP with Site Plan
4
5 **Council District:** 3 – Mesquite
6
7 **Meeting Date:** **March 20, 2025**
8
9 **Planner:** Chris Sexton, Senior Planner
10
11
12 **Owner:** Home Depot USA, Inc
13
14 **Applicant:** Ramsay Signs, Inc
15
16 **Request:** Conditional Use Permit (CUP) with Site Plan for a freeway
17 monument sign
18
19
20 **Site Location:** Generally located east of Loop 303 and south of Cactus Road
21 within the State Route 303 Corridor as defined in Section 109-
22 1.9.C.8 of the Land Development Ordinance
23
24 **Site Size:** 17.94 acres (approx.)
25
26 **General Plan**
27 **Conformance:** The proposal is consistent with the Surprise General Plan 2040
28
29 **Support/Opposition:** Refer to the attached Citizen Participation Report
30
31 **Staff Recommendation:** If the Commission approves the Conditional Use Permit with Site
32 Plan, Staff recommends the Commission **approve** the subject
33 Conditional Use Permit with Site Plan, Case FS25-0042, subject
34 to stipulations 'a' through 'e'.

35 **Project Description:**

Ramsay Signs, Inc. seeks approval of a CUP with Site Plan to allow the construction of an approximate 584.5 square foot freeway monument sign within the State Route 303 Corridor as defined in Section 109-1.9.C.8 of the Land Development Ordinance.

Background:

June 21, 2024: A Site Plan was approved for the Home Depot under case FS23-0391.

December 12, 2024: A Concept Review Waiver was approved under case CR24-1555.

January 7, 2025: The applicant filed a request for a CUP with Site Plan regarding a new freeway monument sign under case FS25-0042 the subject case.

March 5, 2025: The applicant held a citizen outreach meeting at Holiday Inn Residence for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The Land Development Ordinance (LDO) allows for Freeway Monument Signs subject to a CUP and the provisions of Section 109-1.9.C.8 - *Freeway Monument Signs*. Within this section, the area known as 'State Route 303 Corridor' is geographically defined and stated as the area in which these signs are permissible. This defined area includes the subject site, APN 501-09-843.

Locational Requirements

<i>Required</i>	<i>Provided</i>
Freeway signs may only be approved on lands zoned for commercial or industrial uses.	The proposed sign is located on a parcel zoned Sycamore Farms Planned Area Development (PAD) with an underlying zoning of Community Commercial (C-2).
No freeway sign shall be located within 300 feet of a property zoned for residential uses, or any open space tract that is associated with a residential development.	The freeway sign will be located approximately 321 feet to the nearest property zoned for residential uses, which is directly south of the site.
Freeway monument signs shall not be located closer than 20 feet from the adjacent right-of-way.	The sign is located 457.5 feet away from the right-of-way on Cactus Road and over 100 feet from State Route 303 right-of-way.
Spacing between freeway monument signs shall be not less than 750 feet, unless separated by a freeway or arterial right-of-way.	The closest freeway monument is approximately 4,400 feet away, located north of the site.
Freeway monument signs shall not be allowed within a natural or manmade watercourse.	The freeway sign is not located within a natural or manmade watercourse.

Dimensional Requirements

<i>Required</i>	<i>Provided</i>
The overall height of a freeway monument sign shall not exceed 65 feet as measured from the finished grade of the site where the freeway monument sign is located to the highest point of the sign structure.	The overall height of the freeway sign from finished grade to the highest point of the sign structure is 65 feet.
Freeway monument signs shall be allowed an extra three feet in height for architectural embellishments.	The project is not proposing to go above the height, limited to 65 feet, therefore this requirement is not applicable to the proposed sign.
The sign area of a freeway monument sign shall not exceed 650 square feet.	The proposed sign meets this requirement at 584.5 square feet.

Design Requirements

<i>Required</i>	<i>Provided</i>
Freeway signs may incorporate level 2 electronic messaging centers as outlined in Section 109-1.11 herein, except that electronic messaging centers used in freeway monument sign applications may occupy up to 50 percent of the allowable sign area of the sign, exclusive of architectural embellishments as required herein, and provided such electronic messaging centers are turned off between 11:00 p.m. and dawn.	Level 2 electronic messaging is not being proposed with the freeway monument sign.
Freeway monument signs shall incorporate architectural features of the commercial development on which the sign is located; however, such embellishments shall not include any sign copy.	The proposed sign contains architectural elements that resemble the construction of the Home Depot building, by utilizing a block wainscot and utilizing the same colors. The use of the same natural colors and similar materials creates balance with the development.
Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign; freeway monument signs may be illuminated by externally-illuminated indirect or internal lighting.	The landscaped area meets this requirement as four times the amount of the sign area (584.5 square feet) equals 2,338 square feet. The landscaped area around the sign is 2,338 square feet.

Evaluative Criteria

The granting of a CUP requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO, Section 102-6.3 (D)

A. Location and character of the use shall not burden or conflict with the established uses

of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;

Commentary: The proposed signage will not have a negative impact on the uses of the surrounding area. The proposed signage will incorporate the various retailers and restaurants throughout the shopping center and the proposed Fry's shopping center adjacent to the Home Depot. There currently is not a freeway monument sign existing on the site; therefore, the proposed signage will not have a negative impact on any existing signs.

B. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;

Commentary: The proposed signage was designed with the adjacent commercial development in mind and the guidelines laid out in the Sycamore Farms PAD. The pylon sign adjacent to the 303 Interstate was designed to complement the shopping center's architecture and attract members of the public to the shopping center.

C. The proposed use shall conform to the goals and policies of the General Plan;

Commentary: The proposed signage supports the goals and policies of the General Plan. The implementation of this shopping center promotes economic growth within the City of Surprise, as the proposed new business will attract both residents and visitors to the City.

D. The proposed use shall conform to the goals and policies of any specific district or plans for the area;

Commentary: The project falls under the Sycamore Farms PAD. The PAD implements monument signs for the Sycamore Farms Development along Cactus Road (east/west direction) before Sarival Avenue and along Sarival Avenue (north/south direction). The proposed pylon sign that is being implemented will not have a negative impact on the monument signs called out in the PAD and will therefore follow the goals and policies laid out within the PAD.

E. The proposed use shall conform to any applicable Use Specific Standards outlined in **Article 10, Chapter 106** of this Ordinance

Commentary: There are no applicable Use Specific Standards within Article 10, Chapter 106 for this project.

F. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:

1. Site and building design;
2. Sensitivity to existing natural features;
3. Volume or character of traffic;

4. Circulation patterns;
5. Connectivity;
6. Parking and loading;
7. Screening and buffering of uses
8. Landscaping;
9. Exterior lighting;
10. Signage;
11. Stormwater retention and drainage;
12. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
13. A demonstrated need for such use.

Commentary: The proposed sign is designed to meet the standards of the Sycamore Farms PAD as well as Section 109 of the LDO.

G. Adequate utilities, access roads, drainage sanitation; and/or

Commentary: The proposed signage does not have a negative impact on the access roads, site drainage/sanitation or the proposed utilities for the site.

H. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.

Commentary: The proposed signage will utilize the facilities already provided to the site and will not contribute towards an overburdening of municipal services.

Neighborhood Outreach:

The applicant held an in-person neighborhood outreach meeting for the project on March 5, 2025. The meeting was held at the Holiday Inn Residence where there were no attendees present. A full summary of the meeting can be found in the attached Citizen Participation Report.

149 **Conformance with Adopted Plans:**

150 **Surprise General Plan 2040:** The Surprise General Plan 2040 shows the subject property
151 as lying within the Commerce & Office Character Area and Transit Oriented Development
152 Overlay (TOD). The proposed freeway monument sign adheres to the General Plan
153 Development Guidelines common to all Community Commercial types as the proposed
154 monument sign is an ancillary use to the Home Depot commercial building and promotes
155 economic growth. The Neighborhood Character Area supports commercial developments
156 near residential neighborhoods that utilize well connected street and trail networks to
157 encourage pedestrian and bicycle travel between uses and minimize the need for motor
158 vehicle trips. The proposed project adheres to the design guidelines of the character area
159 which allows neighborhood and community retail and ancillary uses at strategic locations
160 along proposed or existing arterial corridors that provide convenient access to residential
161 areas.

162
163 **Reviewing Agencies:**

164 In addition to the standard city reviewing agencies, Luke Air Force Base and Arizona
165 Department of Transportation, were included in the routing of this request. At the time of the
166 report, none of the reviewing agencies indicated any concerns over the request.

167
168 **Summary:**

169 The proposed CUP with Site Plan meets the requirements of the Surprise General Plan 2040,
170 the Sycamore Farms PAD and the Surprise Municipal Code.

171
172 **Findings:**

- 173
 - The proposed CUP with Site Plan is consistent with the Surprise General Plan
 - 174 2040.
 - 175 • The proposed CUP with Site Plan is consistent with the Sycamore Farms PAD.
 - 176 • The proposed CUP with Site Plan is consistent with the LDO.
 - 177 • The reviewing agencies have indicated no objections to the request.

178
179 **Recommendation:**

180 Based on the findings noted above, if the Commission wishes to **approve** Case **FS25-0042**,
181 staff recommends approval subject to stipulations 'a' through 'e' as outlined below:

- 182
183 a. Development and use of the site shall be consistent with the Site Plan entitled "The
184 Home Depot," Sheet 1 of 1, prepared by Ramsay Signs and received February 28,
185 2025.
- 186 b. Elevations shall be consistent with the Elevations entitled "The Home Depot" prepared
187 by Ramsay Signs and received January 7, 2025 .
- 188 c. Landscaping shall be consistent with the Landscaping plans entitled "The Home
189 Depot" prepared by Kimley Horn and received February 28, 2025.
- 190 d. The applicant shall obtain certificate of completion from the City within six (6) months
191 of approval of the Conditional Use Permit, pursuant to Section 109-1.9.C.9.d of the
192 LDO.
- 193 e. Non-compliance with the stipulations of approval of this case will be treated as a
194 violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

197
198 **Recommended Motions:**

199 I move to approve the CUP with Site Plan for Home Depot Freeway Monument Sign, Case
200 FS25-0042, subject to stipulations 'a' through 'e' as outlined in the staff report.

201
202 I move to deny the CUP with Site Plan for Home Depot Freeway Monument Sign, Case
203 FS25-0042, because *[insert reason]*.

204
205 **Attachments:**

206 01 Vicinity Map

207 02 Zoning Map

208 03 Site Plan

209 04 Elevations

210 05 Landscape Plan

211 06 Citizen Participation Report

212 07 Affidavit of Site Posting

213 PPT

PROJECT LOCATION

PRASADA PKWY

PRASADA

CACTUS RD

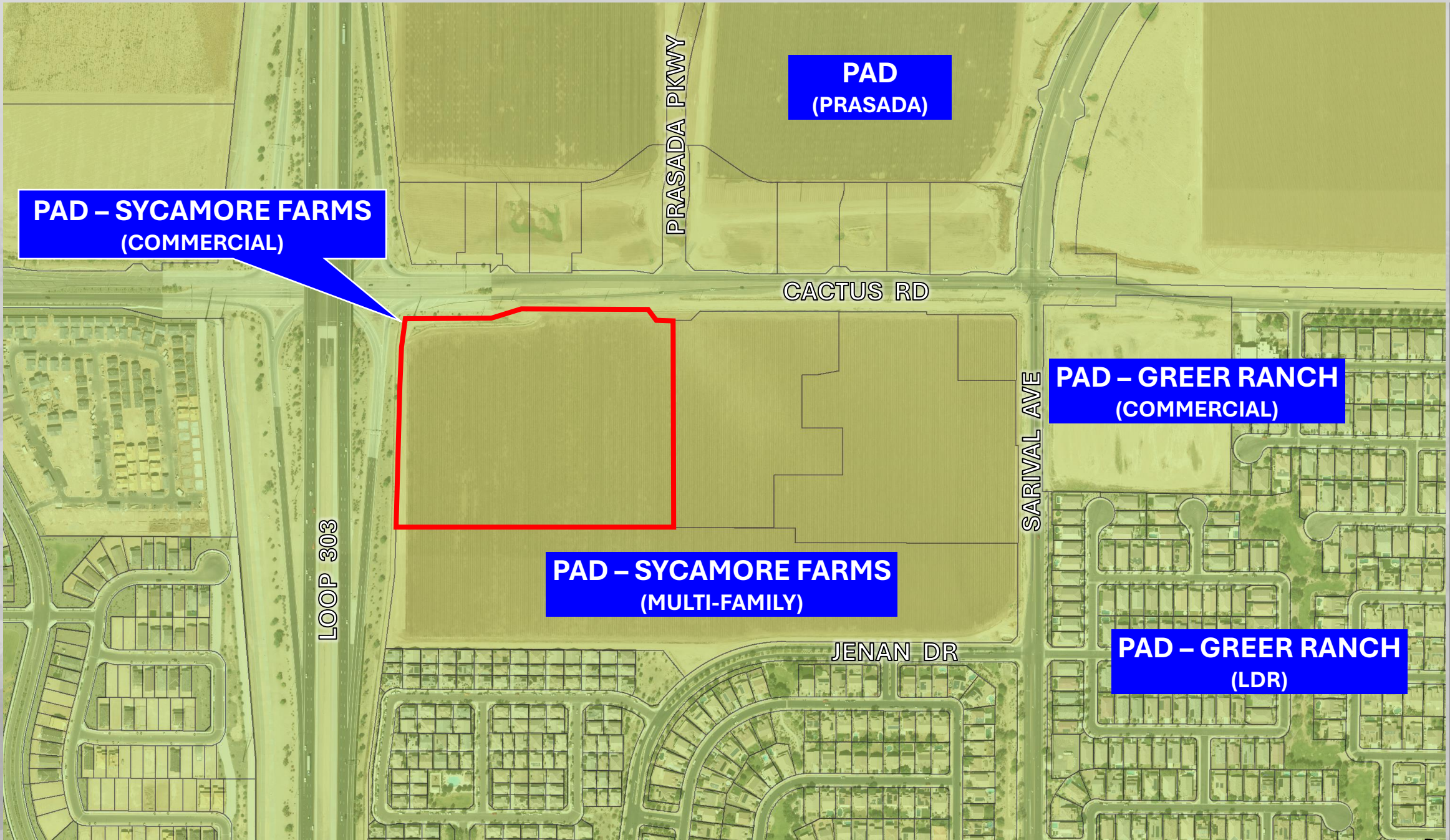
SARIVAL AVE

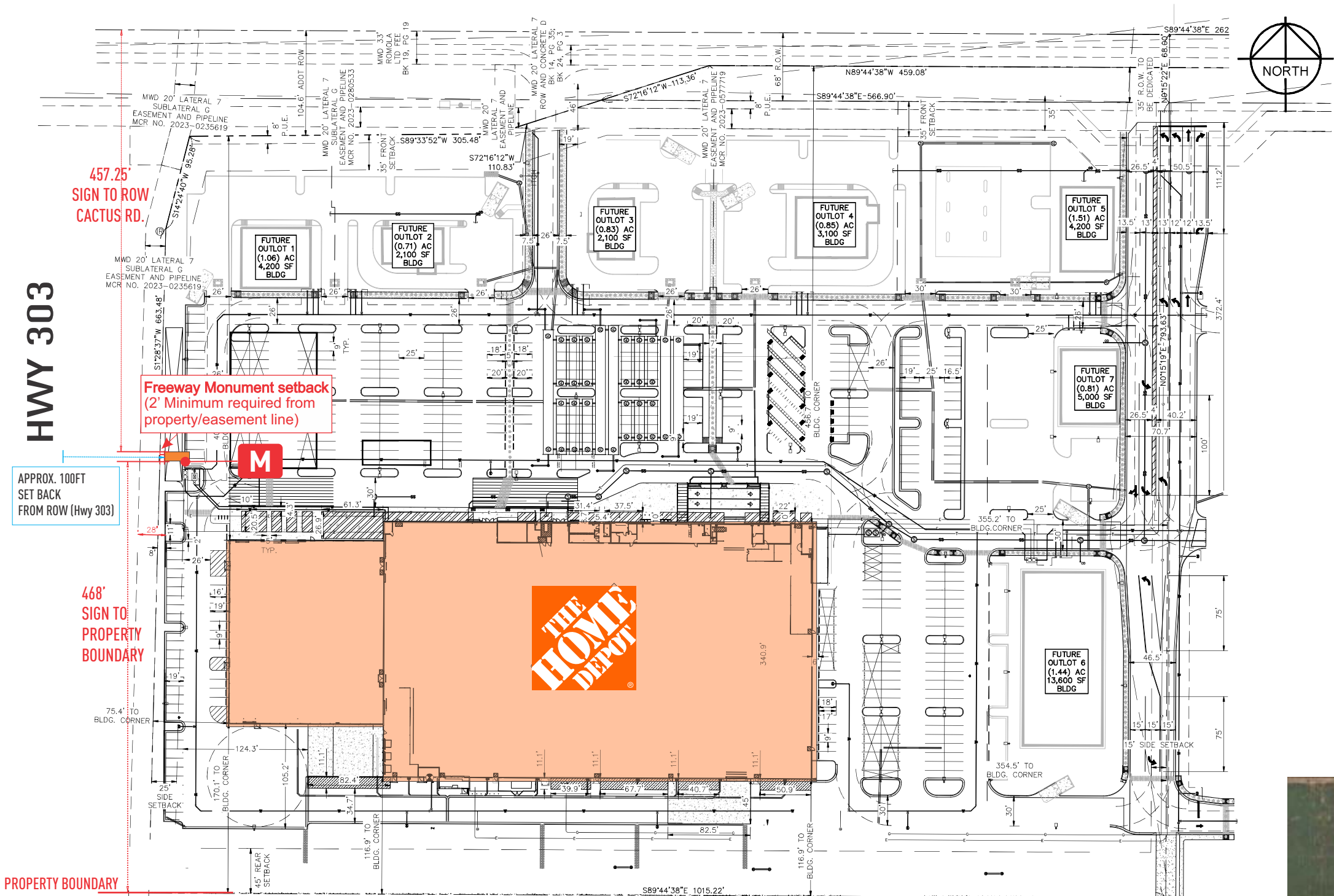
LOOP 303

SYCAMORE FARMS

JENAN DR

GREER RANCH





CODE NOTE:
303 & CACTUS RD. CORRIDOR
ALLOWED 650 SF @ 65'OAH
CANNOT BE WITHIN 300' OF
RESIDENTIAL ZONES



THE HOME DEPOT
SURPRISE, AZ

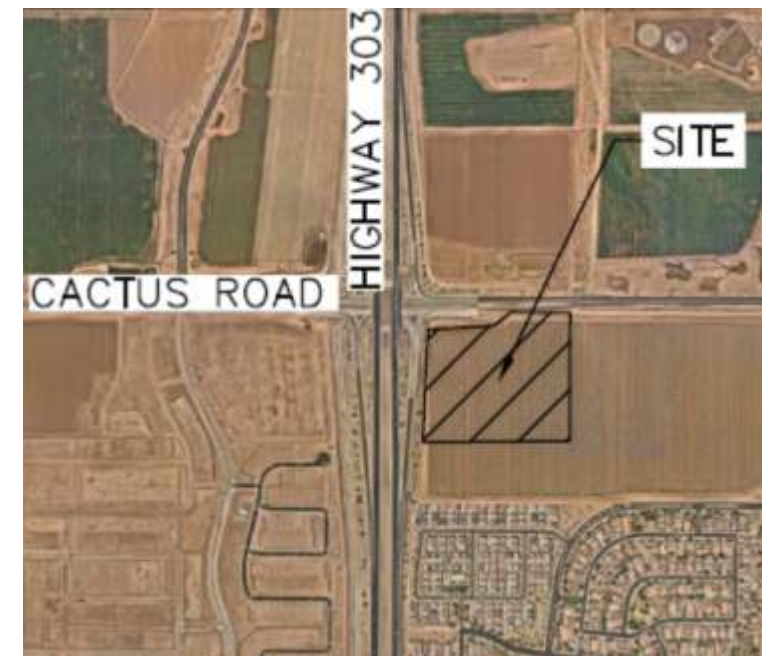
FREEWAY MONUMENT SIGN

SITE PLAN
3/32" = 1'0"

SIGN MAP LEGEND

M

65'-0" X 27'-0" THD D/F TENANT
PYLON ILLUMINATED DISPLAY



SITE PLAN-(LOCATION)
NTS

ESTABLISHED 1911

PORTLAND

9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com

CLIENT:
THE HOME DEPOT
16601 W CACTUS RD
SURPRISE, AZ 85388

PRODUCTION PRINT

ACCOUNT EXECUTIVE:
JOE GIBSON

PROJECT MANAGER
TAMMY RYAN

DESIGNER: TH	PEER REVIEW: N/A	DIRECTOR: KN
DATE: 8/2/2024	DATE: 2024	DATE: 2024

RAMSAY SIGNS IS
A UL RECOGNIZED
MANUFACTURER

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These plans are the exclusive property of Ramsay Signs, Inc. the original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Ramsay Signs, Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Ramsay Signs Inc. expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

APPROVAL:
ACCOUNT EXECUTIVE

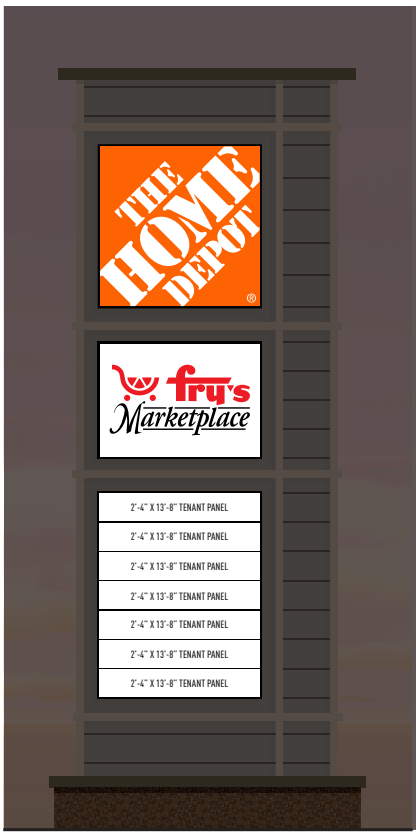
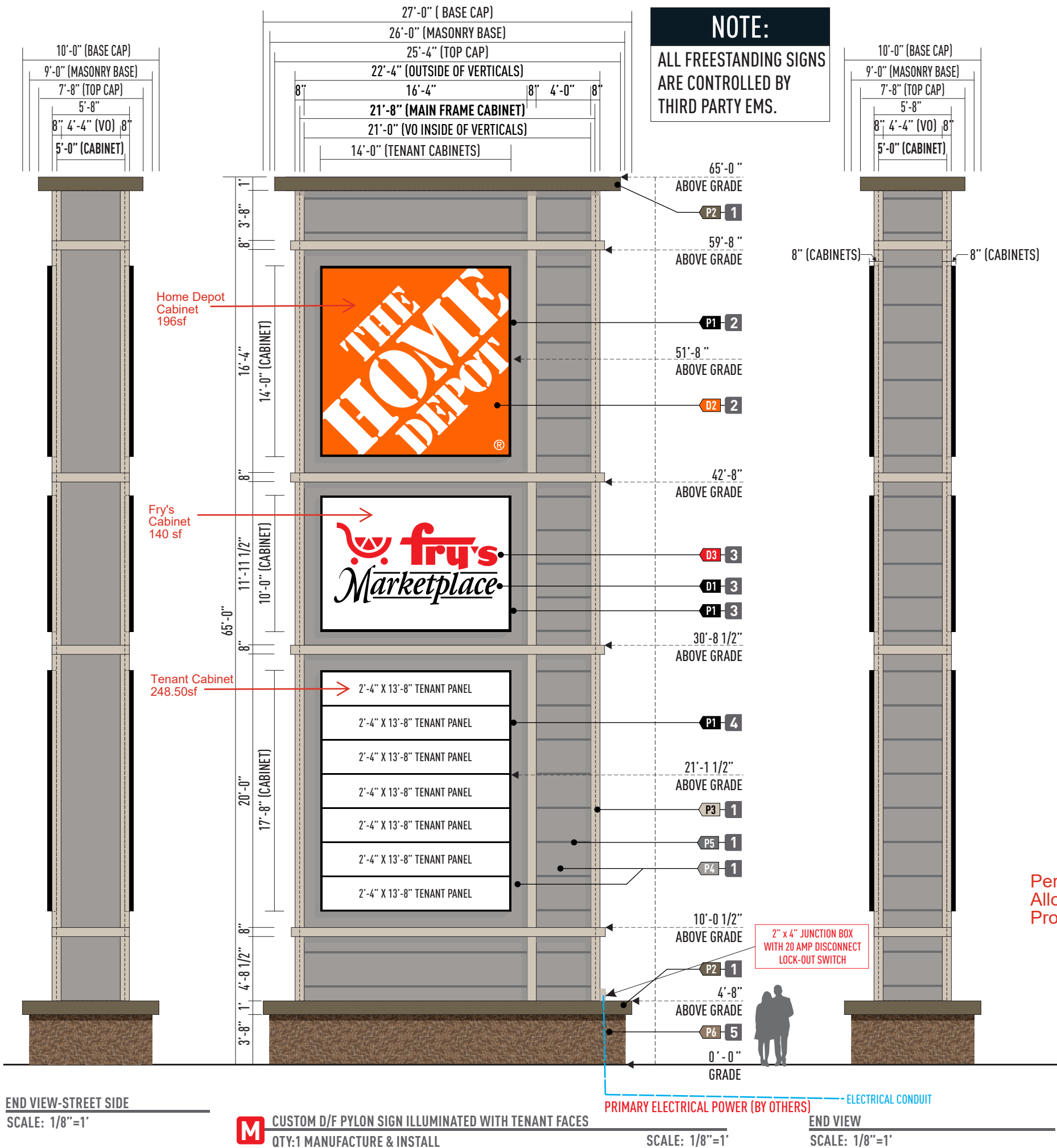
CLIENT

LANDLORD

DESIGN NUMBER:
24-866-R3-P

REVISION NUMBER:
REV-3: 11/20/24

PAGE # 1 OF 14
Page 57 of 121



*SIMULATED NIGHT VIEW
NTS

FABRICATION SPECIFICATIONS		
1 SIGN BODY	TYPE	D/F NON-ILLUMINATED
	CONSTRUCTION	FABRICATED ALUMINUM/STEEL
	PAINT	PER COLOR KEY
2 HOME DEPOT	TYPE	8" S/F ILLUMINATED - FLEX FACES
	CABINET	FABRICATED ALUMINUM
	RETAINERS	2 3/8"
	PAINT	PER COLOR KEY
	ILLUMINATION	LED-WHITE
FACE(S)	TYPE	FLEX FACES - PRINTED
		WITH UV CLEAR COAT
	COLOR	PER COLOR KEY
3 FRY'S MARKET	TYPE	8" S/F ILLUMINATED - FLEX FACES
	CABINET	FABRICATED ALUMINUM
	RETAINERS	2 3/8"
	PAINT	PER COLOR KEY
	ILLUMINATION	LED-WHITE
FACE(S)	TYPE	FLEX FACES - PRINTED
		WITH UV CLEAR COAT
	COLOR	PER COLOR KEY
4 TENANT CABINET	TYPE	8" S/F ILLUMINATED
	CABINET	FABRICATED ALUMINUM
	RETAINERS	2"
	DIVIDER BARS	2"
	PAINT	PER COLOR KEY
FACE(S)	TYPE	WHITE POLYCARBONATE
	TENANT VINYL	BY-OTHERS
5 BASE	TYPE	CMU MASONRY BLOCK

GENERAL NOTES

MANUFACTURE AND INSTALL QTY ONE (1) NEW CUSTOM D/F PYLON SIGN WITH ILLUMINATED FACES AND TENANT PANELS.

COLOR KEY

P1	PAINT	GLOSS BLACK
P2	PAINT	MATCH TO-PPB BRONZE CUSTOM- SATIN FINISH
P3	PAINT	MATCH TO-PPG BIRCH WHITE- SATIN FINISH
P4	PAINT	MATCH TO-PPG SHELL GRAY - SATIN FINISH
P6	PAINT	MATCH TO-PPG WICKER BASKET - SATIN FINISH
D1	DIGITAL	BLACK
D2	DIGITAL	ORANGE PMS #165c - (3M ORANGE 3630-44 VINYL)
D3	DIGITAL	RED PMS #1795c - (3M TOMATO RED 3630-43)

BLACK	PMS#165c	BUTLER-COTE PAINT TO MATCH	BUTLER-COTE PAINT TO MATCH	McLEROY MEGA RIB PAINT TO MATCH	8" SPUT-FACE CMU MASONRY PAINT TO MATCH
PPG BRONZE CUSTOM	PPG BIRCH WHITE	PPG SHELL GRAY	PPG WICKER BASKET		

Per code,
Allowed - 650 sf
Proposed - 584.50 sf

RAMSAY SIGNS
ESTABLISHED 1911

PORTLAND
9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com



CLIENT:
THE HOME DEPOT
16601 W CACTUS RD
SURPRISE, AZ 85388

PRODUCTION PRINT

ACCOUNT EXECUTIVE:
JOE GIBSON

PROJECT MANAGER
TAMMY RYAN

DESIGNER:	PEER REVIEW:	DIRECTOR:
TH	N/A	KN
DATE:	DATE:	DATE:
8/2/2024	2024	2024

RAMSAY SIGNS IS A UL RECOGNIZED MANUFACTURER

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These plans are the exclusive property of Ramsay Signs, Inc. the original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Ramsay Signs, Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Ramsay Signs Inc. expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

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APPROVAL:
ACCOUNT EXECUTIVE

CLIENT

LANDLORD

DESIGN NUMBER:
24-866-R3-P

REVISION NUMBER:
REV-3: 11/20/24

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEVELOPER/OWNER
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
CONTACT: BRYAN WRIGHT, PE
EMAIL: BRYAN.WRIGHT@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
14648 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
TEL. NO. (602) 906-1103
CONTACT: ANDREW VALESTIN, PLA
EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

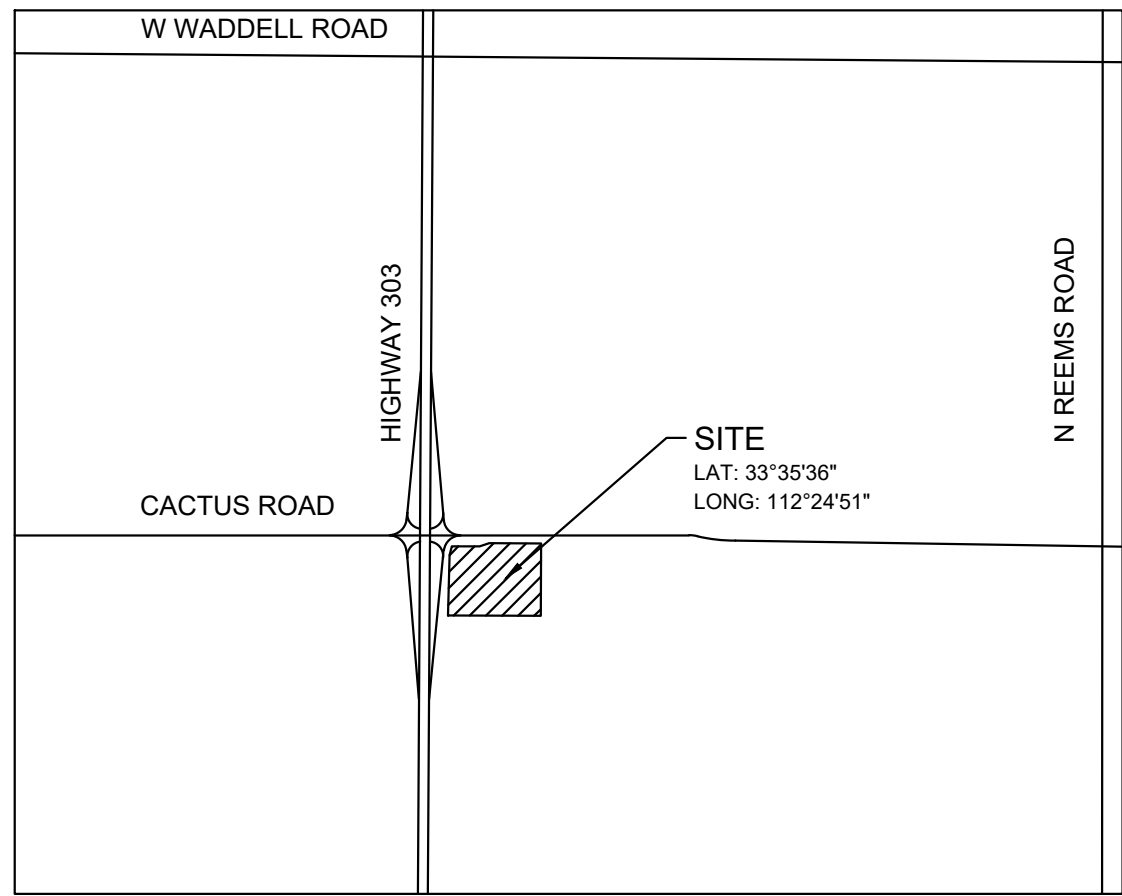
PYLON SIGN LANDSCAPE PLAN

FOR THE HOME DEPOT

SEC CACTUS ROAD & HIGHWAY 303

LOCATED IN
SURPRISE, ARIZONA 85388

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
SCALE: N.T.S.

AMENDED PLANTING BACKFILL MIX

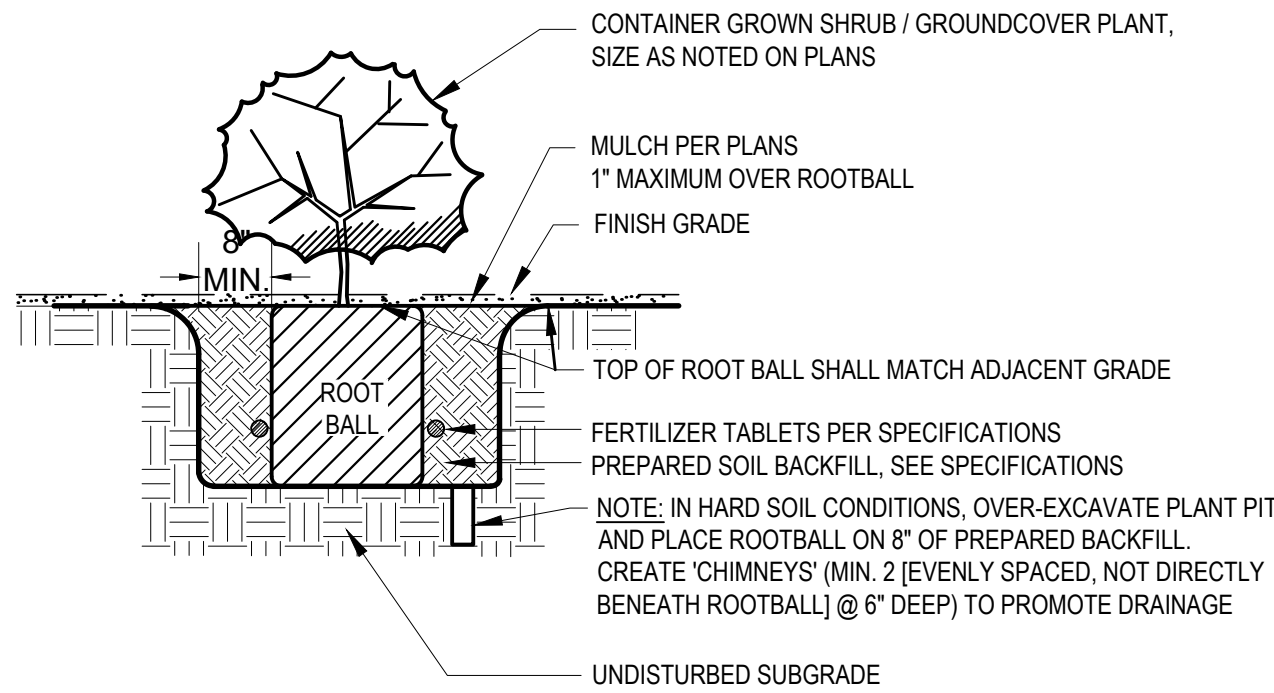
MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH ('HUMUS') NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER TABLETS

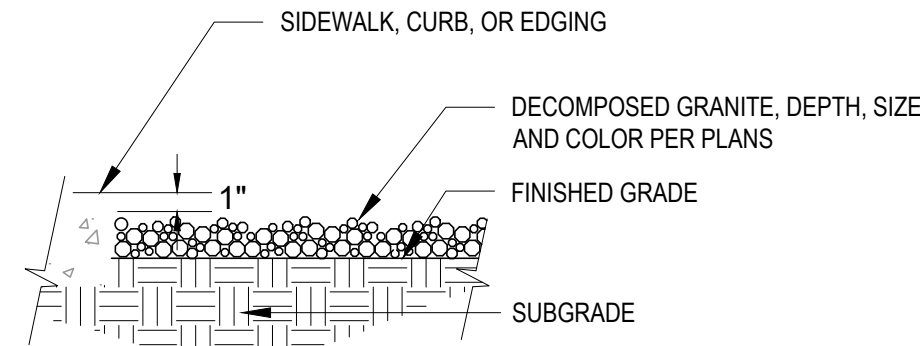
FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES.

- 1 TABLET PER 1-GALLON CONTAINER
- 2 TABLETS PER 5-GALLON CONTAINER
- 3 TABLETS PER 15-GALLON CONTAINER
- 4 TABLETS PER 24" BOX

AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.



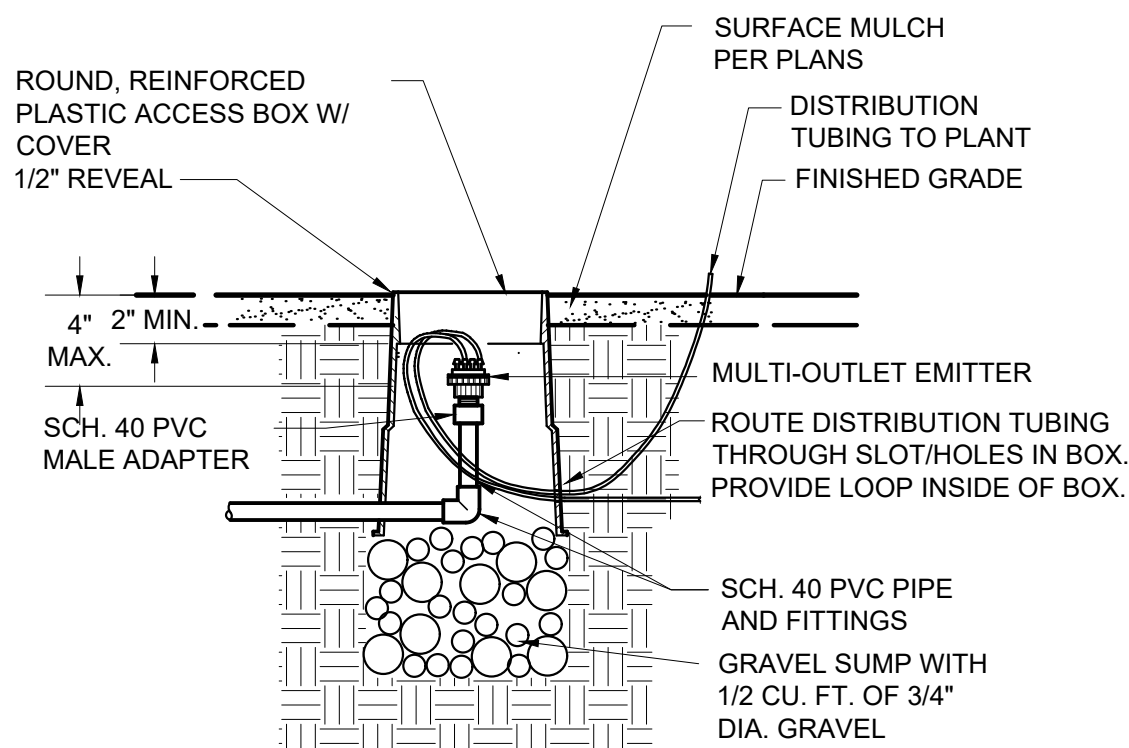
1 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.



3 BACKFILL AND FERTILIZER NOTES

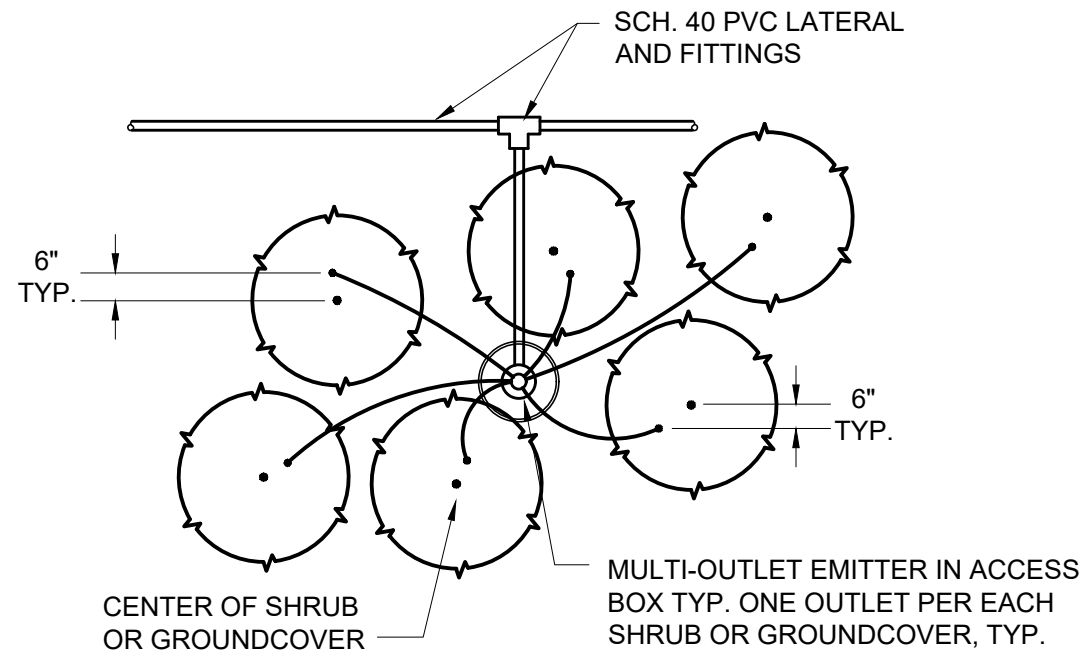
- NOTE
1. COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.
 2. APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE.

2 DECOMPOSED GRANITE INSTALLATION
SCALE: N.T.S.

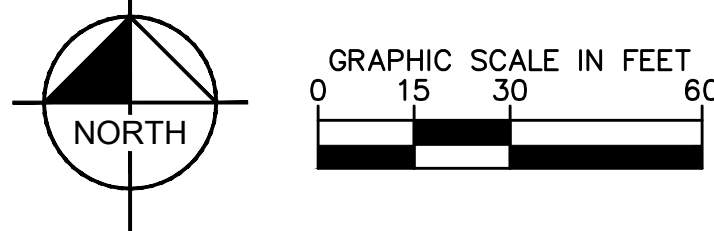


4 MULTI-OUTLET EMITTER
SCALE: N.T.S.

- NOTES:
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
 2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.



5 EMITTER DISTRIBUTION TUBING LAYOUT - SHRUBS
SCALE: N.T.S.



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

LANDSCAPE LEGEND

SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Dasyliroon wheeleri Desert Spoon	5 Gal.	4	
Justicia spicigera Mexican Honeysuckle	5 Gal.	6	
Leucophyllum frutescens 'Compacta' Compact Sage	5 Gal.	1	
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 Gal.	3	
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Lantana camara 'New Gold' New Gold Lantana	1 Gal.	7	

MATERIALS

DESCRIPTION	QTY
Decomposed Granite 3/4" Screened, Frost, 2" Depth Min.	AS REQ'D

GENERAL NOTES

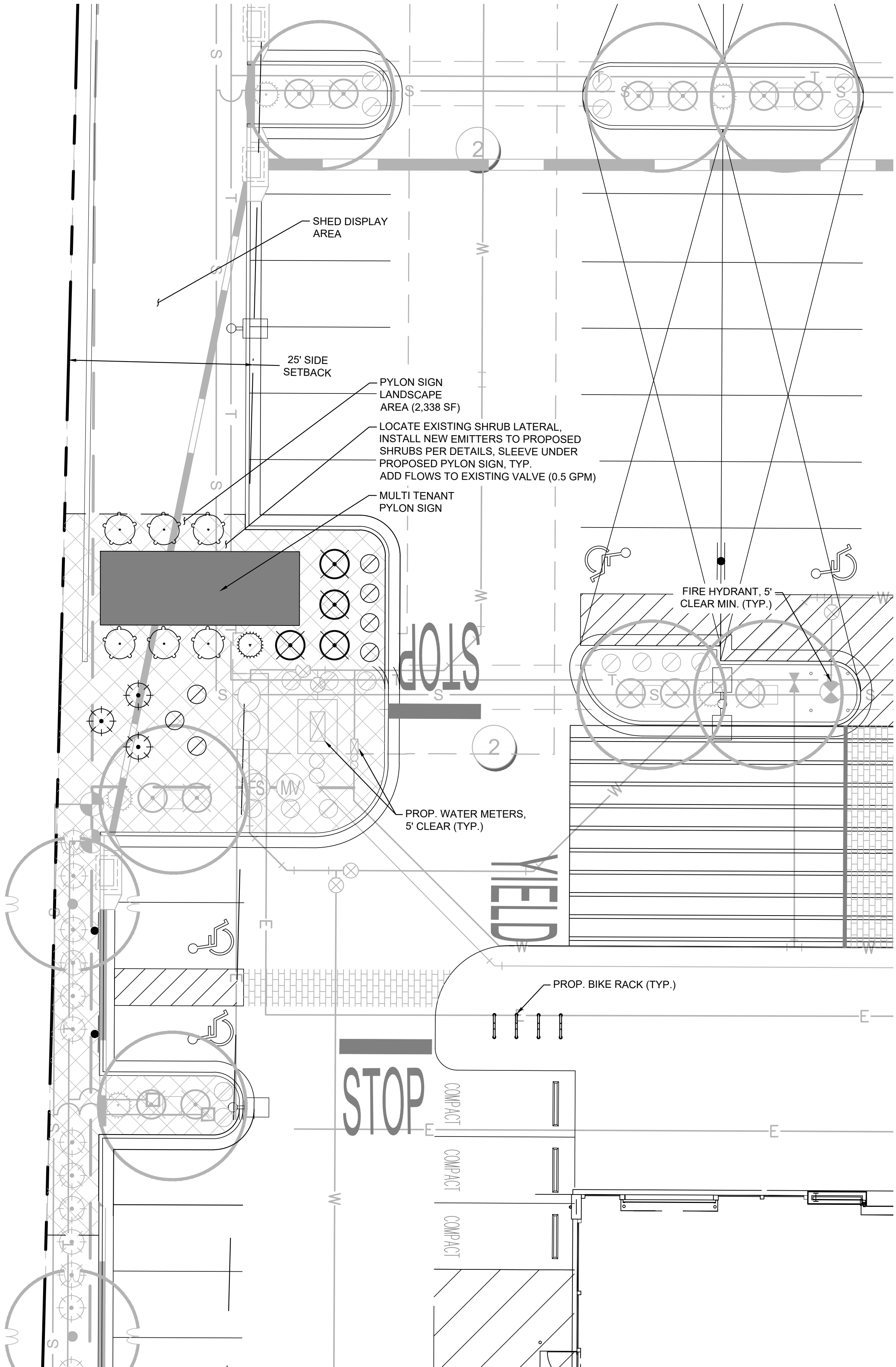
1. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
2. ALL LANDSCAPE SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

CITY OF SURPRISE LANDSCAPE CODE

REQUIREMENT	REQUIRED	PROVIDED
FREEWAY MONUMENT SIGN LANDSCAPE PYLON SIGN AREA (584.5 LF) 4 SF OF LANDSCAPE PER 1 SF OF SIGN AREA	2,338 SF	2,338 SF

IRRIGATION LEGEND

EQUIPMENT		
SYMBOL	MANUFACTURER / DESCRIPTION	QTY
not shown	Rain Bird XBT-10-6 (1 port per shrub, 5 ports open max)	AS REQ'D



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210 (480) 207-2666
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
	02/27/2025			JAU	JAU	AAV

THE HOME DEPOT
SYCAMORE FARMS
SEC CACTUS ROAD AND HWY 303
SURPRISE, AZ

THE HOME DEPOT
SYCAMORE FARMS
SEC CACTUS ROAD AND HWY 303
SURPRISE, AZ
ARIZONA
SHEET NUMBER
L-101

March 6, 2025
Christina Sexton
Planner
City of Surprise - Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374

RE: Citizen Participation Report – Case number FS25-0042
The Home Depot
16601 W Cactus Rd.

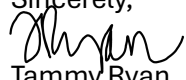
Dear Christina,

The following summary report provides the results of the Neighborhood Outreach Meeting that occurred on March 5, 2025, for the proposed Home Depot Freeway Monument Sign. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected venue is near the project site. Announcements of the meeting date and time were posted in the Phoenix Independent newspaper, property owner mailings and the signs posted at the project site. Signage notification was placed on the project site per City of Surprise standards.

Those who attended the meeting are the following.

Tammy Ryan – Ramsay Signs
Mike Donada – Signs Plus
Dave Leyvas – Home Depot
Christina Sexton – City of Surprise Planner
Trevor Fleetham - City of Surprise Planner
Lloyd Abrams – City of Surprise Community Development
Kevin Perry – Planning & Zoning Commission member

The meeting opened on time with Planning & Zoning Commission member Kevin Perry in attendance in person, with no community members in attendance. To date, only one comment, petition, or any other response to the subject project has been received from the public. This comment was an email that was sent to me, copying Christina Sexton. Community member Susan Draper requested information on the distance of the proposed sign from Cactus Rd & what the hours of illumination would be. Christina Sexton provided the distance measurements from both Cactus Rd to the sign and from the sign to the Southern property boundary as well as the language from the Land Development Ordinance regarding hours of illumination. No further response/comment has been received from Susan.

Sincerely,

Tammy Ryan
Senior Project Manager
Ramsay Signs, Inc.

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0042

Project Name: HOME DEPOT FREEWAY MONUMENT CUP

Project Location: HWY 303 & CACTUS RD, SURPRISE AZ

Date Modified: 3/04/2024

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).

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.

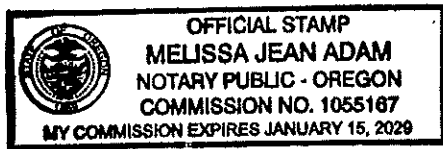
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Owner/ Application Signature

Date

3/5/25

This instrument was acknowledged before me this 5 day of March
20 25 by Tamara Ryan



Notary Public

My Commission Expires 1-15-2029

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: March 5, 2025

Time: 6:00 pm

Location: Holiday Inn Express 16540 N Bullard Ave Surprise, AZ 85374

Planning & Zoning

Date: March 20, 2025

Time: 6:00 pm

Location: City of Surprise

City Council

Date:

Time:

Location:

Council Chambers
16000 N Civic
Center Plaza

Project Description: The Home Depot Freeway Monument Conditional Use Permit.
The request is for a Conditional Use Permit for a illuminate double-face multi-tenant
freeway monument sign. Overall height above grade is 65'0" and displays
The Home Depot, Fry's Marketplace and various unknown tenants.

CASE# FS25-0042



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



COMING SOON

Grand Opening - April 3rd

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting
Date: March 5, 2025
Time: 6:00 pm

Planning & Zoning
Date: March 20, 2025
Time: 6:00 pm

City Council
Date:
Time:

Location: Holiday Inn Express 16540 N Bullard Ave Surprise, AZ 85374
City of Surprise
Council Chambers
16000 N Civic Center Plaza

Project Description: The Home Depot Freeway Monument Conditional Use Permit. The request is for a Conditional Use Permit for a Sunbrite double face multi-tenant freeway monument sign. Overall height above grade is 65'0" and displays The Home Depot, Fry's Marketplace and various unknown tenants.
CASE# F525-0942



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

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting	Planning & Zoning	City Council
Date: March 5, 2025	Date: March 20, 2025	Date:
Time: 6:00 pm	Time: 6:00 pm	Time:
Location: Holiday Inn Express 10540 N Bullard Ave Surprise, AZ 85374	Location: City of Surprise Council Chambers	Location:

Project Description: The Home Depot Freeway Meritland Conditional Use Permit. The request is for a Conditional Use Permit for a illuminate double-lane, full-service, heavily instrumented sign. Overall height above grade is 60'0" and displays The Home Depot, Fry's Marketplace and various unknown formats.

CASE# FS25-0042

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





COMING SOON

Grand Opening - April 3rd

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: March 5, 2025

Time: 6:00 pm

Location: Holiday Inn Express 16540 N Bullard Ave Surprise, AZ 85374

Planning & Zoning

Date: March 20, 2025

Time: 6:00 pm

Location: City of Surprise

City Council

Date:

Time:

Location:

Council Chambers
16000 N Civic
Center Plaza

Project Description: The Home Depot Freeway Monument Conditional Use Permit. The request is for a Conditional Use Permit for a illuminate double-face multi-tenant freeway monument sign. Overall height above grade is 65'0" and displays The Home Depot, Fry's Marketplace and various unknown tenants.

CASE# FS25-0042



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

FS25-0042

Home Depot Freeway Monument

Conditional Use Permit with Site Plan

Planning & Zoning Commission

March 20, 2025



SURPRISE
ARIZONA

PROJECT LOCATION

PRASADA PKWY

PRASADA

CACTUS RD

SARIVAL AVE

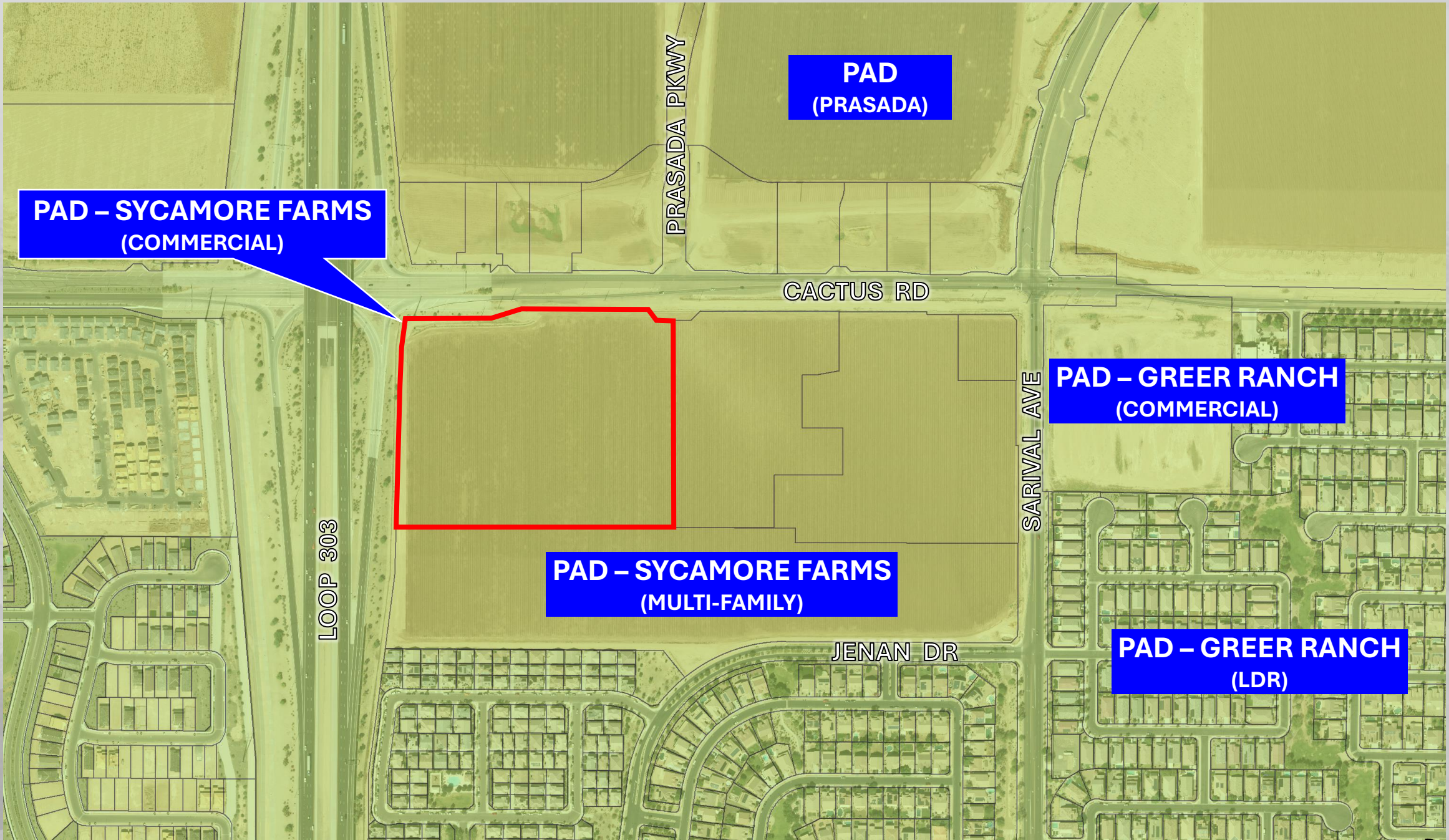
LOOP 303

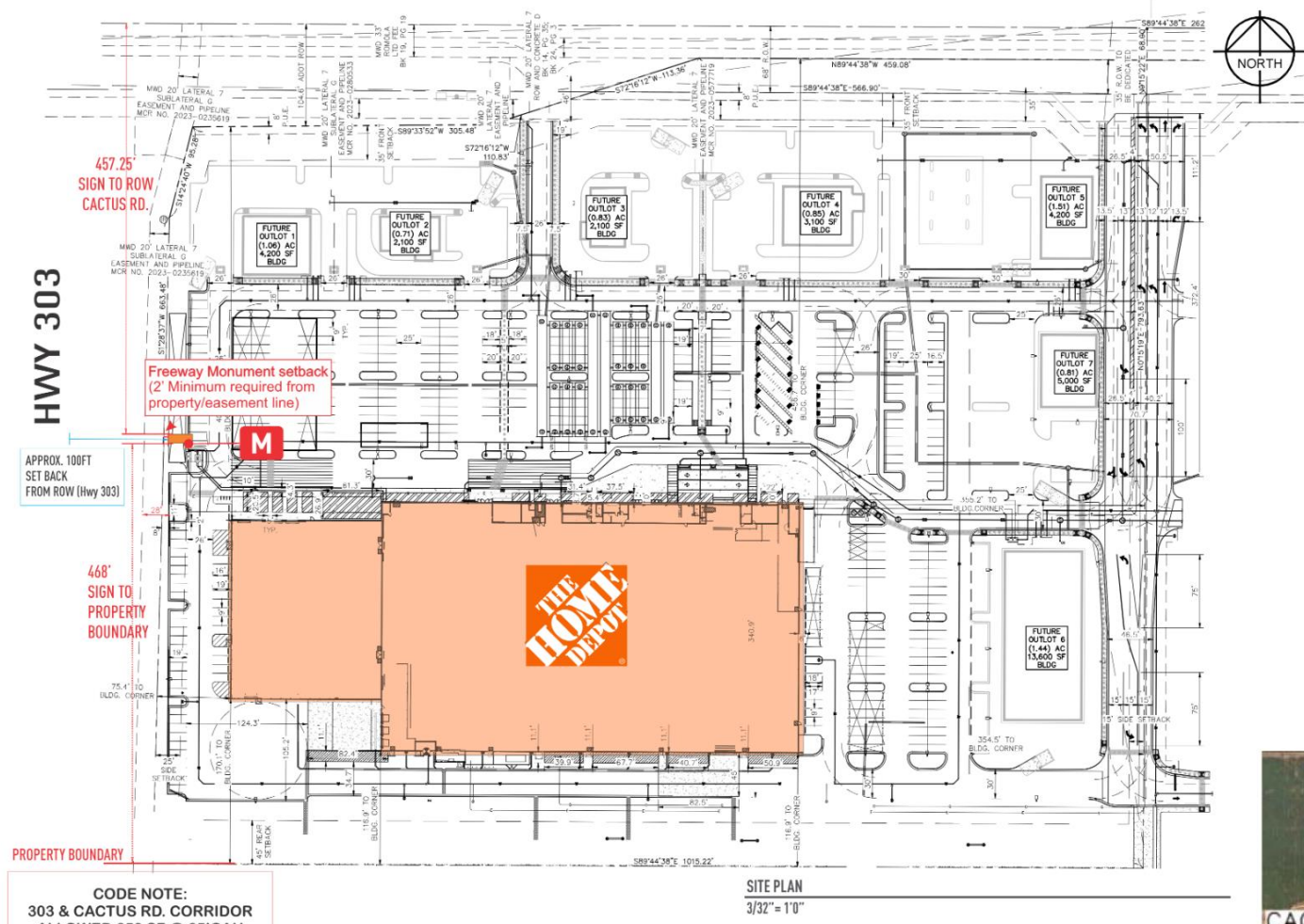
SYCAMORE FARMS

JENAN DR

GREER RANCH

FS25-0042 VICINITY MAP





SIGN MAP LEGEND

M 65'-0" X 27'-0" THD D/F TENANT
PYLON ILLUMINATED DISPLAY

CODE NOTE:
303 & CACTUS RD. CORRIDOR
ALLOWED 650 SF @ 65' OAH
CANNOT BE WITHIN 300' OF
RESIDENTIAL ZONES



THE HOME DEPOT
SURPRISE, AZ

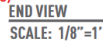
FREEWAY MONUMENT SIGN

SITE PLAN
3/32" = 1'0"



SITE PLAN-(LOCATION)
NTS

FS25-0042 SITE PLAN



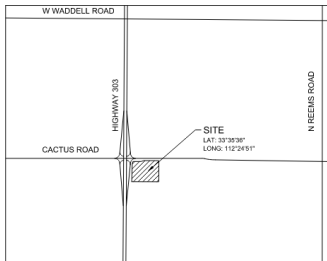
DEVELOPER/OWNER
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
CONTACT: BRYAN WRIGHT, PE
EMAIL: BRYAN.WRIGHT@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
14648 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
TEL. NO. (802) 266-1103
CONTACT: ANDREW VALESTIN, PLA
EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

PYLON SIGN LANDSCAPE PLAN FOR THE HOME DEPOT SEC CACTUS ROAD & HIGHWAY 303 LOCATED IN SURPRISE, ARIZONA 85388

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



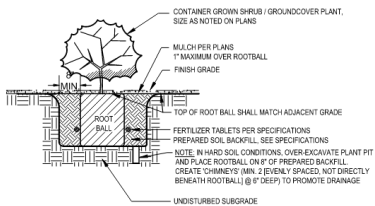
VICINITY MAP
SCALE: N.T.S.

AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 12 PART NATIVE SITE SOIL (NO CALICHE IN BACKFILL) & 12 PART MULCH (HUMUS) NATURAL FERTILE, FRAGILE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 4" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

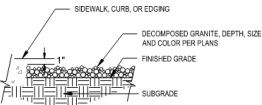
SLOW-RELEASE FERTILIZER TABLETS

FERTILIZER TABLETS SHALL BE AGROFORM OR EQUAL (21 GRAM 20-10-10) SLOW RELEASE. TABLETS SHALL BE PLACED AT 12 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES:
1 TABLET PER 1-GALLON CONTAINER
2 TABLETS PER 5-GALLON CONTAINER
3 TABLETS PER 15-GALLON CONTAINER
4 TABLETS PER 24" BOX
AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED. THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.



1 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S.



2 DECOMPOSED GRANITE INSTALLATION

SCALE: N.T.S.

NOTE:
1. COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCORPY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.
2. APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE.

LANDSCAPE LEGEND

SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Daylily wheeleri	5 Gal.	4	
Desert Spoon	5 Gal.	6	
Leucophyllum frutescens 'Compact'	5 Gal.	1	
Leucophyllum langmaniae 'Lynn's Legacy'	5 Gal.	3	
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Lantana camara 'New Gold'	1 Gal.	7	
New Gold Lantana			

MATERIALS		
DESCRIPTION	QTY	
Decomposed Granite	AS REQ'D	
3/4\" Screened, Frost, 2\" Depth Min.		

GENERAL NOTES

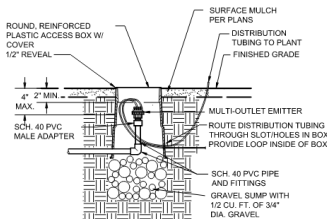
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- ALL LANDSCAPE SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

CITY OF SURPRISE LANDSCAPE CODE

REQUIREMENT	REQUIRED	PROVIDED
FREEWAY MONUMENT SIGN LANDSCAPE		
PYLON SIGN AREA (584.5 LF)	2,338 SF	2,338 SF
4 SF OF LANDSCAPE PER 1 SF OF SIGN AREA		

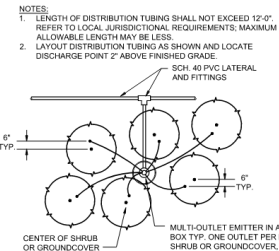
IRRIGATION LEGEND

EQUIPMENT		
SYMBOL	MANUFACTURER / DESCRIPTION	QTY
not shown	Rain Bird XB1-10-6 (1 port per shrub, 5 ports open max)	AS REQ'D



4 MULTI-OUTLET EMITTER

SCALE: N.T.S.

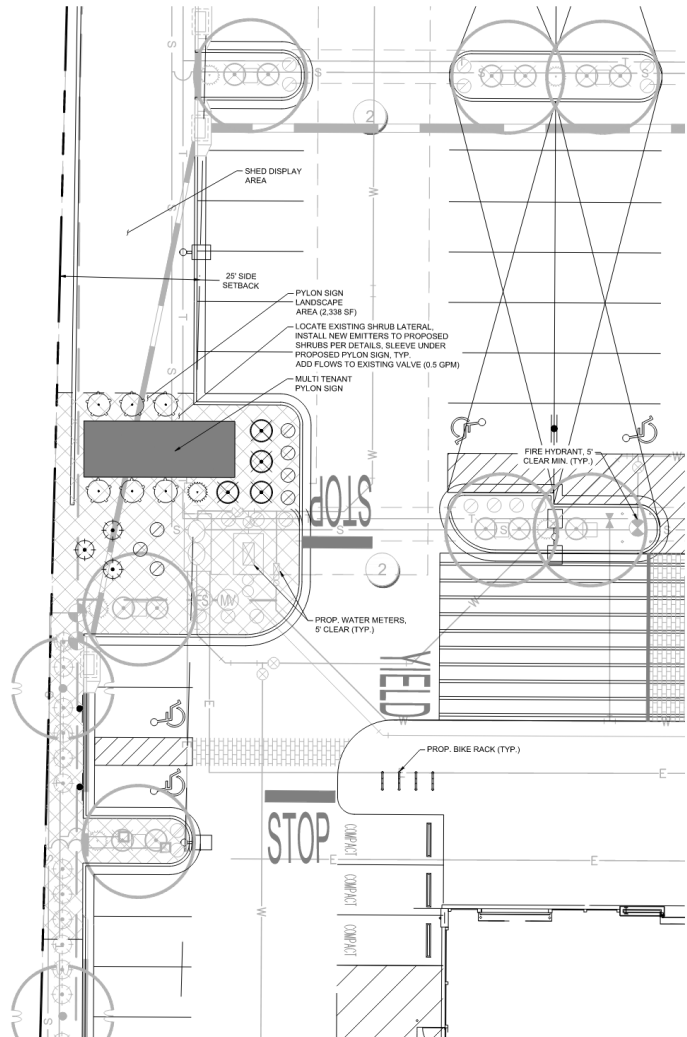


5 EMITTER DISTRIBUTION TUBING LAYOUT - SHRUBS

SCALE: N.T.S.



GRAPHIC SCALE IN FEET
0 15 30 60



THE HOME DEPOT
SYCAMORE FARMS
SEC CACTUS ROAD AND HWY 303
SURPRISE, AZ

THE HOME DEPOT
SYCAMORE FARMS
SEC CACTUS ROAD AND HWY 303
SURPRISE, AZ

SHEET NUMBER
L-101

FS23-0391

FS24-0042 LANDSCAPE

OUTREACH

Neighborhood Meeting

- March 5, 2025
 - Holiday Inn
 - No attendees

RECOMMENDATION

If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS25-0042, 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 the Site Plan entitled “The Home Depot” prepared by Kimley Horn and received February 28, 2025.
- b. Elevations shall be consistent with the Elevations entitled “The Home Depot” prepared by Ramsay Signs, Inc and received January 7, 2025.
- c. Landscaping shall be consistent with the Landscape Plan entitled “The Home Depot,” prepared by Kimley Horn and received January 7, 2025.
- 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.



CITY OF SURPRISE Planning & Zoning Commission

Council Meeting Date: March 20, 2025 Contact Person: Christina Sexton
Submitting Department: Community Development District: District 3
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 drive-through facility within a multi-tenant building to be constructed as a part of a larger commercial center, zoned Sycamore Farms Planned Area Development (PAD), located at the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0170.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for a drive-through facility known as Fry's 661 Lot 2 Shops A, Case# FS24-0170, 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 drive-through facility known as Fry's 661 Lot 2 Shops A, Case# FS24-0170, because [*insert reason*].

Background:

The subject request involves a Conditional Use Permit (CUP) with Site Plan for a new 1,460 square foot restaurant with a drive-through window located within a proposed 7,570 square foot building. The vacant 1.18-acre lot is zoned Sycamore Farms PAD and located near the southwest corner of Cactus Road and Sarival Avenue.

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-FS24-0170 Fry's 661 Lot 2 Shops A-CUP with Site Plan-Staff report
 2. 01-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Vicinity Map
 3. 02-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Zoning Map
 4. 03-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Site Plan
 5. 04-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Landscape Plan
 6. 05-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Elevations
 7. 06-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan - Citizen Outreach Report
 8. 07-FS24-0170 Fry's 661 Lot 2 Shops A - CUP with Site Plan-Affidavit of Sign Posting
 9. FS24-0170 Fry's Lot 2 Shops A CUP with Site Plan
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0170

Project Name: Fry's 661 Lot 2 Shops A

Council District: 3 - Mesquite

Meeting Date: **March 20, 2025**

Planner: Chris Sexton, Senior Planner

Owner: Barclay Holdings CXIX, LLC

Applicant: Sustainability Engineering Group

Request: Conditional Use Permit (CUP) with Site Plan for a drive-through facility within a multi-tenant building to be constructed as a part of a larger commercial center

Site Location: Generally located at the southwest corner of Cactus Road and Sarival Avenue

Site Size: 1.18 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 FS24-0170, subject to stipulations 'a' through 'e'.

FINDINGS:

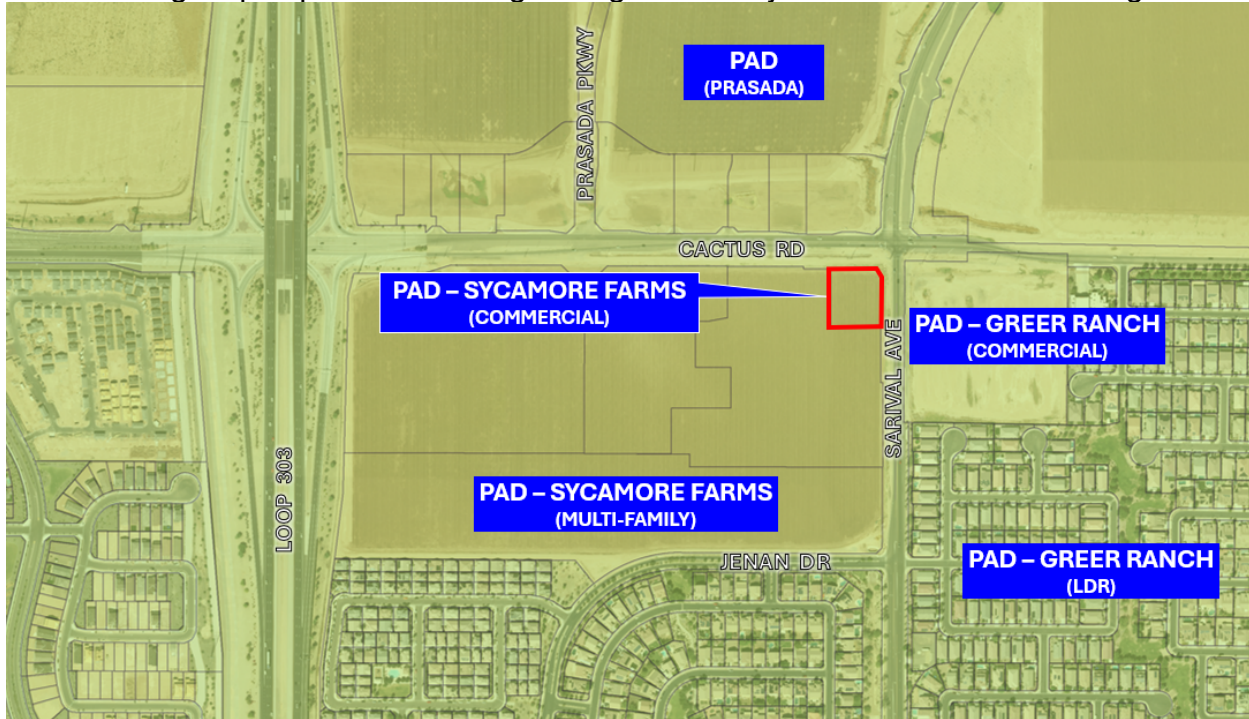
- The proposed CUP with Site Plan is consistent with the Surprise General Plan 2040.
- The proposed CUP with Site Plan is consistent with the Sycamore Farms Planned Area Development (PAD).
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing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

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit (CUP) with Site Plan for a new 1,460 square foot convenient food restaurant with a drive-through window located within a proposed 7,570 square foot building. The vacant 1.18 acres lot is zoned Sycamore Farms PAD and located near the southwest corner of Cactus Road and Sarival Avenue.

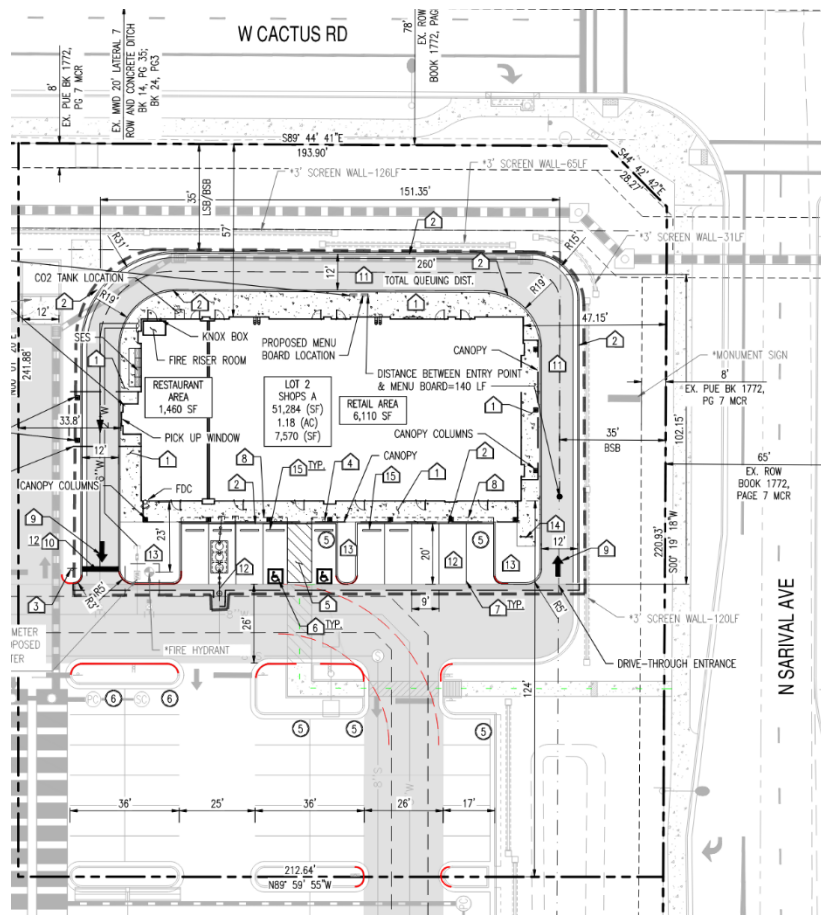
EXISTING ZONING:

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

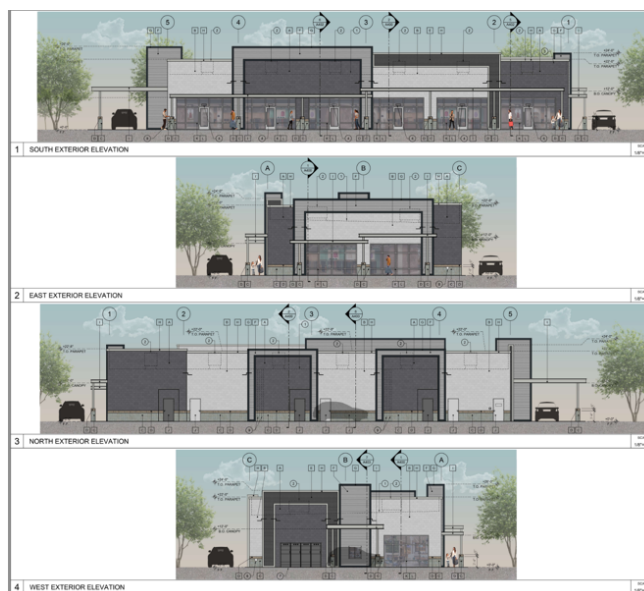


Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)
Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)	Greer Ranch PAD (Commercial)
Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)	Greer Ranch PAD (Multi-Family)

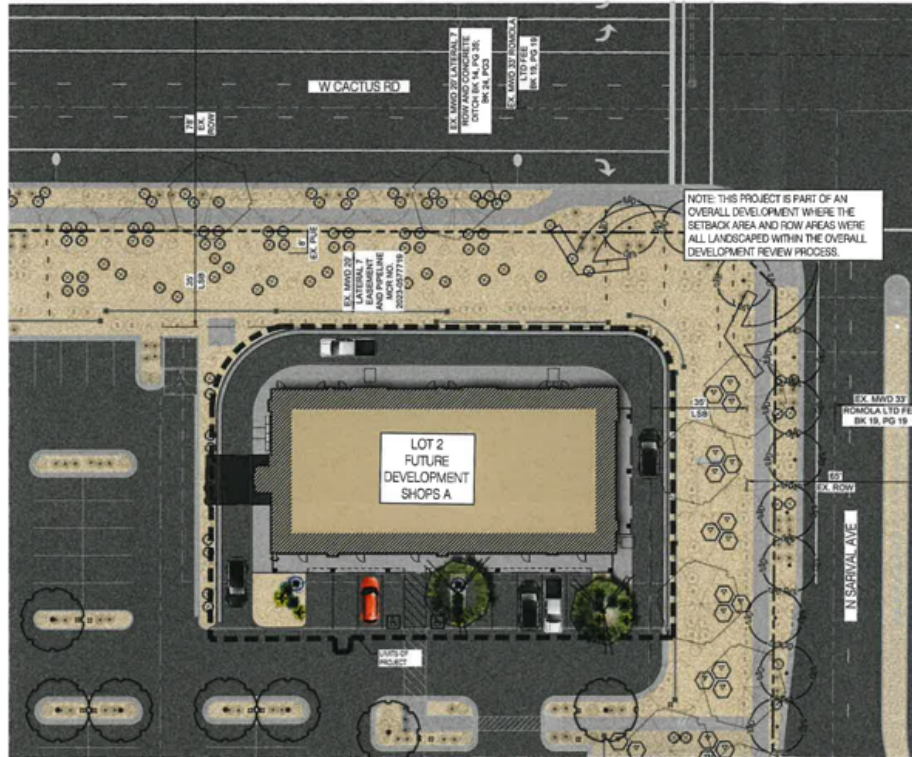
The convenient restaurant with a drive-through window will provide queuing and stacking room for 10 vehicles within a single drive-through lane. The drive-through facility meets the use standards pursuant to Section 106-10.17 of the Land Development Ordinance (LDO) for Drive-Through Facility/Window which is explained in greater detail in the Evaluative Criteria section of this report.



Access to the overall commercial site will be via four (4) total driveways that are $\frac{3}{4}$ access. Two driveways will be on Cactus Road and two driveways will be on Sarival Avenue.



The proposed architecture for the drive-through will utilize materials such as smooth face and split face integrally colored CMU block with metal panel accents. The front facades on the storefronts incorporate smooth and corrugated metal panels and metal canopies. The building is proposed to be painted with neutral colors that are complimentary to the commercial center.



The landscaping proposed with this request matches what was approved under the Cactus Commercial Center, under case FS22-1201 that included Fry's shopping center, fuel center, pharmacy drive-through and an in-line tenant shop plus the perimeter of the commercial center. The landscaping is designed to complement the proposed landscaping of the surrounding area with low water use trees, shrubs, and groundcover and complies with the Sycamore Farms PAD and City of Surprise regulations.

BACKGROUND:

July 22, 2004: The Mayor and City Council approved Ordinance #04-21, annexing the subject property into the City of Surprise.

July 22, 2004: The Mayor and City Council approved Ordinance #04-22 for the Sycamore Farms PAD (PAD03-153).

February 21, 2017: The Mayor and City Council approved Ordinance #2017-17 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS16-231.

March 5, 2019: The Mayor and City Council approved Ordinance #2019-04 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-554.

December 17, 2020: A Minor Amendment to the Sycamore Farms PAD was administratively approved regarding theme walls, under case FS20-663.

September 7, 2021: A Minor Amendment to the Sycamore Farms PAD was administratively approved for clarifications to the PAD document, under case FS21-487.

June 6, 2023: The Mayor and City Council approved Ordinance #2023-11 for an amendment to the Sycamore Farms PAD for revisions to land use, development standards and the dwelling unit counts.

September 18, 2023: A Minor PAD Amendment, specific to PAD 11A in the Sycamore Farms PAD, was approved administratively to remove a use standard for drive-through window/facilities, case number FS23-0487.

October 17, 2023: The City Council approved a Final Plat to subdivide one parcel into two parcels and to bring the subdivision into conformance.

December 5, 2023: The City Council approved a Final Plat for the Cactus Commercial project to adjust the property lines into three separate parcels, case number FS23-0333.

December 7, 2023: The Planning and Zoning Commission approved the Fry's pharmacy drive-through, fuel center and in-line multi-tenant building, the anchor tenant, case number FS22-1201.

January 11, 2024: The applicant was granted a Concept Review Waiver for the subject CUP.

February 21, 2024: The applicant submitted the CUP with Site Plan application for the subject case.

June 11, 2024: The applicant held a neighborhood meeting for the subject case.

August 6, 2024: The City Council approved the Cactus Commercial Comprehensive Sign Program for the Cactus Commercial shopping center, case FS24-0001.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Residence Inn located at 16418 N Bullard Ave on June 11, 2024. There were seven (7) attendees present. The questions/concerns were regarding the location of the grocery store and fuel station, the timing of the convenient food restaurants, the multi-family project to the south of the commercial center, and the schedule of the improvements to Cactus Road and Sarival Avenue. The outreach meeting was 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 granting of a Conditional Use Permit requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. Sections 102-6.3 (D) and 106-10.17 of the LDO set forth the use specific standards for drive-through window facilities that fall under the LDO's jurisdiction. The requirements for a drive-through window as stated in the LDO are as follows, with commentary following each section as appropriate:

Section 102-6.3D – Conditional Use Permit

A. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;

Commentary: The proposed project is a drive-through restaurant or coffee shop in a planned commercial site on Parcel 11A within the Sycamore Farms PAD. The site will

140 have direct access from Cactus Road and Sarival Avenue.

141
142 B. The proposed use shall not impair the integrity or character of the community nor shall
143 it be detrimental to the public health, safety or general welfare of the city;

144
145 **Commentary:** The proposed use will not impair the integrity or character of the
146 community as the proposed drive-through use will be located on Parcel 11A within the
147 Sycamore Farms PAD for a planned commercial center. The structure will be structurally
148 sound as designed, reviewed by the Building Department, and therefore not physically
149 detrimental to adjacent uses.

150
151 C. The proposed use shall conform to the goals and policies of the General Plan;

152
153 **Commentary:** The project location is within the Neighborhood Character Area and
154 Transit Oriented Development District (TOD) of the General Plan 2040 in a proposed
155 commerce center located on the southwest corner of Cactus Road and Sarival Avenue
156 and near State Route 303. The goal of the TOD is to promote a mixture of nonresidential
157 and residential uses. This project aligns with this goal as it is a retail use and adds more
158 variety within the TOD. In addition, the Neighborhood Character Area supports
159 commercial developments near residential neighborhoods that utilize well connected
160 street and trail networks to encourage pedestrian and bicycle travel between uses and
161 minimize the need for motor vehicle trips.

162
163 D. The proposed use shall conform to the goals and policies of any specific district or
164 plans for the area;

165
166 **Commentary:** The drive-through conforms and meets the goals and policies within the
167 Sycamore Farms PAD and all other applicable Surprise Municipal Codes. The project is
168 located within Parcel 11A in the Sycamore Farms PAD which is located within the TOD
169 of the General Plan 2040. The goal of the PAD is to promote a mixture of non-residential
170 and residential land uses. This project aligns with the goal as it is a retail use and adds
171 additional variety within this location of the TOD.

172
173 E. The proposed use shall conform to any applicable Use Specific Standards
174 outlined in **Article 10, Chapter 106** of this Ordinance

175
176 **Commentary:** The proposed use conforms to the applicable Use Standards in Article 10,
177 more specifically Chapter 106-10.17 Drive-Through Windows/Facilities of the LDO as
178 demonstrated in this staff report.

179
180 F. The proposed use shall conform to the development standards of the zoning
181 district and shall take into account the following factors:

- 182 1. Site and building design;
183 2. Sensitivity to existing natural features;
184 3. Volume or character of traffic;
185 4. Circulation patterns;
186 5. Connectivity;

6. Parking and loading;
7. Screening and buffering of uses
8. Landscaping;
9. Exterior lighting;
10. Signage;
11. Stormwater retention and drainage;
12. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
13. A demonstrated need for such use.

Commentary: The proposed use conforms to the development standards of the Sycamore Farms PAD and applicable Surprise Municipal Codes. The site and building design are proposed to match the surrounding area. Any rooftop units and associated equipment will be screened from view with parapets. Required landscaping will be provided onsite. Twenty-six (26) parking spaces are required and thirty-eight (38) parking spaces are provided. A queuing study was conducted, submitted by the developer, and reviewed by the City's Transportation Department to ensure safe and reasonable traffic conditions once the development is complete, and to ensure vehicles in the drive-through facility will not spill out in drive aisles to impede traffic circulation in the commerce center. The proposed use will not create any nuisance or damage to the site. Lighting for security purposes and signage will be provided and reviewed during separate building permit processes.

G. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;

Commentary: The restaurant drive-through aisle will have adequate ingress and egress to the drive-through lane via driveways from Cactus Road and Sarival Avenue plus internal drive aisles. In addition, the entire commerce center will be built out will have adequate pedestrian and vehicular circulation for emergency services access.

H. Adequate utilities, access roads, drainage sanitation; and/or

Commentary: All adequate improvements, including access roads and drainage sanitation, will be constructed by the developer for the project.

I. Necessary facilities will be provided and the use of municipal services.

Commentary: All required landscaping and improvements to the parcel for the use will be provided by the developer and the use of a drive-through facility, an ancillary use, to the restaurant or coffee shop will not contribute to an overburdening of municipal services.

Section 106-10.17 - Land Development Ordinance

A. Drive-through facilities shall be located a minimum of twenty-five (25') from a public right-of-way and a minimum of seventy-five feet (75') from a residential district. The entry to each drive-through shall be separated by a drive-aisle to avoid stacking conflicts.

Commentary: The drive-through window is approximately 85-feet from the nearest right-of-way on Cactus Road and over 140-feet to the nearest residential district, which is directly to the east of the project, across Sarival Avenue.

B. Drive-through aisles shall be clearly identified with striping, landscaping, and signage and shall be designed to:

- a. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25') on curved section.
- b. Minimize the conflict between pedestrians, parking, and the building entrance. Pedestrian walkways should not intersect the drive-through aisles, but where they do; they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the vehicle drive-aisle and the pedestrian walkway; and
- c. Be integrated with the on-site circulation of the larger development.

Commentary: The proposed drive aisles and curved sections meet the minimum requirements as the proposed drive aisle is twelve feet (12') with a minimum radius of twenty-five feet (25'). Pedestrian walkways are not intersecting through the drive-aisle however a stop sign will be located at the exit of the drive-through for the pedestrian walkway.

C. Each drive-through lane shall have the following minimum distances;

- a. Forty feet (40') between the entry point and the ordering facility (i.e. restaurant menu board, teller machine, or ordering window);
- b. One hundred feet (100') between pick-up/service window and ordering facility or entry point if no ordering facility is present.

Commentary: The drive-through window proposes one (1) drive-through lane. The drive-through ordering facility exceeds the minimum distance requirement by providing 140-feet between the entry point and the ordering facility. The ordering facility to the pick-up window/service window exceeds the one hundred feet (100') requirement by providing 120 feet.

D. Drive-through speakers shall not be audible from the right-of-way or adjacent residential uses. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.

Commentary: The drive-through speaker will not be audible from the right-of-way or adjacent residential uses as there will be landscaping to mitigate the noise to the right-of-way and the drive-through window is approximately

E. Drive-through facilities shall orient pick-up/teller windows away from adjacent residential uses or from facing arterial or collector street.

Commentary: The drive-through window is oriented inward, facing a drive aisle located within the commercial center.

F. Drive-through lanes shall be screened from the right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet (4') in height to effectively screen the headlights of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen fence/wall may be used in connection with landscaping.

Commentary: The drive-through lane will be screened from the right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet (4') in height plus a 3-foot screen wall to effectively screen the headlights of the vehicles in line.

G. Drive-through lanes shall incorporate either an attached canopy over the drive-through window or teller area of the facility or plant shade trees within the landscape screening areas at the window location. The canopy shall not exceed fourteen feet (14') in height, measured from the ground to underside of the canopy. If canopy support pillars are used, they shall be finished with the same body and accent materials as the primary building. All lighting fixtures in the canopy area shall be fully recessed.

Commentary: The canopy heights meets this request as the underside of the canopy to the ground is 12-feet.

H. The architecture of drive-through uses shall reflect the architecture of the principal building.

Commentary: The drive-through reflects the architecture of the principal building as the metal awning utilized for the drive-through window will be the same material and the same color throughout the building.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area and within the Transit Oriented Development District (TOD), which supports the development of commercial uses.

The proposed project adheres to the design guidelines of the character area which allows neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

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 parking queuing and parking lot circulation.

323 **REVIEWING AGENCIES:**

324 In addition to the standard city reviewing agencies, who indicate no objections to the
325 requests, Luke Air Force, Maricopa County Flood Control District, and Maricopa Water
326 District (MWD) were included in the routing of this case. These agencies indicate no
327 objections.

328
329 **Transportation:**

330 At the request of the City's Transportation Department, the applicant submitted a Queuing
331 Study with the CUP with Site Plan application which was reviewed and approved by
332 Transportation staff. A Traffic Impact Analysis (TIA) was also reviewed and approved for the
333 overall development: Cactus Commercial Center (FS22-1201).

334
335 **Summary:**

336 The proposed CUP with Site Plan is consistent with, and meets the requirements of the
337 Surprise General Plan 2040, Sycamore Farms PAD, and the Surprise Municipal Code.

338
339 **Recommendation:**

340 Based on the findings noted above, if the Commission wishes to approve the subject CUP
341 with Site Plan, case FS24-0170, staff recommends the Commission approve subject to
342 stipulations 'a' through 'e' as outlined below:

- 343
344 a. Development and use of the site shall be consistent with the Site Plan entitled
345 "Sycamore Farms Shops A" consisting of four (4) sheets prepared by SEG and received
346 January 6, 2025.
347 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Shops "A"
348 Fry's 661," consisting of four (4) sheets prepared by SEG and received January 6, 2025.
349 c. Building elevations shall be consistent with the Elevations entitled "Lot 2 – Shops A"
350 consisting of four (4) sheets prepared by PHNX Design and received December 10,
351 2024.
352 d. The applicant shall obtain a building permit for the subject facility within one (1) year of
353 the effective date of Planning and Zoning Commission approval of this Conditional Use
354 Permit. If the applicant does not obtain said building permit within the specified time,
355 this Conditional Use Permit shall be deemed null and void.
356 e. Non-compliance with the stipulations of approval of this case will be treated as a
357 violation in accordance with the applicable provisions of the Surprise Municipal Code.

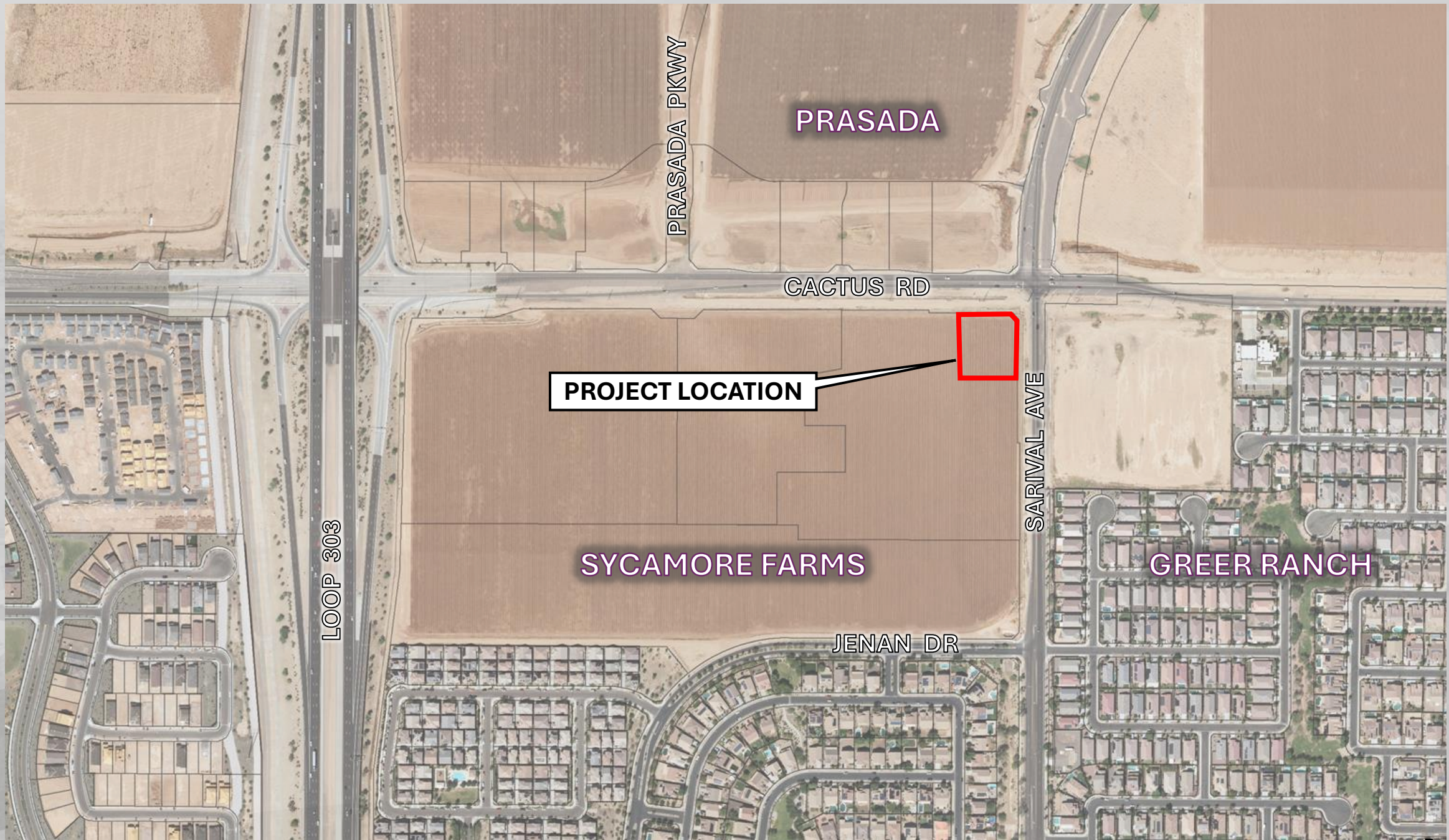
358
359 However, should the Commission wish to **deny** the request, the Commission should make
360 its own findings and base its decision on those alternative findings.

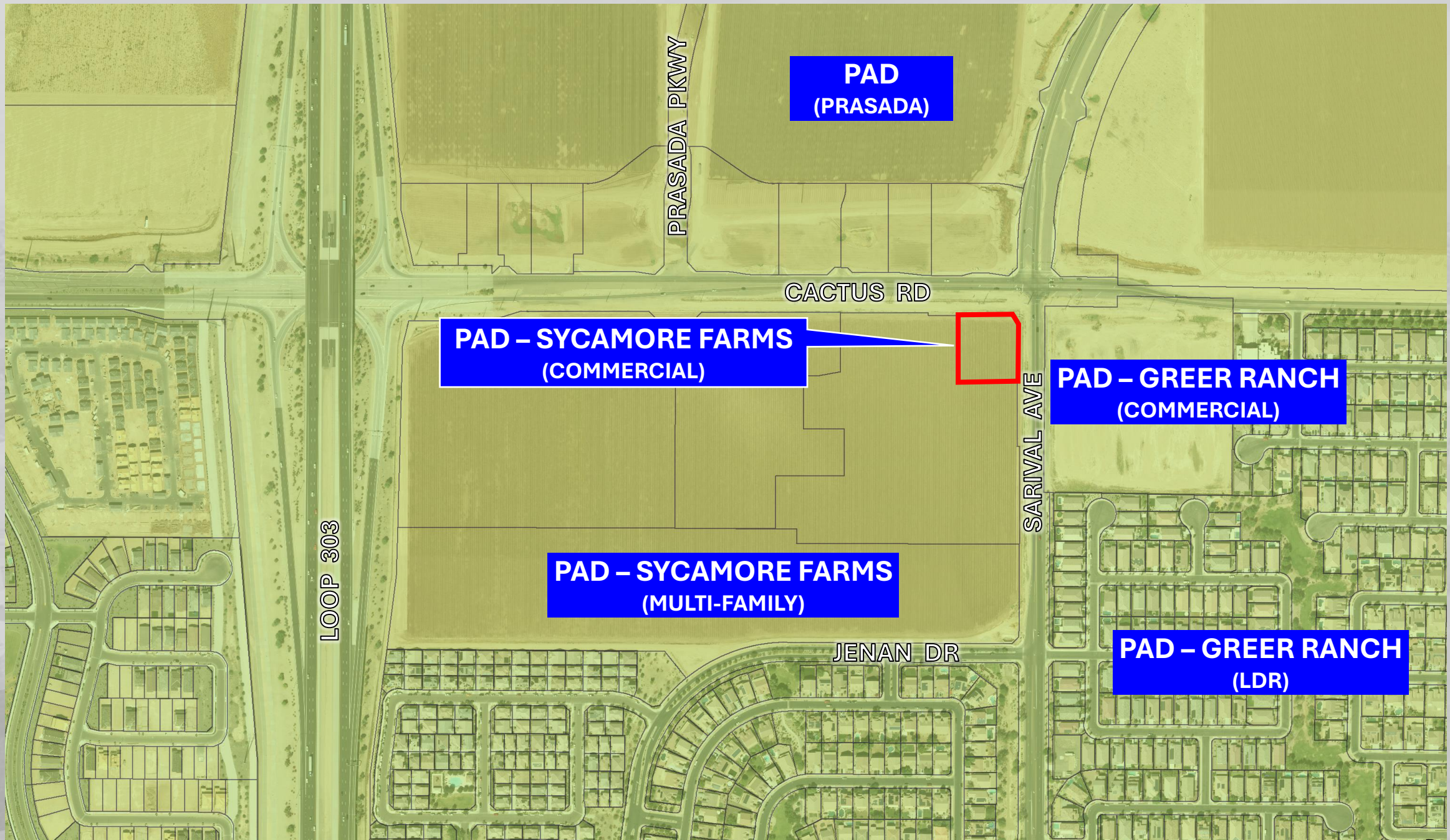
361
362 **Recommended Motions:**

363 I move to approve the CUP with Site Plan for Fry's 661 Lot 2 Shops A, Case FS24-0170,
364 subject to stipulations 'a' through 'e' as outlined in the staff report.

365
366 I move to deny the CUP with Site Plan for Fry's 661 Lot 2 Shops A, Case FS24-0170,
367 because *[insert reason]*.

370 **Attachments:**
371 01 Vicinity Map
372 02 Zoning Map
373 03 Site Plan
374 04 Landscape Plan
375 05 Elevations
376 06 Citizen Outreach Report - REDACTED
377 07 Affidavit of Site Posting
378 PPT





INDEX OF DRAWINGS

SHEET INDEX

	SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C2.00	OVERALL SITE PLAN	12/3/2024
●	2	C2.10	SITE PLAN	12/3/2024
●	3	C2.20	SITE PLAN DETAILS	12/3/2024
●	4	C2.30	PUBLIC SAFETY PLAN	12/3/2024

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

PROJECT TEAM

OWNER LOT 2

BARCLAY HOLDINGS CXIX LLC
2415 E CAMELBACK RD, UNIT 900
PHOENIX, AZ 85016
ATTN.: ALEXANDRA SCHUCHTER
EMAIL: ASCHUCHTER@BARCLAYGROUP.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N 16TH STREET, SUITE 105
PHOENIX, AZ 85016
PHONE: 480-588-7226
ATTN.: ALI FAKIH
EMAIL: ALI@AZSEG.COM

DEVELOPER

BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 900
PHOENIX, AZ 85016
PHONE: 602-224-4154
ATTN.: ALEXANDRA SCHUCHTER
EMAIL: ASCHUCHTER@BARCLAYGROUP.COM

LANDSCAPE

HARRINGTON PLANNING & DESIGN
4711 E FALCON DR, SUITE 222
MESA, AZ 85215
PHONE: 480-250-0116
ATTN.: JASON HARRINGTON
EMAIL: JASON@HARRINGTONPLANNINGDESIGN.COM

SHOPS A ARCHITECT

PHNX DESIGN, LLC
1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602-762-7354
ATTN.: MIKE HILLS
EMAIL: MIKEH@PHNX-DESIGN.COM

DEVELOPMENT TABLE

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:

TO BE ASSIGNED

LEGAL DESCRIPTION:

A PORTION OF LOT 2, OF REPLAT/SYCAMORE FARMS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1772 OF MAPS, PAGE 7.

PROJECT DESCRIPTION:

THE PROJECT IS A PROPOSED 7,570 SF RETAIL AND RESTAURANT BUILDING.

DEVELOPMENT INFORMATION:

APN: 501-09-844E

EXISTING ZONING: PAD03-153 (Sycamore Farms) C-2

PROPOSED ZONING: PAD03-153 (Sycamore Farms) C-2

CONSTRUCTION TYPE: V-B

OCCUPANCY TYPE: A2, B & M

LOT COVERAGE:

MAX BUILDING COVERAGE

PROPOSED BUILDING COVERAGE

MIN LANDSCAPE AREA

PROPOSED LANDSCAPE AREA

30%

18%

15%

34.13%

FAR

MIN

NET LOT AREA

BUILDING HEIGHT:

MAX BUILDING HEIGHT:

PROPOSED BUILDING:

40'

35'

SETBACKS:

BUILDING:

FRONT (CACTUS RD):

RIGHT SIDE (SARIVAL RD):

REAR (LOT 1):

35

25

45

57

47.15

90.65

OCCUPANT LOAD:

AREA

1,408

1,211

1,203

1,211

1,201

1,415

SF

SF

SF

SF

SF

SF

60

60

60

60

60

60

PER SF

PER SF

PER SF

PER SF

PER SF

PER SF

24

21

21

21

21

24

PARKING REVIEW:

9x18' 29' AISLE

LOT 22, SHOPS A RETAIL/RESTAURANT:

BUILDING USE:

LOT AREA:

BUILDING AREA:

TOTAL CANOPY AREA:

DRIVE THRU CANOPY:

FRONT CANOPY:

SIDE CANOPY:

DRIVE THRU AREA:

BUILDING AREA (INCLUDE CANNOPY):

EXISTING LANDSCAPE AREA:

PROPOSED LANDSCAPE AREA:

TOTAL LANDSCAPE AREA:

RETAIL AREA:

RESTAURANT AREA:

REQUIRED PARKING (RETAIL):

REQUIRED PARKING (RESTAURANT):

PROPOSED PARKING:

RATIO:

REQUIRED ADA PARKING:

PROPOSED ADA PARKING:

REQUIRED BIKE PARKING:

PROPOSED BIKE PARKING:

RETAIL/FOOD SERVICE

51,284

7,570

1,510

420

854

236

4,199

9,080

16,789

713

17,502

6,110

1,460

16

10

36

4.76

2

2

1

2

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

SF

1.18

AC

PER SF

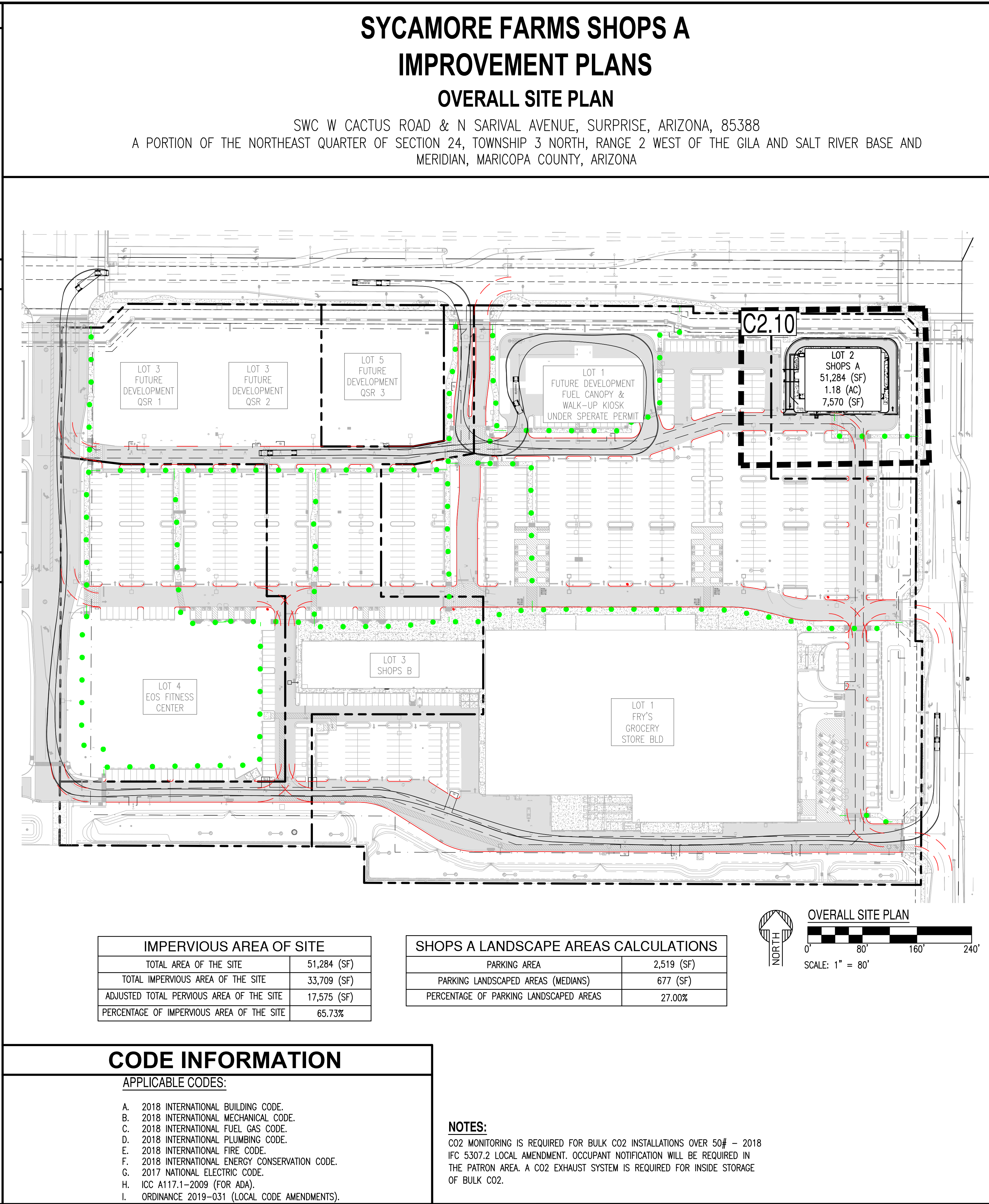
PER SF

PER SF

PER 1000

PER SF

PER 20 CAR SPACES



VICINITY MAP

VICINITY MAP
S24 T3N R2W
N.T.S.

LEGEND

PROPOSED LEGEND:

CURB & GUTTER

PROPERTY LINE

ACCESSIBLE PATH

FIRE LANE RED PAINTED CURB

LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

CONCRETE

STAMPED COLORED CONCRETE

PARKING STRIPING

SIGN

FIRE HYDRANT

LIGHT POLE ONSITE

CANOPY (1445 SF)

FIRE TURNING TEMPLATE (NTS)

NOTES

SITE PLAN NOTES:

1. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.

6. SIGNS REQUIRE SEPARATE PERMIT.

7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEP/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUANCY FOR A PROJECT.

8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.

9. ALL WALLS OVER 7 IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

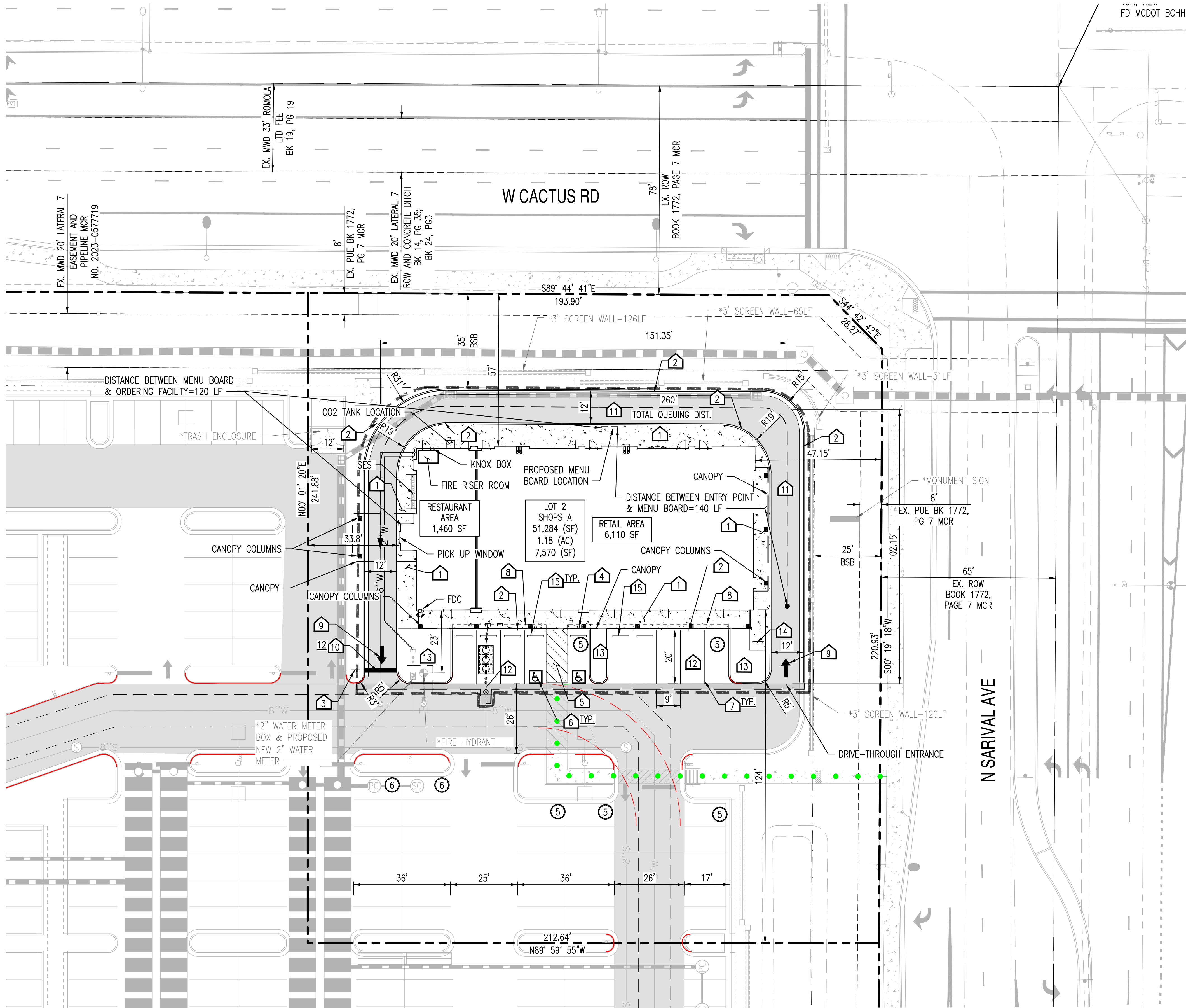
10. LIGHT FIXTURES ARE NOT TO ENCROACH TRASH ENCLOSURE WALLS.

PLANS ASSUME THAT THE FOLLOWING PROJECTS HAVE BEEN COMPLETED:

1. OVERALL SITE CONSTRUCTION FOR MARKETPLACE AT SYCAMORE FARMS CASE NO.: FS23-1106 & #2023006734

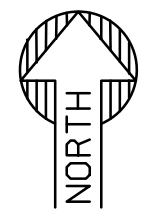
2. OFFSITE IMPROVEMENTS FOR BOTH CACTUS ROAD & SARIVAL BASED ON CACTUS ROAD-COTTON LANE TO REEMS ROAD IMPROVEMENTS CASE NO.: FS23-0847

CASE NO.: FS24-0170

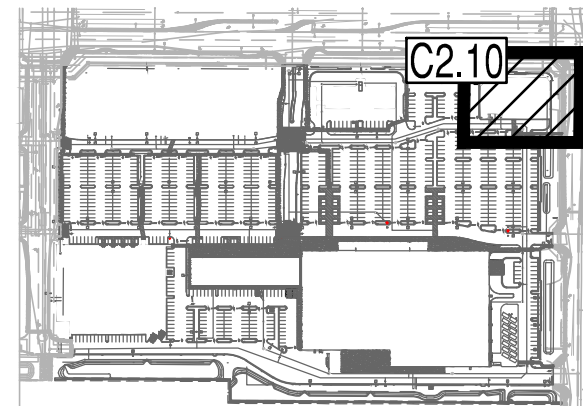


COMPLETED:
1. OVERALL SITE CONSTRUCTION FOR MARKETPLACE AT SYCAMORE FARMS CASE NO.: FS23-1106 & #2023006734
2. OFFSITE IMPROVEMENTS FOR BOTH CACTUS ROAD & SARIVAL BASED ON CACTUS ROAD-COTTON LANE TO REEMS ROAD IMPROVEMENTS CASE NO.: FS23-0847

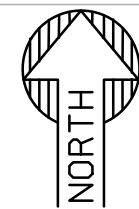
NOTES:
CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVER 50# - 2018 IFC 5307.2 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.



SITE PLAN



KEY MAP
NTS

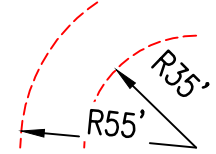


SITE PLAN NOTES:

- 1 CONCRETE SIDEWALK, WIDTH PER PLAN.
- 2 CONSTRUCT VERTICAL CURB OR CURB & GUTTER PER GRADING PLANS.
- 3 STOP SIGN PER DET 5/C2.20.
- 4 ACCESSIBLE PARKING STALL SIGN PER DET. 2/C2.20.
- 5 PROVIDE 8' WIDE AISLE. 4" WIDE YELLOW PAINT STRIPING, 2' O.C. 45'.
- 6 PAINTED ADA SYMBOL (TYP. 2) PER DET 1/C2.20.
- 7 PROVIDE 4" WIDE PAINTED STRIPING, TYP.
- 8 2' PARKING CAR OVERHANG.
- 9 DIRECTIONAL ARROW PAVEMENT MARKINGS PER DET. 5/C2.20.
- 10 18" WHITE PAINTED STOP BAR, LENGTH PER PLAN.
- 11 HEAVY DUTY PAVEMENT PER GRADING PLANS.
- 12 LIGHT DUTY PAVEMENT PER GRADING PLANS.
- 13 LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
- 14 BICYCLE RACK PER DET 3/C2.20
- 15 INSTALL WHEEL STOP PER DET. 6/C2.20.

PROPOSED LEGEND:

- CURB & GUTTER
- PROPERTY LINE
- ACCESSIBLE PATH
- FIRE LANE RED PAINTED CURB
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE
- STAMPED COLORED CONCRETE
- PARKING STRIPING
- SIGN
- FIRE HYDRANT
- LIGHT POLE ONSITE
- CANOPY (1445 SF)



FIRE TURNING TEMPLATE
(NTS)

* TO BE CONSTRUCTED PER FS23-1106

CASE NO.: FS24-0170

NO.	DESCRIPTION	REVIEW	CHECK	DATE

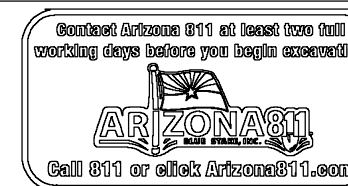
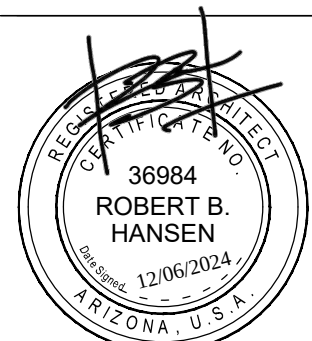


SUSTAINABILITY
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GROUP

SEG



5240 N. 16TH STREET, SUITE 105 PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.688.7226 FAX 480.259.3534



PROJECT	LOCATION
MARKETPLACE AT SYCAMORE FARMS	SWC W CACTUS RD & N SARIVAL AVE, SURPRISE, AZ 85388

DRAWN	FZ, DG	09/02/2024
DESIGNED	JM	09/02/2024
QC	TR	04/26/2024
FINAL QC	TR	12/03/2024
PROJ. MGR.	BH, TR	12/03/2024

DATE:	12/03/2024
ISSUED FOR:	CUP & SP
JOB NO.:	240402
SHEET TITLE:	SITE PLAN

PAGE NO.:	2 OF 4
SHEET NO.:	C2.10

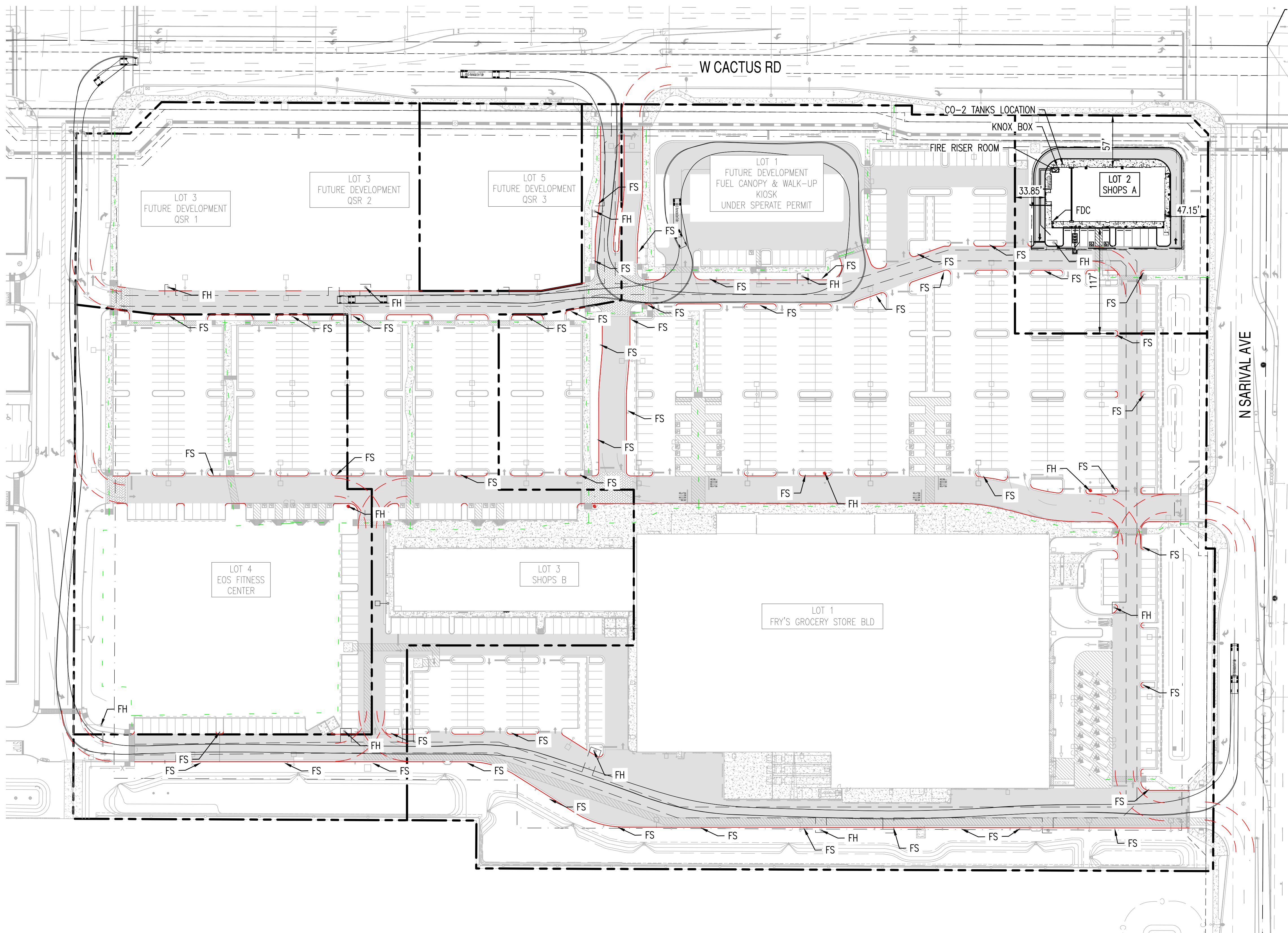
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C2.20

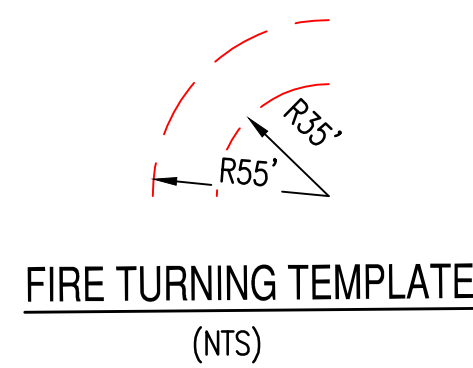
SYCAMORE FARMS SHOPS A CIVIL IMPROVEMENT PLANS

PUBLIC SAFETY PLAN



PROPOSED LEGEND:

PROPERTY LINE
FIRE LANE, RED PAINTED CURB
FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION (FDC)
SIGNS
AASHTO SU-40

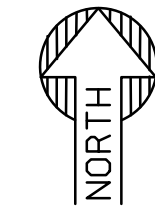
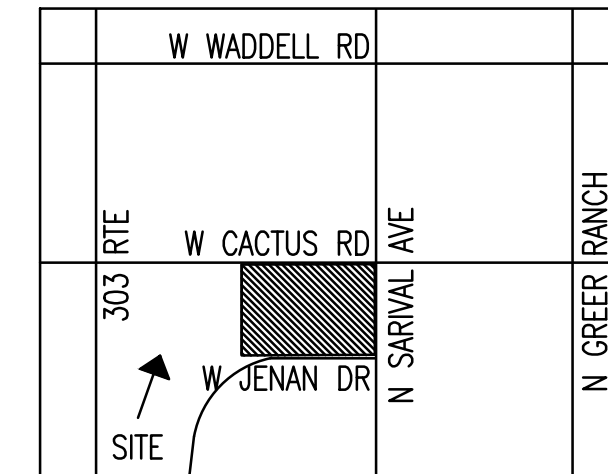


COMPLETED:

1. OVERALL SITE CONSTRUCTION FOR MARKETPLACE AT SYCAMORE FARMS CASE NO.: FS23-1106 & #2023006734
2. OFFSITE IMPROVEMENTS FOR BOTH CACTUS ROAD & SARIVAL BASED ON CACTUS ROAD-COTTON LANE TO REEMS ROAD IMPROVEMENTS CASE NO.: FS23-0847

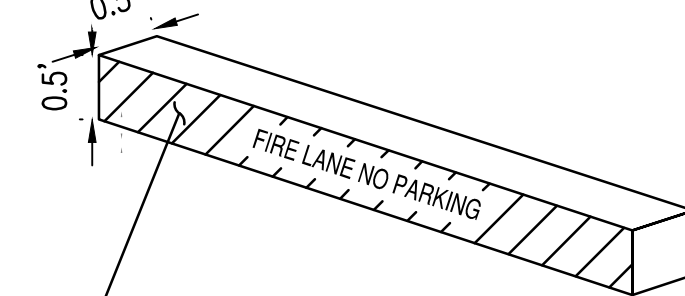
NOTE:

CURB PAINTING AND FIRE SIGNS (FS) TO BE CONSTRUCTED
AND COMPLETED WITH MARKETPLACE AT SYCAMORE FARMS
CASE NO.: FS23-1106



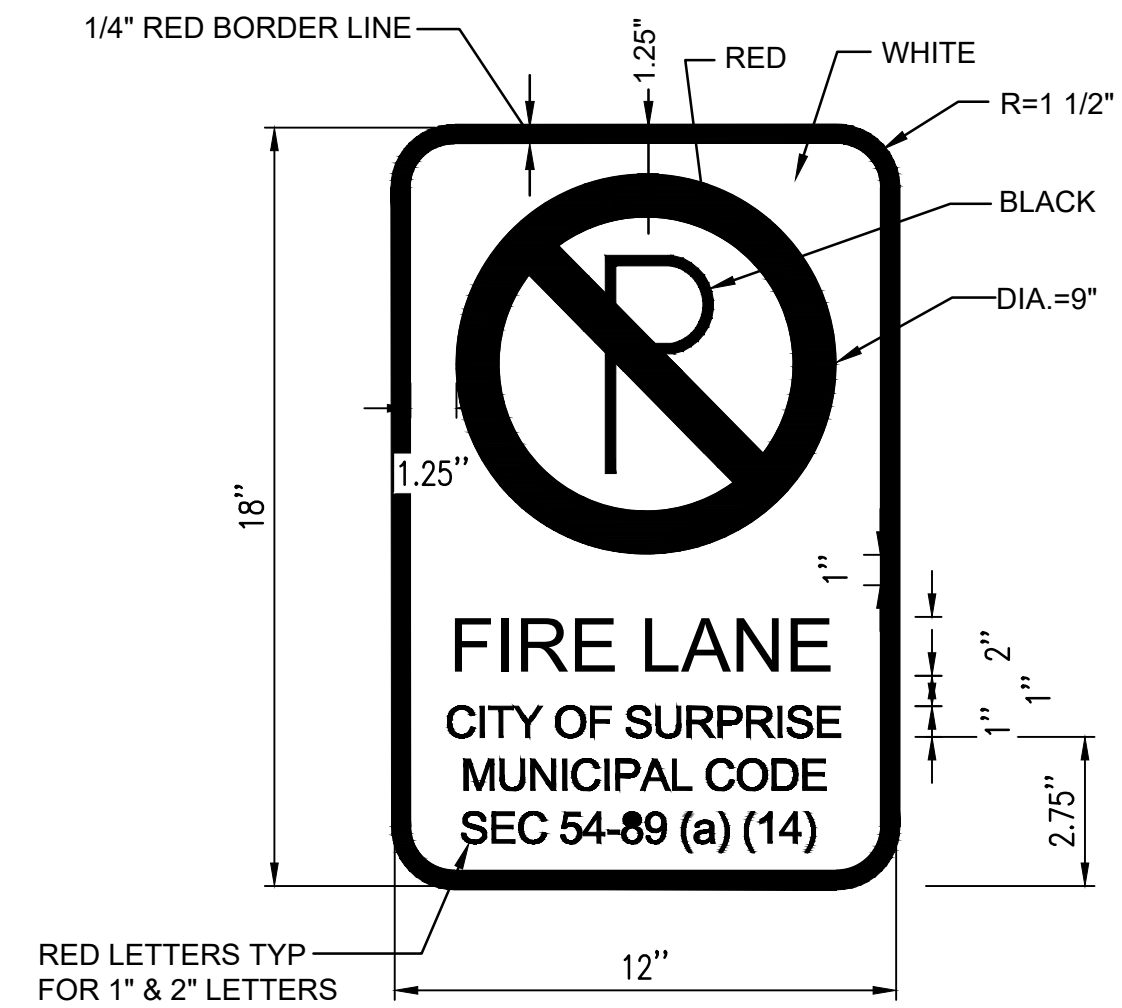
VICINITY MAP
N.T.S.

NOTE:
LETTERING SHALL NOT BE GREATER THAN 50'0"
APART AND SHALL BE POSTED AT THE
BEGINNING AND END OF THE FIRE LANE.



WHITE BLOCK LETTERS 3 INCHES IN HEIGHT,
3/4 INCH STROKE, ON VERTICAL FACE OF
THE CURB TO INDICATE FIRE LANE.

RED PAINTED FIRE LANE CURB DETAIL

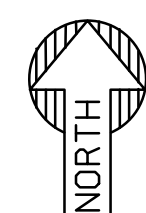


NO PARKING FIRE LANE SIGN

GENERAL NOTES:

1. FIRE LANE SIGNS (FS) SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION
 - A. SIGNS SHALL BE ONE EIGHTH (1/8) OF AN INCH FLAT ALUMINUM SHEET, TWELVE (12) INCHES WIDE, AND EIGHTEEN (18) INCHES LONG
 - B. THEY SHALL BE MOUNTED ON A STURDY METAL ONE AND THREE-QUARTER(1-3/4) INCH SQUARE TUBE POSTS, SEE DETAIL 4-22 FOR SIGN POST INSTALLATION DETAIL, HEIGHT OF SIGN SHALL CONFORM TO MUTCD STANDARDS,.
 - C. SIGNS SHALL BE MOUNTED PERPENDICULAR TO THE ROAD SO THAT THEY ARE VISIBLE FROM THE DIRECTION OF TRAVEL..
 - D. THE SIGN SHALL READ AS FOLLOWS:

FIRE LANE
CITY OF SURPRISE
MUNICIPAL CODE
SEC 54-89 (a)(14)
2. SIGNS SHALL BE PROVIDED BY AND MAINTAINED BY THE PROPERTY OWNER/OCCUPANT, INCLUDING SIGNS ON PRIVATE PROPERTY.
3. AFTER REQUIRED SIGNS ARE INSTALLED, TRAFFIC ENGINEERING WILL INSPECT AND APPROVE ALL SIGNS.
4. CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVER 50#-2018 IFC 5307.2 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.



PUBLIC SAFETY PLAN



SCALE: 1" = 60'

CASE NO.: FS24-0170

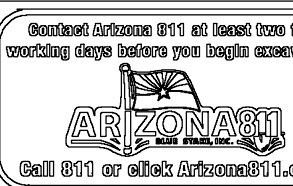
REVISIONS BY THE CITY OF SURPRISE		
NO.:	DESCRIPTION:	REVBY: QMKBY: DATE:
△		
△		
△		
△		



SUSTAINABILITY
ENGINEERING
GROUP



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

PROJECT
MARKETPLACE AT
SYCAMORE FARMS

LOCATION
SWC W CACTUS RD &
N SARIVAL AVE,
SURPRISE, AZ 85388

DRAWN	_____	FZ, DG	09/02/2024
DESIGNED	_____	JM	09/02/2024
QC	_____	TM	04/26/2024
FINAL QC	_____	TM	12/03/2024
PROJ. MGR.	_____	BH, TM	12/03/2024

DATE: 12/03/2024

ISSUED FOR: CUP & SP

JOB NO.:	240402
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SHEET TITLE:

**PUBLIC SAFETY
PLAN**

PAGE NO.:

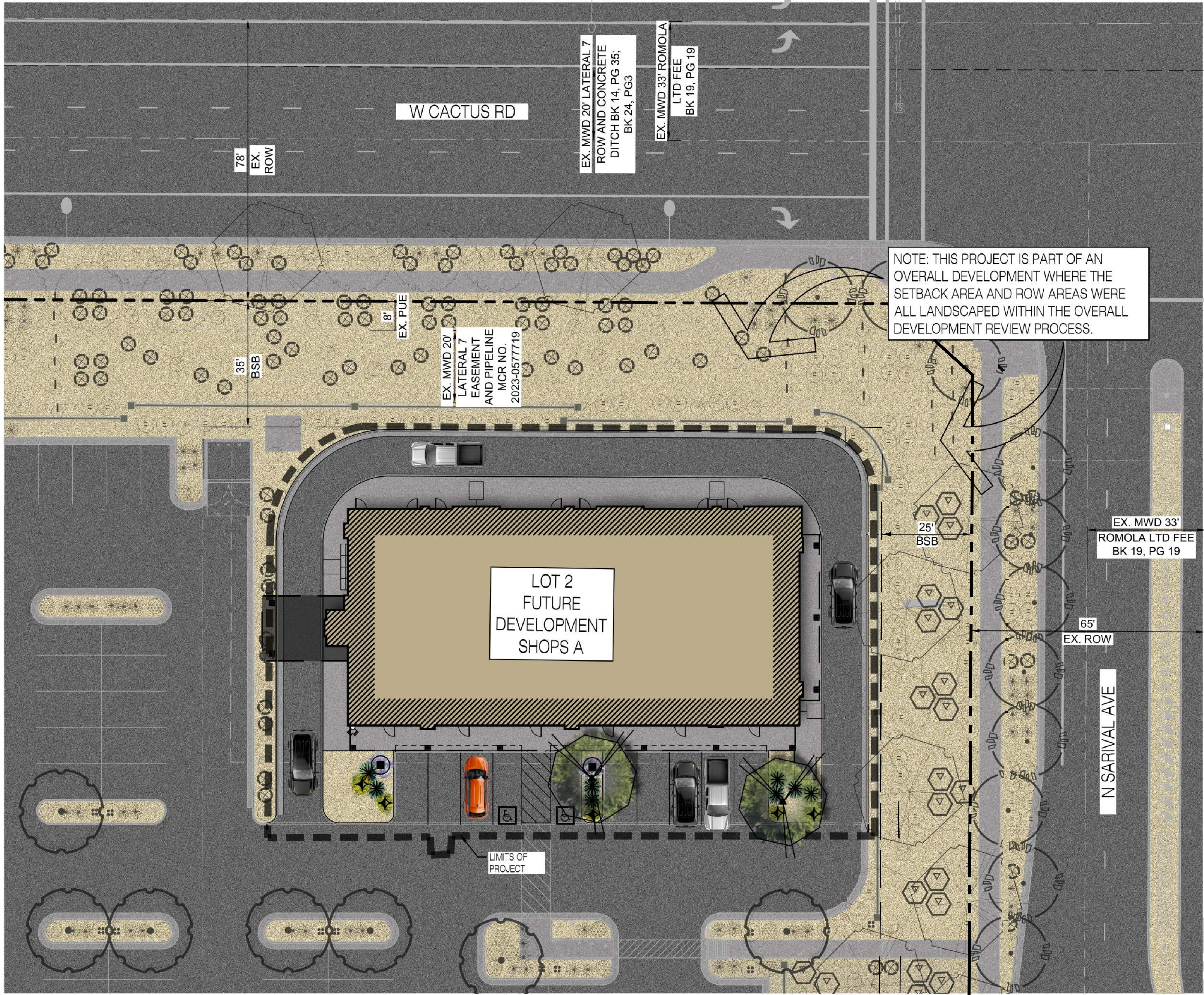
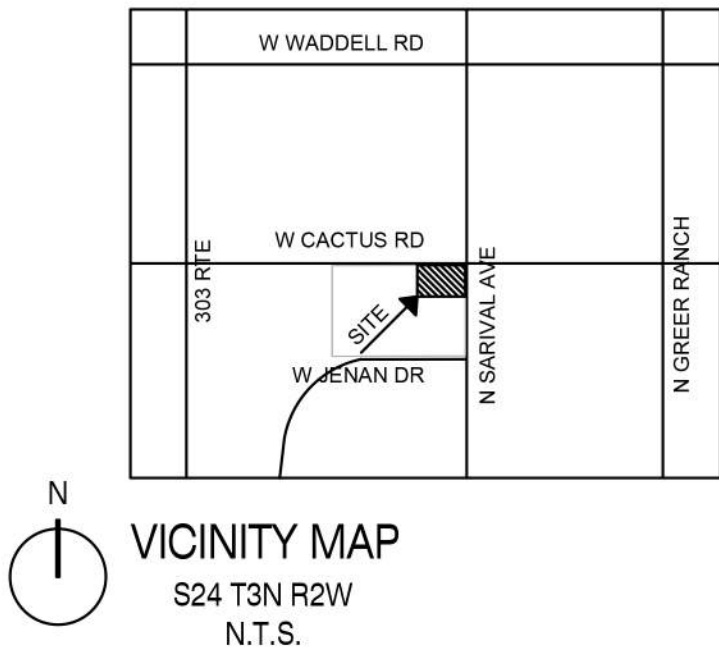
SHEET NO.:

4 OF 4

C2.30

SHOPS "A" FRY'S 661
LANDSCAPE PLAN

SWC W CACTUS ROAD & N SARIVAL AVENUE, SURPRISE, ARIZONA, 85388
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PLANTING MATERIAL LEGEND

CANOPY TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
ACACIA SALICINA	WILLOW LEAF ACACIA	24" BOX 2" CAL	MIN H7' Ø 4"	2

SHRUBS/ACCENTS

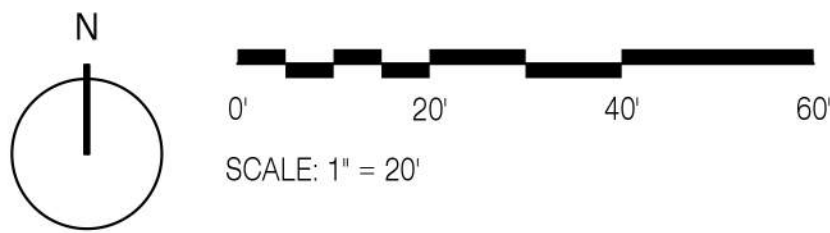
SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
LEUCOPHYLLUM 'COMPACTA'	COMPACT TEXAS RANGE	5 GAL	CAN FULL	2
DESERT SPOON	DASYLIRION WHEELERI	5 GAL	CAN FULL	8
LANTANA MONTEVIDENSIS	TRAILING LANTANA "GOLD"	5 GAL	CAN FULL	5

GROUNDCOVER

DESCRIPTION	QTY
DECOMPOSITE GRANITE 3/4" SCREENED "EXPRESS GOLD" 2" DEEP IN PLANTING AREAS PER PLAN	677 S.F. 7 TON

*NOTE: ALL PLANTS APPROVED UNDER THE ARIZONA DEPARTMENT OF WATER RESOURCES AS LOW-WATER USE PLANTS

ILLUSTRATIVE LANDSCAPE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION



SUSTAINABILITY
ENGINEERING GROUP
5240 N. 16TH STREET SUITE 105,
PHOENIX, ARIZONA 85016
TEL. 480.588.7226
FAX 480.259.3535
WWW.AZSEG.COM



PROJECT
MARKETPLACE AT SYCAMORE FARMS

LOCATION
SWC W CACTUS ROAD & N SARIVAL AVENUE, SURPRISE,
ARIZONA, 85388

LANDSCAPE ARCHITECT
BRIAN RUDE
5240 N. 16TH STREET SUITE 105,
PHOENIX, ARIZONA 85016
TEL. 480.588.7226

DRAWN AA 02/06/2025
DESIGNED CB 02/06/2025
CHECKED TM 02/06/2025
FINAL QC TM 02/06/2025
PROJ. MGR. AF, TM 02/06/2025

REVISION NO.:	DATE:
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2	
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4	



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THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

JOB NO.: 240402
DATE: 02/06/2025
ISSUED FOR: DESIGN REVIEW
CASE NO.: FS24-0170

SHEET TITLE:
ILLUSTRATIVE
LANDSCAPE PLAN
PAGE NO.: 1 OF 1
SHEET NO.: 01



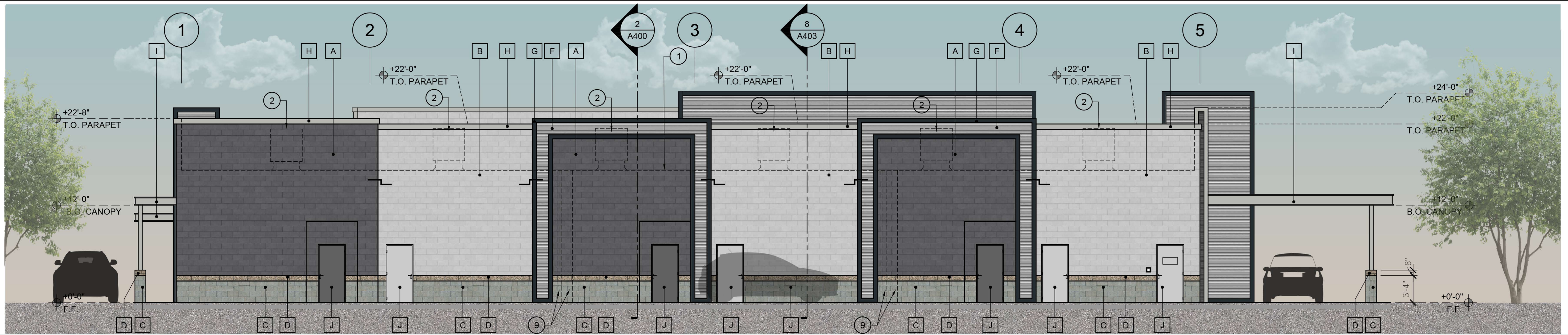
1 SOUTH EXTERIOR ELEVATION

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



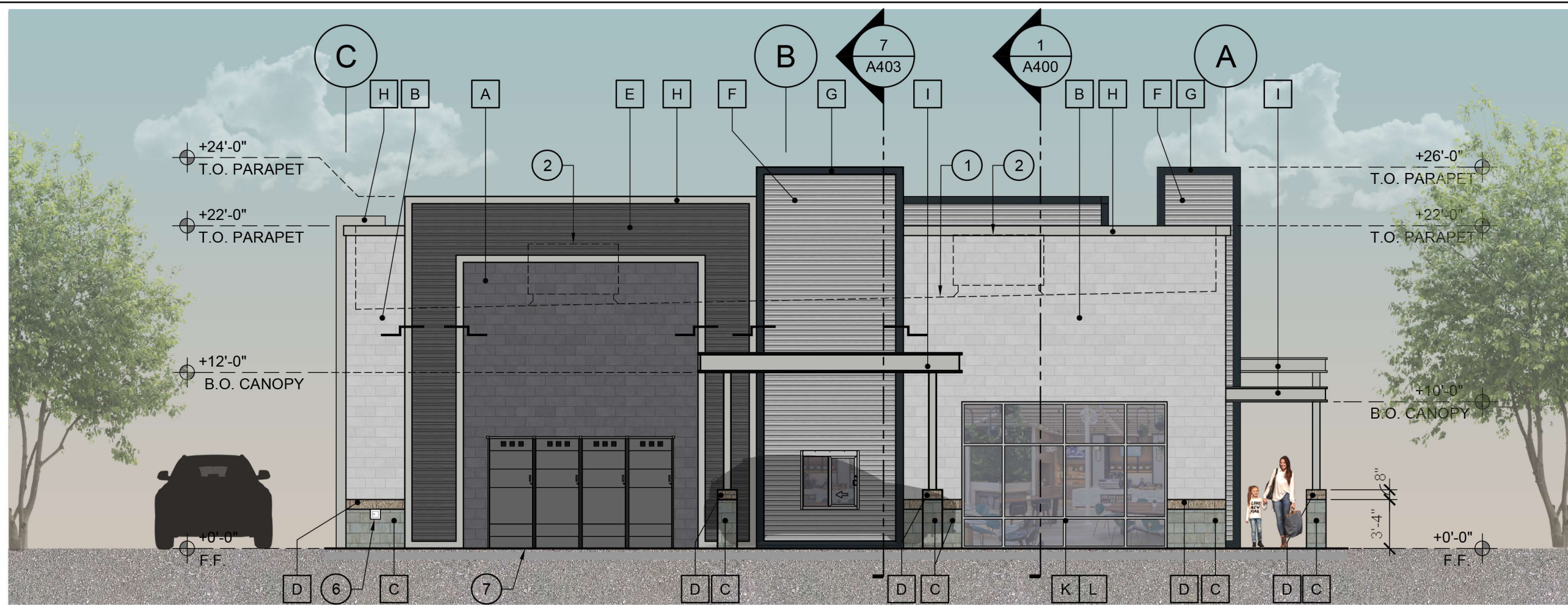
2 EAST EXTERIOR ELEVATION

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



3 NORTH EXTERIOR ELEVATION

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



4 WEST EXTERIOR ELEVATION

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

GENERAL NOTES:

- ALL MASONRY JOINTS SHALL BE TOOLED CONCAVE.
- CLEAN / PREPARATION OF MASONRY PRIOR TO PAINTING/TUCCO.
- SEE STRUCTURAL DRAWINGS & SPECIFICATIONS FOR HORIZONTAL & VERTICAL MASONRY REINFORCING REQUIREMENTS.
- GENERAL CONTRACTOR TO SUBMIT QUESTIONS IN "RFI" FORMAT TO ARCHITECT WITH ANY DISCREPANCY OR ISSUE ON THE PROJECT PRIOR TO BEGINNING WORK OF SPECIFIC ITEM.

FINISH KEYNOTES:

- DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE COLOR: CABCO - PITCH BLACK
- DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE COLOR: CABCO - SEASHELL
- DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE COLOR: CABCO - NW GRAY
- DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE COLOR: CABCO - BONE
- METAL PANEL - CORRUGATED COLOR: DARK BRONZE
FRAMED WALL - METAL PANEL OVER 2 LAYERS OF WEATHER BARRIER ON EXTERIOR GRADE SHEATHING PER STRUCTURAL DRAWINGS.
- METAL PANEL - CORRUGATED COLOR: SILVERSMITH
FRAMED WALL - METAL PANEL OVER 2 LAYERS OF WEATHER BARRIER ON EXTERIOR GRADE SHEATHING PER STRUCTURAL DRAWINGS.
- PREFINISHED METAL COLOR: MATTE BLACK
- PREFINISHED METAL COLOR: SLATE GRAY
- METAL CANOPY COLOR: SLATE GRAY
- EXTERIOR HOLLOW METAL DOORS AND S.E.S. COLOR: MATCH ADJACENT WALL/MATERIAL COLOR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
MANUFACTURE: KAWNEER OR APPROVED EQUAL
COLOR: CLEAR ANODIZED
PROVIDE DUAL PANEL WINDOWS WITH SLIGHT TINT.
- 1" INSULATED GLAZING (U=0.29, SHGC= 0.28)

KEYNOTES:

- DASHED INDICATES LINE OF ROOF BEYOND.
- DASHED LINE INDICATES THE MECHANICAL ROOF TOP UNITS, FULLY SCREENED BY PARAPET.
- BUILDING ADDRESS, VERIFY NUMBER, LOCATION AND EXACT SIZE WITH THE MUNICIPAL. REFER TO DETAIL 9/A600.
- 6" HIGH VINYL SUITE NUMBERS, VERIFY SUITE NUMBER WITH BUCKEYE PRIOR TO INSTALL.
- RECESSED HOSE BIB AT FRONT, SURFACE MOUNTED HOSE BIB AT REAR OF BUILDINGS.
- PARAPET FLASHING - PAINT TO MATCH WALL, REFER TO DETAIL 8, 12 & 20/A601.
- INSTALL A 4" RAISED CONCRETE PAD AT THE S.E.S. (SERVICE ENTRANCE SECTION), REFER TO ELECTRICAL DRAWINGS.
- F.D.C. (FIRE DEPARTMENT CONNECTION) ON BUILDING BEYOND, REFER TO FLOOR PLAN A200 FOR LOCATION.
- ROOF DRAIN AND OVERFLOW LEADERS, REFER TO DETAIL 17 & 18/A600.

LEGEND:

M.C.J. = MASONRY CONTROL JOINT, REFER TO DETAIL 11/A600.

PROJECT NOTES:

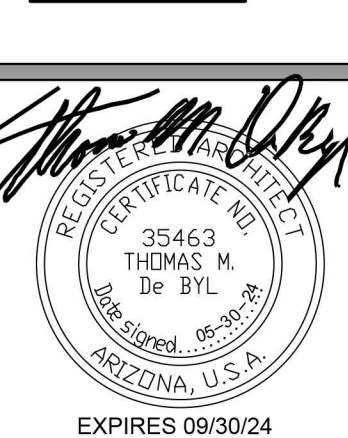
- PROVIDE FOAM INSULATION IN CMU WALLS.
- 20 YEAR NDL ROOF WARRANTY MINIMUM, 4-PLY BUILT UP ROOF - PROGRESSIVE ROOFING IS OWNER'S PREFERRED SUB-CONTRACTOR (NO OTHER BIDS ALLOWED FROM OTHER SUB-CONTRACTOR).
- WESTERN ONE-KOTE OVER CMU WITH AN ELASTOMERIC FINISH COAT. BACKSIDE OF CMU PARAPET TO SHERWIN WILLIAMS CONFLX ELASTOMERIC COATING. BACKSIDE OF FRAMED PARAPETS TO BE WESTERN ONE-KOTE.

ADDRESS DISPLAY REQUIREMENTS

- BUILDING NUMBERS SHALL BE 15"
- SUITE SPACE NUMBERS SHALL BE 6" ON OVERHANGS.
- TENANT SPACE NUMBERS SHALL BE 4" DISPLAYED BY ENTRANCES.
- ADDRESS RANGE MAY BE DISPLAYED IN 12" NUMBERS ON THE BUILDING.
- IF BUILDINGS WITHIN A COMMERCIAL DEVELOPMENT ARE OBSCURED FROM THE PRIMARY STREET TO WHICH THE DEVELOPMENT IS ADDRESSED AND FROM PARKING AND ACCESS AREAS, DIRECTIONAL SIGNS SHALL BE INSTALLED AT EACH PRIMARY ENTRYWAY.
- A DIRECTIONAL SIGN SHALL BE CLEARLY VISIBLE FROM ALL PARKING AREAS SERVING A BUILDING AND SHALL HAVE NUMBERS DISPLAYING THE ADDRESS OR RANGE OF ADDRESSES.
- DIRECTIONAL SIGNAGE NUMBERS SHALL BE 6".

CASE NUMBER: FS24-0170

PHNX
DESIGN
1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602.782.7354



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LOT 2 - SHOPS 'A'
SWC W CACTUS ROAD & N SARIVAL AVENUE
SURPRISE, ARIZONA 85388

DATE REVISION

NO.	REVISION
1	
2	
3	
4	
5	

EXTERIOR
ELEVATIONS

A300

PHNX DESIGN #: 22-367

Cactus Commercial Center

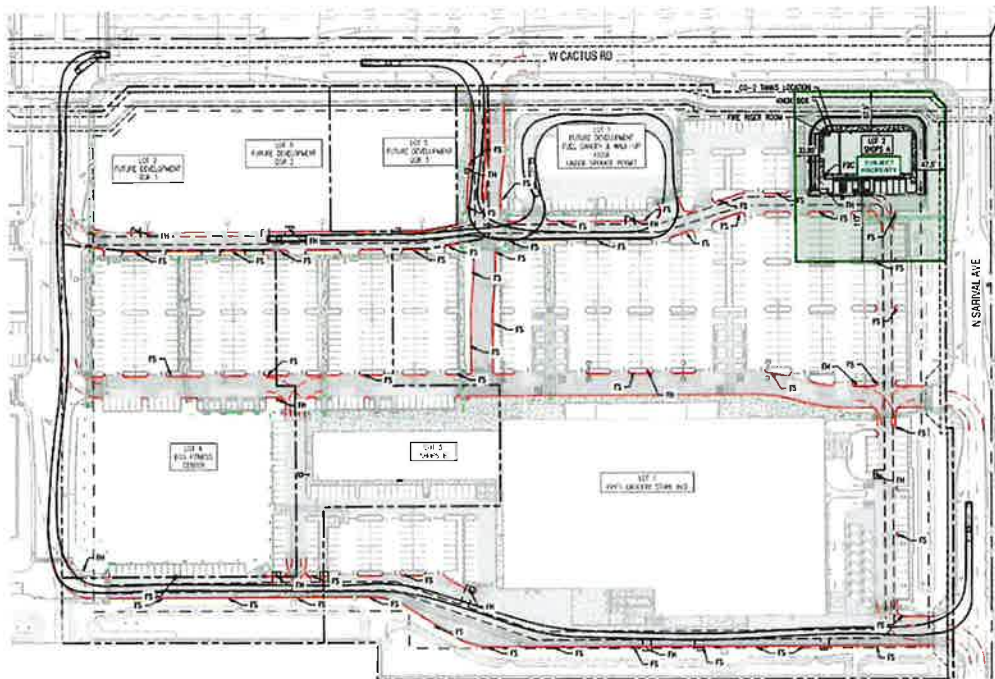
**Proposed Retail Shops Building (Shops “A”)
with Drive-Through,**

Citizen Participation Final Report

**Southwest corner of Sarival Avenue and Cactus Road
(Parcel 501-09-844E)**

Parent Case Number: FS22-1201

Current Case Number: FS24-0170



**Site Plan and Elevations for Fry's Food Store 661, Shops “A” Building
Conditional Use Permit (CUP) W / Drive-Through for Beverage Sales**

Submitted: November 6, 2023

Revised: November 16, 2023

Revised: June 25, 2024

Revised: February 06, 2025

Cactus Commercial Center

**Proposed Fry's Grocery Store with Pharmacy Drive-Through, Associated Fuel Center
and Attached Multi-Tenant Buildings
Southwest Corner of Sarival Avenue and Cactus Road**

Parent Case Number: FS22-1201

Submittal Case Number: FS24-0170

Date: November 06, 2023
Updated November 15, 2023
Updated June 25, 2024
Updated February 06, 2025

Contact:

Tadamon Rajjoub
Sustainability Engineering Group-Project Manager
5240 N. 16th Street, Suite 105
Phoenix, Arizona 85016
(480) 588-7226
email: tad@azseg.com

Purpose: The purpose of this Citizen Participation Plan is to inform property owners, citizens, neighborhood associations, schools, and businesses of an upcoming development project within their neighborhood, and to help them understand the scope, details and pending approval process. This Participation Plan will ensure that those affected by the development will be properly noticed, and that they will be given an adequate opportunity to learn about, and comment on, the proposal.

The original application associated with this report (Case # FS22-1201) was for the development of a Fry's Food Store that included a pharmacy with drive-through and associated fuel center, located within a larger commercial center on the southwest corner of Sarival Avenue and Cactus Road.

The Client has recently submitted a Conditional Use Permit (CUP) with Site Plan (Case # FS24-0170) for the Lot 2, Shops "A" building which lies on the northeast corner of the commercial center property. The CUP is for a drive-through aisle that wraps around the sides of the Shops "A" building that ends at a pick-up window on the building's west side. While there is currently no end-user associated with the unit, it is being marketed as a coffee/beverage franchise. The current length of the drive-through aisle can accommodate this use.

Identification/Notification of Neighboring Properties: The City of Surprise gathered the mailing addresses of surrounding property owners within 300' of the subject parcels and prepared a notification postcard of the Applicant's intent to develop the property. A brief description of the proposal and the development process was included in the card.

Sign Posting of Upcoming P&Z Hearing: In order to provide effective opportunity for citizen participation, two double-sided signs were placed on the southwest corner notifying neighbors and passersby of the upcoming Planning and Zoning hearing at which the Conditional Use Permit for this building would be reviewed and decided.

The address of the Surprise City Hall, the date and times of the hearing, Developer's intent, and the case number, were clearly legible on both sides of both signs.

Photos and posting affidavits have been attached in the appendix of this report.

PREVIOUS NOTIFICATIONS:

1. Community Meeting – June 11, 2024

Identification/Notification of Neighboring Properties: The City of Surprise gathered the mailing addresses of surrounding property owners within 300' of the subject parcels and prepared a notification postcard of the Applicant's intent to develop the property. A brief description of the proposal and the development process was included in the card.

Identification Signage: As required by the City of Surprise, two signs were erected on-site identifying the Applicant's/Developer's intent, and each provided a Case Number, Contact Information and Meeting Notices for the project. A photograph of the sign and an Affidavit of Posting have been included in this report.

Neighborhood Meeting: In order to provide effective opportunity for citizen participation, a public meeting was held at **6:00 pm on June 11th, 2024**, at the Residence Inn Conference Room at 16418 N. Bullard Avenue in Surprise, where information was provided to inform nearby residents of the project's details, and to provide them with the ability to give public input on this project. A brief summary of the meeting is included below.

The meeting was attended by approximately 10 people, and none signed in.

Members of the Surprise City Staff were also in attendance.

A brief presentation was made by the Applicant's representative which explained:

- The overall development of the corner;
- This project's future site development, proposed pad usage, and the phasing plan;
- The platting of the subdivision/property and the proposed rezoning of the southernmost parcel into a multi-family project.
- The specifics of the Shops A project.
- The Conditional Use Permit (CUP) required for the Shops A drive-through encircling the building;
- Off-site rights-of way improvements to Sarival and Cactus (City of Surprise Project).

The questions from those in attendance did not deal with the particulars of the Shops A building design, colors, materials, access, or drive-through. Those in attendance were concerned about:

- When the grocery store and fuel station would be built;
- When the fast-food restaurants would be built;
- Details about the multi-family project south of the commercial plaza; and,
- The schedule and improvements to Cactus and Sarival that were part of the City's streets improvements project.

None of these were within the purview of this meeting's project (Case FS24-0170), the Site Plan, Elevations, or the required Conditional Use Permit for the building drive-through. But with the help of City staff, most questions were answered to the satisfaction of those in attendance.

2. Community Meeting – November 15, 2023

Identification/Notification of Neighboring Properties: The City of Surprise gathered the mailing addresses of surrounding property owners within 300' of the subject parcels and prepared a notification postcard of the Applicant's intent to develop the property. A brief description of the proposal and the development process was included in the card.

Identification Signage: As required by the City of Surprise, two signs were erected on-site identifying the Applicant's/Developer's intent, and each provided a Case Number, Contact Information and Meeting Notices for the project. A photograph of the sign and an Affidavit of Posting have been included in this report,

Neighborhood Meeting: In order to provide effective opportunity for citizen participation, a public meeting was held at **6:00 pm on November 15th, 2023**, at the Residence Inn Conference Room at 16418 N. Bullard Avenue in Surprise, where information was provided to inform nearby residents of the project's details, and to provide them with the ability to give public input on this project. A brief summary of the meeting is included below.

The meeting was attended by 8 people, and 5 signed in.

Members of the Surprise City Staff were also in attendance.

A brief presentation was made by the Applicant's representative which explained:

- The overall development of the corner (including the Home Depot project to the west);
- This project's site development, proposed pad use, and phasing plan;
- The Conditional Use Permit (CUP) for the Pharmacy drive through and the PAD amendment;
- The platting of the subdivision/property and the proposed rezoning of the southernmost parcel into a multi-family project.
- The on-site circulation and access; and,
- Off-site circulation and rights-of way improvements to Sarival and Cactus.

The questions from those in attendance fell into two broad categories – **On-Site** and **Off-Site**. The paraphrased questions and the Applicant response are below:

Off-Site:

Will the driveway entries from Sarival Avenue be full-access?

It was shown on the site plan that the driveways providing access from Sarival Avenue would be ¾ access – allowing northbound traffic from Sarival to enter the site, but only allowing exiting traffic to turn right (south) onto Sarival.

Will ultimate Cactus Road improvements be 4 or 6 lanes.

It was shown that Cactus Road would be built to 6 lanes.

Will the bend come out in front of the fire station?

The City represented that planned improvements to Cactus Road would straighten the bend in the road.

Will there be a traffic signal at Jenan?

The City represented that signals would be located at Cactus and Sarival and at the project's main entry at Cactus and Prasada Parkway, but that the roadway improvement plans did not include the placement of a new traffic signal at Sarival and Jenan.

Will the apartments be built first?

This was in reference to the proposed multi-family rezoning. The Applicant had no knowledge of the scheduling of this entitlement.

On-Site:

Who will the shops tenants be?

The Applicant had no knowledge of any signed leases.

Who will the restaurant tenants be?

The Applicant had no knowledge of any signed leases.

How will customers access the Fry's Pharmacy window?

The Applicant demonstrated on the Site Plan that customers could access the drive-through window from anywhere in the parking lot, and that queuing had been provided so that parking customers would not be impeded.

When will the Fry's and other project services be built?

The Applicant stated that to his knowledge, construction permits would not be pulled until the end of 2024 with construction taking place in 2025. However, this was dependent on the construction schedule for the City's Cactus Road Improvement Project in front of the project.

How will Fry's delivery trucks enter and exit the site?

The truck routing was shown as per the site plan. It was explained that the majority of deliveries would come via the 303 – exiting at Cactus. After delivery, it was anticipated that the trucks would route back to Cactus and the 303, and avoid the residential neighborhoods to the south.

Overall, citizen participation was supportive and encouraging.

This report was completed and delivered electronically to the City of Surprise on November 16th, 2023.

AFFIDAVIT OF POSTING

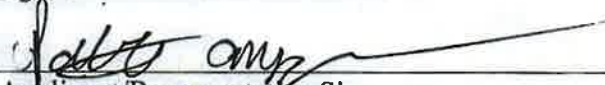
Application No: FS24-0170
Applicant Name: SEG
Location: NEC of Sarival Rd and Cactus Rd
Date Site Posted: 5/24/2024

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.

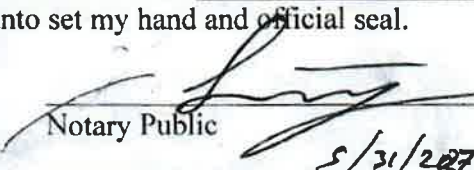
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 5/24/2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 5/24/2024, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public

5/31/2027
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

In Person Neighborhood Meeting

Date: June 11, 2024
Time: 6:00 P.M.
Location: Residence Inn - Conf. Room
16418 N. Bullard Ave., Surprise



Planning & Zoning

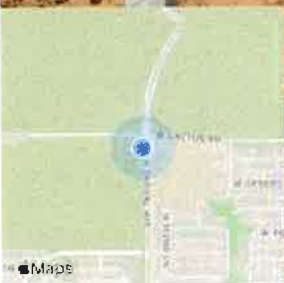
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Case No.: FS24-0170

Request: Construction of a retail shops building with a drive-through for restaurant or beverage sales.

For more information, call:

623-222-3011
www.Surpriseaz.gov



May 24, 2024 at 12:24:29 PM
12116-12198 N Samual Ave
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: June 11, 2024

Time: 6:00 P.M.

Location: Residence Inn - Conf. Room
16418 N. Bullard Ave., Surprise



Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

Case No.: FS24-0170

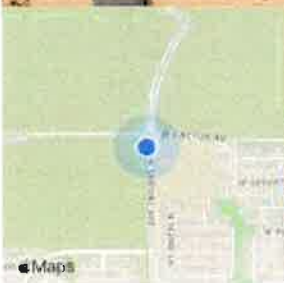
Request: Construction of a retail shops building with a drive-through for restaurant or beverage sales.

For more information, call:

623-222-3011

www.Surpriseaz.gov

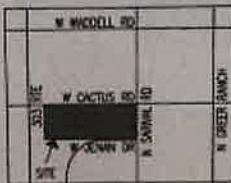
May 24, 2024 at 12:24:47 PM
12116-12198 N Sarival Ave
Surprise AZ 85388
United States



Notice of Public Hearing City of Surprise

In Person Neighborhood Meeting

Date: June 11, 2024
Time: 6:00 P.M.
Location: Residence Inn - Conf. Room
16418 N. Bullard Ave., Surprise



Planning & Zoning

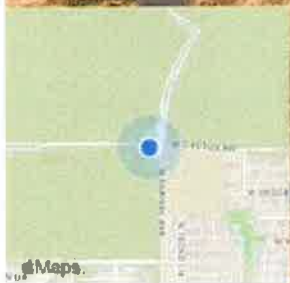
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Case No.: FS24-0170

Request: Construction of a retail shops building with a drive-through for restaurant or beverage sales.

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

May 24, 2024 at 12:25:39 PM
16301-16335 W Cactus Rd
Surprise AZ 85388
United States



Notice of Public Hearing City of Surprise

In Person Neighborhood Meeting

Date: June 11, 2024
Time: 6:00 P.M.
Location: Residence Inn - Conf. Room
16418 N. Bullard Ave., Surprise



Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

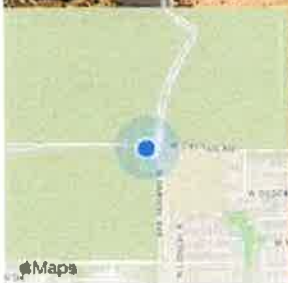
Case No.: FS24-0170

Request: Construction of a retail shops building with a drive-through for restaurant or beverage sales.

For more information, call:

623-222-3011
www.Surpriseaz.gov

May 24, 2024 at 12:25:51 PM
16301-16335 W Cactus Rd
Surprise AZ 85388
United States



AFFIDAVIT OF POSTING

Application No: FS24-0170

Applicant Name: SEG

Location: NEC of Sarival Rd and Cactus Rd

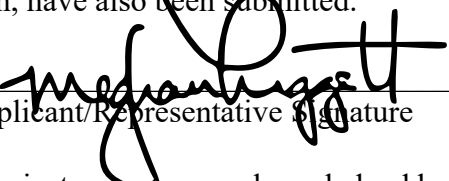
Date Site Posted: 02/06/25

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).

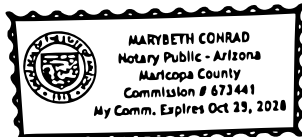
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

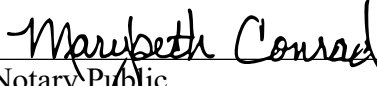
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 2/06/25
Applicant/Representative Signature Date

This instrument was acknowledged before me on 02/06/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10-25-28
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).*

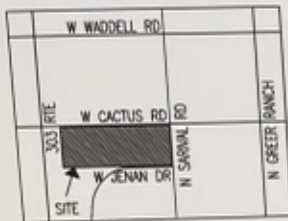
Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: June 11, 2024

Time: 6:00 P.M.

Location: Residence Inn- Conf. Room
16418 N Bullard Ave., Surprise



Planning & Zoning

Date: Thursday, March 20, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-0170

Construction of a retail shops building with a drive-through for restaurant or beverage sales

For more information, call:
623-222-3011

www.Surpriseaz.gov

February 6, 2025 at 9:09 AM

+33.594703, -112.409795

12116-12198 N Sarival Ave

Surprise AZ 85388

United States

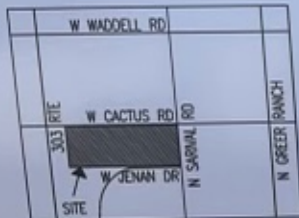
Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: June 11, 2024

Time: 6:00 P.M.

Location: Residence Inn- Conf. Room
16418 N Bullard Ave., Surprise



Planning & Zoning

Date: Thursday, March 20, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-0170

Construction of a retail shops building with a drive-through for restaurant or beverage sales

For more information, call:
623-222-3011

www.Surpriseaz.gov

February 6, 2025 at 8:57 AM

+33.595026,-112.410149

16301-16335 W Cactus Rd

Surprise AZ 85388

United States

FS24-0170

Fry's Lot 2 Shops A

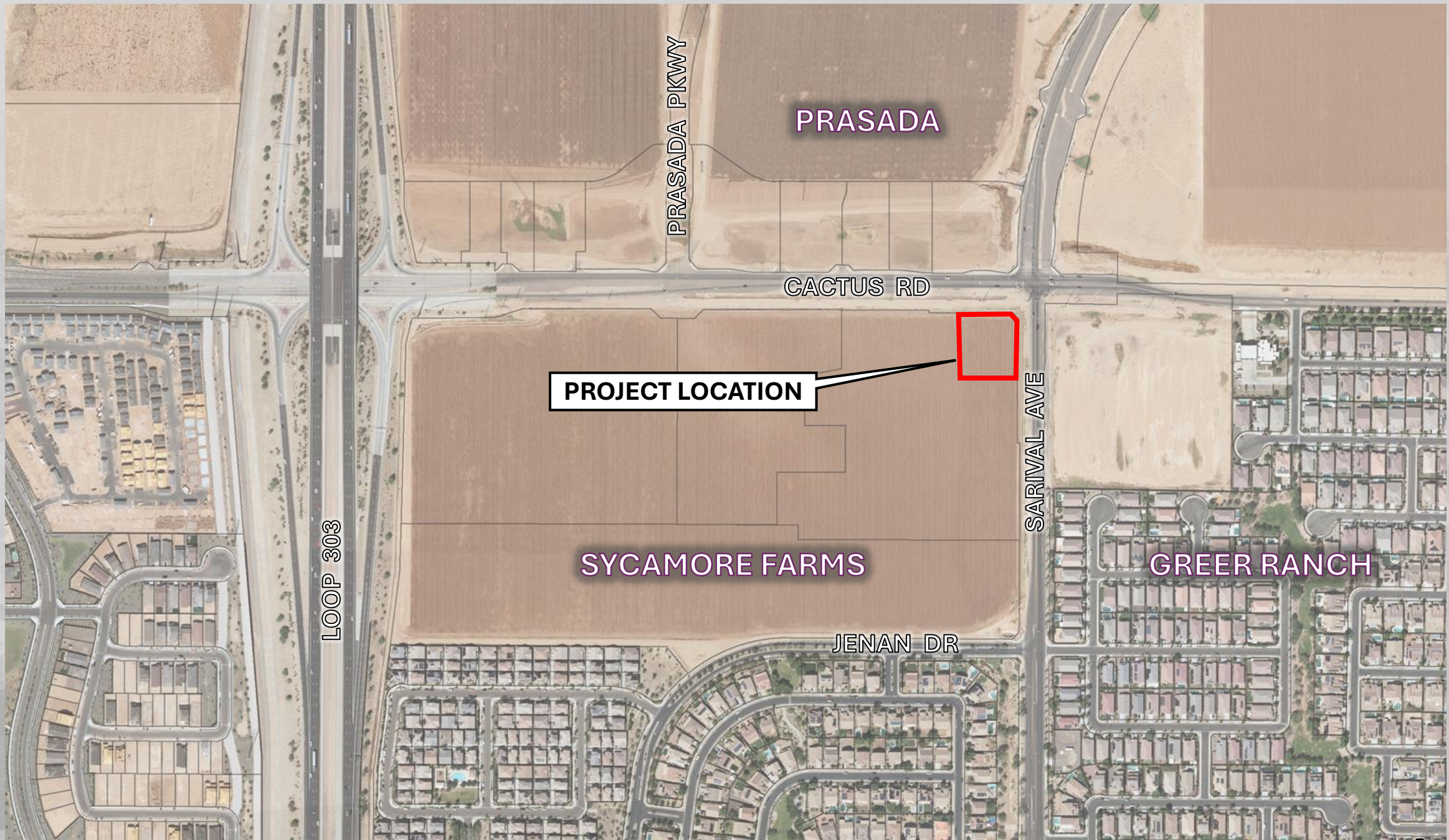
Conditional Use Permit with Site Plan

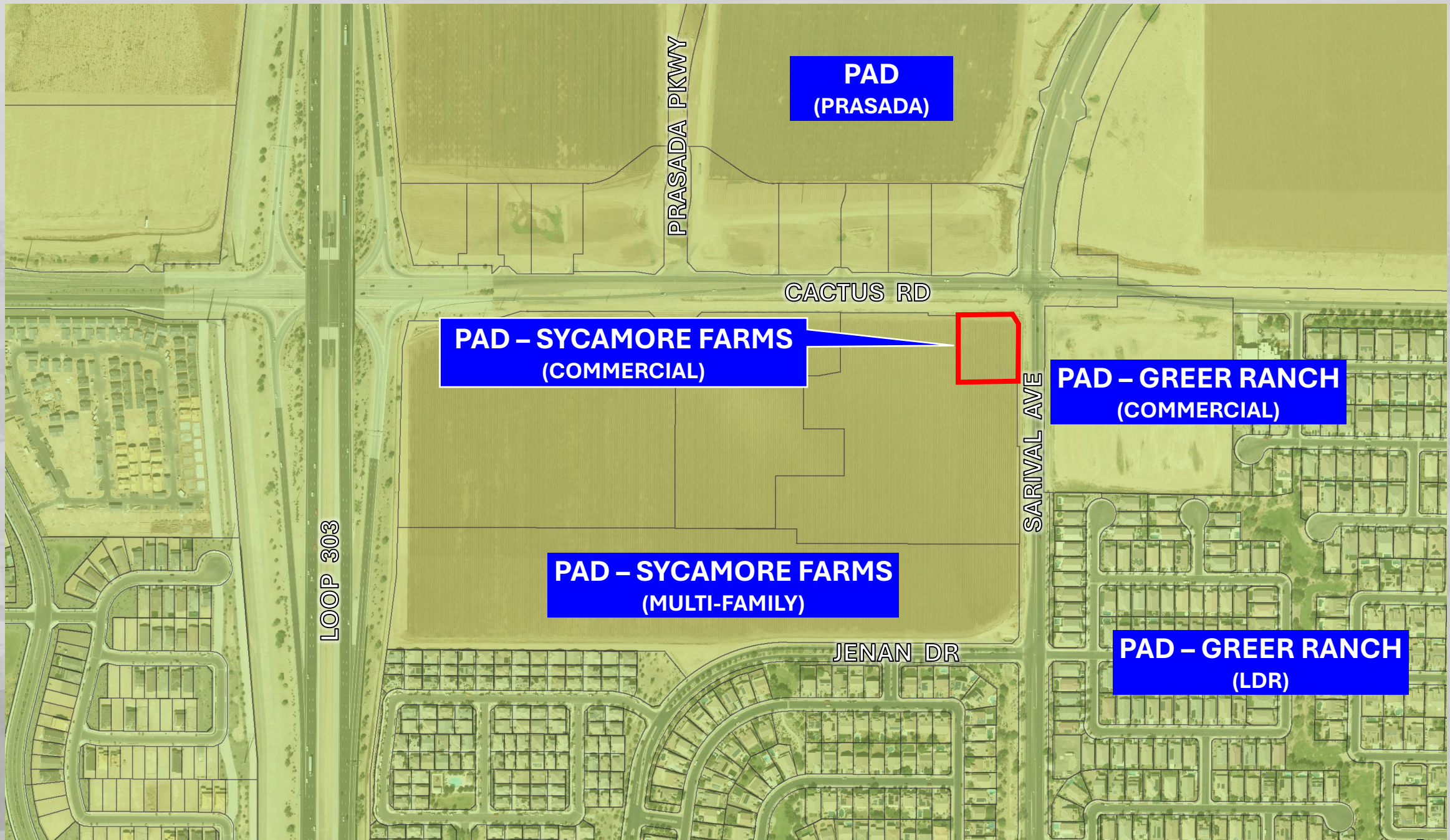
Planning & Zoning Commission

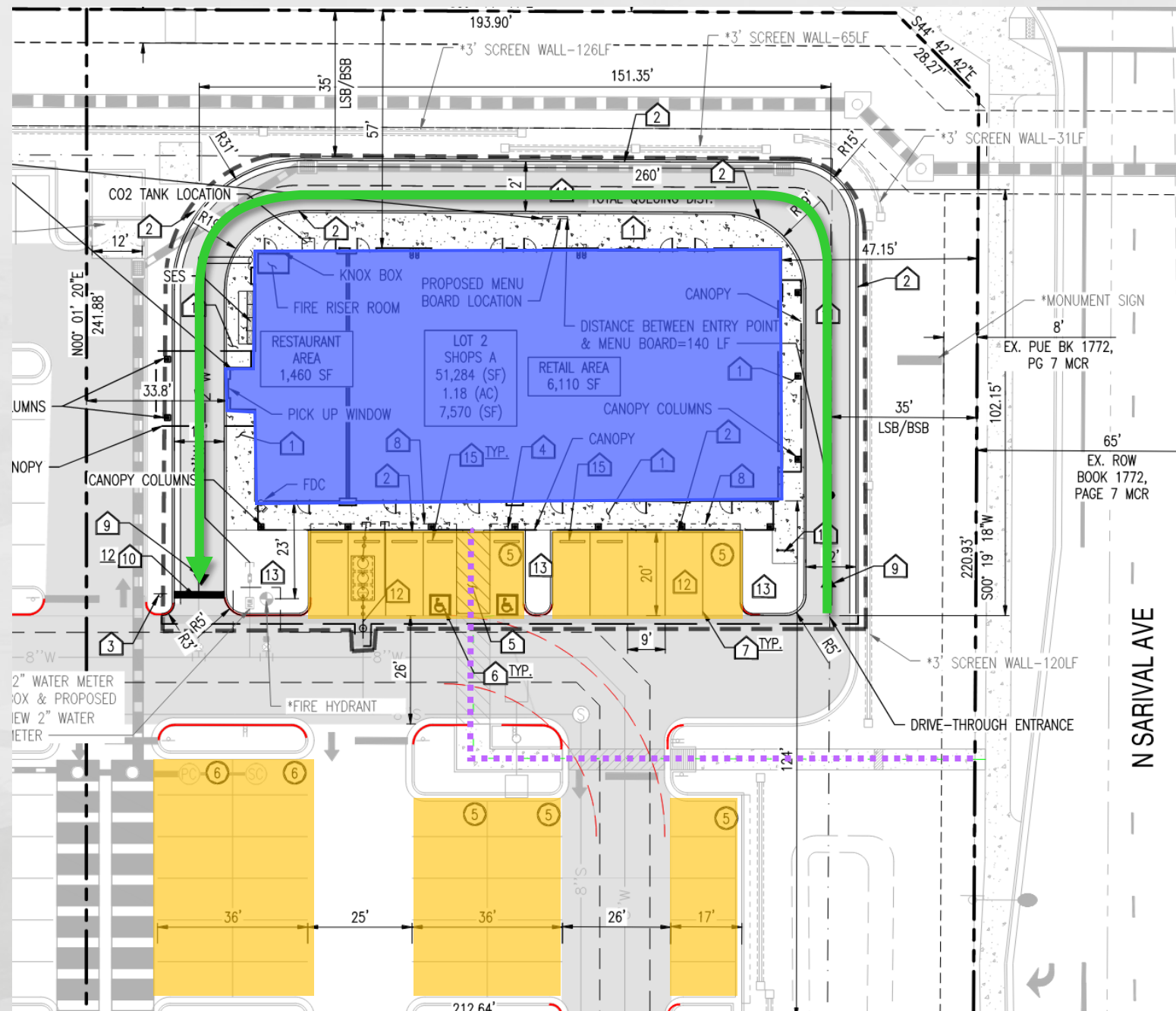
March 20, 2025



SURPRISE
ARIZONA







1,460 S.F. Coffee Shop
6,110 S.F. Building

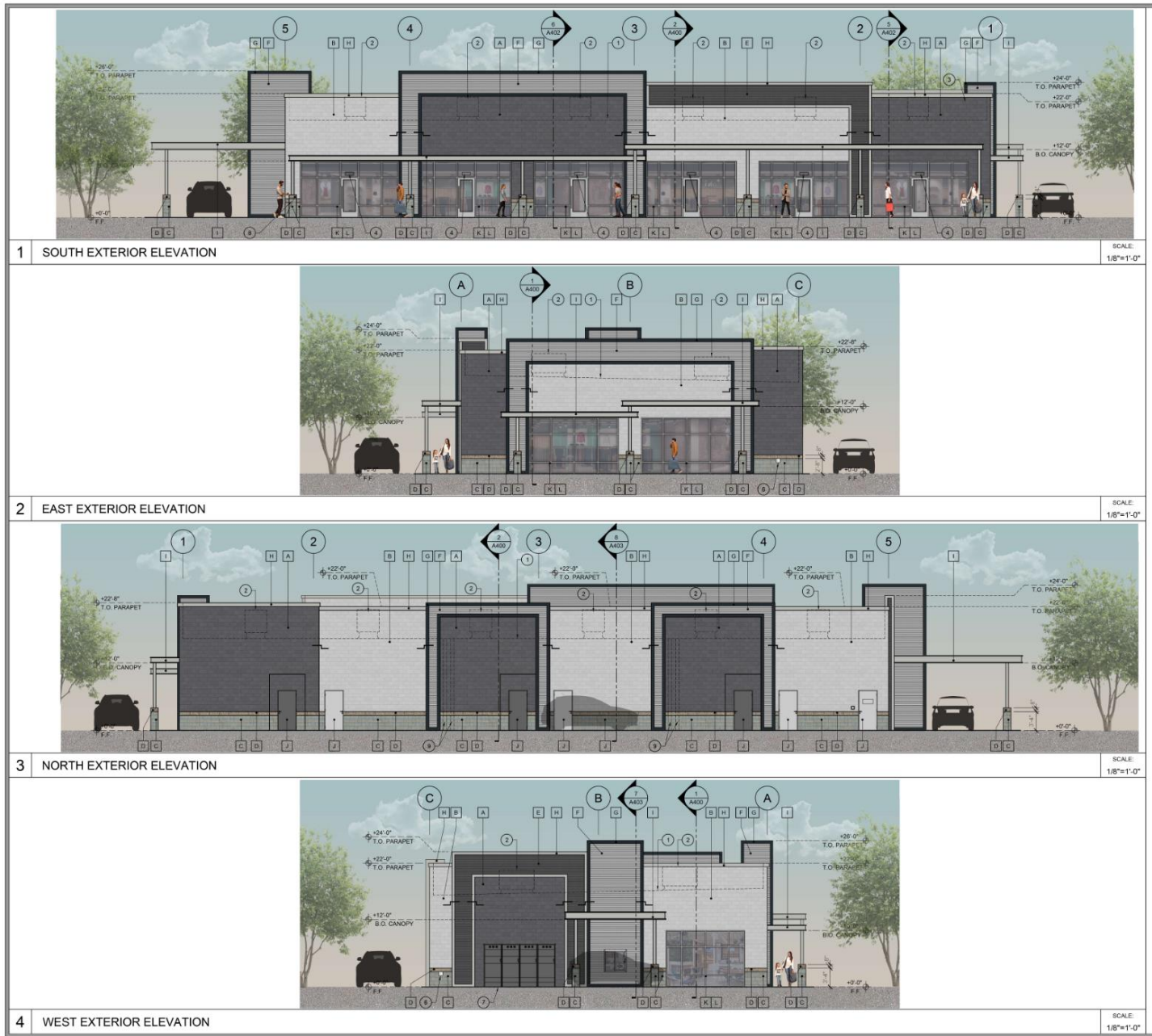
7,570 S.F.

Parking Required = 26 Spaces

Parking Provided = 38 Spaces ☒

Drive-Through Lane
(Queuing Capacity = 10 Vehicles)

FS24-0170 SITE PLAN





ILLUSTRATIVE LANDSCAPE PLAN

PLANTING MATERIAL LEGEND

CANOPY TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
ACACIA SALICINA	WILLOW LEAF ACACIA	24" BOX 2" CAL	MIN H7' Ø 4"	2

SHRUBS/ACCENTS

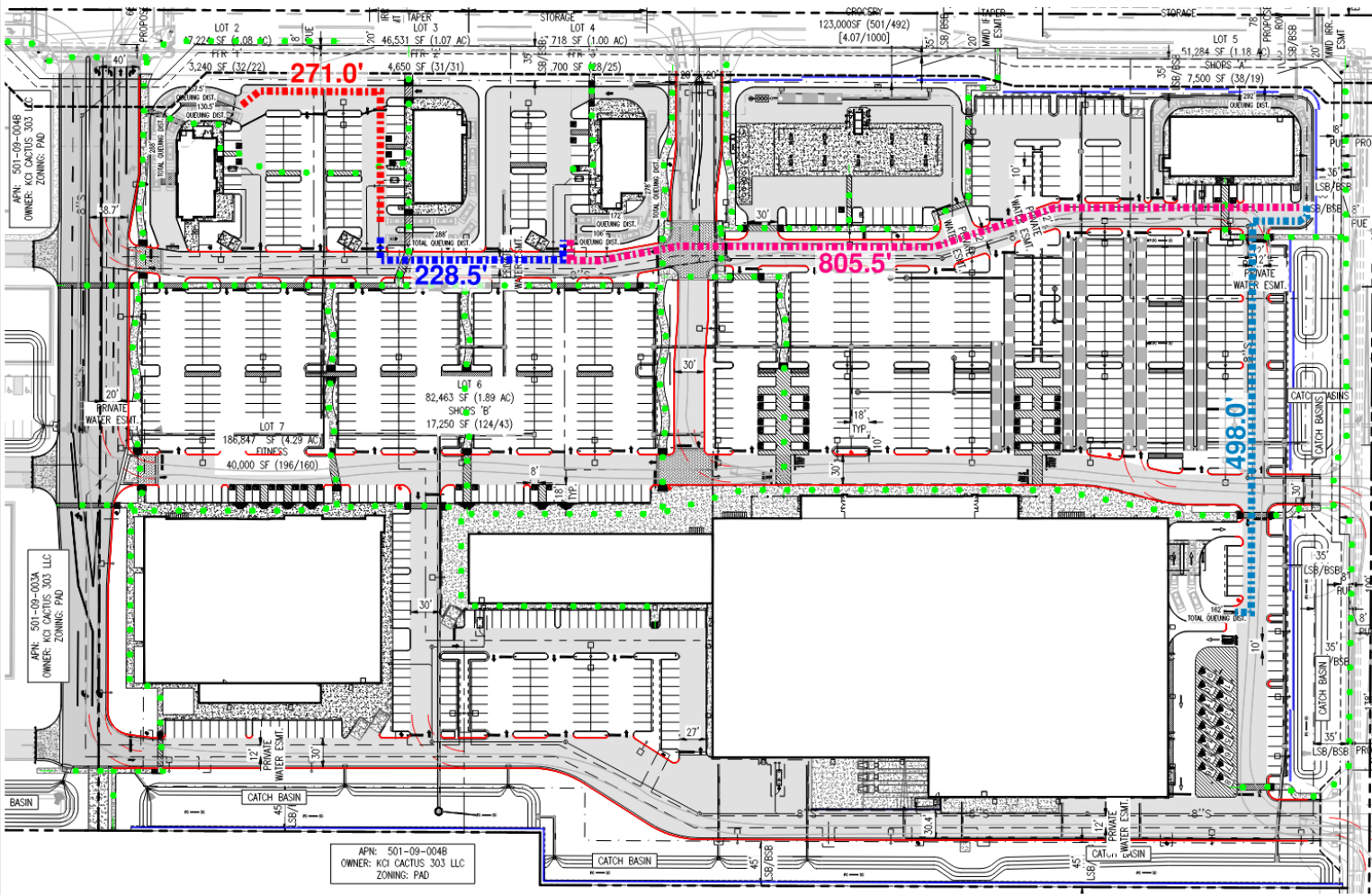
SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
LEUCOPHYLLUM 'COMPACTA'	COMPACT TEXAS RANGE	5 GAL	CAN FULL	2
DESERT SPOON	DASYLIRION WHEELERI	5 GAL	CAN FULL	8
LANTANA MONTEVIDENSIS	TRAILING LANTANA "GOLD"	5 GAL	CAN FULL	5

GROUND COVER

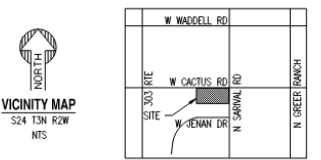
DESCRIPTION	QTY
DECOMPOSITE GRANITE 3/4" SCREENED "EXPRESS GOLD" 2" DEEP IN PLANTING AREAS PER PLAN	677 S.F. 7 TON

*NOTE: ALL PLANTS APPROVED UNDER THE ARIZONA DEPARTMENT OF WATER RESOURCES AS LOW-WATER USE PLANTS

PROPOSED SHOPS WITH DRIVE-THROUGH WINDOW FOR LOT 2, SHOPS "A"
SOUTHWEST CORNER OF SARIVAL AVENUE AND CACTUS ROAD, SURPRISE, AZ 85388
A PART OF THE CACTUS COMMERCIAL CENTER (FS22-1201)



VICINITY MAP



PROJECT TEAM

EXISTING OWNER
BARCLAY HOLDINGS COX, LLC
2415 E. CAMELBACK RD., SUITE 900
PHOENIX, AZ 85016

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, AZ 85016
PHONE: 480-237-2507
ATTN: AU FAKH
EMAIL: ALHAWAZEG@SEEG.COM

LANDSCAPE
HARRINGTON PLANNING & DESIGN
4711 E. FAUCON DR., SUITE 222
MESA, AZ 85215
PHONE: 480-250-0116
ATTN: JASON HARRINGTON
EMAIL: JASON@HARRINGTONPLANNINGDESIGN.COM

ELECTRICAL ENGINEER
WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, ARIZONA 85225
PHONE: 480-467-5807
ATTN: AARON KLITCHINSKY
EMAIL: AKLITCHINSKY@WRIGHTENGINEERING.US

DEVELOPER
BARCLAY GROUP
2415 E. CAMELBACK RD., SUITE 900
PHOENIX, AZ 85016
PHONE: 602-224-4154
ATTN: ALEXANDRA SCHUCHTER
EMAIL: ASCHUCHTER@BARCLAYGROUP.COM

ARCHITECT
PHOENIX DESIGN
1855 E. SOUTHERN AVE., SUITE 204
MESA, AZ 85204
PHONE: 602-767-7354

SURVEYOR
AW LAND SURVEYING, LLC.
P.O. BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
ATTN: DANIEL D. ARMAUO
EMAIL: DARMUA@AWLANDSURVEYING.COM

PROJECT INFO

PROJECT LOCATION:
SWC W CACTUS ROAD & N SARIVAL AVENUE, SURPRISE, ARIZONA 85388

PROJECT DESCRIPTION:
THE PROJECT IS A PROPOSED SHOPPING CENTER WITH A FRY'S MARKETPLACE ANCHOR. SHOPPING CENTER WILL INCLUDE A FUEL CENTER, RESTAURANTS, AND RETAIL SHOPS.

SITE DATA:
ASSESSOR'S PARCEL NUMBER: 501-09-003A; 501-09-004B
ZONING: PAD
GROSS AREA: 1,178,824 SF (27.06 AC).
NET AREA: 1,033,758 SF (23.73 AC).

LEGEND

ENTRY-TO-ENTRY SEPARATION DISTANCE **XXX.X'**

SEG 5240 N. 16th Street
Suite 105
Phoenix, AZ 85016
480-588-7226

NOT FOR
CONSTRUCTION

DRIVE-THROUGH SEPARATION EXHIBIT
February 15, 2024

FS24-0170 SEPARATION OF
DRIVE-THROUGHS

EVALUATION CRITERIA

LDO Section 106-10.17

- ✓ 25' from public ROW (85')/ 75' from residential (140+')
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 40-feet between entry point to menu board/100-feet pick-up service (140'/120')
- ✓ 150-foot separation from another drive-through (498'/805.5')
- ✓ Min. 140' stacking per lane (260')
- ✓ Drive-through lanes shall be screened from ROW
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (12')

OUTREACH

Neighborhood Meeting

- June 11, 2024
- Residence Inn
- 7 attendees
- Concerns/Questions: location of the grocery store and fuel station, timing of convenient food restaurant, multi-family project to the south, and schedule of improvements for Cactus Road and Sarival Avenue

RECOMMENDATION

If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS24-0170, 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 the Site Plan entitled “Sycamore Farms Shops A” consisting of four (4) sheets prepared by SEG and received January 6, 2025.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Shops “A” Fry’s 661,” consisting of four (4) sheets prepared by SEG and received January 6, 2025.
- c. Building elevations shall be consistent with the Elevations entitled “Lot 2 – Shops A” consisting of four (4) sheets prepared by PHNX Design and received December 10, 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.