



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 5, 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 May 15, 2025 Planning and Zoning Commission Meeting Minutes. | Renee Puig-Hink
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action pertaining to a Rezone of approximately 2.39 gross acres from Rural Residential (RR) to Community Commercial (C-2), for a site generally located on the northeast corner of 163 rd Avenue and Jomax Road. Case #FS24-0762. | Leslie Carnie
Community
Development |
| 3. | District 5 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Panda Express with a drive-through facility on a site generally located north of the northwest corner of Litchfield and Waddell Roads. Case #FS24-1192. | Leslie Carnie
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|---|
| 4. | Internal | Presentation and discussion pertaining to the Surprise Center Development Company update on the City Center Master Plan. | Scott Philips
Community
Development |
| 5. | Citywide | Presentation and Discussion of the 2024 International Building and Fire Codes Adoption Process. | Mindy Davis
Community
Development |

- 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, May 29th, 2025 @ 10:00am

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: June 5, 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 May 15, 2025 Planning and Zoning Commission Meeting Minutes.

Motion:

I move to approve/disapprove the May 15, 2025 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 5-15-2025 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 15, 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 May 15, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Interim City Attorney; Lloyd Abrams, Director of Community Development; Trevor Fleetham, Planning Manager; Christina Sexton, Planner, Sr.; Leslie Carnie, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- Councilmember Chris Judd

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

- None

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the April 17, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the April 17, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Spata seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Consideration and action pertaining to a rezone of approximately 295 gross acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3), on four (4) parcels generally bounded by Central Arizona Project (CAP) Canal to the north, future 251st Avenue alignment to the east, Beardsley Road to the south, and the City of Buckeye to the west. FS23-0350.

Christina Sexton, Planner, Sr., presented item 2 to the Commission.

Jeff Blilie of Gilbert Blilie, PLLC, representative for the applicant, presented additional information 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:

- Remote location
- Development Agreement
- Cost associated with constructing roads
- Transportation of students to Wickenburg or Dysart schools
- Amenity package
- R-3 location in the overall development
- Clarification as to why R-3 is included in the development
- Timing of the R-3 development in comparison to the R-1 development

Chair Holland made a motion to add a stipulation that the R-3 development, if approved, be developed either concurrently or after any development on the R-1 portion. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

Chair Holland made a motion recommend approval of the Surprise 295 Rezone, case FS23-0350, to the City Council. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

Item 3 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Big O Tires Minor Vehicle Service Facility, generally located on the northwest corner of Grand Avenue and Mountain View Boulevard. Surprise Planning Case # FS24-1457.

Leslie Carnie, Planner II, presented item 3 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 location

Commissioner Bash made a motion to approve the Conditional Use Permit with Site Plan for a Minor Vehicle Service Facility, Case# FS24-1457, subject to stipulations 'a' through 'e' as outlined in the staff report. Chair Holland seconded the motion. Motion passed with 6 votes in favor.

Item 4 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Smoking Lounge with Liquor License known as Fox Cigar Bar. The site is an existing building generally located on the southeast corner of Litchfield Road and Waddell Road. Surprise Planning Case FS24-0622.

Leslie Carnie, Planner II, presented item 4 to the Commission.

Thomas Galvin of Rose Law Group, representative for the applicant, presented additional information 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:

- Establishment will enhance the community as a whole
- Health risks associated with smoking
- Smoke will be contained and scrubbed out of the air due to the filtration systems

Commissioner Perry made a motion to approve the Conditional Use Permit with Site Plan for a Smoking Lounge with Liquor License, Case# FS24-0622, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:42 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: June 5, 2025 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
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 2.39 gross acres from Rural Residential (RR) to Community Commercial (C-2), for a site generally located on the northeast corner of 163rd Avenue and Jomax Road. Case #FS24-0762.

Motion:

I move to recommend approval of the Circle K 163rd Avenue and Jomax Road rezoning, case FS24-0762, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Circle K 163rd Avenue and Jomax Road rezoning, case FS24-0762, to the City Council because *[insert reason]*.

Background:

Brennan Ray with Ray Law Firm proposes to rezone approximately 2.39 gross acres from RR to C-2 to allow for the development of a Circle K convenience store and fuel station. The site is located on the northeast corner of 163rd Avenue and Jomax 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-FS24-0762 Circle K 163rd & Jomax Rezone - Staff Report
 2. 01 – FS24-0762 Circle K 163rd & Jomax - Vicinity Map
 3. 02 – FS24-0762 Circle K 163rd & Jomax - Zoning Map
 4. 03 – FS24-0762 Circle K 163rd & Jomax - Proposed Zoning Map
 5. 04 – FS24-0762 Circle K 163rd & Jomax - Rezone Narrative
 6. 05 – FS24-0762 Circle K 163rd & Jomax - Luke AFB Comments
 7. 06 – FS24-0762 Circle K 163rd & Jomax - Citizen Outreach Report
 8. 07 – FS24-0762 Circle K 163rd & Jomax - Affidavit of Site Posting
 9. 08 - FS24-0762 Circle K 163rd & Jomax - Opposition & Support
 10. FS24-0762 Circle K 163rd & Jomax Rezone - Presentation
-

REZONE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0762

Project Name: Circle K 163rd Ave and Jomax Rd Rezone

Council District: 1 - Acacia

Meeting Date: June 05, 2025

Planner: Leslie Carnie

Owner: Langley Partners Investments, LLC

Applicant: Brennan Ray of Ray Law Firm

Request: A rezone of approximately 2.39 gross acres from Rural Residential (RR) to Community Commercial (C-2). Case #FS24-0762

Site Location: Generally located on the northeast corner of 163rd Avenue and Jomax Road

Site Size: 2.39 Gross Acres (approx.)

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

Support/Opposition: A Citizen Participation Meeting was October 19, 2024. Refer to attached Citizen Participation Report.

Staff Recommendation: The subject case meets the rezone requirements set forth in the Land Development Ordinance. City staff has approved this rezone application subject to stipulations 'a' and 'b'.

Project Description:

Brennan Ray with Ray Law Firm proposes to rezone approximately 2.39 gross acres from Rural Residential (RR) to Community Commercial (C-2) to allow for the development of a Circle K convenience store and fuel station. The site is located on the northeast corner of 163rd Avenue and Jomax Road.

Background:

November 03, 1988: The subject parcels were annexed into the city under Ordinance 88-24.

January 11, 2023: A Concept Review meeting for the subject case was held under case CR23-0051.

June 14, 2024: The applicant filed a request for a rezone and Site Plan under case FS24-0762, the subject case.

Analysis and Discussion:

The applicant requests the rezone of a vacant parcel located on the northeast corner 163rd Avenue and Jomax Road. A rezone from RR to C-2 will allow for the development of a Circle K convenience store and fuel station. A Site Plan review is running concurrently with this rezone application under the same case number. For conceptual purposes the proposed Landscape Plan is shown below.

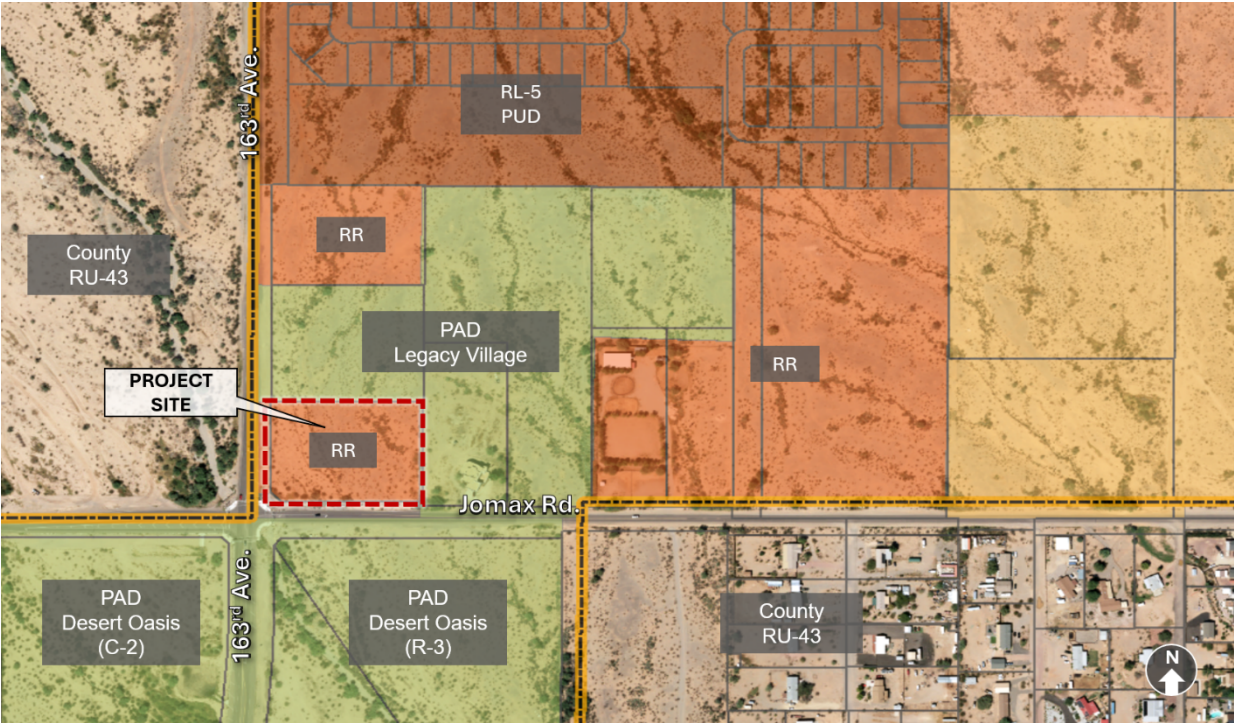
Access to the site is provided via 163rd Avenue and Jomax Road. The driveway on the westerly side of the parcel provides right-in, right-out access to 163rd Avenue and the southern driveway provides right-in, right-out access to Jomax Road. A Traffic Impact Analysis has been reviewed as a part of this application.



June 05, 2025 - Planning & Zoning Commission
Case: FS24-0762 – Circle K 163rd & Jomax- Rezone

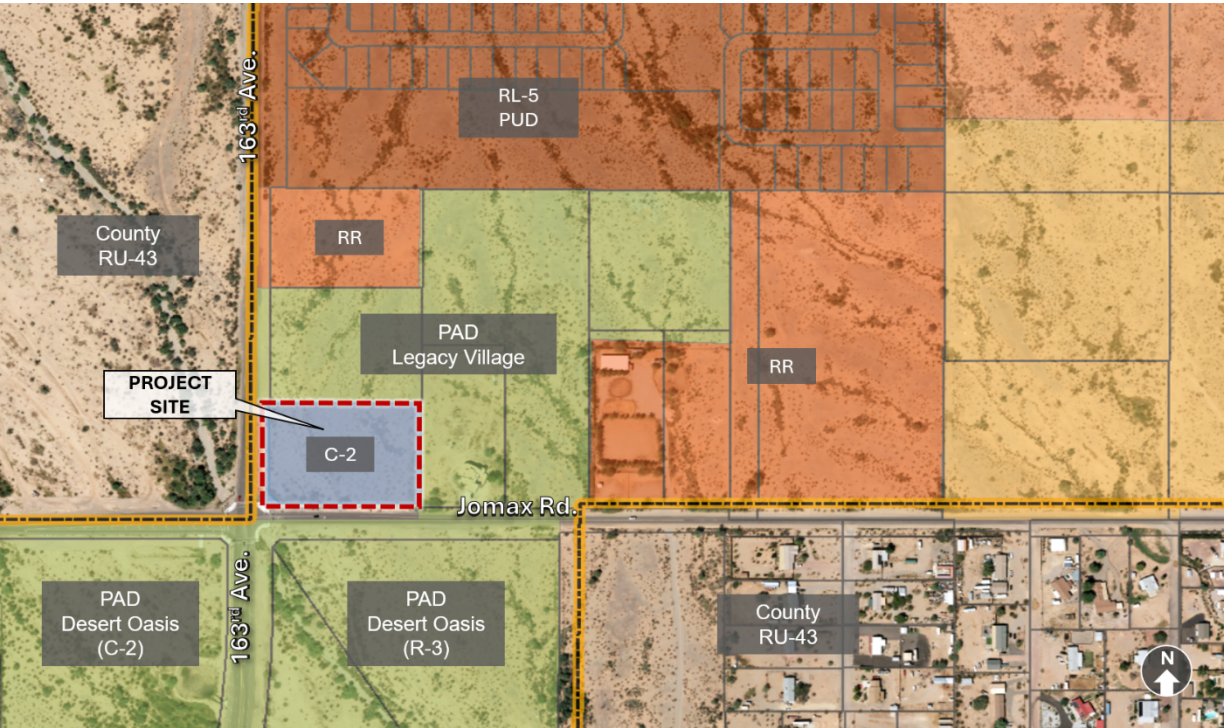
72
73

Existing Zoning



74
75
76
77

Proposed Zoning



78

Development Standards:

The development of the project site is subject to review and approval of a comprehensive Site Plan review, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the City's Land Development Ordinance (LDO) requirements and the adopted Planning and Engineering Design Standards (PEDS). The tables below reflect the current LDO development standards for the C-2 zoning district.

Table 106-6a—Commercial Zoning Districts

	C-2
Minimum <i>lot</i> area (sf)	18,000
Min. <i>setback</i> to arterial <i>ROW</i>	35 ^{5, 6}
Min. <i>setback</i> to collector and local <i>ROW</i> (ft)	20 ^{5, 6}
Min. <i>setback adjacent</i> to residential <i>zoning</i> (ft)	30 ^{5, 6}
Min. <i>setback adjacent</i> to non-residential <i>zoning</i> (ft)	15 ^{5, 6}
Max. bldg. <i>height</i> (ft)	40 ²
Max. size per <i>use/tenant</i> (sf) ³	45,000
Max size per <i>commerce center</i> (ac) ⁴	20
Notes: 2. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed 30 feet in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to rural residential (RR), residential low density (R-1), and residential medium density (R-2) <i>zoning</i> . The <i>height</i> increases at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning district</i> . 5. Projects designed as <i>commerce center</i> will comply with overall development standards regarding perimeter <i>setbacks</i> from <i>abutting</i> developments. 6. <i>Pad sites</i> within a <i>commerce center</i> may have reduced <i>setbacks</i> along boundaries internal to the master <i>site plan</i> if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.	

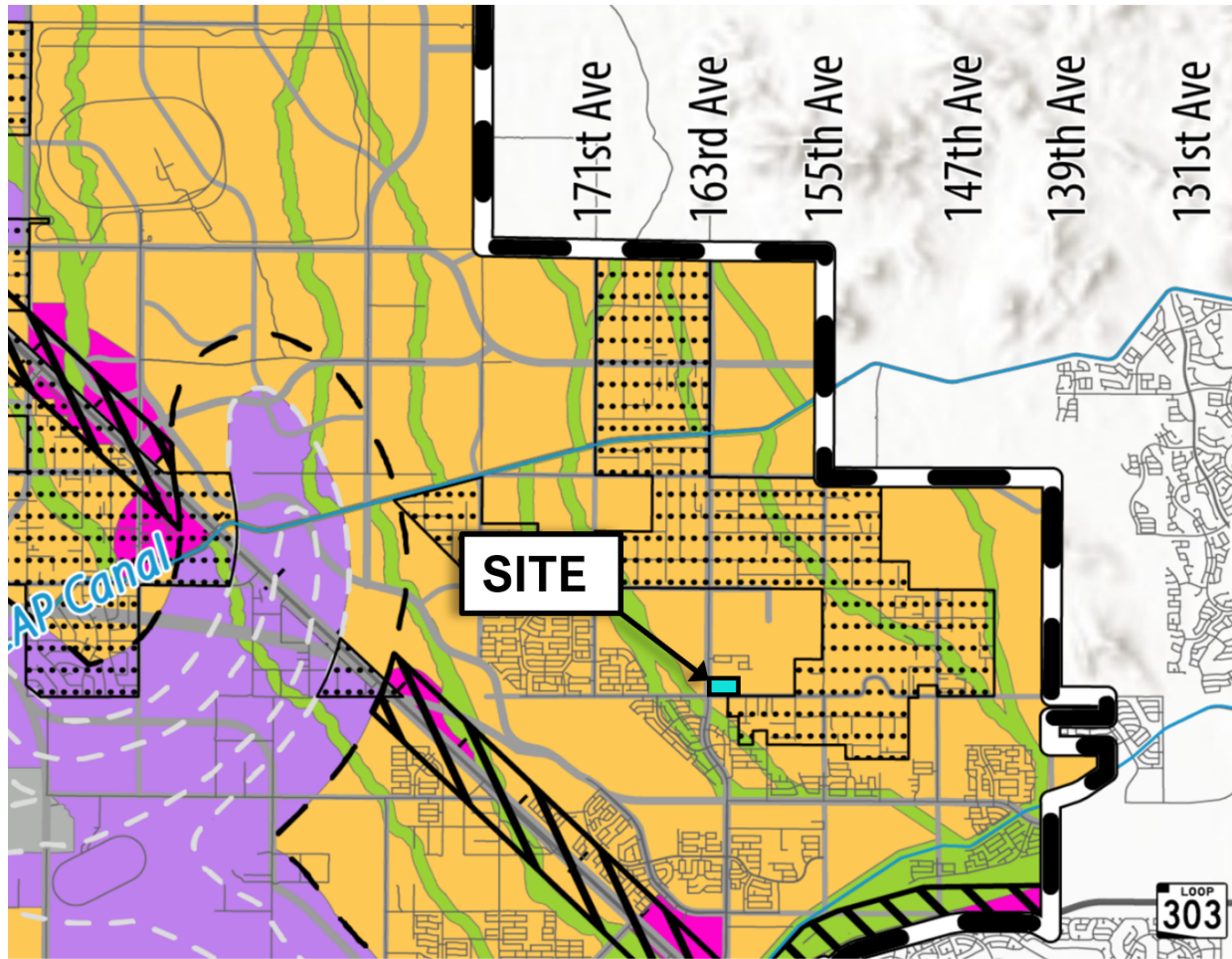
Utility and Services Table:

Electric:	APS
Water:	CITY OF SURPRISE
School District	NO SCHOOL DISTRICT

Conformance with Adopted Plans:

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

The site is designated in Neighborhood Character Area, which supports the development of locally orientated commercial uses. The proposed development will provide neighborhood scale retail that is strategically located at the intersection of two arterial corridors.



Reviewing Agencies:

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

Citizen Outreach:

An outreach meeting was held on October 29, 2024, at the Asante Preparatory Academy. Nine (9) residents were in attendance, as well as city staff. Some residents expressed concerns regarding traffic, crime, noise, light pollution and the potential for a gas leak. A summary of this meeting can be found in the attached Citizen Outreach Report.

Summary:

Staff believes the proposed rezone is consistent with the manner and intent of the Surprise Municipal Code. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise C-2 zoning district.

Findings:

- The proposed rezone is consistent with the Surprise General Plan 2040.
- The proposed rezone demonstrates compliance with the criteria set forth in the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Staff's Recommendation:

Based on the findings noted above, the subject rezone has been approved by city staff subject to stipulations 'a' and 'b' as outlined below.

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Circle K NEC Jomax Road & 163rd Avenue", prepared by Ray Law Firm, and received May 11, 2025.
- 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.

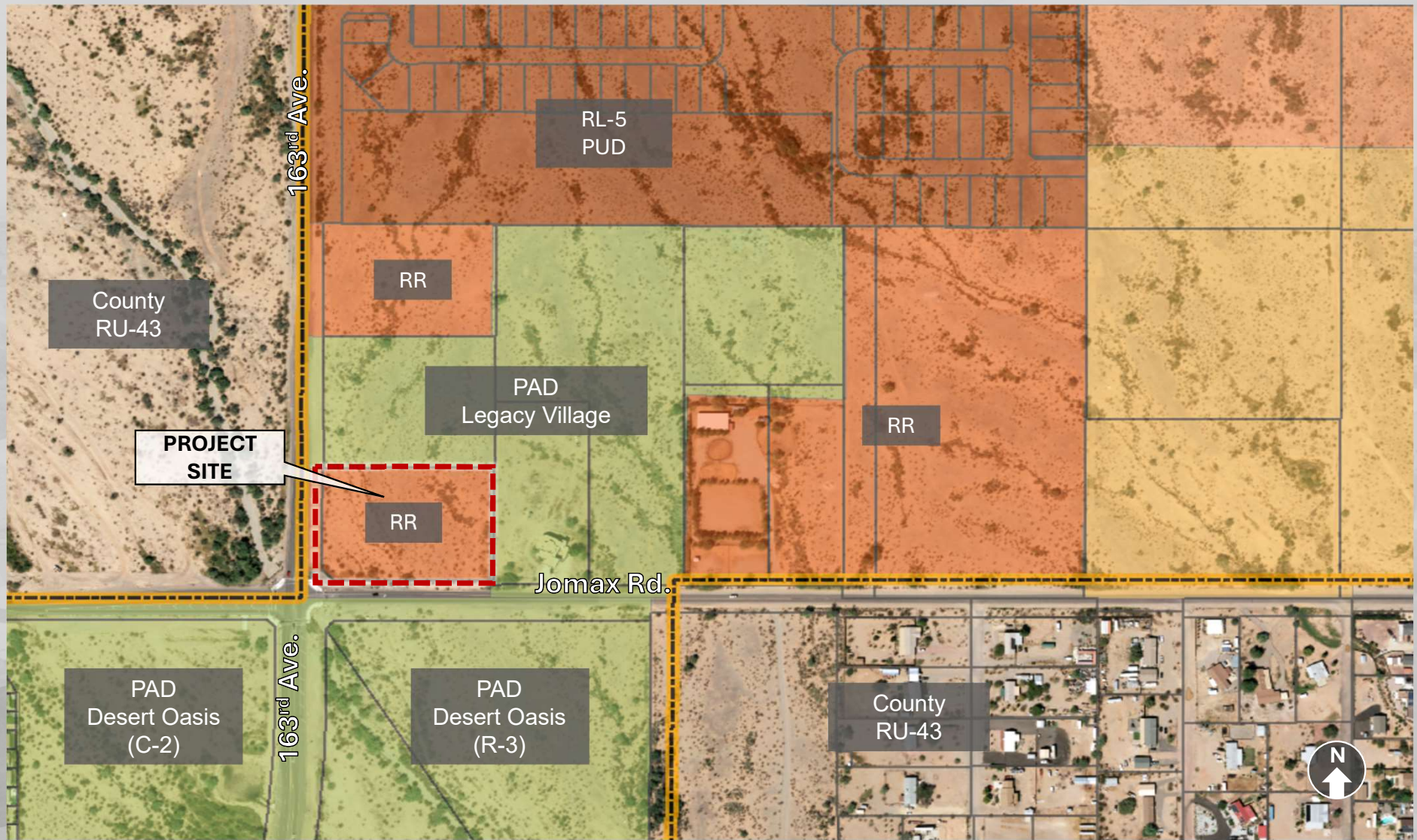
However, should the Commission wish to recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

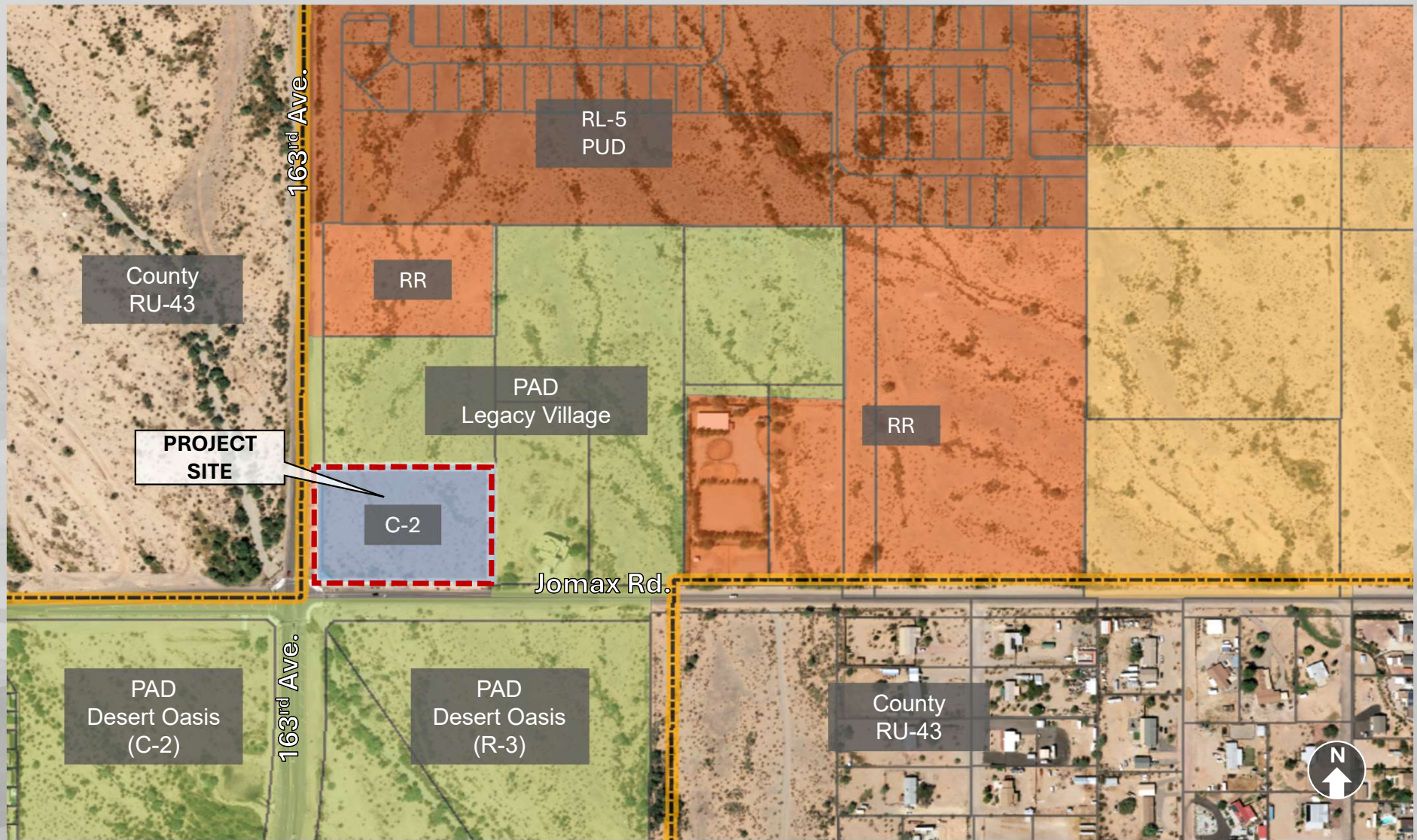
01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Rezone Narrative
05 Luke AFB comments
06 Citizen Outreach Report
07 Affidavit of Site Posting
08 Opposition & Support
PPT



VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

Rezone Narrative

Circle K

NEC Jomax Road & 163rd Avenue

Case No: FS24-0762

Submitted: June 19, 2024
Updated: November 22, 2024
Updated: April 9 2025
Updated: May 11, 2025

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IV.	Conclusion	2
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Exhibit No.	Description
1	Aerial
2	Site Plan
3	Exterior Elevations
4	Material Board
5	Canopy Elevations
6	Landscape Plan
7	General Plan Land Use Map
8	Existing Zoning Map
9	Proposed Zoning Map
10	Legal Description

I. INTRODUCTION AND REQUEST

Circle K Stores, Inc. (“Circle K”) is seeking to develop approximately 2.39 gross acres located at the northeast corner of Jomax Road and 163rd Avenue (the “Site”) in the City of Surprise (the “City”) as a full-service Circle K convenience store with gasoline services. See **Exhibit 1, Aerial**. Circle K requests the Site be rezoned from the existing Rural Residential (RR) zoning to Community Commercial (C-2). Additionally, Circle K is concurrently seeking administrative site plan approval for the proposed development plans on this vacant and underutilized site. See **Exhibit 2, Site Plan**. Circle K is excited about the prospect of this new location that will bring jobs, goods, and services to the area.

These requests are consistent with the General Plan and with good planning principles of locating commercial development at the intersection of two arterial roads (163rd Avenue and Jomax Road). The current Rural Residential zoning is not appropriate for this hard corner. Rather, this designation is better suited north and east of the Site, such as the future Legacy Village residential development that will be north of the Site. A convenience store with gasoline services is not located within the immediate area. This Circle K will be a convenient place for those who live and work in the area to get convenience goods and fuel. This Circle K will also be well-designed with architecture that is fitting for the area.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated as “Neighborhood” on the General Plan. This request is consistent with the Neighborhood designation, which supports locally oriented commercial uses. Circle K’s proposed neighborhood-oriented use is suitable for the area and compatible with the surrounding uses. Surrounding uses and designations are as follows:

- North: vacant land zoned PAD/CC
- East: vacant land zoned PAD/CC
- South: vacant land (across Jomax Road) zoned PAD/LDR
- West: vacant land in Maricopa County’s jurisdiction

The proposed development complies with the General Plan and is supported by the General Plan’s goals of economic vitality, enhancing the jobs to housing balance, and supporting well-maintained and attractive commercial properties. This proposed development will make good use of a vacant Site, and will provide jobs, tax dollars to the City and State, and goods and services in an appropriate location that will benefit the community.

III. PROPOSED DEVELOPMENT

A. *Site Layout and Architecture*

Circle K’s proposed development is designed as a quality development that will create employment opportunities and will be appropriate for the area. The Site has been designed with generous building and landscape setbacks to buffer the Site. Over 70 feet of setback is planned adjacent to Jomax Road and over 35 feet of setback is proposed adjacent to 163rd Avenue. These large setbacks will allow for ample landscaping and will enhance the Site. The proposed architectural design is fitting with southwest architecture and reflects a design that is respectful of the Arizona desert climate. The size and scale of the building and fuel canopy are broken up

through well-planned design and the use of a variety of materials. **See Exhibit 3, Exterior Elevations.** The Site is planned to consist of an approximately 5,200-square-foot convenience store with gasoline services. The store is proposed to be approximately 30 feet in height and features a variety of colors and materials to create visual interest. **See Exhibit 4, Material Board.** The store predominately features stucco-look blocks and stone in neutral shades—as opposed to corporate colors—to fit in with the area. Dark bronze framed windows will create further visual interest and variety.

The fuel canopy is proposed to have a height of approximately 18 feet. The fuel canopy has been designed to complement the design of the store and is proposed to contain similar architectural elements as the building to create a sense of harmony and cohesiveness on the Site. **See Exhibit 5, Canopy Elevations.**

B. Landscaping

The overall landscape theme incorporates low water use, and regionally appropriate plant materials that are suitable for the Sonoran Desert to create an attractive presence. **See Exhibit 6, Landscape Plan.** The design and materials create a sense of place within the Site, while adding a fresh approach to a timeless desert environment for the surrounding communities. The street frontages of Jomax Road and 163rd Avenue will have large landscape setbacks to create an attractive frontage for customers and passers-by. Landscape islands are provided to break up rows of parking spaces, reduce heat island effect, and provide shading. This proposed Circle K will be amply and attractively landscaped and will meet all City landscaping requirements.

C. Parking and Circulation

Efficient site layout and ample parking are important to Circle K to enhance the customer experience. Twenty parking spaces are provided, where only seventeen are required. The Site has convenient access on both Jomax Road and 163rd Avenue to promote efficient circulation.

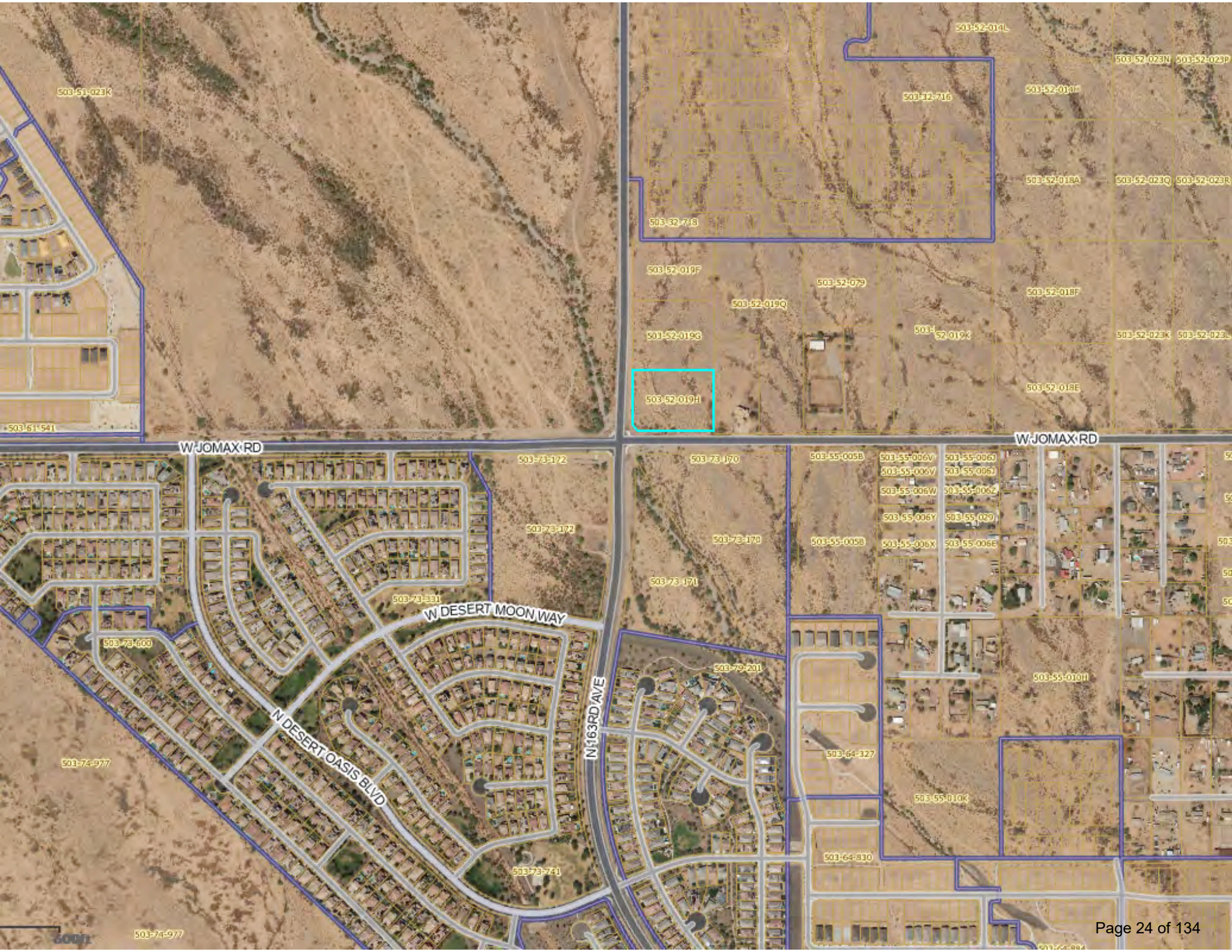
IV. CONCLUSION

Circle K's proposed development is an appropriate development for the Site and area, providing jobs, tax dollars, and goods and services. Circle K looks forward to the opportunity to further invest in Surprise. We request your approval.

V. PROJECT TEAM

Developer:	Circle K Stores Attn: Ryan Mojahed/Lauren Pacini 1130 W. Warner Road Tempe, Arizona 85284
Engineering:	Helix Engineering Attn: Steve Bauser 3240 E. Union Hills Drive, Suite 113 Phoenix, Arizona 85050
Zoning:	Ray Law Firm Attn: M. Brennan Ray 2325 E. Camelback Rd., Suite 400 Phoenix, Arizona 85016 Phone: (602) 558-9934 Email: bray@raylawaz.com

Exhibit 1



503-51-023K

503-52-014L

503-52-023N 503-52-023P

503-52-716

503-52-014H

503-52-018A

503-52-023Q 503-52-023R

503-52-718

503-52-019F

503-52-079

503-52-018F

503-52-019Q

503-52-019G

503-52-023K 503-52-023L

503-52-019G

503-52-018E

503-52-019H

W JOMAX RD

W JOMAX RD

503-73-172

503-73-170

503-55-005B

503-55-006V

503-55-006J

503-55-006W

503-55-006J

503-55-006W

503-55-006Z

503-55-006Y

503-55-020

503-55-006X

503-55-006E

503-55-005B

503-55-006X

503-55-006E

503-73-172

503-73-170

503-73-170

503-73-331

W DESERT MOON WAY

503-73-603

503-55-010H

503-74-977

N DESERT OASIS BLVD

N 163RD AVE

503-79-201

503-64-327

503-55-010K

503-73-741

503-64-830

503-74-977

Exhibit 2

PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A BUILD-TO-SUIT 5200 SF
CONVENIENCE STORE WITH A 3936 SF FUEL CANOPY AND ASSOCIATED SITE WORK
NEAR THE NEC OF JOMAX AND 163RD AVE IN SURPRISE, ARIZONA

SITE DATA

PARCEL NUMBER	503-52-019H
SITE AREA	104,108 S.F. = 2.39 ACRES (NET) (AFTER DEDICATIONS)
ZONING	RR (EXISTING) C-2 (PROPOSED)
BUILDING FOOTPRINT SQUARE FOOTAGE	CONVENIENCE STORE=5200SF FUEL CANOPY=3936 SF
BUILDING HEIGHT	30' EXISTING (40' ALLOWABLE)
FRONT SETBACK (ATERIAL) (REQUIRED)	35'
FRONT SETBACK (ACTUAL)	37' (WEST), 72.5' (SOUTH)
REAR SETBACK (REQUIRED)	15'
REAR SETBACK (ACTUAL)	15' (NORTH)
SIDE SETBACK (REQUIRED)	15'
SIDE SETBACK (ACTUAL)	79.3' (EAST)
PARKING REQUIRED:	1 SPACE FOR EACH 300 SF 5200 UNITS / 300 = 17 SPACES
PARKING PROVIDED:	20 SPACES (19 STANDARD + 1 ADA)

SITE KEY NOTES

1. DRIVE ENTRANCE
2. SCREEN WALL
3. SURFACE BASIN
4. REFUSE ENCLOSURE AND GATES
5. 6" CURB
6. ADA PARKING STALL
7. 5' MIN SIDEWALK
8. FUEL CANOPY
9. RELOCATE OVERHEAD POWER UNDERGROUND
10. CITY CIP PROJECT (WIDEN INTERSECTIONS AND EXTEND CULVERT)
11. DECEL LANE
12. CONTINUOUS DECEL LANE
13. RISER ROOM
14. UNDERGROUND FUEL TANKS
15. APS GROUND TRANSFORMER
16. STORM DRAIN PIPE
17. SCUPPER

ELIX ENGINEERING, LLC
240 E. UNION HILLS DR #113
HOENIX AZ 85050
OFFICE: 602-788-2616
www.hxeng.com

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[illegible]

PROFESSIONAL SEAL:

PROFESSIONAL IN CHARGE:
STEVEN BOWSER, PE
PROJECT MANAGER:
STEVEN BOWSER, PE
QUALITY CONTROL:
JAE
DRAWN BY:
JAE
DATE ISSUED:
6-24

PROJECT NAME:
SEC JOMAX / 163RD
SURPRISE, AZ
5XXX



CIRCLE K STORES INC.

PROJECT NUMBER:
772

SHEET TITLE:

SITE PLAN

SHEET NUMBER: _____

CSP6.0W

Page 26 of 134

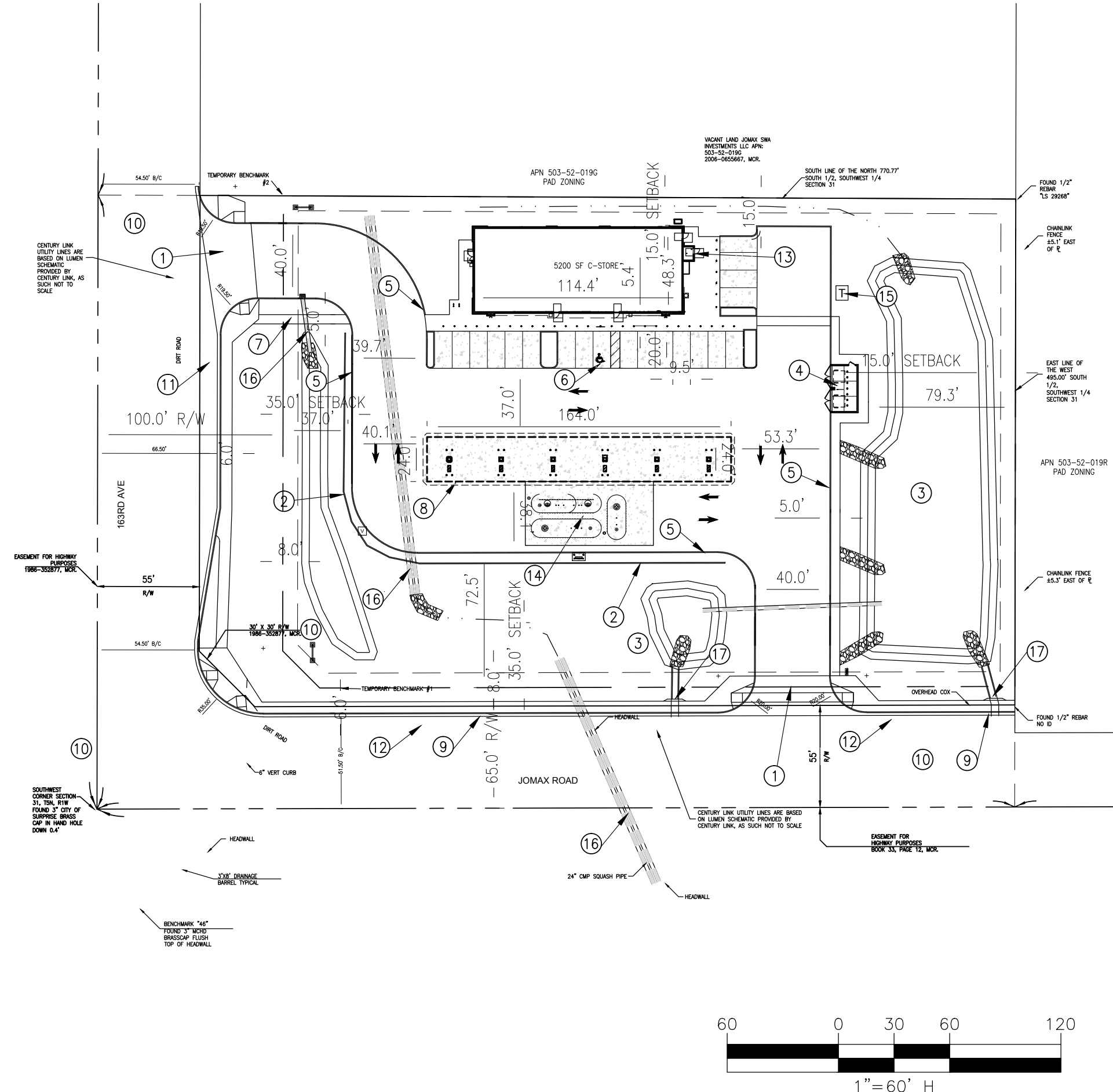
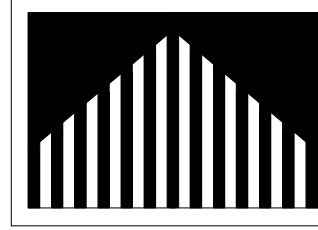


Exhibit 3



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

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PROFESSIONAL SEAL

REVISIONS

△ ISSUE
R3.4

DATE

04/17/23

PROFESSIONAL IN CHARGE

XX

PROJECT MANAGER

XX

QUALITY CONTROL

XX

DRAWN BY

XX

PROJECT NAME

CIRCLE K
STORES, INC.

2703386

163RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA 85387
MARICOPA COUNTY

PROTOCOL # R3.4 04/19/23



CIRCLE K STORE

PROJECT NUMBER: XXXX

EXTERIOR
ELEVATIONS

A2.1 SE

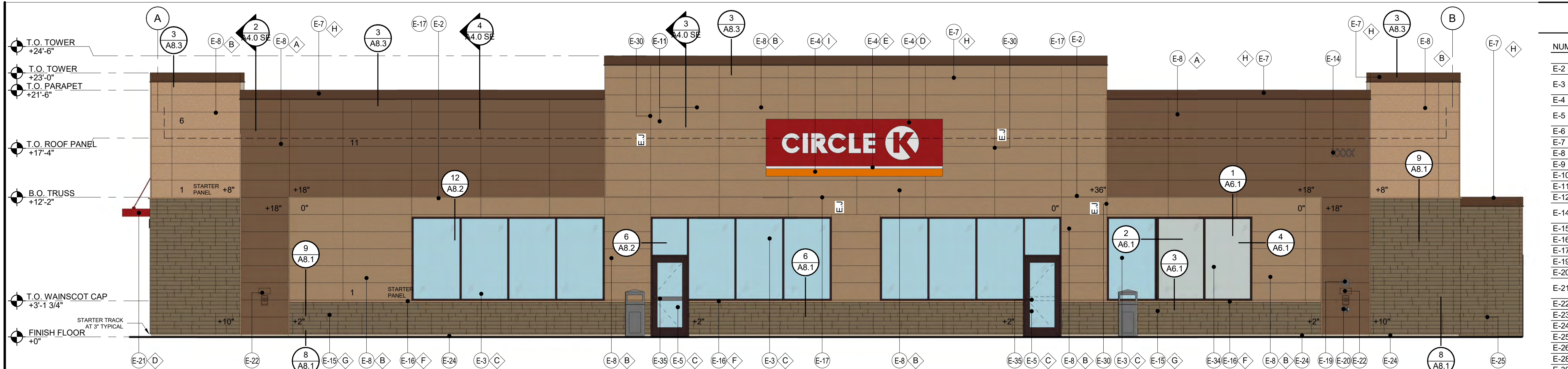
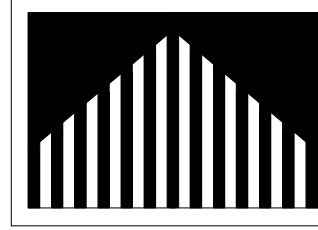


Exhibit 4



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

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Professional Seal

Revisions

Issue
R3.4
Date
04/17/23

Professional in Charge

XX

Project Manager

XX

Quality Control

XX

Drawn By

XX

Project Name

CIRCLE K
STORES, INC.

2703386

163RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA 85387
MARICOPA COUNTY

Protocycle # R3.4 04/19/23

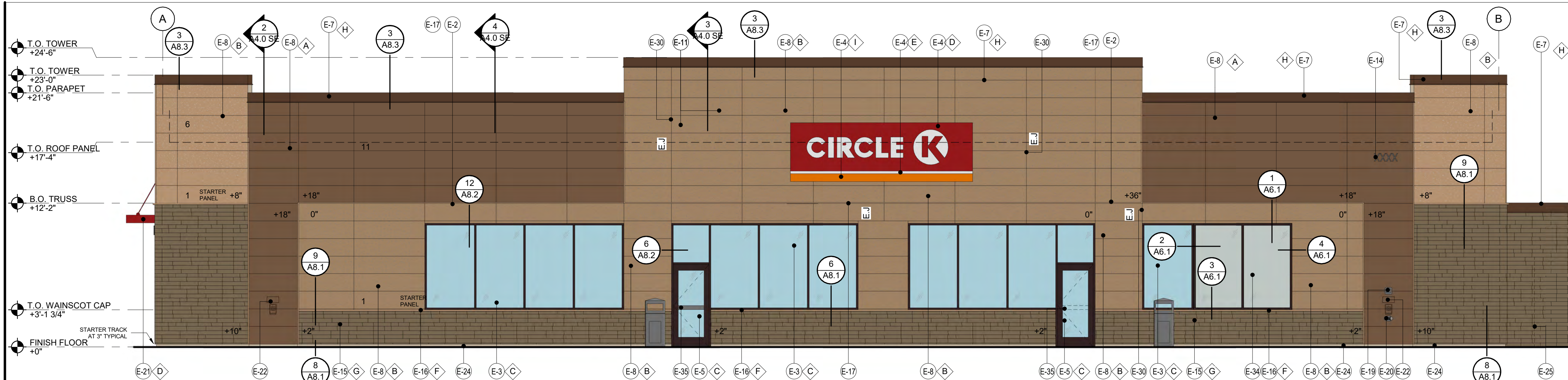


CIRCLE K STORE

Project Number: XXXX

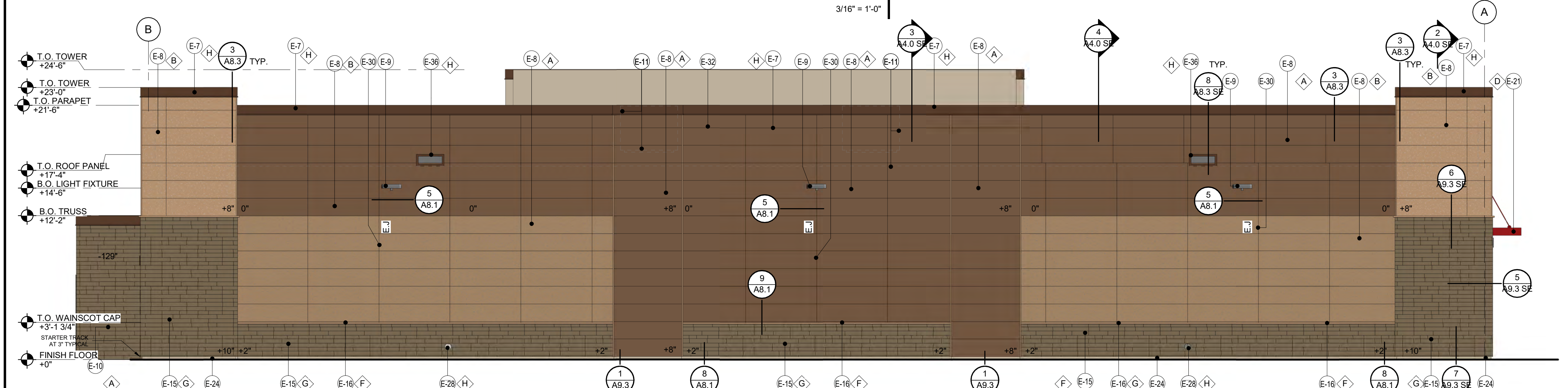
Exterior
Elevations

A2.1 SE



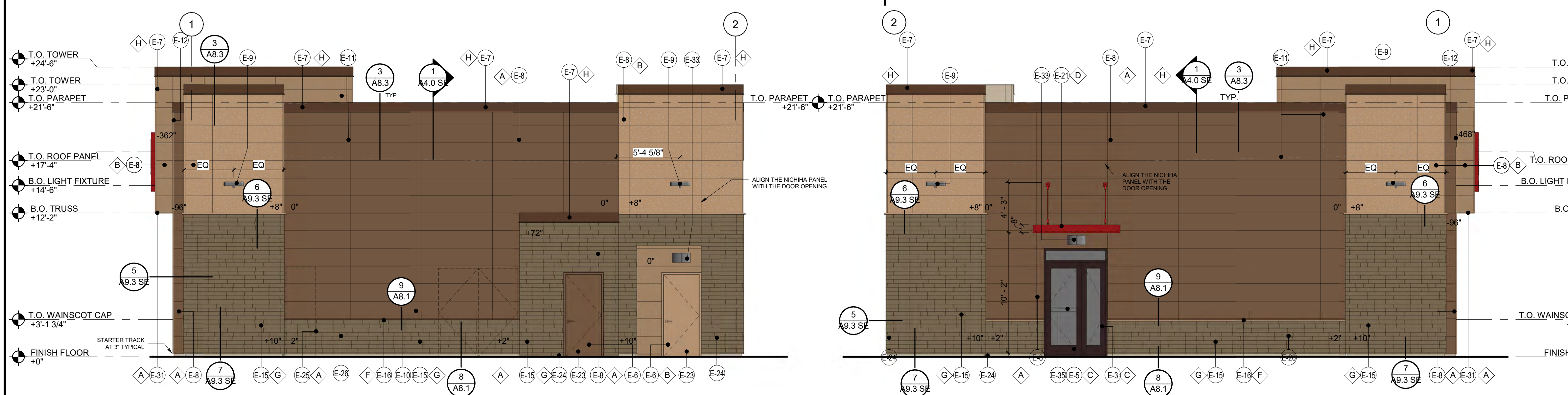
FRONT ELEVATION (SOUTH) | 1

3/16" = 1'-0"



BACK ELEVATION (NORTH) | 2

3/16" = 1'-0"



SIDE ELEVATION (EAST) | 3

3/16" = 1'-0"

SIDE ELEVATION (WEST) | 4

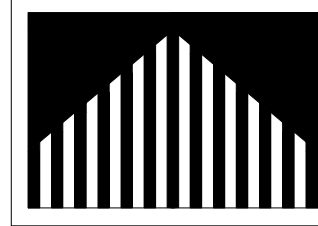
3/16" = 1'-0"



Material Legend

N.T.S.

Exhibit 5



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel. 713 664 7974
fax: 713 664 9756

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PROFESSIONAL SEAL

REVISIONS

△ ISSUE DATE

PROFESSIONAL IN CHARGE

XX

PROJECT MANAGER

XX

QUALITY CONTROL

XX

DRAWN BY

XX

PROJECT NAME

CIRCLE K
STORES, INC.

2703386

163RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA 85387
MARICOPA COUNTY

PROTOCOL # R3.4 04/19/23



CIRCLE K STORE

PROJECT NUMBER: XXXX

FUEL CANOPY
ELEVATIONS

CA-2

KEY

X

NUMBER	DESCRIPTION
CB-01	ACM PANEL *TEX-COTE
CB-02	COLUMN FLAGS BY SIGNAGE VENDOR
CB-04	6"0 BOLLARD, 36" HIGH
CB-05	FUEL PUMP
CB-06	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
CB-07	1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
CB-08	1-1/2" HIGH NICHHA FIBER CEMENT CAP. INSTALL PER MFR. SPECS
CB-09	NICHHA FIBER CEMENT WALL PANEL SYSTEM

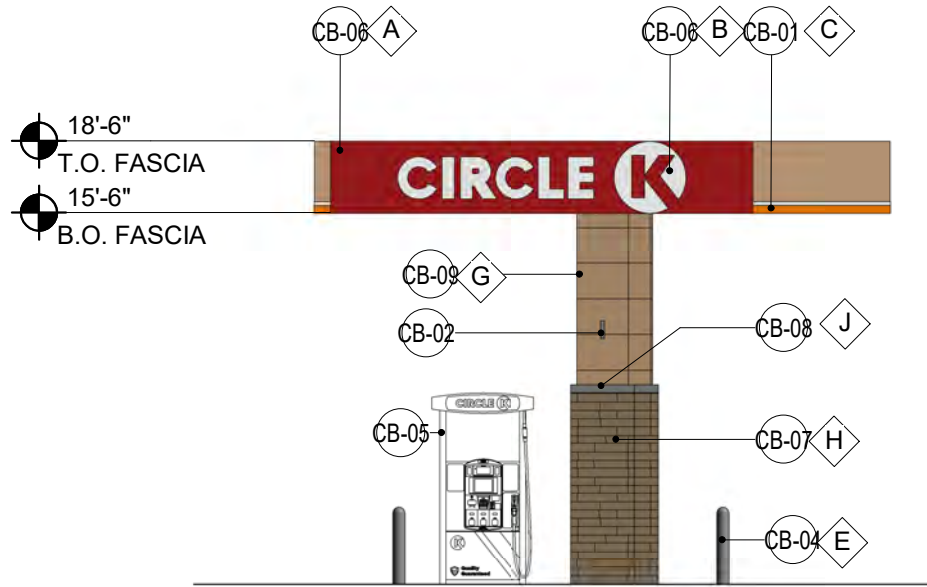
FINISH

X

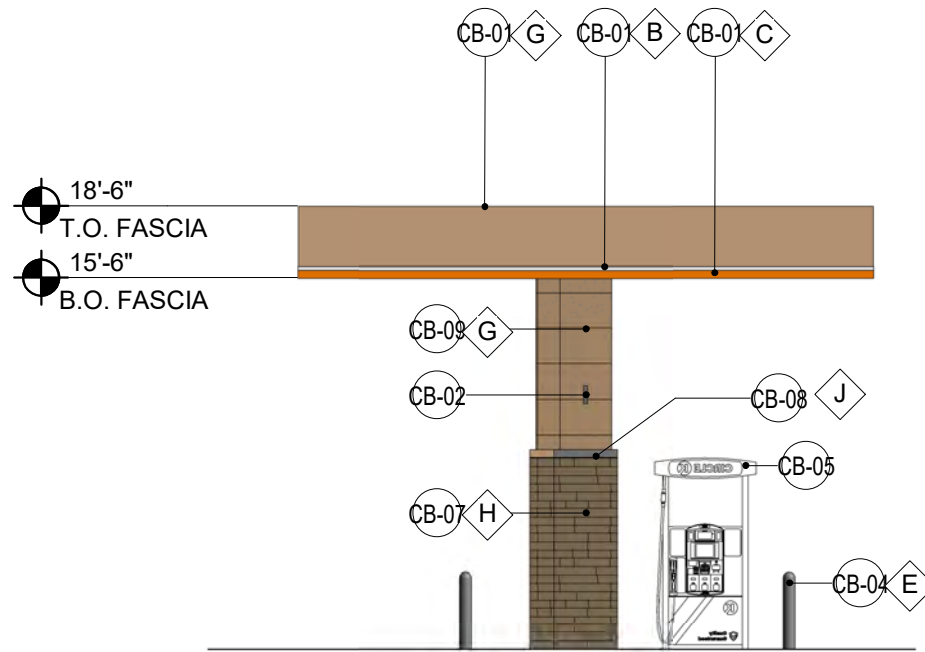
- △ CIRCLE K RED #PMS 485
△ CIRCLE K WHITE
△ CIRCLE K ORANGE #PMS 144
△ SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR
△ PVC BOLLARD SLEEVE - DARK GRAY
△ RAL9016 SHELL WARM WHITE
△ NICHHA TUFF BLOCK - COLOR TO MATCH SW6115 - TOTALLY TAN
△ NICHHA LEDGESTONE BLUFF
△ NICHHA CHISELED SILL TAN

NOTES:

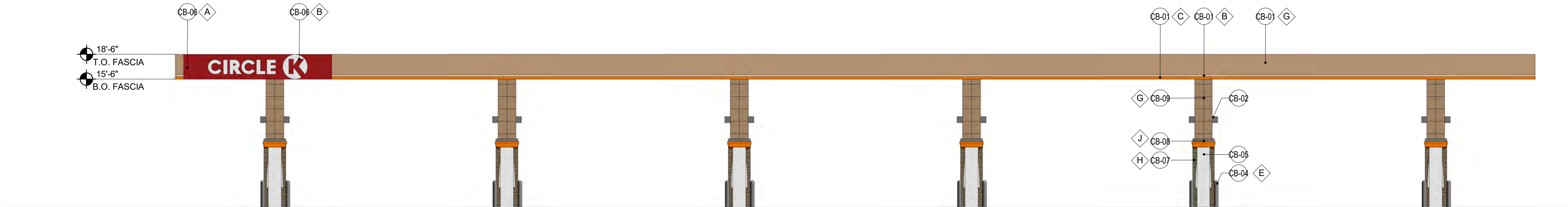
- COLORS SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL COLORS, REFER TO MANUFACTURER'S SAMPLES.
- THE FASCIA PANELS ARE PRE-FINISHED BY SIGNAGE VENDOR
- ALL SIGNS REQUIRE A SEPARATE SUBMITTAL
- ALL LIGHTING ON CANOPY TO BE FLUSH MOUNTED WITH FASCIA



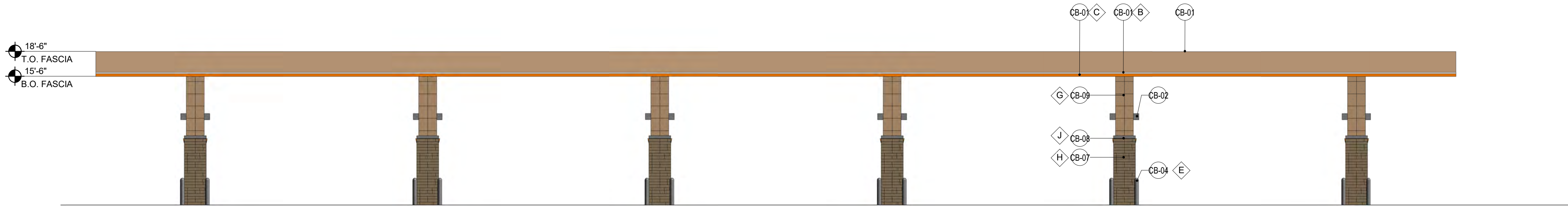
SIDE ELEVATION (EAST) | 3
1/8" = 1'-0"



SIDE ELEVATION (WEST) | 4
1/8" = 1'-0"



FRONT ELEVATION (SOUTH) | 2
1/8" = 1'-0"



REAR ELEVATION (NORTH) | 1
1/8" = 1'-0"

CLASS C COLUMN

Exhibit 6



P L A N T L I S T			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	ACACIA SALICINIA WILLOW ACACIA	24" Box 15	9' Ht., 4' Sp., 2" Cal.
	ULMUS PARVIFOLIA EVERGREEN ELM	24" Box 8	10' Ht., 5' Sp., 2" Cal.
	ACACIA ANEURA MULGA	24" Box 14	7' Ht., 4' Sp., 1 1/2" Cal.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" Box 9	9' Ht., 4' Sp., 2" Cal.
	LEUCOPHYLLUM L. 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 104	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 109	
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL. 51	
	LANTANA MONTEVIDENSIS 'NEW GOLD' 'NEW GOLD' LANTANA	5 GAL. 40	
	TECOMA STANS YELLOW BELLS	5 GAL. 9	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 28	
	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE TRAILING LANTANA	5 GAL. 8	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 39	
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL. 23	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 62	

DECOMPOSED GRANITE - 3/4" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING.
"MADISON GOLD" COLOR.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE
"ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

Note: All trees to be planted a minimum of 5' away from all utility lines.
(As measured from the outside of the pipe to the exterior of the tree trunk)

LANDSCAPE KEY NOTES

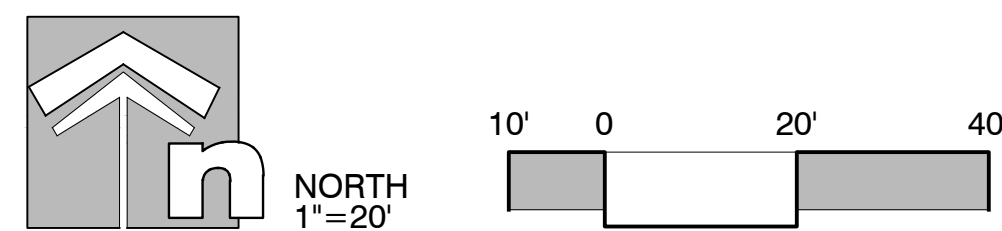
- ENTRY DRIVE
- STREET CURB & GUTTER
- CONCRETE WALK
- DIRECTIONAL SIGN
- MONUMENT SIGN
- ASPHALT PARKING AREA
- MASONRY WALL / RETAINING WALL
- ACCESSIBLE ROUTE/RAMP
- TRASH ENCLOSURE
- AIR & WATER DISPENSER
- RETENTION BASIN
- STONE RIP-RAP TYP.
- STREET SCUPPER
- CATCH BASIN
- DRAIN PIPE TYP.
- ELECTRICAL TRANSFORMER
- BIKE RACK
- CO2 TANK
- FUEL TANKS
- VENT RISER
- SITE LIGHT TYP.
- SIGHT DISTANCE LINE
- MONUMENT SIGN

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

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

Planting Data
NET SITE S.F. - 104,108 (2.39 Ac.)
LANDSCAPE AREA - 54,088 S.F. (52% of Site)
TREES PROVIDED (49)
SHRUBS PROVIDED (317)
VEGETATIVE GROUNDCOVERS PROVIDED (90)

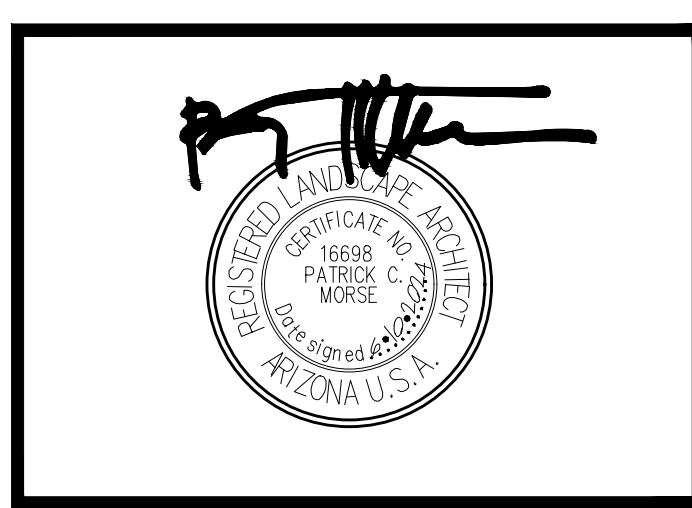
Administrative Approval	
Community Development Director	Date:
City Engineer	Date:



Call at least two full working days
before you begin excavation.

ARIZONA811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



MLA
Associates
Landscape Architects, Inc.

500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlandscape.com

CIRCLE K

NEC Jomax Road & 163rd Ave.
Surprise, Arizona

PROJECT 2024-08
DATE JUNE.10.2024
REVISION

Preliminary Landscape Plan

L1
of 1

Exhibit 7

Figure 4.4: Land Use Character Areas

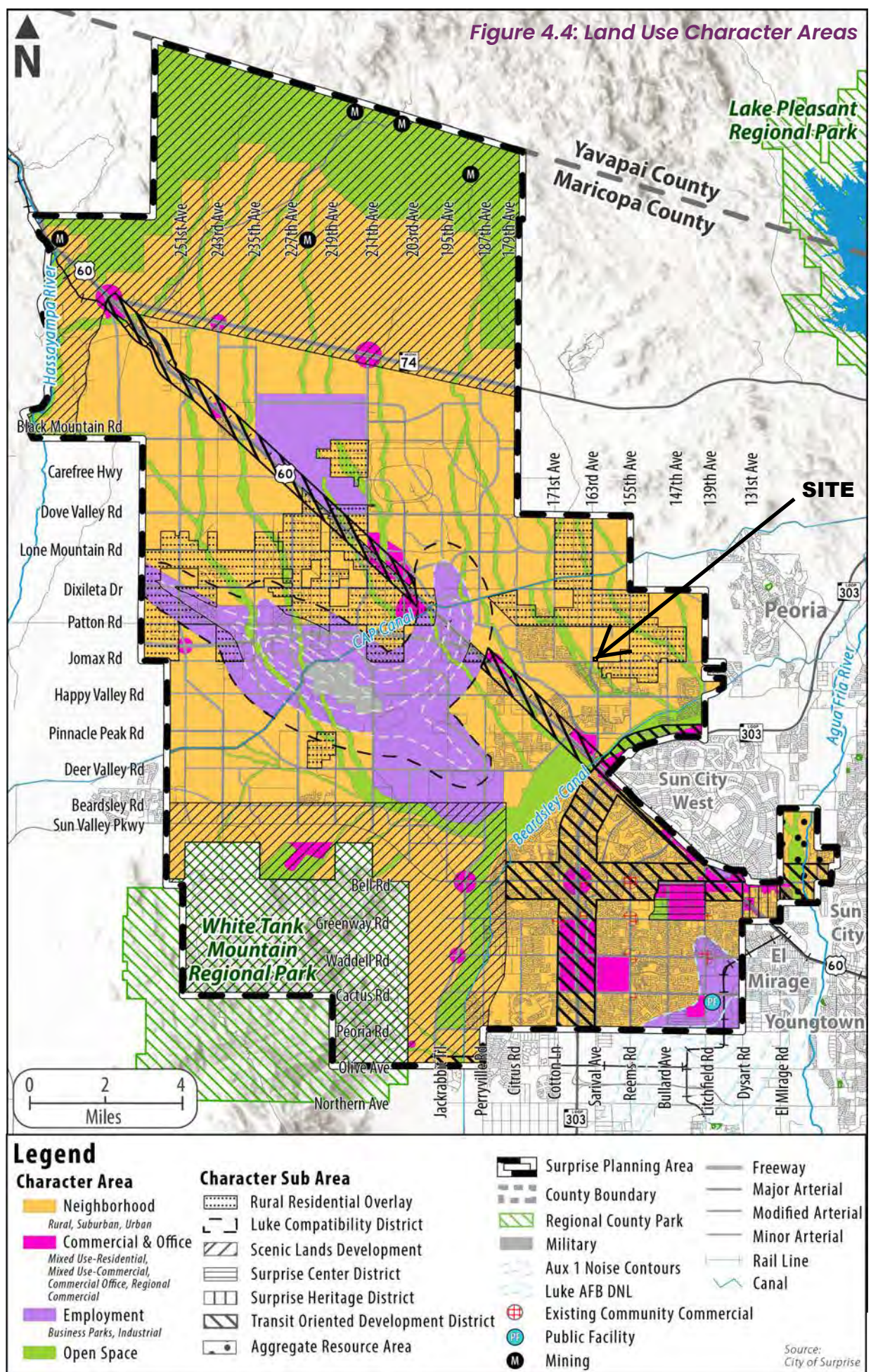


Exhibit 8

EXISTING ZONING MAP

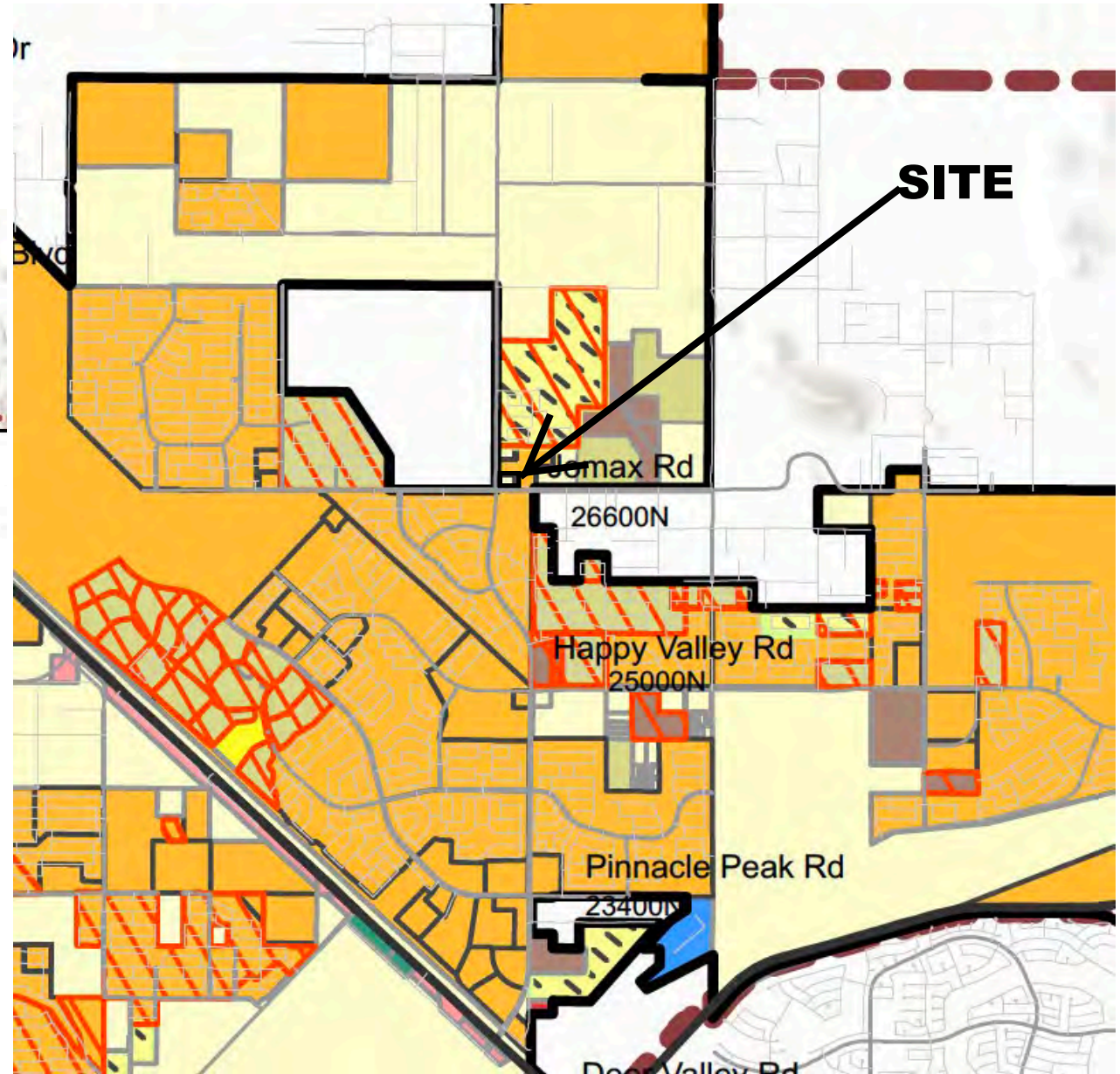
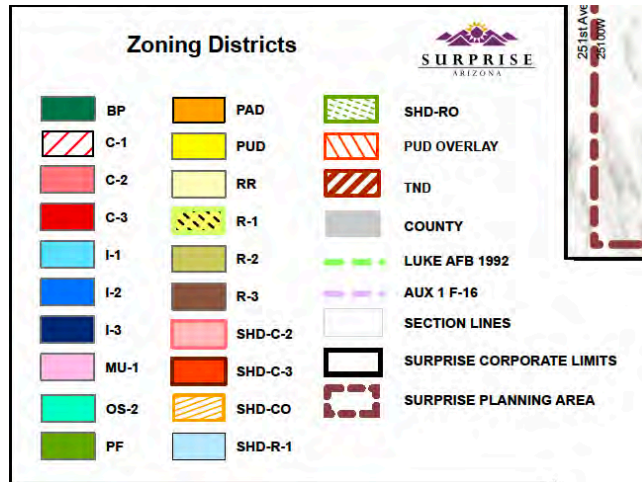


Exhibit 9

PROPOSED ZONING MAP

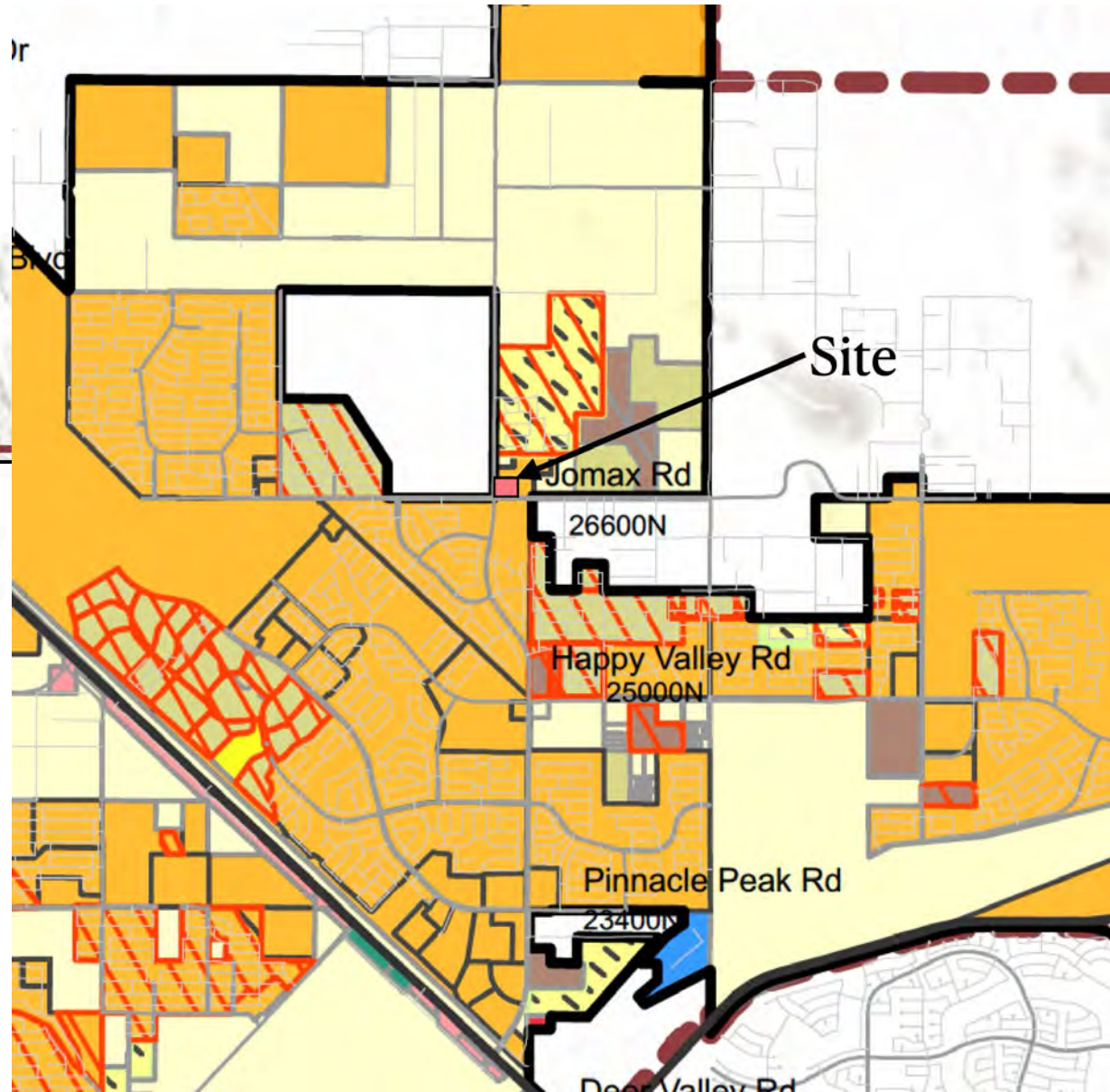
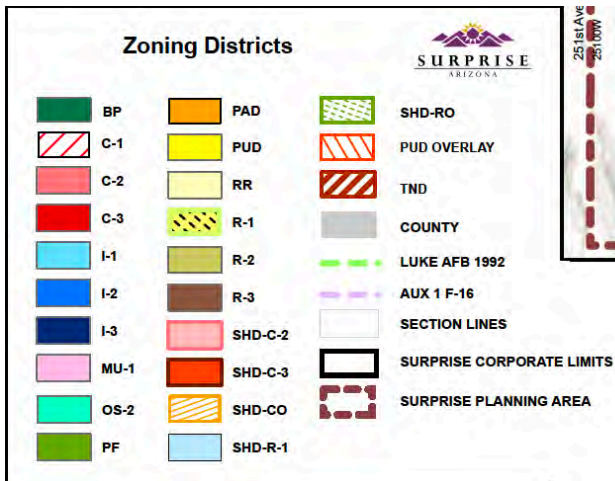


Exhibit 10

**163RD AVE & JOMAX
GROSS ZONING
LEGAL DESCRIPTION**

That portion of the Southwest quarter of Section 31, Township 5 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona;

COMMENCING at the Southwest corner of said Section 31;

Thence along the West line of said Southwest quarter, North 00°06'16" East, a distance of 331.04 feet;

Thence South 89°45'06" East, a distance of 495.00 feet;

Thence South 00°06'16 West, to a point on the South line of said Southwest quarter, distance of 327.76 feet;

Thence along the South line thereof, South 89°52'10" West, a distance of 495.00 feet to the TRUE POINT OF BEGINNING.

Containing 163,054 square feet, or 3.743 acres of land, more or less.



Helix Engineering, LLC

Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
(ph) 602-788-2616, www.hxeng.com

DRAWN BY: JSB

DATE: MARCH 7, 2025

JOB. NO.: 772

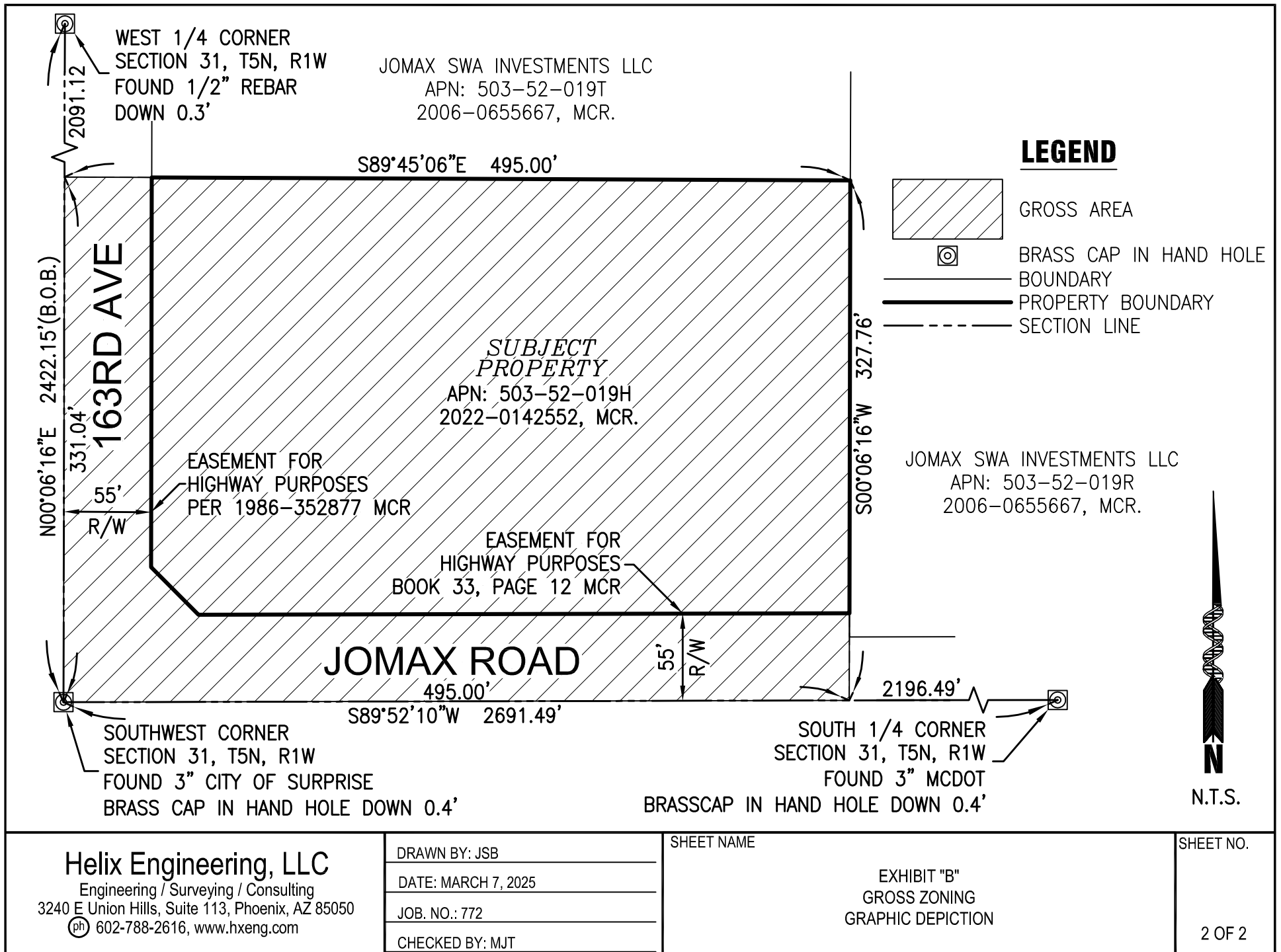
CHECKED BY: MJT

SHEET NAME

EXHIBIT "B"
GROSS ZONING
LEGAL DESCRIPTION

SHEET NO.

1 OF 2



Leslie Carnie

From: Nichole Flores
Sent: Tuesday, July 2, 2024 10:08 AM
To: Brennan Ray
Cc: Alyssa Carpenter
Subject: FS24-0762 Circle K 163rd Ave & Jomax Rd - Luke AFB Comments 07.02.24
Attachments: RE: CR23-0051 Circle K 163rd Ave & Jomax Rd

Good morning,

Below/attached you will find comments from Luke AFB regarding the above referenced plan.

PLEASE DIRECT ALL QUESTIONS REGARDING THEIR AGENCIES COMMENTS TO THE CONTACT INFORMATION LISTED IN THE EMAIL.

Please don't hesitate to contact us if you have any questions or concerns.

Best regards,

Nichole Flores
Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

****Please note effective 8/3/22, we will be adding a 2-business day out-processing for ALL notices***

*****Effective 6/26/23, we are now using [Camino](#) for ALL submittals.***

******Effective 02/24, all past due invoices must be paid prior to Notice/Approval being sent***

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rah@us.af.mil>
Sent: Wednesday, June 26, 2024 7:05 AM
To: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Cc: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>
Subject: RE: FS24-0762 Circle K 163rd Ave & Jomax Rd - New Digital Submittal 06.21.24

Good morning Ms. Flores,

Thank you for allowing Luke AFB to review and comment on the design review application for Circle K 163rd Avenue and Jomax Rd. Luke AFB has no additional concerns regarding the zoning or location of this project. Please see our previous response attached as comments for this case.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981

Circle K Stores Inc.: NEC of 163rd Ave & Jomax Rd, 10/29/2024

Attendees

Lauren Pacini – Circle K Stores Inc.
Sean McCarley – Odyssey Services Group
Trever Fleetham – City of Surprise, Planning
Leslie Carnie – City of Surprise, Planning
Johnathan Futch -- City of Surprise, Transportation & Traffic
Brennan Ray – Burch & Cracchiolo
Shay Ediss – Burch & Cracchiolo
9 Neighbors

Overview/Introduction

- Circle K is rezoning property from residential to commercial
- Discussion of what the process is at this point: application, neighborhood meeting, site plan approval, city council, construction, etc.
- Purpose of meeting: to discuss the proposed gas station which will eventually go to City Council for approval
- Timeline of construction
- Discussion of landscaping, street improvements, and light pollution.
- Explanation of CPTED applications at Circle K: increased number of security cameras and strategic store layout. Neighbors were invited to visit the Circle K location on Prasada and Waddell to see what the proposed gas station will look like at this location.

Questions, Answers, and Comments

Q. What improvements are being made to 163rd Avenue and Jomax Road?

A. City is working with the property owner to make improvements.

Q. What is the quality control for underground gas leaks?

A. ADEQ has underground storage tank protocol and monitoring systems to address public safety concerns. Circle K (corporate offices) will be notified locally, nationally, and internationally when such a situation occurs so that they can address this type of issue. Tanks are double-lined as a safety precaution against potential gas leaks.

Q. What is the surrounding land currently zoned?

A. Trever Fleetham answered which surround properties were zoning commercial/residential.

Q. What are the plans for the northwest corner of 163rd Avenue and Jomax Road?

A. That is not known because it is state-owned land.

Q. Are the southeast and southwest corners of 163rd Avenue and Jomax Road commercial? If so, what plans are there for these corners?

A. Yes, they are both commercial. Explanation that the wash on the southeast corner must be preserved so commercial development would be built with that in mind.

Q. Will propane tanks be sold at this proposed gas station?

A. Lauren Pacini does not believe there will be propane tank sales at this location.

Q. How is the landscape being maintained?

A. The site will be landscaped and maintained per City standards.

Q. When is the Planning and Zoning Commission meeting for this project?

A. We don't know at this time.

Q. When would construction start?

A. Explanation that assuming the proposal goes to City Council in the 1st quarter of 2025 and is approved, then it is an 18–24-month period before building is completed.

Some neighbors were opposed to the proposed gas station due to concerns regarding crime, traffic, noise, and light pollution. Said neighbors would rather see a park or animal feed store on the hard corner. Other neighbors were okay with the proposal and were generally supportive of seeing any city growth. Once neighbors voiced concerns for Circle K's proposal, Johnathan Futch assisted in extensive discussion regarding how Surprise handles building/improving the city's infrastructure and improvements.

End of Meeting.

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Andrea		
Leslie Carnie	City of Surprise	623-222-3153
John Futch	City of Surprise	623-222-6149
Karen Cote		
Dodge Marshall		
SHARI/Tim Kossung		
Patti Gillaspay		
Linda Jensen		
Wason Pool		

AFFIDAVIT OF SIGN POSTING

Case Number: FS24-0762

Project Name: CIRCLE K 163RD AVE & JOMAX RD

Project Location: NEC JOMAX RD & 163RD AVE

Date Posted: 5/5/25

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.**

 5/5/25
Owner / Application Signature Date

This instrument was acknowledged before me this 5th day of May,
20 25 by Chris Carlson


Notary Public

My Commission Expires:





Nod my head

First, I guarantee that there is no one in this room tonight that is going to be impacted more by this Circle K proposal than I am. My property is in direct line of sight, so therefore the added noise, traffic, congestion, and mayhem that may or may not ensue there, is of great concern to me.

I am also questioning why it is that the City of Surprise is allowing this type of business redundancy. Especially with the impact it will have on the surrounding residential community amid three other gas stations already in place or proposed. All 3 of those gas stations are located less than 3 miles from the corner of Jomax & 163rd. And ironically, one of those 3 gas stations is a Circle K in the Simon CRE planned development plot across from the Fry's gas station.

Already, most travel or commuting will take place going past one of these 3 locations. You cannot convince me that my neighbors and I are that lazy, that we will stop at that corner that has a poor ingress/egress scenario over one of these other locations. Popular to what you may have been made to believe, not everyone wants to see a business in this area. High density housing residents should not be able to trump the desires of those who chose to live in a less compacted lifestyle.

I am opposed to a Circle K being installed on the corner of Jomax & 163rd.

FS24-0762

Circle K – 163rd & Jomax

REZONE

Planning & Zoning Commission

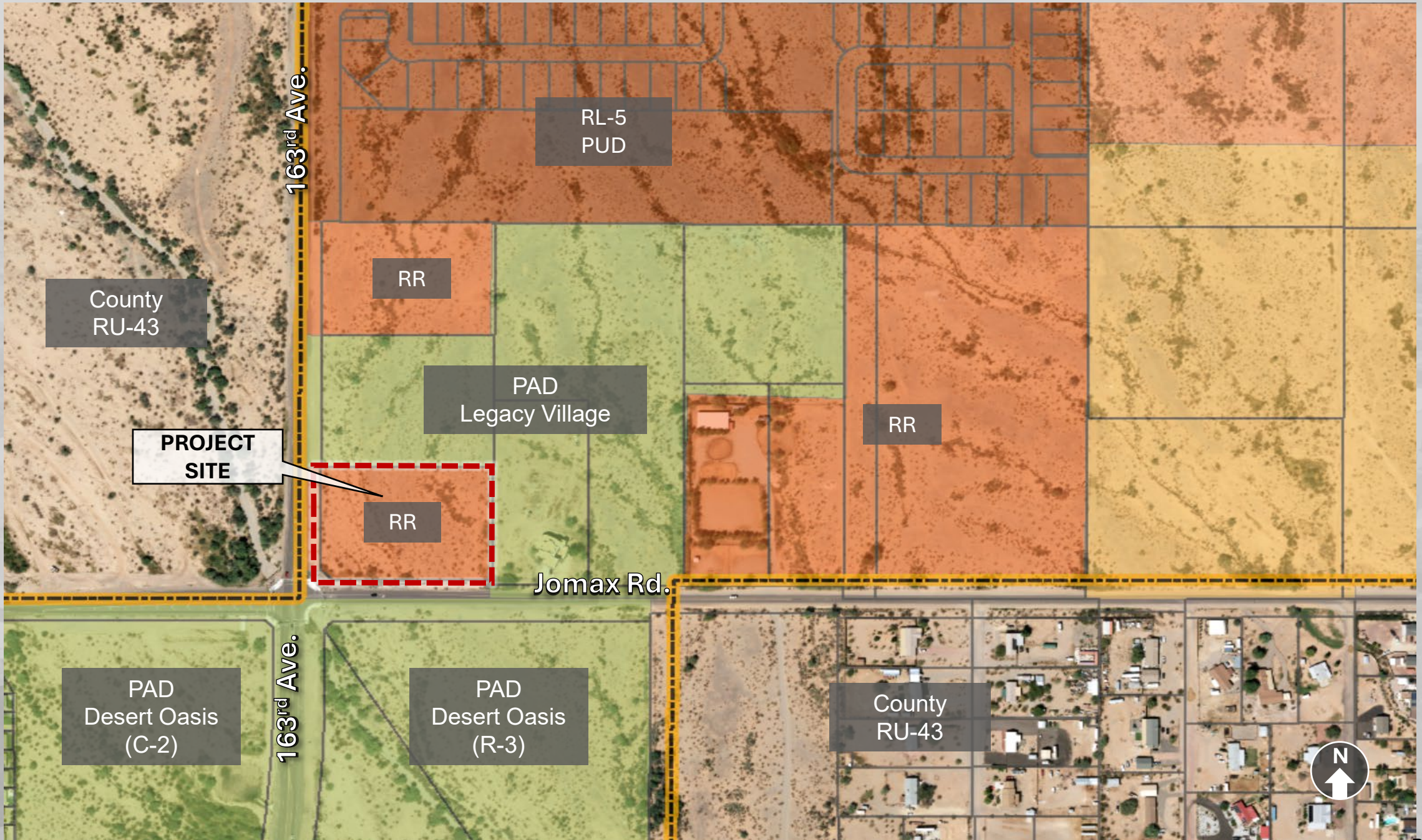
June 05, 2025



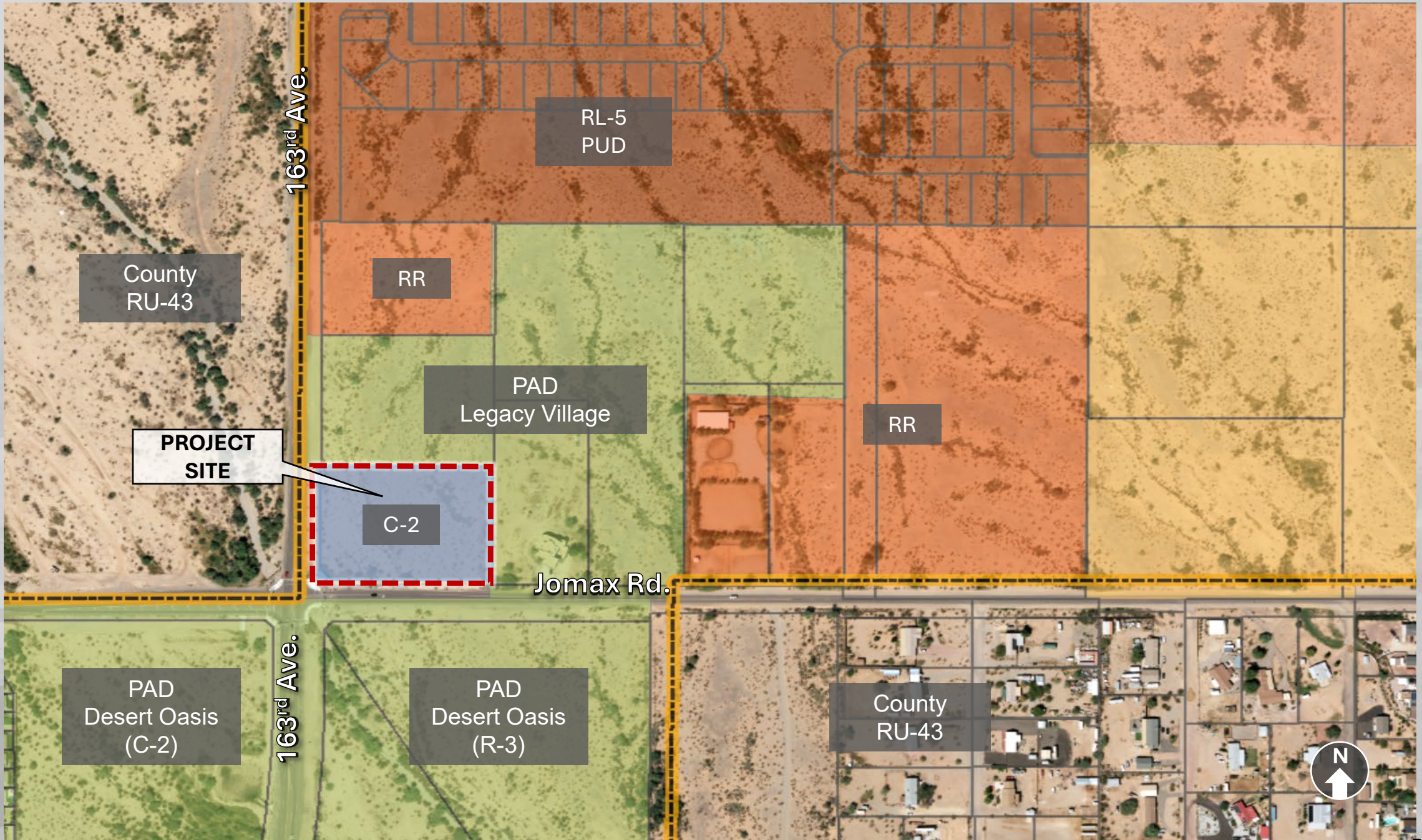
SURPRISE
ARIZONA



VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

DEVELOPMENT STANDARDS

Table 106-6a—Commercial Zoning Districts

	C-2
Minimum <i>lot</i> area (sf)	18,000
Min. <i>setback</i> to arterial <i>ROW</i>	35 ^{5, 6}
Min. <i>setback</i> to collector and local <i>ROW</i> (ft)	20 ^{5, 6}
Min. <i>setback adjacent</i> to residential <i>zoning</i> (ft)	30 ^{5, 6}
Min. <i>setback adjacent</i> to non-residential <i>zoning</i> (ft)	15 ^{5, 6}
Max. bldg. <i>height</i> (ft)	40 ²
Max. size per <i>use/tenant</i> (sf) ³	45,000
Max size per <i>commerce center</i> (ac) ⁴	20

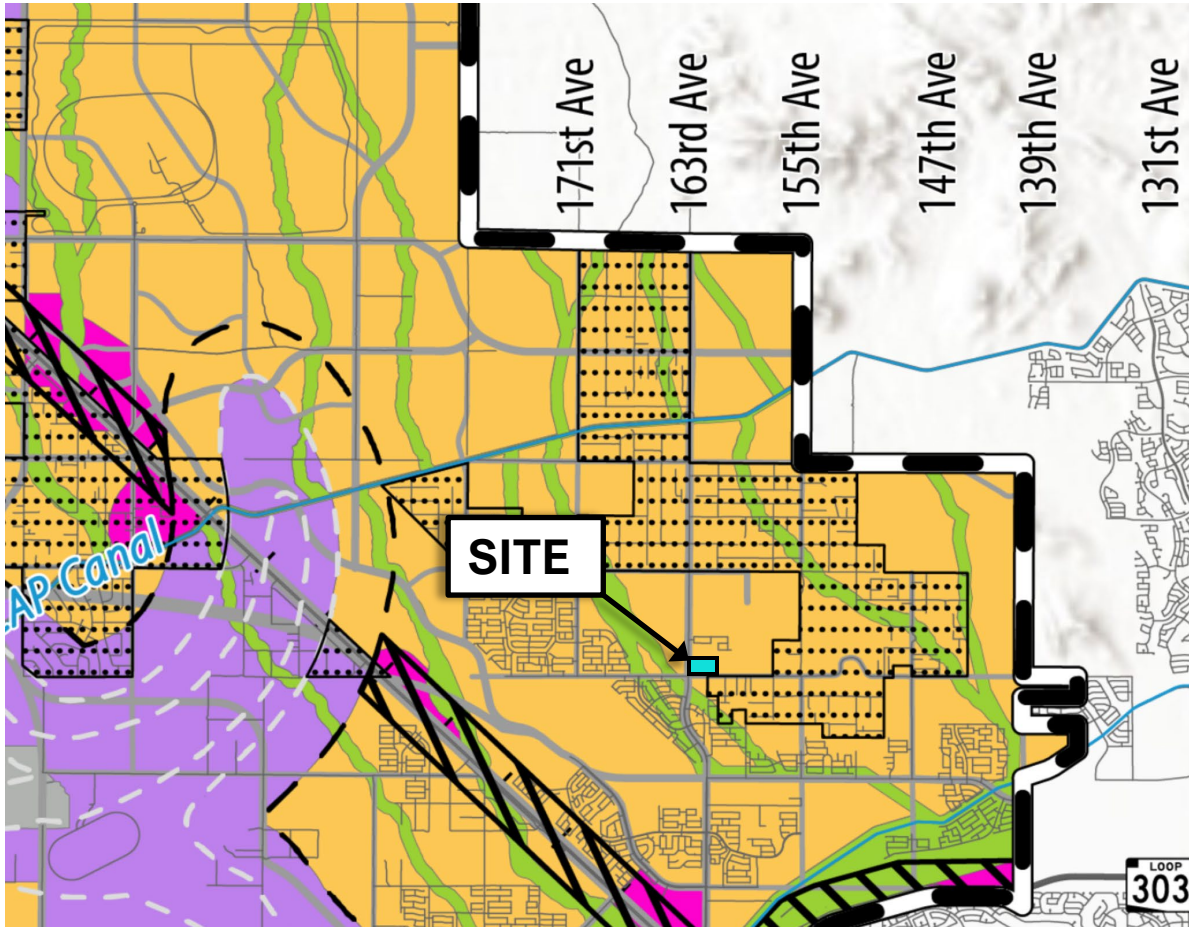
Notes:

2. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to rural residential (RR), residential low density (R-1), and residential medium density (R-2) *zoning*. The *height* increases at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning district*.

5. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.

6. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the master *site plan* if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.

GENERAL PLAN



Legend

Character Area

- Neighborhood**
Rural, Suburban, Urban
- Commercial & Office**
Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial
- Employment**
Business Parks, Industrial
- Open Space**

Character Sub Area

- Rural Residential Overlay
- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Area

OUTREACH

Neighborhood Meeting

- October 29, 2024
- **Asante Preparatory Academy**
23251 N. 166th Dr.
- 9 residents in attendance
 - Potential Gas leaks
 - Crime
 - Traffic
 - Light Pollution

RECOMMENDATION

The subject case meets the rezone requirements set forth in the Land Development Ordinance. City staff has approved rezone application subject to stipulations 'a' and 'b'.

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Circle K NEC Jomax Road & 163rd Avenue”, prepared by Ray Law Firm, and received May 11, 2025.
- a. 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: June 5, 2025 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
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 Panda Express with a drive-through facility on a site generally located north of the northwest corner of Litchfield and Waddell Roads. Case #FS24-1192.

Motion:

I move to approve the Panda Express CUP with Site Plan, case #FS24-1192, subject to stipulations ‘a’ through ‘e’ as memorialized in the staff report.

I move to deny the Panda Express CUP with Site Plan, case #FS24-1192, because insert reason.

Background:

Ruben Rodela of Gary Wang and Associates, on behalf of Levine Investments LP, requests a Conditional Use Permit with Site Plan for a double drive-through facility associated with a proposed Panda Express located north of the northwest corner of Litchfield and Waddell Roads.

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-FS24-1192 Panda Express - Staff Report
2. 01 – FS24-1192 Panda Express - Vicinity Map

3. 01 – FS24-1192 Panda Express - Zoning Map
 4. 03 – FS24-1192 Panda Express - Site Plan
 5. 04 – FS24-1192 Panda Express - Landscape Plan
 6. 05 – FS24-1192 Panda Express - Elevations
 7. 06 – FS24-1192 Panda Express - Luke AFB Comments
 8. 07 – FS24-1192 Panda Express - Public Participation Report
 9. 08 – FS24-1192 Panda Express - Affidavit of Posting
 10. FS24-1192 Panda Express CUP - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-1192

Project Name: Panda Express

Council District: 5 - Palm

Meeting Date: June 05, 2025

Planner: Leslie Carnie, Planner II

Owner: Levine Investments LP

Applicant: Ruben Rodela of Gary Wang & Associates, Inc.

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

Site Location: Generally located north of the northwest of the corner of Litchfield Road and Waddell Road.

Site Size: 1.08 acre (approx.)

General Plan

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

Support/Opposition: None known.

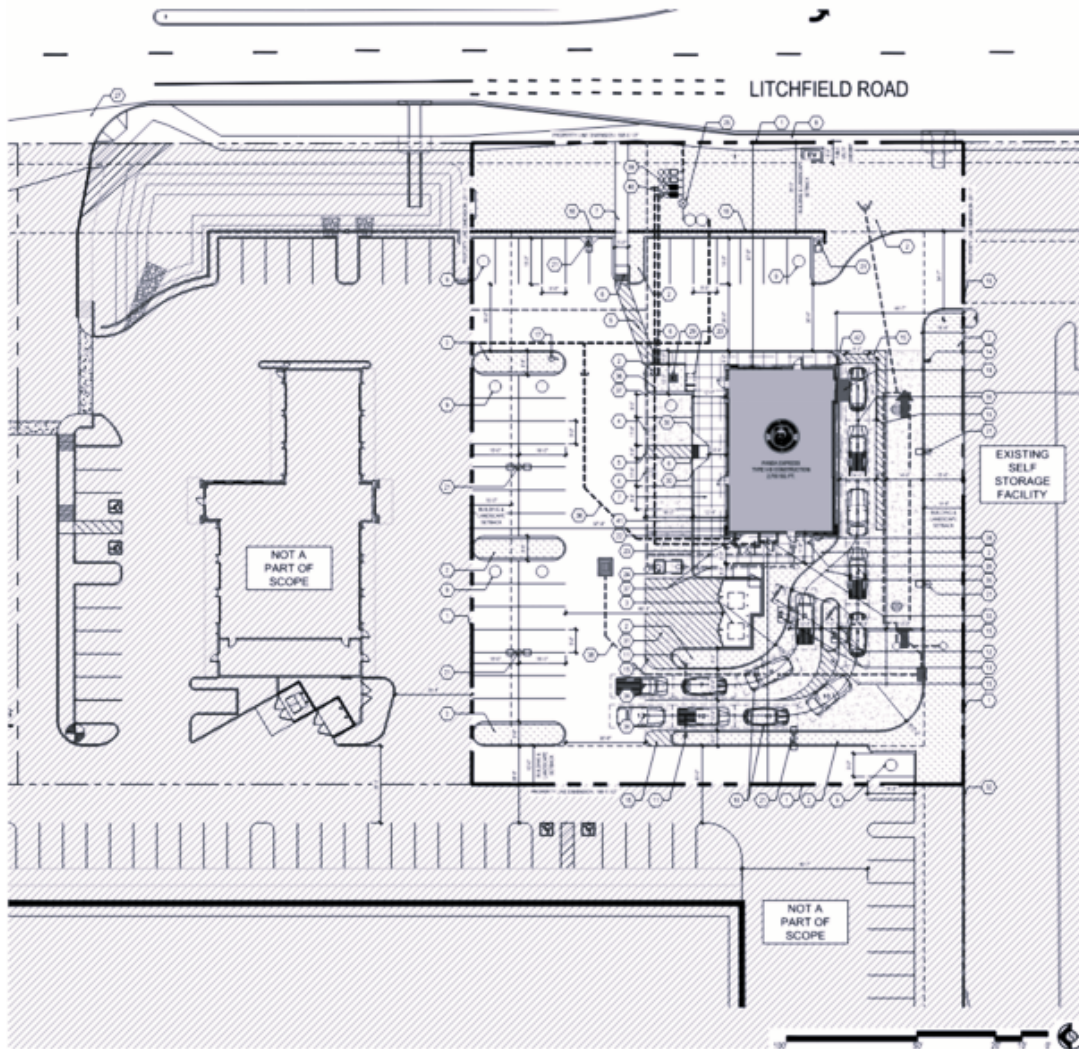
Staff Recommendation: If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS24-1192, subject to stipulations 'a' through 'e'.

FINDINGS:

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

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a drive through facility associated with a proposed Panda Express restaurant. The subject site is located north of the northwest corner of Litchfield Road and Waddell Road on a vacant parcel zoned Sierra Verde Employment PAD.



The proposed 2,700 sq. ft. Panda Express building is located on Lot 2 of the Litchfield Place commerce center. Shared driveways provide both three-quarter and full access to Litchfield Road. The project requires 18 on-site parking spaces and 49 parking spaces are being provided. Two drive-through lanes are proposed which provide queueing for 16 cars.

ARCHITECTURE:

The proposed modern architecture is unique to Panda Express and will complement the area as it utilizes a neutral color palette and materials that are cohesive with the approved Litchfield Place projects. The proposed building incorporates elements such as Nichiha panels in a wood finish and stone veneer wainscot.

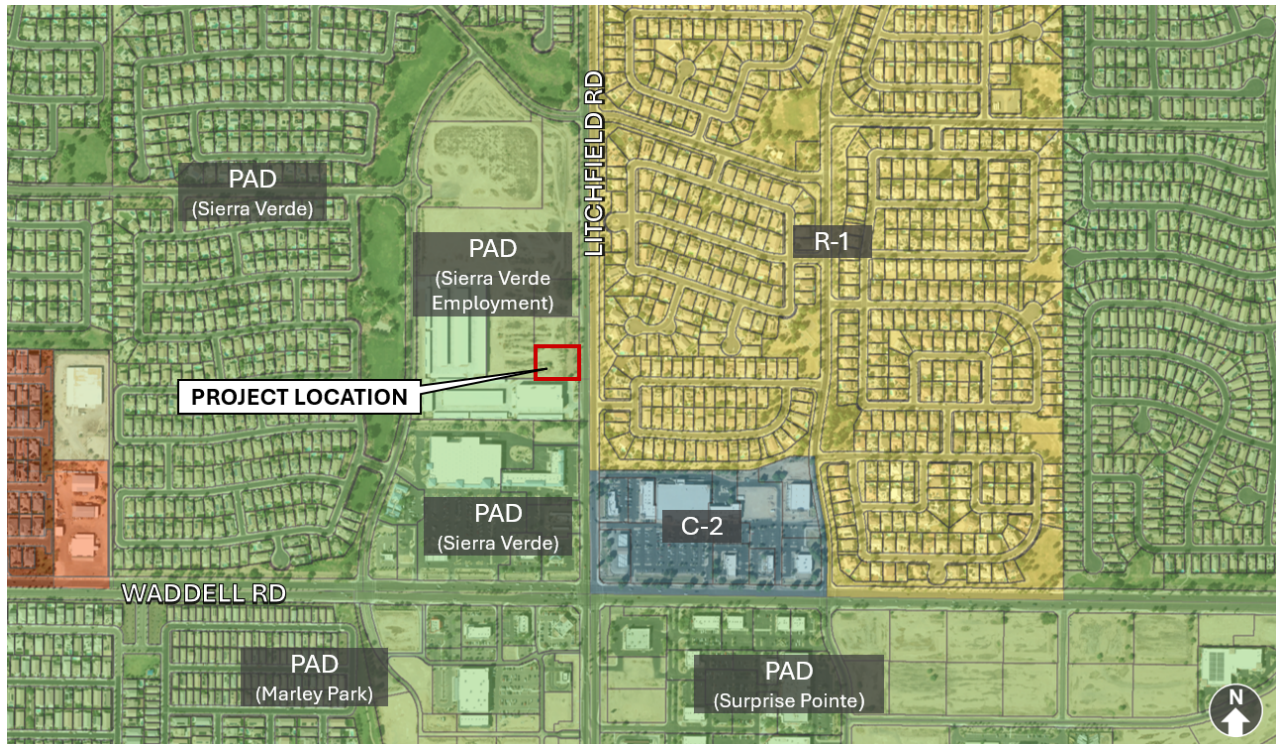


LANDSCAPING:

Twenty-six percent (26%) of the site is landscaped with a low water use plant palette. The Landscape Plan is in conformance with both the Sierra Verde PAD and Title 17 code.

EXISTING ZONING:

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



PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1

BACKGROUND:

February 25, 1991: The subject parcel was annexed into the city under Ordinance 99-01.

August 22, 2002: The Mayor and City Council approved the Sierra Verde PAD. Ordinance 02-31

August 07, 2003: The Mayor and City Council approved the Sierra Verde Employment PAD to allow uses compatible with military airport operations. Ordinance 03-21.

June 04, 2024: Planning and Zoning Commission approved the Litchfield Place Master Site Plan and CUP for the Starbucks drive-through under case number FS23-0853.

September 03, 2024: Planning and Zoning Commission approved the Final Plat for Litchfield Place under case number FS24-0500.

August 28, 2024: The applicant filed a request for a Conditional Use Permit with Site Plan for a Panda Express restaurant with drive-through facility, the subject project.

ANALYSIS AND DISCUSSION

The subject site is zoned in the Sierra Verde Employment PAD. The PAD defers to Title 17 for use. The Title 17 zoning ordinance requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed conditionally permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

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

Analysis: The closest residential zone is approximately 140 feet east of the eastern property line of the subject site. As proposed, this site will more than meet the required separation from residential.

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

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

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

Pursuant to Title 17.36.050, the Planning and Zoning Commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the comprehensive development guide.

CITIZEN OUTREACH

Initially, a Citizen Outreach Meeting was held at the Residence Inn on March 11, 2025. There were no attendees, but the site was not posted properly, and a new meeting was required. The applicant held a subsequent Citizen Outreach Meeting for the subject project at the Hilton Garden Inn on April 30, 2025. There were no attendees.

UTILITY AND SERVICES TABLE:

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

150 **CONFORMANCE WITH ADOPTED PLANS:**

151
152 **Surprise General Plan 2040:** The proposal is consistent with the Surprise General Plan
153 2040.

154
155 The proposed CUP with Site Plan was reviewed against the goals, policies,
156 recommendations, and guidelines of the City of Surprise General Plan 2040. The
157 proposed CUP with Site Plan is consistent with the General Plan in some of the following
158 ways:

159
160 This project is located within the Employment Character Area of the General Plan. The
161 proposed project adheres to the design guidelines of the character area which allows for
162 Community Commercial development.

163
164 This project maintains compatibility with the quality of existing land uses in the
165 surrounding area in that it continues the Commercial development pattern established in
166 the vicinity of this parcel.

167
168 **REVIEWING AGENCIES**

169
170 In addition to the standard city reviewing agencies, who indicate no objections to the
171 requests, Luke Air Force Base, Maricopa Water District (MWD), and Arizona Department of
172 Transportation (ADOT) were included in the routing of this case. These agencies also
173 indicate no objections.

174
175 **TRANSPORTATION**

176
177 At the request of the City's Transportation Department, the applicant submitted a Traffic
178 Impact Analysis (TIA) and a queuing study with the CUP application. The TIA and queuing
179 analysis were reviewed and approved by Transportation staff.

180
181 **SUMMARY**

182
183 The proposed Conditional Use Permit with Site Plan is consistent with, and meets the
184 requirements set forth in, the Surprise General Plan 2040, Sierra Verde Employment PAD,
185 and all applicable zoning codes. All city reviewing departments have reviewed the request
186 and expressed no concerns.

187
188 **RECOMMENDATION**

189
190 If the Commission approves the CUP with Site Plan, staff recommends the Commission
191 approve the subject CUP with Site Plan, case FS24-1192, subject to stipulations 'a' through
192 'e'.

- 193
194 a. Development and use of the site shall be consistent with the Site Plan entitled
195 "Panda Express Site Plan", prepared by Gary Wang and Associates, Inc., and
196 received April 03, 2025.

- 197
- 198 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
- 199 "Panda Express Litchfield & Acoma Planting Plan", prepared by Design Ethic
- 200 Landscape Architecture, and received February 15, 2025.
- 201
- 202 c. Building Architecture shall be consistent with the Elevations entitle "Panda
- 203 Express Exterior Elevations", prepared by Gary Wang and Associates, Inc., and
- 204 received February 15, 2025.
- 205
- 206 d. The applicant shall obtain a building permit for the subject facility within one (1)
- 207 year of the effective date of approval of this Site Plan. If the applicant does not
- 208 obtain said building permit within the specified time, this Site Plan shall be
- 209 deemed null and void.
- 210
- 211 e. Non-compliance with the stipulations of approval of this case will be treated as a
- 212 violation in accordance with the applicable provisions of the Surprise Municipal
- 213 Code.
- 214

215 However, should the Commission wish to **deny** the request, the Commission should make

216 its own findings and base its decision on those alternative findings.

217

218 **Attachments:**

219

220 01 Vicinity Map

221 02 Zoning Map

222 03 Site Plan

223 04 Landscape Plan

224 05 Elevations

225 06 Luke AFB Comments

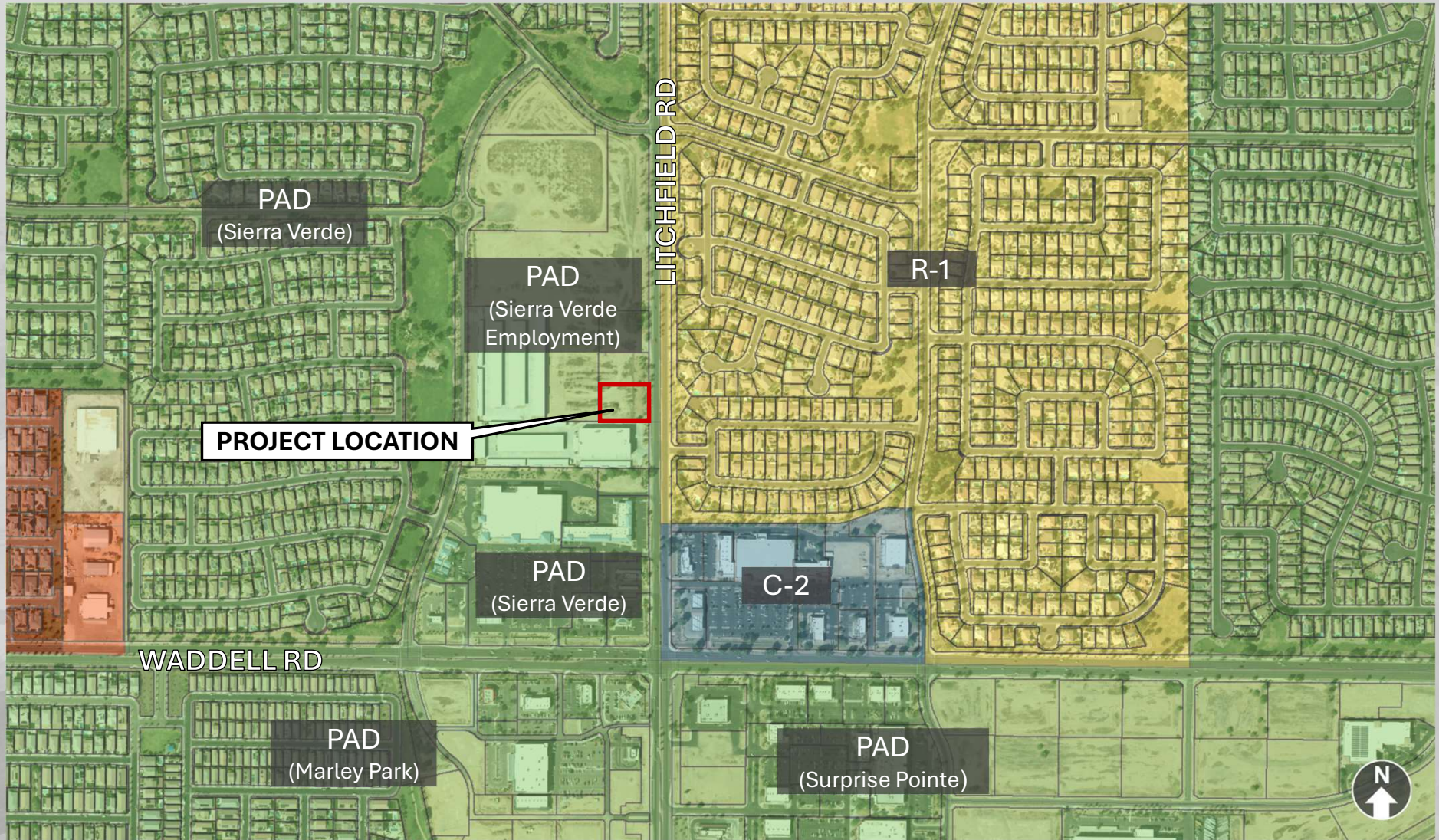
226 07 Citizen Participation Report

227 08 Affidavit of Sign Posting

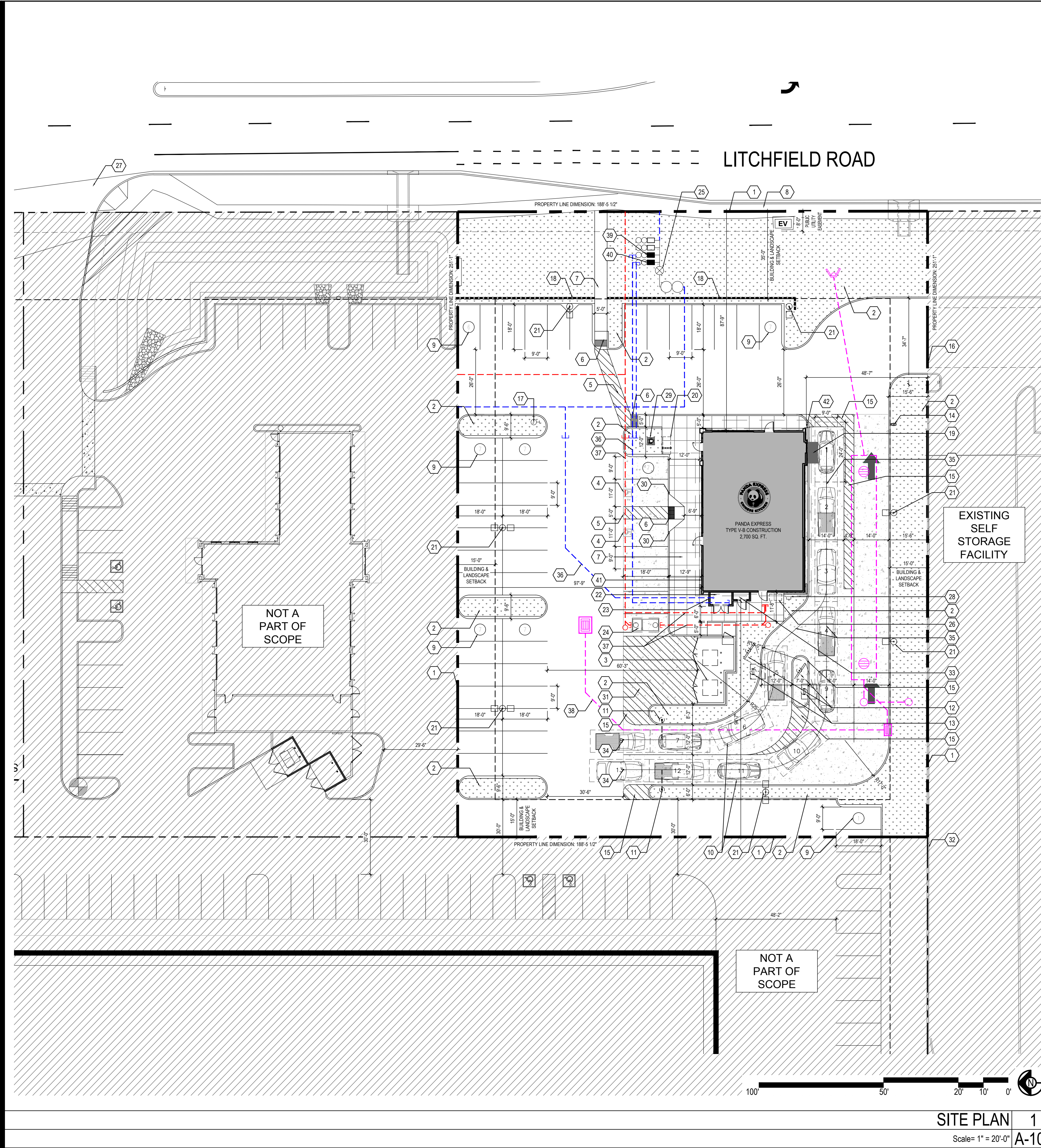
228 PPT



VICINITY MAP



ZONING MAP



PANDA EXPRESS	
RESTAURANT AREA	2,700 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
BUILDING CANOPY, OVERHANG, AND AWNING AREA	591 S.F.
HEIGHT	23'-3" REQUIRED / 40'-0" ALLOWED
STORY	1
AREA	2,700 SQ. FT. 45,000 SQ. FT. MAX
OCCUPANT LOAD	84

SITE IMPERVIOUS INFORMATION	
PERVIOUS AREA	11,379 SQ. FT.
IMPERVIOUS AREA	30,891 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	73.1%

PARKING REQUIREMENTS:			
	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PANDA EXPRESS	1 SPACE PER 150 GROSS SQUARE FEET OF BUILDING	18	49
ADA	1 FOR EVERY 25 STALLS	1	2
TOTAL		18	49
BICYCLE PARKING	1 FOR EVERY 20 STALLS	3	3

SITE INFORMATION	
LOT AREA	42,270 SQ. FT. (1.08 ACRE)
LOT COVERAGE (FLOOR AREA RATIO)	0.06
LANDSCAPE PROVIDED	11,049 SQ. FT. (26% OF LOT AREA)
PROPERTY ZONE / CLASSIFICATION	SIERRA VERDE PAD (PLANNED AREA DEVELOPMENT)
ADJACENT ZONING DISTRICTS	C-2 (COMMUNITY COMMERCIAL) PAD (PLANNED AREA DEVELOPMENT) R-1 (RESIDENTIAL LOW DENSITY)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	NEW CONSTRUCTION: FREESTANDING RESTAURANT WITH A DRIVE-THRU
APN #	LOT 6, PORTION OF 509-17-936

BUILDING CODE ANALYSIS	
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	YES, SPRINKLERED
CODE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2017 NATIONAL ELECTRIC CODE ICC A117.1-2009 (FOR ADA) CITY OF SURPRISE ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

PROJECT INFO	
Scale= NTS	D A-100

DEVELOPER STEVE BLEVINS, PROJECT MANAGER PANDA RESTAURANT GROUP, INC. 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 626.799.9898 F: 626.372.8288	APPLICANT RUBEN RODELA, PROJECT MANAGER GARY WANG, AIA GARY WANG & ASSOCIATES 1000 CORPORATE CENTER DR., SUITE # 550, MONTEREY PARK, CA 91754 T: 626.288.6898	PROPERTY OWNER ANDREW COHN LEVINE INVESTMENTS LP 2801 EAST CAMELBACK ROAD, SUITE 450 PHOENIX, AZ 85016
CIVIL ENGINEER OPTIMUS CIVIL DESIGN GROUP LLC JEFF BEHRANA 4650 EAST COTTON CENTER BLVD. SUITE 140 PHOENIX, ARIZONA 85040 T: 602.286.9300	LANDSCAPE DESIGN ETHIC, LLC BRANDON PAU 7525 EAST 8TH AVENUE SCOTTSDALE, ARIZONA 85251 T: 480.225.7077	

TEAM DIRECTORY	
Scale= NTS	C A-100

1 PROPERTY LINE	16 CROSS ACCESS	31 8' X 20' LOADING ZONE
2 LANDSCAPE AREA	17 PROPOSED FIRE HYDRANT	32 EXISTING CMU WALL
3 TRASH ENCLOSURE, SEE SHEET A-407 FOR DETAILS	18 NEW 3' SCREEN WALL	33 BULK CO2 TANK AND USED OIL TANK STORAGE ROOM
4 DESIGNATED ACCESSIBLE PARKING SPACE	19 SHADE CANOPY AT PICK-UP WINDOW	34 DRIVE THRU LANE PATH (ENTRANCE TO SPEAKER) LEFT LANE: 7'-4" RIGHT LANE: 98'-7"
5 ACCESSIBLE STRIPED PATH OF TRAVEL	20 BIKE RACK BY DUMOR INC. MODEL NUMBER: 125-20 (PARKS 3 BIKES SHORT TERM) SEE A-100.4	35 DRIVE THRU LANE PATH (SPEAKER TO EXIT) LEFT LANE: 100'-2" RIGHT LANE: 100'-0"
6 CURB RAMP & SIDEWALK	21 LIGHT POLE, SEE LIGHTING PLAN E-100	36 WATER UTILITY LINE
7 WALKWAY	22 FIRE RISER ROOM	37 SEWER UTILITY LINE
8 EXISTING PUBLIC SIDEWALK	23 WALL MOUNTED FDC SEE CIVIL	38 STORMWATER UTILITY LINE
9 NUMBER OF STALLS, TYP.	24 GREASE INTERCEPTOR SEE CIVIL	39 1-1/2" DOMESTIC WATER METER, SEE CIVIL
10 DRIVE-THRU LANE	25 WATER METERS PER CIVIL PLANS	40 1" IRRIGATION WATER METER, SEE CIVIL
11 CLEARANCE BAR (2)	26 ELECTRICAL SWITCHGEAR	41 PROPOSED FDC, SEE CIVIL
12 DRIVE-THRU MENU BOARD (2)	27 EXISTING DRIVEWAY UNDER SEPARATE PERMIT	42 EMPLOYEE PEDESTRIAN CROSSING SIGN
13 DRIVE-THRU SPEAKER BOX (2)	28 GAS METER	
14 THANK YOU / DO NOT ENTER SIGN	29 PANDA STATUE	
15 STRIPING	30 ACCESSIBLE PARKING SIGN	

KEY NOTES	
Scale= NTS	B A-100



VICINITY MAP	
Scale= NTS	A A-100



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:	

ISSUE DATE:		
1ST	DUE DILIGENCE SUB.	02-06-24
2ND	CONCEPT REV. SUB.	04-10-24
3RD	1ST DESIGN REVIEW SUB.	07-19-24
4TH	1ST DRB SUBMITTAL	08-09-24
5TH	2ND DRB SUBMITTAL	09-25-24
6TH	3RD DRB SUBMITTAL	02-03-25
7TH	4TH DRB SUBMITTAL	04-01-25

DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

ARCH PROJECT #: 24-004

GARY WANG & ASSOCIATES, INC.

1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

PANDA EXPRESS

APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-100

SITE PLAN

CASE: FS24-1192

Page 73 of 134



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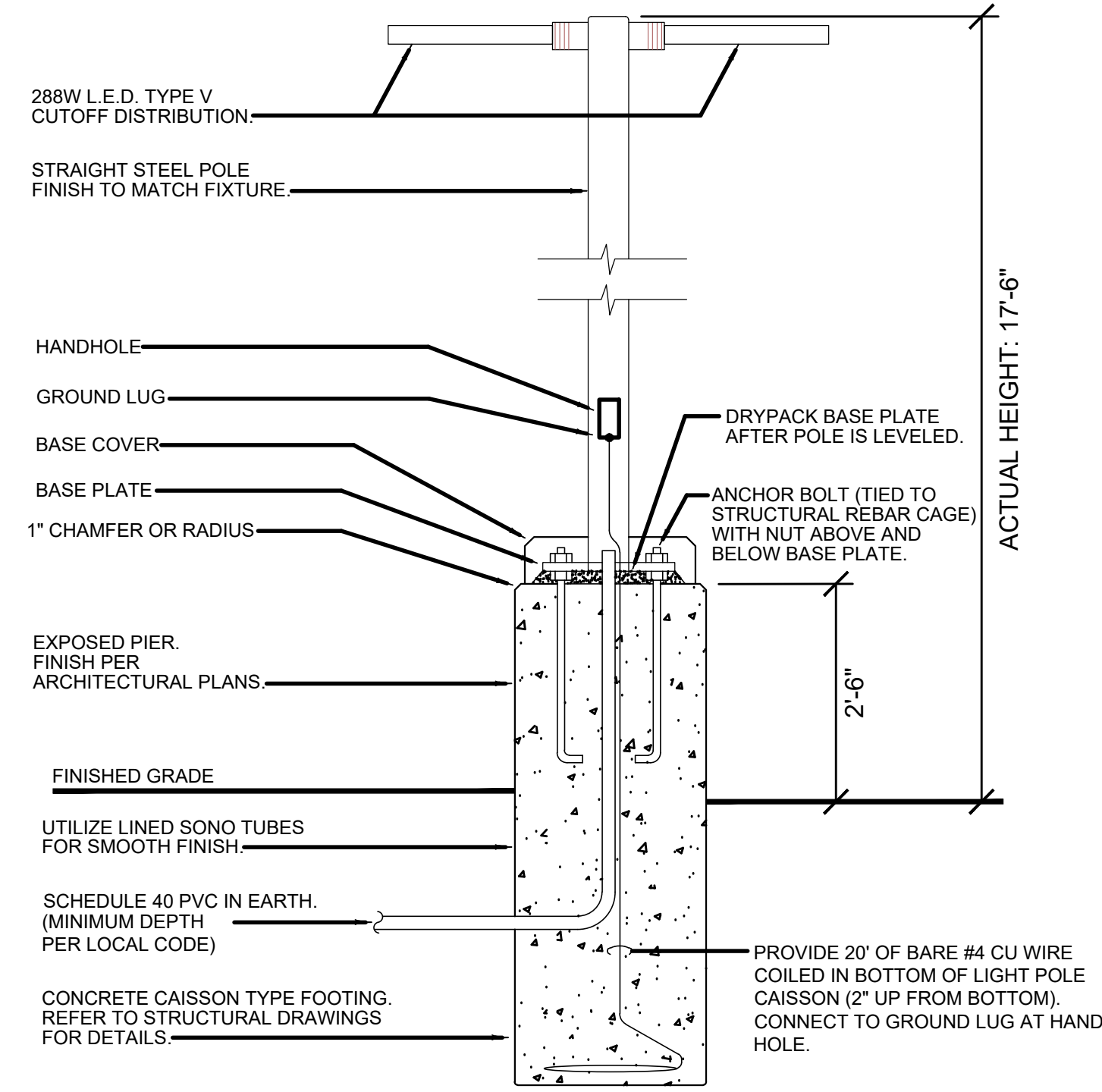


PANDA EXPRESS
APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

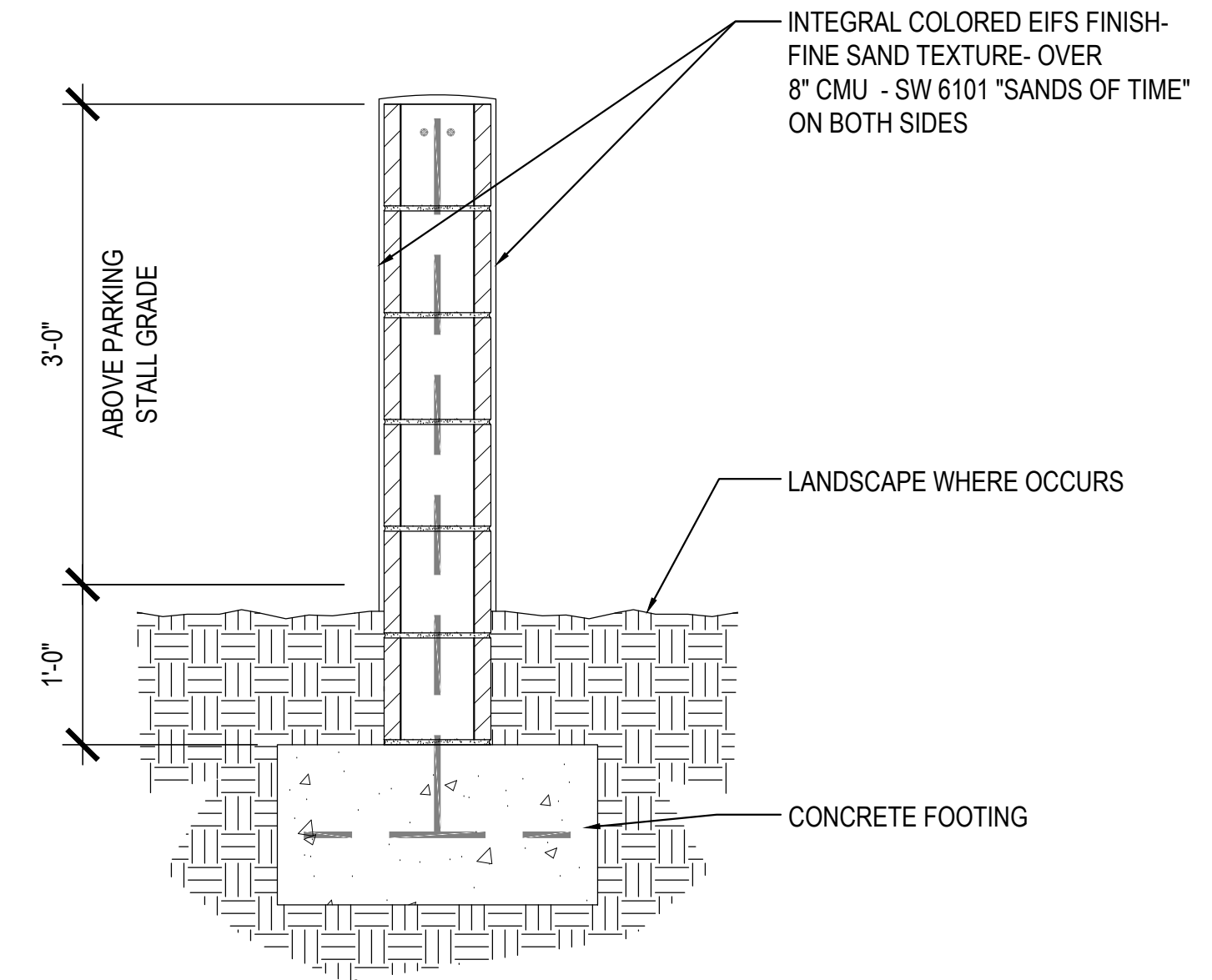
A-100.4

SITE PLAN DETAILS

CASE: FS24-1192



POLE MOUNTING DETAILS B
NO SCALE A-100.4



CMU WALL DETAIL C
Scale= 1" = 1'-0" A-100.4

MODEL NO.	PEAKS	DIM "A"
125-20	2	37 1/2" LR.
125-30	3	82 1/2" LR.
125-40	4	87 1/2" LR.
125-50	5	112 1/2" LR.

FINISH OPTIONS:
☐ HOT DIPPED GALVANIZED
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:
1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17058-0142

SCALE: NONE
DATE DRAWN: 2/12/99
DRAWN BY: J. GSC
DATE REV.: 12/16/06
REV. BY: EBB

TITLE: BIKE RACK
REV: D
DRAWING NUMBER: 125 SERIES
SHEET: 1 OF 2

INSTALLATION FOR SURFACE MOUNT

STEP 1:
USE 1 - PC. BIKE LOOP, SURFACE MOUNT (2)
2 - PCS. 3/8" THK SURFACE MOUNT PLATE (3)
2 - PCS. 10 GA X 8" DIA ANCHOR PLATE COVER (1)
2 - PCS. 5/8" X 1 1/2" SS FLT SKT HD CAP SCREW (4)
SLIDE 10 GA X 8" DIA ANCHOR COVER (1) OVER BIKE LOOP, SURFACE MOUNT (2) LESS. ATTACH 5/8" THK. SURFACE MOUNT PLATE (3) TO BIKE LOOP, SURFACE MOUNT (3) USING HARDWARE (4).

STEP 2:
ANCHOR ACCORDINGLY.

INSTALLATION FOR SLID FLOOR
SAME AS SURFACE MOUNT BUT DO NOT USE 10 GA X 8" DIA ANCHOR PLATE COVER.

ITEM	QTY	NOTE NO.	DESCRIPTION
1	2	0-125-24	10 GA X 8" DIA SL COVER W/ 3 1/4" DIA HOLE
2	1	0-125-20/2-3	2-PEAK LOOP BIKE RACK FOR SURF MT
3	2	0-83-10-40	3/8" THK SURFACE MOUNT PLATE
4	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17058-0142

SCALE: NONE
DATE DRAWN: 2/12/99
DRAWN BY: J. GSC
DATE REV.: 12/16/06
REV. BY: EBB

TITLE: BIKE RACK ASSEMBLY
REV: D
DRAWING NUMBER: 125 SERIES
SHEET: 2 OF 2

BIKE RACK DETAIL A
Scale= NTS A-100.4

PANDA EXPRESS - ACOMA & LITCHFIELD

project consultants

owner:

LEVINE INVESTMENTS LP
2801 EAST CAMELBACK ROAD, SUITE 450
PHOENIX, ARIZONA 85016
CONTACT:
PHONE:
EMAIL:

architecture:

GWA ARCHITECTURE INC.
1000 CORPORATE CENTER DRIVE, SUITE 550
MONTEREY PARK, CALIFORNIA 951754
PROJECT CONTACT: RUBEN RODELA
PHONE: 626.286.9300
EMAIL: ruben@garywang.com

civil:

OPTIMUS CIVIL DESIGN GROUP LLC
4650 EAST COTTON CENTER BLVD. #200
PHOENIX, ARIZONA 85040
PROJECT CONTACT: JEFF BEHRANA
PHONE: 602.286.9300
EMAIL: jbehrana@optimuscdg.com

landscape architecture:

DESIGN ETHIC, LLC
7525 EAST 6th AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

site data:

ZONING:	PAD
NET SITE AREA (IN SCOPE):	1.08 AC / 47,278 SF
ON SITE LANDSCAPE (IN SCOPE):	11,739 SF

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.01	PLANTING PLAN

landscape data table

SITE AREA	47,278 SF	1.085 AC
ROW AREA	1,179 SF	0.027 AC
LANDSCAPE AREA		
ON-SITE LANDSCAPE AREA	11,737 SF	0.269 AC
OFF-SITE LANDSCAPE AREA	369 SF	0.008 AC
TOTAL	12,106 SF	0.278 AC
OPEN SPACE		
REQUIRED	-	-
PROVIDED	12,106 SF	0.278 AC
ACTIVE	-	-
PASSIVE	12,106 SF	0.278 AC
TURF AREA		
ON-SITE		
ARTIFICIAL	-	-
LIVE	-	-
OFF-SITE		
ARTIFICIAL	-	-
LIVE	-	-
INORGANIC GROUND COVER		
ON-SITE	11,737 SF	0.269 AC
DECOMPOSED GRANITE, 3/4", 2-IN DEPTH		
OFF-SITE	369 SF	0.008 AC
DECOMPOSED GRANITE, 3/4", 2-IN DEPTH		

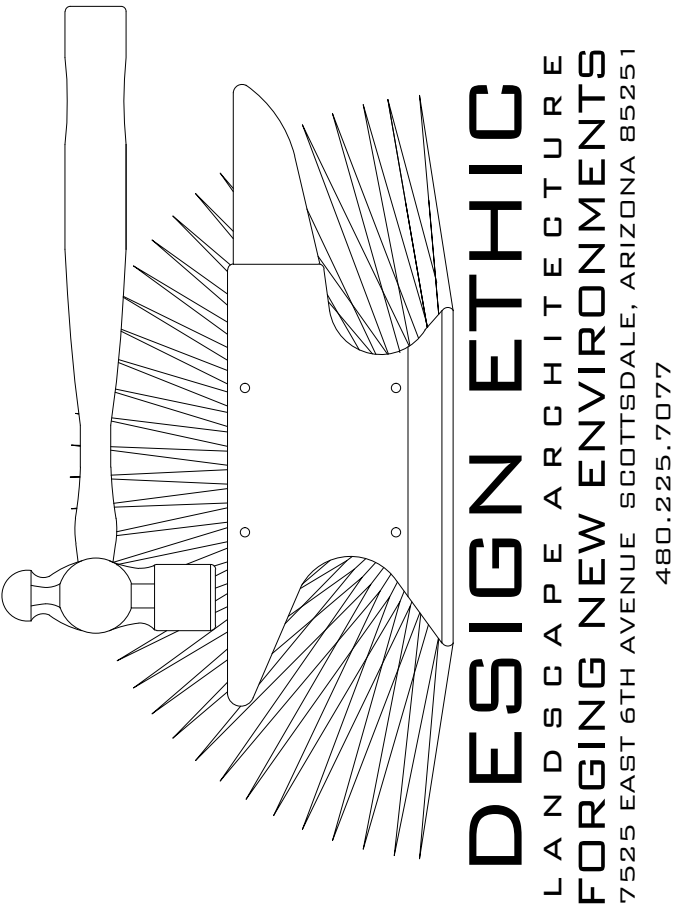


vicinity map



city of surprise general notes

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES' WATER CONSERVATION GUIDELINES. PLANT MATERIAL SHALL BE SELECTED FROM THE APPROVED DWR PLANT LIST.
- NO LANDSCAPED AREAS SHALL BE USED FOR THE PARKING OF VEHICLES OR THE STORAGE OR DISPLAY OF MATERIALS, SUPPLIES OR MERCHANDISE.
- ALL LANDSCAPING MATERIALS AND EQUIPMENT AS PROVIDED FOR ON THE APPROVED FINAL LANDSCAPE PLAN FOR ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT, OR IN THE CASE OF PHASED DEVELOPMENT, FOR THE PARTICULAR PHASE, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, UNLESS A FINANCIAL GUARANTEE IN THE AMOUNT OF ONE HUNDRED FIFTY PERCENT OF THE COST OF THE MATERIALS AND LABOR IS SUBMITTED TO THE CITY. FINANCIAL GUARANTEES SHALL BE OF THE TYPES AND FORMS AS PROVIDED IN CHAPTER 16.24 OF THE CITY CODE. IN THE EVENT THAT A CASH DEPOSIT IS MADE FOR THE PURPOSE OF A FINANCIAL GUARANTEE, NO INTEREST SHALL BE PAID BY THE CITY UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE PAID, PRIOR TO CITY ACCEPTANCE OF THE DEPOSIT. (ORD. 97-16 S 22, 1997; ORD. 86-658-803, 1986)
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE OBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.



PANDA EXPRESS

NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

COVER SHEET & NOTES

PROJECT:

SHEET TITLE:

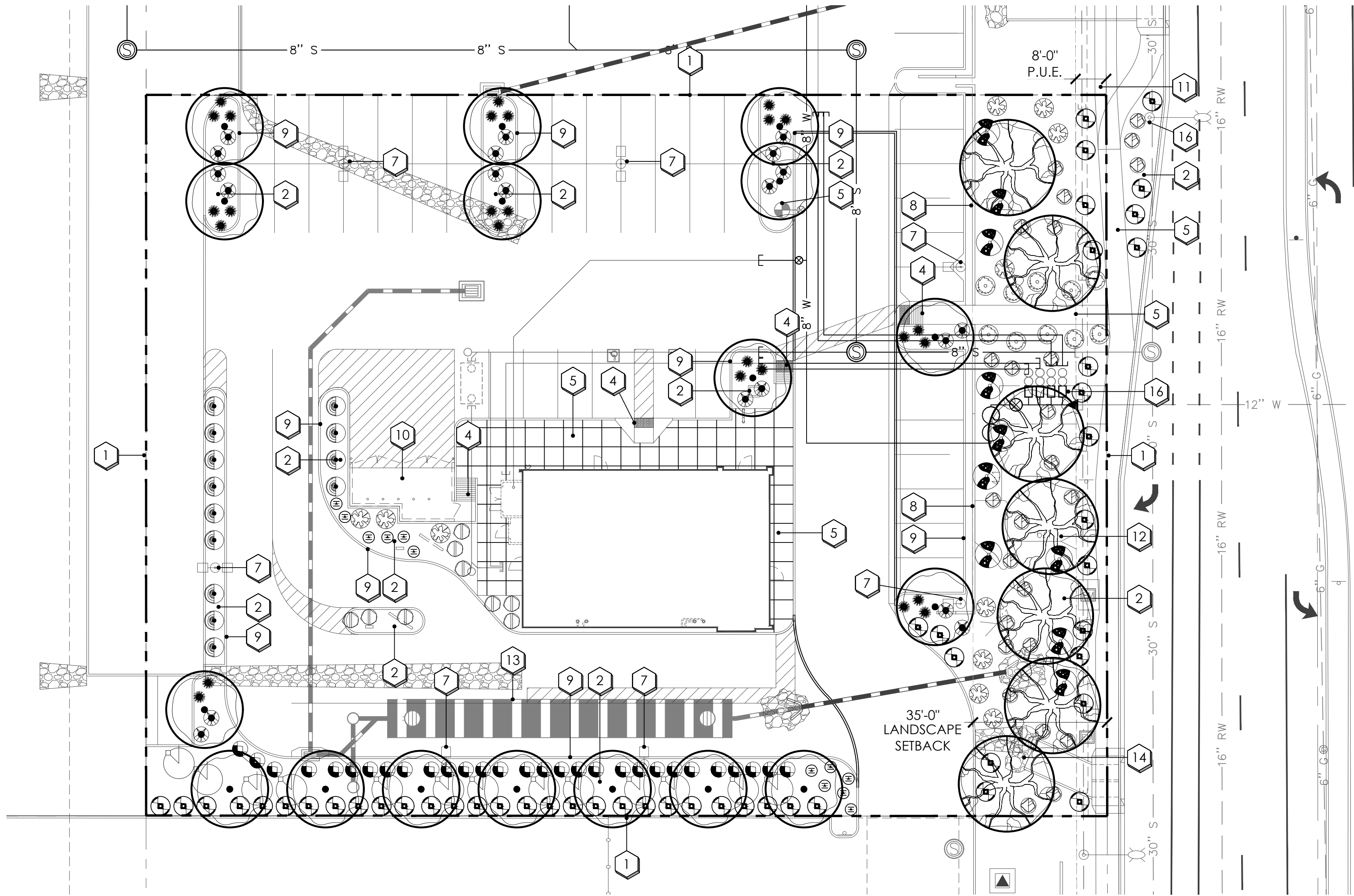
JOB NO:	24-040
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.31.2025
REVISED:	

SHEET

L0.01

1 of 2

FS24-1192

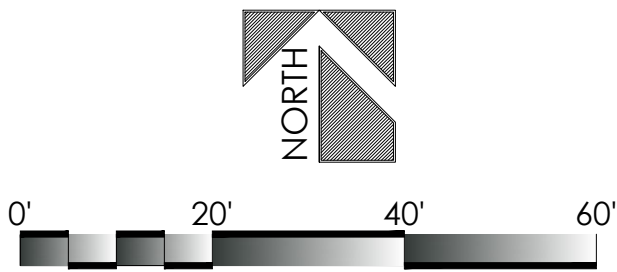
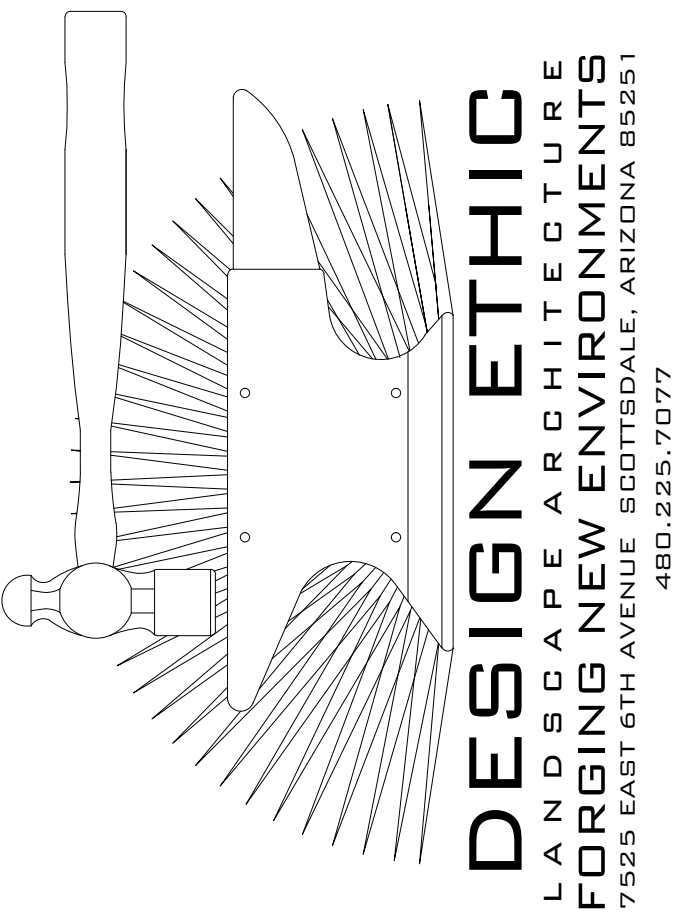


plant legend

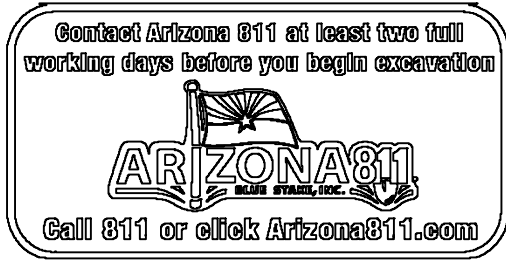
	common name	emitters	size	qty	comments
trees					
	PARKINSONIA HYBRID 'DESERT MUSEUM'	(5 @ 1.0 GPH)	24" BOX	17	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
	DESERT MUSEUM				
	PROSOPIS CHILENSIS 'THORNLESS'	(5 @ 1.0 GPH)	36" BOX	7	8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE
	THORNLESS CHILEAN MESQUITE				
shrubs					
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	20	
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	29	
	JUSTICIA CALIFORNICA CHUPAROSA	(1 @ 1.0 GPH)	5 GAL.	25	
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	10	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	(1 @ 1.0 GPH)	5 GAL.	13	
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	13	
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	10	
accents					
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	11	
	MUHLENBERGIA RIGENS DEER GRASS		5 GAL.	10	
groundcover					
	EREMOPHILA GLABRA 'MIGNON GOLD'	(1 @ 1.0 GPH)	5 GAL.	50	
	OUTBACK SUNRISE EMU				
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	12	
inerts					
	3/4" SCREENED DECOMPOSED GRANITE TABLE MESA BROWN		3/4" SCRND	11,737 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS

planting key notes

- 1
- PROPERTY LINE / RIGHT OF WAY LINE
- 2
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3
- SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5
- CONCRETE SIDEWALK.
- 6
- FIRE HYDRANT - 5'-0" CLEAR OF ALL PLANT MATERIAL
- 7
- SITE LIGHTING. SEE ARCH. PLANS.
- 8
- SCREEN WALL. SEE ARCH. PLANS.
- 9
- CURB. SEE CIVIL ENG. PLANS.
- 10
- TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 11
- P.U.E. SEE CIVIL ENG. PLANS.
- 12
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 13
- DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 14
- RIP RAP. SEE CIVIL ENG. PLANS.
- 15
- EXISTING STREET LIGHT.
- 16
- LANDSCAPE WATER METER.



SCALE: 1" = 20'-0"



PANDA EXPRESS

NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 24-040
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 03.27.2025
REVISED:

SHEET

L2.01

2 of 2

FS24-1192



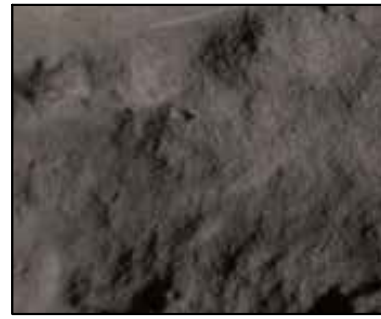
EIFS (EIFS-1)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: SW 7646
FIRST STAR
FINISH: FINE



EIFS (EIFS-2)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: SW 7069
IRON ORE
FINISH: FINE



EIFS (EIFS-3)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: PANTONE
COLOR 200C - RED
FINISH: FINE



SILL (ST-18)
MANUFACTURE: CORONADO
STONE PRODUCTS
PRODUCT: CHISELED STONE
COLOR: CHARCOAL



WAINSCOT (ST-1)
MANUFACTURE: CORONADO
STONE PRODUCTS
PRODUCT: STRIP STONE
COLOR: BLACK FOREST
FINISH: FINE



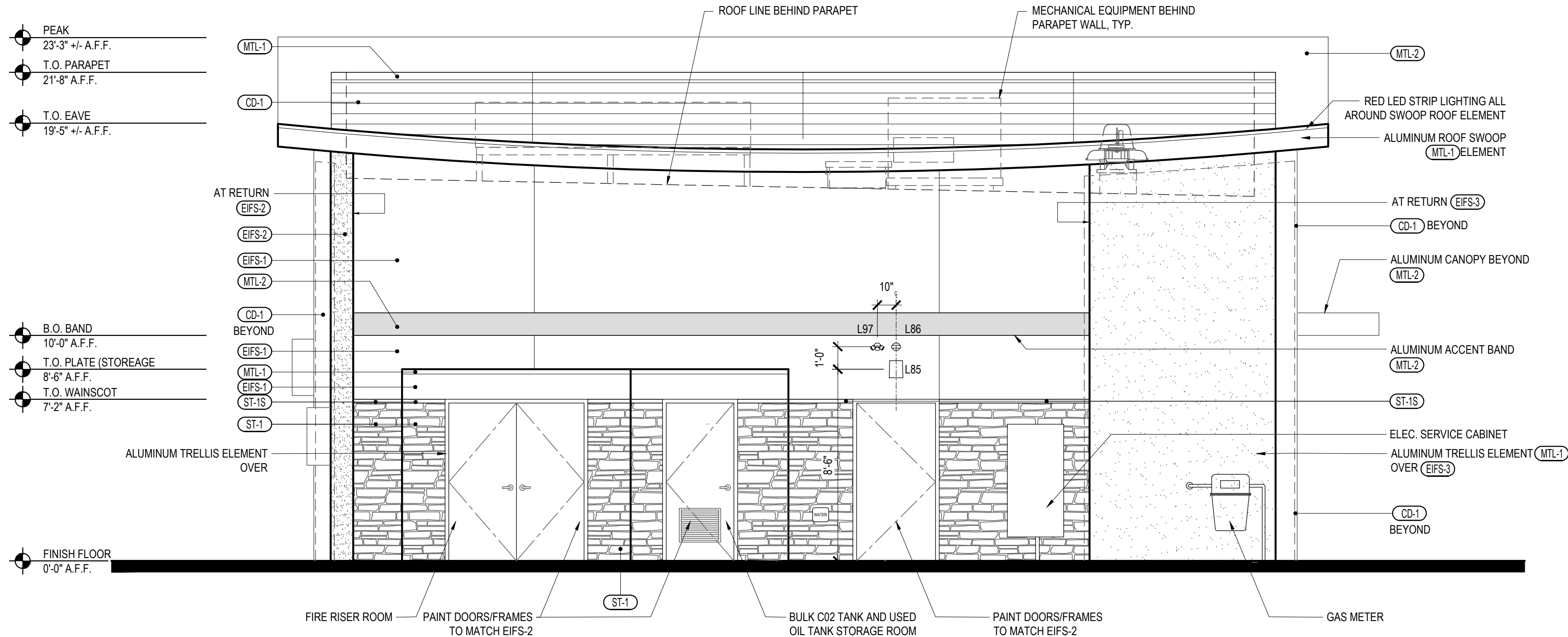
CD-1 (CD-1)
MANUFACTURE: NICHIIA
PRODUCT: VINTAGEWOOD
COLOR: SPRUCE



METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL
METALS
PRODUCT: -
COLOR: IRON ORE
FINISH: SMOOTH



CANOPY (MTL-2)
MANUFACTURE: PANDA
VENDOR
PRODUCT: ALLEN INDUSTRIES
COLOR: PMS BLACK-7C
FINISH: SATIN



NOTE
SIGNAGE WILL BE APPROVED UNDER
A SEPARATE BUILDING PERMIT



PANDA EXPRESS, INC.
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6TH	3RD DRB SUBMITTAL	02-03-25

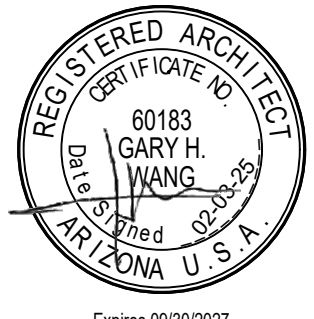
DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

ARCH PROJECT #: 24-004



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PANDA EXPRESS
APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-200

EXTERIOR ELEVATIONS

EXTERIOR LIGHTING SCHEDULE

SYMBOL	NO	QTY	DESCRIPTION	MODEL NO	MANUFACTURER	REMARKS
	L86	4	NAVILITE EMERGENCY LIGHT SURFACE MOUNT	MLED1-G-WP	EXITRONIX	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT.
	L90	4	DECORATIVE LED WALL SCONCE	ATLANTIS, BLACK; 1649SK-LED	HINKLEY LIGHTING	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
	L97	4	LED MOTION SECURITY FLOODLIGHT	HGX LED 2RH 40K 120 MO DDB M2	LITHONIA LIGHTING	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142". FURNISHED BY OWNER, INSTALLED BY GC

LIGHTING SCHEDULE (EXTERIOR)

3

Scale= NTS

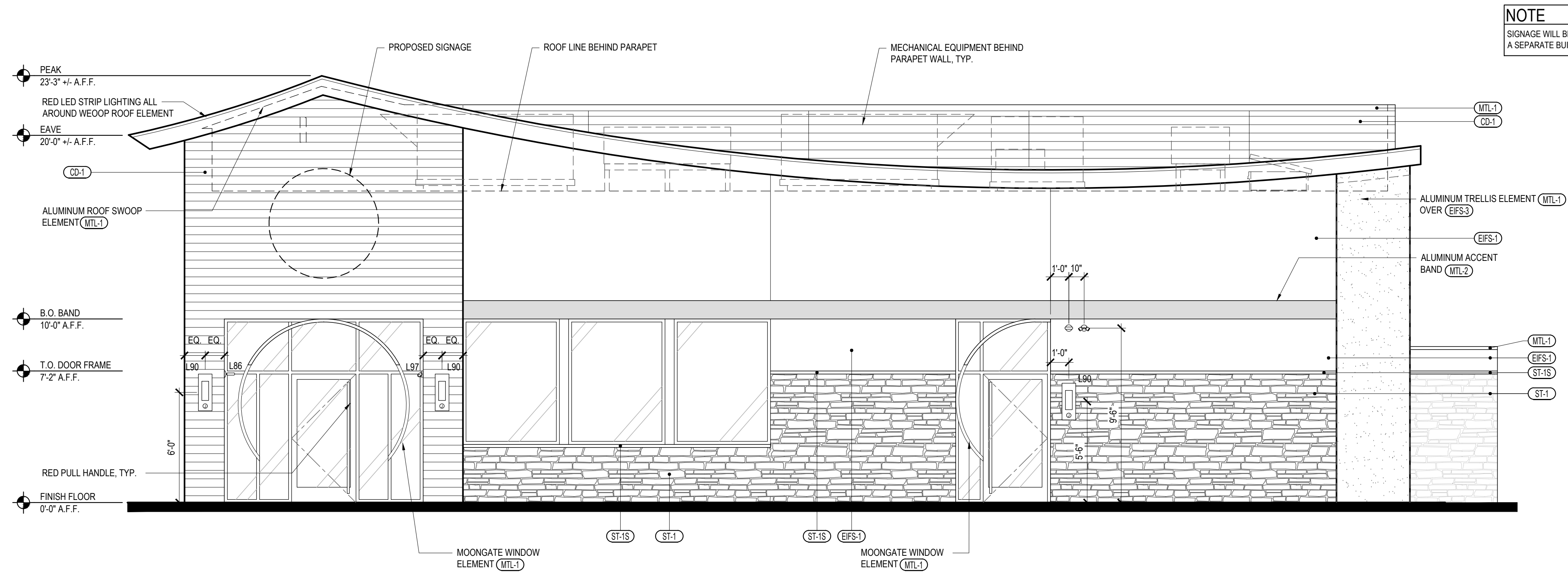
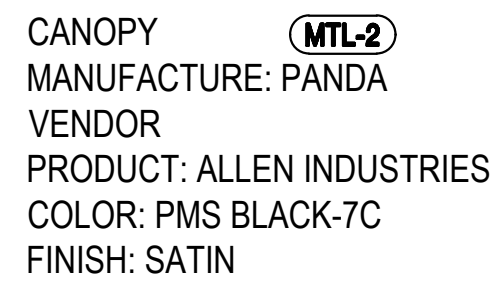
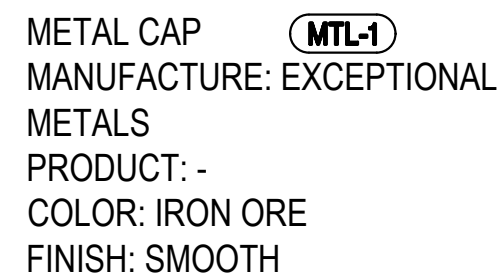
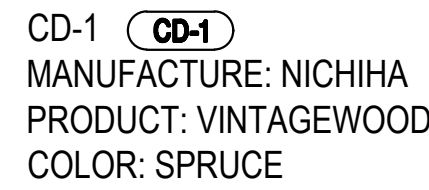
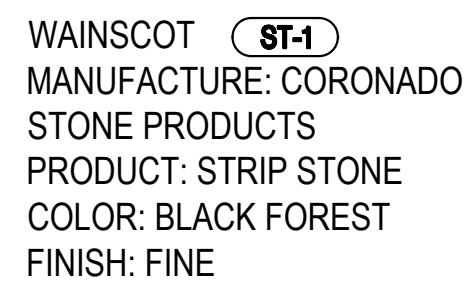
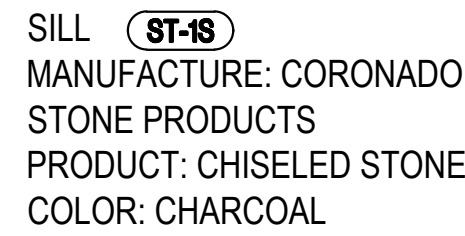
A-200

EAST ELEVATION

1

Scale= 1/4" = 1'-0"

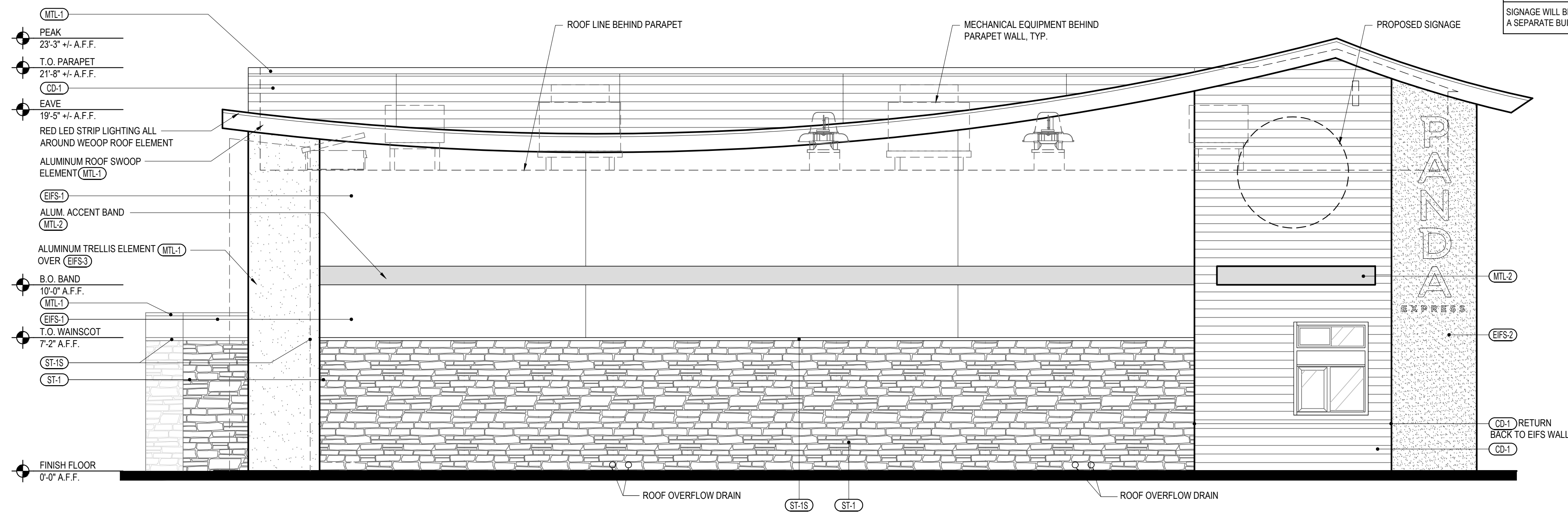
A-200



NOTE
SIGNAGE WILL BE APPROVED UNDER A SEPARATE BUILDING PERMIT

NORTH ELEVATION	2
-----------------	---

Scale= 1/4" = 1'-0" | **A-201**



NOTE
SIGNAGE WILL BE APPROVED UNDER
A SEPARATE BUILDING PERMIT

EXTERIOR LIGHTING SCHEDULE

SYMBOL	NO	QTY	DESCRIPTION	MODEL NO	MANUFACTURER	REMARKS
	L86	4	NAVILITE EMERGENCY LIGHT SURFACE MOUNT	MLED1-G-WP	EXITRONIX	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT.
	L90	4	DECORATIVE LED WALL SCONCE	ATLANTIS, BLACK; 1649SK-LED	HINKLEY LIGHTING	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
	L97	4	LED MOTION SECURITY FLOODLIGHT	HGX LED 2RH 40K 120 MO DDB M2	LITHONIA LIGHTING	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142". FURNISHED BY OWNER, INSTALLED BY GC

LIGHTING SCHEDULE (EXTERIOR)	2
------------------------------	---

Scale= NTS	A-200
------------	-------

SOUTH ELEVATION	1
-----------------	---

Scale= 1/4" = 1'-0" **A-201**



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[illegible]

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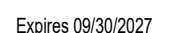
DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

ARCH PROJECT #: 24-004



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Monterey Park, CA 91754
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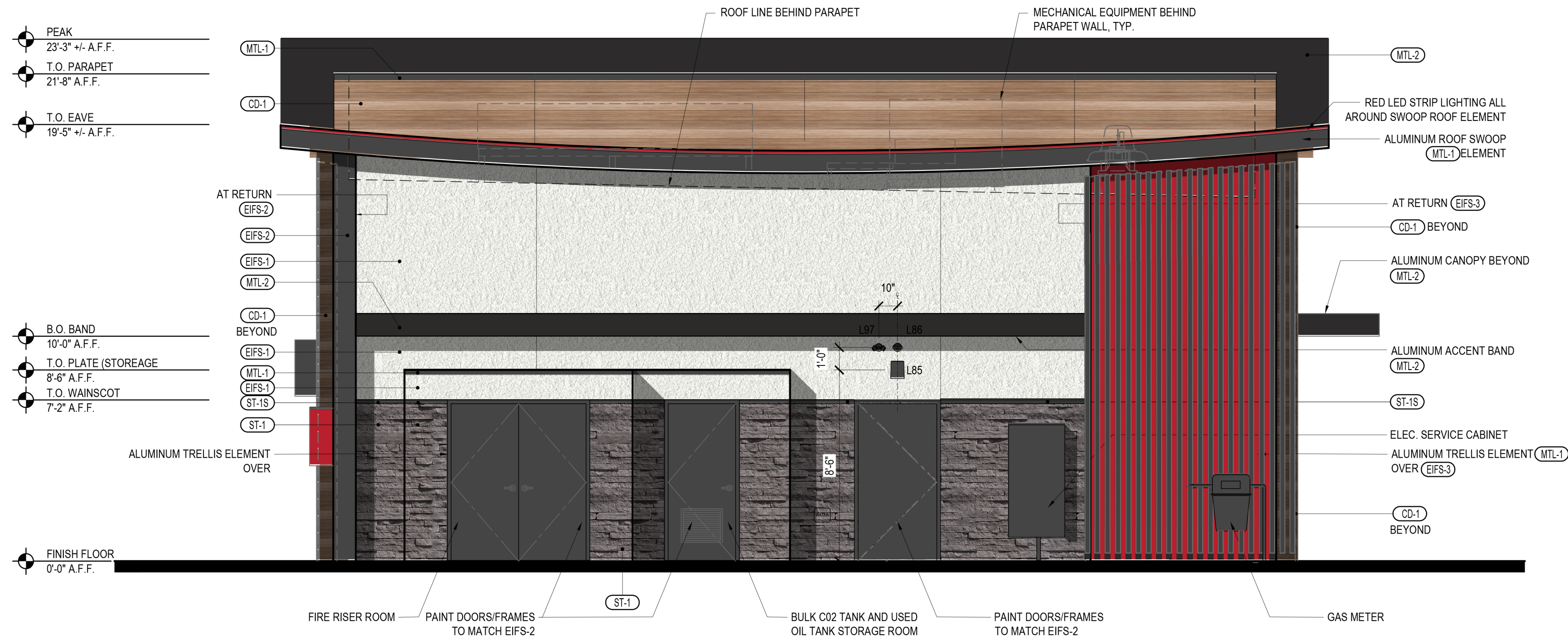
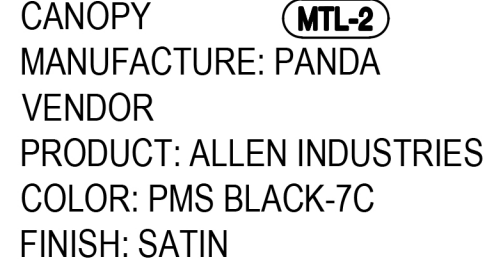
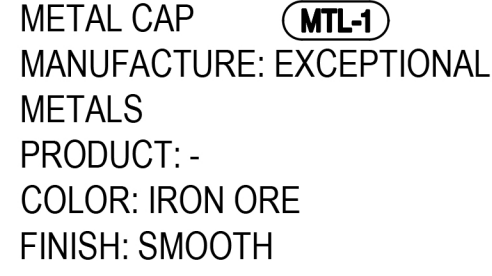
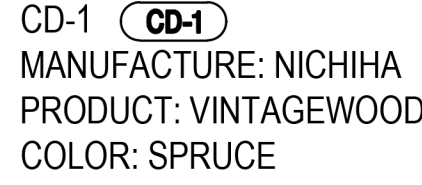
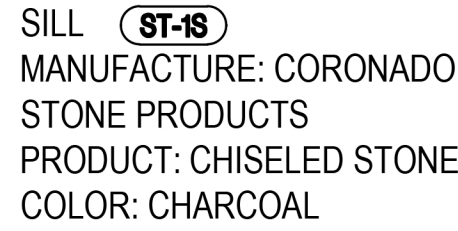


PANDA EXPRESS

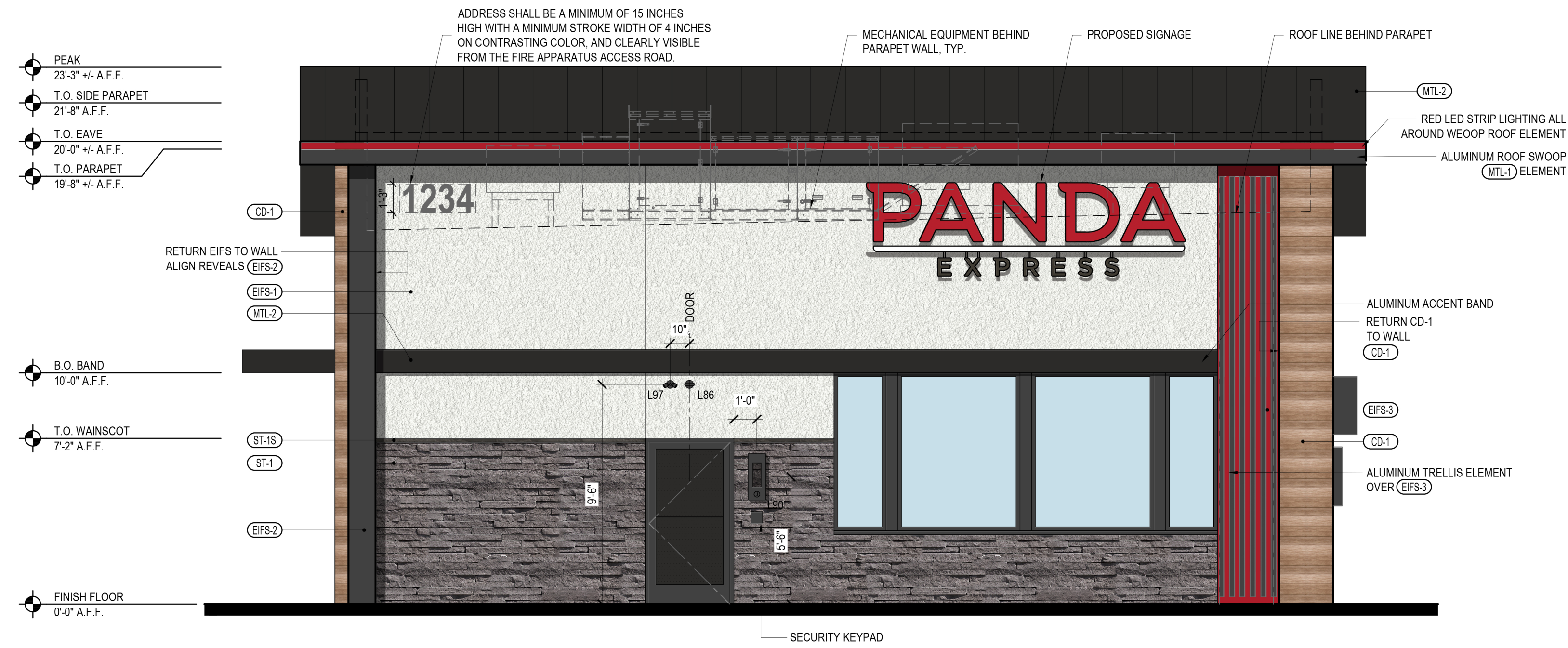
APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-201

EXTERIOR ELEVATIONS



NOTE
SIGNAGE WILL BE APPROVED UNDER
A SEPARATE BUILDING PERMIT



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LIGHTING SCHEDULE (EXTERIOR)	3
Scale= NTS	A-200

EAST ELEVATION	1
Scale= 1/4" = 1'-0"	A-200



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DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

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& ASSOCIATES, INC

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Expires 09/30/202

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APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-200

EXTERIOR ELEVATIONS

CASE: FS24-1192



EIFS (EIFS-1)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: SW 7646
FIRST STAR
FINISH: FINE



EIFS (EIFS-2)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: SW 7069
IRON ORE
FINISH: FINE



EIFS (EIFS-3)
MANUFACTURE: STO
PRODUCT: STOTHERM
ESSENCE SYSTEM
COLOR: PANTONE
COLOR 200C - RED
FINISH: FINE



SILL (ST-15)
MANUFACTURE: CORONADO
STONE PRODUCTS
PRODUCT: CHISELED STONE
COLOR: CHARCOAL



WAINSCOT (ST-1)
MANUFACTURE: CORONADO
STONE PRODUCTS
PRODUCT: STRIP STONE
COLOR: BLACK FOREST
FINISH: FINE



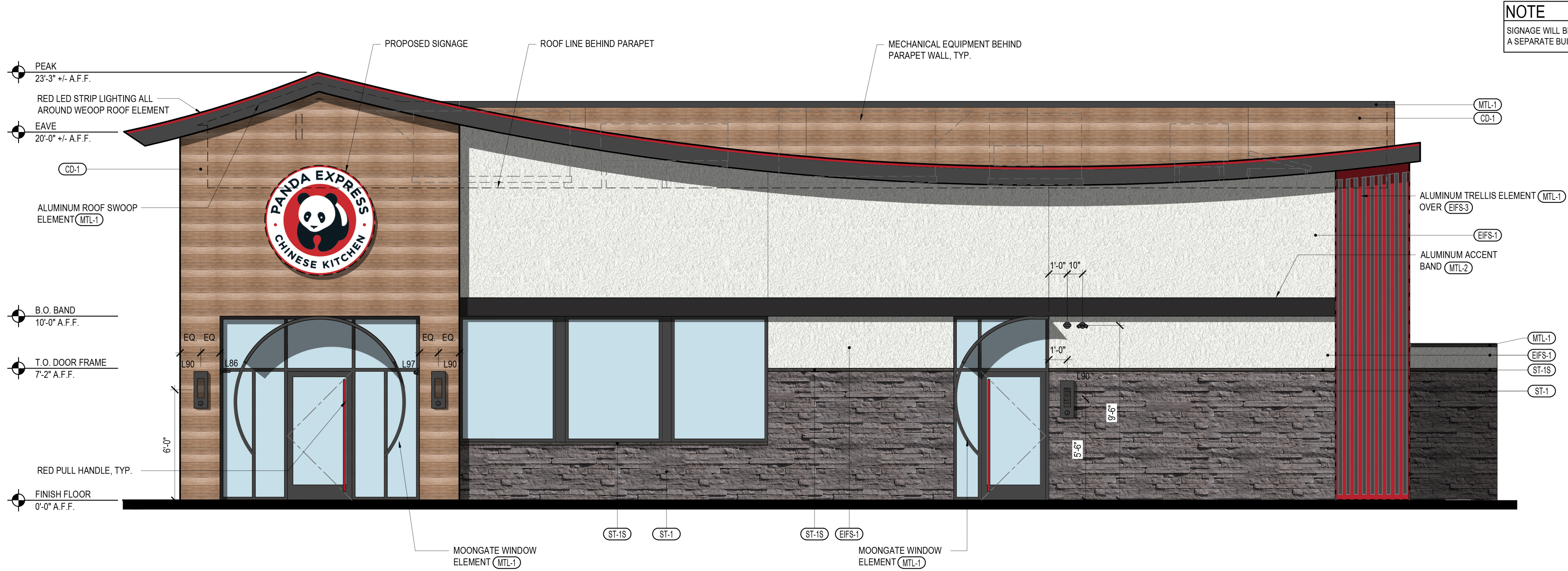
CD-1 (CD-1)
MANUFACTURE: NICHIIA
PRODUCT: VINTAGEWOOD
COLOR: SPRUCE



METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL
METALS
PRODUCT: -
COLOR: IRON ORE
FINISH: SMOOTH



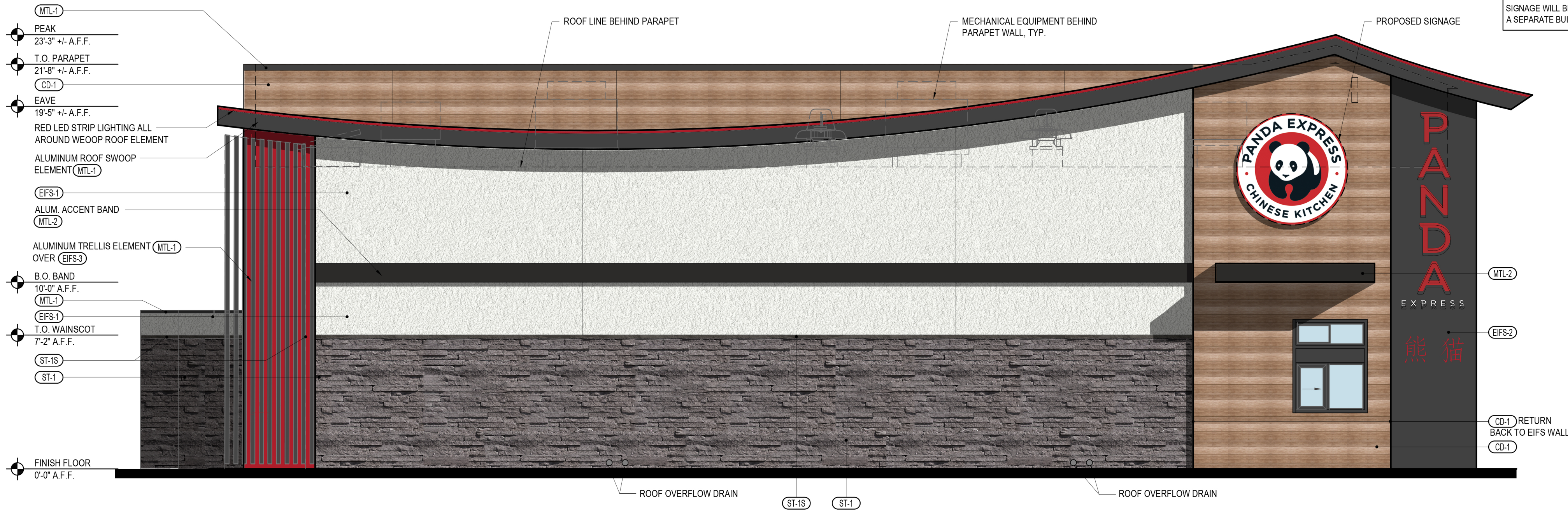
CANOPY (MTL-2)
MANUFACTURE: PANDA
VENDOR
PRODUCT: ALLEN INDUSTRIES
COLOR: PMS BLACK-7C
FINISH: SATIN



NOTE
SIGNAGE WILL BE APPROVED UNDER
A SEPARATE BUILDING PERMIT

NORTH ELEVATION 2

Scale= 1/4" = 1'-0" A-201



NOTE
SIGNAGE WILL BE APPROVED UNDER
A SEPARATE BUILDING PERMIT

EXTERIOR LIGHTING SCHEDULE

SYMBOL	NO	QTY	DESCRIPTION	MODEL NO	MANUFACTURER	REMARKS
	L86	4	NAVILITE EMERGENCY LIGHT SURFACE MOUNT	MLED1-G-WP	EXITRONIX	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT.
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	L97	4	LED MOTION SECURITY FLOODLIGHT	HGX LED 2RH 40K 120 MO DDB M2	LITHONIA LIGHTING	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142". FURNISHED BY OWNER, INSTALLED BY GC

LIGHTING SCHEDULE (EXTERIOR) 2

Scale= NTS A-200

SOUTH ELEVATION 1

Scale= 1/4" = 1'-0" A-201



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91770
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6TH	3RD DRB SUBMITTAL	02-03-25

DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

ARCH PROJECT #: 24-004



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APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-201

EXTERIOR ELEVATIONS



VIEW 4
Scale= NTS A-203



VIEW 2
Scale= NTS A-203



VIEW 3
Scale= NTS A-203



VIEW 1
Scale= NTS A-203



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PANDA EXPRESS
APN: LOT 6, PART OF 509-17-936
WADDELL RD & LITCHFIELD RD
SURPRISE, AZ 85379

A-203

EXTERIOR RENDERS



VIEW 4
Scale= NTS A-203.1



VIEW 2
Scale= NTS A-203.1



VIEW 3
Scale= NTS A-203.1



VIEW 1
Scale= NTS A-203.1



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DRAWN BY: RR / CJ

PANDA PROJECT #: S8-25-D32063

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SURPRISE, AZ 85379

A-203.1

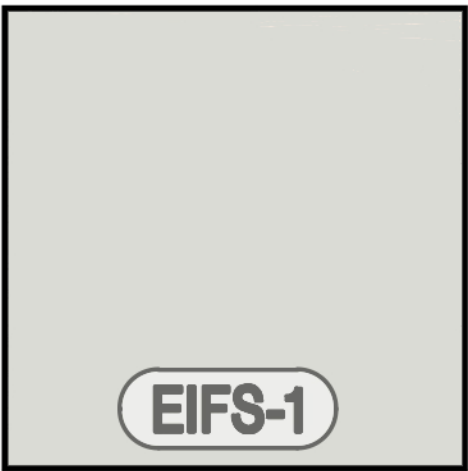
EXTERIOR NIGHT RENDERS

PANDA EXPRESS
MATERIAL BOARD – EXTERIOR FINISHES

APN: Lot 6, 509-17-936
Waddell Rd. & Litchfield Rd., Surprise, Arizona 85379



PROTOTYPE RENDERING



Paint- Stotherm
First Star SW7646



Paint- Stotherm
Iron Ore SW7069



Paint - Stotherm
RED Pantone 200C



CORNADO STONE PRODUCTS
Chiseled Stone Sill - Charcoal



CORNADO STONE PRODUCTS
Strip Stone - Black Forest



NICHIHA
Vintagewood - Spruce



ALLEN INDUSTRIES - Metal
PMS Black-7c



EXCEPTIONAL METALS
Iron Ore

Leslie Carnie

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, September 12, 2024 9:12 AM
To: Project Coordinators
Cc: BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE; 56 FW/CIT Community Initiative
Subject: RE: FS24-1192 Panda Express - New Digital Submittal 09.05.24

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi,

Thank you for allowing Luke AFB to make comments on the Panda Express Application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day.

Respectfully,

Mark James

Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Nichole Flores <Nichole.Flores@surpriseaz.gov> **On Behalf Of** Project Coordinators
Sent: Thursday, September 5, 2024 4:08 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chris@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula (Flood Control) <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>
Subject: [Non-DoD Source] FS24-1192 Panda Express - New Digital Submittal 09.05.24

Good afternoon,

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project.

Please don't hesitate to contact us if you have any questions or concerns.

Best regards,

Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3100 Main

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0.1



Gary Wang & Associates, Inc.

Member of American Institute of Architects

1000 Corporate Center Drive

Suite 550

Monterey Park, CA 91754

Tel: (626) 288-6898

Fax: (626) 768-7101

May 5, 2025

City of Surprise
Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374

CASE: FS24-1192
Panda Express
Waddel Road & Litchfield Road
Surprise, AZ 85379
APN: Lot 6, Part of 509-17-936

Citizen Review – Participation Report

An in-person Citizen Review Neighborhood Meeting was held for this project on April 30th, 2025, at the Hilton Garden Inn Meeting Room where the public was invited to discuss the proposal. This is located at 16601 N. Stadium Way, Surprise, AZ 85374, approximately 2 miles away from the project site. The project applicant and representative set up the meeting and attended.

The meeting was advertised to the public by various methods. A professional sign company was hired to install two signs on-site with meeting details at least fifteen days prior to the meeting. City Staff also assisted by sending out seventeen mailing notifications to the surrounding property owners. The legal ads were also run in the Surprise Independent and the Phoenix Independent newspaper publications.

No concerns, issues nor problems were brought up during the meeting. Only City Staff and the current property owner attended the meeting.

AFFIDAVIT OF SIGN POSTING

Case Number: FS 241192
Project Name: Panda Express / Meeting Update
Project Location: Lot 509-17 976 Litchfield Road Surprise
Date Removed: _____

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

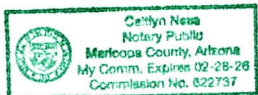
Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until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

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

[Signature]
Owner / Application Signature

4/15/2025
Date

This instrument was acknowledged before me this 14th day of April,
2025 by Jeffrey Thomas



[Signature]
Notary Public

My Commission Expires: 02-28-2026

NOTICE OF PUBLIC HEARING

CITY OF SURPRISE

IN-PERSON NEIGHBORHOOD MEETING

Date: APRIL 30, 2025

Time: 6PM

Location: HILTON GARDEN INN - MEETING ROOM
16601 N. STADIUM WAY - SURPRISE, AZ 85374



PLANNING & ZONING

Date: JUNE 5, 2025

Time: 6PM

Location: 16000 N. CIVIC CENTER DRIVE
SURPRISE, AZ 85374

CITY COUNCIL

Date: _____

Time: _____

Location: _____

PROJECT NAME: PANDA EXPRESS
CASE NUMBER: FS24-1192

A CONDITIONAL USE PERMIT (CUP) FOR A DRIVE-THROUGH FACILITY

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

NOTICE OF PUBLIC HEARING

CITY OF SURPRISE

IN-PERSON NEIGHBORHOOD MEETING

Date: APRIL 30, 2025

Time: 6PM

Location: HILTON GARDEN INN - MEETING ROOM
16601 N. STADIUM WAY - SURPRISE, AZ 85374



PLANNING & ZONING

Date: JUNE 5, 2025

Time: 6PM

Location: 16000 N. CIVIC CENTER DRIVE
SURPRISE, AZ 85374

CITY COUNCIL

Date: _____

Time: _____

Location: _____

PROJECT NAME: PANDA EXPRESS
CASE NUMBER: FS24-1192

A CONDITIONAL USE PERMIT (CUP) FOR A DRIVE-THROUGH FACILITY

FOR MORE INFORMATION, CALL:

623-222-3011

surpriseaz.gov

FS24-1192

Panda Express

Conditional Use Permit with Site Plan

Planning & Zoning Commission

June 05, 2025

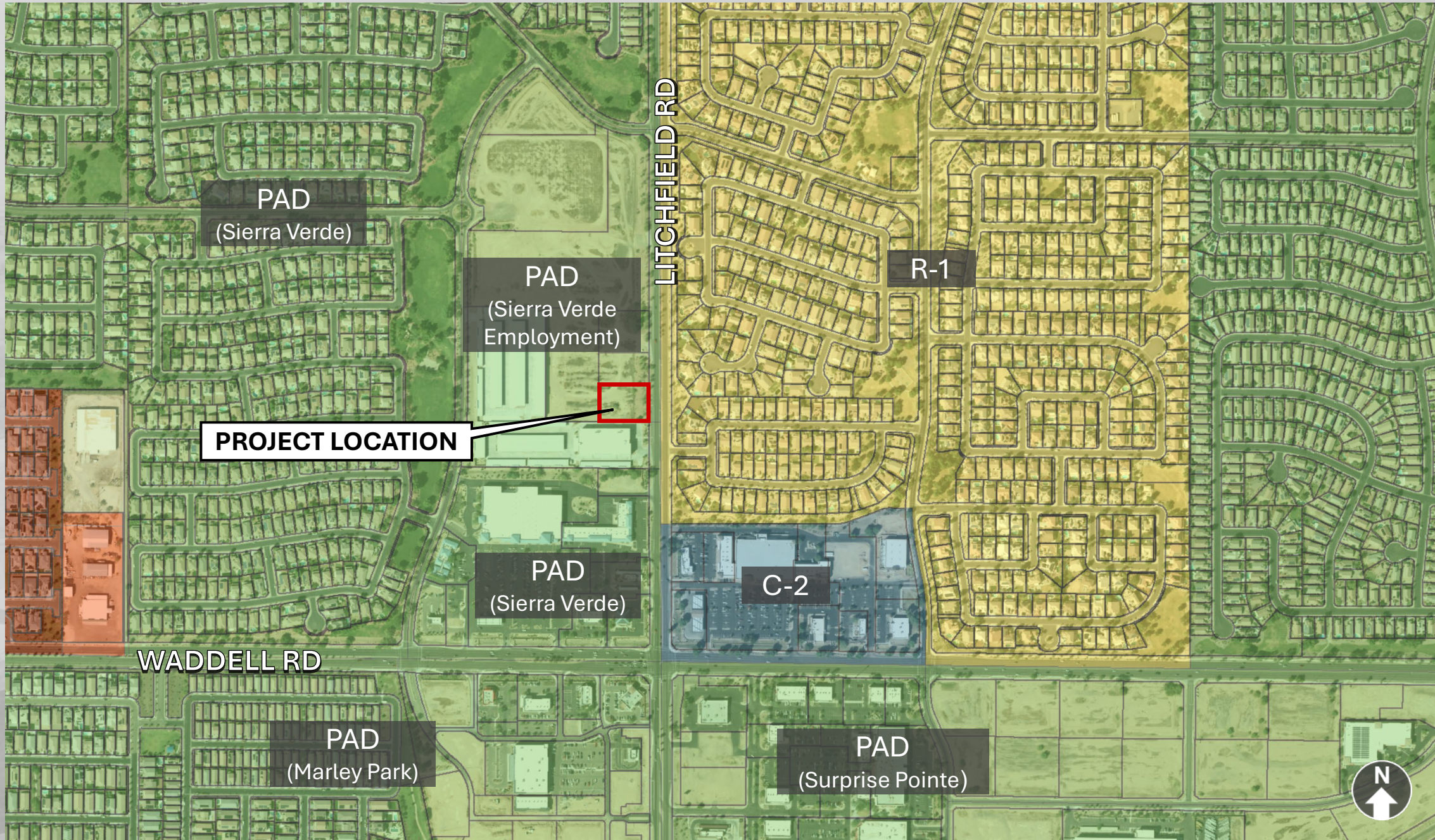


SURPRISE

ARIZONA



VICINITY MAP



PAD
(Sierra Verde)

PAD
(Sierra Verde
Employment)

PROJECT LOCATION

PAD
(Sierra Verde)

WADDELL RD

PAD
(Marley Park)

LITCHFIELD RD

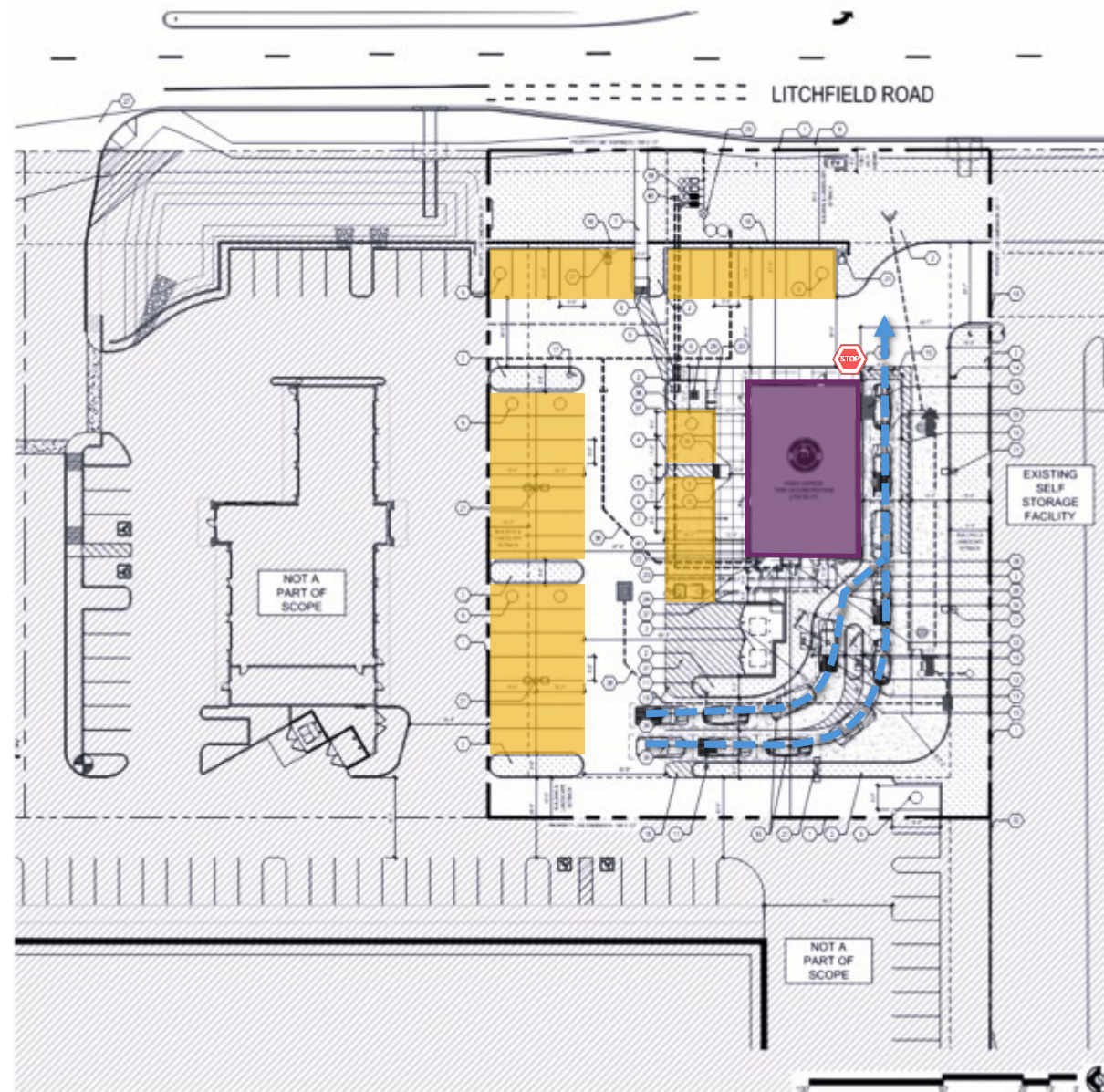
R-1

C-2

PAD
(Surprise Pointe)



ZONING MAP



2,700 S.F. Panda Express Restaurant

Parking Required = 16 Spaces
Parking Provided = 30 Spaces ☒

Drive-Through Lane
(Queuing Capacity = 13 Vehicles)

SITE PLAN





VIEW 4
Scale: NTS A-203



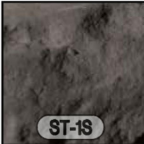
VIEW 2
Scale: NTS A-203



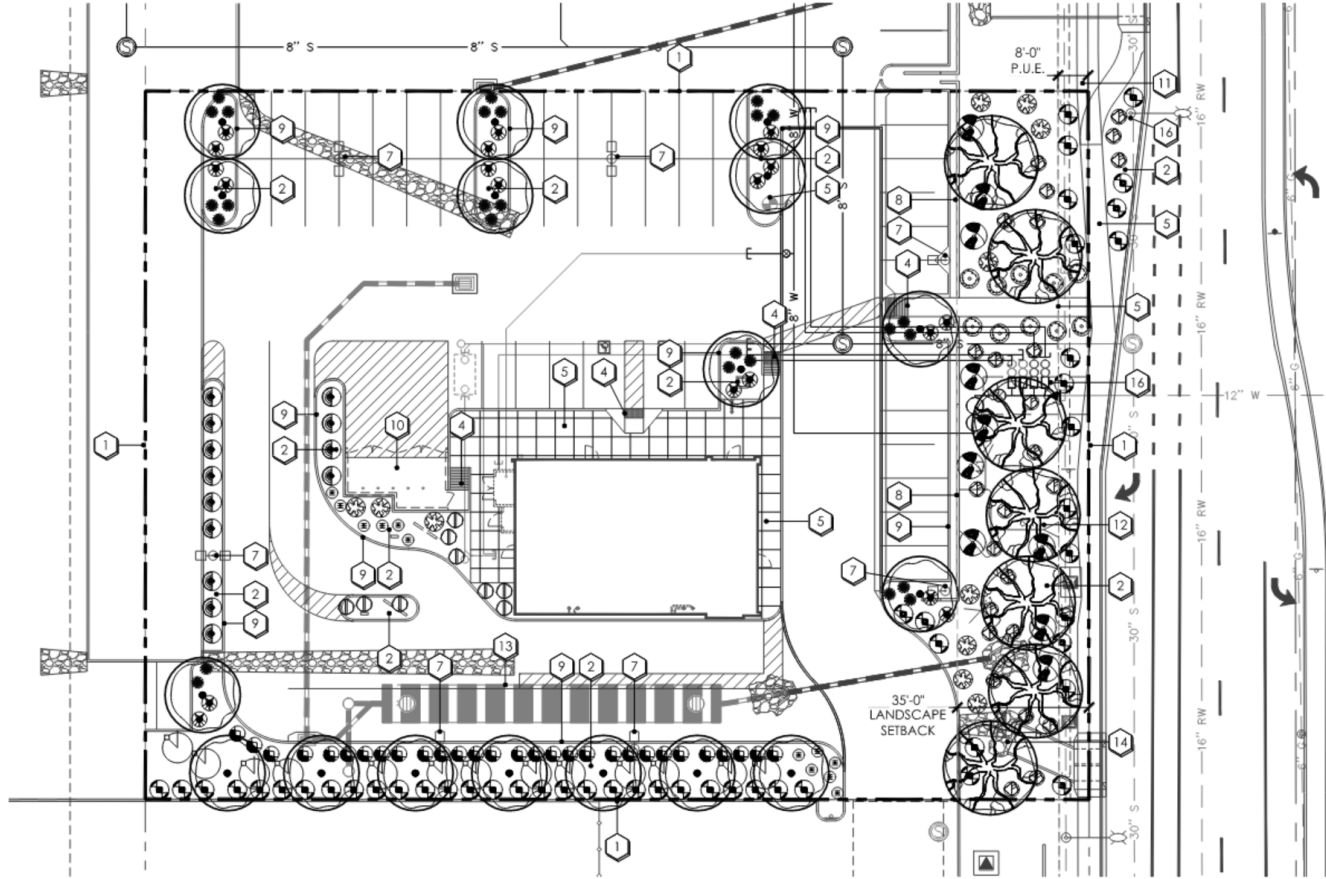
VIEW 3
Scale: NTS A-203



VIEW 1
Scale: NTS A-203

		
EIFS-1	EIFS-2	EIFS-3
Paint: Stotherm First Star SW7646	Paint: Stotherm Iron Ore SW7089	Paint: Stotherm RED Pantone 230C
		
ST-1S	ST-1	CD-1
CORNADO STONE PRODUCTS Chiseled Stone Sill - Charcoal	CORNADO STONE PRODUCTS Strip Stone - Black Forest	NICHIHA Vintagewood - Spruce
		
MTL-1	MTL-2	
ALLEN INDUSTRIES - Metal PMS Black-7c	EXCEPTIONAL METALS Iron Ore	

ELEVATIONS



plant legend

	common name	emitters	size	qty	comments
trees					
	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	17	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	36" BOX	7	8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE
shrubs					
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	20	
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	29	
	JUSTICIA CALIFORNICA CHUPAROSA	(1 @ 1.0 GPH)	5 GAL.	25	
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	10	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	13	
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	13	
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	10	
accents					
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	11	
	MUHLENBERGIA RIGENS DEER GRASS		5 GAL.	10	
groundcover					
	EREMOPHILA GLABRA 'MIGNON GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	50	
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	12	
inerts					
	3/4" SCREENED DECOMPOSED GRANITE TABLE MESA BROWN		3/4" SCRND	11,737 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS



EVALUATION CRITERIA

Title 17 Section 17.28.080

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

OUTREACH

Neighborhood Meeting

- April 30, 2025
- Hilton Garden Inn: 16601 N. Stadium Way
- No attendees

RECOMMENDATION

If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS24-1192, 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 “Panda Express Site Plan”, prepared by Gary Wang and Associates, Inc, and received April 03, 2025.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Panda Express Litchfield & Acoma Planting Plan”, prepared by Design Ethic Landscape Architecture, and received February 15, 2025.
- c. Building Architecture shall be consistent with the Elevations entitle “Panda Express Exterior Elevations”, prepared by Gary Wang and Associates, Inc., and received February 15, 2025.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan 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: June 5, 2025 Contact Person: Scott Philips
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Presentation and discussion pertaining to the Surprise Center Development Company update on the City Center Master Plan.

Motion:

The presentation is for discussion purposes only.

Background:

The one-square mile City Center opportunity is located at the center of the City of Surprises and allows for many mixed use development opportunities.

Objective Analysis:

Policy Compliant:

Financial Impact:

The presentation is for discussion purposes only. No financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. P and Z June 2025
-



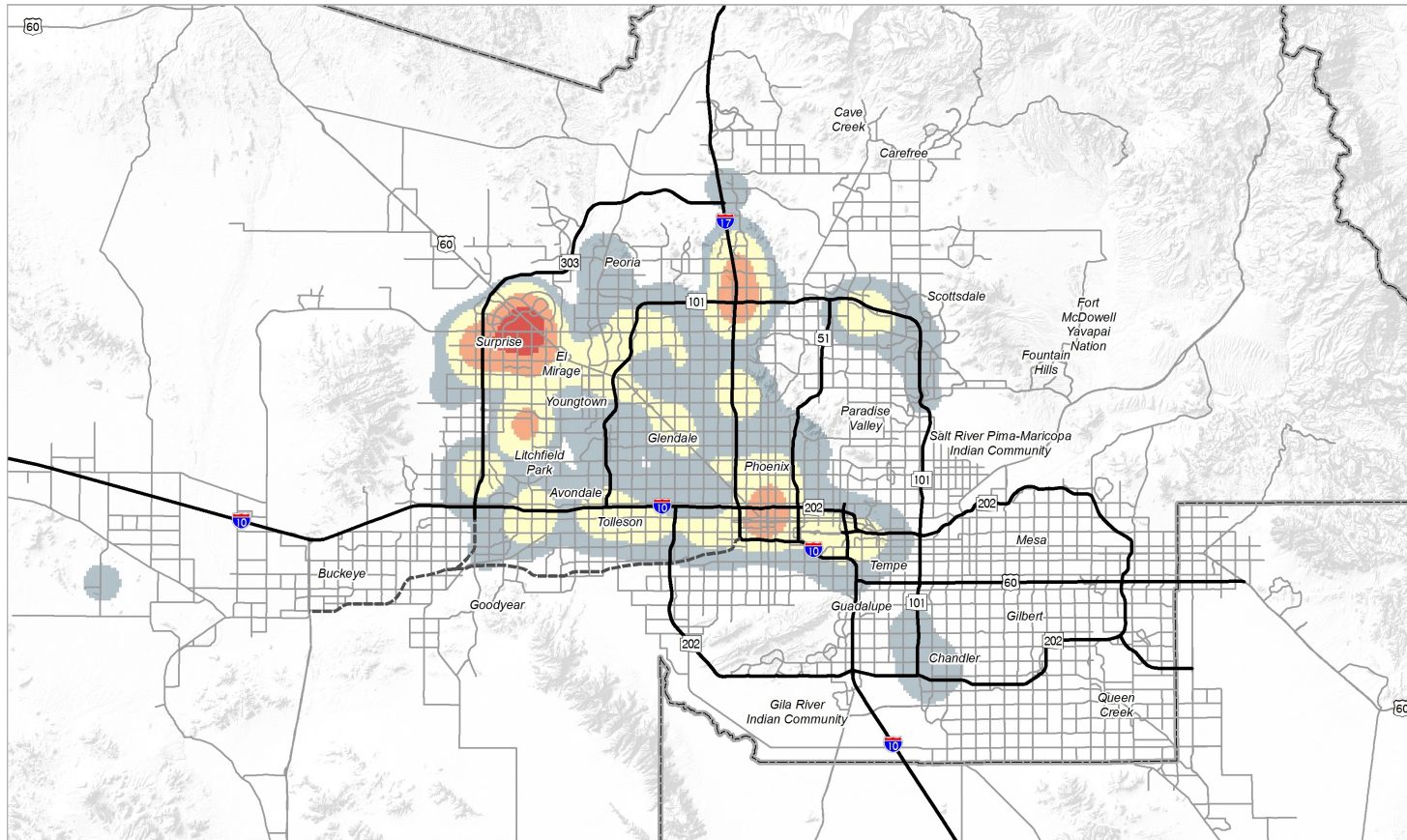


WEST VALLEY CONTEXT

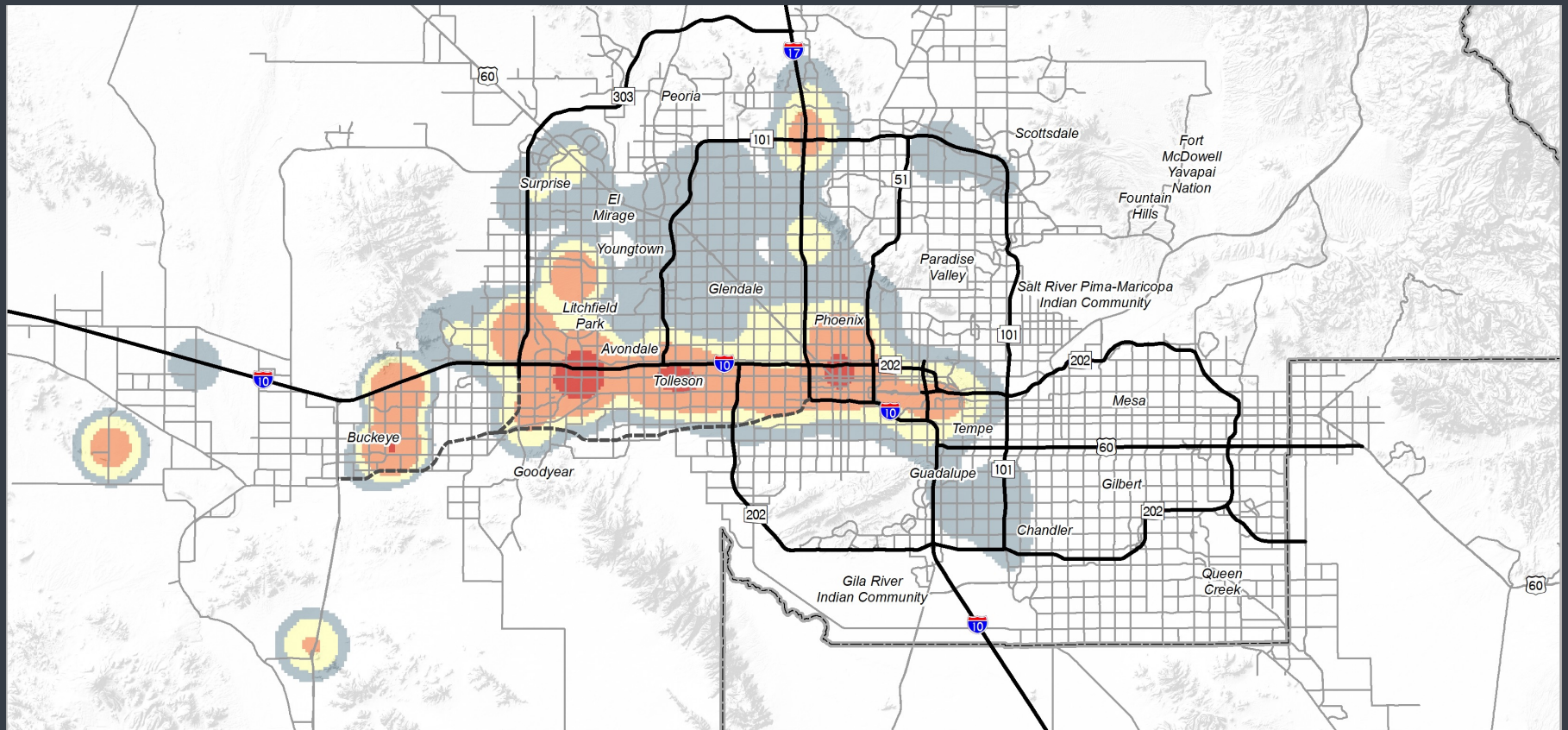
THE ONE TO RULE THEM ALL....

WHAT MATTERS?

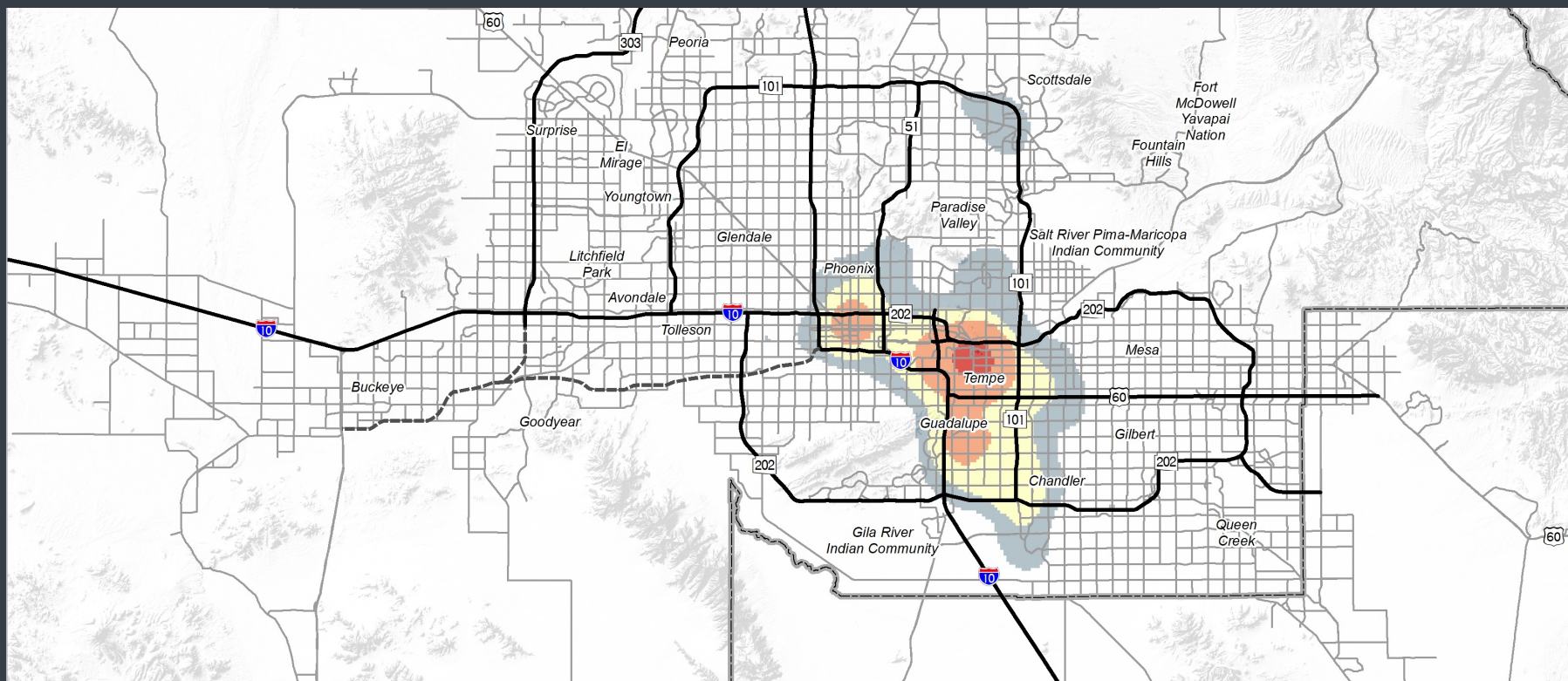
- WHAT'S OUR STORY IN 30 YEARS?
- TECHNOLOGY – WHAT IS INFRASTRUCTURE?
- UTILITIES
- CULTURE (POLITICAL, ECONOMIC, SOCIAL
- DENSITY
- TOTAL CAPITAL INVESTMENT
- RISKS – POLITICAL, MACRO
- EDUCATION
- TRANSPORTATION
- ENERGY
- INTENTIONAL LEADERSHIP



Where People Living in Surprise Work



Where People Living in Buckeye Work



Where People Living in Tempe Work

Survey Respondents per Square
Mile and (% of respondents)*

*Sample size for analysis = 19,660



30 YEARS - EMPLOYMENT/TRANSPORTATION CORRIDORS

- I-10 – MAJOR PROJECTS – 25,000,000
- LOOP 303 – TSMC, AMKOR, 75,000,000 S.F. ADDITIONAL
- SR30 – 25,000,000
- I-11 – 30,000,000
- MC85 – 15,000,000
- LA IN THE 70's – 108,000,000 SQUARE FEET

RAW NUMBERS – WEST VALLEY – 30 YEARS

- NEW PEOPLE – 1,530,000
- OFFICE – 30,000,000 S.F.
- RETAIL – 30,000,000 S.F.
- INDUSTRIAL – 170,000,000 S.F.
- APARTMENTS – 100,000
- HOUSES – 465,000
- DISTILLERIES - 12
- FIRE STATIONS – 60
- WASTEWATER TREATMENT PLANTS
- WATER TREATMENTS PLANTS
- PARKS – 20,000 ACRES
- THOUSANDS OF MILES OF ROADWAYS
- 20,000 MW OF POWER?

WHAT IS THE COMPARISON?

- SOUTHERN CALIFORNIA – LOS ANGELES/OC/INLAND EMPIRE
- PHOENIX MSA IN 1990 – 2,000,000 PEOPLE
- LA MSA IN 1980 – 3,000,000 PEOPLE
- ORANGE COUNTY 2020 – 3,167,000

WHAT HAS CHANGED SINCE 2006?



Everything!



Housing



Retail -
Apocalypse



Medical



Office



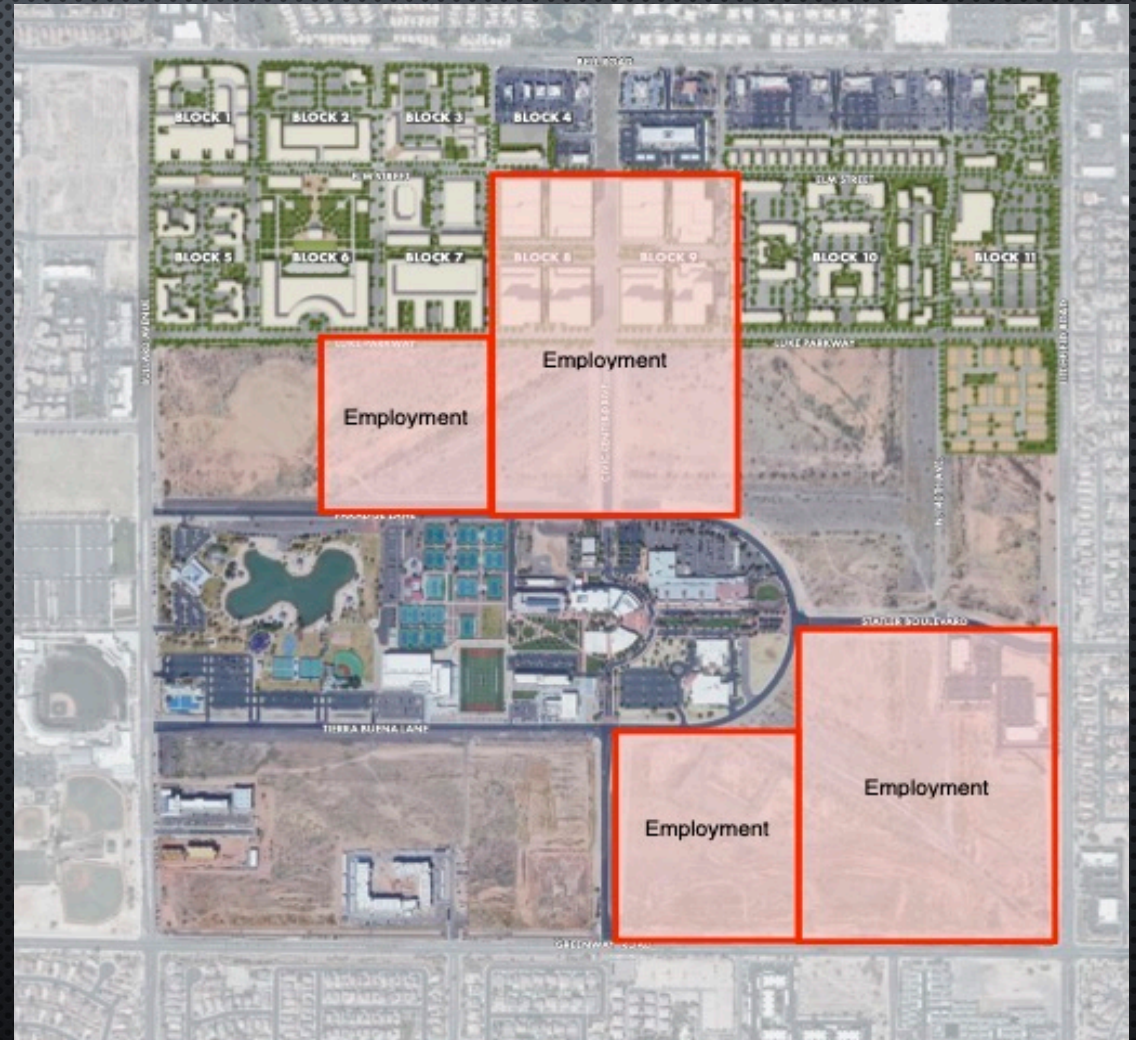
Restaurants
– Anecdote

HOW DOES THIS INFORM OUR THINKING ON SURPRISE AND CITY CENTER?

- EMPLOYMENT FOCUSED
- PATIENCE IS A VIRTUE
- CULTURE AND COMMUNITY ARE INTENTIONAL
- REGIONAL COOPERATION IS CRITICAL

EMPLOYMENT AREAS WITHIN CITY CENTER

APPROXIMATELY
160 ACRES – 25%
OF ENTIRE CITY
CENTER



WHAT TYPES OF EMPLOYMENT SHOULD SURPRISE ATTRACT?

- TECHNOLOGY
- MEDICAL AND BIO-TECHNOLOGY
- FINANCIAL SERVICES
- ENTREPRENEURS
- WHAT ELSE?

WHAT TYPE OF COMMUNITY AND CULTURE ARE WE TRYING TO ACHIEVE?

- THE BUILT ENVIRONMENT CAN ENCOURAGE AND FACILITATE, OR IT CAN DO THE OPPOSITE.
- SURPRISE HAS DEVELOPED AN EXCEPTIONAL CULTURE AND SENSE OF COMMUNITY
- HOW DO WE CONTINUE TO ENCOURAGE WHAT WE WANT?



WHAT DO WE NEED?

- 4,000 RENTAL UNITS ADDED ANNUALLY
- 15,000 NEW LOTS ANNUALLY
- 15,000 NEW HOMES ANNUALLY
- INFRASTRUCTURE FOR EVERYTHING
- CITY INVESTMENT IN AFFORDABILITY
 - WORKFORCE HOUSING
- 16 RENTAL PROJECTS ANNUALLY - \$1 BILLION ANNUAL INVESTMENT
- \$1 BILLION INVESTMENT IN LOTS - ANNUALLY
- \$2 BILLION INVESTMENT IN HOMEBUILDING — ANNUALLY
- AIRPORT CAPACITY
- ANNUAL INVESTMENT BY GOVERNMENTS?
 - TRANSPORTATION
 - WATER
 - SEWER
 - ELECTRICITY
 - FIBER
 - INCENTIVES — HOW?

HOW?

- INFRASTRUCTURE INVESTMENT TODAY - WATER, WASTEWATER, POWER, FIBER, TRANSPORTATION, DISTILLERIES
- INCREMENTAL IMPROVEMENTS ARE A MUST - CITIES SHOULD CONSIDER SMALLER WATER AND SEWER PLANTS REDUCING UP FRONT CAPITAL
- APPROVE DENSITIES
- ALLOW FOR REDUCTION IN COMMERCIAL ACREAGE – RETAIL AND OFFICE HAVE CHANGED
- ADJUST REGULATION TO ACCOMMODATE (DRIVEWAY SPACING, SETBACKS) WHILE MAINTAINING HIGH DESIGN STANDARDS
- WALKABILITY - SCHOOLS, COMMERCIAL, EMPLOYMENT
- ACCESSIBILITY TO TRANSIT OR JOBS/HOUSING MATCH
- SPEED TO MARKET - COMPETITIVENESS
- ALTERNATIVE FINANCING - CFD, ID, TIF
- OTHER REGULATORY COSTS
- INTEGRATED EDUCATION SYSTEM – K-12, CTE (WEST-MEC), MCC, UNIVERSITIES (OTTAWA!!!)

RISKS



FUNDAMENTALS
MUST WORK -
COSTS/RENTAL
RATE/SALES/AFF
ORDABILITY



COMMODITY
COSTS



LABOR
SHORTAGE



INTEREST RATES



INFRASTRUCTURE
SHORTAGE

Risks?

Water - Perception
Power - Real
Air Quality – Regulatory
Affordability – Factors
Leadership!

BOOK RECOMMENDATIONS

CHIP WAR — CHRIS MILLER

LET THERE BE WATER — SETH M. SIEGEL

THE END OF THE WORLD IS JUST THE BEGINNING — PETER ZEIHAN

NOTHING LIKE IT IN THE WORLD — STEPHEN E. AMBROSE

TRILLION DOLLAR COACH — ERIC SCHMIDT

FREEDOM'S FORGE — ARTHUR HERMAN

BASIC ECONOMICS — THOMAS SOWELL



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: June 5, 2025

Contact Person: Mindy Davis, ASSISTANT
DIRECTOR

Submitting Department: Community Development District: Citywide

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Presentation and Discussion of the 2024 International Building and Fire Codes Adoption Process.

Motion:

For presentation and discussion only.

Background:

The International Building Codes (I-Codes) are developed by the International Code Council. The City of Surprise has utilized the I-Codes as its adopted building code since the 2003 Edition. The City of Surprise last adopted the 2018 edition of the I-Codes in September 2019. The 2024 edition of the I-Codes is the most current available for adoption. All municipalities in Maricopa County use some edition of the I-Codes, with Buckeye and Chandler having recently adopted the 2024 edition of the I-Codes. The adoption of the I-Codes includes local amendments including Fire Suppression, Sound Attenuation and Residential Pool Barrier requirements.

Objective Analysis:

The adoption of any new building code requires approval of the City Council by ordinance.

Policy Compliant:

N/A

Financial Impact:

None

Budget Impact:

None

FTE Impact:

None

ATTACHMENTS:

WELCOME

2024 INTERNATIONAL BUILDING AND FIRE CODE ADOPTION OVERVIEW

Planning & Zoning Commission

June 5, 2025



SURPRISE

ARIZONA

2024 I-Code Adoption Overview

Transition from 2018 to 2024 I-Codes



Why we Adopt Building and Fire Codes

- Protect Lives & Property
- Support Economic Development
- Align with Industry Advancements
- Reduce Liability & Insurance Costs



SURPRISE

ARIZONA

About the International Code Council



- Most Widely Used Building Code in United States
- 100+ Years of Impact
- Develops Building Codes and Standards
- Used to Both Design and Build



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ARIZONA

About the International Code Council



- All Regions and Geographies
- New Materials, Methods, and Technologies
- Code Development Cycle
 - Published Every three Years



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Regional Adoption Strategy

- Six-Year Adoption Cycle
- Resource Allocation
- Cost Considerations



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The 2024 I-Codes

- 10 Volumes
 - 4718 pages
- Local Amendments
 - Approximately 80 pages



Local Amendments

Regional Best Practices

- Residential Energy Services Network (RESNET)
- Items Exempt from Permit
 - Replacement Windows
 - Residential HVAC Replacement



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Local Amendments

Developed for Compliance

- Arizona Revised Statutes (Fire Sprinklers)
- County Requirements (Public Pools)



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ARIZONA

2024 I-Code Adoption

Adopted

- Buckeye
- Chandler

In Process

- Maricopa County
- Tempe
- Phoenix
- Goodyear
- Peoria
- Gilbert



SURPRISE

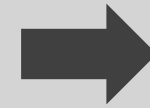
ARIZONA

Project Schedule

June



August



September

Post Draft Online for
Public Comment

Legal Review
Completed

Public Outreach
Meetings

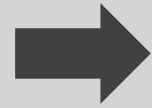


SURPRISE

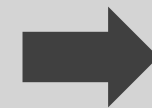
ARIZONA

Project Schedule

October



November



December

Council Work Session
Update

Planning & Zoning
Update

Council for Adoption



SURPRISE

ARIZONA

Questions or Comments?



SURPRISE

ARIZONA