



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, December 18, 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 November 6, 2025, Planning and Zoning Commission Meeting Minutes. | Community Development |
| 2. | Internal | Consideration and action to approve or disapprove the December 4, 2025, Planning and Zoning Commission Meeting Minutes. | Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|-----------------------|
| 3. | District 3 | Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for McDonald's, a drive through restaurant facility, generally located west of Sarival Avenue and south of Cactus Road within the Sycamore Farms Planned Area Development (PAD). Case FS25-0515. | Community Development |
|----|------------|---|-----------------------|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|---------------------------------------|
| 4. | Citywide | Presentation and discussion to review FY25 Citywide Transportation update, including City construction projects, City design projects, regional improvements, and planning for the future. | Eric Boyles
Community Development |
| 5. | Citywide | Presentation and discussion to review FY25 Community Development Department and Planning & Zoning Commission activity. | Lloyd Abrams
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: Monday, December 15th, 2025 @ 4:00 PM
Updated Wednesday, December 17th, 2025 @ 11:30 AM

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



**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: December 18, 2025 Contact Person:
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 November 6, 2025, Planning and Zoning Commission Meeting Minutes.

Motion:

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

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-6-2025 MINS - DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 6, 2025 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Chapman 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 November 6, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Director of Community Development; Mindy Davis, Assistant Director; Carl Montgomery, Chief Building Official; Keith Tanner, Fire Marshall; Steven Faraclas, Fire Inspector; and Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Cancellation of the November 20, 2025, Planning and Zoning Meeting due to no agenda items scheduled

CALL TO THE PUBLIC:

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

- None

Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the October 16, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Leonard made a motion to approve the October 16, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Commissioner Spata abstained.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Consideration and action pertaining to the adoption of the 2024 International Building and Fire Codes including Local Amendments.

Mindy Davis, Assistant Director, Carl Montgomery, Chief Building Official and Keith Tanner, Fire Marshall presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- Water demand calculator used to determine size of pipe needed for water distribution based on fixtures
- How Federal or State regulation affects the International Building Codes adoptions

Commissioner Leonard moved to recommend approval of the adoption of the 2024 International Building and Fire Codes, including local amendments. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:13 pm.

Ken Chapman
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: December 18, 2025 Contact Person:
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 December 4, 2025, Planning and Zoning Commission Meeting Minutes.

Motion:

I move to approve/disapprove the December 4, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-4-2025 MINS - DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 4, 2025 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Chapman 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 December 4, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Jeff Murray, City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Chris Sexton, Planner - Sr.; and Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

-

CALL TO THE PUBLIC:

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

- None

Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the 2026 Planning and Zoning Commission Meeting Calendar.

Director Abrams highlighted that the dates in January have been moved to the second and fourth Thursday of the month due to the holiday. He also highlighted that the second meeting in April has been moved to the fourth Thursday of the month.

Commissioner Holland made a motion to approve the 2026 Planning and Zoning Commission Meeting Calendar. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor.

Item 2 – Consideration and action to approve or disapprove the November 6, 2025, Planning and Zoning Commission Meeting Minutes.

This item was continued to a date certain of December 18, 2025, due to lack of a quorum.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – Consideration and action pertaining to a Rezone from Residential High (RH-15) with a Planned Unit Development (PUD) to Residential Medium Density (R-2) with a PUD overlay for property generally located at the southeast corner of 147th Avenue and Beardsley Canal. Case FS25-0420.

Chris Sexton, Planner – Sr. presented item 3 to the Commission.

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, representative for the applicant, presented additional information to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- Primary ingress and egress
- Configuration of lanes on 147th Ave feeding onto Happy Valley and McMicken Way
- Build to sell
- Water feature amenity
- Projected start date and home sale date

Commissioner Bash moved to recommend approval of the Rezone for Mandou Ranch, Case FS25-0420, subject to stipulations ‘a’ and ‘b’ as outlined in the staff report. Commissioner Holland seconded the motion. Motion passed with 4 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6.22 pm.

Ken Chapman
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: December 18, 2025 Contact Person:
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for McDonald's, a drive through restaurant facility, generally located west of Sarival Avenue and south of Cactus Road within the Sycamore Farms Planned Area Development (PAD). Case FS25-0515.

Motion:

I move to approve the Conditional Use Permit with Site Plan for McDonald's at Sycamore Farms, Case FS25-0515, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to deny the Conditional Use Permit with Site Plan for McDonald's at Sycamore Farms, Case FS25-0515, because [insert reason].

Background:

Stephanie Watney with Withey Morris Baugh PLC, requests a CUP with Site Plan to allow for McDonald's, a new drive through restaurant facility, on a vacant 0.85-acre parcel generally located west of Sarival Avenue and south of Cactus Road within the Sycamore Farms Planned Area Development (PAD).

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Staff Report
 2. 01 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Vicinity Map
 3. 02 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Zoning Map
 4. 03 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Site Plan
 5. 04 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Landscape Plan
 6. 05 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Elevations
 7. 06 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Citizen Participation Report
 8. 07 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Affidavit of Sign Posting
 9. 08 - FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - Parking Agreement
 10. FS25-0515 McDonald's at Sycamore Farms CUP with Site Plan - PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS25-0515**
2
3 **Project Name:** McDonald’s at Sycamore Farms
4
5 **Council District:** 3 – Mesquite
6
7 **Meeting Date:** **December 18, 2025**
8
9 **Planner:** Alex Ferruccio, Planner I
10

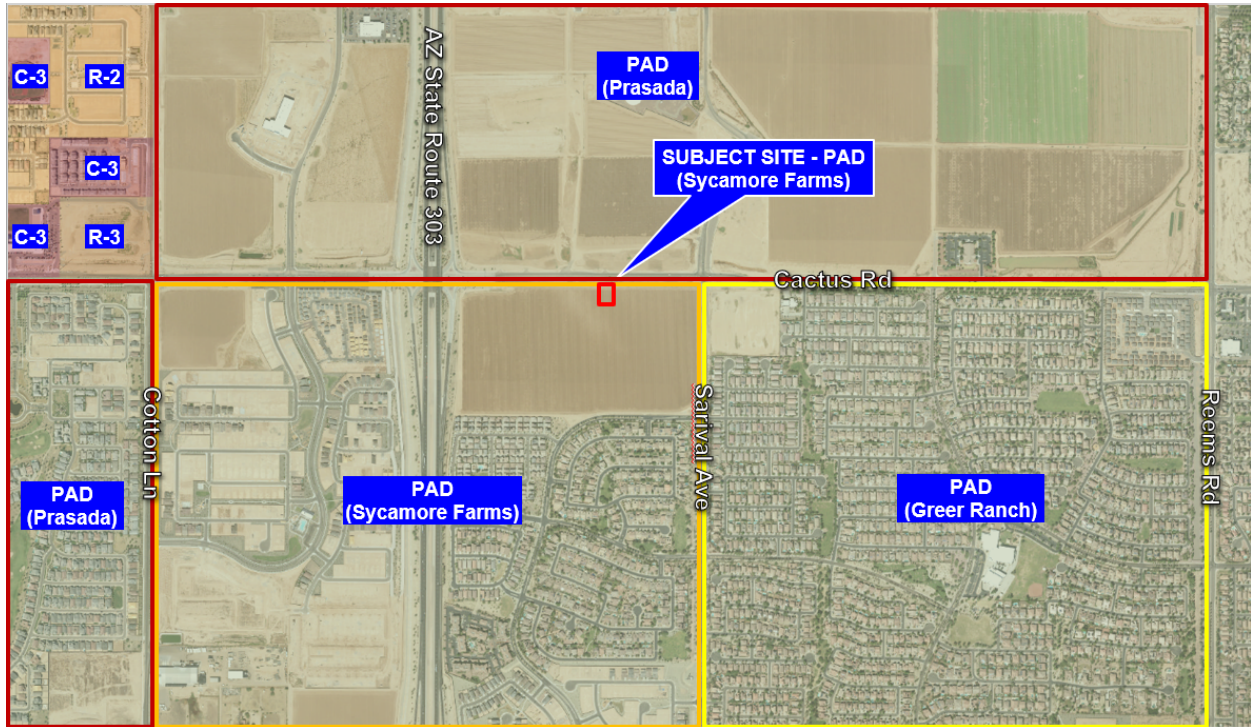
11
12 **Owner:** Barclay Holdings CXIX, LLC
13
14 **Applicant:** Stephanie Watney, Withey Morris Baugh, PLC
15
16 **Request:** Conditional Use Permit with Site Plan for a drive-through
17 restaurant facility
18
19 **Site Location:** Generally located west of Sarival Avenue and south of Cactus
20 Road in the Sycamore Farms Planned Area Development
21 (PAD)
22
23 **Site Size:** 0.85 acres (approx.)
24
25 **General Plan**
26 **Conformance:** The proposal is consistent with the Surprise General Plan 2040
27
28 **Support/Opposition:** Refer to the attached Citizen Participation Report
29
30 **Staff Recommendation:** If the Commission wishes to **approve** the subject Conditional
31 Use Permit with Site Plan, case FS25-0515, staff recommends
32 the Commission approve subject to stipulations ‘a’ through ‘e.’
33

34 **Project Description:**

35
 36 Stephanie Watney, on behalf of Withey Morris Baugh, PLC, requests a Conditional Use
 37 Permit with Site Plan to allow for a drive-through restaurant facility, located west of Sarival
 38 Avenue and south of Cactus Road within the Sycamore Farms Planned Area Development
 39 (PAD).
 40

41 **Surrounding Land Zoning:**

42



Prasada PAD	Prasada PAD	Prasada PAD
Sycamore Farms PAD	Sycamore Farms PAD	Sycamore Farms PAD
Sycamore Farms PAD	Sycamore Farms PAD	Sycamore Farms PAD

43 **Drive-through queuing:**

44 The restaurant with dual drive-through lanes will provide queuing and stacking room for
 45 thirteen (13) vehicles for both drive-through lanes. The drive-through facility meets the use
 46 standards pursuant to Section 106-10.17 of the Land Development Ordinance (LDO) and
 47 the Sycamore Farms PAD for Drive-Through Facility/Window, which is explained in greater
 48 detail in the Evaluative Criteria section of this report.
 49

50

51

52

53

54 **Parking:**
55 The LDO requires convenience restaurants to provide at least one (1) parking space per
56 150 square feet of gross floor area. The restaurant is 3,843 square feet in size; therefore
57 twenty-six (26) parking spaces are required. A total of twenty-seven (27) parking spaces
58 are being proposed for this site. Nineteen (19) spaces are proposed on the parcel and 8
59 additional spaces are provided on the parcel to the south through a shared parking
60 agreement.

61
62 **Access:**
63 Access to the overall commercial site will be via four (4) total driveways that are $\frac{3}{4}$ access.
64 Two driveways will be on Cactus Road and two driveways will be on Sarival Avenue.
65 Additionally, there are two internal drive aisles to access the pad located at the southeast
66 corner and the southwest corner.

67
68 **Architecture:**
69 The proposed architecture for the drive-through will utilize materials such as composite wood,
70 aluminum and glass with metal panel accents. The north facade incorporates smooth and
71 corrugated metal panels and metal canopies. The drive-through windows are to be screened
72 with a tube steel trellis that shall be painted to complement the building architecture. The
73 building is proposed to be painted with neutral colors that are complimentary to the
74 commercial center.

75
76 **Landscaping:**
77 The landscaping proposed with this request matches what was approved under the Cactus
78 Commercial Center, under case FS22-1201, that included Fry's shopping center, fuel center,
79 pharmacy drive-through and an in-line tenant shop plus the perimeter of the commercial
80 center. The landscaping is designed to complement the proposed landscaping of the
81 surrounding area with low water use trees, shrubs, and groundcover and complies with the
82 Sycamore Farms PAD and City of Surprise regulations.

83
84
85 **Background:**
86
87 **July 22, 2004:** The Mayor and City Council approved Ordinance #2004-21, annexing the
88 subject property into the City of Surprise.

89
90 **July 22, 2004:** The Mayor and City Council approved Ordinance #2004-22, approving the
91 Sycamore Farms PAD (PAD03-153).

92
93 **February 21, 2017:** The Mayor and City Council approved Ordinance #2017-05,
94 approving an amendment to the Sycamore Farms PAD for a land use revision, case
95 number FS16-231.

96

97 **March 5, 2019:** The Mayor and City Council approved Ordinance #2019-04, approving
98 an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-
99 554.

100
101 **December 17, 2020:** A Minor Amendment to the Sycamore Farms PAD was
102 administratively approved regarding theme walls, under case FS20-663.

103
104 **September 7, 2021:** A Minor Amendment to the Sycamore Farms PAD was
105 administratively approved for clarifications to the PAD document, under case FS21-487.

106
107 **June 6, 2023:** The Mayor and City Council approved Ordinance #2023-11, approving an
108 amendment to the Sycamore Farms PAD for revisions to land use, development
109 standards, and the dwelling unit counts.

110
111 **September 18, 2023:** A Minor PAD Amendment, specific to PAD 11A in the Sycamore
112 Farms PAD, was approved administratively to remove a use standard for drive-through
113 window/facilities, case number FS23-0487.

114
115 **December 5, 2023:** The City Council approved a Final Plat for the Cactus Commercial
116 project to adjust the property lines into three separate parcels, case number FS23-0333.

117
118 **December 7, 2023:** The Planning and Zoning Commission approved the Fry's pharmacy
119 drive-through, fuel center, and in-line multi-tenant building, the anchor tenant, case
120 number FS22-1201.

121
122 **September 30, 2025:**
123 A neighborhood outreach meeting was held for the McDonald's at Sycamore Farms CUP
124 with site plan. A summary of this meeting is included in this staff report.

125
126 **October 3, 2025:**
127 A Minor PAD Amendment, specific to PAD 11 in the Sycamore Farms PAD, was approved
128 administratively to remove a use standard for drive-through window/facilities, case
129 number FS25-0528.

130
131 **Analysis and Discussion:**
132 **Evaluative Criteria**
133 The granting of a Conditional Use Permit requires compliance with the regulations and
134 evaluative criteria as specified in the applicable code, in this case the LDO. Sections 102-
135 6.3(D) and 106-10.17 of the LDO set forth the use specific standards for drive-through
136 window facilities that fall under the LDO's jurisdiction. The requirements for a drive-through
137 window as stated in the LDO are as follows, with commentary following each section, as
138 appropriate:

139
140 **Section 102-6.3D – Conditional Use Permit**
141 **A. Location and character of the use shall not burden or conflict with the established uses**

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

144
145 **Commentary:** The proposed project is a drive-through for a restaurant in a planned
146 commercial site on Parcel 11A within the Sycamore Farms PAD. The site will have direct
147 access from Cactus Road and Sarival Avenue through the approved commercial site.
148

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

151
152 **Commentary:** The proposed use will not impair the integrity or character of the
153 community as the proposed drive-through use will be located on Parcel 11A within the
154 Sycamore Farms PAD for a planned commercial center. Design elements such as
155 pedestrian pathways and screening ensure the use integrates safely and harmoniously
156 with the surrounding area. The structure will be structurally sound as designed, reviewed
157 by the Building Department, and therefore not physically detrimental to adjacent uses.
158

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

160
161 **Commentary:** The project location is within the Neighborhood Character Area and
162 Transit Oriented Development District (TOD) of the Surprise General Plan 2040 in a
163 proposed commerce center located on the southwest corner of Cactus Road and Sarival
164 Avenue and near State Route 303. The goal of the TOD is to promote a mixture of
165 nonresidential and residential uses. This project aligns with this goal as it is a retail use
166 and adds more variety within the TOD. In addition, the Neighborhood Character Area
167 supports commercial developments near residential neighborhoods that utilize well
168 connected street and trail networks to encourage pedestrian and bicycle travel between
169 uses and minimize the need for motor vehicle trips.
170

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

173
174 **Commentary:** The drive-through conforms and meets the goals and policies within the
175 Sycamore Farms PAD and all other applicable City codes. The project is located within
176 Parcel 11A in the Sycamore Farms PAD which is located within the TOD of the Surprise
177 General Plan 2040. The goal of the PAD is to promote a mixture of non-residential and
178 residential land uses. This project aligns with the goal as it is a retail use and adds
179 additional variety within this location of the TOD.
180

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

183
184 **Commentary:** The proposed use conforms to the applicable Use Standards in Article 10,
185 more specifically Chapter 106-10.17 Drive-Through Windows/Facilities of the LDO as
186 demonstrated in this staff report.

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- F. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:
 - 1. Site and building design;
 - 2. Sensitivity to existing natural features;
 - 3. Volume or character of traffic;
 - 4. Circulation patterns;
 - 5. Connectivity;
 - 6. Parking and loading;
 - 7. Screening and buffering of uses;
 - 8. Landscaping;
 - 9. Exterior lighting;
 - 10. Signage;
 - 11. Stormwater retention and drainage;
 - 12. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination; and
 - 13. A demonstrated need for such use.

Commentary: The proposed use conforms to the development standards of the Sycamore Farms PAD and applicable City codes. The site and building design are proposed to match the surrounding area. Any rooftop units and associated equipment will be screened from view with parapets. Required landscaping will be provided onsite. Twenty-six (26) parking spaces are required, and twenty-seven (27) parking spaces are provided. Nineteen (19) spaces are proposed on the parcel, and 8 additional spaces are provided on the parcel to the south through a shared parking agreement. The proposed use will not create any nuisance or damage to the site. Lighting for security purposes and signage will be provided and reviewed during separate building permit processes.

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

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

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

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

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

231 **Commentary:** All required landscaping and improvements to the parcel for the use will
232 be provided by the developer and the use of a drive-through facility, an ancillary use, to
233 the credit union will not contribute to an overburdening of municipal services.
234

235 Section 106-10.17 - Land Development Ordinance

236 A. Drive-through facilities shall be located a minimum of twenty-five (25') from a public right-
237 of-way and a minimum of seventy-five feet (75') from a residential district. The entry to
238 each drive-through shall be separated by a minimum of three hundred (300) feet and
239 should be separated by a drive aisle so as to avoid stacking conflicts.
240

241 **Commentary:** The drive-through window is approximately 38.9-feet from the nearest
242 right-of-way on Cactus Road and approximately 1,000-feet to the nearest residential
243 district, which is southeast of the project, across Sarival Avenue. The project will provide
244 536-feet from its entry point to the drive-through entrance to the West, located on lot 3.
245 The project will provide 780-feet from its entry point to the drive-through entrance to the
246 East, located on lot 1.
247

- 248 B. Drive-through aisles shall be clearly identified with striping, landscaping, and signage and
249 shall be designed to:
- 250 a. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall
251 be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25')
252 on curved section.
 - 253 b. Minimize the conflict between pedestrians, parking, and the building entrance.
254 Pedestrian walkways should not intersect the drive-through aisles, but where they do;
255 they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with
256 enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the
257 vehicle drive-aisle and the pedestrian walkway; and
 - 258 c. Be integrated with the on-site circulation of the larger development.
259

260 **Commentary:** The proposed drive aisles and curved sections meet the minimum
261 requirements as the proposed drive aisle is twelve feet (12') with a minimum radius of
262 twenty-five feet (25'). Marked pedestrian crossings and a pedestrian crossing sign will be
263 located at the exit of the drive-through for the pedestrian walkway.
264

- 265 C. Each drive-through lane shall have the following minimum distances;
- 266 a. Forty feet (40') between the entry point and the ordering facility (i.e. restaurant menu
267 board, teller machine, or ordering window);
 - 268 b. One hundred feet (100') between pick-up/service window and ordering facility or entry
269 point if no ordering facility is present.
270

271 **Commentary:** The distance between the entry point and the menu board is fifty-nine feet
272 (59'). The distance between the pickup window and the menu board is 102.4 feet.
273

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

277
278 **Commentary:** The speaker for the menu board will not be audible from the right-of-way
279 or adjacent residential uses as there will be landscaping to mitigate the noise to the right-
280 of-way and the menu board is located approximately seventy-five feet (75') from the right-
281 of-way.

282
283 E. Drive-through facilities shall orient pick-up/teller windows away from adjacent residential
284 uses or from facing arterial or collector street.

285
286 **Commentary:** A minor PAD amendment was approved (case FS25-0528) exempting lot 5
287 (pad 3) from this requirement, provided the pick-up windows are adequately screened. This
288 project provides metal trellises and landscaping to screen the pick-up windows.

289
290 F. Drive-through lanes shall be screened from the right-of-way and adjacent uses through
291 the incorporation of a landscaped berm with continuous, dense landscaping at least four
292 feet (4') in height to effectively screen the headlights of the vehicles in line. In cases when
293 a berm may not be feasible because of space constraints, a screen fence/wall may be
294 used in connection with landscaping.

295
296 **Commentary:** The drive-through lane will be screened from the right-of-way and adjacent
297 uses through the incorporation of a landscaped berm with a screen wall at least four feet
298 (4') in height.

299
300 G. Drive-through lanes shall incorporate either an attached canopy over the drive-through
301 window or teller area of the facility or plant shade trees within the landscape screening
302 areas at the window location. The canopy shall not exceed fourteen feet (14') in height,
303 measured from the ground to underside of the canopy. If canopy support pillars are used,
304 they shall be finished with the same body and accent materials as the primary building.
305 All lighting fixtures in the canopy area shall be fully recessed.

306
307 **Commentary:** The canopy heights meets this request as the underside of the canopy to
308 the ground is ten feet eight inches (10' 8") in height.

309
310 H. The architecture of drive-through uses shall reflect the architecture of the principal
311 building.

312
313 **Commentary:** The drive-through reflects the architecture of the principal building as the
314 metal awning utilized for the drive-through window will be the same material and the same
315 color throughout the building.

316
317
318

319 **Neighborhood Outreach:**

320
321 An in-person Neighborhood Meeting was held at Sonoran Heights Middle School on
322 September 30, 2025, which was advertised per the requirements of the Surprise Municipal
323 Code. There was one attendee who had questions about building design, queuing,
324 walkability, line-of-sight, parking, occupancy, and development status. A detailed summary
325 of the outreach meeting can be found in the attached Citizen Participation Report.

326
327 **Conformance with Adopted Plans:**

328
329 **Surprise General Plan 2040:** The proposal is consistent with the Surprise General Plan
330 2040. The subject property is within the Neighborhood Character Area, which supports uses
331 such as that proposed. The proposed development adheres to the Neighborhood Character
332 Area Development by supporting commercial uses to surrounding residential. The proposed
333 development adheres to the General Plan Development Guidelines common to all
334 Community Commercial Types.

335
336 **Reviewing Agencies:**

337
338 In addition to the standard City reviewing agencies, Luke Air Force Base and the Maricopa
339 Water District were included in the routing of this request. None of the reviewing agencies
340 indicated any concerns over the request.

341
342 **Summary:**

343
344 The proposed Site Plan meets the requirements of the Surprise General Plan 2040,
345 Sycamore Farms PAD, Surprise Municipal Code, and all applicable zoning codes.

346
347 **Findings:**

- 348
- 349 • The proposed CUP with Site Plan is consistent with the Surprise General Plan
 - 350 2040.
 - 351 • The proposed CUP with Site Plan is consistent with the Sycamore Farms PAD.
 - 352 • The proposed CUP with Site Plan is consistent with the applicable City of Surprise
 - 353 regulations.
 - 354 • The reviewing agencies have indicated no objections to the request.
- 355

356 **Recommendation:**

357
358 Based on the findings noted above, if the Commission wishes to **approve** the subject
359 Conditional Use Permit with Site Plan, case **FS25-0515**, staff recommends the Commission
360 approve subject to stipulations 'a' through 'e' as outlined below:

- 361
362 a. Development and use of the site shall be consistent with the Site Plan entitled

McDonald's at Sycamore Farms CUP with Site Plan
December 18, 2025, P&Z Commission
Case: FS25-0515
Page 9 of 10

363 "Site Plan for McDonald's," prepared by 3 Engineering and stamped received
364 October 3, 2025.

365 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
366 "McDonald's – Cactus & Sarival Landscape Plan," prepared by Design Ethic, and
367 stamped received October 3, 2025.

368 c. Building facade of the site shall be consistent with the Architectural Elevations
369 entitled "McDonald's Building Elevations," prepared by KDF Architectural Group,
370 LLC, and stamped received October 3, 2025.

371 d. The applicant shall obtain a building permit for the subject facility within one (1)
372 year of the effective date of approval of this Site Plan. If the applicant does not
373 obtain said building permit within the specified time, this Site Plan shall be
374 deemed null and void.

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

378
379 However, should the Commission wish to **deny** the request, the Commission should make
380 its own findings and base its decision on those alternative findings.

381

382 **Attachments:**

383

384 01 Vicinity Map

385 02 Zoning Map

386 03 Site Plan

387 04 Landscape Plan

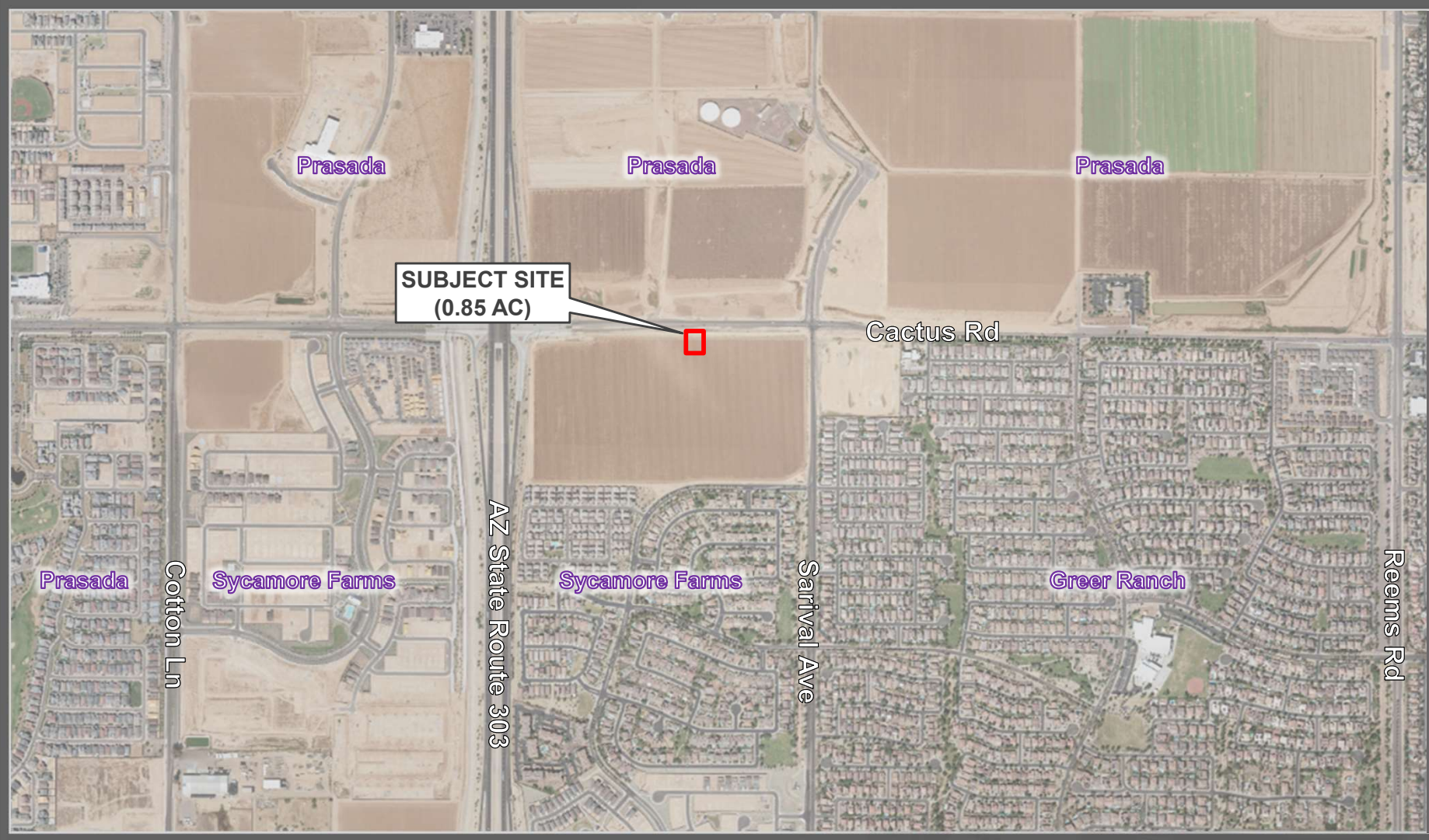
388 05 Elevations

389 06 Citizen Participation Report

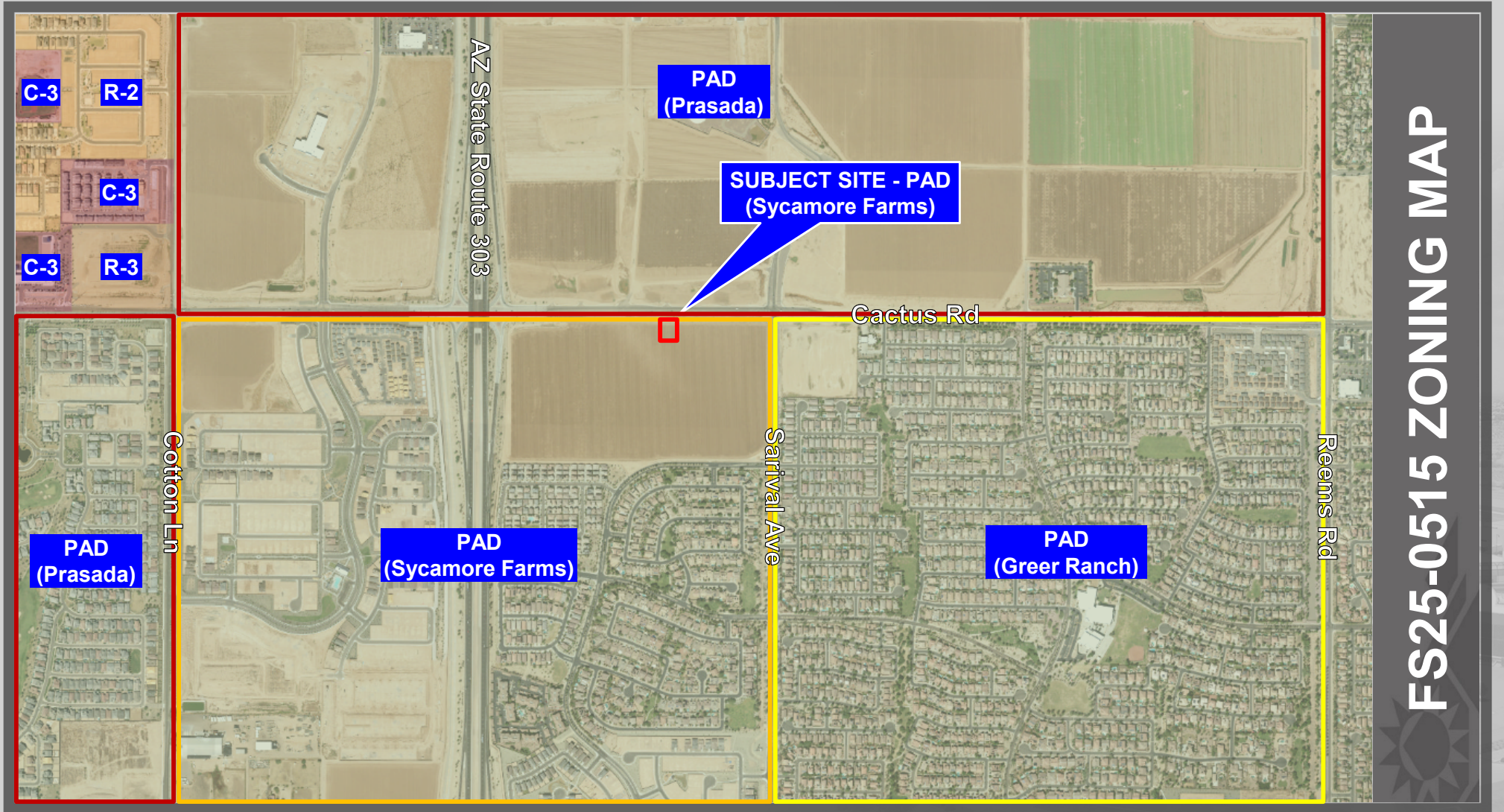
390 07 Affidavit of Sign Posting

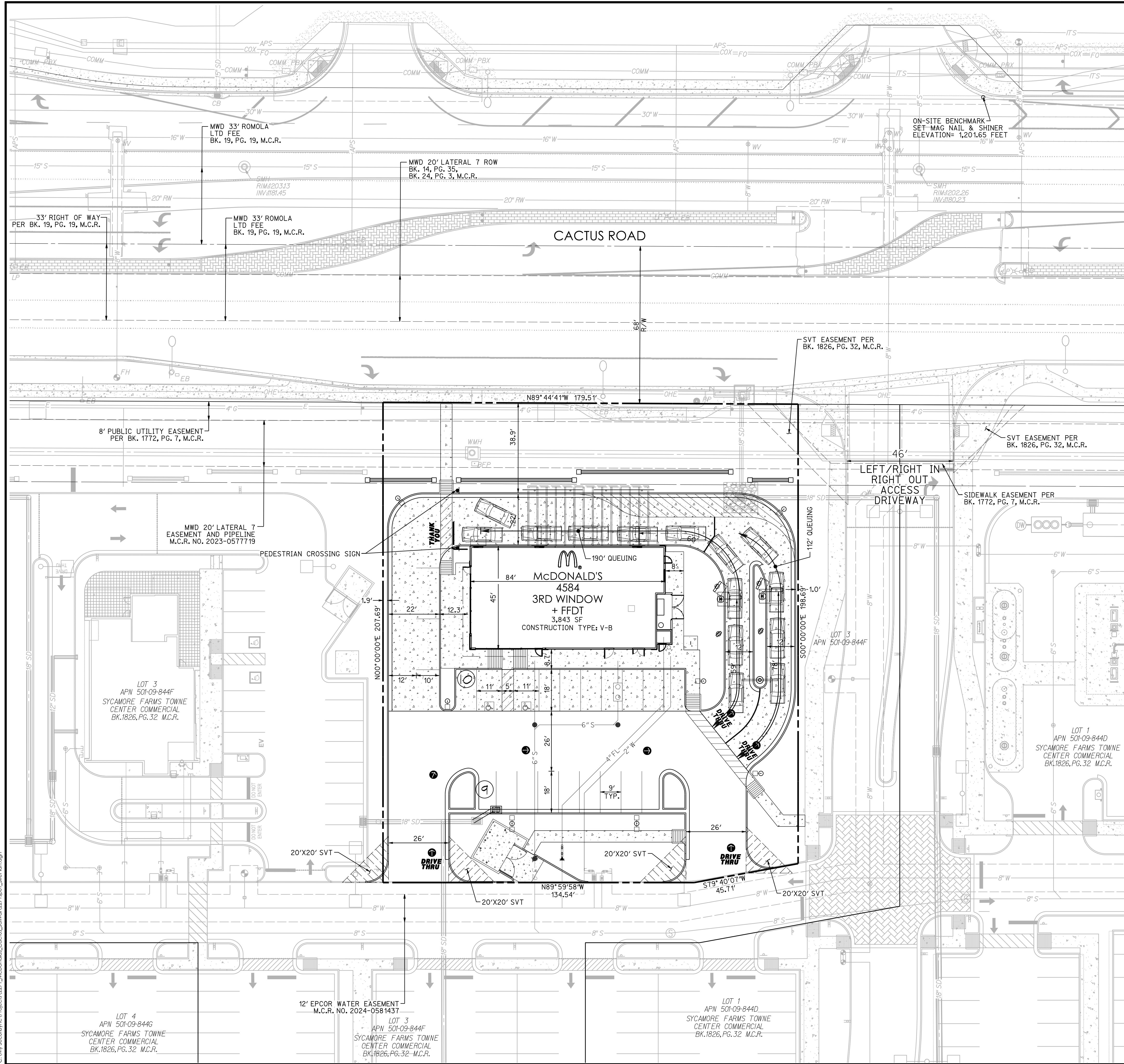
391 08 Parking Agreement

392 PPT



FS25-0515 VICINITY MAP



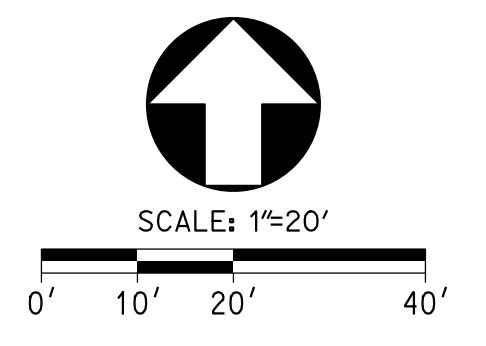


NOTE:
SEE SPO2 FOR CONSTRUCTION NOTES



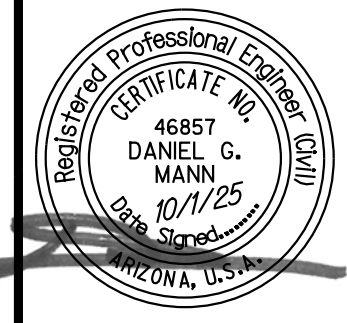
FIRE LANE SIGN DETAIL

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



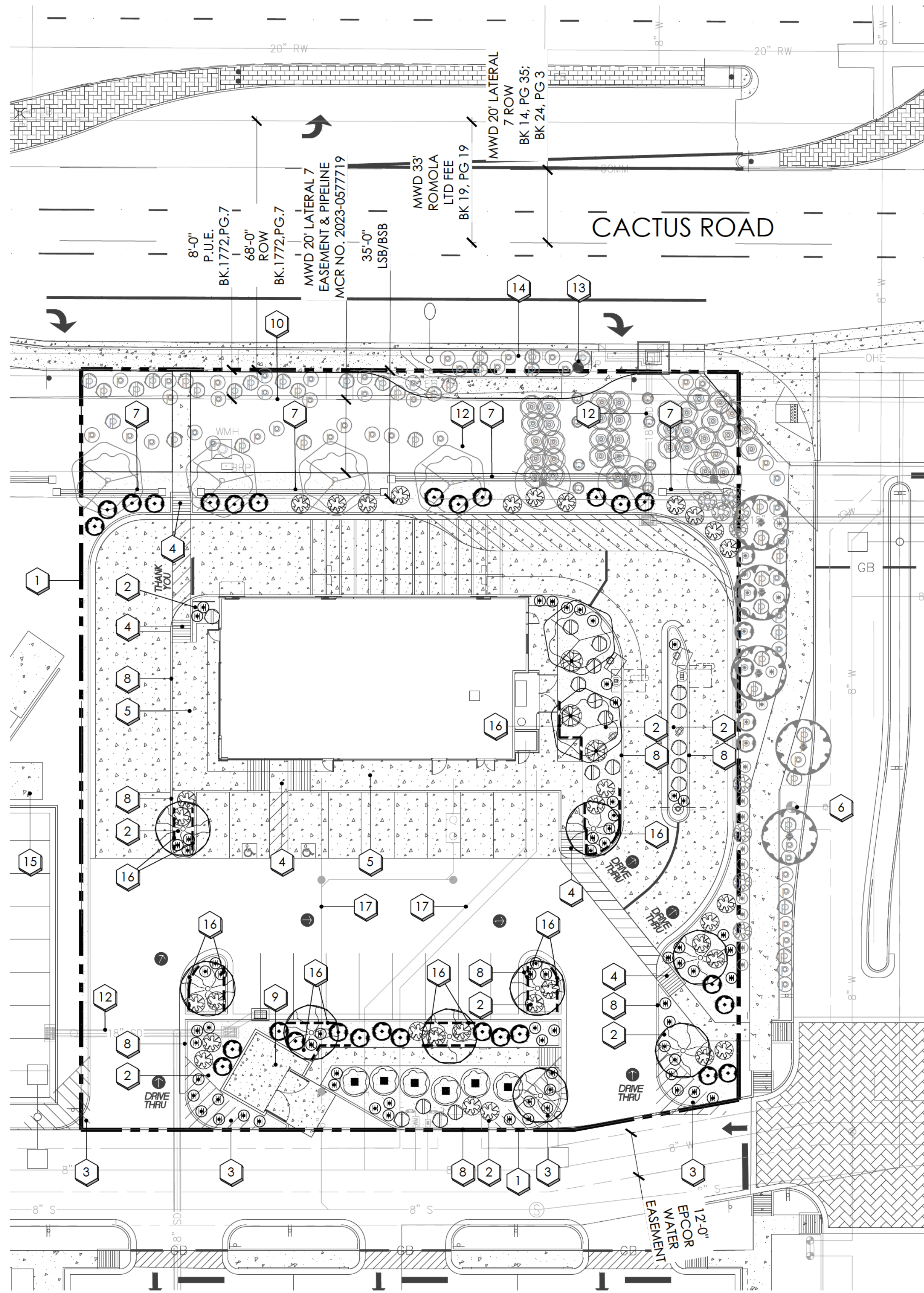
Contact Arizona B11 at least two full working days before you begin construction.
Call B11 or click ArizonaB11.com

MCDONALD'S
SVC CACTUS ROAD & SARIVAL ROAD, SURPRISE, ARIZONA 85388
SITE PLAN



3eengineering
civil engineering SURVEYING
planning
ENGINEER: D. MANN CAD/DRAW: PHILIP YI COPYRIGHT 2023 ENGINEERING, LLC

3 ENGINEERING, LLC
6370 E THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM
DATE: 10/01/25
PROJECT NO:
2271
SHEET NO:
C402
2 of 7



off-site plant legend

botanical name	common name
trees	
	ACACIA ANEURA MULGA
	ACACIA SALICINA WILLOW LEAF ACACIA
	CHILOPSIS LINEARIS DESERT WILLOW
	PARKINSONIA PRAECOX PALO BREA
shrubs	
	CAESALPINIA GILLIESII MEXICAN BIRD OF PARADISE
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LEUCOPHYLLUM 'COMPACTA' COMPACT TEXAS RANGER
	RUPELLIA CALIFORNICA CALIFORNIA RUELLIA
accents	
	DASYLIRION WHEELERI DESERT SPOON
groundcover	
	LANTANA MONTEVIDENSIS TRAILING LANTANA 'GOLD'
	MYOPORUM PARVIFOLIUM SLENDERMYOPORUM
	SALVIA FARINACEA MEALY CUP SAGE

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 SIDEWALK. SEE CIVIL ENG. PLANS.
- 6 FIRE HYDRANT - 5'-0" CLEAR OF ALL PLANT MATERIAL.
- 7 3'-0" SCREEN WALL. SEE ARCH. PLANS.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 TRASH ENCLOSURE. SEE ARCH. SITE PLAN.
- 10 P.U.E. SEE CIVIL ENG. PLANS.
- 11 SITE LIGHTING. SEE ARCH. PLANS.
- 12 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 13 EXISTING POWER POLE.
- 14 OVER HEAD ELECTRIC LINE (O.H.E.)
- 15 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 16 TREE ROOT BARRIER.
- 17 UTILITY LINES. SEE CIVIL ENG. PLANS.

plant legend

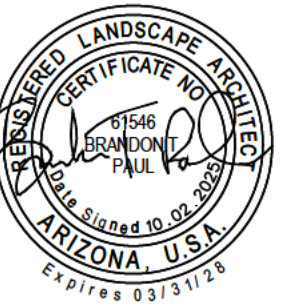
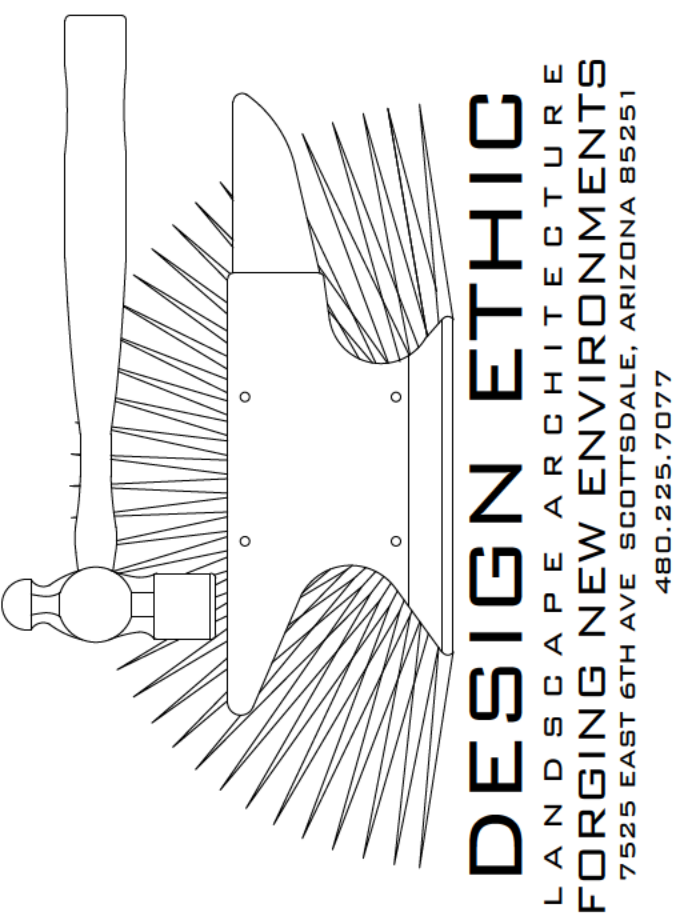
botanical name	common name	emitters	size	qty	comments
trees					
	ACACIA SALICINA WILLOW LEAF ACACIA	(5 @ 1.0 GPH)	24" BOX	9	7.0H., 2.5W., 1.25 CAL. STAKE IN PLACE
	PARKINSONIA PRAECOX PALO BREA	(5 @ 1.0 GPH)	24" BOX	2	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
shrubs					
	CAESALPINIA GILLIESII MEXICAN BIRD OF PARADISE	(1 @ 1.0 GPH)	5 GAL.	3	
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	(1 @ 1.0 GPH)	5 GAL.	6	
	LEUCOPHYLLUM 'COMPACTA' COMPACT TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	28	
	RUPELLIA CALIFORNICA CALIFORNIA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	18	
accents					
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	32	
groundcover					
	LANTANA MONTEVIDENSIS TRAILING LANTANA 'GOLD'	(1 @ 1.0 GPH)	5 GAL.	68	
inerts					
	1" SCREENED DECOMPOSED GRANITE PLEASANT GOLD		1" SCREENED	6,792 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS

general landscape notes

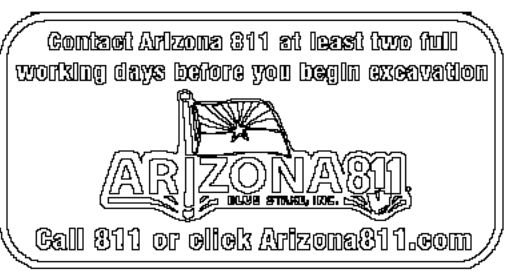
- CONTRACTOR TO VERIFY ALL QUANTITIES.
- CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTAIN 3' - 5' TREE AND SHRUB CLEARANCE FROM WALLS.
- MAINTAIN 1' - 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
- ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN 3 FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

existing landscape & irrigation notes

- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
- CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE, (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE REPLACED WITH LIKE TYPE; HEIGHT AND SIZE. ALL SHRUBS AND GROUND COVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
- EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT INSTRUCTIONS.
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
- ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.



SCALE: 1" = 20'-0"



MCDONALD'S
CACTUS ROAD & SARIVAL AVENUE
SURPRISE, AZ 85388

PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 25-024
 DATE: -
 DRAWN BY: B. PAUL
 SUBMITTED: 10.02.2025
 REVISED:

SHEET

L2.01

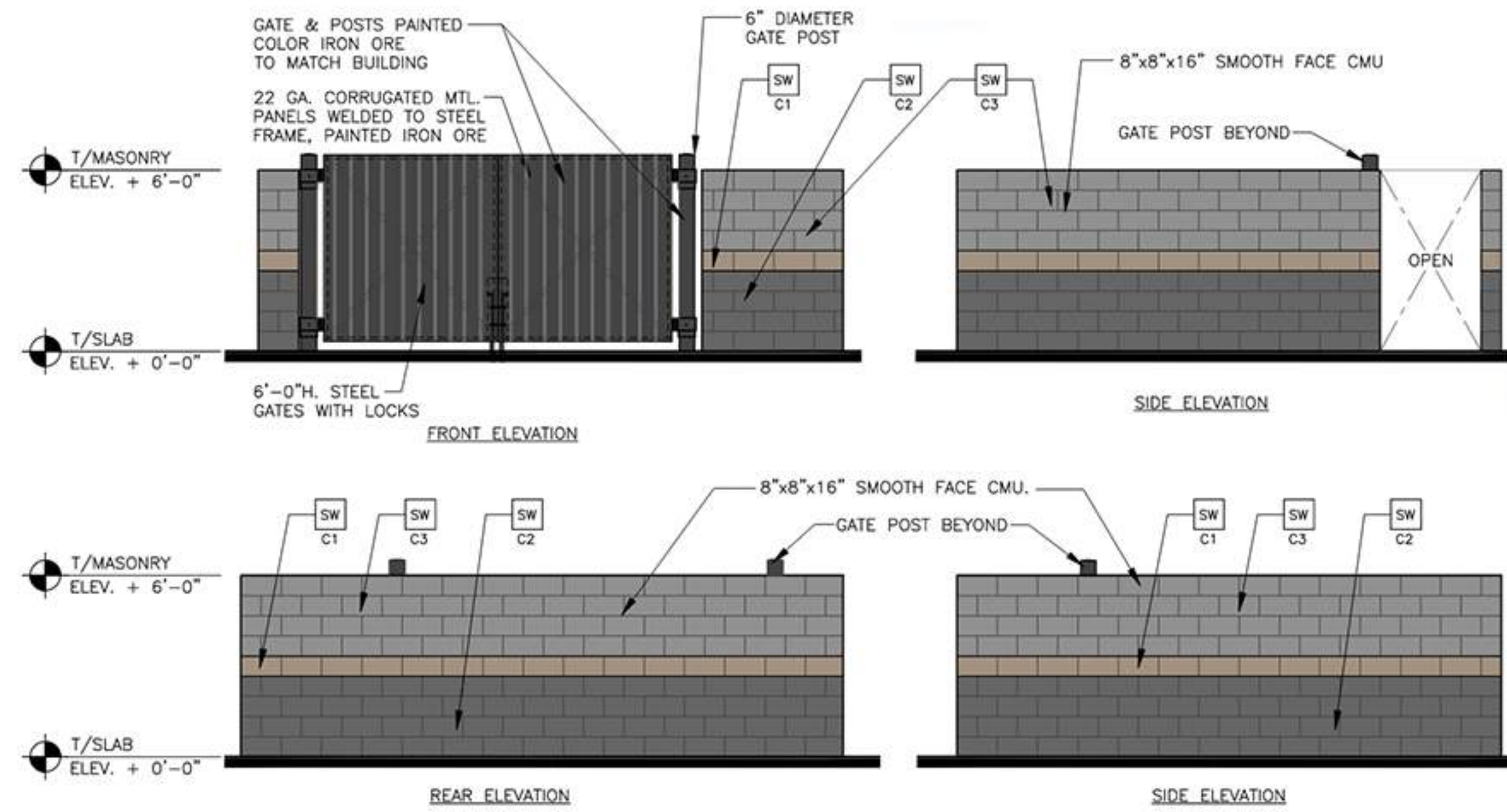
2 of 7

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1 DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

NOTE:
ALL PROPOSED EQUIPMENT, INCLUDING ROOFTOP MECHANICAL EQUIPMENT, SES CABINETS, CO2 TANKS, AND GROUND OR ROOF MOUNTED EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF SURPRISE LAND DEVELOPMENT ORDINANCE.



3 TRASH ENCLOSURE ELEVATIONS
A2.1 1/4" = 1'-0"



2 REAR ELEVATION
A2.1 1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: DON GRAY)
- C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- CJ CONTROL JOINT
1-TYPE: 1 = EIFS
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
YOMELA (865) 330-7337, ann.bowen@yomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com

- DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- DT 12" HIGH TUBE STEEL CANOPY WITH OPEN ROOF FRAMING. COLOR: RAL 7022
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = COLOR TO MATCH CABCO "PITCH BLACK"
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 - CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
- FC FDC (FIRE DEPARTMENT CONNECTION)
- FP FIBER CEMENT LAP SIDING: SMOOTH HARD-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, H25
PAINT: COLOR TO MATCH CABCO "NW GREY"
- FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, H25
PAINT: COLOR TO MATCH CABCO "NW GREY"
- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- KB KNOX BOX. INSTALL PER LOCAL FIRE DEPARTMENT REQUIREMENTS

- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE
- MA SMOOTH FACE CMU TO MATCH CABCO "NW GREY"
PAINT: COLOR TO MATCH CABCO "NW GREY"
- MF METAL FASCIA
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = METAL COPING CAP
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

- SES DASHED LINE REPRESENTS SERVICE ENTRANCE SECTION - PAINT TO MATCH BUILDING FOR SPECIFICATION.
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- SW 8" CABCO CMU SCREEN WALL (TO MATCH CENTER APPROVED COLORS)
C1-COLOR:
C1= BONE
C2= NW GREY (SPLIT FACE)
C3= SEASHELL
- TC 6"x6" TUBE STEEL COLUMN
COLOR: RAL 7022
- TS 2"x3" TUBE STEEL ACCENT
COLOR: RAL 7022
- TR EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD
- WF EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

 **McDonald's**
BUILDING ELEVATIONS
SARIVAL AVE AND CACTUS RD, SURPRISE, AZ 85388
L/C: 002-1054



1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
O: 602.234.1868

KDF PROJECT: 24047
DATE: 10/01/25

FS25-0515

NOTE:
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1 FRONT ELEVATION
A2.0 1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

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- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
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- L1-LED LIGHT:
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- MA SMOOTH FACE CMU
PAINT: COLOR TO MATCH CABCO "NW GREY"
- MF METAL FASCIA
C1-TYPE:
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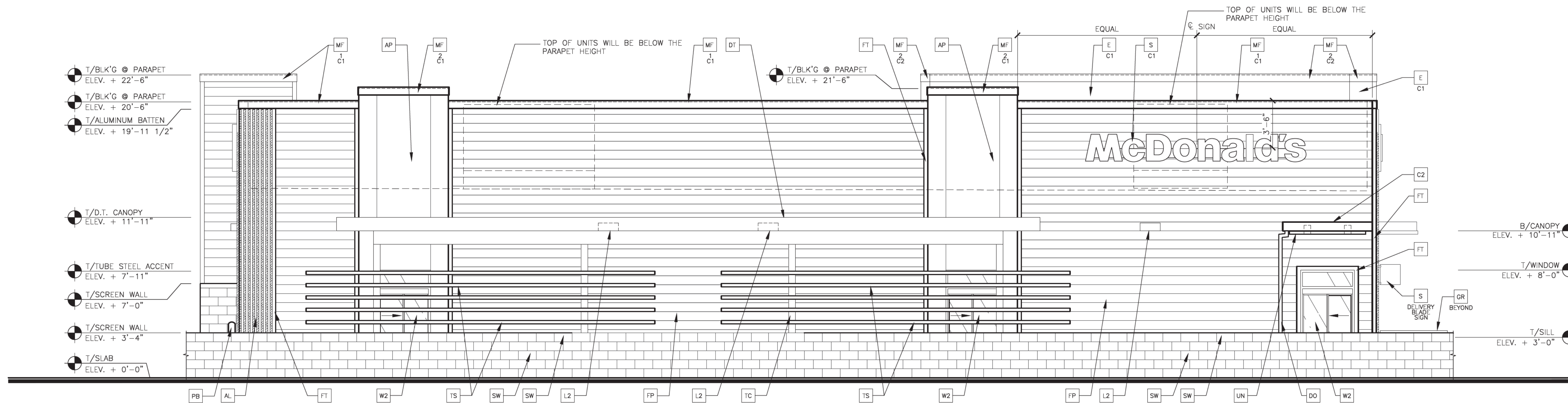
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BUILDING ELEVATIONS
SARIVAL AVE AND CACTUS RD, SURPRISE, AZ 85388
L/C: 002-1054



1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
O: 602.234.1868

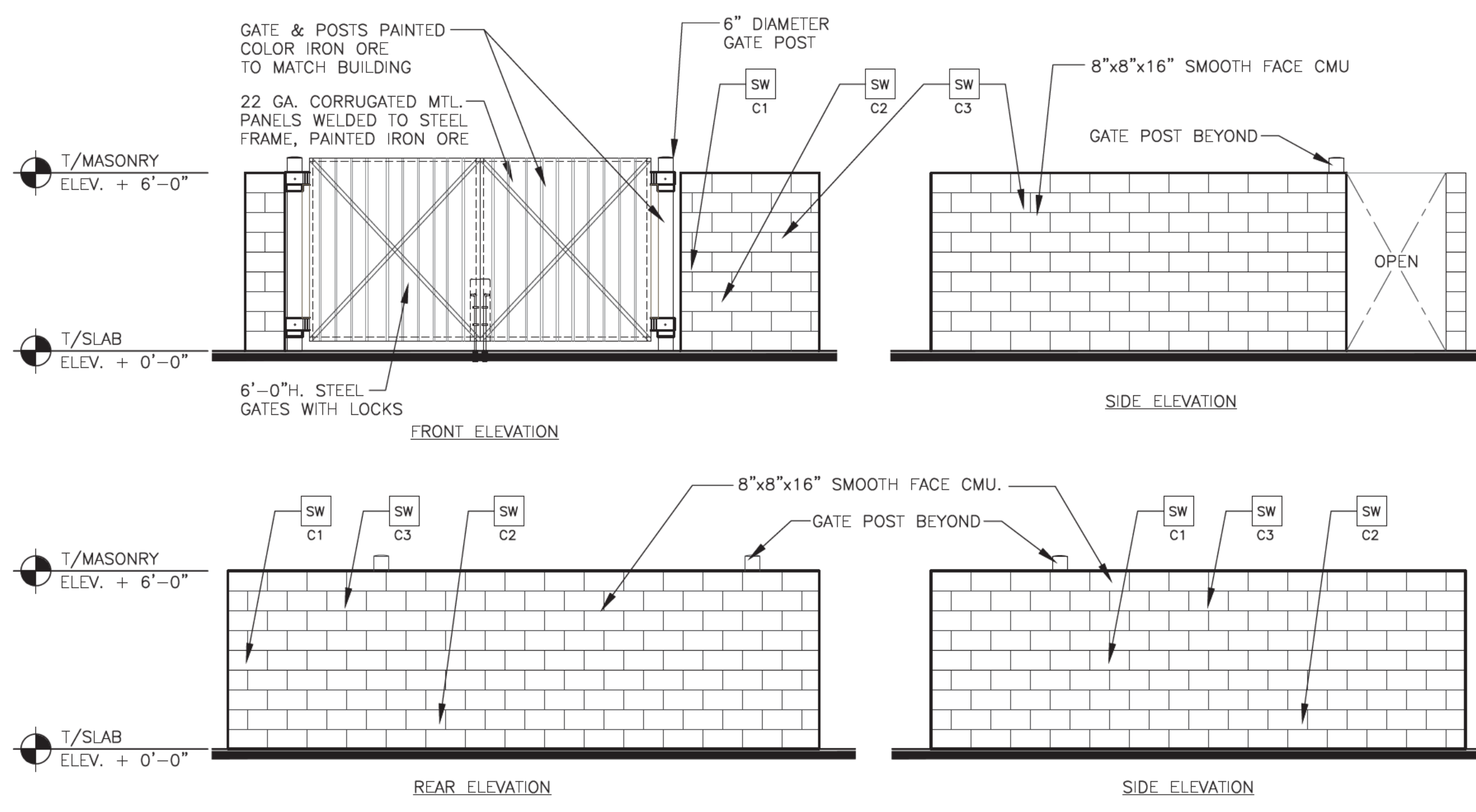
KDF PROJECT: 24047
DATE: 10/01/25

FS25-0515

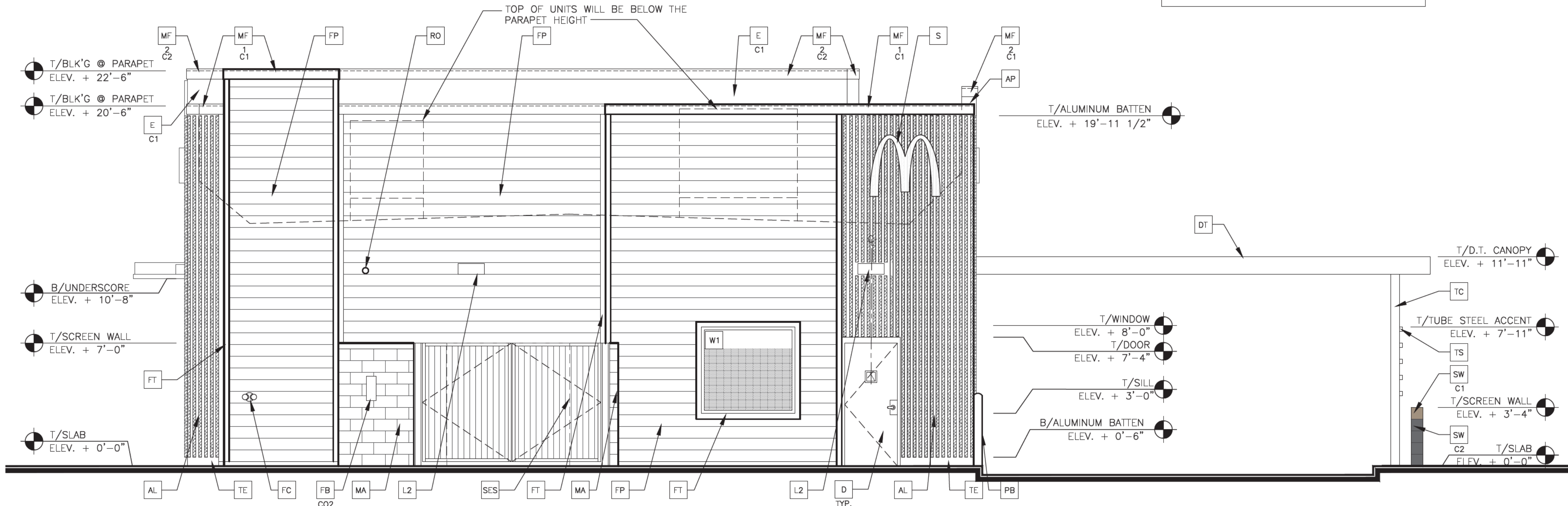


1 DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

NOTE:
ALL PROPOSED EQUIPMENT, INCLUDING ROOFTOP MECHANICAL EQUIPMENT, SES CABINETS, CO2 TANKS, AND GROUND OR ROOF MOUNTED EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF SURPRISE LAND DEVELOPMENT ORDINANCE.



3 TRASH ENCLOSURE ELEVATIONS
A2.1 1/4" = 1'-0"




2 REAR ELEVATION
A2.1 1/4" = 1'-0"

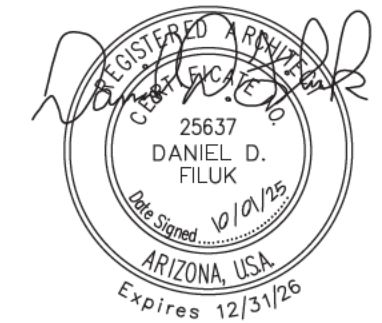
KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: DON GRAY)
- C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- CJ CONTROL JOINT
1-TYPE: 1 = EIFS
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
YOMELA (865) 330-7337, onn.bowen@yomela.com
SEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- DT 12" HIGH TUBE STEEL CANOPY WITH OPEN ROOF FRAMING. COLOR: RAL 7022
- E EXTERIOR INSULATION FINISH SYSTEM (EIFS.)
C1-COLOR:
C1 = COLOR TO MATCH CABCO "PITCH BLACK"
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 - CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
- FC FDC (FIRE DEPARTMENT CONNECTION)
- FP FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
PAINT: COLOR TO MATCH CABCO "NW GREY"
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- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- KB KNOX BOX. INSTALL PER LOCAL FIRE DEPARTMENT REQUIREMENTS

- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= GOLD
- L2 RADIAL SOURCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE
- MA SMOOTH FACE CMU
PAINT: COLOR TO MATCH CABCO "NW GREY"
- MF METAL FASCIA
C1-TYPE:
C1 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = METAL COPING CAP
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
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- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- SW 8" CABCO CMU SCREEN WALL (TO MATCH CENTER APPROVED COLORS)
C1-COLOR:
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C2 = NW GREY (SPLIT FACE)
C3 = SEASHELL
- TC 6"x6" TUBE STEEL COLUMN
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- TS 2"x3" TUBE STEEL ACCENT
COLOR: RAL 7022
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD
- WF EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

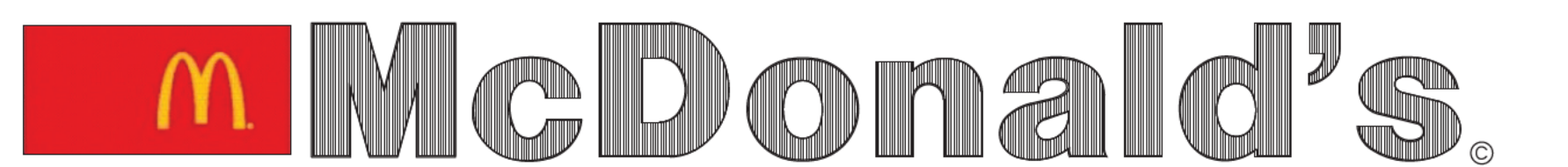
 **McDonald's**
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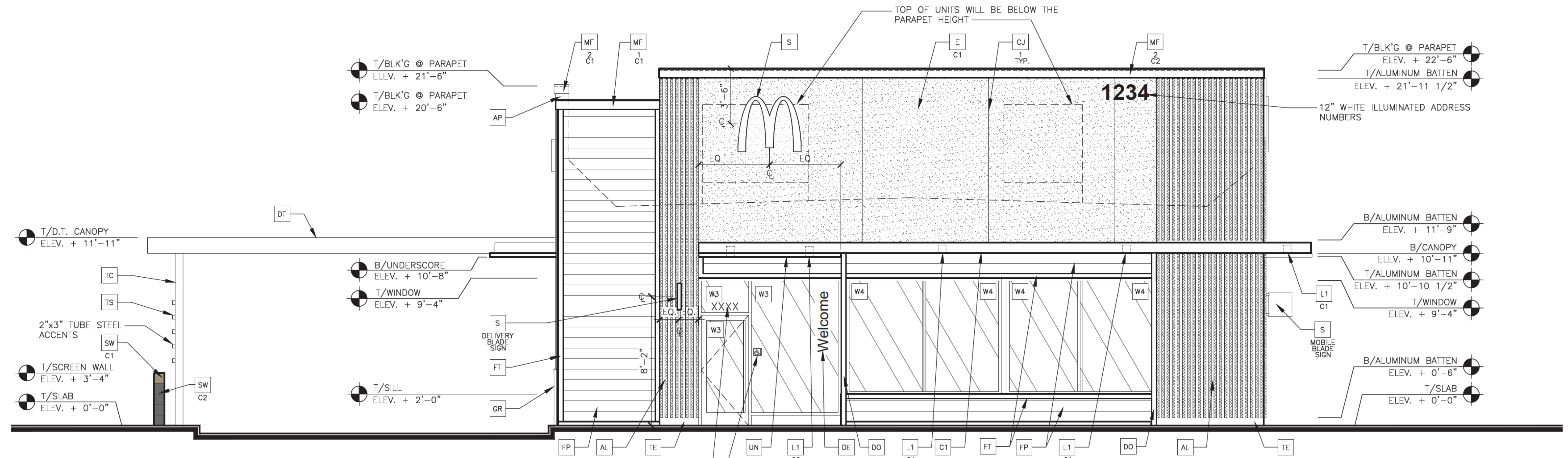


BUILDING ELEVATIONS

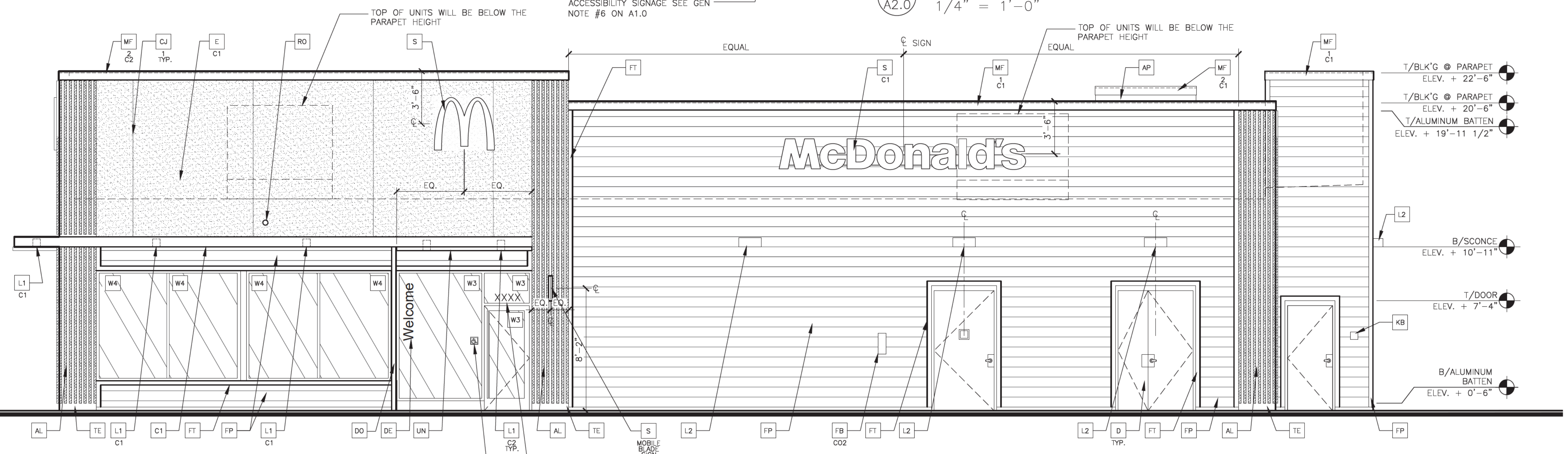
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1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

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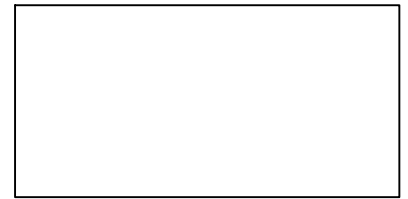
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AL ALUMINUM BATTEN SYSTEM



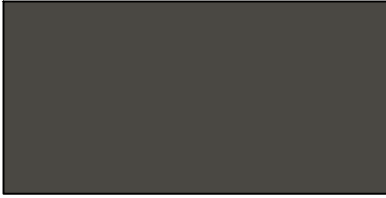
COLOR: DON GRAY

AP APOLIC METAL PANEL



COLOR: WHITE

C1 ALUMINUM CANOPY SYSTEM



COLOR: RAL 7022

C2 ALUMINUM CANOPY SYSTEM

DO CANOPY DOWNSPOUTS

MF TUBE STEEL CANOPY FRAMING

MF METAL FASCIA - C2

TC TUBE STEEL COLUMNS

TS TUBE STEEL ACCENTS



COLOR: TO MATCH CABO "NW GREY"

FS FIBER CEMENT LAP SIDING

FT FIBER CEMENT TRIM BOARDS

MA SMOOTH FACE C.M.U.

D HOLLOW METAL DOORS



COLOR: TO MATCH CABO "PITCH BLACK"

C2 EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)



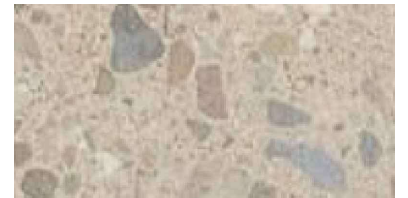
COLOR: BONE (TO MATCH CENTER)

SW 8" CABCO CMU SCREEN WALL



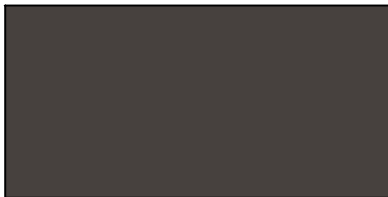
COLOR: NW GREY - SPLIT FACE (TO MATCH CENTER)

SW 8" CABCO CMU SCREEN WALL



COLOR: SEASHELL (TO MATCH CENTER)

SW 8" CABCO CMU SCREEN WALL



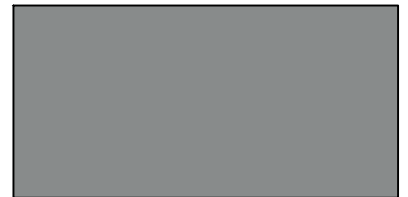
COLOR: DARK BRONZE

W# ALUMINUM DOOR / WINDOW FRAME



COLOR: GOLD

S McD SIGNAGE
UN METAL CANOPY UNDERScore

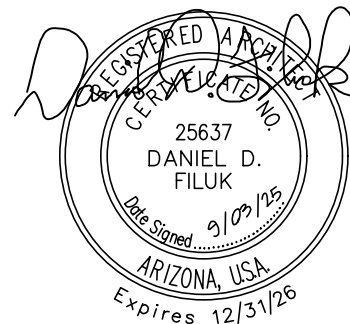


COLOR: WEATHERED ZINC

MF METAL FASCIA - C1

McDonald's MATERIAL BOARD

SARIVAL AVE AND CACTUS RD, SURPRISE, AZ 85388
L/C: 002-1054



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Suite 111
Phoenix, AZ 85020
O: 602.234.1868
F: 602.234.1413

KDF PROJECT: 24047
DATE: 08/26/25

McDonald's at Sycamore Farms SWC Cactus Rd. and Sarival Ave.

Citizen Participation Report

Case No. FS25-0515

Submitted: October 22, 2025



WITHEY
MORRIS
BAUGH

1. Project Description/Request

The subject property is 0.85 acres and is generally located west of the southwest corner of Cactus Road and Sarival Avenue, and is otherwise commonly known as Maricopa County Assessor's Parcel Number ("APN") 501-09-844H (the "Property"). See Aerial Map attached at **Tab 1**. The existing zoning for the Property is Planned Area Development ("PAD"). Specifically, the Property encompasses a portion of Parcel 11B of the Sycamore Farms PAD, which designates Parcel 11B for commercial uses. The Sycamore Farms PAD permits drive-through uses within Parcel 11B, subject to approval of a Conditional Use Permit ("CUP").

The proposed CUP is for approval of a 3,843 sq. ft. drive-through restaurant which features a double-lane system designed for operational efficiency (the "Project"). A formal neighborhood meeting was held to provide stakeholders with an opportunity to learn about the Project and provide their feedback. This is a summary of the citizen participation efforts for this application, as required by the Land Development Ordinance ("LDO").

1. Notification Details

In accordance with the requirements of the LDO, the Applicant posted a sign to the Property on September 11, 2025 (**Tab 2**). Included in the sign posting were project details, neighborhood meeting information and the Applicant's contact information so that any interested parties could contact the Applicant with questions or comments regarding the proposal.

In addition, the City of Surprise provided mailed notice to property owners and registered neighborhood organizations within 300 feet of the Property.

2. Neighborhood Meeting Summary

A neighborhood meeting for the Project was held on Tuesday, September 30, 2025, at 6:00 PM at Sonoran Heights Middle School, located at 11405 N. Greer Ranch Parkway, Surprise, Arizona.

In addition to the development team, three (3) members of city staff attended the meeting, as well as one (1) interested neighbor.

The development team provided an overview of the application request to the attendee, and shared exhibits to illustrate the proposal. The attendee expressed support for the Project and there was a discussion regarding several aspects of the site and building design. The meeting lasted approximately 30 minutes before city officials concluded the meeting due to a lack of additional neighbor turnout for the meeting.

The interested neighbor and development team discussed the question topics below.

a) Drive-through Queuing

The neighborhood meeting attendee was curious about the drive-through orientation and had questions regarding the Project's stacking and mitigation of driveway conflicts.

The applicant clarified that the drive-through orientation is intended to accommodate the queuing system that McDonald's has incorporated into all of its modern designs, which will provide sufficient space to accommodate a double drive-through lane with a pull-forward lane. It was noted that the queuing design sets forth exceptional industry standards and is intended to reduce overspill off-site. The attendee expressed favor for the driveway queuing.

b) Walkable Destination

The attendee expressed excitement about the restaurant as a walkable destination, noting that a future walking path is contemplated south of the shopping center to the neighborhood to the South.

c) Line-of-Sight

The attendee inquired as to the location of the refuse enclosure, noting that other shopping centers in the area have ill-designed refuse locations that limit visibility.

The applicant confirmed that the refuse location has been designed to be located outside of the sight visibility triangle, thus reducing potential conflicts for vehicles exiting the site.

d) Parking and Occupancy Limits

The attendee inquired about parking, as the site plan provides eight (8) off-site spaces. They also requested information regarding maximum occupancies within the building.

The applicant explained that a cross-parking agreement with Barclays will be executed to allow eight (8) spaces to be provided within the larger neighboring parking lot. In addition, 19 total parking spaces will be provided on-site which creates a sense of occupancy, although that will be further refined through construction permitting.

e) Development Status

The attendee expressed support for the development and inquired about the development timing for the Project.

The applicant stated that the Project is anticipated to begin construction as soon as City approvals are secured, which is anticipated by early 2026.

After a dialogue with the attendee, the neighborhood meeting ended at approximately 6:30pm.

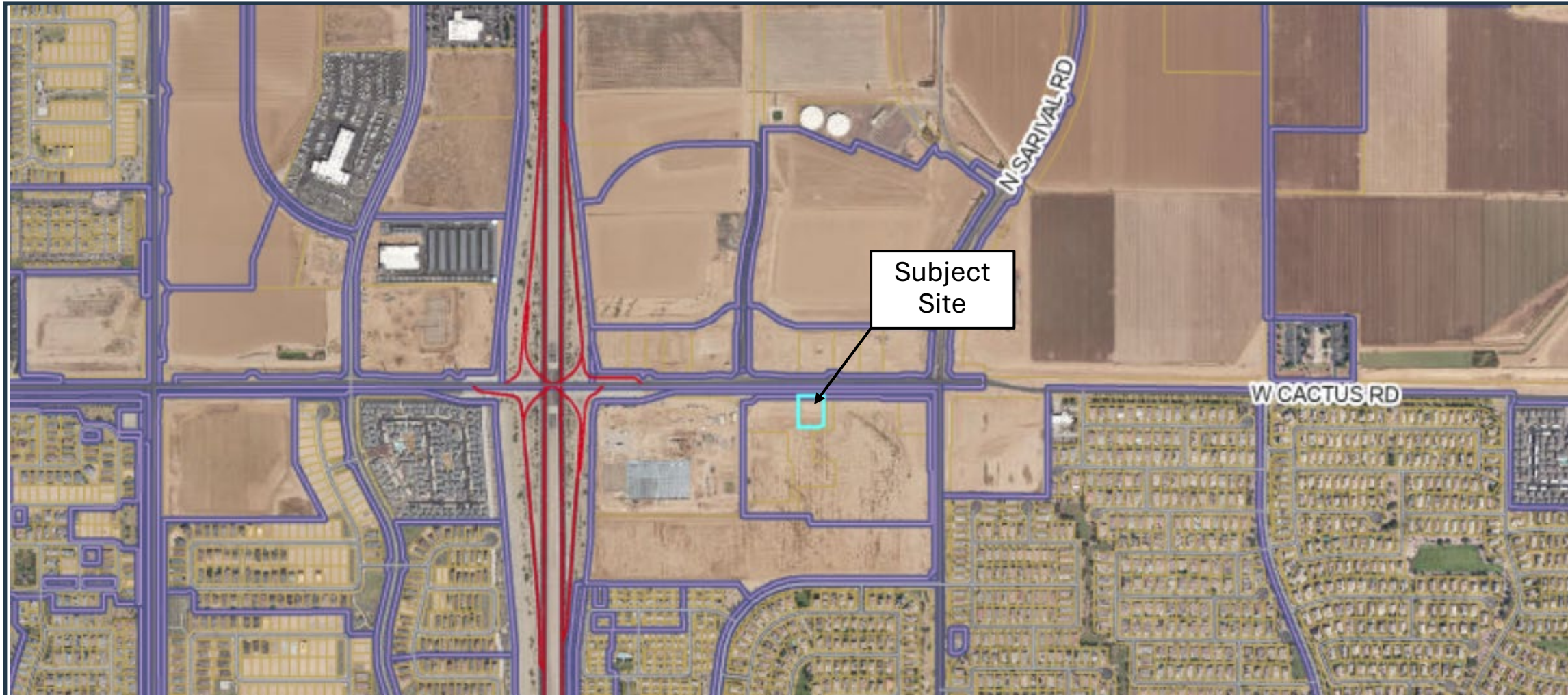
To summarize, the neighbor in attendance asked thoughtful questions regarding the Project's queuing, refuse location, quantity of parking spaces, and development status. The development team explained the Project, its status, and the thoughtful design considerations that have been made to date. The applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

TAB 1



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>



Site Aerial Map

TAB 2



WITHEY
MORRIS
BAUGH

<https://www.wmbattorneys.com/>

AFFIDAVIT OF POSTING

Application No: FS25-0515

Applicant Name: Withey Morris Baugh

Location: SWC Cactus & Sarival

Date Site Posted: 09/11/25

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

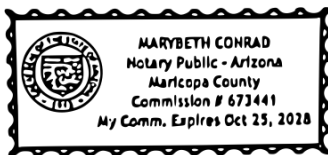
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett
 Applicant/Representative Signature September 11, 2025

This instrument was acknowledged before me on 09/11/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
 Notary Public
10-25-28
 My commission expires

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

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 30, 2025

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy,
Surprise, AZ 85379

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS25-0515

Request: A Conditional Use Permit with Site Plan for a McDonald's drive through restaurant located west of the southwest corner of Cactus Road and Sarival Avenue.

For more information, call:
623-222-3011

www.Surpriseaz.gov



September 11, 2025 at 12:33 PM
+33.594.197.112.409819
N Sarival Ave
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 30, 2025

Time: 6:00 P.M.

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Planning & Zoning

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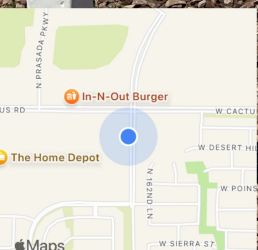
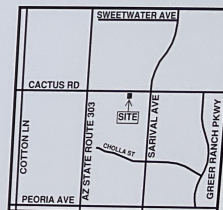
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS25-0515

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September 11, 2025 at 12:33 PM
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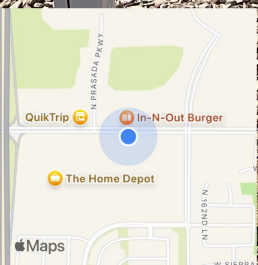
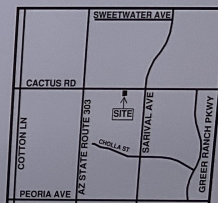
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623-222-3011

www.Surpriseaz.gov



September 11, 2025 at 1:03 PM

433.595006 - 112.412344

W Cactus Rd

Surprise AZ 85388

United States

Notice of Public Hearing City of Surprise

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Date: September 30, 2025

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Surprise, AZ 85379

Planning & Zoning

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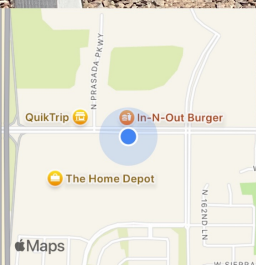
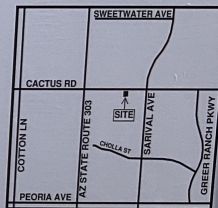
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For more information, call:
623-222-3011

www.Surpriseaz.gov



September 11, 2025 at 1:03 PM

+33.595006,-112.412344

W Cactus Rd

Surprise AZ 85388

United States

AFFIDAVIT OF POSTING

Application No: FS25-0515
Applicant Name: Withey Morris Baugh
Location: SWC Cactus & Sarival
Date Site Posted: 09/11/25

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

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

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

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

Meghan Liggett
Applicant/Representative Signature September 11, 2025

This instrument was acknowledged before me on 09/11/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-28
My commission expires

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

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 30, 2025

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy,
Surprise, AZ 85379

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS25-0515

Request: A Conditional Use Permit with Site Plan for a McDonald's drive through restaurant located west of the southwest corner of Cactus Road and Sarival Avenue.

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623-222-3011

www.Surpriseaz.gov



September 11, 2025 at 12:33 PM
+33.594197 -112.409819
N Sarival Ave
Surprise AZ 85388
United States

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In-Person Neighborhood Meeting

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Time: 6:00 P.M.

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11405 N Greer Ranch Pkwy,
Surprise, AZ 85379

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

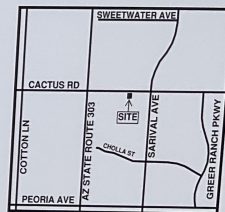
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

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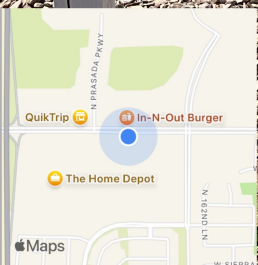
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www.Surpriseaz.gov



September 11, 2025 at 1:03 PM

433.595006 - 112.412344

W Cactus Rd

Surprise AZ 85388

United States

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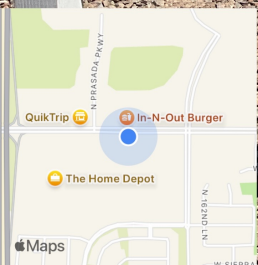
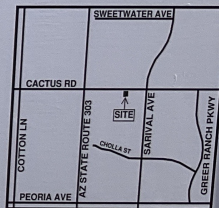
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September 11, 2025 at 1:03 PM

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W Cactus Rd

Surprise AZ 85388

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AFFIDAVIT OF POSTING

Application No:
Applicant Name:
Location:
Date Site Posted:

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Meghan Liggett _____ November 14, 2025
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/14/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad _____
Notary Public
10-25-28 _____
My commission expires

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11405 N Greer Ranch Pkwy,
Surprise, AZ 85379

Planning & Zoning

Date: December 18, 2025

Time: 6:00 P.M.

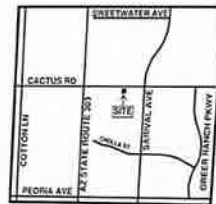
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS25-0515

Request: A Conditional Use Permit with Site Plan for a McDonald's drive through restaurant located west of the southwest corner of Cactus Road and Sarival Avenue.

For more information, call:
623-222-3011

www.Surpriseaz.gov



November 14, 2025 at 11:31 AM
+33 594 160 - 112 409844
N Sarival Ave
Surprise AZ 85388

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 30, 2025

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
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Planning & Zoning

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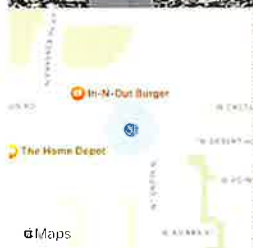
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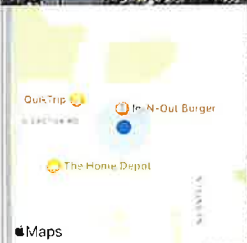
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623-222-3011

www.Surpriseaz.gov



November 14, 2025 at 11:27 AM
+33 594972 112 412398
W Cactus Rd
Surprise, AZ 85374

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Date: September 30, 2025

Time: 6:00 P.M.

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Media Center
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Planning & Zoning

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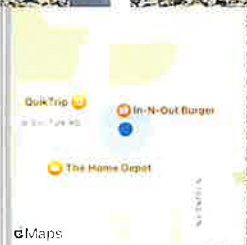
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November 14, 2025 at 11:27 AM
+33.594972,-112.412398
W Cactus Rd
Surprise AZ 85388

When recorded, returned to:

Barclay Holdings CXIX, LLC
c/o Barclay Group
2415 East Camelback Road, Suite 900
Phoenix, Arizona 85016

262968940-7-1-1--
YorkM

DECLARATION OF PARKING EASEMENT

**City of Surprise, Maricopa County, Arizona
SWC – Cactus Road & Sarival Avenue**

THIS DECLARATION OF PARKING EASEMENT (“Declaration”) is made effective as of the 27th day of October, ~~2024~~, 2025, by **BARCLAY HOLDINGS CXIX, LLC**, an Arizona limited liability company (“**Declarant**”).

WHEREAS, Declarant is the current owner of two (2) tracts of land situated in the City of Surprise, Maricopa County, Arizona, and more particularly described on Exhibit A attached hereto and incorporated herein (collectively, the “**Property**”), and which tracts may be referred to, specifically, as “**Lot 3**” and/or “**Lot 5**”, as the case may be (each of the same also being referred to herein, individually, as a “**Lot**”, and, collectively, as “**Lots**”);

WHEREAS, Declarant, as landlord, and McDonald’s USA, LLC, a Delaware limited liability company (“**McDonald’s**”), as tenant, entered into that certain Ground Lease dated April 4, 2025 (as may have been amended or modified, the “**McDonald’s Lease**”) with respect to Lot 5;

WHEREAS, in connection with McDonald’s intended development of Lot 5, it requires additional parking on Lot 3; and

WHEREAS, Declarant desires to establish a non-exclusive easement benefitting Lot 5 for parking upon and across those certain parking spaces located in that portion of Lot 3 as shown on Exhibit B attached hereto and incorporated herein (the “**Lot 3 Parking Easement Spaces**”), as more particularly described in this Declaration.

NOW, THEREFORE, in consideration of the above recitals and of the covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby establishes, declares, covenants and agrees that the Property and all present and future owners and occupants of the Property shall be and hereby are subject to the terms, covenants, easements and conditions hereinafter set forth in this Declaration, so that the Property shall be maintained, kept, sold and used in full compliance with and subject to this Declaration and, in connection therewith, Declarant on its behalf and its successors and assigns covenants and agrees as follows:

1. Grant of Private, Non-Exclusive Parking Easement. Declarant (and each successive Owner [as hereinafter defined] of the Property [or Lots as the case may be]) does hereby declare, for the benefit of Lot 5 and the Owner of Lot 5, and its successors in interest, tenants (including, but not limited to, McDonald’s during the term of the McDonald’s Lease), employees, agents, customers and invitees (collectively, the “**Lot 5 Benefitted Parties**”), a perpetual non-exclusive easement for parking on and over the Lot 3 Parking Easement Spaces (but not any other parking spaces located on Lot 3), as the same exist or may exist, from time to time, on Lot 3, together with reasonable rights of vehicular and pedestrian ingress

and egress over, across and on the driveways, access ways, exits, entrances and other paved areas located on Lot 3 (collectively, the "**Lot 3 Common Areas**") from time to time for purposes of ingress, egress and access to the Lot 3 Parking Easement Spaces. The Owner of Lot 3 agrees not to obstruct or interfere with the Lot 3 Parking Easement Spaces and associated ingress/egress rights, except for reasonably required repair, maintenance, and improvement, and compliance with all applicable laws, rules, regulations, codes, and ordinances and this Declaration. For purposes of this Declaration, the term "**Owner**" or "**Owners**" means the one (1) or more persons or entities who or which own fee simple title to any portion of the Property, and their respective assigns, grantees and successors in interest; for clarity, an Owner may be the occupant of an entire Lot pursuant to a lease agreement by which the owner of such Lot assigns all or substantially all of the obligations and responsibilities relating to the ownership and operation of such Lot under this Declaration to such occupant.

2. Maintenance.

(a) The Owner of Lot 3 (or such Owner's tenant, if such Owner's tenant is obligated under its respective lease, as applicable) (the "**Lot 3 Responsible Party**") shall maintain (or cause to be maintained), at its own cost and expense, the Lot 3 Parking Easement Spaces and the Lot 3 Common Areas to the standard (the "**Project Standard**") contained in the existing shopping center declaration recorded in the Official Records of Maricopa County, Arizona, of which the Property is a part (said declaration, as amended, supplemented, extended, renewed or restated, is the "**Master Declaration**"); provided, however, that to the extent any such maintenance is required due to the gross negligence or intentional misconduct of any of the Lot 5 Benefitted Parties (each, an "**Offending Lot 5 Benefitted Party**", the definition of Offending Lot 5 Benefitted Party will exclude customers and invitees), then the Offending Lot 5 Benefitted Party shall be required to reimburse the Lot 3 Responsible Party for the actual and reasonable costs of such maintenance within thirty (30) days following receipt by the Offending Lot 5 Benefitted Party of written demand from the Lot 3 Responsible Party, such demand to include reasonable documentation to confirm that the maintenance was required due to the gross negligence or intentional misconduct of the Offending Lot 5 Benefitted Party, as well as invoices to support the costs for which reimbursement is sought. All past due amounts shall accrue interest at the rate of twelve percent (12%) per annum. If the Offending Lot 5 Benefitted Party fails to timely reimburse the Lot 3 Responsible Party for amounts due under this Section 2(a), then the Lot 3 Responsible Party shall have the right to sue the Offending Lot 5 Benefitted Party for past due amounts and accrued interest thereon, and the prevailing party will be entitled to reasonable attorney's fees and court costs. If the Owner of Lot 3 intends to perform regular or any scheduled maintenance or repair that will affect the Lot 3 Parking Easement Spaces, the Lot 3 Owner will provide at least five (5) business days' advance, written notice to McDonald's of such maintenance or repair.

(b) If the Lot 3 Responsible Party fails to maintain or repair the Lot 3 Parking Easement Spaces and the Lot 3 Common Areas to the Project Standard, and if such failure should continue for thirty (30) days after written notice of such failure from the Owner of Lot 5, or such Owner's tenant (including, without limitation, McDonald's), as applicable (the "**Lot 5 Notifying Party**"), or, if such failure cannot be reasonably cured within such 30-day period, the Lot 3 Responsible Party has failed to commence to cure the failure within such 30-day period and diligently thereafter pursue the cure to completion, then the Lot 5 Notifying Party shall thereafter have the right and option (the "**Option**"), upon written notice to the Lot 3 Responsible Party, to enter Lot 3 and make whatever repairs and to perform whatever maintenance it deems reasonably necessary to the Lot 3 Parking Easement Spaces and the Lot 3 Common Areas to conform the same to the Project Standard. If the Lot 5 Notifying Party exercises the Option, then the Lot 3 Responsible Party shall be liable for all costs and expenses reasonably incurred by the Lot 5 Notifying Party in performing such repairs or maintenance, and the Lot 3 Responsible Party shall reimburse the Lot 5 Notifying Party for all such costs and expenses within ten (10) business days after receipt of demand, together with reasonable documentation supporting the expenditures made by the Lot 5 Notifying Party. All past due amounts shall accrue interest at the rate of twelve percent (12%) per annum. If the Lot 3 Responsible Party fails to timely reimburse the Lot 5 Notifying Party for amounts due under this Section

2(b), then the Lot 5 Notifying Party shall have the right to sue the Lot 3 Responsible Party for past due amounts and accrued interest thereon, plus reasonable attorney's fees and court costs.

3. Notices. Any notice required or permitted to be given regarding this Declaration by one party to another will be in writing and the same will be given and be deemed to have been delivered, served and given, (i) if delivered via courier (including "overnight delivery" services), when actually delivered to the address specified below, (ii) if mailed, two (2) business days after deposit in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed to the person to whom notice is given at the address specified below:

Declarant (and current
Owner of Lots 3 and 5):

Barclay Holdings CXIX, LLC
c/o Barclay Group
2415 East Camelback Road, Suite 900
Phoenix, Arizona 85016

McDonald's (as mandatory
copy recipient of Notices to
Owner of Lot 5 during term
of McDonald's Lease):

McDonald's USA, LLC
110 N Carpenter Street
Chicago, Illinois 60607-2101
Attention: Director, US Legal Department
L/C: 002-1054

Parties may update or change their respective notice addresses upon notice given to the other parties in accordance with this Section 3.

4. Compliance with Laws. Each Owner covenants and agrees, with respect to their respective Lot, to comply with all laws, rules, regulations and requirements of all public authorities.

5. Duration. Unless otherwise set forth herein, the provisions of this Declaration will run with and bind the land described in this Declaration and will remain in effect perpetually to the extent permitted by law.

6. Indemnity. Each Lot Owner (and each Lot Owner's tenant or lessee, including McDonald's under the McDonald's Lease) agrees to indemnify, defend, and hold harmless Declarant (and its property manager) and the other Owners from any claim, loss, damage, attorney's fees and court costs, expenses, or claims attributable to (x) breach or default of any provision of this Declaration or (y) claims, damages, personal injury, property loss, or other loss arising out of or related to the use or maintenance (including self-help) of the Property, by the indemnifying party. This indemnity is a covenant running with the land and is a material inducement to Declarant creating the parking easement hereunder.

7. No Merger. There shall be no merger of the easement estate hereby created with the fee estate in the Lots or any part thereof if the same person or entity acquires or holds, directly or indirectly, any interest under this Declaration and the fee estate in the Lots or any interest in such fee estate.

8. Binding Effect; Running with the Land. All the easements and covenants set forth in this Declaration are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by the Owners, and their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter.

9. Modifications. Except as expressly provided in this Section 9, this Declaration may not be modified in any respect whatsoever or rescinded, in whole or in part, except by the consent of all record Owners of the Property, which shall not be unreasonably withheld, delayed or conditioned, and then only by written instrument duly executed, acknowledged by all such record Owners, and recorded in the official public records of Maricopa County, Arizona. No modification or termination of this Declaration shall affect the rights of any lienholder of any portion of the Lots unless the lienholder consents in writing to the modification or termination. For the avoidance of doubt, any modification of this Declaration requires the consent of McDonald's during the term of the McDonald's Lease.

10. Miscellaneous. This Agreement will be governed in accordance with the laws of the state in which the property is located. The Section headings in this Agreement are for convenience only, will in no way define or limit the scope or content of this Agreement, and will not be considered in any construction or interpretation of this Agreement or any part of this Agreement.

11. McDonald's Consent. By executing below, and for all purposes herein and under the McDonald's Lease, McDonald's hereby consents to this Declaration and agrees to be bound by the provisions hereof for the term of the McDonald's Lease for the benefit of Declarant and its property manager under the Master Declaration.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, this Declaration of Parking Easement has been executed as of the date first above written.

DECLARANT:

BARCLAY HOLDINGS CXIX, LLC,
an Arizona limited liability company

By: [Signature]
Scott T. Archer, Manager

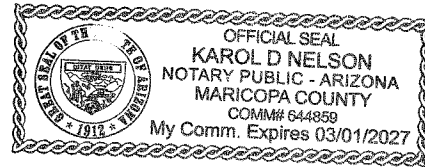
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing was acknowledged before me this 27th day of October, ²⁰²⁵2024, by Scott T. Archer, as Manager of **BARCLAY HOLDINGS CXIX, LLC**, an Arizona limited liability company, on behalf of the limited liability company.

[Signature: Karol D. Nelson]
Notary Public, State of Arizona

**CONSENTED AND AGREED TO
BY McDONALD'S:**

McDONALD'S:



McDONALD'S USA, LLC,
a Delaware limited liability company

By: [Signature: Brian T. Sheedy]
Its: Senior Counsel

STATE OF Illinois)
) ss.:
COUNTY OF Cook)

The foregoing was acknowledged before me this 22nd day of October, ²⁰²⁵2024, by Brian T. Sheedy, as Senior Counsel of **McDONALD'S USA, LLC**, a Delaware limited liability company, on behalf of the limited liability company..

[Signature: Lauren Tracy Reuss]
Notary Public

Commission Data: 960448

(NOTARIAL SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Surprise, County of Maricopa, State of Arizona, described as follows:

LOT 3:

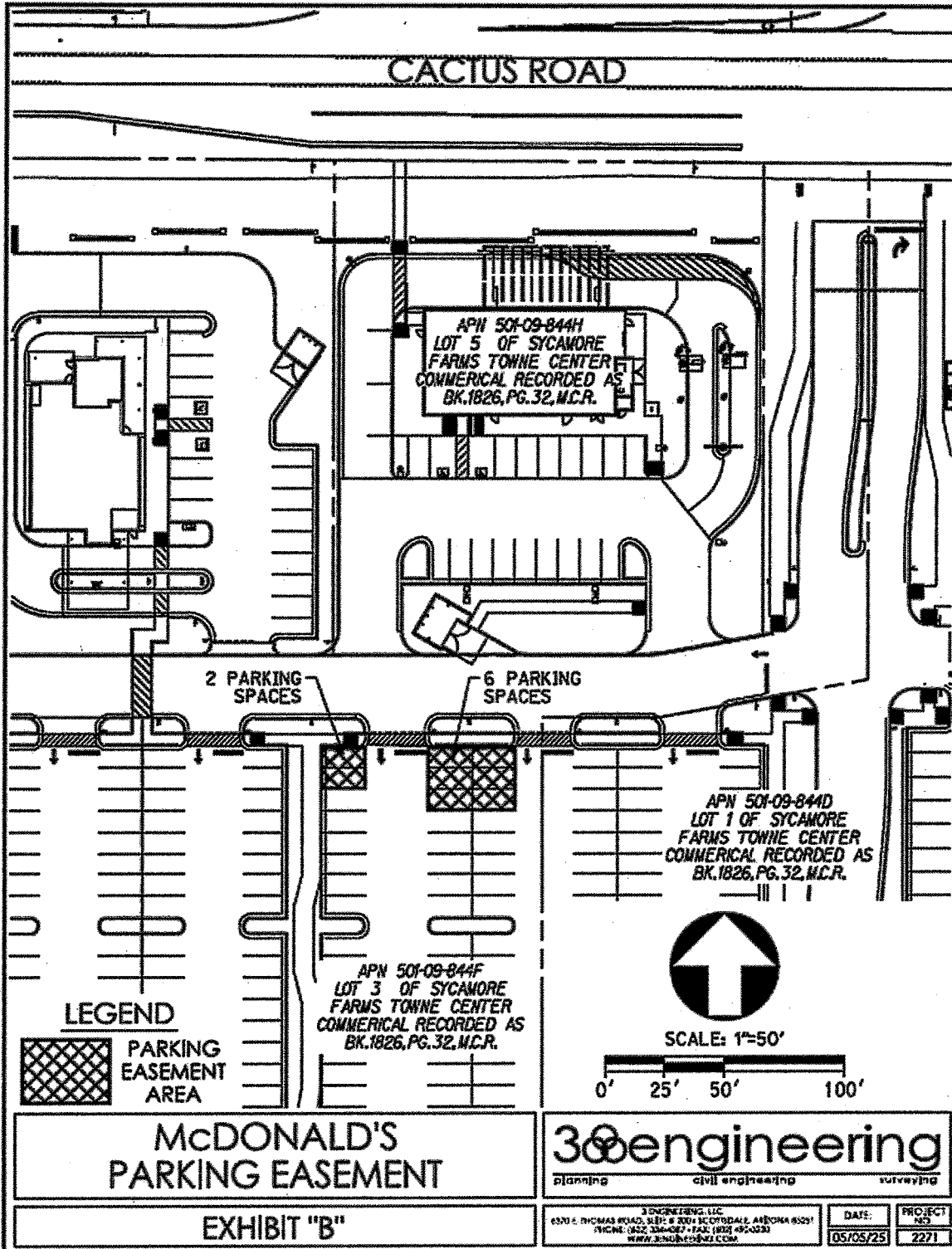
LOT 3 AS SHOWN ON THAT CERTAIN REPLAT OF "SYCAMORE FARMS TOWNE CENTER COMMERCIAL" RECORDED ON OCTOBER 21, 2024 IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER AS INSTRUMENT NO: 20240558916.

LOT 5 (McDonald's Ground Leased Parcel):

LOT 5 AS SHOWN ON THAT CERTAIN REPLAT OF "SYCAMORE FARMS TOWNE CENTER COMMERCIAL" RECORDED ON OCTOBER 21, 2024 IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER AS INSTRUMENT NO: 20240558916.

EXHIBIT "B"

DEPICTION OF LOT 3 PARKING EASEMENT SPACES



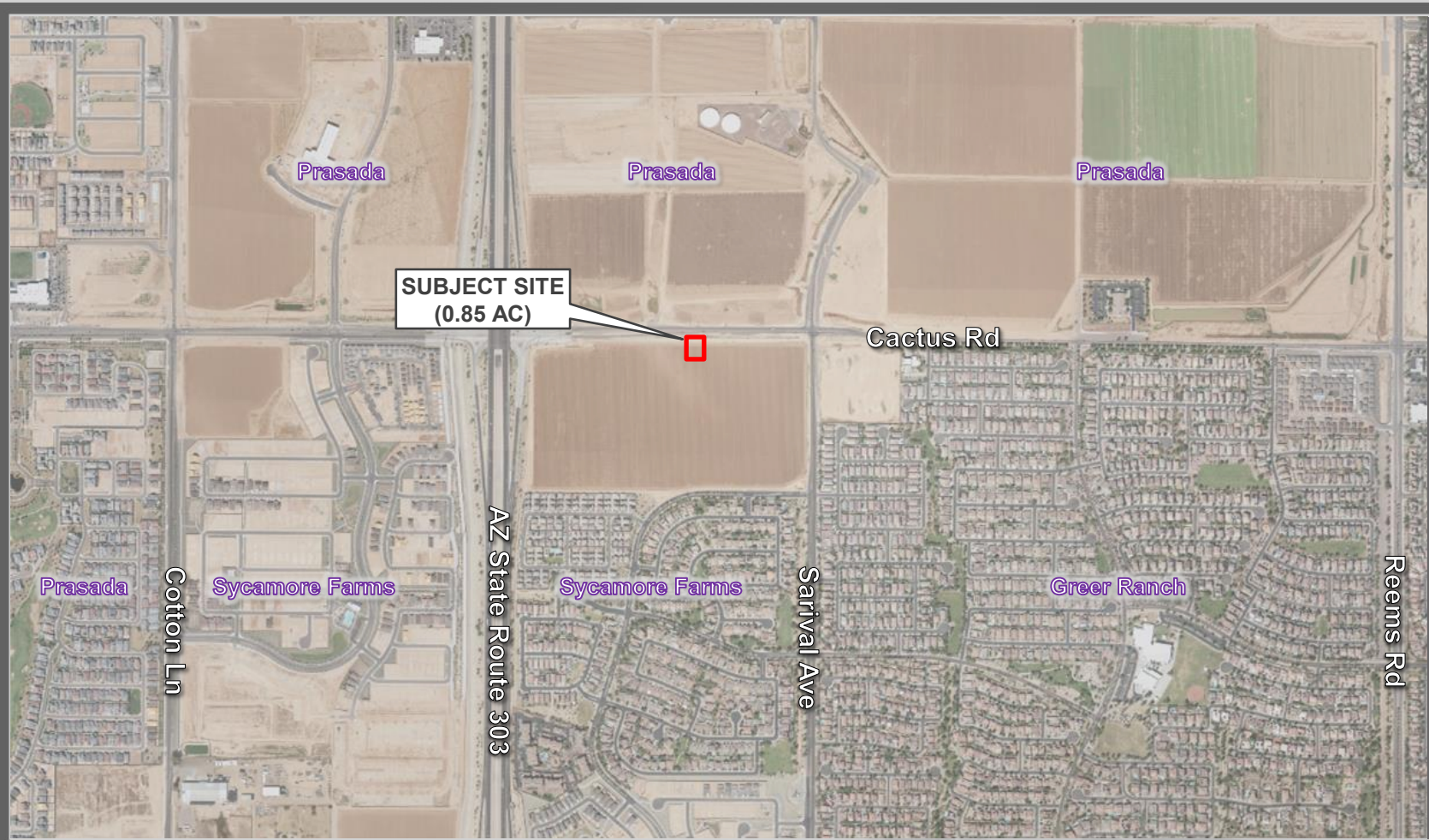


SURPRISE
ARIZONA

FS25-0515

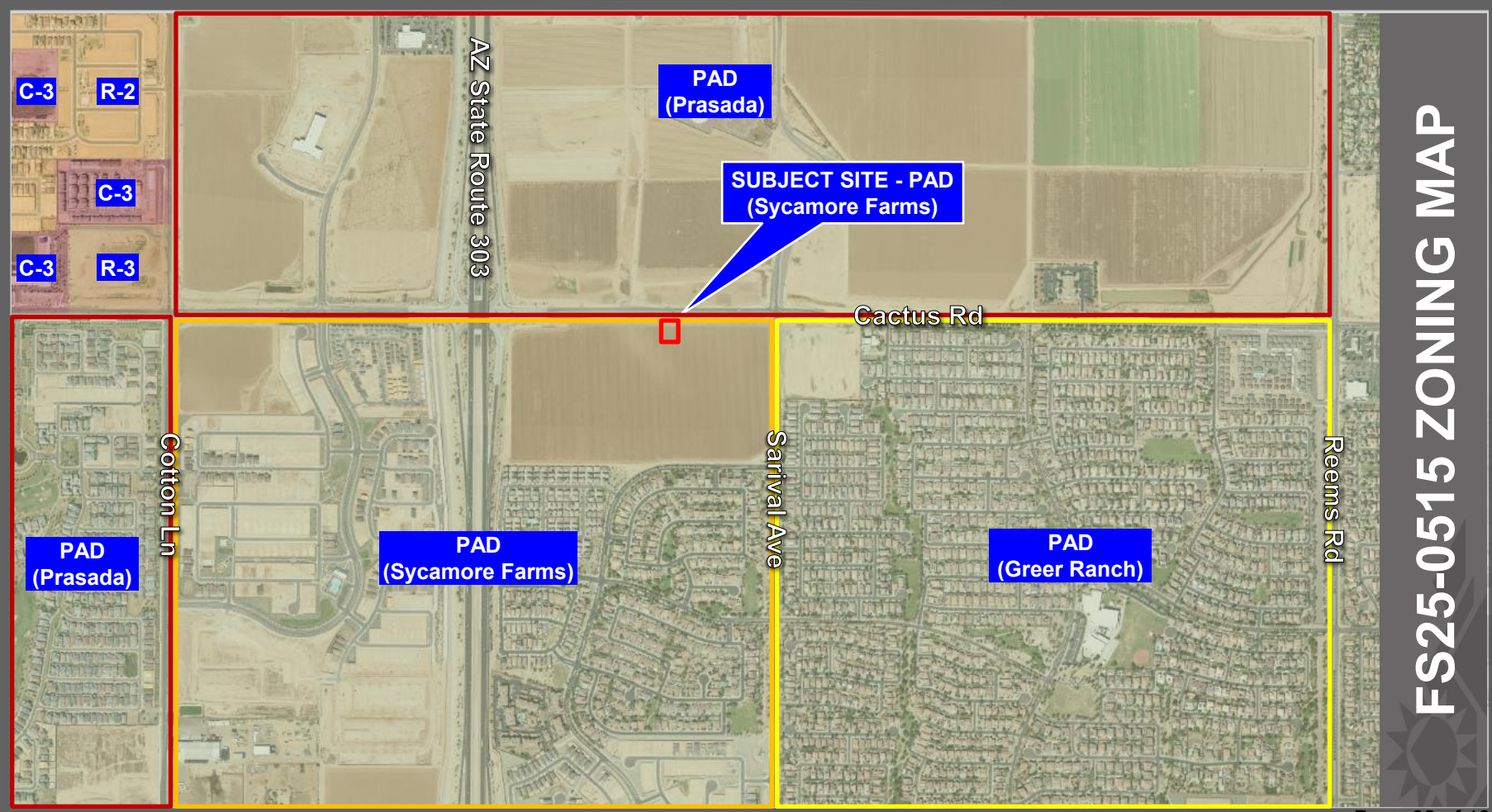
**McDonald's at Sycamore Farms
Conditional Use Permit with Site Plan**

Planning & Zoning Commission – December 18, 2025



**SUBJECT SITE
(0.85 AC)**

FS25-015 VICINITY MAP



C-3

R-2

C-3

C-3

R-3

PAD
(Prasada)

SUBJECT SITE - PAD
(Sycamore Farms)

Cactus Rd

AZ State Route 303

Cotton Ln

PAD
(Prasada)

PAD
(Sycamore Farms)

Sarival Ave

PAD
(Greer Ranch)

Reems Rd

FS25-0515 ZONING MAP

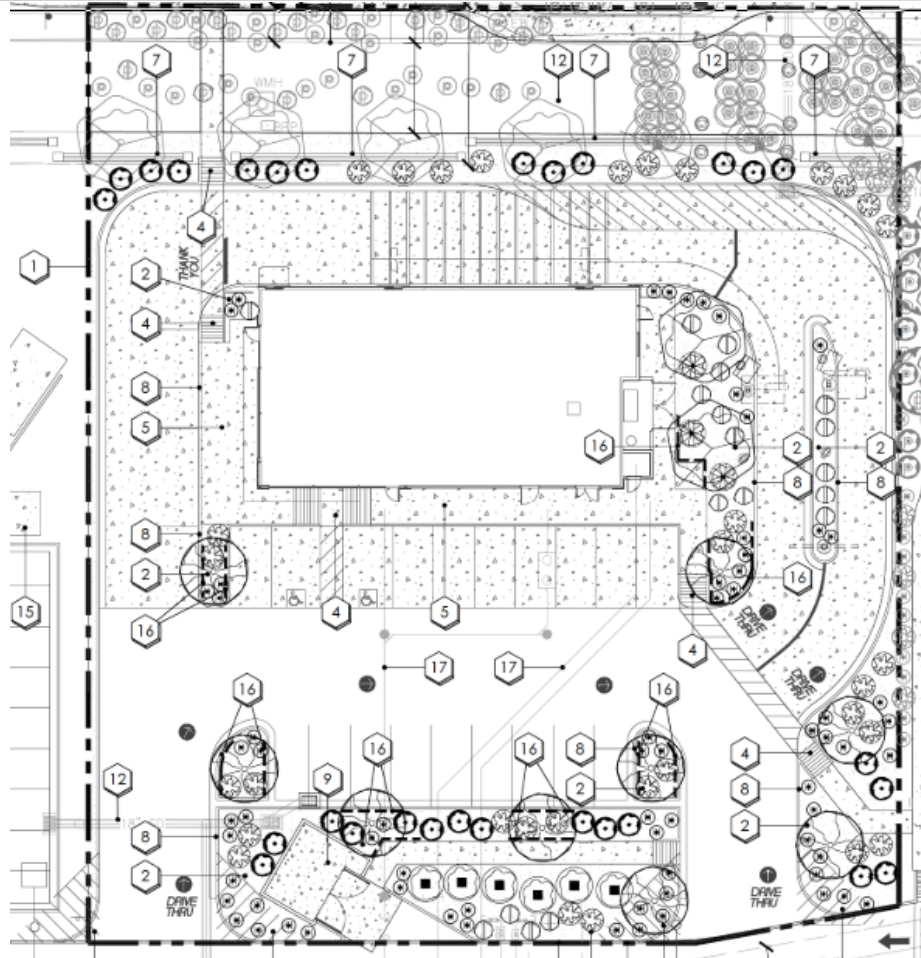
EVALUATION CRITERIA

LDO Section 106-10.17

- ✓ 25' from public ROW (38.9')/ 75' from residential (2,000')
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 40-feet between entry point to menu board (59')/100-feet pick-up service (102.33')
- ✓ 300-foot separation from another drive-through (536'/780')
- ✓ Min. 140' stacking per lane (161.33')
- ✓ Drive-through lanes shall be screened from ROW
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (10'8")

FS25-0515 ELEVATIONS





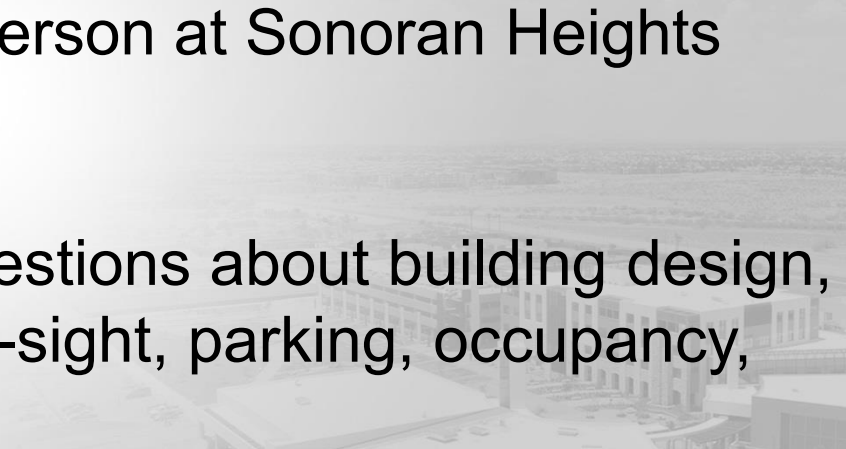
Open Space Calculations
• Provided: 30.63% (11,343 SF)

FS25-0515 LANDSCAPE



Outreach

Neighborhood Meeting

- September 30, 2025 – In-person at Sonoran Heights Middle School
 - 1 attendee with general questions about building design, queuing, walkability, line-of-sight, parking, occupancy, and development status.
- 

RECOMMENDATION:

Staff Recommendation:

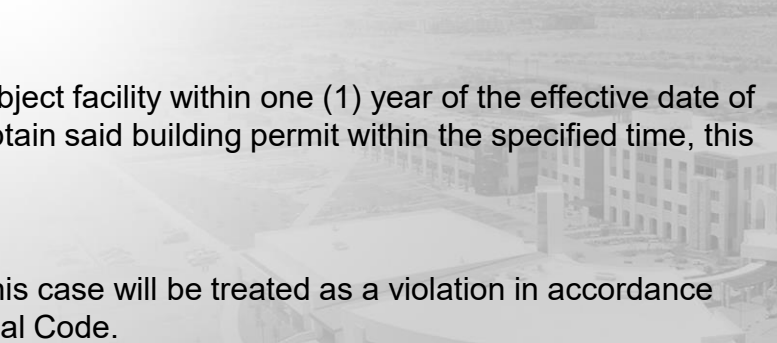
If the Commission wishes to **approve** the subject Conditional Use Permit with Site Plan, Case FS25-0515, **staff recommends the Commission approve subject to stipulations 'a' through 'e'**.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for McDonald’s”, prepared by 3 Engineering and stamped received October 3, 2025
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “McDonald’s – Cactus & Sarival Landscape Plan”, prepared by Design Ethic, and stamped received October 3, 2025.
 - c. Building facade of the site shall be consistent with the Architectural Elevations entitled “McDonald’s Building Elevations”, prepared by KDF Architectural Group, LLC, and stamped received October 3, 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: December 18, 2025 Contact Person: Eric Boyles, Director -
Transportation
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Presentation and discussion to review FY25 Citywide Transportation update, including City construction projects, City design projects, regional improvements, and planning for the future.

Motion:

For presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Planning and Zoning Update_Transportation
-

CITYWIDE TRANSPORTATION UPDATE

**Planning & Zoning Commission
December 18, 2025**



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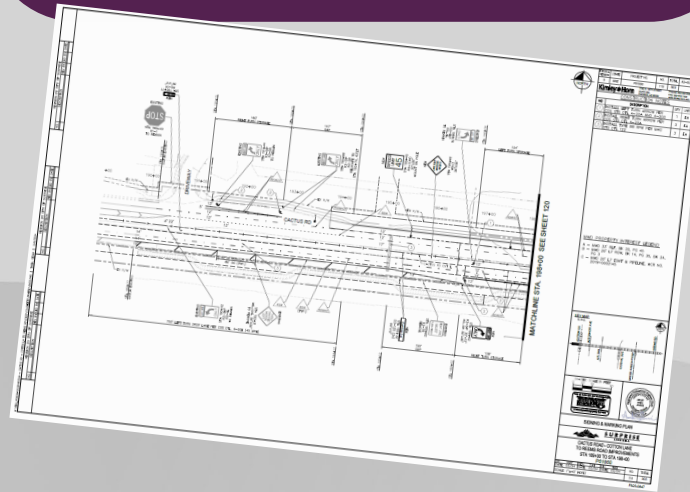
ARIZONA

Transportation by the Numbers

Over **\$100 million** in roadway improvements under construction



Over **\$100 million** in roadway improvements under design



Over **\$7.5 million** in signal projects under construction or in design



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City Construction Projects



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163rd Avenue Improvements Project

- Construction Start - 1/2024
- Anticipated Completion – 7/2027
- Scope
 - Roadway Widening (3 Miles)
 - Traffic Signal Installations
 - Intersection Improvements
- Significant Milestones
 - Additional lane US60 to Pat Tillman - 3/2024
 - HVR Traffic Signal - 10/2024
 - US60 – HVR – 1/2026
 - HVR – Jomax – 7/2027



Cactus Road (Litchfield to BNSF crossing)



- Construction Start - 10/2024
- Completed – 8/2025
- Scope
 - Roadway Widening (1/2 Mile)
 - Rail Crossing Upgrade
 - Road/Rail Safety Improvements
 - Traffic Signal Improvements
- Widens Cactus Rd to at least 4 lanes from Cotton Lane to Dysart Rd

Cactus Road (Cotton Lane to Reems Road)

- Construction Start - 3/2024
- Anticipated Completion - 11/2025
- Scope
 - Roadway Widening (2 miles)
 - Traffic Signal Improvements
 - Curb, Gutter, Sidewalk, Streetlights, etc.
- Widens Cactus Rd to at least 4 lanes from Cotton Lane to Dysart Rd



City Design Projects



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ARIZONA

Cactus Road Widening

- Beardsley Canal to 175th Ave
- Scope
 - Roadway Widening (~1.5 Miles)
 - Curb, Gutter, Sidewalks, Streetlights
 - Traffic Signal Improvements
- Timeline
 - Design currently at 30%
 - CMAR Contractor Solicitation - Complete
 - Design Completion - Summer of 2026
 - Anticipated Construction start FY 2027 (pending Right-of-Way acquisition)



Happy Valley Road Widening Project

- 163rd Ave to Eastern City Limits
- Scope
 - Roadway Widening (~3.5 Miles)
 - Traffic Signal Improvements
 - Sidewalk, curb, gutters, streetlights, etc.
 - Drainage Crossings
- Design currently at 30%
- CMAR Contractor Solicitation – Complete
- Design Completion - Summer of 2026
- Anticipated Construction start FY 2027 (pending Right-of-Way acquisition)

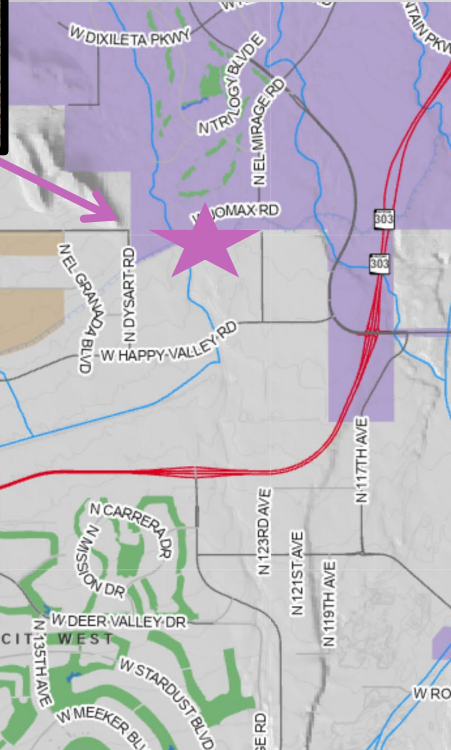
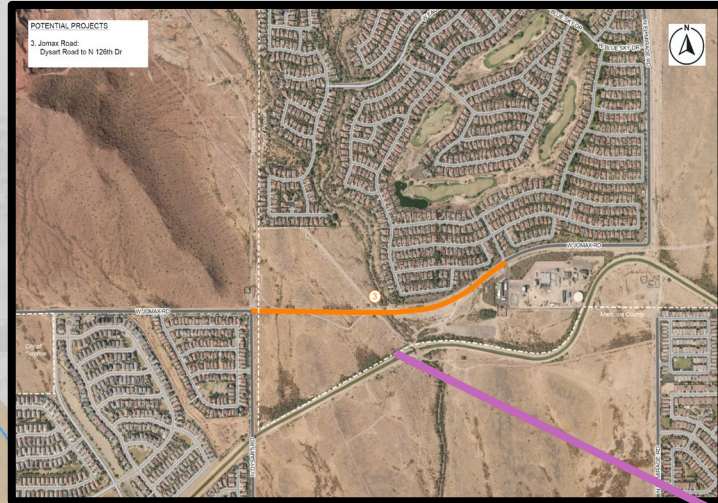


Waddell Road Widening



- 175th Avenue to Cotton Lane
- Scope
 - Roadway Widening (~.5 Miles)
 - Curb, Gutter, Sidewalks, Streetlights
 - Traffic Signal Improvements
 - This project will complete widening of Waddell Rd from west-east
- Design started 7/2025
- Anticipated Construction start FY 2027 (pending Right-of-Way acquisition)

Jomax Road Extension Project



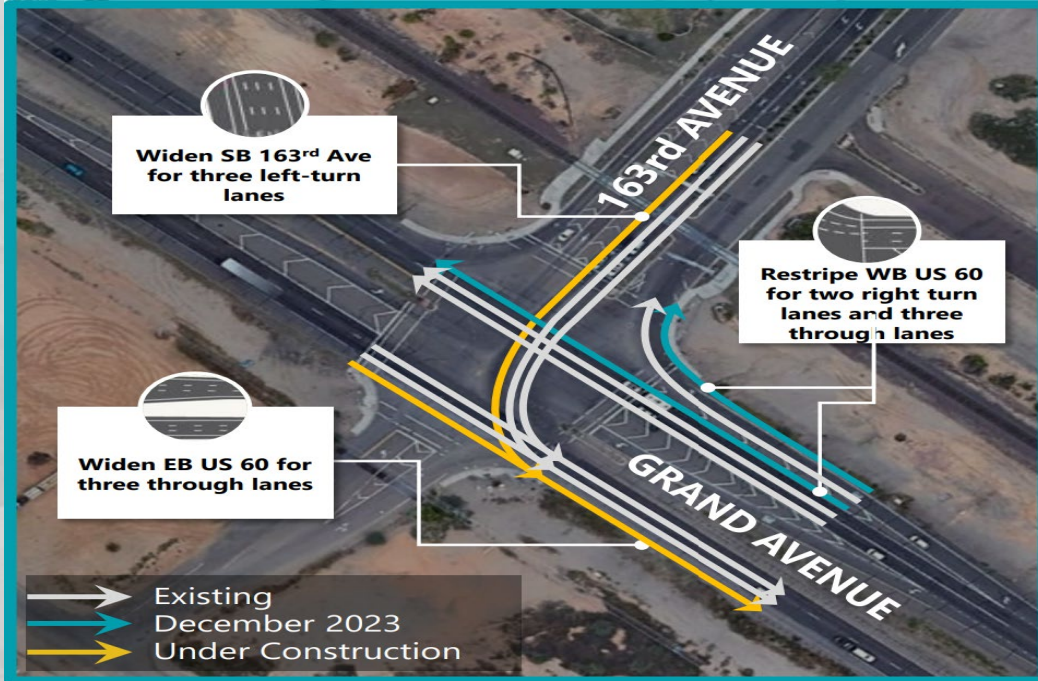
- Dysart Rd to 126th Drive
- IGA with City of Peoria
 - Design, ROW and Construction
 - Maintenance of Roadway
- Design Currently at 30%
- CMAR Contractor Solicitation – 10/2025
- Design Completion – 4/2026
- Construction start in FY 26/27 pending Right-of-Way acquisition

Regional Improvements



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SR303/US60 Near-Term Improvements (Phase I)

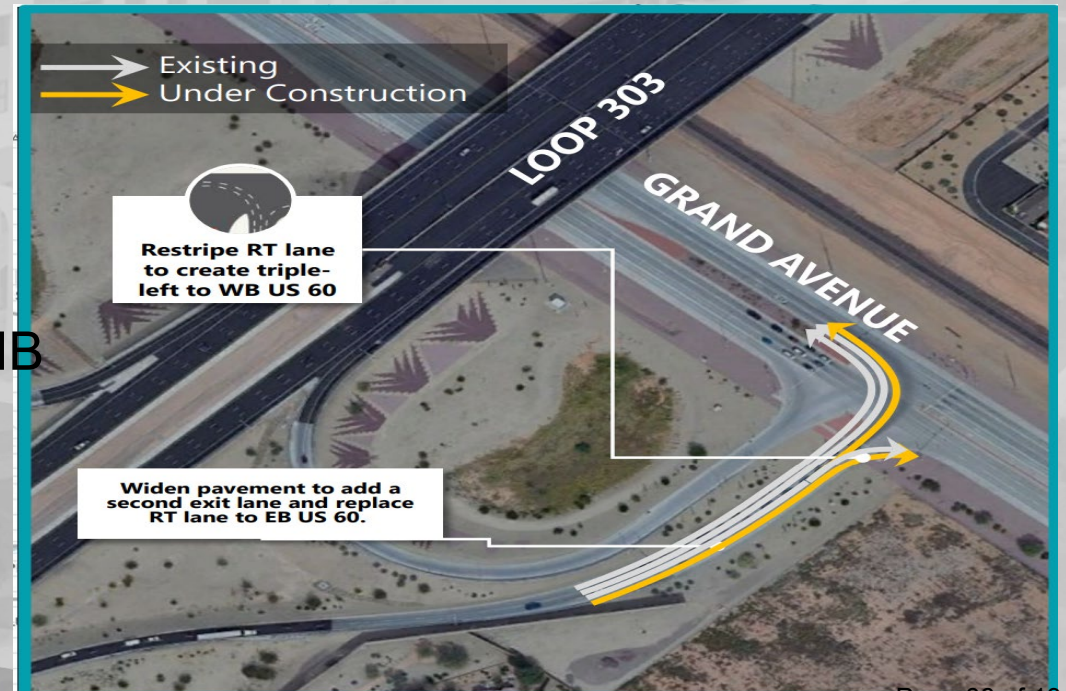


Dec. 2023 Complete

- Added 3rd Lane for WB US60 from SR303 to 163rd Ave
- Added second right turn lane on US60 for NB 163rd Ave
- Signal Improvements for right turning movements at 163rd Ave and SR303

November 2024 Complete

- Added 3rd Left Turn Lane for US60 on the SR303 NB Off-Ramp
- Additional Lane on the SR303 NB Off-Ramp
- Added 3rd Lane for EB US60 from 163rd Ave to SR303
- Added 3rd Left Turn Lane for SB 163rd Ave onto US60



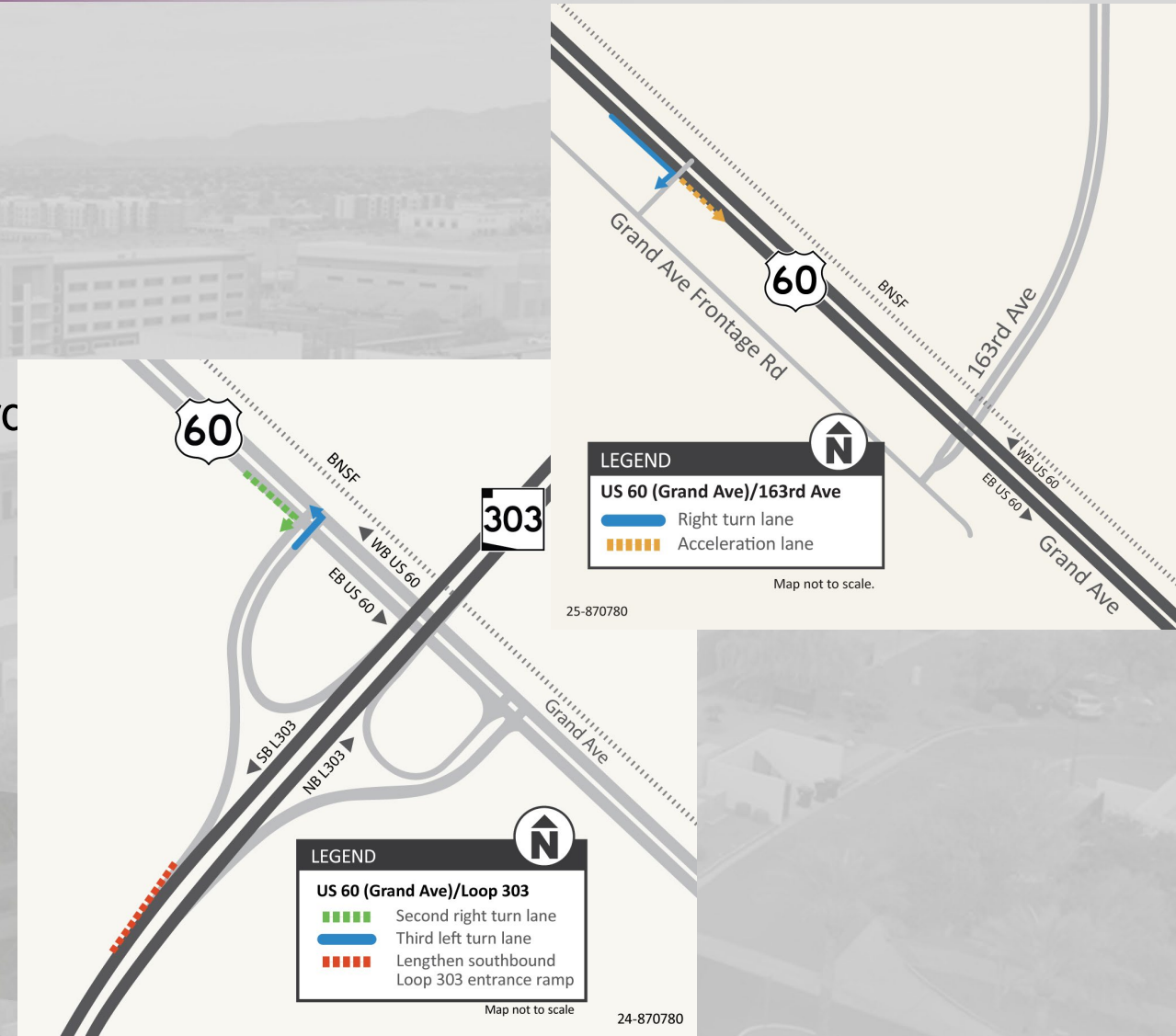
SR303/US60 Near-Term Improvements (Phase II)

Phase II Improvements

- Addition of a second right turn lane on EB US60 to SB SR303 on-ramp
- Lengthening of the SB SR303 ramp lanes
- Deceleration and Acceleration lanes on US60 between Deer Valley Road and 163rd Ave
- Addition of a 3rd left-turn lane on the SB SR303 ramp for WB US60
- Possible Traffic Signal Timing Improvements

Timeline

- Construction Start – 10/24/25
- Contract Time – 145 Calendar Days
- Scheduled Completion – 5/27/2026



SR303/155th Ave Traffic Interchange



Project Assessment

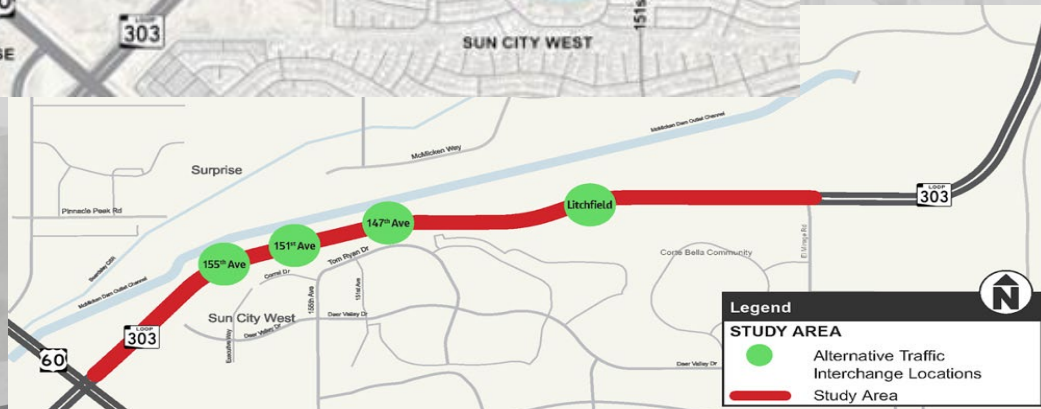
- Evaluation of 4 potential TI locations
- Evaluation Criteria
 - Regional mobility
 - Environmental and socio-economic impacts
 - Engineering Feasibility, Construction and Maintenance

Alignment Benefits

- Reduces traffic volumes 33.1% on 163rd Avenue north of US 60.
- Reduces traffic volumes 18.1% on US 60 between 163rd Avenue and Loop 303.
- Reduces wait times at the US 60/163rd Avenue by 2.3 minutes during PM rush hour.

Timeline & Funding (Prop 479 & Local)

- Final Design – 2026
- ROW & Utilities – 2027
- Construction – 2028



SR303/US Full Traffic System Interchange

Background

- Feasibility Study completed in June 2022
- Contemplated full buildout of the interim TI
- Provided solution for 163rd & US60 Grade Separation
- This interchange is currently being evaluated based on new traffic numbers in the MAG US60 Corridor Study

Timeline & Funding (Prop 479)

- Design – 2028 to 2030
- ROW & Utilities - 2030
- Construction - 2033



Planning for the Future



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Plan & Study Projects

- Transportation Master Plan
- US60 Corridor Study
- SR74 Corridor Study



**SURPRISE TRANSPORTATION
MASTER PLAN**

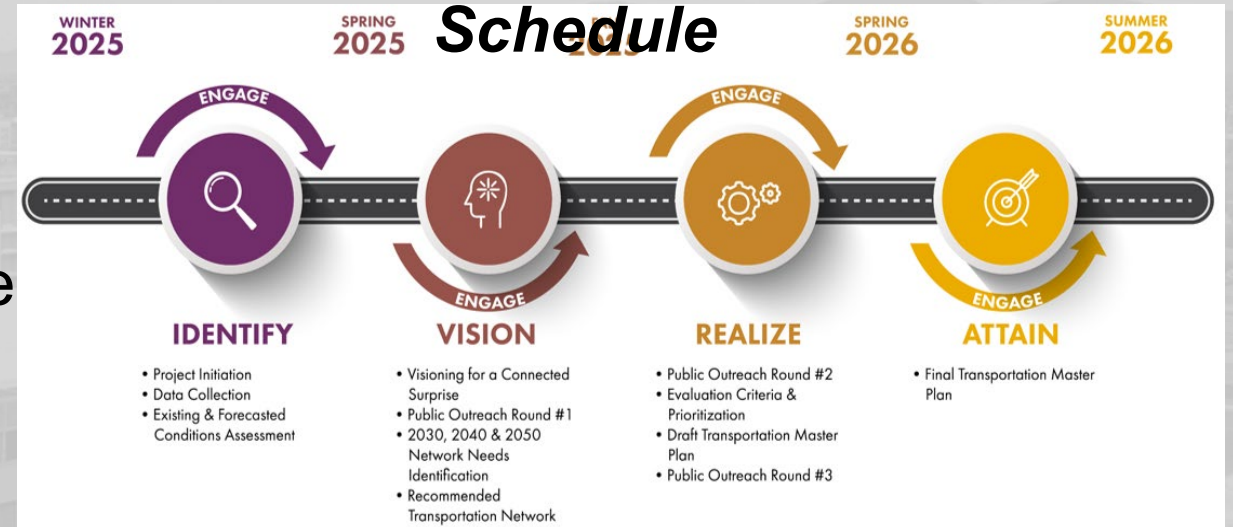


Surprise Transportation Master Plan

Plan Objectives:

- Establish a Foundation for Rethinking Transportation
- Plan a Connected Surprise
- Provide a Financial Framework to deliver the plan
- Solicit input from residents, regional partners, and community leaders
- Provide a fiscally responsible plan for project delivery:
 - Immediate
 - Short-term
 - Mid-term
 - Long-term

Plan Schedule

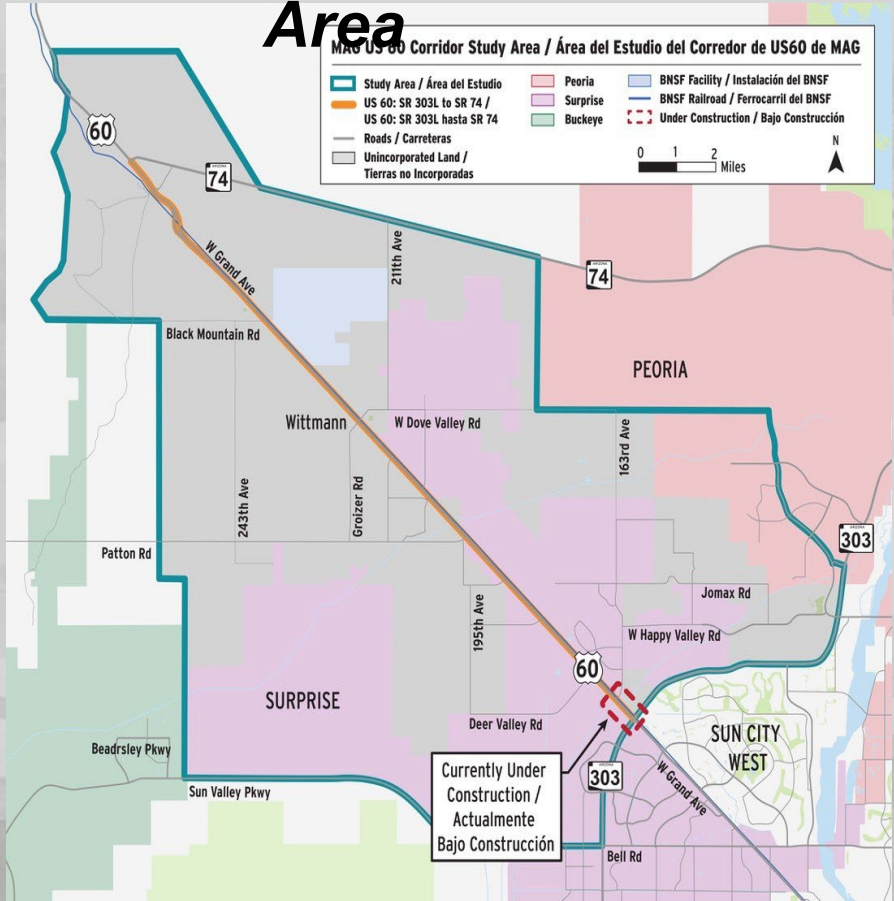


Public & Stakeholder Engagement



US60 Corridor Study (SR303 to SR74)

Study Area



Study Objectives:

- Conduct a comprehensive assessment of both current and future travel demands
- Identify a series of transportation investments that meets current and future needs
- Develop a realistic future network for the study area

Study Schedule

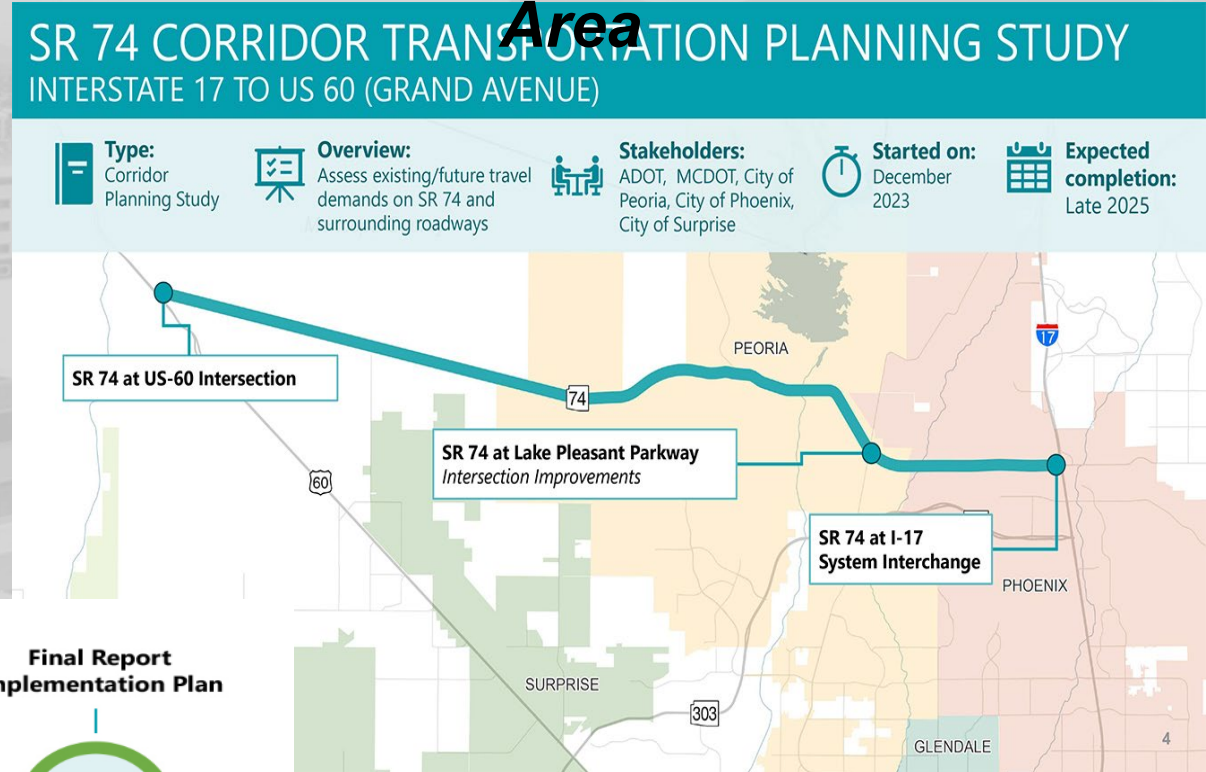


SR74 Corridor Transportation Study

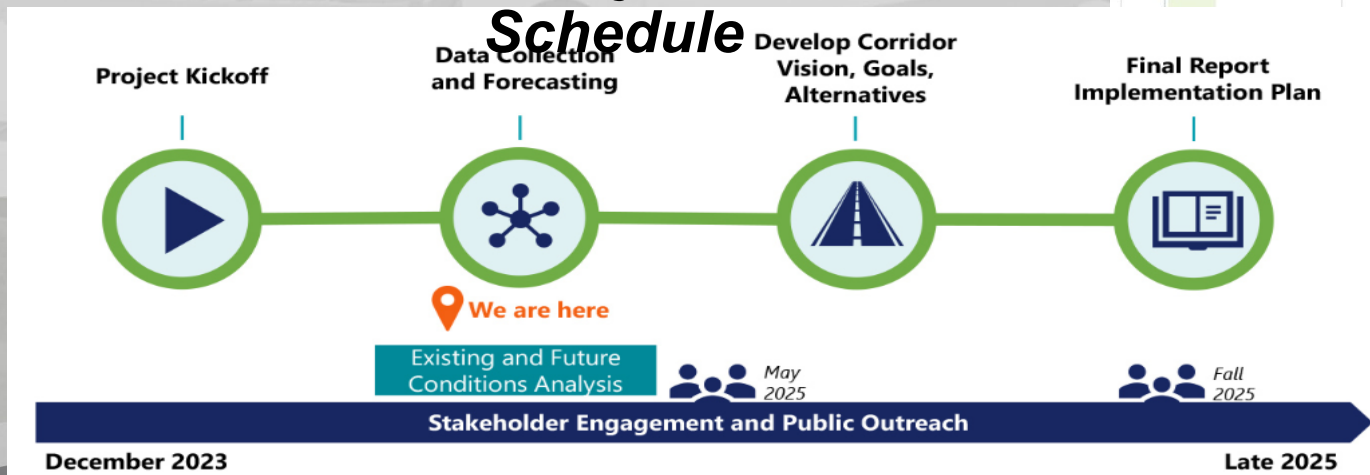
Study Objectives:

- Provide a coordinated vision of the State Route 74
- Enhance the mobility and accessibility of people and goods
- Identification of the necessary intersection infrastructure improvements

Study Area



Study Schedule



Questions or Comments?

THANK YOU



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**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: December 18, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: Citywide

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Presentation and discussion to review FY25 Community Development Department and Planning & Zoning Commission activity.

Motion:

For presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. PZ Dept Update_12-18-2025
-

DEVELOPMENT UPDATE

Community Development Department

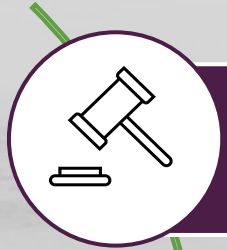
P&Z Commission December 18, 2025



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Presentation Overview



Planning & Zoning Commission Activity



Community Development Department Overview

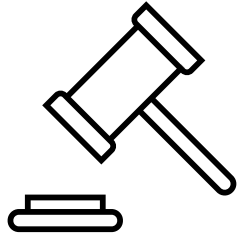


Ongoing Development Activity



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Planning & Zoning Commission Activity

P&Z Mission Statement

The Planning & Zoning Commission exists to promote the health, safety and beauty of the community and secure growth and development within the City, in conformance with the General Plan.

(SMC § 2-301)



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P&Z Cases Reviewed

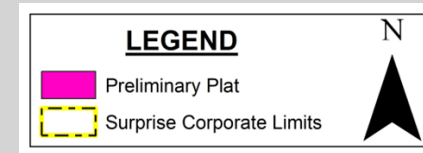
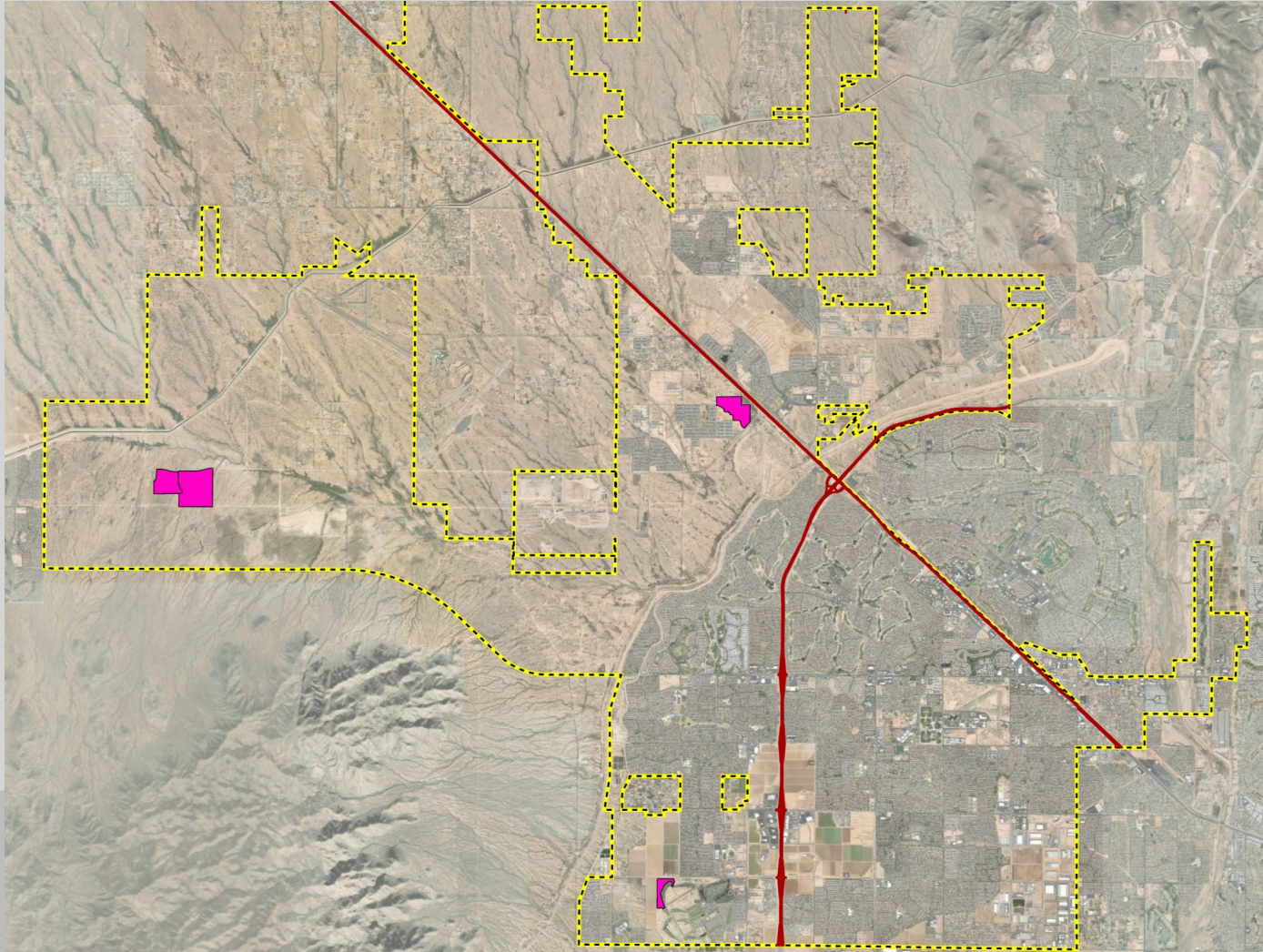
Type:	FY25	FY24	FY23	FY22
Site Plan	27*	41*	6	24
Preliminary Plat	4	8	12	19
Final Plat	29	55	68	70
Rezone	12	17	14	15
CUP**	9	15	18	10
Text Amendment	4	4	2	6
CSP***	1	3	0	1
Annexation	6	1	0	3
TOTAL:	65*	103*	130	148

*Site Plans are now administratively processed; total is cases less Site Plans

**CUP- Conditional Use Permit

***CSP- Comprehensive Sign Program

Approved Preliminary Plats



- Number of Pre-Plats: 4

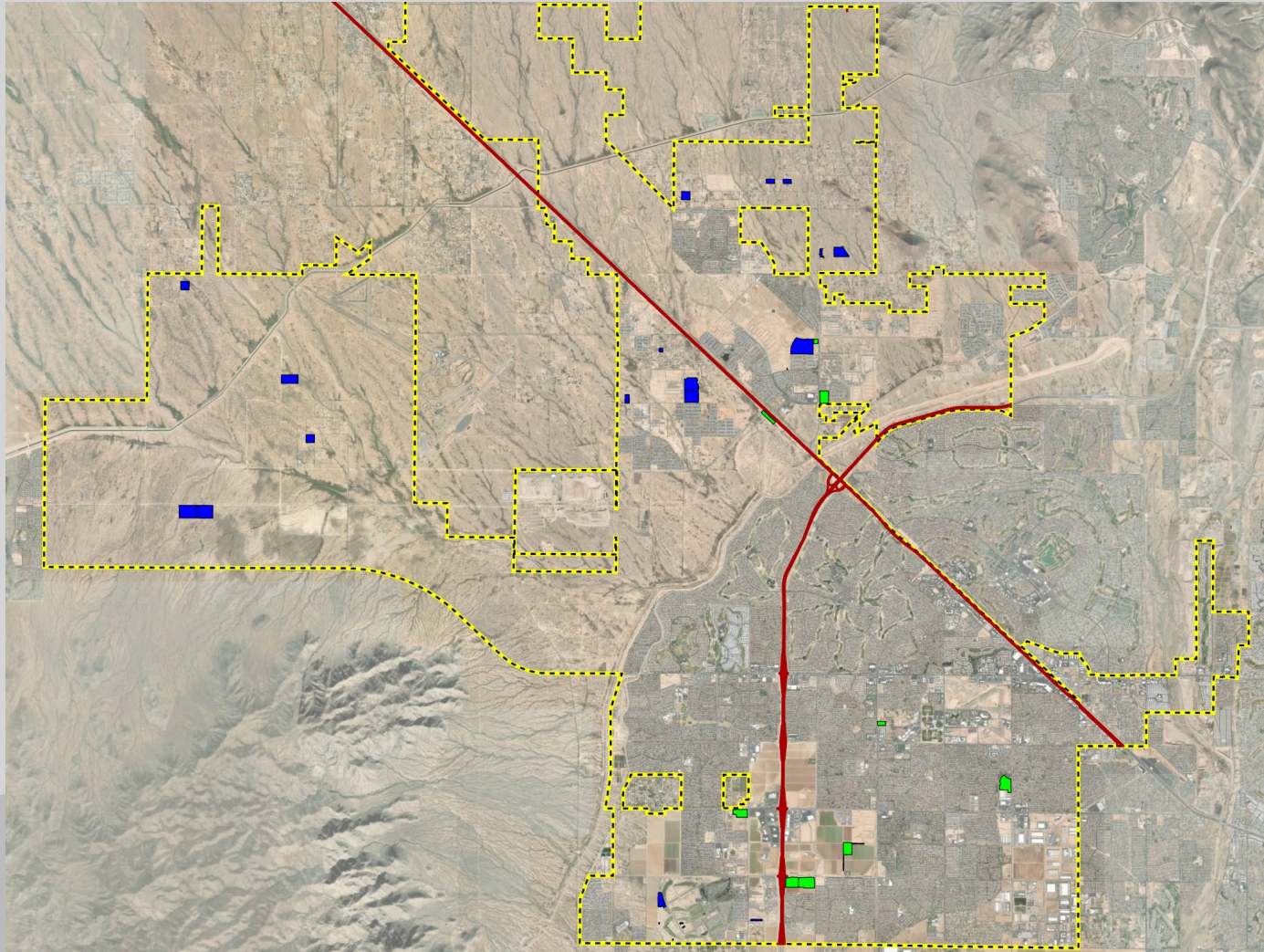
- Pre-Platted Lots: 1,252



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Approved Final Plats



- **Number of Plats:** 29

Residential: 20

Commercial: 9

- **Platted Lots:** 914

Residential: 884

Commercial: 30

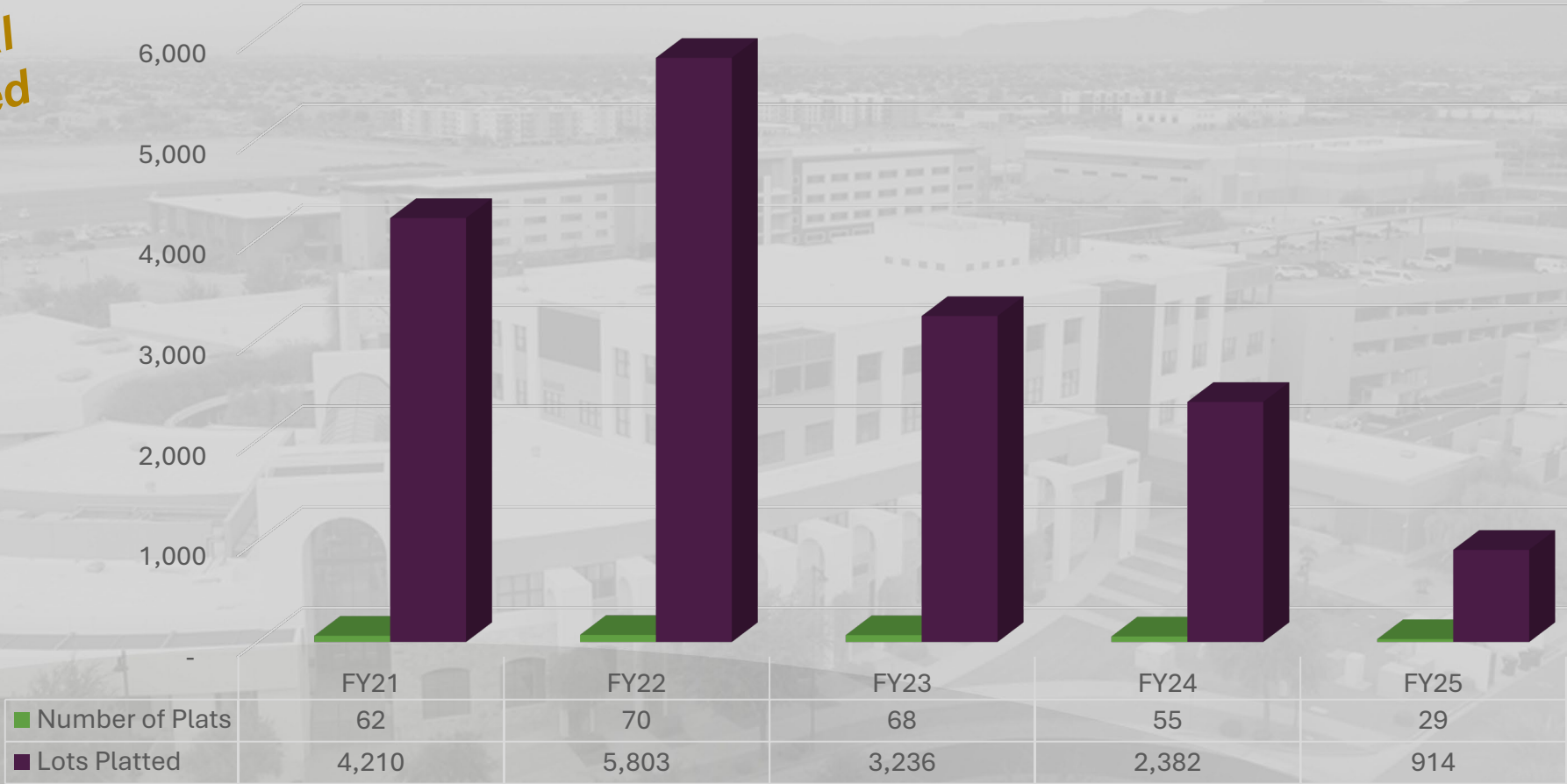


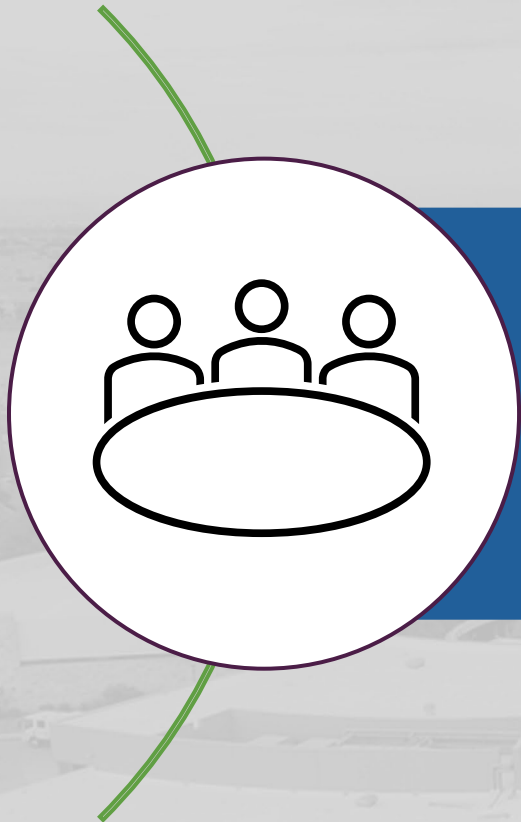
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Total Approved Final Plats

16,545 Total Lots Platted





Community Development Overview (By Division)

CD Mission Statement

Mission: To guide Surprise's responsible growth through the delivery of exceptional service and proactive planning, permitting, building safety, and code enforcement — supporting Surprise's vision for sustainable growth, livability, and community resilience.

Vision: To create a well-designed, vibrant Surprise that honors our heritage, embraces innovation, plans for the future, connects people to opportunity, and builds strong and safe neighborhoods where everyone thrives.



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Administration

Lloyd Abrams, Director

- **Tiffany Copp, Mindy Davis & Trever Fleetham, Assistant Directors**

Responsible for:

- Overseeing Department Divisions
- Supporting Council goals and initiatives
- Solving today's problems while thinking about/planning for the City's future!



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CD Business Operations

Responsible for:

- Supporting development & permitting software and related applications
- Leading the project to replace/update the City's current development/permitting software (Project Utopia)
- Reporting on department financials and statistics
- Developing the annual department budget
- Managing contracts for goods & services
- Managing of 80+ Development Agreements



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Business Operations

Project Utopia

- Internal requirements gathering is complete.
- External requirements gathering commencing January 2026.
- Multidisciplinary and departmental effort.
- Project Utopia Core Team:

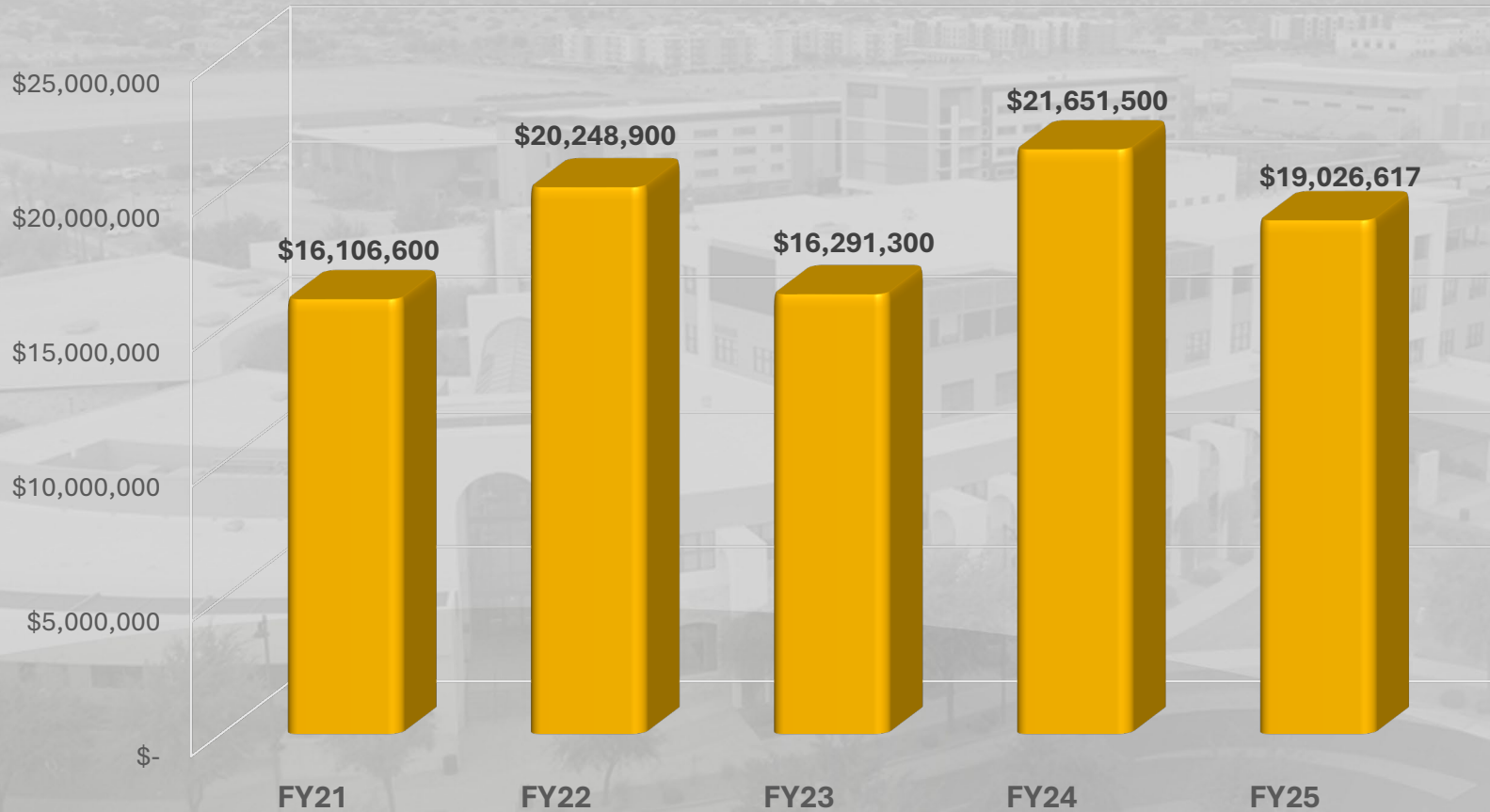


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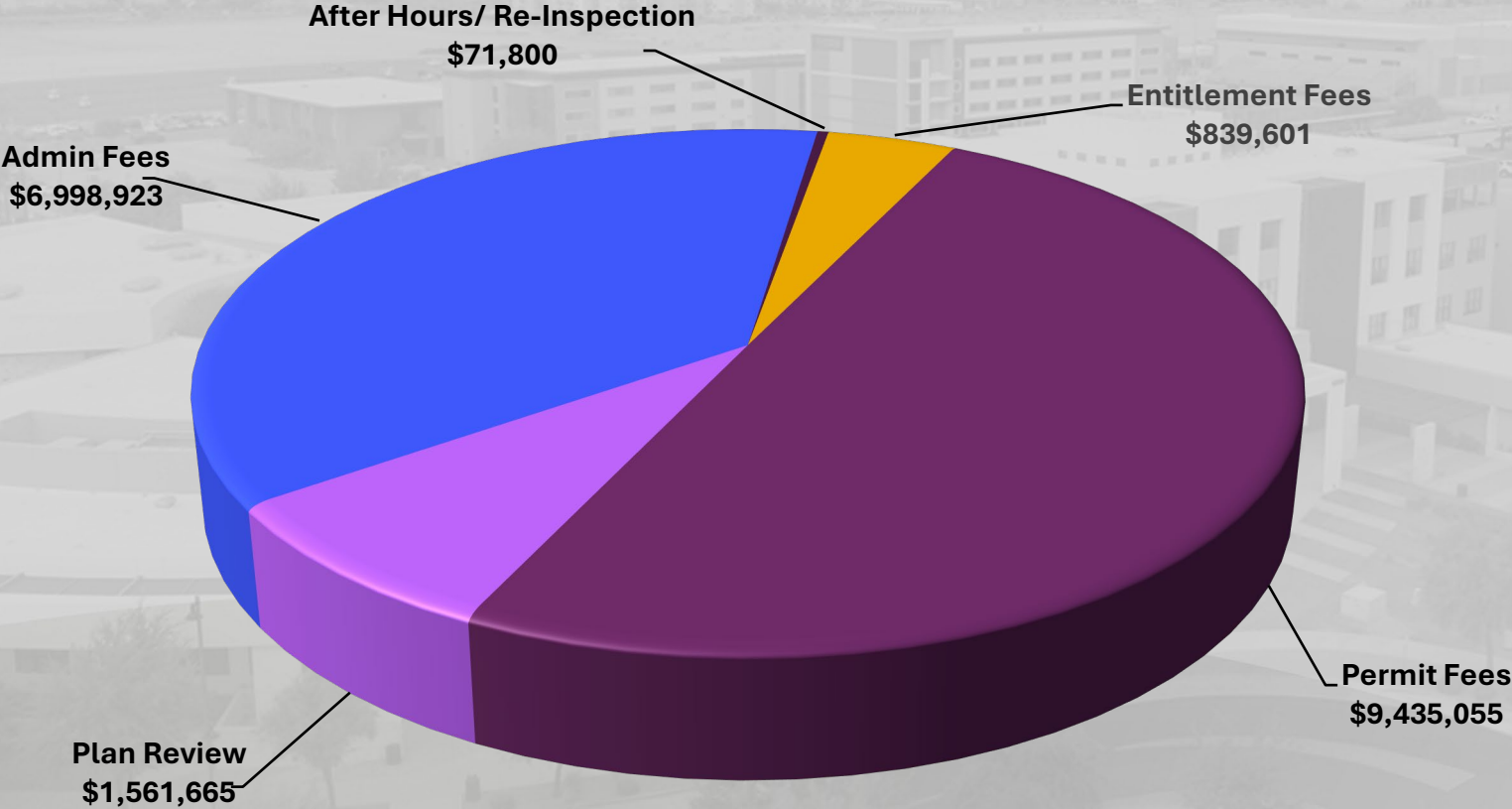
Business Operations

Community Development Revenue



Business Operations

FY25 Core Revenue Streams



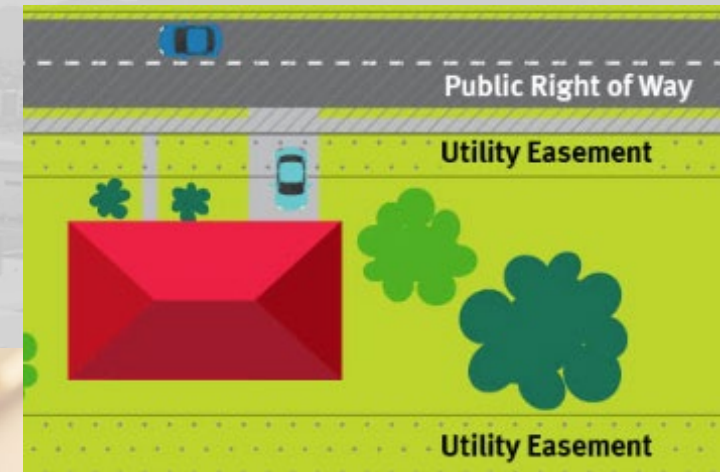
Real Property

Responsible For:

- Acquisition: Land, ROW, Easements
- Disposition
- Research: Legal Access, Ownership, etc.
- Land/Lease Management

FY25 Projects Included:

- Deer Valley RW - 195th to 211th Avenue
- Public Safety Land Expansion (SPA 2)
- 163rd Avenue Expansion
- All future General Obligation Bond & CIP projects



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Planning

Responsible For:

- Design Review & Pre-Application Meetings
- Spearheads the City's development process
- Case management for current and long-range planning efforts

FY25 Projects Included:

- Completion of the General Plan Update
- Continuation of Prasada/ Prasada North Developments
- Asante Development
- Zoning text amendments, including state bills
- Desert Rural



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Development Services & Building Safety

Responsible For:

- Intake and processing of all building permit applications, temporary use permits, special event permits
- Building Plan Review & Inspections
 - Residential & Commercial

FY25 Projects Included:

- Continued review of ongoing large-scale developments:
 - Commercial - Prasada/ Prasada North, Asante
 - Multi-family – Arterra Apartments, Orchard Springs
- 2024 International Codes - Local Amendments **ADOPTED!**

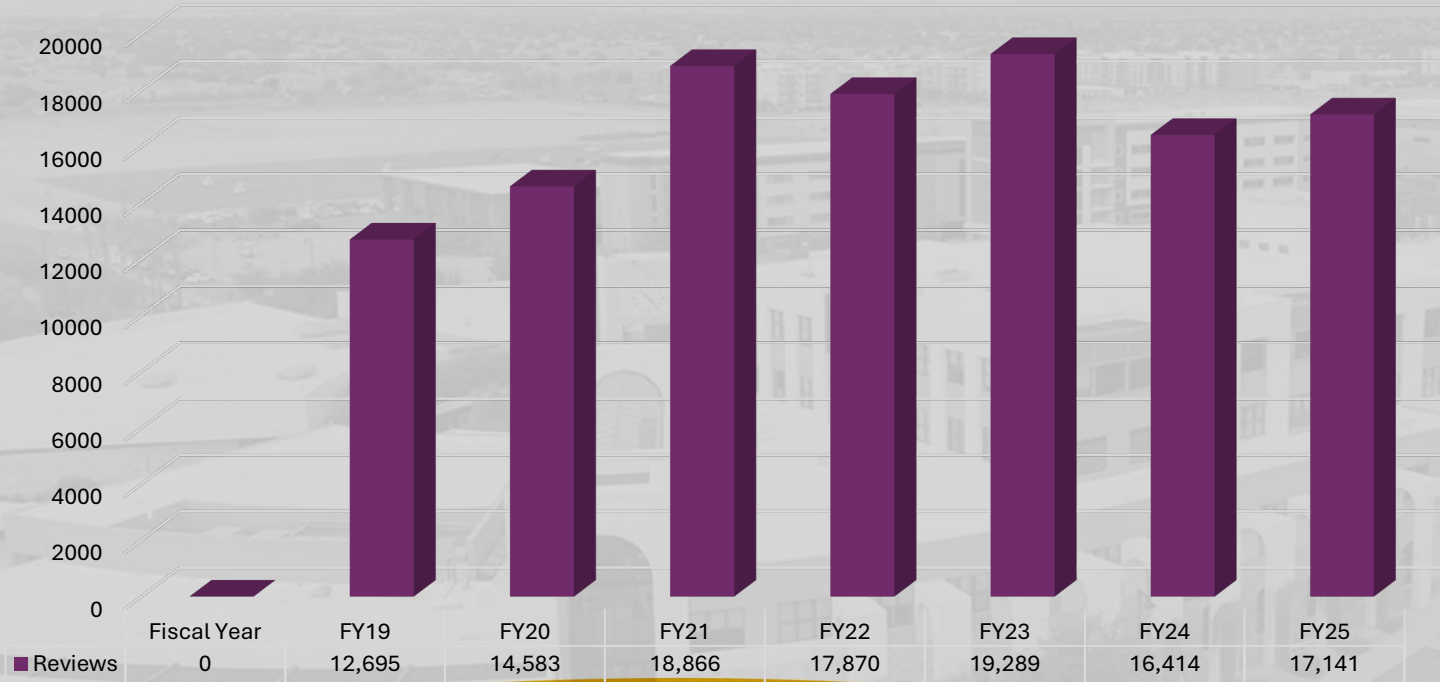


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Plan Review

Completed Building Plan Reviews



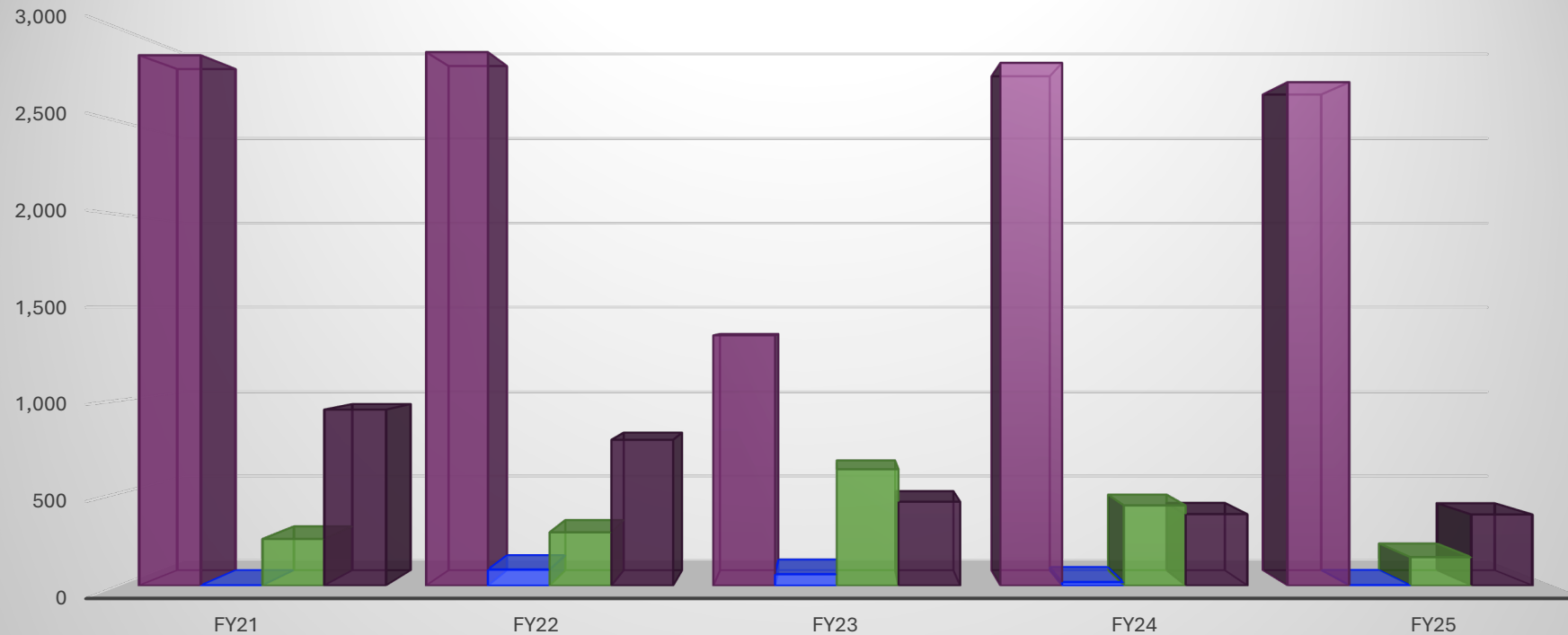
% Completed On or Before Due Date	
FY21	99.64%
FY22	98.88%
FY23	98.47%
FY24	98.18%
FY25	97.30%



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Residential Permits Issued



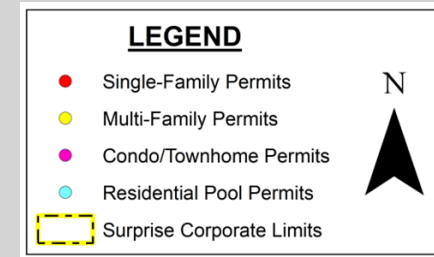
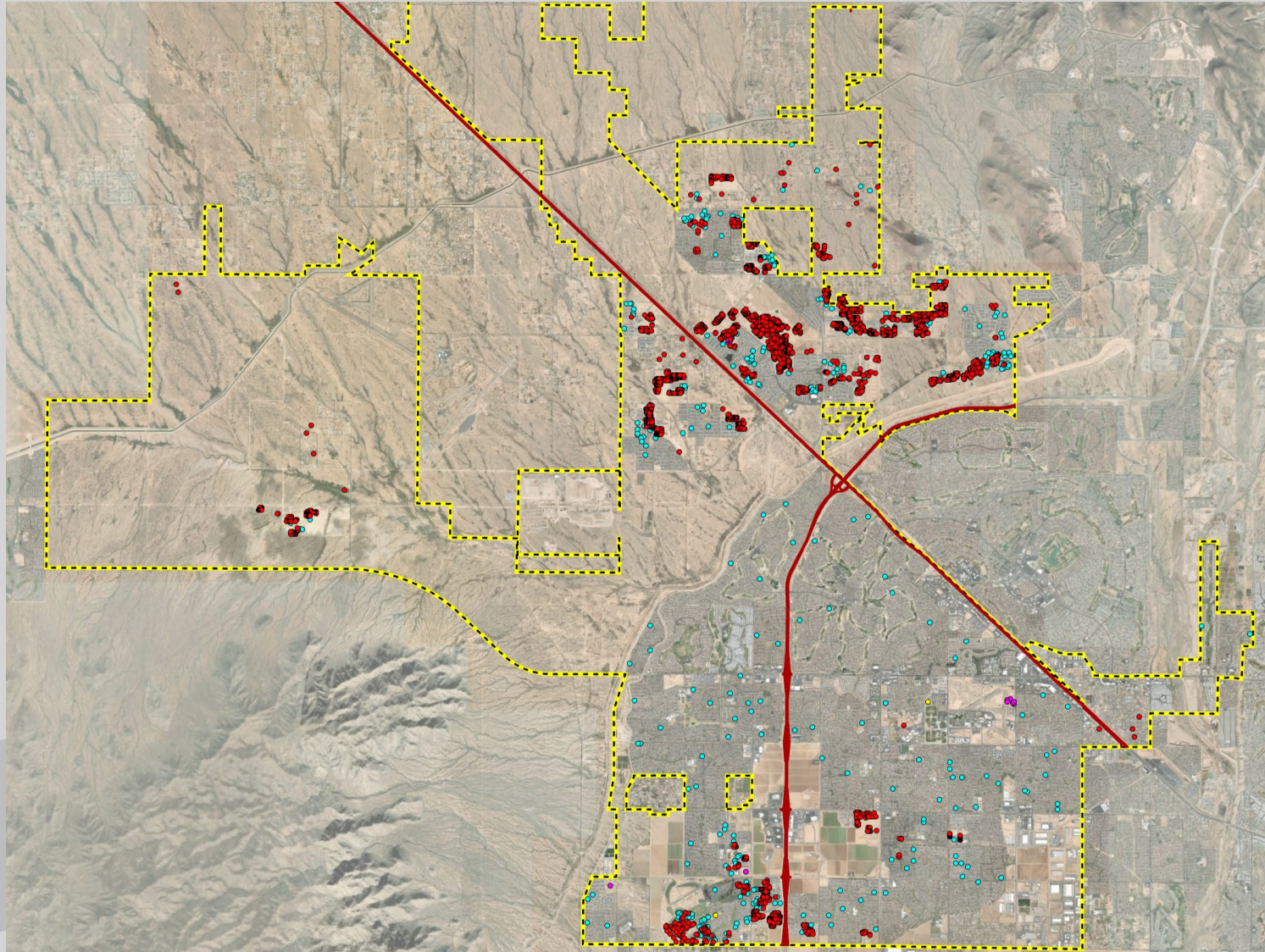
	FY21	FY22	FY23	FY24	FY25
Single Family (SFR)	2,856	2,873	1,349	2,815	2,711
Multi-Family Units	1	87	62	19	2
Condos/Townhomes	252	288	628	433	154
Residential Pools	950	787	453	386	384



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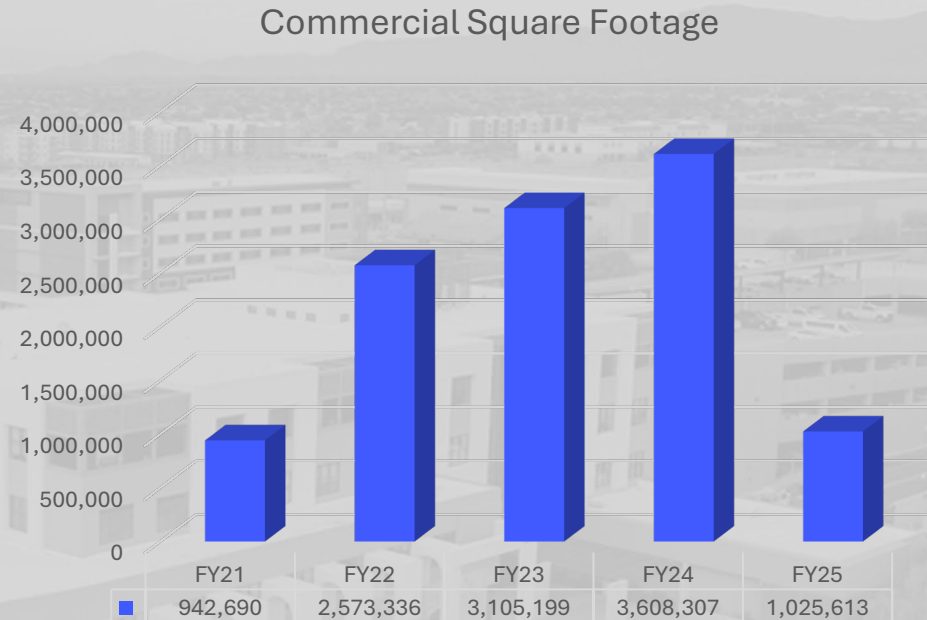
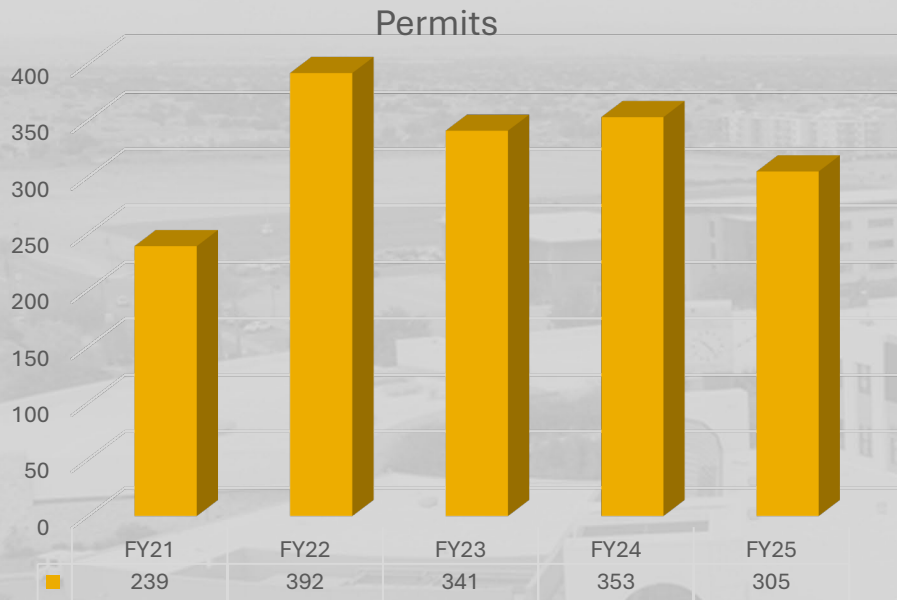
ARIZONA

Residential Permits Issued



PERMIT TYPES	# OF PERMITS
Single-Family	2,711
Multi-Family	2
Condos & Townhomes	154
Pools	384

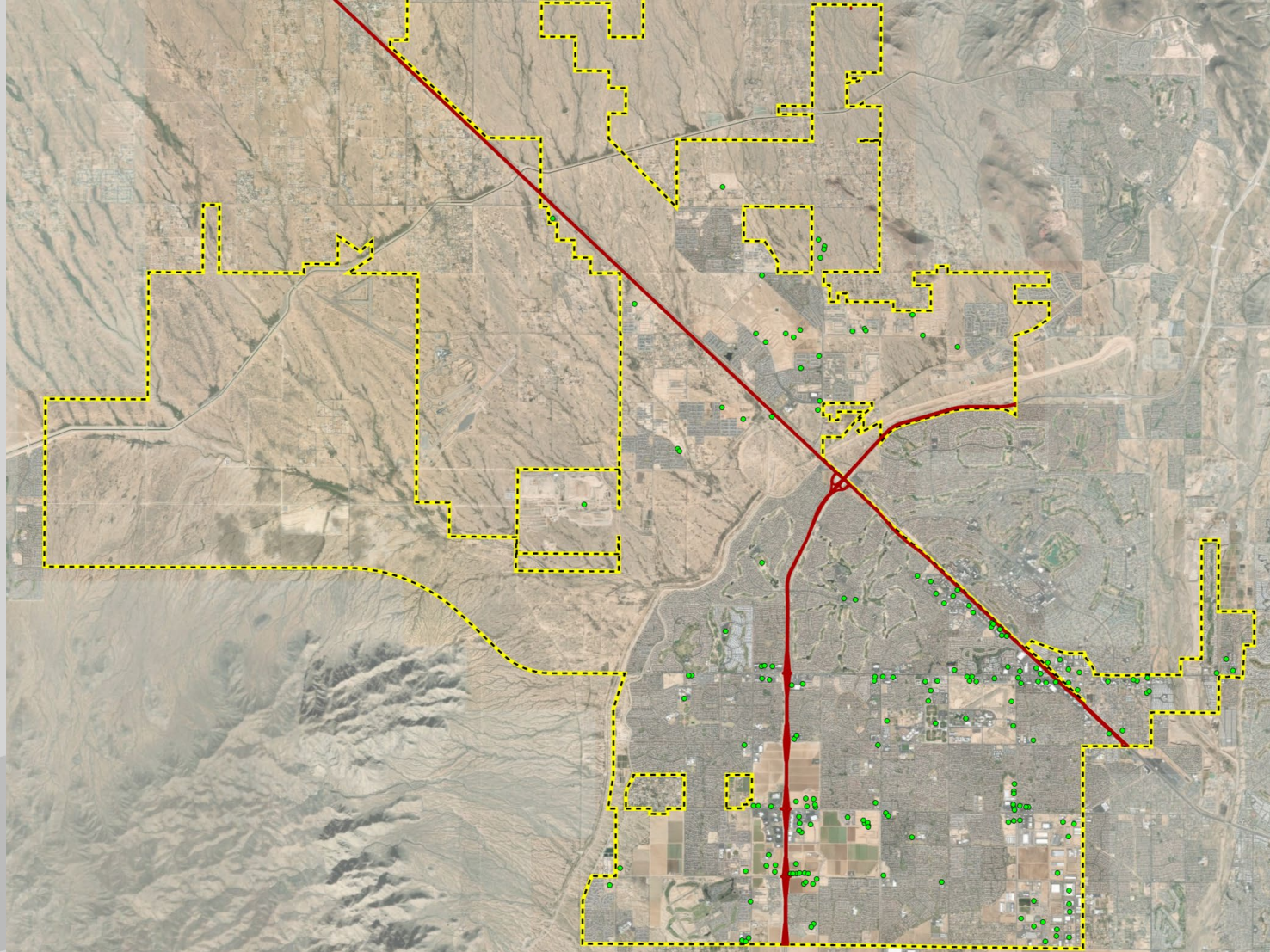
Commercial Permits Issued



Total Estimated FY25 Valuation: **\$152,124,831**



Commercial Permits Issued



**New Commercial
Construction Permits**
305

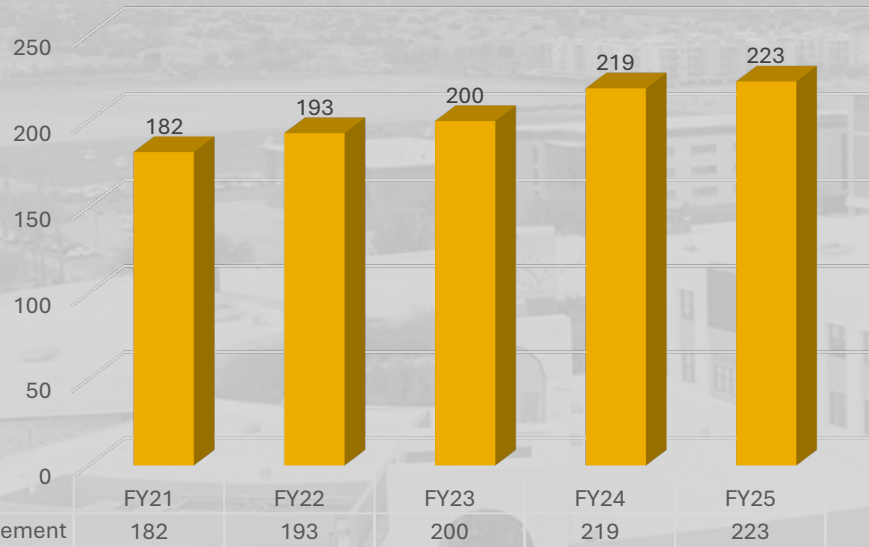


SURPRISE

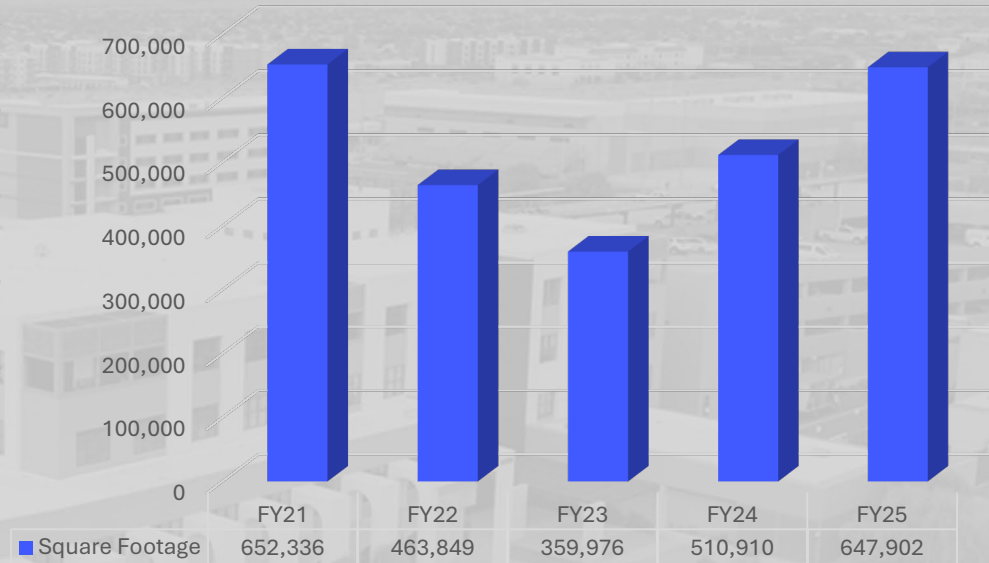
ARIZONA

Tenant Improvement Permits Issued

Permits



Square Footage



Total Estimated FY25 Valuation: \$51,641,608



Building Safety Inspections

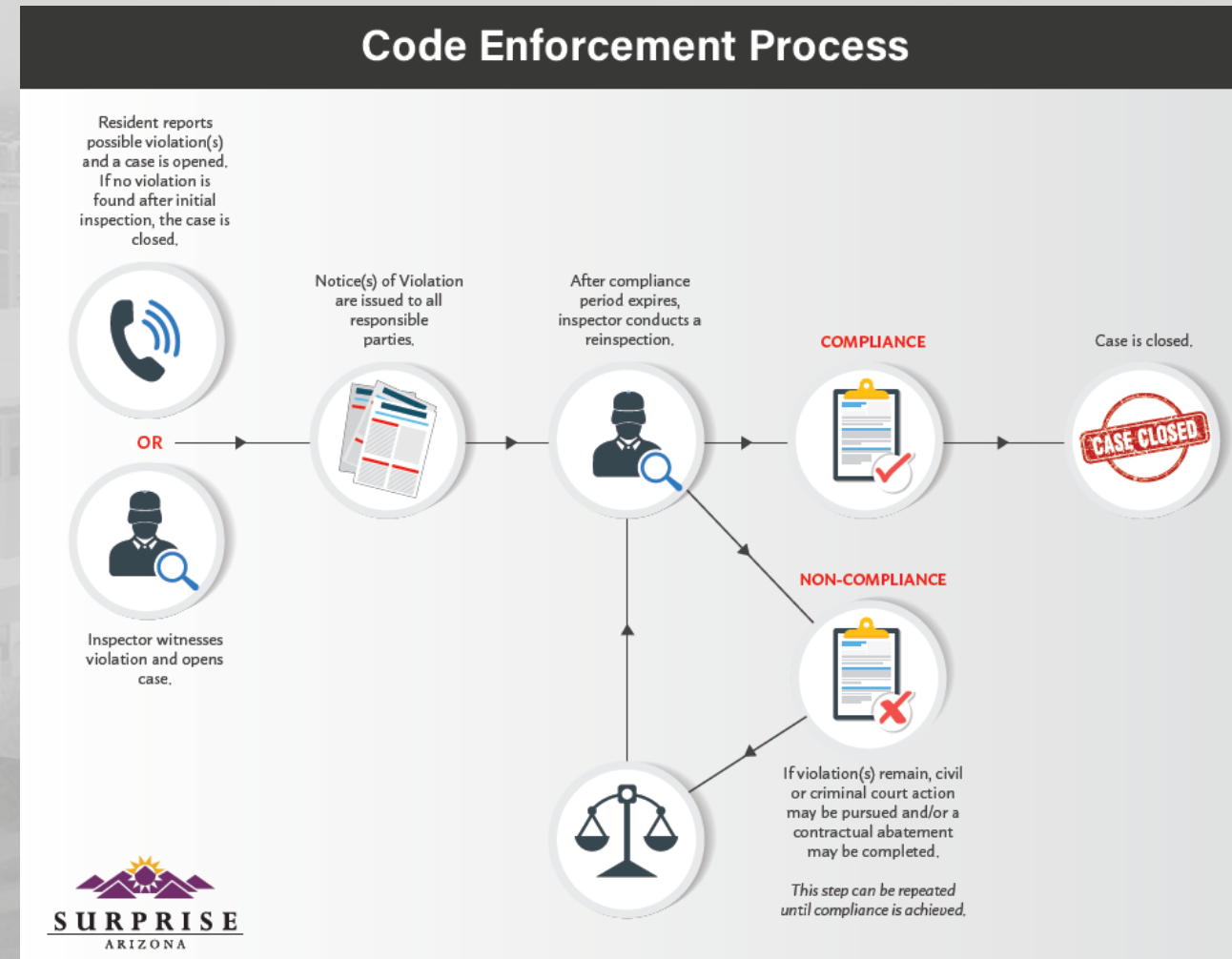
Completed Inspections



Code Enforcement

Responsible for the Education & Enforcement of:

- Property Maintenance code
- Sign Code
- International Building Codes
- Zoning (LDO) Code
- Short Term Rental Ordinance
- Other City Municipal Codes



Code Enforcement

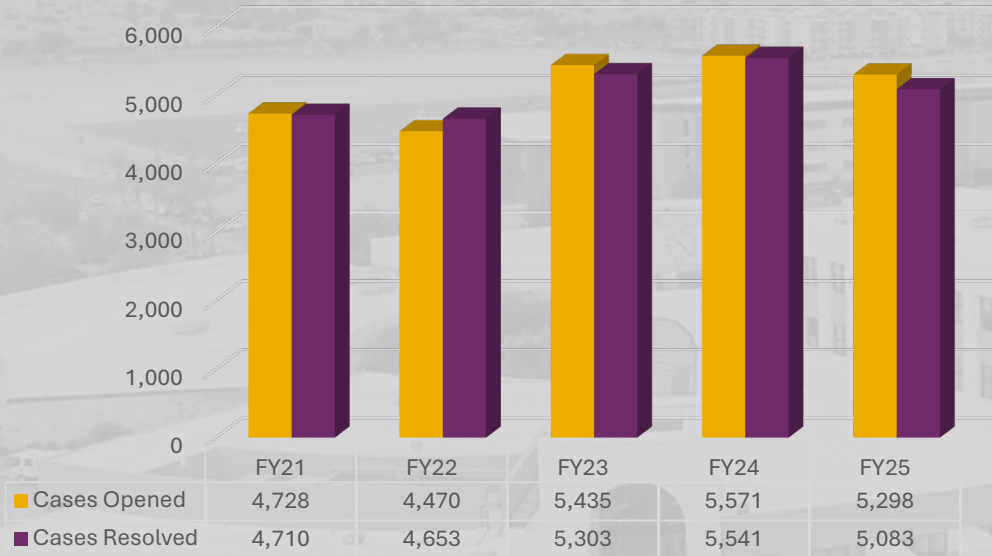
FY25 Projects Included:

- Strategic clean-up campaign in the OTS
 - Graffiti Paint-Out Event
- Implementation of an Inspector I Trainee Program
- Continue to monitor truck parking areas
- Technology Enhancements

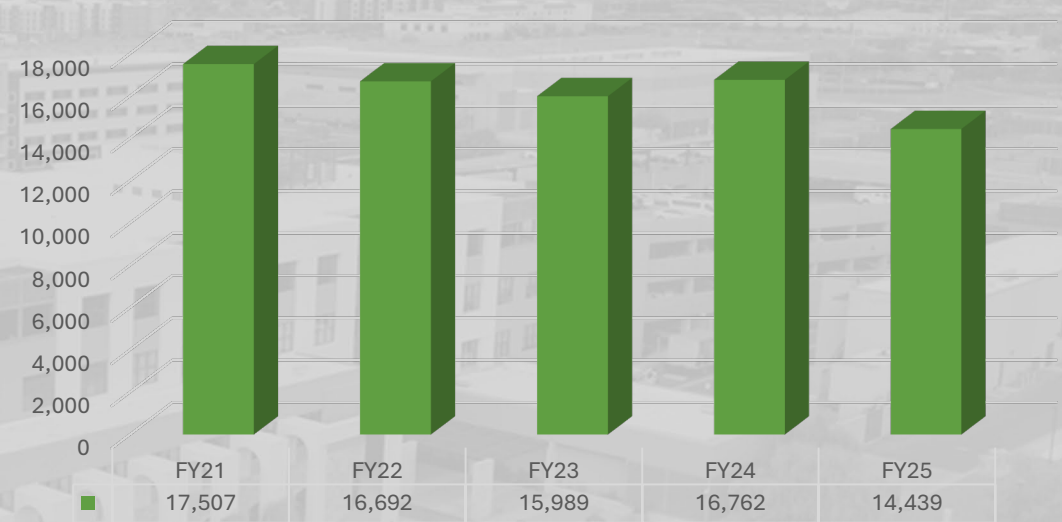


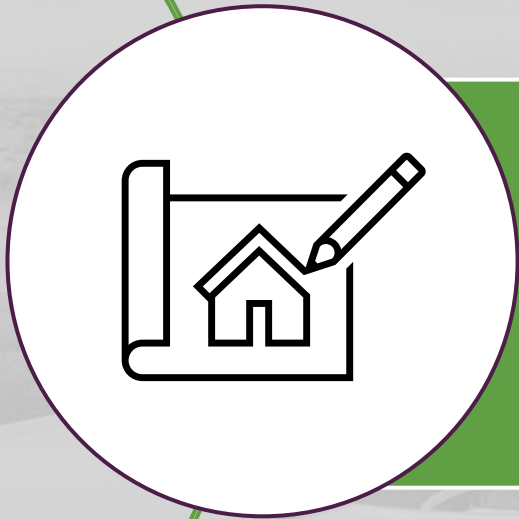
Code Enforcement

Cases Opened and Resolved



Inspections Completed





Ongoing Development Activity

Commercial Retail



Sycamore Farms Marketplace

Cactus Rd. & Sarival Ave.



Commercial Retail

Home Depot

SEC Cactus Rd. & Loop 303



Commercial Retail

Surprise City Center

SWC Bell Rd. & 144th Ave.



Commercial Retail

Asante Trails

SWC Pat Tillman Blvd. & 163rd Ave.



Commercial Retail

Prasada North

NWC Waddell Rd. & Sarival Ave



Commercial Hotels



LivAway Suites

Grand Ave. & Mountain View Blvd.

Fairfield Marriott

Village at Prasada



Multi-Family



Estia at Zanjero Trails

SWC Cactus Rd. & Perryville Rd.

Album Surprise

Parkview Pl. & Paradise Ln.



Multi-Family

Surprise City Center Townhomes

SWC Luke Pkwy. & Litchfield Rd.



Questions or Comments?

THANK YOU



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