



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, April 2, 2026 @ 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:

CONSENT AGENDA:

- 1. Internal Consideration and action to approve or disapprove the February 19, 2026, Planning and Zoning Commission Regular Meeting Minutes. Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

- 2. District 6 Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a minor automobile service center, generally located west of Bullard Avenue and south of Cactus Road within the Rancho Gabriela Planned Area Development (PAD). Case FS25-0825. Alex Ferruccio Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. You may also [fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

- H. Other Business and Future Agenda Items
- I. 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).

J. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Tuesday, March 24th, 2026 @ 1:15 PM

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 and Zoning Commission

Council Meeting Date: April 2, 2026 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 February 19, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the February 19, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2-19-2026 MINS - DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 19, 2026 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Spata called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 19, 2026.

A. ROLL CALL

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

STAFF PRESENT:

Jeff Murray, City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Seth Dyson, Director Human Services and Community Vitality; Trever Fleetham, Interim Assistant Director of Community Development; Chris Sexton, Senior Planner; Renee Puig-Hink, Management Analyst, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Moment of silence for the passing of Commissioner Keating.

D. STAFF REPORT

- Zoning Text Amendment for the Battery Energy Storage Systems will be presented at the March 5, 2026 Planning and Zoning Meeting.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the February 5, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the February 5, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue. Case FS24-1433

Chris Sexton, Senior Planner, presented item 2 to the Commission.

Jeff Blilie, of Gilbert Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Spata opened the public hearing.

- Eddy Edens, Surprise, AZ – expressed support of the buffer along the east side of the development. He shared that there has been an increase in traffic which many are not aware of the laws when passing horses on the road putting the horse and the rider at risk. He asked if there will be a thruway on Pinnacle Peak to 219th or will it be closed off.

Hearing no further requests, Vice Chair Spata closed the public hearing.

The Commission discussed the following:

- Purpose of the commercial land
- 150-foot open space buffer that includes an equestrian trail
- Projected timeline for breaking ground
- Public education campaign on laws for passing horses on the road

Commissioner Holland moved to recommend approval of the Rezone for Surprise 120, Case FS24-1433, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 5 votes in favor.

Item 3 - Consideration and action pertaining to the CIP Project 51010 Multi-Generational Community Resource Center Comprehensive Sign Program for the Surprise Community and Resource Center generally located at W. Santa Fe Dr. and N. Hollyhock St. Case FS25-0835.

Chris Sexton, Senior Planner, presented item 3 to the Commission.

Vice Chair Spata opened the public hearing.

- None

Hearing no further requests, Vice Chair Spata closed the public hearing.

The Commission discussed the following:

- Design compatibility with Old Town Surprise monument sign
- Location of signs in comparison to Old Town Surprise monument sign
- Digital signs’ impact on housing
- Visibility of sign on Grand Ave

Commissioner Perry moved to recommend approval of the Comprehensive Sign Program for the Surprise Community and Resource Center, Case FS25-0835, subject to stipulations 'a' and 'b' as memorialized in the Staff Report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

CALL TO THE PUBLIC:

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

- None

Vice Chair Spata closed the call to the public.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

Hearing no further business, Vice Chair Spata 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 6:31 pm.

Anthony Spata
Planning and Zoning Commission Vice 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 and Zoning Commission

Council Meeting Date: April 2, 2026 Contact Person: Alex Ferruccio
Submitting Department: Community Development District: District 6
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 a minor automobile service center, generally located west of Bullard Avenue and south of Cactus Road within the Rancho Gabriela Planned Area Development (PAD). Case FS25-0825.

Motion:

I move to approve the Conditional Use Permit with Site Plan for Grease Monkey - Surprise, Case FS25-0825, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to deny the Conditional Use Permit with Site Plan for Grease Monkey - Surprise, Case FS25-0825, because [insert reason].

Background:

Andrea Morton with Hover Architecture, requests a CUP with Site Plan to allow for a minor automobile service center on a vacant 0.588-acre parcel generally located west of Bullard Avenue and south of Cactus Road within the Rancho Gabriela 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 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Staff Report

2. 01 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Vicinity Map
 3. 02 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Zoning Map
 4. 03 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Site Plan
 5. 04- FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Landscape Plan
 6. 05 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Elevations
 7. 06 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Citizen Participation Report
 8. 07 - FS25-0825 Grease Monkey - Surprise - CUP with Site Plan - Affidavit of Posting
 9. FS25-0825 Grease Monkey -Surprise - PZ PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

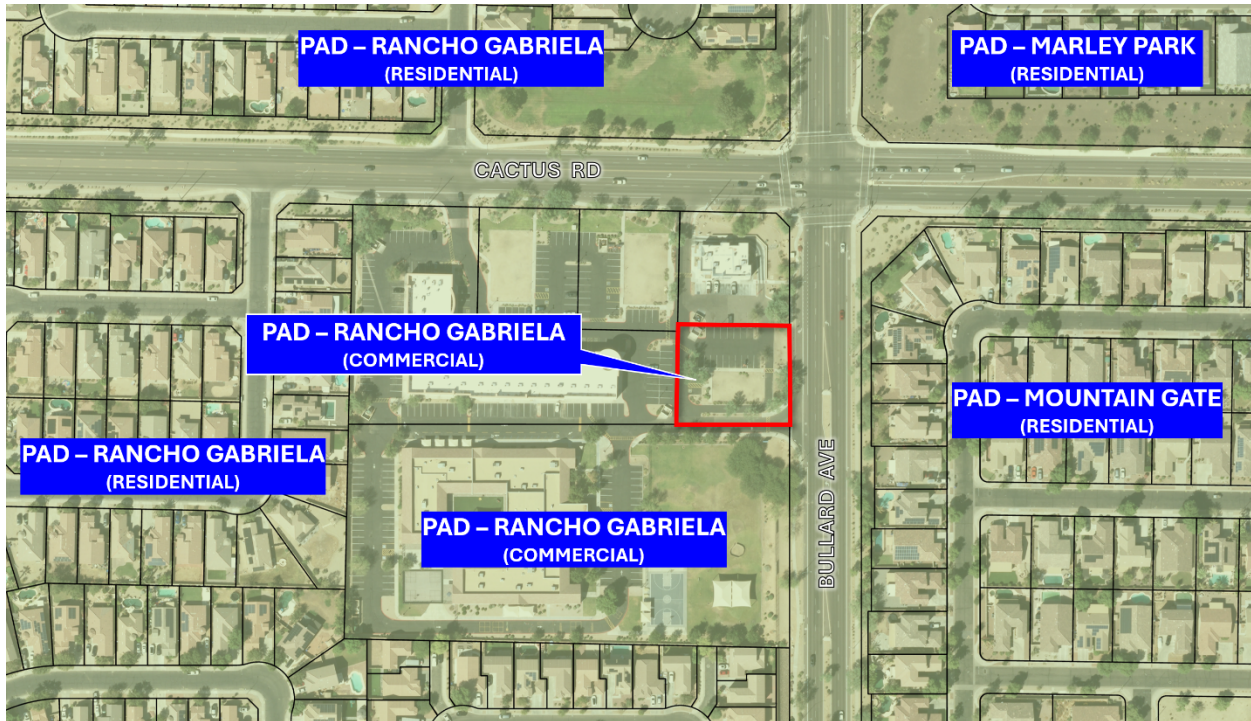
1	Case:	FS25-0825
2		
3	Project Name:	Grease Monkey – Surprise – CUP with Site Plan
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	April 2, 2025
8		
9	Planner:	Alex Ferruccio, Planner I
10		
11		
12	Owner:	Market West Square LLP ICO: Univest Management Co.
13		
14	Applicant:	Andrea Morton with Hover Architecture
15		
16	Request:	Conditional Use Permit with Site Plan for a minor automobile service center
17		
18		
19	Site Location:	Generally located west of Bullard Avenue and south of Cactus Road within the Rancho Gabriela Planned Area Development (PAD)
20		
21		
22		
23	Site Size:	0.588 gross 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 CUP with Site Plan, Staff recommends the Commission approve the subject CUP with Site Plan, case FS25-0825, subject to stipulations 'a' through 'e'.
31		
32		
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34		
35	Findings:	
36		<ul style="list-style-type: none">• The proposed CUP with Site Plan is consistent with the Surprise General Plan 2040.
37		
38		<ul style="list-style-type: none">• The proposed CUP with Site Plan is consistent with the Rancho Gabriela Planned Area Development (PAD).
39		
40		<ul style="list-style-type: none">• The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
41		
42		<ul style="list-style-type: none">• The reviewing agencies have indicated no objections to the request.
43		
44		

45 **PROJECT DESCRIPTION:**

46 Andrea Morton with Hover Architecture requests a CUP with Site Plan to allow for a minor
 47 automobile service center on a vacant 0.588-acre parcel generally located west of Bullard
 48 Avenue and south of Cactus Road within the Rancho Gabriela Planned Area
 49 Development (PAD).

50
 51 **EXISTING ZONING:**

52 The following map depicts the existing zoning of the subject site and its surroundings.
 53



54
 55

Rancho Gabriela PAD	Rancho Gabriela PAD	Mountain Gate PAD
Rancho Gabriela PAD	Rancho Gabriela PAD	Mountain Gate PAD
Rancho Gabriela PAD	Rancho Gabriela PAD	Mountain Gate PAD

56
 57 **BACKGROUND:**

58 **May 13, 1999:** The subject parcel was annexed into the City by Ordinance 99-04.
 59 **July 13, 2000:** The Rancho Gabriela PAD was approved by the Mayor and City Council
 60 under PAD 98-107.
 61 **June 5, 2025:** Staff met with the applicant to discuss a proposed a minor automobile
 62 service center during a Concept Review meeting held under CR25-0429.
 63 **September 29, 2025:** Applicant filed a request for a Conditional Use Permit with Site Plan
 64 regarding a new a minor automobile service center under FS25-0825, the subject case
 65 number.
 66 **February 2, 2026:** Applicant held an in-person citizen outreach meeting at the Surprise
 67 Regional Library. A summary of this meeting is included in the Citizen Participation Report
 68 attached to this staff report.
 69

70 **CITIZEN PARTICIPATION MEETING:**

71 The applicant held a Citizen Participation Meeting for the subject project at the Surprise
72 Regional Library on February 2, 2026. Two (2) members of the public were present during
73 the meeting. The proposed development was discussed and questions were answered.
74 Staff has not received any items of opposition or support. The outreach meeting, along
75 with the subject Planning and Zoning Commission hearing, were advertised in
76 accordance with state and local requirements. The summary is included as an attachment
77 to this report.

78

79 **ANALYSIS AND DISCUSSION:**

80 The subject request involves a 2,422 square foot a minor automobile service center on a
81 vacant pad, approximately 0.588 acres, located west of Bullard Avenue and south of Cactus
82 Road within the Rancho Gabriela Planned Area Development (PAD). The subject site has
83 an underlying land use designation of Commercial within the Rancho Gabriela PAD.

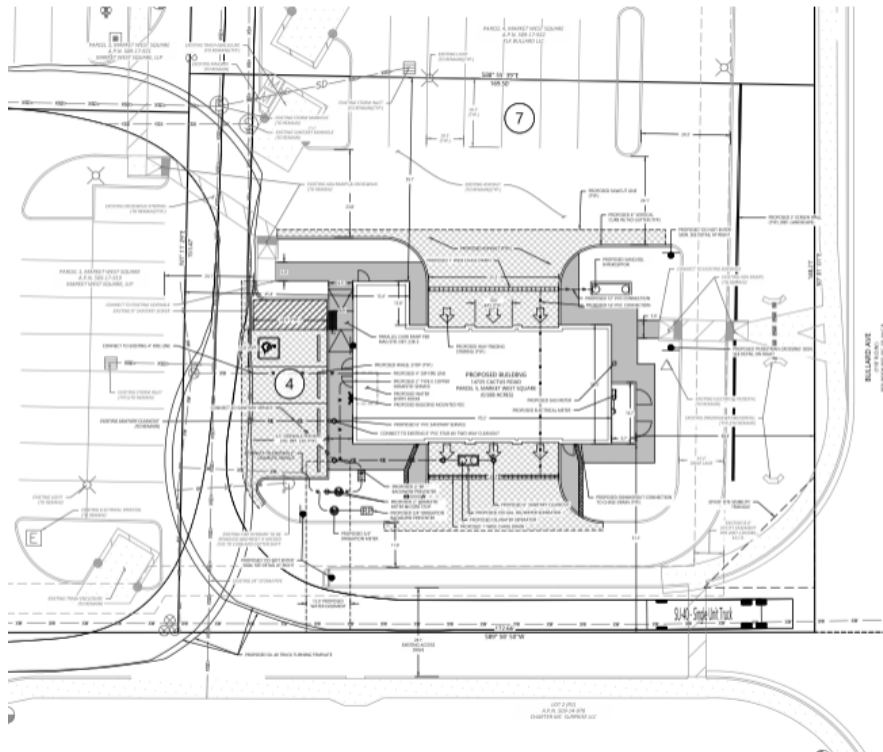
84

85 The site is to be accessed through existing shared driveways on the north and east sides of
86 the property. The driveway on the east provides direct access to Bullard Avenue while the
87 driveway to the north is part of the overall internal circulation of the existing commercial center
88 from Cactus Road. Full roadway improvements along Cactus Road and Bullard Avenue
89 have been previously constructed. As such, no further roadway improvements are
90 required with the proposed development.

91

92 Title 17 states that minor automobile service centers shall have a minimum of 2 (two)
93 parking spaces per service stall but no less than four (4) spaces. Therefore, six (6) parking
94 spaces are required and eleven (11) parking spaces are being provided.

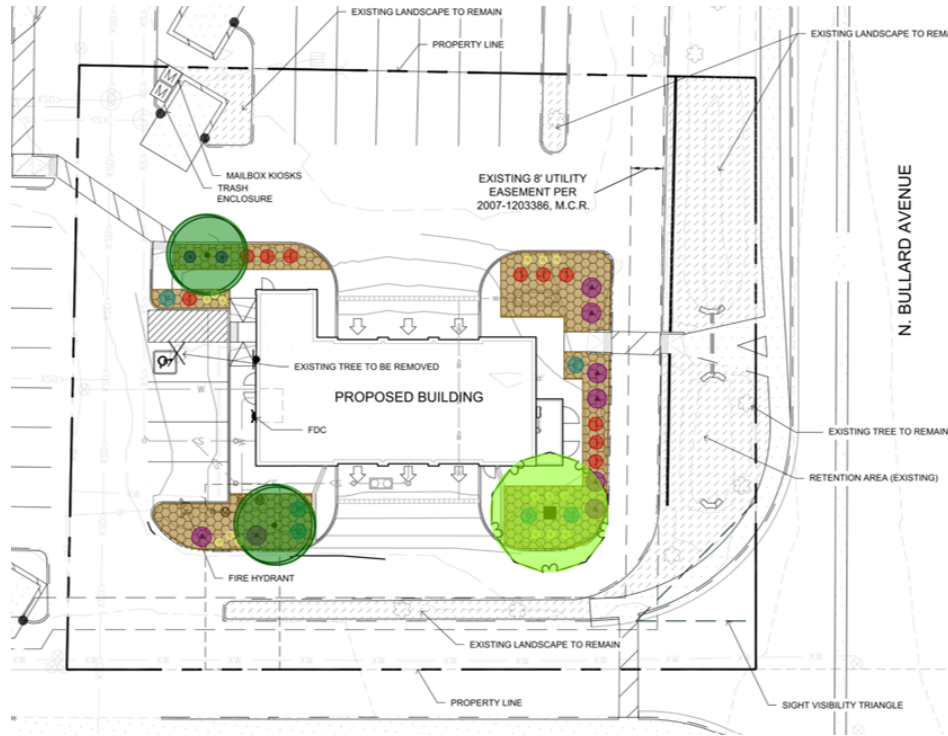
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The proposed landscaping meets the requirements of the Rancho Gabriela PAD and the Surprise Municipal Code. The applicant is proposing 21% of on-site landscape coverage, which exceeds the minimum requirement of 15% per Title 17. All plants being installed are listed as low water use/drought tolerant plants by the Arizona Department of Water Resources (Phoenix Active Management Area).



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The proposed architecture complements the existing commercial center by utilizing similar materials and design components. The building features a flat roof design with varying parapet heights and will be finished with earth tone stucco and vertical stone elements. A stone wainscot and stucco band are also provided to give horizontal variation.



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Evaluative Criteria

The Rancho Gabriela PAD references the Community Commercial (C-2) uses listed under the Title 17 for Principally Permitted uses and Conditionally Permitted uses. Title 17 lists “Automobile Service Centers, Minor” as Conditionally Permitted in the C-2 zoning district and requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards in Title 17.

These standards include the following:

- A. All services and repairs shall be conducted entirely within an enclosed building except the sale of gasoline.

Commentary: All services and repairs will be conducted within the enclosed building.

- B. Outdoor storage is prohibited.

Commentary: Outdoor storage is not being proposed with the project.

- C. Outdoor displays are prohibited.

Commentary: There are no outdoor displays being proposed with the project.

- D. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.

138 **Commentary:** This site is not adjacent to existing residential. The existing school site
139 to the south provides a buffer between the residential and the proposed minor
140 automobile service center. Additionally, there is existing mature landscape provided
141 between the building and existing residential.

142
143 E. Any area used for parking shall be paved.

144 **Commentary:** All proposed parking areas are paved.

145
146
147 F. There shall be no manufacturing, compounding, processing, or treatment of
148 products other than that which is clearly incidental to retail sales or the business
149 operation of a minor automobile service center, and where all such completed
150 products are sold at retail on the premises.

151 **Commentary:** No manufacturing, compounding, processing, or treatment of products
152 is being proposed with this project.

153
154
155 This CUP application has been reviewed against the standards listed above. Staff finds that
156 this CUP application conforms to the requirements set under the Surprise Municipal Code.

157
158 **CONFORMANCE WITH ADOPTED PLANS:**

159 **Surprise General Plan 2040:** The proposal is consistent with the Surprise General Plan
160 2040.

161
162 The subject property is within the Neighborhood Character Area, which supports uses such
163 as the proposed. The proposed project adheres to the design guidelines of the character
164 area which allows neighborhood and community retail at strategic locations along proposed
165 or existing arterial corridors that provide convenient access to residential areas.

166
167 **REVIEWING AGENCIES:**

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

172 **Summary:**

173 The proposed CUP with Site Plan meets the requirements of the Surprise General Plan
174 2040, Rancho Gabriela PAD, Surprise Municipal Code, and all applicable zoning codes.

175
176 **Recommendation:**

177 Based on the findings noted above, if the Commission wishes to **approve** the subject
178 Conditional Use Permit with Site Plan, case FS25-0825, staff recommends the Commission
179 approve subject to stipulations ‘a’ through ‘e’ as outlined below:

180
181 a. Development and use of the site shall be consistent with the Site Plan entitled
182 “Grease Monkey Site Plan” consisting of 1 sheet, prepared by Proof Civil Consulting
183 Engineers and stamped received December 10, 2026.

- 184
185 b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Grease
186 Monkey Landscape Plan” consisting of 3 sheets, prepared by Hover Architecture and
187 stamped received January 26, 2026.
188
189 c. Building facade of the site shall be consistent with the Architectural Elevations entitled
190 “Grease Monkey Elevations” consisting of 4 sheets, prepared by Hover Architecture,
191 and stamped received February 4, 2026.
192
193 d. The applicant shall obtain a building permit for the subject facility within one (1) year
194 of the effective date of approval of this Site Plan. If the applicant does not obtain said
195 building permit within the specified time, this Site Plan shall be deemed null and void.
196
197 e. Non-compliance with the stipulations of approval of this case will be treated as a
198 violation in accordance with the applicable provisions of the Surprise Municipal
199 Code.

200
201 However, should the Commission wish to **deny** the request, the Commission should make
202 its own findings and base its decision on those alternative findings.
203

204 **Attachments:**

- 205 01 Vicinity Map
206 02 Zoning Map
207 03 Site Plan
208 04 Landscape Plan
209 05 Elevations
210 06 Citizen Outreach Report - REDACTED
211 07 Affidavit of Site Posting
212 PPT

RANCHO GABRIELA

CACTUS RD

PROJECT LOCATION

RANCHO GABRIELA

BULLARD AVE

MOUNTAIN GATE

FS25-0825 VICINITY MAP

**PAD – RANCHO GABRIELA
(RESIDENTIAL)**

**PAD – MARLEY PARK
(RESIDENTIAL)**

CACTUS RD

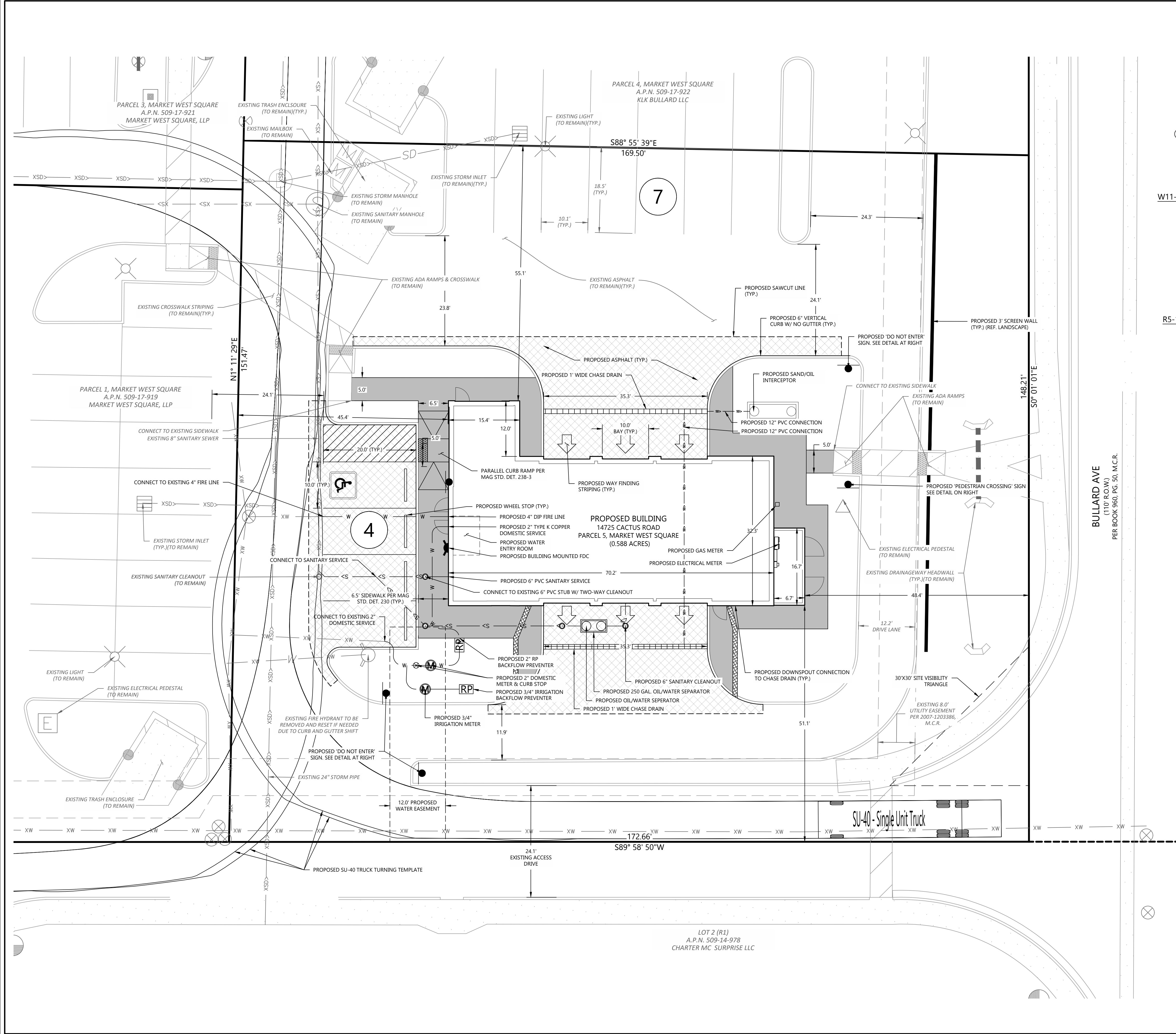
**PAD – RANCHO GABRIELA
(COMMERCIAL)**

**PAD – RANCHO GABRIELA
(RESIDENTIAL)**

**PAD – MOUNTAIN GATE
(RESIDENTIAL)**

**PAD – RANCHO GABRIELA
(COMMERCIAL)**

BULLARD AVE



- LEGEND:**
- PROPERTY LINE
 - ADA ACCESSIBLE ROUTE
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - PROPERTY SETBACK
 - ▨ PROPOSED CURB & GUTTER
 - ▨ EXISTING CURB & GUTTER
 - ▨ PROPOSED SAWCUT
 - ▨ PROPOSED ASPHALT
 - ▨ PROPOSED WALK
 - ☀ PROPOSED LIGHT POLE
 - ☀ EXISTING LIGHT POLE
 - ▨ PROPOSED SIGN
 - ▨ EXISTING SIGN



W11-2: PEDESTRIAN CROSSING SIGN
SIZE: 24"X24"



R5-1: PEDESTRIAN CROSSING SIGN
SIZE: 24"X24"

- NOTES:**
- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

CONTACTS

OWNER/DEVELOPER
GREASE MONKEY
5575 DTC PARKWAY, SUITE 100
GREENWOOD VILLAGE, CO 80111

ARCHITECT
HOVER ARCHITECTURE
383 INVERNESS PKWY, STE. 175
ENGLEWOOD, CO 80112
720.213.6906

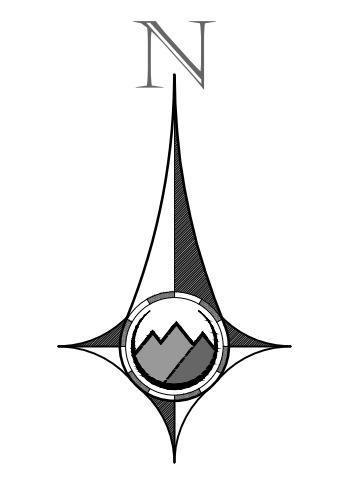
CIVIL ENGINEER
PROOF CIVIL
1531 MARKET STREET
DENVER, CO 80202
PH: 303.325.5709
JASON DEYOUNG, PE

IMPERVIOUS TABLE

TOTAL AREA OF SITE	25,632 SF
TOTAL IMPERVIOUS AREA OF SITE	20,214 SF
ADJUSTED TOTAL PERVIOUS AREA OF SITE	5,468 SF
PERCENTAGE OF IMPERVIOUS AREA FOR SITE	78.86%

PARKING CALCULATION:

PARKING REQUIREMENT: 2 STALLS PER SERVICE BAY
SERVICE BAYS: 3 BAYS
REQUIRED STALLS: 6 STALLS
PROVIDED: 6 STALLS



SCALE: 1" = 10'

FS CASE NUMEBR: FS25-0825

PROOF CIVIL
consulting engineers
1531 Market Street | Denver, CO

FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	CHKD
1	12/17/2025	CITY RESUBMITTAL	JGD	
2	1/20/2026	CITY RESUBMITTAL	JGD	
3	2/23/2026	CITY RESUBMITTAL	JGD	
4	3/10/2026	MEASD COMMENTS	JGD	

PROJ. NO.: 25051

DATE: 9/10/2025

DRAWN BY: MDS

CHECKED BY: JGD

SITE PLAN

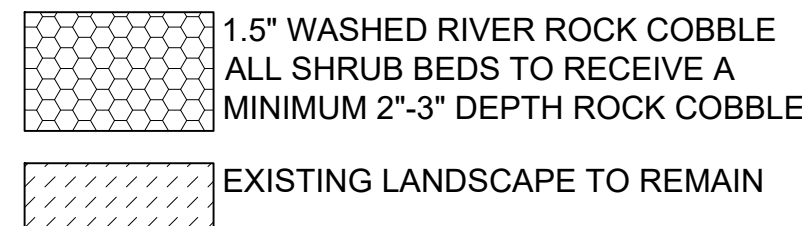
GREASE MONKEY

SURPRISE

DRAWING NO. **C1.2**

2 OF 5

LANDSCAPE LEGEND



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
TREES					
	2	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	2.0" cal. BB	25'	25'
	1	<i>Parkinsonia praecox</i> Sonoran Palo Verde	2.0" cal. BB	25'	30'
DECIDUOUS SHRUBS					
	2	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Emu Bush	5 gal.	3'	3'
	8	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.	4'	5'
EVERGREEN SHRUBS					
	10	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	4'	4'
	15	<i>Oenothera caespitosa</i> Tufted Evening Primrose	5 gal.	1'	2'
GRASSES					
	6	<i>Muhlenbergia rigens</i> Deer Grass	1 gal.	4'	4'

LANDSCAPE COVERAGE CALCULATIONS

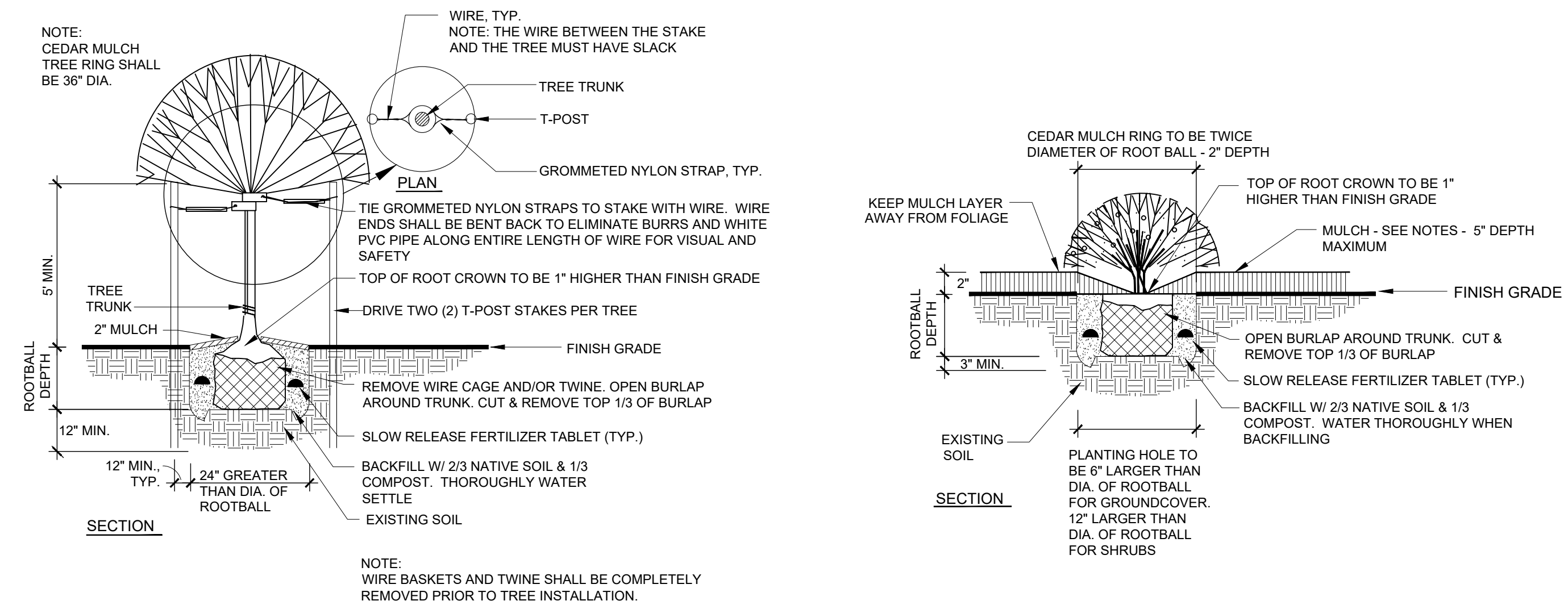
TOTAL AREA OF SITE = 25,632 SQ.FT
TOTAL LANDSCAPED AREA = 5,273 SQ.FT (21% COVERAGE)

IRRIGATION DEMAND CALCULATIONS

TURF WATER DEMAND = 4,000 GPD/ACRE
XERISCAPE WATER DEMAND = 1,300 GPD/ACRE

AREA OF NON-TURF LANDSCAPE = 2,170 SQ.FT (0.05 ACRE)
NON-TURF PEAK SEASON DEMAND = 65 GPD (GALLONS PER DAY)
ANNUAL TOTAL DEMAND = GPD * 240 DAYS = 15,600 GALLONS PER YEAR

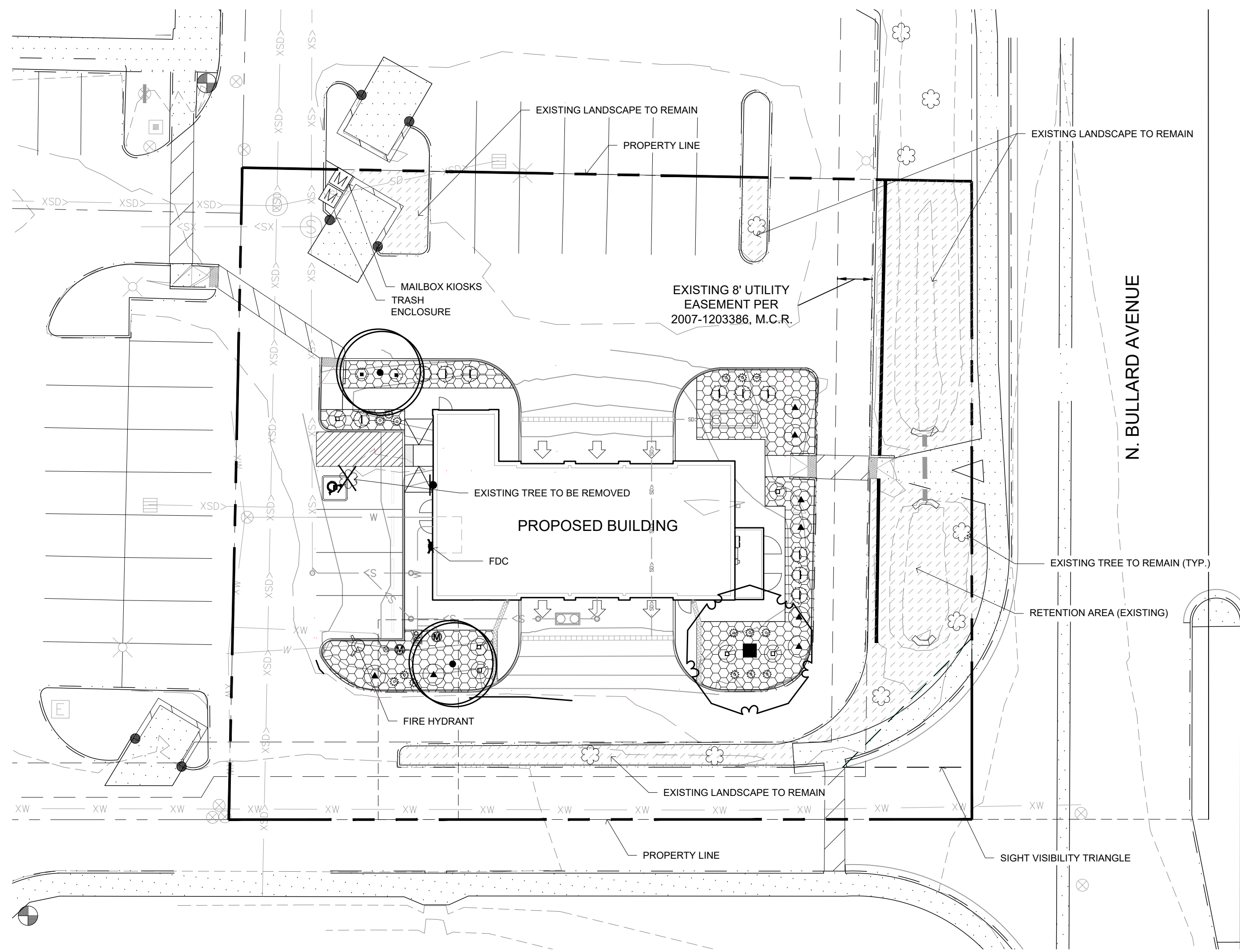
PLANTING DETAILS



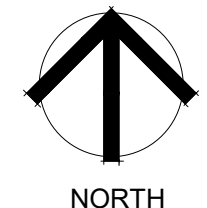
1 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE 329343.15-01
2 GROUND COVER AND SHRUB PLANTING DETAIL NOT TO SCALE 329333.16-01

LANDSCAPE NOTES

- CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY IF A SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF FIVE (5) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER
- EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SUBJECT PROPERTY UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA, OR TO ANOTHER LOCATION OWNED BY THE OWNER OF THE SUBJECT PROPERTY.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- PRIOR TO FINE GRADING, PLANTING BEDS SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT. A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT SUCH AMENDMENT IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS.
- UNIFORMLY COMPACT AND FINE GRADE THESE PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- PLANT MATERIALS SHALL BE TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETIES.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED AND SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- IN ANY CIRCUMSTANCE WHERE PLANT LIST QUANTITIES OR SPECIES DO NOT MATCH THE PLAN LAYOUT, THE LANDSCAPE INSTALLATION SHALL MATCH THE PLAN LAYOUT.
- SITE SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED ACCORDING TO THE APPROVED LANDSCAPE PLAN. REGULAR PRUNING AND TRIMMING SHALL BE PERFORMED TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, LITTER AND TRASH AND ALL IRRIGATION SYSTEMS SHALL BE PROPERLY MAINTAINED.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- SEC. 107-2.2.H OF THE SURPRISE MUNICIPAL CODE PLANT MATERIAL SHALL NOT BE SEVERELY PRUNED BUT MAINTAINED BASED ON THE SPECIFIC PLANT SPECIES SUCH THAT THE NATURAL GROWTH PATTERN, FLOWERING CYCLE, AND CHARACTERISTIC FORM ARE NOT SIGNIFICANTLY ALTERED. REFER TO THE ARIZONA LANDSCAPE CONTRACTORS ASSOCIATION (ALCA) FOR BEST PRACTICES.
- THE IRRIGATION SYSTEM SHALL BE REGULARLY TESTED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EXCESS WATER SUPPLY TO THE PLANTED AREAS, RUNOFF ONTO CURBS AND PAVEMENT, CLOGGED EMITTERS, AND FLOODING OF LOW-LYING AREAS.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.



1 LANDSCAPE PLAN
LS1.0 1" = 20'-0"



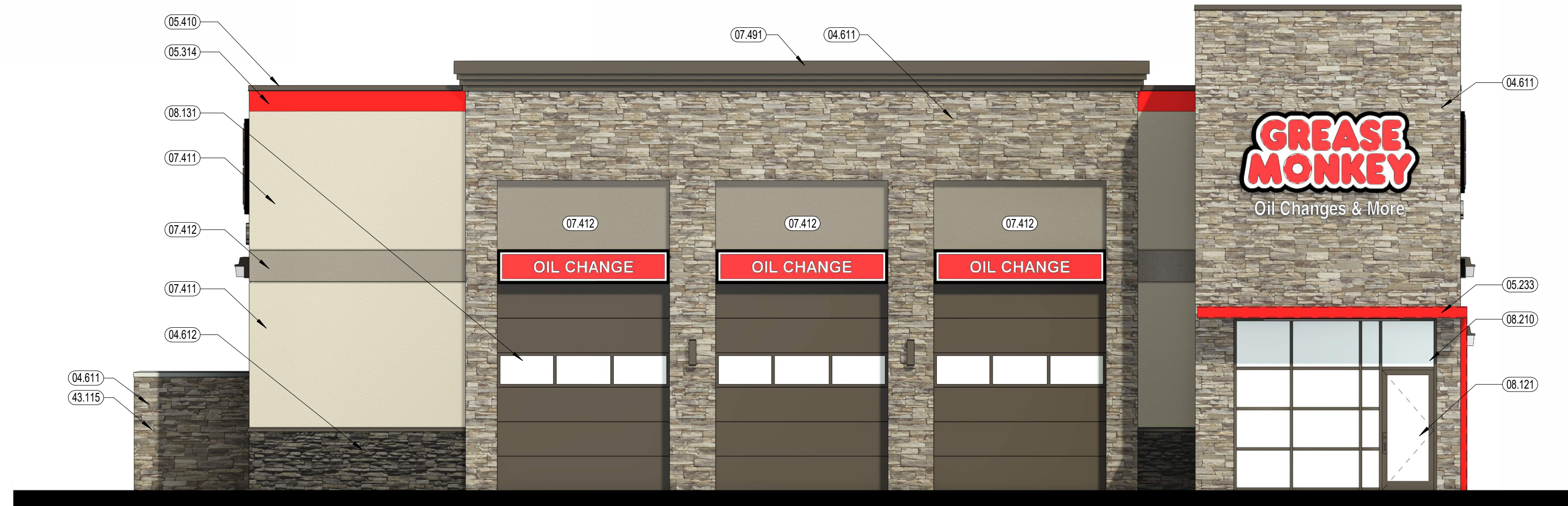
REVISION	DATE	COMMENTS
REVISION 01	12.17.25	
REVISION 02	01.14.26	

DATE:	9/12/2025
SCALE:	1" = 20'-0"
DRAWN BY:	CM
CHECKED BY:	



GREASE MONKEY - SURPRISE

CONDITIONAL USE PERMIT



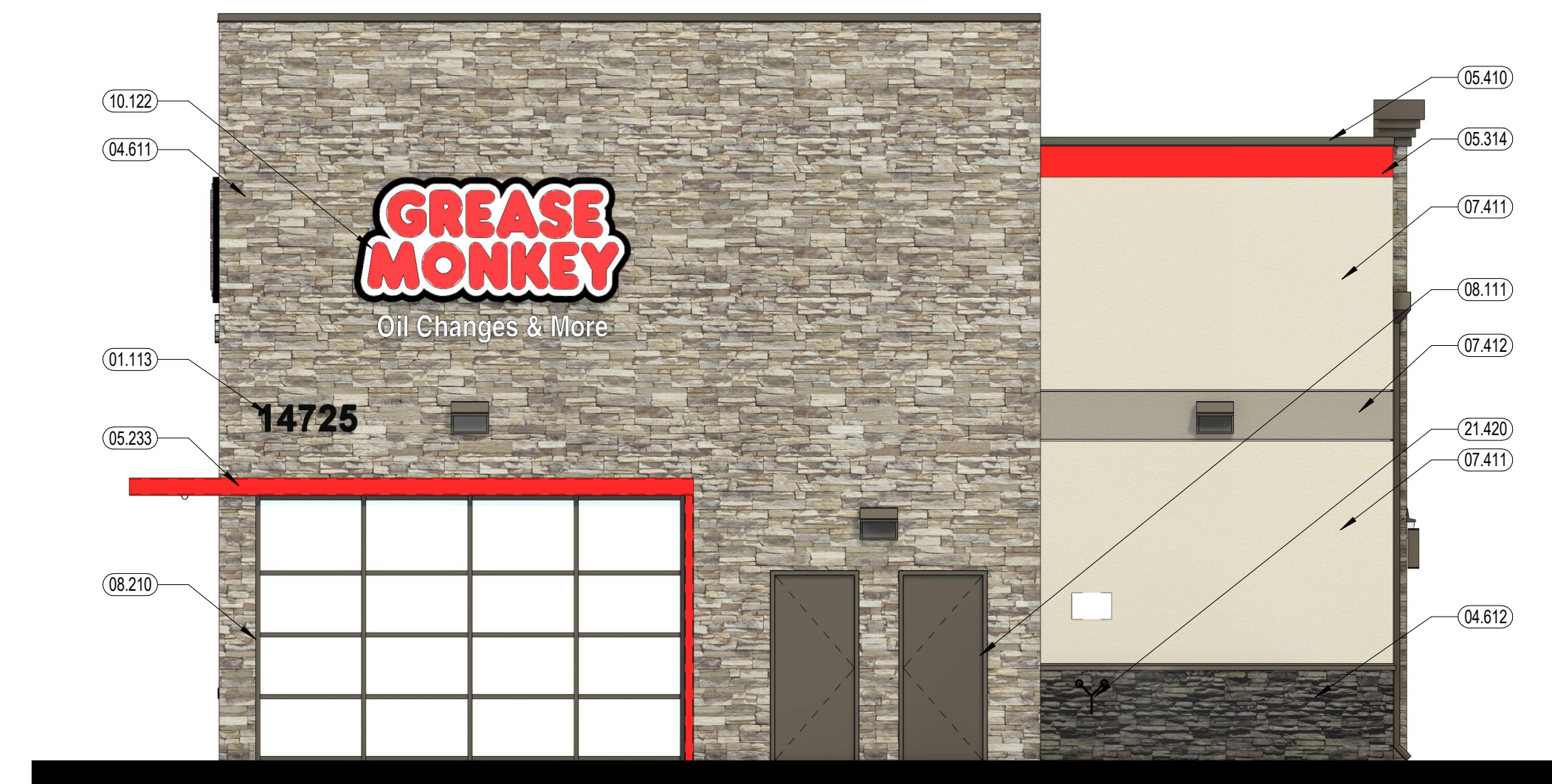
1 COLOR ELEVATION - ORIENTATION 1

A1.1 3/16" = 1'-0"



2 COLOR ELEVATION - ORIENTATION 2

A1.1 3/16" = 1'-0"



3 COLOR ELEVATION - ORIENTATION 3

A1.1 3/16" = 1'-0"



4 COLOR ELEVATION - ORIENTATION 4

A1.1 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	MFR	MODEL/COLOR	REMARKS
MISC				
EPT-1	PAINT	SHERWIN WILLIAMS	COLOR TO MATCH SF-1, MEDIUM BRONZE	MAN DOORS, EXPOSED STEEL, TRIM
EPT-2	PAINT	SHERWIN WILLIAMS	COLOR TO MATCH MP-4, GREASE MONKEY RED	AWNING ASSEMBLY
EPT-3	PAINT	SHERWIN WILLIAMS	ACCOLADE - SW 9516	
EPT-4	PAINT	SHERWIN WILLIAMS	PAVESTONE - SW 7842	
MFR-1	PREFINISHED STOREFRONT DOOR	KAWNEER	350T, ANODIZED ALUMINUM, MEDIUM BRONZE	
MFR-2	SECTIONAL DOOR FINISH	TBD	MULLION/PANEL COLOR TO MATCH SF-1, MEDIUM BRONZE	
MTL-1	PRE-FINISHED METAL	PAC-CLAD	PREFINISHED METAL FABRICATIONS, EPT-1	WALL COPING, TRIM
SF-1	STOREFRONT ASSEMBLY	KAWNEER	451T, ANODIZED ALUMINUM, MEDIUM BRONZE	WITH CLEAR INSULATED GLASS
ROOF				
R-1	TPO ROOF	HOLCIM ELEVATE	60 MIL MECH ATTACHED	FLAT ROOF AND CRICKETS
WALL				
CS-1	CEMENTITIOUS STUCCO FINISH	DRYVIT	TO MATCH EPT-3	
CS-2	CEMENTITIOUS STUCCO FINISH	DRYVIT	TO MATCH EPT-4	
MP-4	METAL COMPOSITE PANEL	PAC-CLAD	PAC-3000 RS, TO MATCH GREASE MONKEY RED	
ST-1	FAUX STONE VENEER	ELDORADO STONE	STACKED STONE, ALDERWOOD	
ST-2	FAUX STONE VENEER	ELDORADO STONE	STACKED STONE, BLACK RIVER	

NOTES:
SIGNAGE TO BE REVIEWED UNDER A SEPARATE PERMIT.
ALL PROPOSED EQUIPMENT, INCLUDING ROOFTOP MECHANICAL EQUIPMENT, SES CABINETS, AND GROUND OR ROOF MOUNTED EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF SURPRISE LAND DEVELOPMENT ORDINANCE.
INTERNAL FACES OF EXPOSED PARAPETS TO MATCH THE FINISH COLOR AND MATERIAL OF THE EXTERIOR PARAPET FACE.

KEYNOTES	
VALUE	DESCRIPTION
01.113	ADDRESS NUMBER SIGNAGE, 12" HIGH, 3" STROKE IN CONTRASTING COLOR, ILLUMINATED, TO BE VISIBLE FROM FIRE APPARATUS ACCESS ROAD.
04.611	APPLIED FAUX STONE VENEER, ST-1
04.612	APPLIED FAUX STONE VENEER, ST-2
05.233	8X6 STEEL TUBE BEAM, RE: STRUCTURAL, FINISH EPT-2
05.314	METAL COMPOSITE WALL PANELS, MP-4
05.410	PREFINISHED METAL COPING OVER PARAPET WALL, MTL-1.
07.411	APPLIED CEMENTITIOUS STUCCO FINISH, CS-1
07.412	APPLIED CEMENTITIOUS STUCCO FINISH, CS-2
07.491	DECORATIVE STUCCO CORNICE
08.111	HM INSULATED EXTERIOR DOOR, PAINT EPT-1
08.121	PREFINISHED ALUMINUM STOREFRONT DOOR WITH INSULATED GLAZING, MFR-1.
08.131	PREFINISHED ALUMINUM / GLASS SECTIONAL ROLL-UP DOOR, MFR-2.
08.210	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM WITH INSULATED GLASS, SF-1
09.911	STEEL GATE, RE: SITE DETAILS, PAINT EPT-1.
10.122	ILLUMINATED EXTERIOR BUILDING SIGNAGE, DESIGN TO BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT
21.420	FIRE DEPT CONNECTION, FDC, CONSULT WITH LOCAL JURISDICTION FOR LOCATION
26.425	WALL PACK LIGHT, RE: ELECTRICAL
43.115	AIR COMPRESSOR & UTILITY ENCLOSURE, REFER TO SITE DETAILS.

DATE: 2/4/2026
SCALE: As indicated
DRAWN BY: AS
CHECKED BY: CLT



COPYRIGHT NOTICE
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF HOVER ARCHITECTURE. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF HOVER ARCHITECTURE. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PROJECT NUMBER
250032.00

SHEET

A1.1

ELEVATIONS - COLOR

Citizen Participation Report

Site location: 14725 Cactus Rd, Surprise AZ 85379

Case # FS25-0825 / APN # 509-17-923

Daniel & Maria Hutton, Clockwork Panda LLC

- The neighborhood outreach meeting was held on 2/2/2026 at 6pm at the Surprise Public Library in the Region Conference room.

- Notifications used to inform local residents of the meeting included:
 - 21 meeting notification mailers sent on 1/13/2026 to surrounding property owners
 - Meeting notification was published in the Surprise Independent newspaper on 1/14/2026
 - Meeting notification was published in the Phoenix Independent newspaper on 1/16/2026

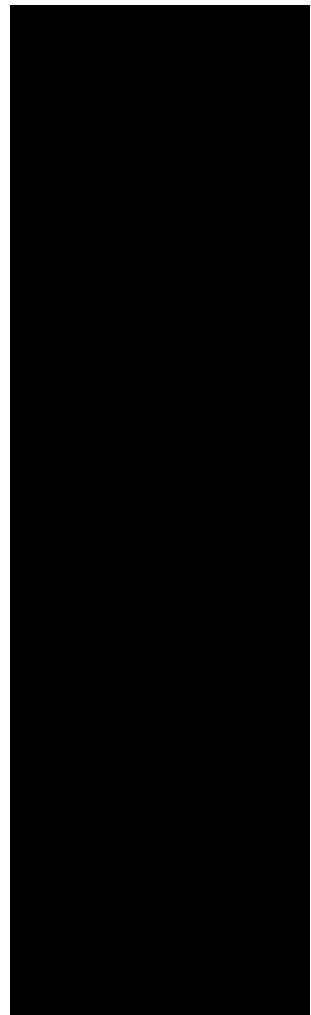
- 2 individuals attended the meeting. The sign in sheet has been scanned and included at the end of this document.
 - Rob White – representative of the property owner & landlord. Mr. White asked the following question:
 - What are the time frames for next steps after this meeting?
 - Answer: Assuming that all the approvals are in by 2/12/26, we should be on the 4/2/26 Planning commission hearing.
 - David Hilsdorf – local resident. Mr. Hilsdorf had the following questions:
 - Will the drive through lane remain after development? Doesn't it connect to the Burger King to the north?
 - Answer: No, Burger King has its own separate drive through. The existing will drive through on our site will remain and be used as an exit from the bays.
 - Are the displayed site plan and elevation drawing going to be publicly available following the meeting?
 - Answer: Yes, the City of Surprise will post that along with any other relevant information on their website.

Sign-in Sheet

2/9/22

DAVID HILSDORF

Rob White



Leeds Abbey
Church Service
10:30 AM

Sign in here on Sunday morning



COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-3000

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0825
Project Name: GREASEMONKEY SURPRISE
Project Location: 14725 CACTUS RD, SURPRISE AZ 85379
Date Posted: 2/17/26

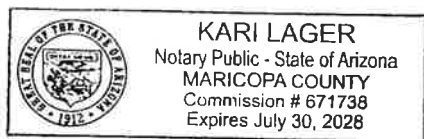
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date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

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

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

[Signature] 2/18/26
Owner / Application Signature Date

This instrument was acknowledged before me this 18 day of Feb.,
2026 by Daniel J Hulton



[Signature]
Notary Public

My Commission Expires: 07/30/2028

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting
Date: Monday, Feb, 2nd
Time: 6:00 pm - 7:00 pm
Location: Surprise Public Library, Regional Program Room

Planning & Zoning Commission Hearing

Date: 4/2/26

Time: 6:00PM

Location: 16000 N. CIVIC CENTER PLAZA, SURPRISE, AZ
85374
COUNCIL CHAMBERS



Case #: FS25-0825

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

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85374



Case #: FS25-0825

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

FS25-0825

Grease Monkey

Conditional Use Permit with Site Plan

Planning & Zoning Commission

April 2, 2026



SURPRISE

ARIZONA



RANCHO GABRIELA

CACTUS RD

PROJECT LOCATION

RANCHO GABRIELA

BULLARD AVE

MOUNTAIN GATE

FS25-0825 VICINITY MAP

**PAD – RANCHO GABRIELA
(RESIDENTIAL)**

**PAD – MARLEY PARK
(RESIDENTIAL)**

CACTUS RD

**PAD – RANCHO GABRIELA
(COMMERCIAL)**

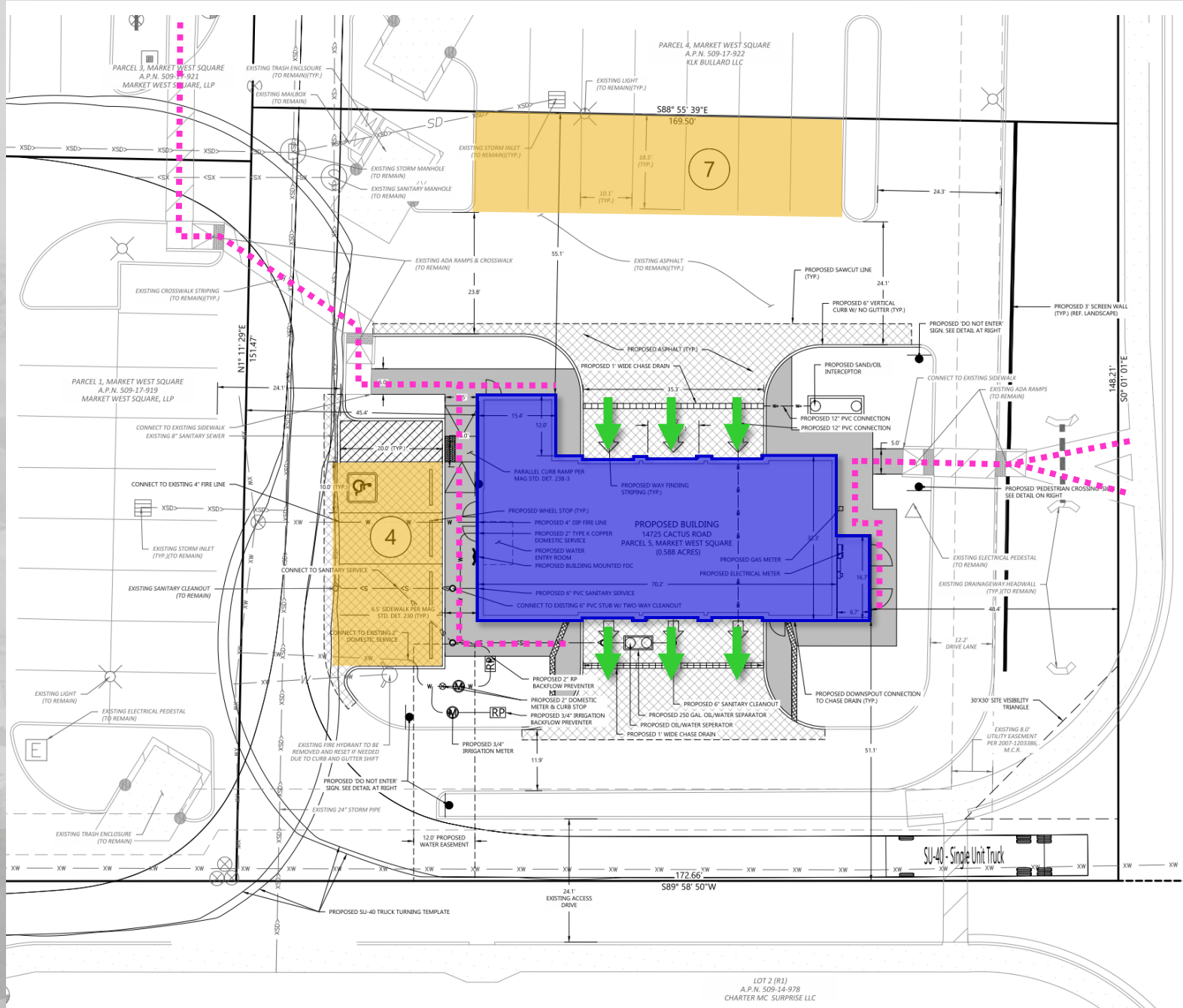


**PAD – RANCHO GABRIELA
(RESIDENTIAL)**

**PAD – MOUNTAIN GATE
(RESIDENTIAL)**

**PAD – RANCHO GABRIELA
(COMMERCIAL)**

BULLARD AVE



2,442 SF Auto oil change facility

Parking Required = 6 Spaces
 Parking Provided = 11 Spaces ✓

FS25-0825 SITE PLAN





CACTUS RD

BULLARD AVE

FS25-0825 ACCESS



1
AT.3 PERSPECTIVE



2
AT.3 PERSPECTIVE



3
AT.3 PERSPECTIVE



STUCCO CS-1:
DRYVIT SAND FINISH, COLOR TO MATCH
ACCOLADE - SW 9516



STUCCO CS-2:
DRYVIT SAND FINISH, COLOR TO MATCH
PAVESTONE - SW 7642



ACCENT METAL PANEL MP-4:
PAC-3000 RS, TO MATCH GREASE MONKEY RED



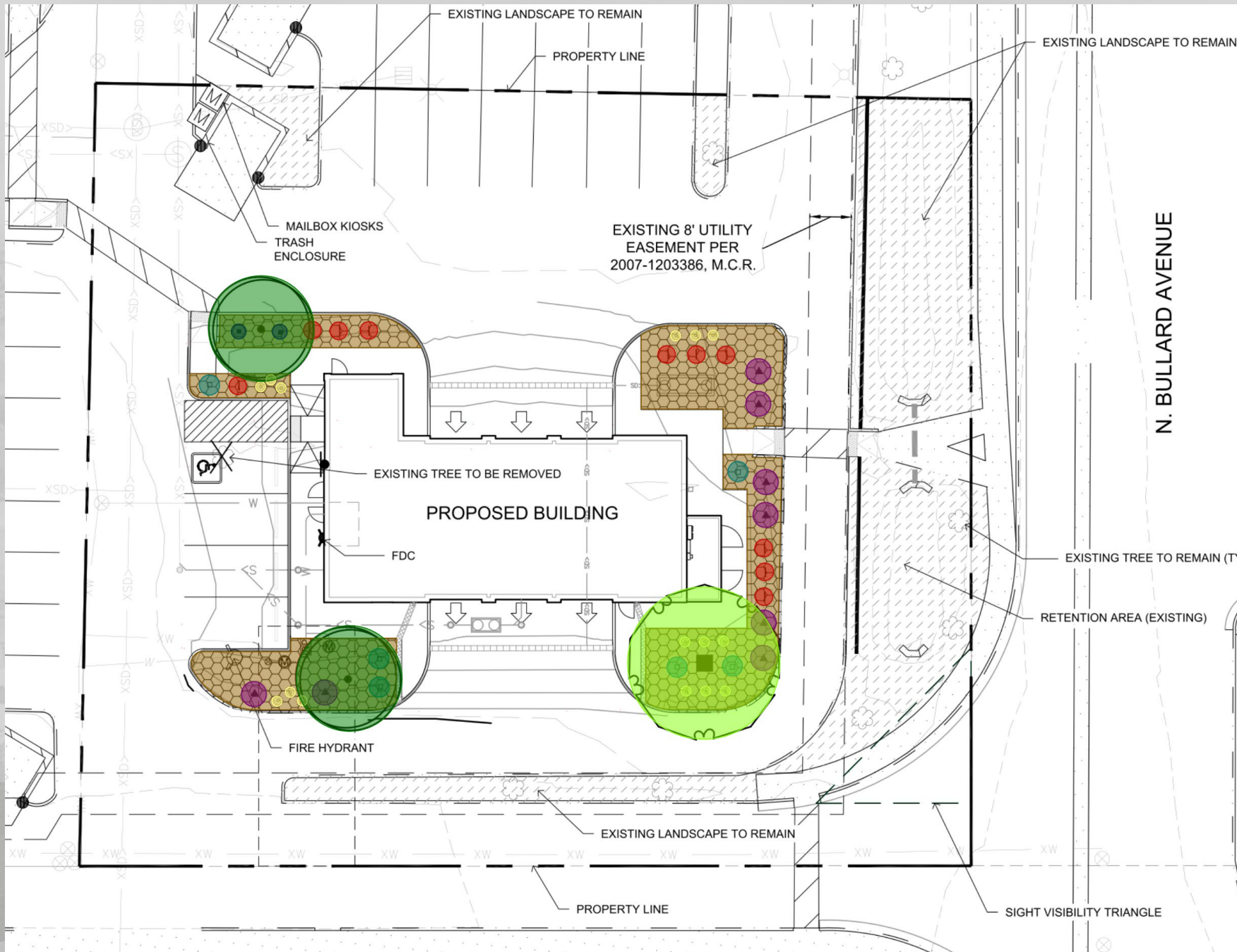
APPLIED FAUX STONE VENEER ST-1:
ELDORADO STONE, STACKED STONE,
ALDERWOOD



APPLIED FAUX STONE VENEER ST-2:
ELDORADO STONE, STACKED STONE, BLACK
RIVER



STOREFRONT ASSEMBLY SF-1:
ANODIZED ALUMINUM STOREFRONT - MEDIUM
BRONZE



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
TREES					
	2	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	2.0" cal. BB	25'	25'
	1	<i>Parkinsonia praecox</i> Sonoran Palo Verde	2.0" cal. BB	25'	30'
DECIDUOUS SHRUBS					
	2	<i>Eremophila hydrophana</i> 'Blue Bells' Blue Bells Emu Bush	5 gal.	3'	3'
	8	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.	4'	5'
EVERGREEN SHRUBS					
	10	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	4'	4'
	15	<i>Oenothera caespitosa</i> Tufted Evening Primrose	5 gal.	1'	2'
GRASSES					
	6	<i>Muhlenbergia rigens</i> Deer Grass	1 gal.	4'	4'

LANDSCAPE LEGEND

- 1.5" WASHED RIVER ROCK COBBLE
ALL SHRUB BEDS TO RECEIVE A
MINIMUM 2"-3" DEPTH ROCK COBBLE
- EXISTING LANDSCAPE TO REMAIN

FS25-0825 LANDSCAPE

Evaluation Criteria

Title 17

- ✓ All sales and services shall be conducted entirely within an enclosed building
- ✓ Outdoor storage is prohibited
- ✓ Outdoor displays are prohibited
- ✓ All buildings and/or structures (temporary or permanent) shall be screened from any residential zone
- ✓ Any area used for parking shall be paved
- ✓ There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises

Outreach



- **Citizen Participation Meeting (In-Person)**
 - February 2 , 2026
 - Surprise Regional Library
 - 2 attendees
- **Advertised according to the Surprise Land Development Ordinance (LDO)**
- **Questions**
 - Project timeline and site circulation

RECOMMENDATION

If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS25-0825, subject to stipulations 'a' through 'e'.

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Grease Monley Site Plan” consisting of one (1) sheet prepared by Proof Civil Consulting Engineers and stamp received December 10, 2025.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Grease Monkey Landscape Plan,” consisting of three (3) sheets prepared by Hover Architecture and stamp received January 26, 2026.
- c. Building façade of the site shall be consistent with the Architectural Elevations entitled “Grease Monkey Elevations” consisting of four (4) sheets prepared by Hover Architecture and stamp received February 4, 2026.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.