



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 7, 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 April 23, 2026, Planning and Zoning Commission Meeting Minutes. | Community Development |
|----|----------|---|-----------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 1 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Chipotle restaurant with drive-through facility on a site generally located on the southwest corner of 163 rd Avenue and Pat Tillman Boulevard. Case #FS25-0682. | Leslie Carnie
Community Development |
| 3. | District 1 | Consideration and action regarding a Conditional Use Permit (CUP) for a Farmer Boys restaurant with drive-through facility on a site generally located on the southwest corner of 163 rd Avenue and Pat Tillman Boulevard. Case #FS25-0457. | Leslie Carnie
Community Development |
| 4. | District 1 | Consideration and action pertaining to a Rezone of approximately 10.7 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163 rd Avenue and Dynamite Boulevard. Case FS24-1442. | Leslie Carnie
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--------------------------------------|
| 5. | Citywide | Presentation and discussion pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to establish a new residential zoning district, Desert Rural (DR). Case FS25-0039. | Jani Wertin
Community Development |
|----|----------|--|--------------------------------------|

- 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: Posted on Thursday, April 30th, 2026 @ 1:30 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: May 7, 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 April 23, 2026, Planning and Zoning Commission Meeting Minutes.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 4-23-2026 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 23, 2026 / 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 April 23, 2026.

A. ROLL CALL

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

STAFF PRESENT:

Hobie Wingard, Senior Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Mindy Davis, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Jani Wertin, Planner II; Sara Camarillo, Administrative Specialist, Sr. and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Trever Fleetham, Interim Assistant Director of Community Development, gave an updated target date of May 21, 2026 for the presentation of the battery energy storage systems.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the April 2, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the April 2, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

REGULAR AGENDA ITEM – NON PUBLIC HEARING:

Item 2 – Presentation and discussion pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to establish a new residential zoning district, Desert Rural (DR). Case FS25-0039.

Jani Wertin, Planner II and Trever Fleetham, Interim Assistant Director of Community Development, presented item 2 to the Commission.

The Commission discussed the following:

- Enforcement on trip limits/transportation issues
- Restrictions on annexation process
- Boundaries and expansion buffer
- Residency requirements, citizen concerns
- Signage and noise concerns
- Concern on language capturing
- Limitations on standalone commercial uses

Chair Chapman opened the public hearing.

- Alex Christ, Surprise, AZ – Expressed gratitude to the Commission for their hard work and conveyed concerns regarding changes to rural areas.

CALL TO THE PUBLIC:

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

- Acknowledgement of two emails received via the Planning and Zoning Comments email, both in opposition of the DHS facility. Emails have been passed on to management and the commission.
- Mathew Ragsdale, San Diego, CA – Briefly discussed the battery energy storage systems.

Chair Chapman closed the call to the public.

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. Vice Chair Spata seconded the motion. All voted in favor.

Meeting adjourned at 7:01pm.

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: _____
Sara Camarillo, Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 7, 2026 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Chipotle restaurant with drive-through facility on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS25-0682.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for a Chipotle restaurant with drive-through facility, Case# FS25-0682, subject to stipulations 'a' through 'e' as outlined in the Staff Report.

I move to **deny** the Conditional Use Permit with Site Plan for a Chipotle restaurant with drive-through facility, Case# FS25-0682, because [*insert reason*].

Background:

The subject request involves a Conditional Use Permit with Site Plan for a new 2,417 square foot Chipotle restaurant with a drive-through facility. The vacant 1.17-acre (approx.) parcel is located in the Asante Trails commerce center generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.

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 - FS25-0682 Asante Trails Lot 2 Chipotle CUP - Staff Report
 2. 01 FS25-0682 Asante Trails Lot 2 Chipotle CUP Vicintiy Map
 3. 02 FS25-0682 Asante Trails Lot 2 Chipotle CUP Zoning Map
 4. 03 – FS25-0682 Asante Trails Lot 2 Chipotle CUP – Site Plan
 5. 04 – FS25-0682 Asante Trails Lot 2 Chipotle CUP – Landscape Plan
 6. 05 – FS25-0682 Asante Trails Lot 2 Chipotle CUP– Elevations
 7. 06 - FS25-0682 Asante Lot 2 Chipotle CUP - Citizen Participation Report
 8. 07 - FS25-0682 Asante Trails Lot 2 Chipotle - Affidavit of Site Posting
 9. FS25-0682 Asante Trails Lot 2 Chipotle CUP - PZ Presentation
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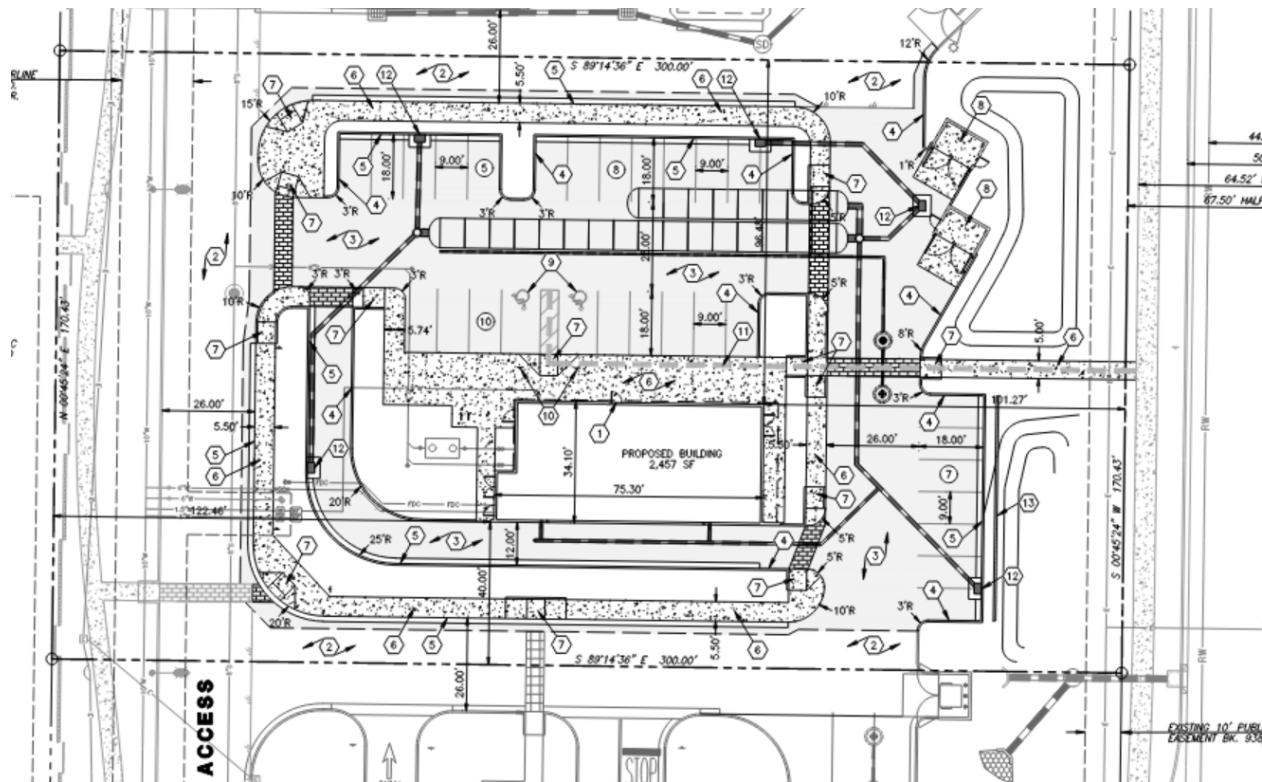
Conditional Use Permit

Report to the Planning and Zoning Commission

Case:	FS25-0682
Project Name:	Asante Trails Lot 2 Chipotle
Council District:	1 – Acacia
Meeting Date:	May 07, 2026
Planner:	Leslie Carnie, Planner II
Owner:	SimonCRE Scout V, LLC
Applicant:	Erica Castro of Rick Engineering
Request:	Conditional Use Permit with Site Plan
Site Location:	Generally located on the southwest corner of 163 rd Avenue and Pat Tillman Boulevard
Site Size:	1.17 gross acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Support/Opposition:	None known
Staff Recommendation:	If the Commission approves the CUP with Site Plan, Staff recommends the Commission approve the subject CUP with Site Plan, case FS25-0682 , subject to stipulations ‘a’ through ‘e.’

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a new 2,457 square foot Chipotle restaurant with a drive-through facility. The vacant 1.17-acre (approx.) parcel is located in the Asante Trails commerce center generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.



Proposed Site Plan

Drive-through queuing and parking:

The pickup only drive-through facility ("Chipotlane") will provide one drive-through lane with a queuing capacity for seven (7) cars. A pedestrian crossing sign is provided at the pedestrian crossing that traverses the drive through exit. This development requires 19 parking spaces, and 28 have been provided. In addition to meeting the required drive-through standards in the Asante PAD, the drive-through facility meets all applicable use-specific standards pursuant to Section 106-10.17 of the Land Development Ordinance ("LDO"). Conformance is discussed further in the "Evaluation Criteria" section of this report.

Access:

Access to the overall Asante Trails commerce center, via 163rd Avenue, is provided by two (2) three-quarter access driveways. Access to the commerce center via Pat Tillman Boulevard is taken from one (1) full access and one (1) three quarter access driveway. Full access to the subject site is taken from internal drive aisles.

Architecture:

The proposed modern architecture for the Chipotle restaurant will be consistent with the Chipotle branding while incorporating elements from the approved Asante Trails Master Plan and Materials List. The stucco cladding, CMU veneer, steel awnings, and neutral color palette are cohesive with the existing and approved buildings within the Asante Trails commerce center.



Proposed Elevations

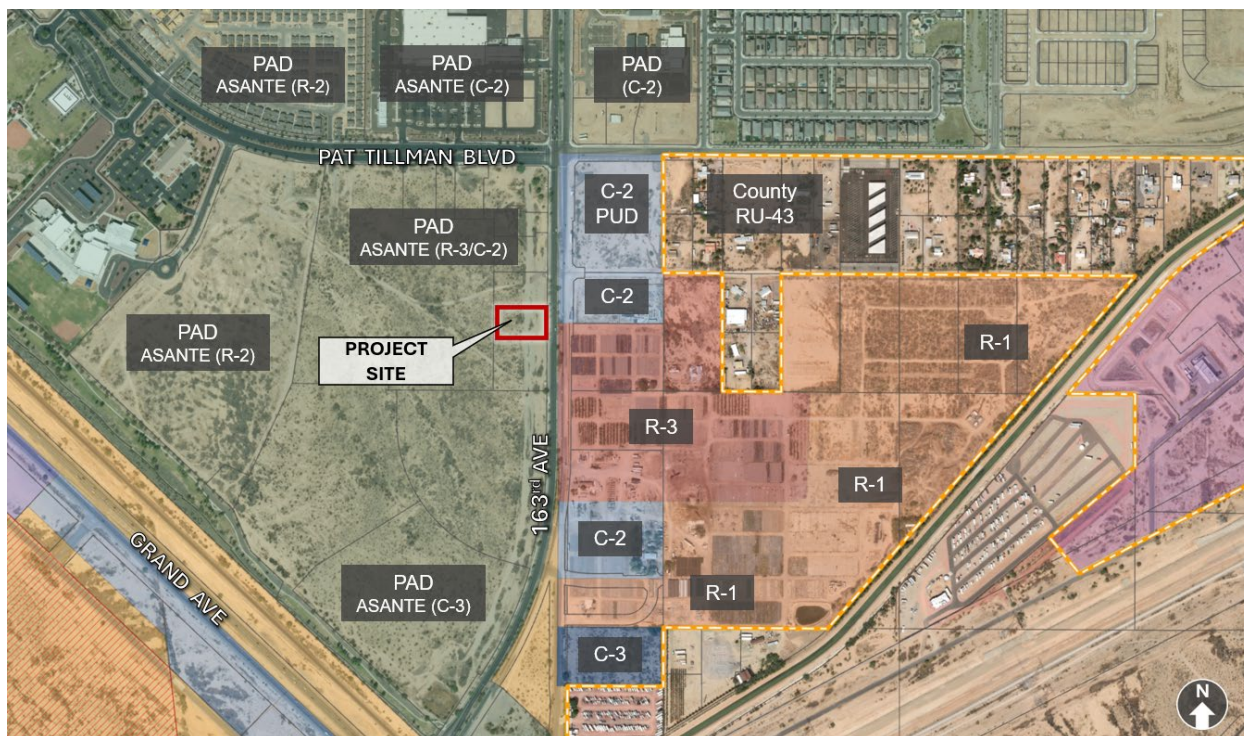
Landscaping:

The site landscaping is designed to complement the approved ROW landscaping for the Asante Trails Master Site Plan. Plantings are consistent with both the Asante PAD and Asante Trails Master Landscape Plan plant palettes. Additionally, the proposed landscape meets the LDO requirements and utilizes drought tolerant, low water use plants.



Proposed Landscape Plan

EXISTING ZONING:



PAD – Asante C-2	PAD – Asante C-2	C-2 PUD
PAD – Asante Residential High Density	PAD – Asante C-2	C-2
PAD – Asante C-3	PAD – Asante C-2	R-3

BACKGROUND

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

August 15, 2023: The Mayor and City Council approved a Major PAD Amendment to the Asante PAD to change the land use designation for the subject property under case FS22-0517, Ordinance #2023-03.

January 15, 2025: A Master Site Plan for the Asante Trails commercial development, on the subject property, was approved administratively under case FS24-0522.

February 27, 2025: The Applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR25-0142.

September 04, 2025: A Comprehensive Sign Program was approved by City Council for the Asante Trails development under case FS24-1519.

February 04, 2026: The Applicant held a neighborhood outreach meeting at Asante Public Library. A summary of this meeting is included in the Citizen Participation Report attached to this Staff Report.

February 27, 2026: The Asante PAD Amendment 13, clarifying the drive-through development standards for the Asante Trails commerce center, was approved administratively under case FS26-0110.

Citizen Participation Meeting:

The Applicant held a Neighborhood Meeting for the subject project at the Asante Library on February 04, 2026. There were no members of the public present. The outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with State and local requirements. The Public Participation Report is included as an attachment to this Staff Report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria: The granting of a CUP requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. LDO Sec. 102-6.3.D. provides general approval criteria for CUP approvals, and Sec. 106-10.17 of the LDO sets forth the use specific standards for drive-through window facilities that fall under the LDO's jurisdiction. The requirements are as follows:

Section 102-6.3.D. – Conditional Use Permit

1. Location and character of the *use* shall not burden or conflict with the established *uses* of the surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;
2. The proposed *use* shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety, or general welfare of the City;
3. The proposed *use* shall conform to the goals and policies of the *General Plan*;
4. The proposed *use* shall conform to the goals and policies of any specific district or plans for the area;
5. The proposed *use* shall conform to any applicable use specific standards outlined in **Article X, Chapter 106** of this ordinance;

6. The proposed *use* shall conform to the development standards of the *zoning district* and shall take into account the following factors:
 - a. Site and *building* design;
 - b. Sensitivity to existing natural features;
 - c. Volume or character of traffic;
 - d. Circulation patterns;
 - e. Connectivity;
 - f. Parking and loading;
 - g. *Screening* and *buffering* of *uses*;
 - h. Landscaping;
 - i. Exterior lighting;
 - j. *Signage*;
 - k. Stormwater *retention* and drainage;
 - l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - m. A demonstrated need for such *use*.
7. 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*;
8. Adequate utilities, *access* roads, drainage sanitation; and/or
9. Necessary facilities will be provided and the *use* will not contribute toward an overburdening of municipal services.

Commentary: The CUP with Site Plan Design Review and Final Civil Review applications associated with the proposed drive-through facility were reviewed concurrently to ensure the development is in conformance with the development standards set forth in LDO Sec. 102-6.3.D.

Section 106-10.17 – Drive-through Facility

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

Commentary: A minor PAD amendment (case FS26-0110) to the Asante PAD was administratively approved to allow drive-through aisles to encroach into the seventy five foot (75') residential setback for the Asante Trails commercial development, provided the ordering facility and any noise generating equipment is a minimum of seventy five feet (75') from the adjacent residential property line. The subject site plan is in compliance with this approved minor PAD amendment. The drive-through is approximately one hundred one feet (101') from the public right-of-way and the drive-through entrance is spaced over six hundred feet (600') from the proposed drive-through facility to the north.

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

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

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

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

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

Commentary: The proposed drive-through is pick-up only with no ordering facility. The distance between the drive-through entry and the pick-window is approximately one hundred seventy two feet (172').

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

Commentary: The proposed drive-through is pick-up only with no ordering facility or menu board.

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

Commentary: The pick-up window is oriented away from the residentially zoned property to the west and 163rd Avenue to the east.

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

Commentary: A four foot (4') screen wall located along the parcel's 163rd Avenue frontage screens the drive-through lane from the right-of-way. Dense landscaping screens the drive-through from the adjacent properties.

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

Commentary: The canopy and support pillars are finished with the same materials as the primary building. The canopy is ten feet two inches (10'-2") in height with no additional lighting.

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

Commentary: The drive-through canopy structure is cohesive with the architecture of the principal building.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The project location is within the Commercial and Office Character Area of the General Plan 2040 in a proposed commerce center located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. The Commercial and Office Character area supports mixed-use developments with commercial uses integrated with or adjacent to high density residential developments.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types.

REVIEWING AGENCIES:

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

SUMMARY:

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

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

RECOMMENDATION:

Based on the findings noted above, if the Commission wishes to approve the subject Conditional Use Permit with Site Plan, Case FS25-0457, staff recommends the Commission approve subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Asante Lot 2 Pad B – Site Plan," prepared by Rick Engineering, and stamped received by the City on January 21, 2026.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante Trails Chipotle Landscape Plan," prepared by TJ McQueen and Associates, and stamped received by the City on January 21, 2026.
- c. Building Architecture shall be consistent with the Elevations entitled "Shell Building Pat Tillman Exterior Elevations," prepared by Dungan Design Group, and stamped received by the City on March 06, 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.

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

Recommended motions:

I move to approve the CUP with Site Plan for a Chipotle restaurant with drive-through facility, Case FS25-0682, subject to stipulations 'a' through 'e' as outlined in the Staff Report.

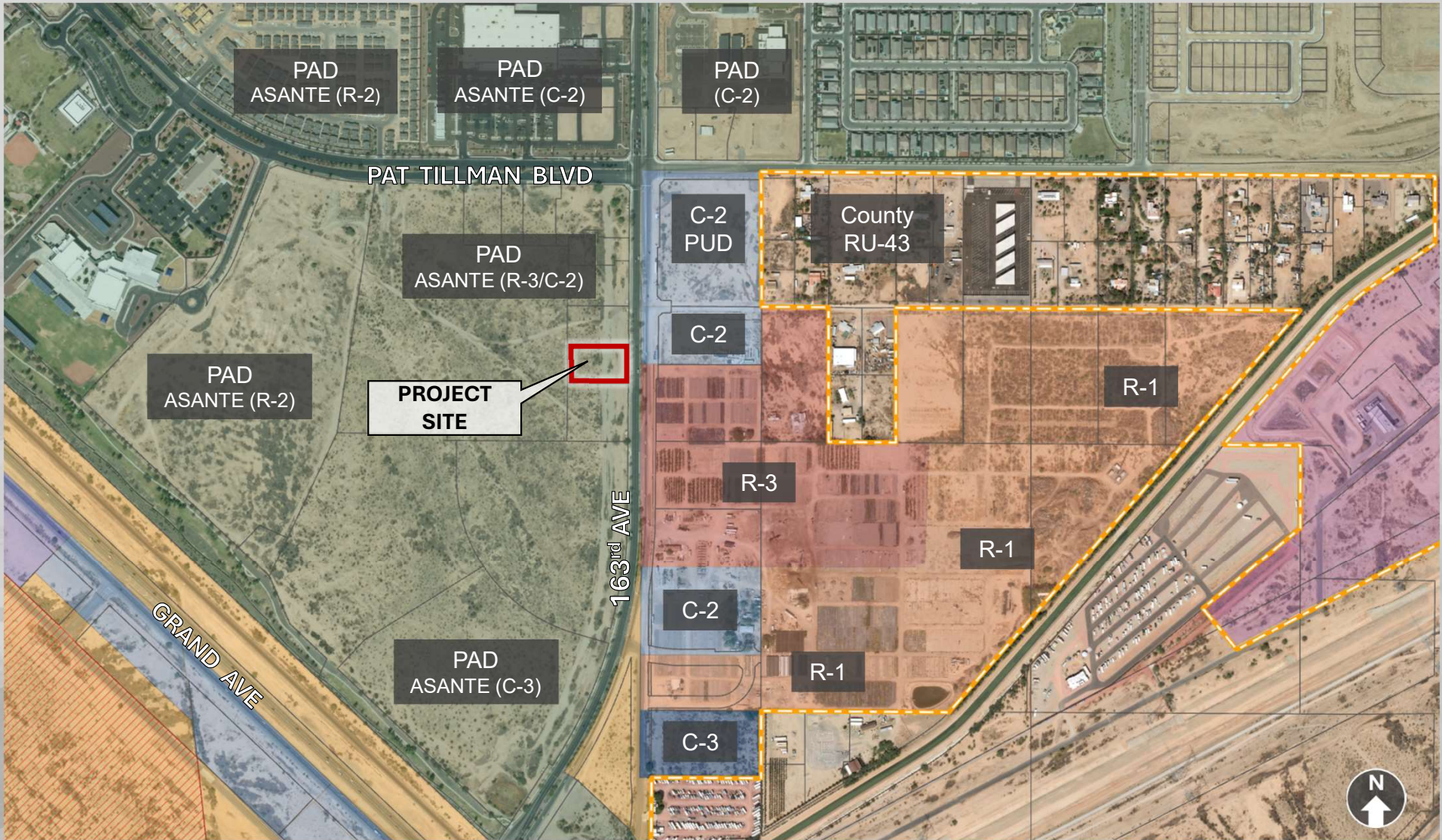
I move to deny the CUP with Site Plan for a Chipotle restaurant with drive-through facility, Case FS25-0682, because [*insert reason*].

Attachments:

01 Vicinity Map
02 Zoning Map
03 Conceptual Site Plan
04 Landscape Plan
05 Elevations
06 Citizen Participation Report
07 Affidavit of Site Posting
PPT

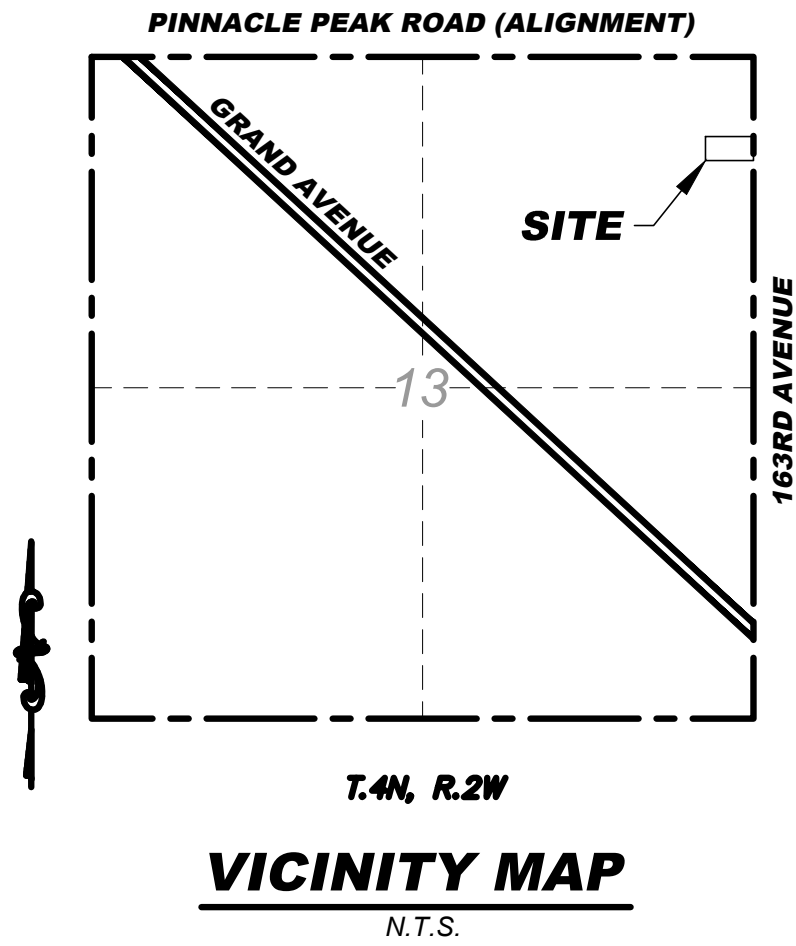


VICINITY MAP



ZONING MAP

SITE PLAN FOR
ASANTE LOT 2 PAD 8
SWC PAT TILLMAN BOULEVARD AND 163RRD AVENUE SURPRISE, ARIZONA
A PORTION NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE ANALYSIS

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEVELOPMENT OF PAD 8 WITH A NEW CHIPOTLE RESTAURANT BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
SWC PAT TILLMAN BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA 85387
APN: 503-76-981

LAND USE: RESTAURANT
ZONING: PAD

SITE AREA:
GROSS AREA: 62,633 SF (1.437 AC)
NET AREA: 51,128 SF (1.173 AC)

BUILDING INFORMATION:
TOTAL AREA: 2,457 SF
CANOPY AREA: 73 SF
OUTDOOR DINING AREA: 390 SF
CONSTRUCTION TYPE: VB
ROOF TYPE: SINGLE PLY PVC MEMBRANE OVER RIGID INSULATION
BUILDING OCCUPANCY/HAZARDS: ASSEMBLY A-2

PARKING/LOADING:
REQUIRED: 1 SPACE/150 GFA = 19 SPACES
PROVIDED: = 28 SPACES

ACCESSIBLE PARKING REQUIRED: 1 SPACE/26-50 SPACES = 2 SPACES
ACCESSIBLE PARKING PROVIDED: = 2 SPACES

TRASH ENCLOSURE:
TOTAL REQUIRED (1 PER 20,000 SF): = 1 EA
TOTAL PROVIDED: = 2 EA

LEGAL DESCRIPTION

LOT 8 OF THE FINAL PLAT OF ASANTE TRAILS COMMERCIAL, BEING A REPLAT OF LOT 2, ASANTE TRAILS, AS RECORDED IN BOOK 1770 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS.

IMPERVIOUS AREA

TOTAL AREA: 51,128 SF (1.173 AC)
TOTAL IMPERVIOUS AREA: 35,063 SF (0.804 AC)
PERCENTAGE OF IMPERVIOUS AREA: 68%

SURVEY NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
ATWELL
645 EAST MISSOURI AVENUE, SUITE 240
PHOENIX, ARIZONA 85012
PH: 866-850-4200
CONTACT: MICHAEL H. RAGSDALE, R.L.S.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF 163RD AVENUE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, USING A BEARING OF SOUTH 00°45'24" WEST AS SHOWN IN BOOK 679, PAGE 19, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SURPRISE "PT40" - 2' BRASS DISK WITH RAISED DATUM POINT, MARKED CITY OF SURPRISE BENCHMARK, LOCATED AT TOP OF CURB BACK OF SIDEWALK ON THE NORTH SIDE OF PAT TILLMAN BLVD, APPROXIMATELY 500' WEST OF 163RD AVENUE.
ELEVATION = 1361.76 NAVD88
TBM #1 - CHISELED BOX ON TOP OF CURB BCR NORTH SIDE OF THE NORTH DRIVEWAY;
ELEVATION = 1355.80
TBM #2 - CHISELED BOX TOP OF CURB ECR SOUTH SIDE OF NORTH DRIVEWAY;
ELEVATION = 1355.14

ZONING ANALYSIS

REQUIRED BUILDING SETBACKS:	REQUIRED	PROVIDED
MIN. SETBACK TO ARTERIAL ROW	35'	101'
MIN. SETBACK TO COLLECTOR AND LOCAL ROW	20'	N/A
MIN. SETBACK ADJACENT TO RESIDENTIAL ZONING	30'	123'
MIN. SETBACK ADJACENT TO NON-RESIDENTIAL ZONING	15'	N/A
BUILDING HEIGHT ALLOWED:	40'	18.667'

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1210L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES

1. ALL SIGNS BY SEPARATE PERMIT. SIGNS DEPICTED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
2. NO RETENTION IS ALLOWED IN RIGHT-OF-WAY'S (ROW) OR PUBLIC UTILITY EASEMENTS (PUE).
3. RETENTION BASINS MUST DRAIN WITHIN 36 HOURS.
4. DRYWELLS MUST BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. BUY-IN AND ASSESSMENT CHARGES SHOULD BE PAID AT THE TIME A PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REQUEST THE CITY FOR ANY CHARGES THAT MAY BE DUE.
6. ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO THE APPLICABLE BUILDING CODES FOR LOCATION, AREA, OCCUPANCY AND SEPARATION REQUIREMENTS.
7. ALL BUILDINGS ARE REQUIRED TO HAVE AN APPROVED FIRE SPRINKLER SYSTEM INCLUDING BACKFLOW PREVENTION.
8. HANDICAPPED FACILITIES SHALL BE IN ACCORDANCE WITH BUILDING CODE REGULATIONS AND THE AMERICANS WITH DISABILITIES ACT (ADA). THE APPLICANT/OWNER IS RESPONSIBLE FOR THE PROJECT BEING IN COMPLIANCE TO ADA REQUIREMENTS.
9. ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO THE INTERNATIONAL FIRE CODE, 2003 EDITION, (IFC), CITY OF PEORIA AMENDMENTS TO THE IFC AND NATIONALLY RECOGNIZED CODES AND STANDARDS.
10. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE WITH CITY OF PEORIA AMENDMENTS.
11. KEY BOXES ARE TO BE INSTALLED ON ALL SIDES OF A STRUCTURE WHERE THERE ARE ACCESS DOORS. A FULL SET OF KEYS TO OPEN ALL AREAS INSIDE AND OUTSIDE THE STRUCTURE, TO INCLUDE THE FIRE ALARM PANEL, SHALL BE PLACED INSIDE THE KEY BOX. KEY BOXES ARE TO BE LOCATED NO HIGHER THAN 60 INCHES ABOVE FINISHED GRADE.
12. ONSITE LIGHTING SHALL BE DARK SKY COMPLIANT.
13. THIS PROJECT LIES WITHIN SUNRISE WATER AND CITY OF PEORIA SEWER SERVICE AREA.

LEGEND

-----	PROJECT RIGHT-OF-WAY	—S—	NEW SEWER LINE
-----	EXISTING RIGHT-OF-WAY	—W—	NEW WATER LINE
-----	PROJECT/NEW PROPERTY LINE	—F—	NEW FIRE SERVICE
-----	EXISTING PROPERTY LINE	●	EXISTING SEWER MANHOLE
-----	ROADWAY CENTERLINE	⊙	EXISTING SEWER CLEANOUT
-----	EXISTING EASEMENT	⌈	EXISTING SEWER STUB
-----	EXISTING MINOR CONTOUR	⌋	EXISTING WATER STUB
-----	EXISTING MAJOR CONTOUR	⊙	EXISTING WATER VALVE
-----	NEW CONTOUR	⊙	EXISTING WATER METER
-----	EXISTING CONCRETE	⊙	EXISTING BACKFLOW PREVENTER
-----	EXISTING WALL	⊙	EXISTING FIRE HYDRANT
-----	NEW ASPHALT	⊙	EXISTING FIRE BACKFLOW PREVENTER
-----	NEW CONCRETE	⊙	EXISTING STORM DRAIN MANHOLE
-----	NEW WALL	⊙	EXISTING SIGN
-----	EXISTING PAVEMENT EDGE	⊙	EXISTING SITE LIGHT
-----	EXISTING CURB	⊙	EXISTING STREET LIGHT
-----	EXISTING PAINT STRIPE	⊙	EXISTING ELECTRIC PULL BOX
-----	NEW CURB	⊙	NEW SEWER CLEANOUT
-----	NEW PAINT STRIPE	⊙	NEW WATER METER
-----	EXISTING STORM DRAIN PIPE	⊙	NEW BACKFLOW PREVENTER
-----	EXISTING UNDERGROUND ELECTRIC	⊙	NEW FIRE HYDRANT
-----	EXISTING CABLE TELEVISION LINE	⊙	NEW FIRE CONNECTION
-----	EXISTING RECLAIMED WATER LINE	⊙	NEW FIRE BACKFLOW PREVENTER
-----	EXISTING SEWER LINE	⊙	NEW DRYWELL
-----	EXISTING WATER LINE	⊙	NEW SIGN
-----	EXISTING GAS LINE	⊙	SURVEY MONUMENT AS NOTED
-----	NEW STORM DRAIN PIPE	⊙	SITE LIGHT

CIVIL ENGINEER

RICK
2401 WEST PEORIA AVENUE, #130
PHOENIX, ARIZONA 85029
PH: 602-957-3350
ATTN: JEFF HUNT, PE

UTILITIES

WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
ELECTRIC: APS
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. DETAILS
4. DETAILS
5. DETAILS

SITE PLAN PREPARED FOR:

ASANTE LOT 2 PAD 8
SWC PAT TILLMAN BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA 85387
CITY OF SURPRISE

602-957-3350
rickengineering.com

2401 W PEORIA AVE, SUITE 120
PHOENIX, AZ 85029



RICK
ENGINEERING



SEAL:

COVER

PROJECT NO:

7469

DATE:

01/15/2026

CHECKED BY:

JH

BY:

DATE:

REVISION



DRAWING NO.

C1

SHEET NO. 1 OF 5

MASTER SITE PLAN CASE # FS24-0522

FS25-0682

PAT TILLMAN BOULEVARD

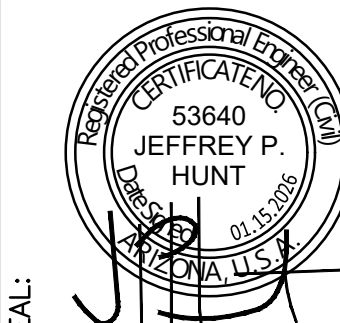
S 89°08'07" E 1287.39'

FOUND CITY OF SURPRISE BRASS
CAP FLUSH NORTHEAST CORNER OF
SECTION 13, T4N, R2W

KEYNOTES

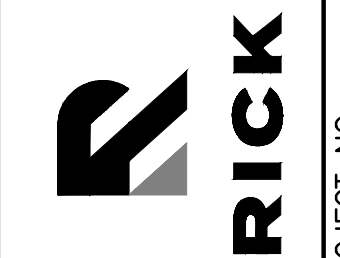
- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING PAVEMENT TO REMAIN.
- 3 NEW ASPHALT PAVEMENT.
- 4 NEW CONCRETE VERTICAL CURB.
- 5 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 6 NEW CONCRETE SIDEWALK.
- 7 NEW ACCESSIBLE ACCESS RAMP.
- 8 NEW TRASH ENCLOSURE PER DETAIL C, SHEET 3.
FINISH AND COLOR PER DETAILS ON SHEET 4 & 5.
- 9 NEW ACCESSIBLE PARKING PER DETAILS A, SHEET 3.
- 10 NEW ADA PARKING SIGN PER B, SHEET 3.
- 11 NEW 5' ADA PEDESTRIAN PATH.
- 12 NEW STORM DRAIN INLET.
- 13 NEW MASONRY SCREEN WALL PER DETAIL ON SHEETS
4 & 5.
- 14 NEW AWNING/CANOPY.
- 15 NEW BIKE RACK PER DETAIL ON SHEETS 4 & 5.
- 16 NEW W11-2 'PEDESTRIAN CROSSING' SIGN.
- 17 NEW FIRE LANE NO PARKING SIGN PER DETAIL ON
SHEET 3.
- 18 NEW FDC.
- 19 NEW SITE LIGHT.

NOTE: CO2 MONITORING IS REQUIRED FOR BULK CO2
INSTALLATIONS OVER 50# - 2018 IFC 5307.2 LOCAL
AMMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED
IN THE PATRON SITTING AREA.



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ASANTE LOT 2 PAD 8
SWC PAT TILLMAN BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA 85387
CITY OF SURPRISE

SITE PLAN PREPARED FOR:

DRAWING NO.

SP1

SHEET NO. 2 OF 5

FS25-0682

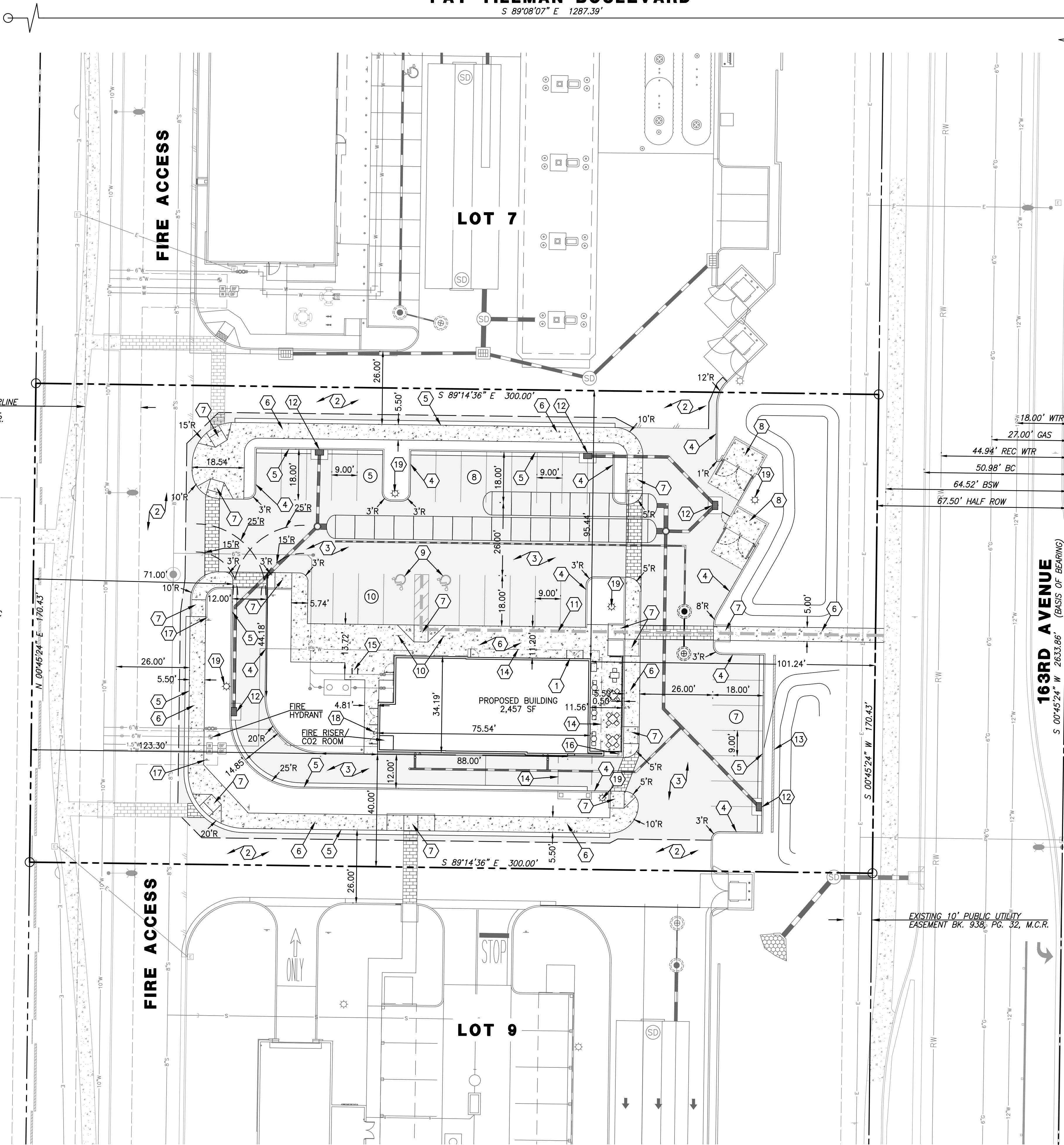


DRAWING NO.

SP1

SHEET NO. 2 OF 5

FS25-0682



163RD AVENUE
S 00°45'24" W 2653.86' (BASIS OF BEARING)

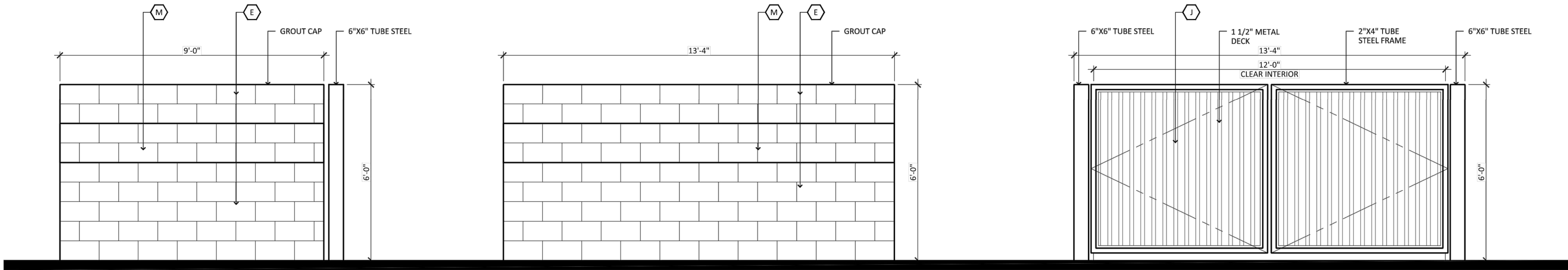
EXISTING 10' PUBLIC UTILITY
EASEMENT BK. 938, PG. 32, M.C.R.

FOUND CITY OF SURPRISE BRASS
CAP IN HANDHOLE EAST QUARTER
CORNER OF SECTION 13, T4N, R2W

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

MASTER SITE PLAN CASE # FS24-0522

NOTE: CO2 MONITORING IS REQUIRED FOR BULK CO2
INSTALLATIONS OVER 50# - 2018 IFC 5307.2 LOCAL
AMMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN
THE PATRON SITTING AREA.

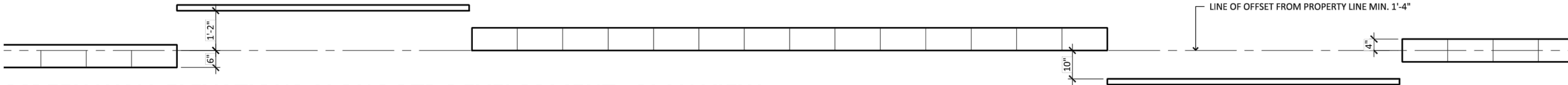


MATERIAL AND COLORS

- CMU BLOCK:**
MFG: ECHELON
COLOR: OPAL
SPEC: PRECISION, 8X8X16
- PAINTED METAL:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"
- ACCENT BLOCK:**
MFG: ECHELON
COLOR: PRECISION COCOA

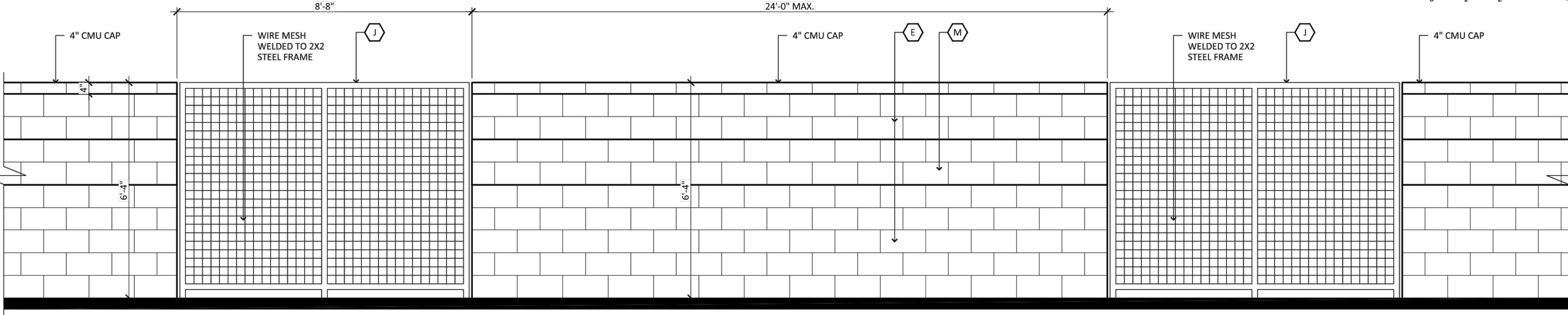
REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/2" = 1'-0"



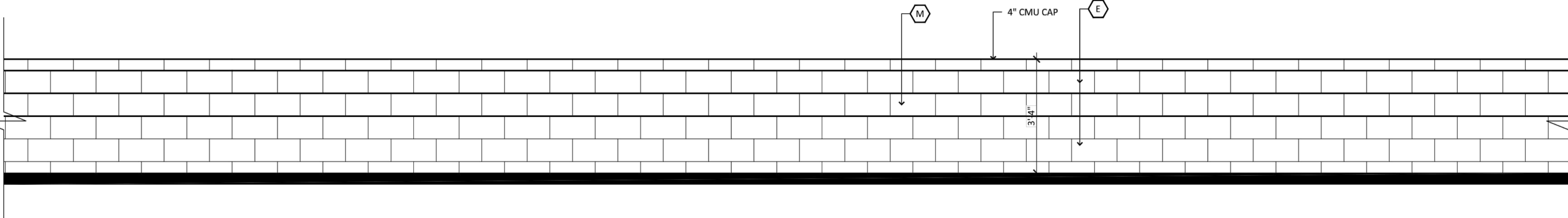
SCREEN WALL ELEVATIONS ALONG BTR DEVELOPMENT - PLAN VIEW

SCALE: 1/2" = 1'-0"



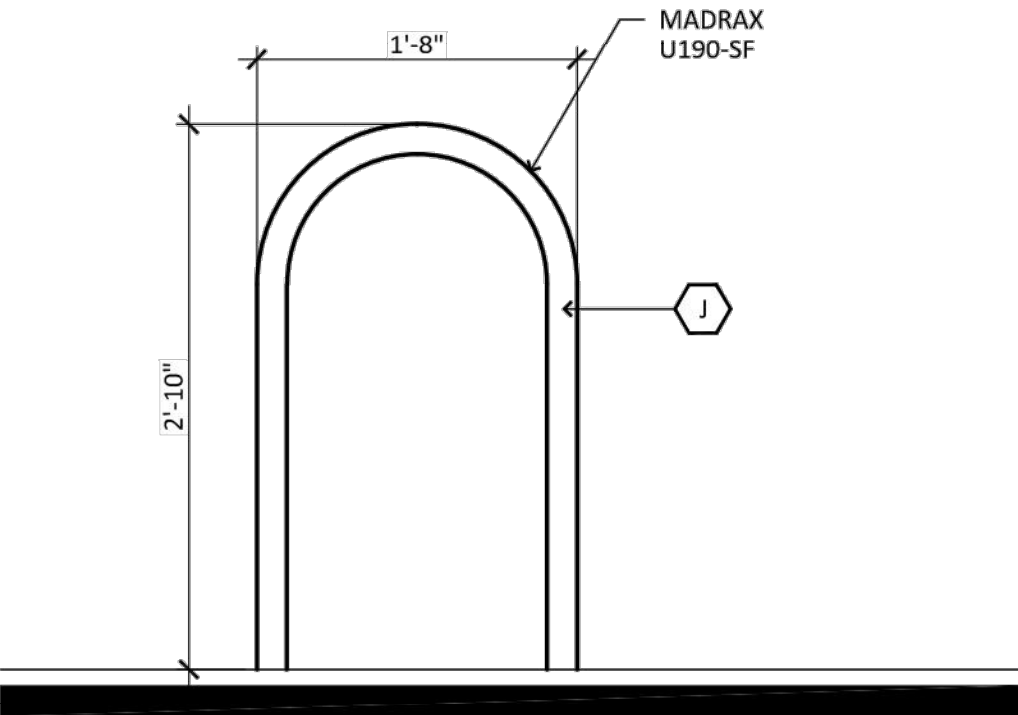
SCREEN WALL ELEVATIONS ALONG BTR DEVELOPMENT - TYPICAL

SCALE: 1/2" = 1'-0"



SCREEN WALL ELEVATIONS ALONG ROADWAYS - TYPICAL

SCALE: 1/2" = 1'-0"



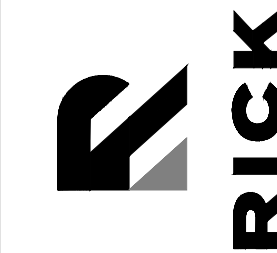
SINGLE BIKE RACK

SCALE: 1" = 1'-0"



2401 W PEORIA AVE, SUITE 120
PHOENIX, AZ 85029

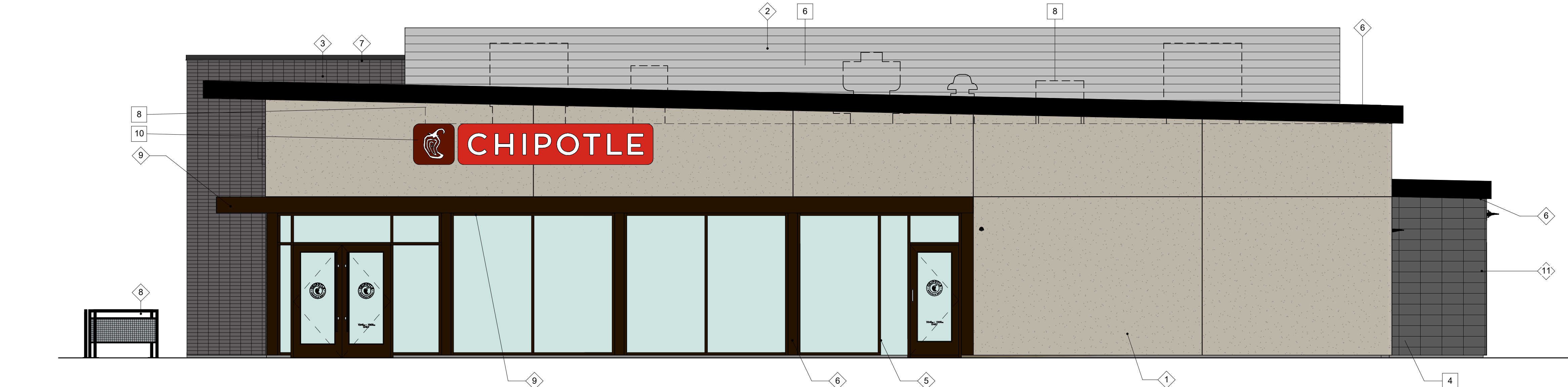
602-957-3350
rickengineering.com



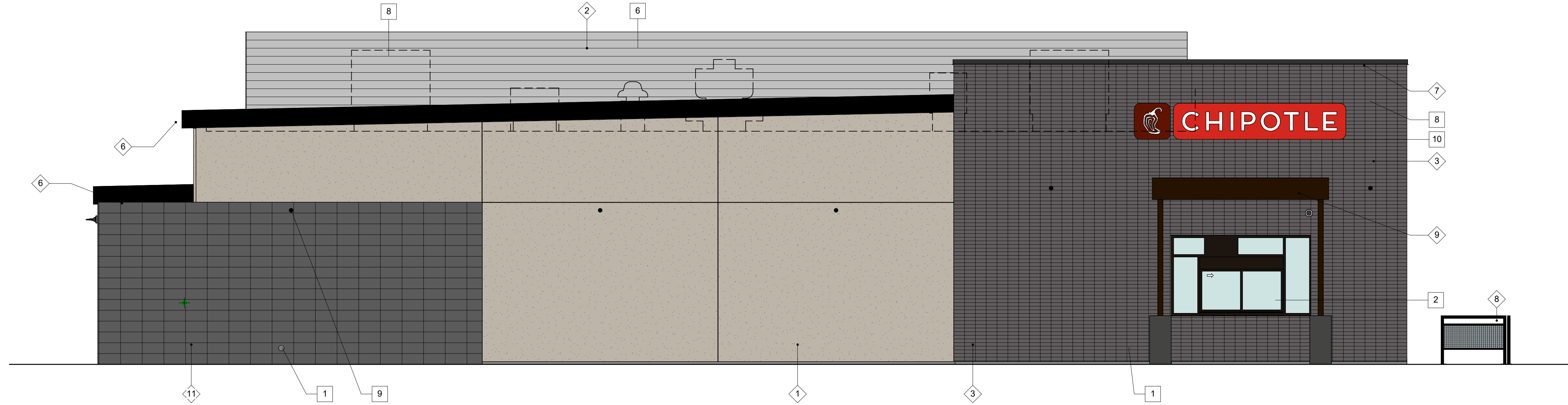
ASANTE LOT 2 PAD 8
SWC PAT TILLMAN BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA 85387
CITY OF SURPRISE



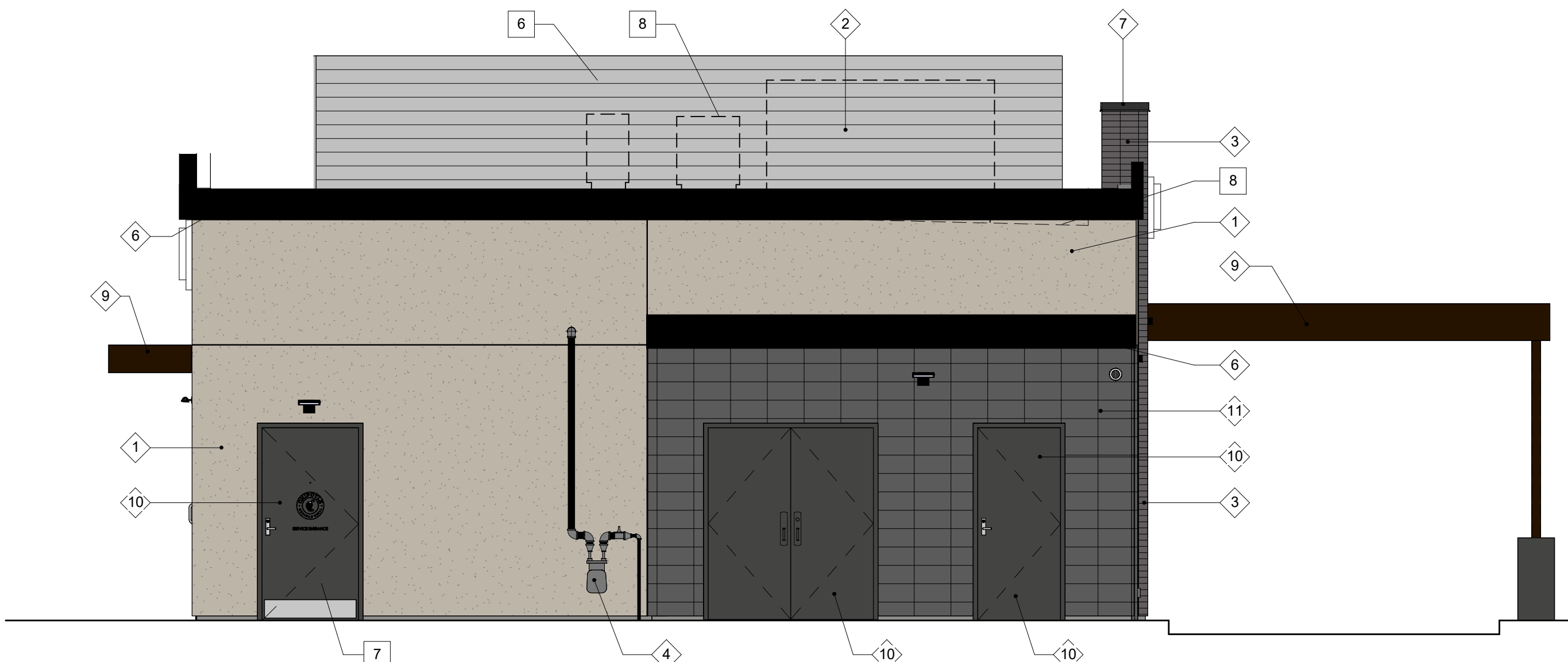
DRAWING NO. D2
SHEET NO. 4 OF 5



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



2 SOUTH ELEVATION
1/4" = 1'-0"



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



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

GENERAL NOTES

- SIGNAGE IS SHOWN ONLY FOR PLACEMENT, SCALE & DESIGN INTENT. ALL SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT.
 - EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
 - GC TO ADD REQUIRED BLOCKING FOR SIGNAGE. EXTERIOR SIGNAGE BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT.
 - ENSURE THAT ALL STOREFRONT HAS CONTINUOUS CLEAN SEALANT AROUND THE INTERIOR AND EXTERIOR PERIMETER BETWEEN THE STOREFRONT AND THE EXTERIOR WALL FINISHES.

COLOR / MATERIAL LEGEND

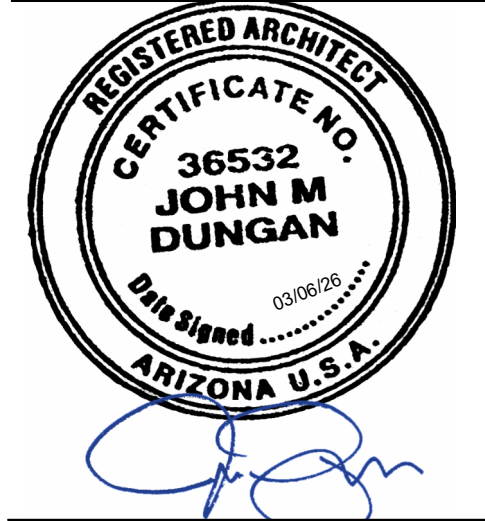
SYMBOL	ITEM / MATERIAL	MANUFACTURER / COLOR
1	STUCCO	SHERWIN WILLIAMS 7044 - "AMAZING GRAY"
2	FIBER CEMENT PANEL	NICHHA GRAY LATURA V-GROVE - AWP 1818
3	THIN BRICK	ENDICOTT STACK BOND "SIENNA IRONSPOT"
4	UTILITY	PAINT OUT TO MATCH FINISH BEYOND
5	ALUMINUM STOREFRONT	KAWNEER DARK BRONZE
6	PREFINISHED BREAK METAL	KAWNEER DARK BRONZE
7	PREFINISHED METAL CAP FLASHING	SW 7069 "IRON ORE"
8	RAILING	BLACK
9	METAL CANOPY	ARCHITECTURAL FABRICATIONS DARK BRONZE
10	HOLLOW METAL DOOR & FRAME	SW 7069 "IRON ORE"
11	CMU VENEER	ECHELON "OPAL" PRECISION

KEYED NOTES

- STAINLESS STEEL OVERFLOW DOWNSPOUT WITH COVER, RE: PLUMBING DRAWINGS
- DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, RE: ELECTRICAL DRAWINGS
- 10" VINYL ADDRESS LETTERS, LOCATION TO BE SPECIFIED BY FIRE MARSHAL
- STEEL BOLLARD, PAINT PER COLOR 10 IN COLOR/MATERIAL LEGEND, RE: CIVIL DRAWINGS
- GAS SERVICE, SEE PLUMBING DRAWINGS FOR ACTUAL LOCATION, PAINT METER & ALL VISIBLE PIPING PER COLOR 1 IN THE COLOR/MATERIAL LEGEND IF ALLOWED BY UTILITY COMPANY
- ROOF SCREEN, TO BE TALLER THAN THE TALLEST PIECE OF EQUIPMENT, HOLLOW METAL SERVICE DOOR & FRAME, PAINT PER COLOR 10 IN COLOR/MATERIAL LEGEND
- LINE OF ROOF-AND MECHANICAL EQUIPMENT ON THE ROOF
- WALL SCONCE, RE: ELECTRICAL DRAWINGS
- SIGNAGE PROVIDED UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.



8826 Santa Fe Drive Suite 304
Overland Park, KS 66212
913-341-2466



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CHIPOTLE MEXICAN GRILL, INC.

Shell Building
(Pat Tillman)

23104 N. 163rd Ave.
Surprise, AZ 85387

Issue Record:	
12/12/25	Permit Issue

Revisions:	

Project No.
29223

Exterior
Elevations-Color

A302

FS25-0682

Issue Record:

Revisions:

Project No.

29223

Exterior Elevations

A301

FS25-0682

GENERAL NOTES

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 - GC TO ADD REQUIRED BLOCKING FOR SIGNAGE. EXTERIOR SIGNAGE BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT.
- ENSURE THAT ALL STOREFRONT HAS CONTINUOUS, CLEAN SEALANT AROUND THE INTERIOR AND EXTERIOR PERIMETER BETWEEN THE STOREFRONT AND THE EXTERIOR WALL FINISHES.

COLOR / MATERIAL LEGEND

SYMBOL	ITEM / MATERIAL	MANUFACTURER / COLOR
1	STUCCO	SHERMAN WILLIAMS 7044 - "AMAZING GRAY"
2	FIBER CEMENT PANEL	NICHHA GRAY LATURA V-GROVE - AWP 1818
3	THIN BRICK	ENDICOTT STACK BOND "SIENNA IRONSPOT"
4	UTILITY	PAINT OUT TO MATCH FINISH BEYOND
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6	PREFINISHED BREAK METAL	KAWNEER DARK BRONZE
7	PREFINISHED METAL CAP FLASHING	SW 7089 "IRON ORE"
8	RAILING	BLACK
9	METAL CANOPY	ARCHITECTURAL FABRICATIONS DARK BRONZE
10	HOLLOW METAL DOOR & FRAME	SW 7089 "IRON ORE"
11	CMU VENEER	ECHOLON "OPAL" PRECISION

KEYED NOTES



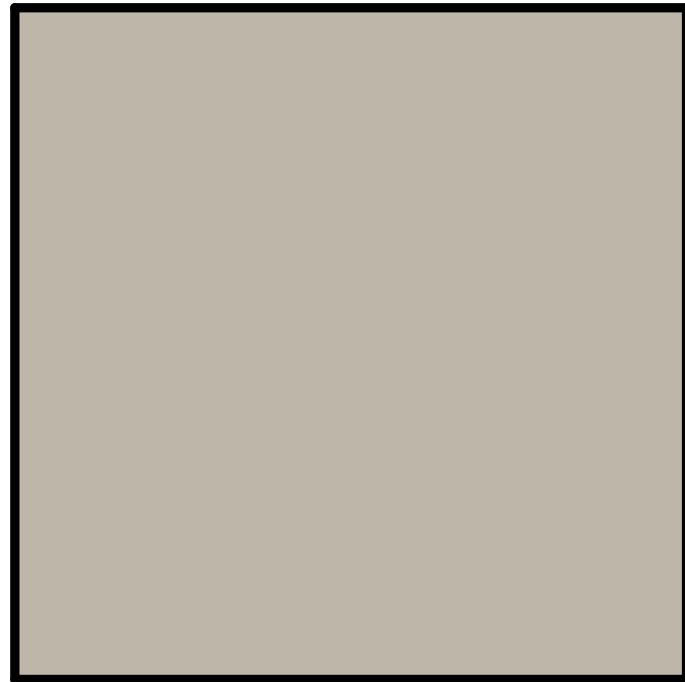
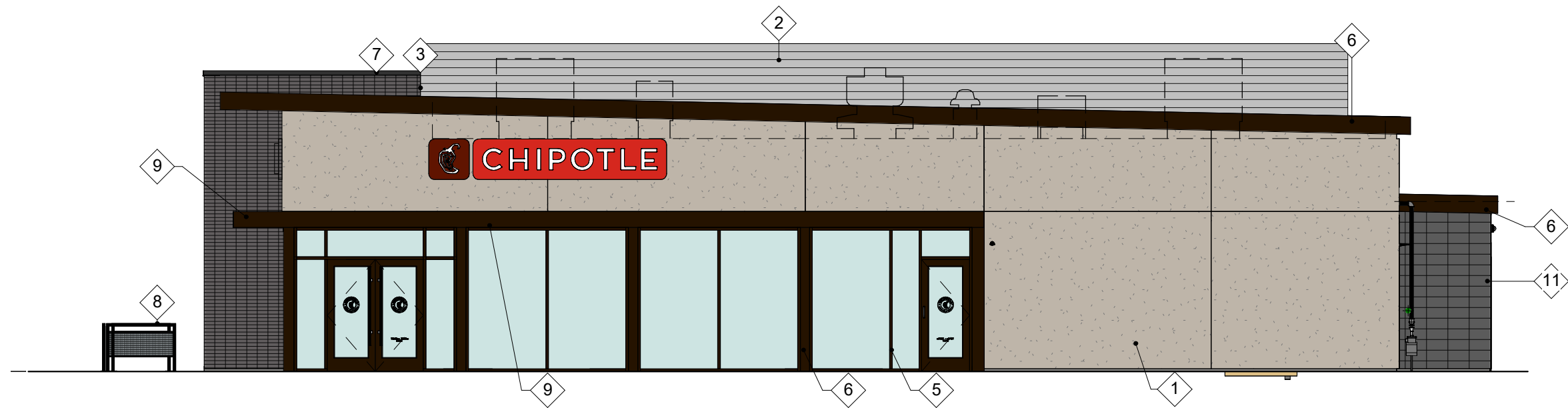
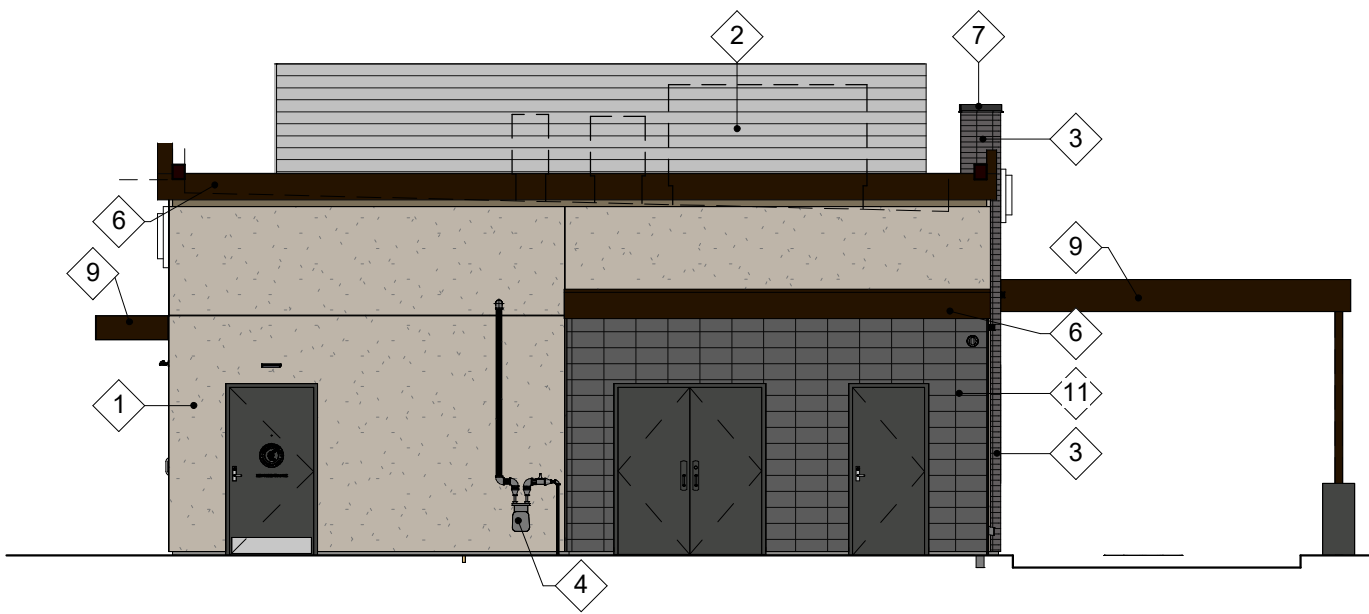
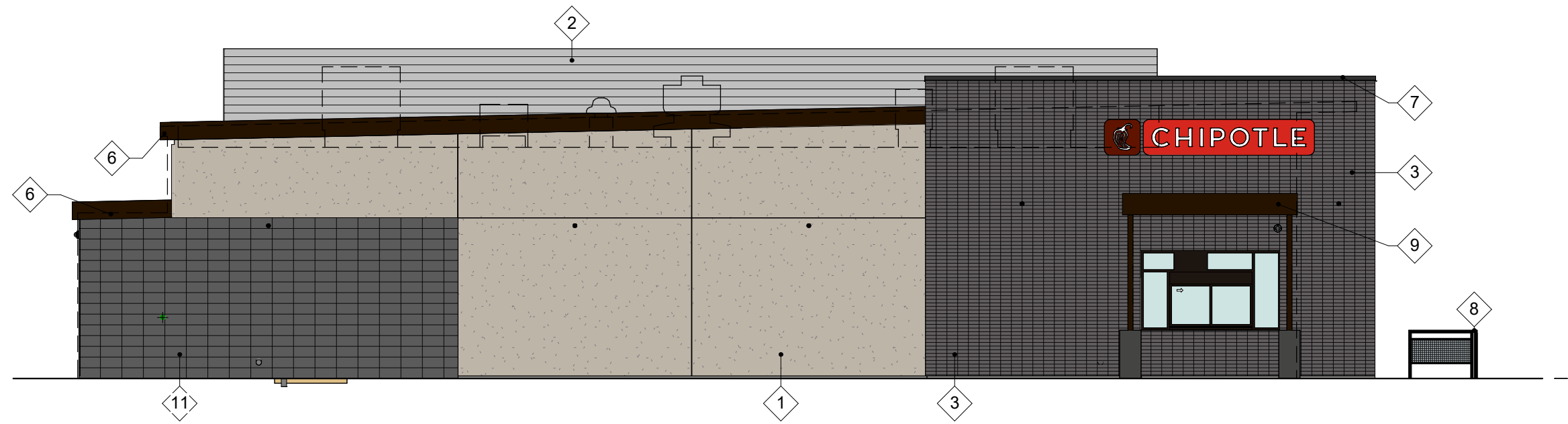
- STAINLESS STEEL OVERFLOW DOWNSPOUT WITH COVER, RE: PLUMBING DRAWINGS
- DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, RE: ELECTRICAL DRAWINGS
- 10" VINYL ADDRESS LETTERS, LOCATION TO BE SPECIFIED BY FIRE MARSHAL
- STEEL BOLLARD, PAINT PER COLOR 10 IN COLOR/MATERIAL LEGEND, RE: CIVIL DRAWINGS
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- ROOF SCREEN, TO BE TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
- HOLLOW METAL SERVICE DOOR & FRAME, PAINT PER COLOR 10 IN COLOR/MATERIAL LEGEND
- LINE OF ROOF AND MECHANICAL EQUIPMENT ON THE ROOF.
- WALL SCONCE, RE: ELECTRICAL DRAWINGS
- SIGNAGE PROVIDED UNDER A SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.

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

2 SOUTH ELEVATION
1/4" = 1'-0"

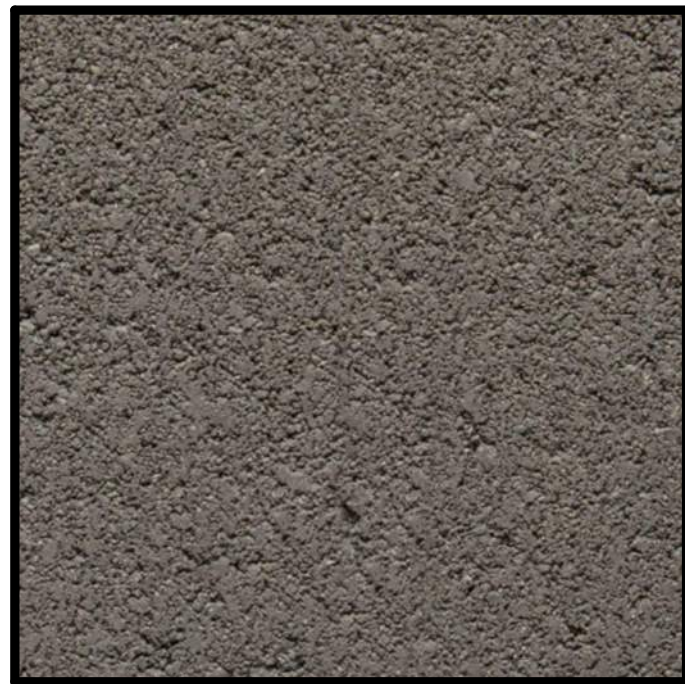
4 WEST ELEVATION
1/4" = 1'-0"

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



INTEGRAL COLOR STUCCO:
MFR: WESTERN 1-KOTE
COLOR: SW 7044 - AMAZING GRAY

1



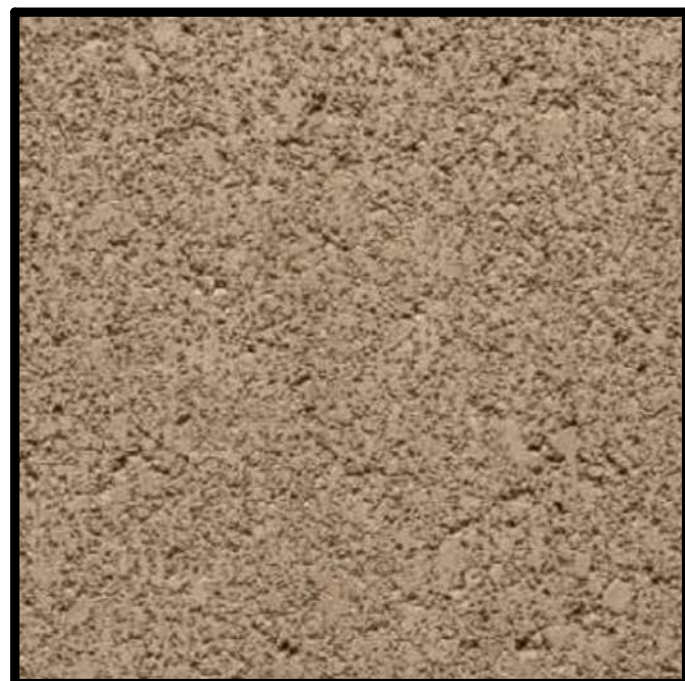
CMU (VENEER):
MFR: ECHELON
COLOR: OPAL
SPEC: PRECISION (8"x16")

11



THIN BRICK (VENEER):
MFR: ENDICOTT
COLOR: SIENNA IRONSPOT
SPEC: SMOOTH MODULAR

3

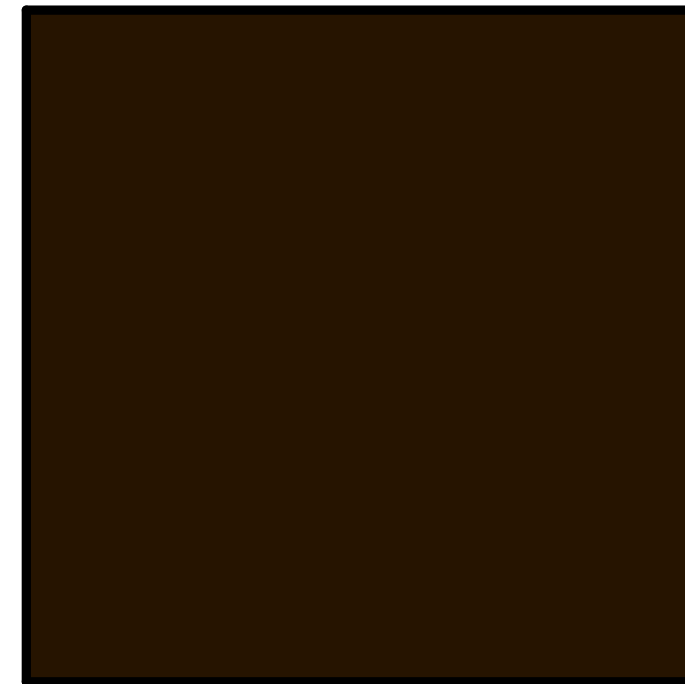


CMU BLOCK (TRASH ENCLOSURE):
MFR: SUPERLITE
COLOR: COCOA BROWN
SPEC: PRECISION 8x8x16



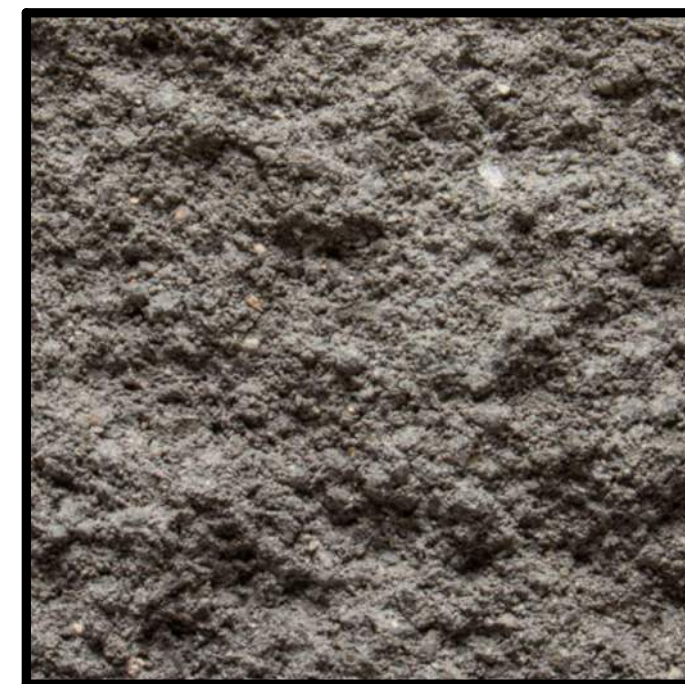
FIBER CEMENT PANEL (SCREEN WALL):
MFR: NICHIIHA
COLOR: GRAY
SPEC: LATURA V-GROVE - AWP 1818

2

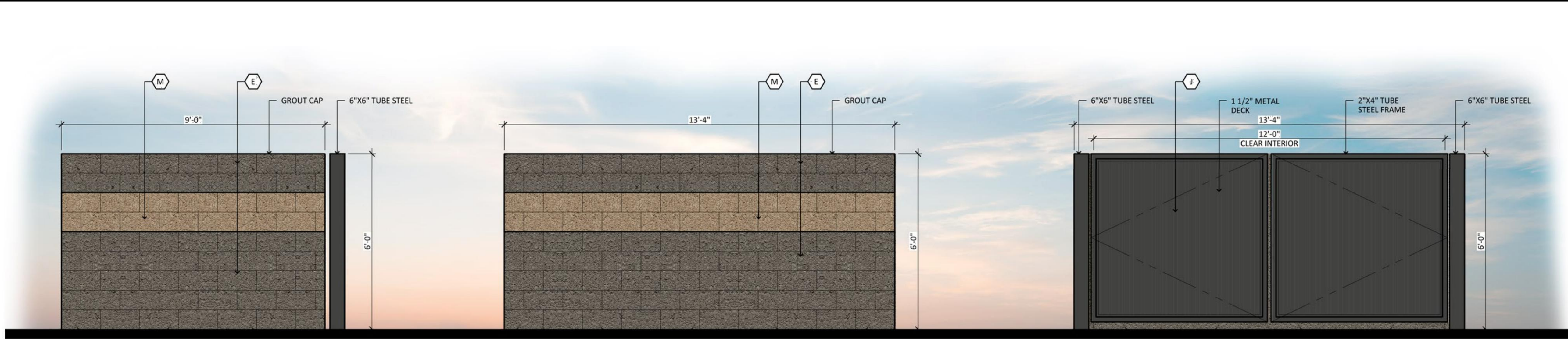


PREFINISHED METAL (BREAKMEATL. STOREFRONT):
MFR: MBCI, KAWNEER
COLOR: DARK BRONZE

5 6 7 9



CMU BLOCK (TRASH ENCLOSURE):
MFR: ECHELON
COLOR: OPAL
SPEC: SPLIT FACE (8"x16")



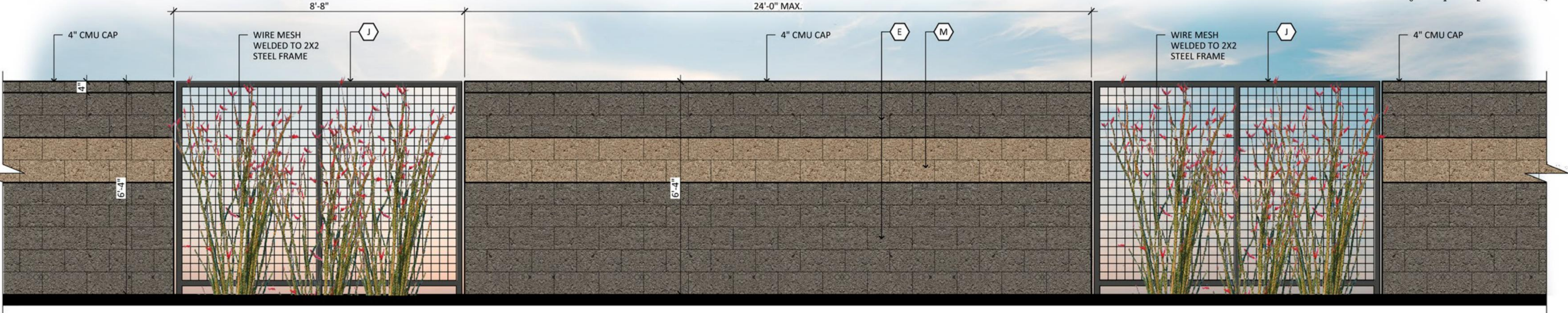
REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/2" = 1'-0"



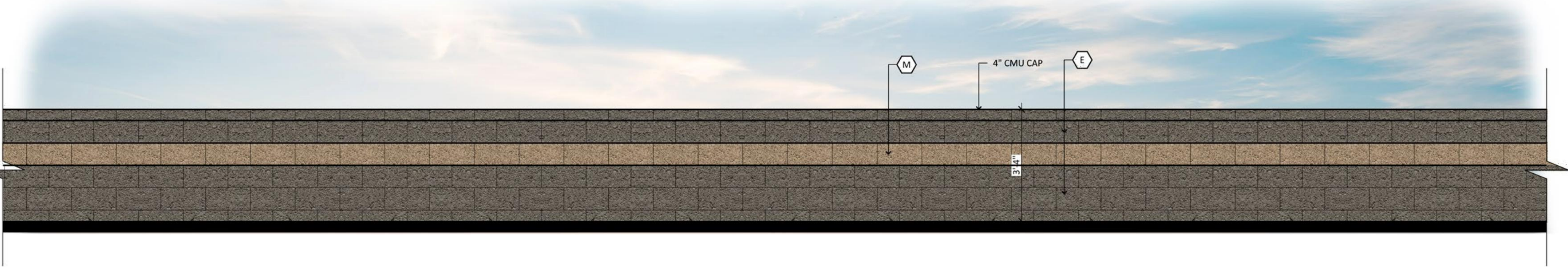
SCREEN WALL ELEVATIONS ALONG BTR DEVELOPMENT - PLAN VIEW

SCALE: 1/2" = 1'-0"



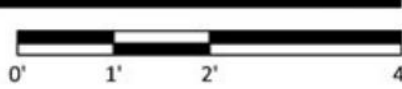
SCREEN WALL ELEVATIONS ALONG BTR DEVELOPMENT - TYPICAL

SCALE: 1/2" = 1'-0"



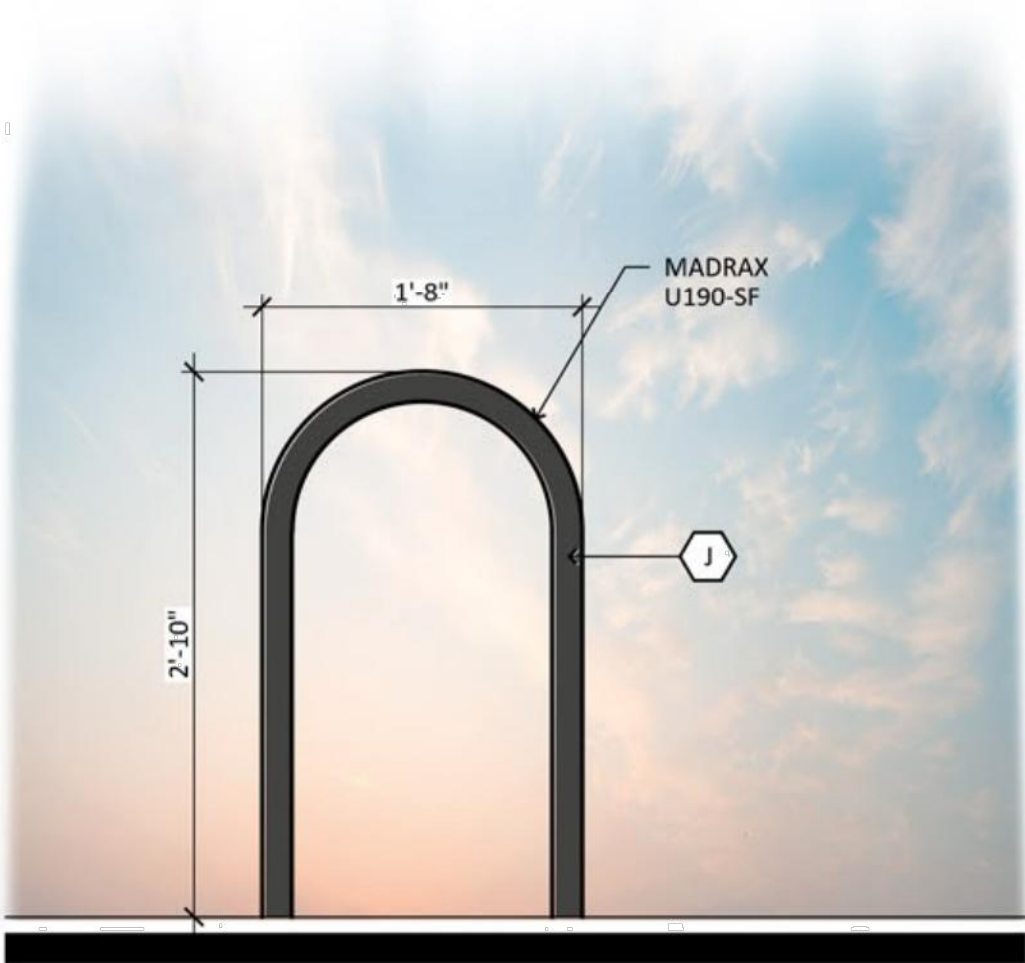
SCREEN WALL ELEVATIONS ALONG ROADWAYS - TYPICAL

SCALE: 1/2" = 1'-0"



MATERIAL AND COLORS

- CMU BLOCK:**
MFG: ECHELON
COLOR: OPAL
SPEC: PRECISION, 8X8X16
- PAINTED METAL:**
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"
- ACCENT BLOCK:**
MFG: ECHELON
COLOR: PRECISION COCOA



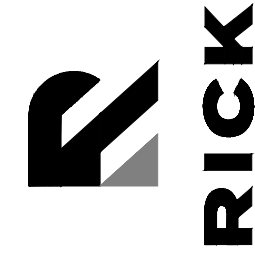
SINGLE BIKE RACK

SCALE: 1" = 1'-0"



2401 W PEORIA AVE, SUITE 120
PHOENIX, AZ 85029

602-957-3350
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ASANTE LOT 2 PAD 8
SWC PAT TILLMAN BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA 85387
CITY OF SURPRISE



DRAWING NO. D3
SHEET NO. 5 OF 5

FS25-0682

ASANTE TRAILS LOT 2
SWC 163RD AVENUE AND PAT TILLMAN BOULEVARD
Citizen Participation Plan for the Conditional Use Permit for Chipotle (Pad 8)
Case # FS25-0682

February 5, 2026

Purpose: The purpose of this Citizen Participation Plan is to provide City of Surprise staff with the information regarding the efforts made by the Application to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Surprise for Asante Trails Lot 2 – Case Number FS25-0682. By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed Conditional Use Permit request.

Contact: Those coordinating the Citizen Participation activities are as follows:

Natalya Upshur, Development Associate
SimonCRE Asante, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251
Direct: 602.301.6590
Natalya.upshur@simoncre.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to for feedback from surrounding property owners:

1. 2 sign postings where installed on the property and prepared utilizing the details of the neighborhood meeting.
2. One neighborhood meeting was held for property owners, citizens and interested parties to discuss the proposed project. The notification of this neighborhood meeting was prepared by city staff.
3. Presentation was prepared for attendees in order to provide further clarification on the Chipotle CUP request and its purpose in relation to the development.

Schedule:

Application Submittal – 8/11/2025

First neighborhood meeting – 2/4/2026

Submittal of Citizen Participation Report and Notification materials – 2/5/2026

Asante Trails Lot 2 Chipotle 'Chipotlane' Conditional Use Permit Neighborhood Meeting Summary Case # FS25-0682

February 4, 2026 at 6:00pm

Asante Library
16755 W Vereda Solana Dr., Surprise, AZ 85387

Facilitators:
Eric Hurley - SimonCRE Project Manager
Natalya Upshur - SimonCRE Development Associate

Attendees: None

1. Details of Techniques Used to Involve the Public

To ensure transparency and provide an opportunity for community dialogue regarding the proposed Chipotle Lane, the following techniques were utilized:

- **Neighborhood Meeting:** A formal public meeting was held on **2/4/2026 at 6:00pm MST**. The meeting was located at **Asante Library** to provide a convenient venue for local residents.
- **On-Site Posting:** 2 public notice signs were posted on the property on 1/20/2026, with one sign posting located along 163rd Avenue and the other along Pat Tillman Boulevard,
- **Direct Mailers:** Notifications were sent by city staff.

2. Summary of Concerns, Issues, and Problems

As the primary goal of the meeting was to establish a dialogue and address potential concerns regarding traffic, noise, and the "Chipotle Lane" concept, the applicant prepared a comprehensive presentation.

- A. **Substance of Concerns, Issues, and Problems:** The neighborhood meeting concluded with **zero (0) attendees**. As a result, no specific concerns, issues, or problems were expressed by the public during this meeting. No written comments or phone inquiries were received prior to or immediately following the meeting date.
- B. **How the Applicant Addressed Expressed Concerns:** While no neighbors attended to voice concerns, the applicant's proposal proactively addresses common neighborhood issues associated with drive-throughs through the following "Chipotlane" design features:
 - a. **Traffic Flow:** The lane is restricted to **mobile-order pickups only**. There are no menu boards or speaker boxes, which eliminates the traditional "ordering time" and prevents vehicle stacking and idling.
 - b. **Noise Mitigation:** Because there is no ordering at the window, there is no speaker box noise, making the operation quieter than a standard fast-food use.

- c. **Lighting:** All exterior lighting will be code-compliant and shielded to prevent spillover into residential areas.
- C. **Concerns the Applicant is Unwilling or Unable to Address:** None. There were no outstanding concerns or requests for modifications brought forward by the public.

Conclusion

The applicant has fulfilled the citizen participation requirements. Despite the lack of attendance at the neighborhood meeting, the applicant remains committed to maintaining the high standards of the Asante Trails development.

Asante Trails Lot 2
Chipotle (Pad 8) Neighborhood Meeting
Sign-In Sheet

02/04/2026
6:00PM
Asante Library

#	NAME	EMAIL	PHONE NUMBER
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0682
Project Name: ASANTE TRAILS LOT 2
Project Location: SWC PAT TILLMAN BLVD ? 163RD AVE
Date Removed: _____

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

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

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

Matateya Upshon
Owner / Application Signature

1/20/25
Date

This instrument was acknowledged before me this 20th day of JANUARY,
2026 by ESPERANZA ROSS

Am Ross
Notary Public

My Commission Expires:



Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting
Date: February 4th, 2026
Time: 6:00 p.m.
Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning
Date:
Time: TBD
Location:

City Council
Date:
Time: TBD
Location:



NOTE: Overall City Center View

Case Number: FS25-0682

Request: To approve the CUP for Chipotle restaurant with drive-thru
(Pad 8) at Asante Trails at the NEC of W. Pat Tillman Blvd. and 163rd Ave

For More Information, Call: 623-222-3011 * surpriseaz.gov.

**FIRE
DEPARTMENT
ACCESS**

1236 N 163rd Ave
Surprise, AZ 85387

Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting
Date: February 4th, 2026
Time: 6:00 p.m.
Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning
Date:
Time: TBD
Location:

City Council
Date:
Time: TBD
Location:



NOTE: Overall City Center View.

Case Number: FS25-0682

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Surprise, AZ 85387

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Date:
Time: TBD
Location:

City Council
Date:
Time: TBD
Location:



NOTE: Overall City Center View.

Case Number: FS25-0682
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Time: TBD
Location:

City Council
Date:
Time: TBD
Location:



NOTE: Overall City Center View.

Case Number: FS25-0682

Request: To approve the CUP for Chipotle restaurant with drive-thru
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For More Information, Call: 623-222-3011 * surpriseaz.gov



ASANTE TRAILS LOT 2

CHIPOTLE - CONDITIONAL USE PERMIT



SWC 163RD AVENUE AND PAT TILLMAN BOULEVARD



About Asante Trails

Commercial/Retail (Zoning C-2): Approximately 12.1 acres dedicated to a dynamic mix of retail shops and dining establishments intended to serve as a vibrant regional destination.

Residential (Zoning R-1): To the west, approximately 26 acres are allocated for a 1,344-unit residential community, featuring rental cottages and pocket parks.

DEVELOPER:





Requests to the City of Surprise

Approval of the Conditional Use Permit for Chipotle (Pad 8) “Chipotlane” Drive-Through Concept





Objective

Conditional Use Permit

Why we are here: As part of the City of Surprise's standard development process, we are requesting a Conditional Use Permit specifically for the drive-through component of the proposed Chipotle.

Our Intent Tonight: We want to ensure full transparency. This meeting is a dialogue intended to explain the project clearly, address any neighborhood questions, and provide a direct point of contact for the community.

Zoning Alignment: The project is located in a C-2 General Commercial zone. The restaurant and building use are already aligned with the city's standards; the CUP is simply the mechanism for the City to review and approve the specific "Chipotlane" design.



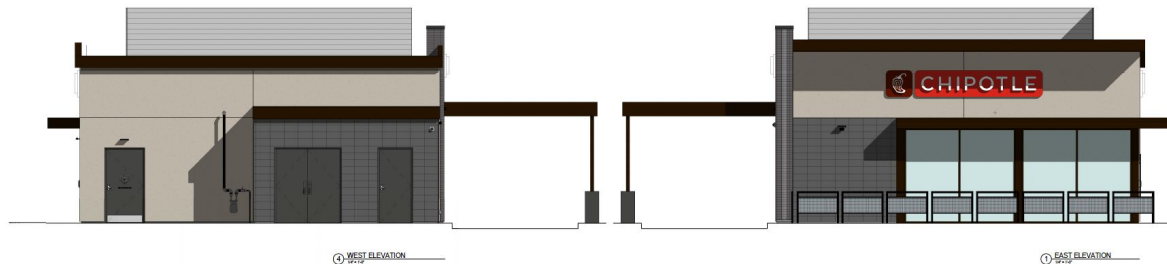
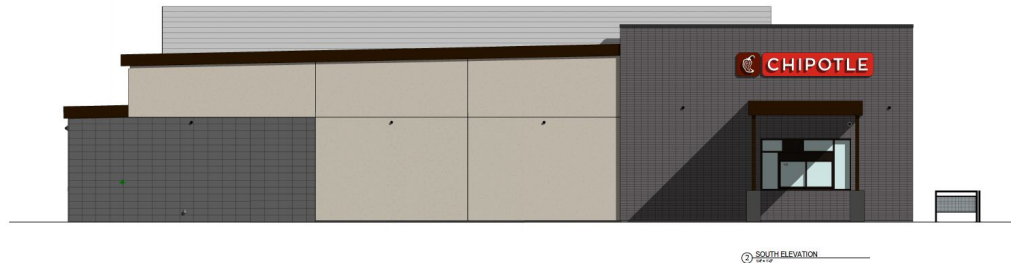
Chipotle (Pad 8)

Proposed Elevations

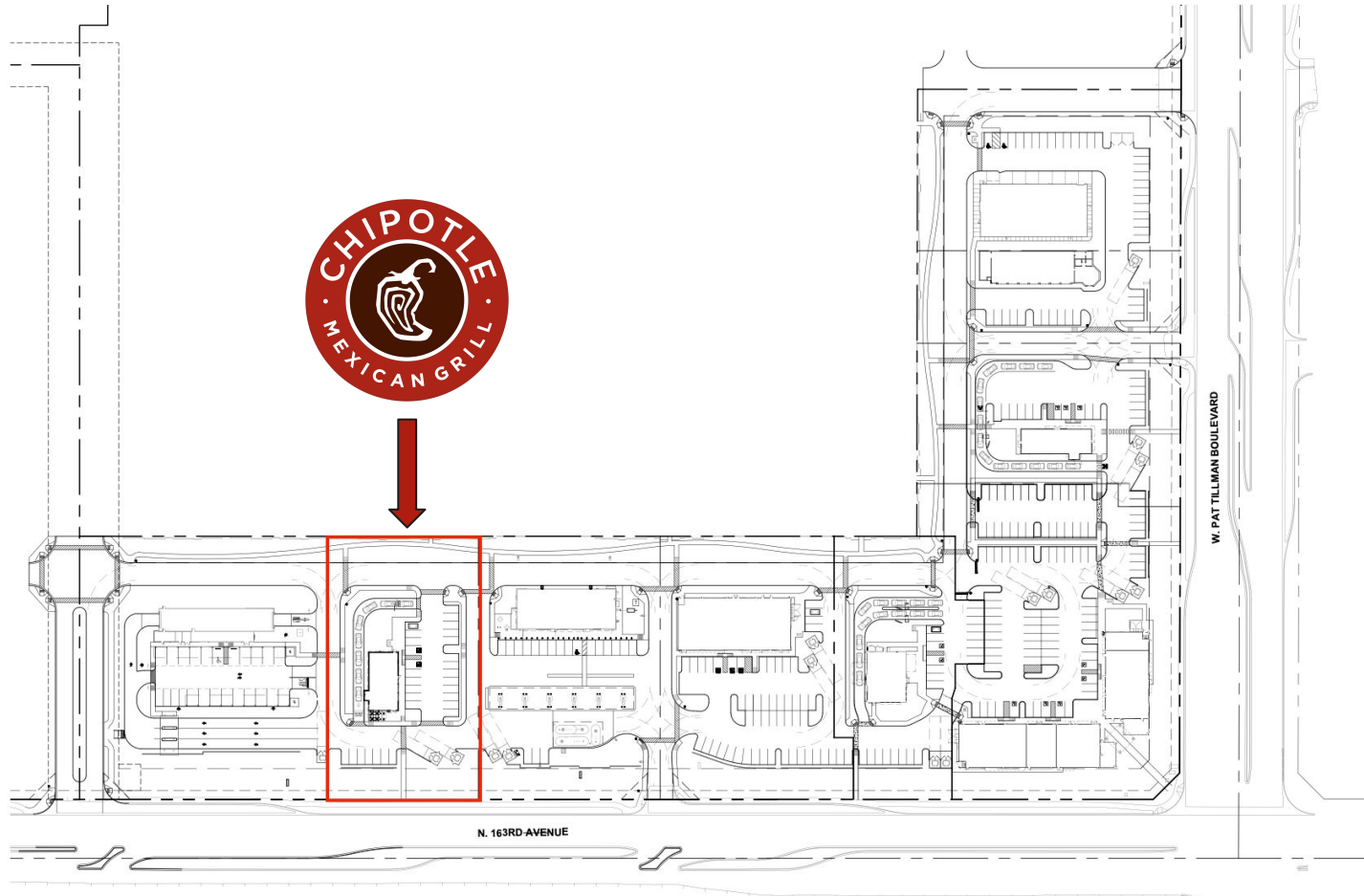
Mobile-Order Only: This is a dedicated pickup window for orders placed in advance via the app.

No Speaker Boxes: Eliminates noise and verbal ordering.

No Menu Boards: Reduces visual clutter and light pollution.



Site Plan





Thank you!

Questions and Comments?



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

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0682
Project Name: ASANTE LOT 2
Project Location: 23104 N 163RD AVE
Date Posted: 4/22/26

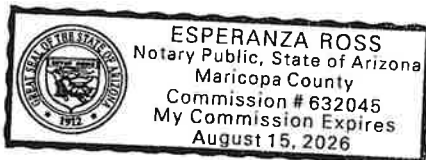
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date 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).

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

Natalya Upshur 4/22/26
Owner / Application Signature Date

This instrument was acknowledged before me this 22nd day of April,
2026 by NATALYA UPSHUR



Esperanza Ross
Notary Public
My Commission Expires: Aug 15, 2026

Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting

Date: February 4th, 2026

Time: 6:00 p.m.

Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning

Date: May 7th, 2026

Time: 6:00 p.m.

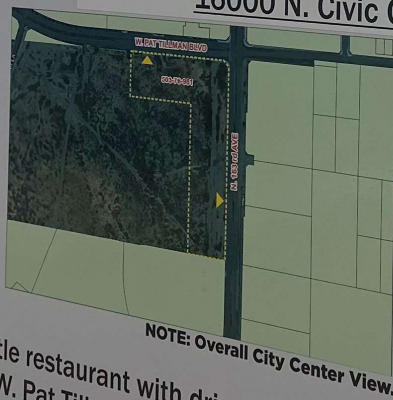
Location: Council Chambers at City Hall
16000 N. Civic Center Plaza

City Council

Date:

Time: TBD

Location:



NOTE: Overall City Center View.

Surprise, AZ 85374

Case Number: FS25-0682

Request: To approve the CUP for Chipotle restaurant with drive-thru
(Pad 8) at the NEC of W. Pat Tillman Blvd. and 163rd Ave

For More Information, Call: **623-222-3011** * surpriseaz.gov

Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting

Date: February 4th, 2026

Time: 6:00 p.m.

Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning

Date: May 7th, 2026

Time: 6:00 p.m.

Location: Council Chambers at City Hall
16000 N. Civic Center Plaza

City Council

Date:

Time: TBD

Location:

Surprise, AZ 85374



NOTE: Overall City Center View.

Case Number: FS25-0682

Request: To approve the CUP for Chipotle restaurant with drive-thru
(Pad 8) at Asante Trails at the NEC of W. Pat Tillman Blvd. and 163rd Ave

For More Information, Call: 623-222-3011 * surpriseaz.gov

Notice of Public Hearing-City of Surprise

In-Person Neighborhood Meeting

Date: February 4th, 2026

Time: 6:00 p.m.

Location: Asante Public Library,
16755 W. Vereda Solana Dr.,
Surprise, AZ 85387

Planning & Zoning

Date: May 7th, 2026

Time: 6:00 p.m.

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

City Council

Date:

Time: TBD

Location:



NOTE: Overall City Center View.

Case Number: FS25-0682
Request: To approve the CUP for Chipotle restaurant with drive-thru
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Surprise, AZ 85387

Planning & Zoning

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Time: 6:00 p.m.

Location: Council Chambers at City Hall
16000 N. Civic Center Plaza

City Council

Date:

Time: TBD

Location:

Surprise, AZ 85374



NOTE: Overall City Center View.

Case Number: FS25-0682

Request: To approve the CUP for Chipotle restaurant with drive-thru

(Pad 8) at Asante Trails at the NEC of W. Pat Tillman Blvd. and 163rd Ave

For More Information, Call: 623-222-3011 * surpriseaz.gov.

FS25-0682

Asante Trails Chipotle

CONDITIONAL USE PERMIT

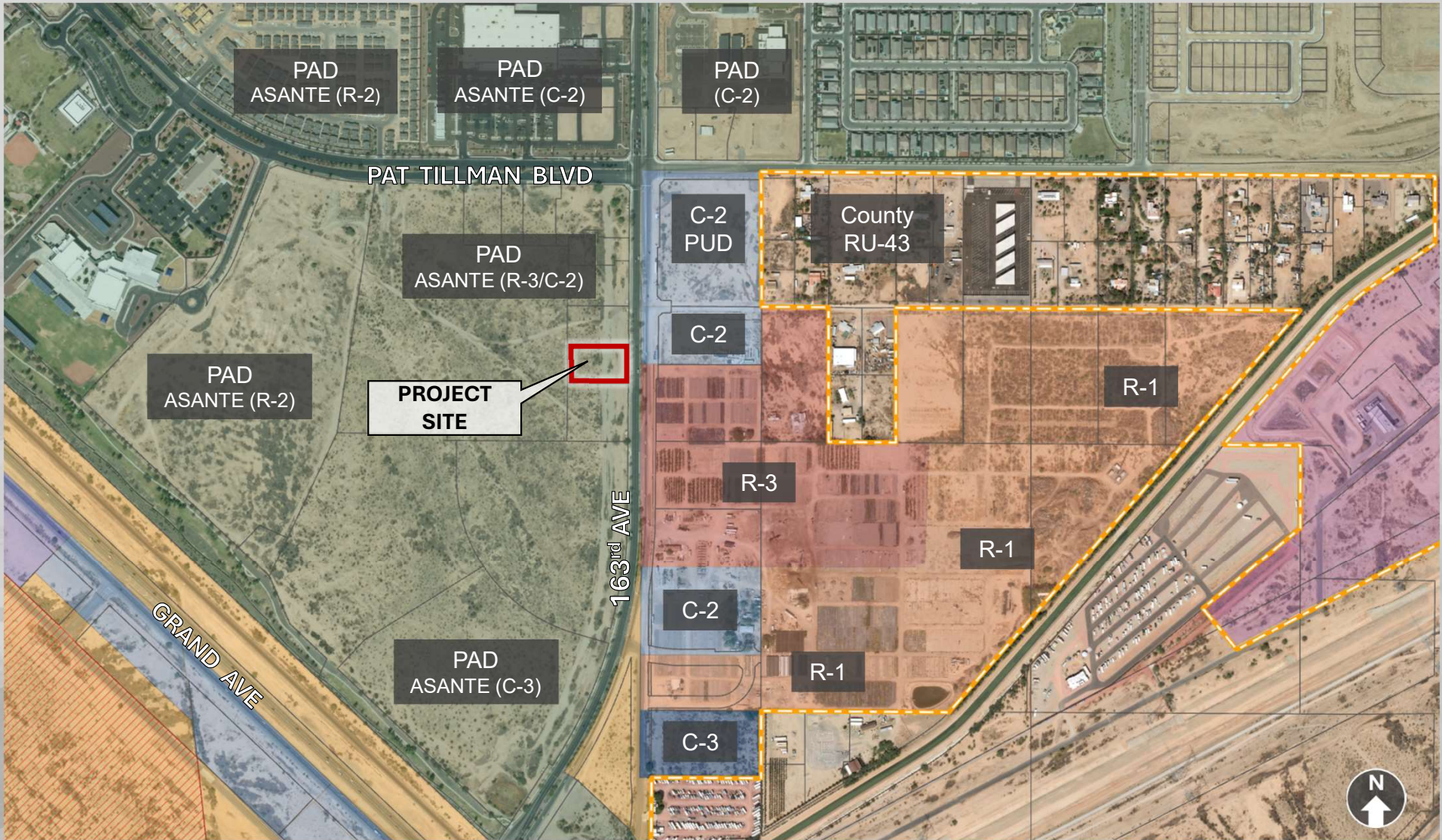
Planning & Zoning Commission

May 07, 2026





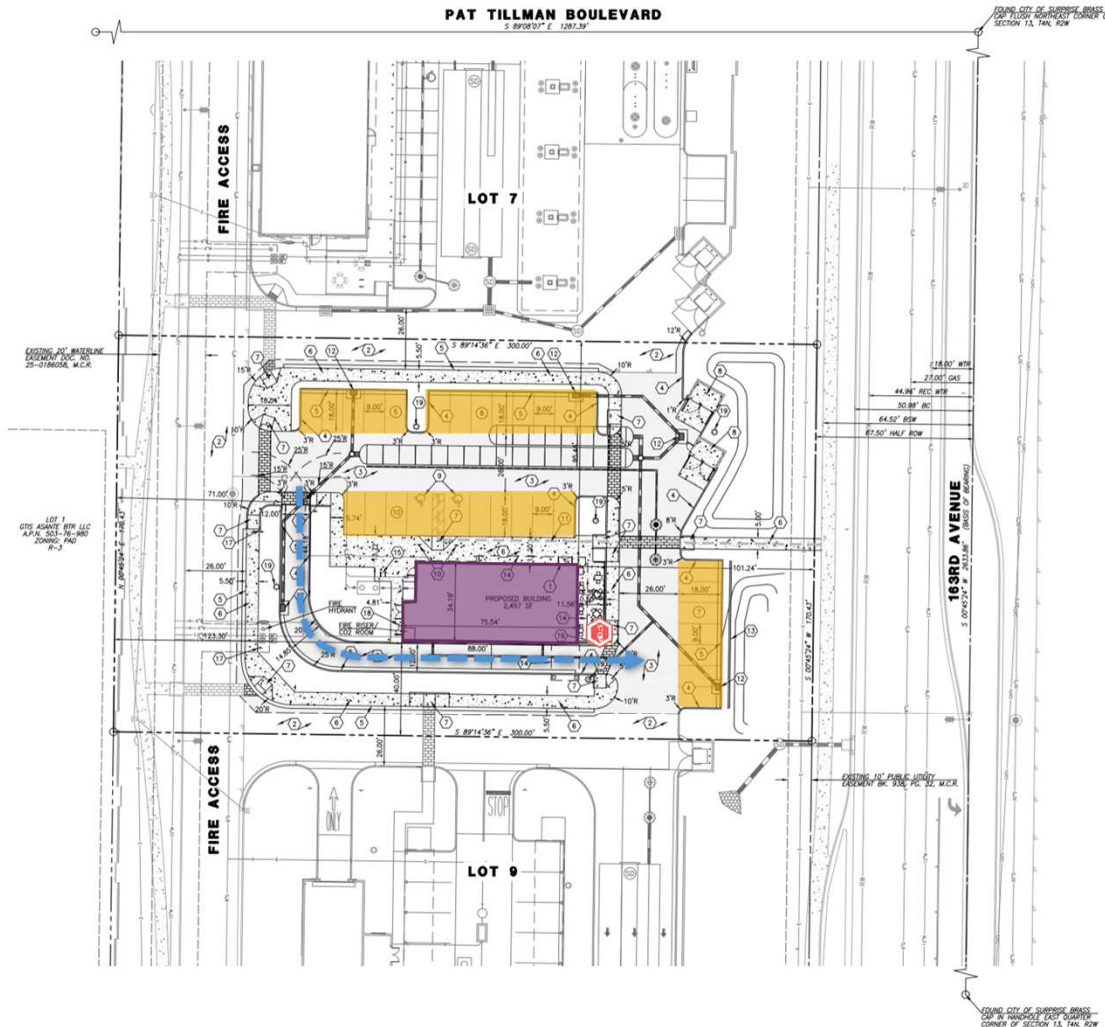
VICINITY MAP



ZONING MAP

68 of 199





2,457 S.F. Chipotle Restaurant

Parking Required = 19 Spaces
Parking Provided = 28 Spaces ☒

Drive-Through Lane (pick up only)
(Queuing Capacity = 7 Vehicles)

KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING PAVEMENT TO REMAIN.
- 3 NEW ASPHALT PAVEMENT.
- 4 NEW CONCRETE VERTICAL CURB.
- 5 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 6 NEW CONCRETE SIDEWALK.
- 7 NEW ACCESSIBLE ACCESS RAMP.
- 8 NEW TRASH ENCLOSURE PER DETAIL C, SHEET 3. FINISH AND COLOR PER DETAILS ON SHEET 4 & 5.
- 9 NEW ACCESSIBLE PARKING PER DETAILS A, SHEET 3.
- 10 NEW ADA PARKING SIGN PER B, SHEET 3.
- 11 NEW 5' ADA PEDESTRIAN PATH.
- 12 NEW STORM DRAIN INLET.
- 13 NEW MASONRY SCREEN WALL PER DETAIL ON SHEETS 4 & 5.
- 14 NEW AWNING/CANOPY.
- 15 NEW BIKE RACK PER DETAIL ON SHEETS 4 & 5.
- 16 NEW W11-2 'PEDESTRIAN CROSSING' SIGN.
- 17 NEW FIRE LANE NO PARKING SIGN PER DETAIL ON SHEET 3.
- 18 NEW FDC.
- 19 NEW SITE LIGHT.



SITE PLAN



SIGHT DISTANCE TRIANGLE:

SIGHT DISTANCE TRIANGLE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01
SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED
REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN
THE SIGHT VISIBILITY PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOILAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES
PER SURPRISE EDS DETAIL 4-01.

LANDSCAPE LEGEND

-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
48" BOX (9)
-  QUERCUS VIRGINIANA
LIVE OAK
24" BOX (6)
-  ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
36" BOX (7)
-  VITEX ANGUS CASTUS
CHASTE TREE
24" BOX (13)
-  CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN BOTTLE BRUSH
5 GALLON (64)
-  EREMOPHILA HYGROPHANA
BLUE BELLS
5 GALLON (32)
-  TECOMA 'SIERRA APRICOT'
APRICOT TECOMA
5 GALLON (19)
-  ALOE BARBADENSIS
MEDICINAL ALOE
1 GALLON (46)
-  AGAVE VILMORINIANA
OCTOPUS AGAVE
5 GALLON (8)
-  HESPERALOE FUNIFERA
GIANT HESPERALOE
5 GALLON (6)
-  MUHLENBERGIA LINDHEIMERI
AUTUMN GLOW DEER GRASS
5 GALLON (29)
-  DEDILANTHUS MACROCARPUS
LADY SLIPPER
5 GALLON (9)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (120)

1/2" SCREENED ROCK PROS APACHE GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

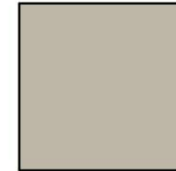


LANDSCAPE PLAN

ELEVATIONS



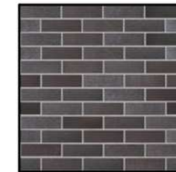
③ NORTH ELEVATION
10/11/19



INTEGRAL COLOR STUCCO:
MFR: WESTERN 1402TE
COLOR: SW 7044 - AMAZING GRAY



CMU VENEER:
MFR: ECHELON
COLOR: OPAL
SPEC: PRECISION (8"x16")



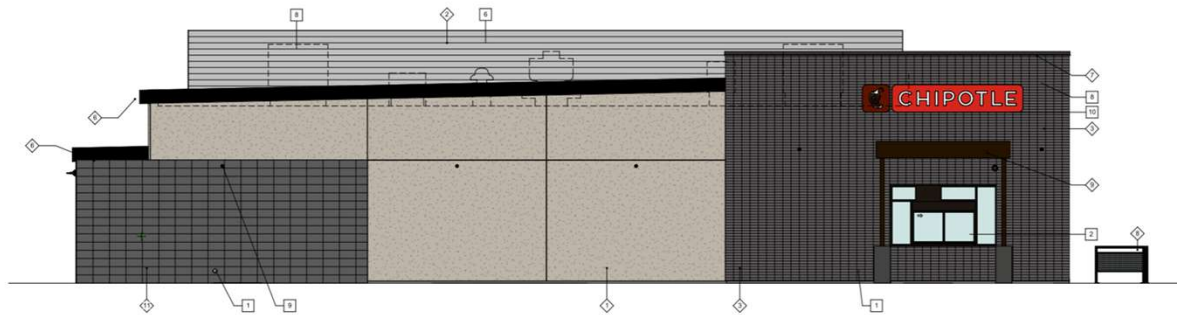
THIN BRICK VENEER:
MFR: ENDICOTT
COLOR: SIENNA IRONSPOT
SPEC: SMOOTH MODULAR



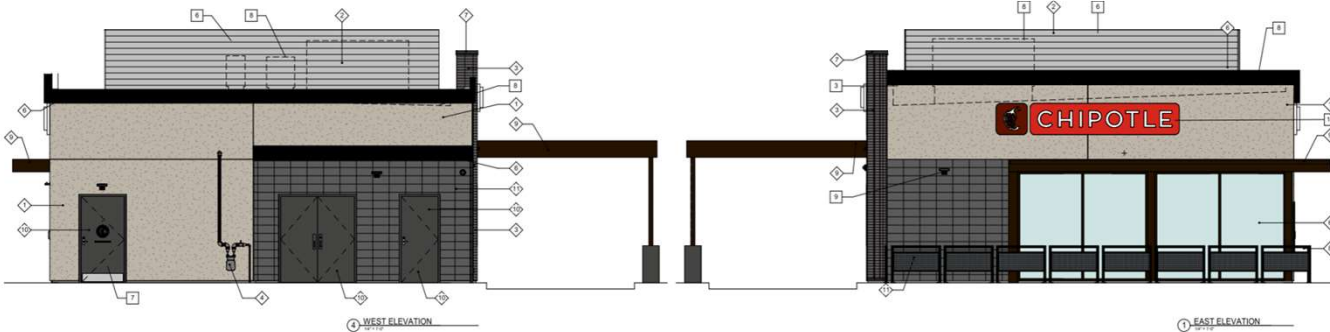
FIBER CEMENT PANEL (SCREEN WALL):
MFR: NICHHA
COLOR: GRAY
SPEC: LATURA V-GROVE - AWP 1818



PREFINISHED METAL (BREAKFAST, STOREFRONT):
MFR: MBI, KAWNEER
COLOR: DARK BRONZE



② SOUTH ELEVATION
10/11/19



④ WEST ELEVATION
10/11/19

① EAST ELEVATION
10/11/19

EVALUATION CRITERIA

ASANTE PAD (Amendment 13)

- ✓ Drive-through order facility and speakers 75' from residential (no ordering facility)
- ✓ Full Drive-through canopy

LDO Section 106-10.17

- ✓ 25' from public ROW (101.24')
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 40-feet between entry point to ordering facility (N/A)/100-feet pick-up service (172')
- ✓ 300-foot separation from another drive-through (> 600')
- ✓ Pick-up window is orientated away from *adjacent* residential *uses* and from facing the arterial *street*.
- ✓ Drive-through lanes shall be screened from ROW
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (10'2")

OUTREACH

Neighborhood Meeting

- February 04, 2026
- Asante Public Library
- No Attendees

RECOMMENDATION

Should the Commission wish to **approve** the subject Conditional Use Permit with Site Plan, **Case FS25-0682**, **staff recommends the Commission approve subject to stipulations 'a' through 'e'.**

Questions or Comments?

THANK YOU



STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Asante Lot 2 Pad B – Site Plan”, prepared by Rick Engineering, and received by the City, January 21, 2026.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Trails Chipotle Landscape Plan”, prepared by TJ McQueen and Associates, and received by the City, January 21, 2026.
- c. Building Architecture shall be consistent with the Elevations entitled “Shell Building Pat Tillman Exterior Elevations”, prepared by Dungan Design Group, and received by the City, March 06, 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.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 7, 2026 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit (CUP) for a Farmer Boys restaurant with drive-through facility on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS25-0457.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for a Farmer Boys restaurant with drive-through facility, Case# FS25-0457, subject to stipulations 'a' through 'e' as outlined in the Staff Report.

I move to **deny** the Conditional Use Permit with Site Plan for a Farmer Boys restaurant with drive-through facility, Case# FS25-0457, because [*insert reason*].

Background:

The subject request involves Conditional Use Permit with Site Plan for a new 2,752 square-foot Farmer Boys restaurant with a drive-through facility. The vacant 0.98-acre (approx.) parcel is located in the Asante Trails commerce center generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.

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 - FS25-0457 Asante Trails Lot 2 Farmer Boys- Staff Report
 2. 01 – FS25-0457 Asante Trails Lot 2 Farmer Boys – Vicintiy Map
 3. 02 – FS25-0457 Asante Trails Lot 2 Farmer Boys – Zoning Map
 4. 03- FS25-0457 Asante Trails Lot 2 Farmer Boys - Site Plan
 5. 04 - FS25-0457 Asante Trails Lot 2 Farmer Boys - Landscape Plan
 6. 05 - FS25-0457 Asatne Trails Lot 2 Farmer Boys - Elevations
 7. 06 - FS25-0457 Asatne Trails Lot 2 Farmer Boys - Citizen Participaton Report
 8. 07 - FS25-0457 - Asante Trails Lot 2 Farmer Boys - Affidavit of Site Posting
 9. FS25-0457 Asante Trails Lot 2 Farmer Boys CUP - PZ Presentation
-

Conditional Use Permit

Report to the Planning and Zoning Commission

Case: FS25-0457

Project Name: Asante Trails Lot 2 Farmer Boys

Council District: 1 – Acacia

Meeting Date: May 07, 2026

Planner: Leslie Carnie, Planner II

Owner: SIMONCRE ASANTE LLC

Applicant: Tyler Kazimierczuk of RKAA

Request: Conditional Use Permit with Site Plan

Site Location: Generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard

Site Size: 0.98 gross acres (approx.)

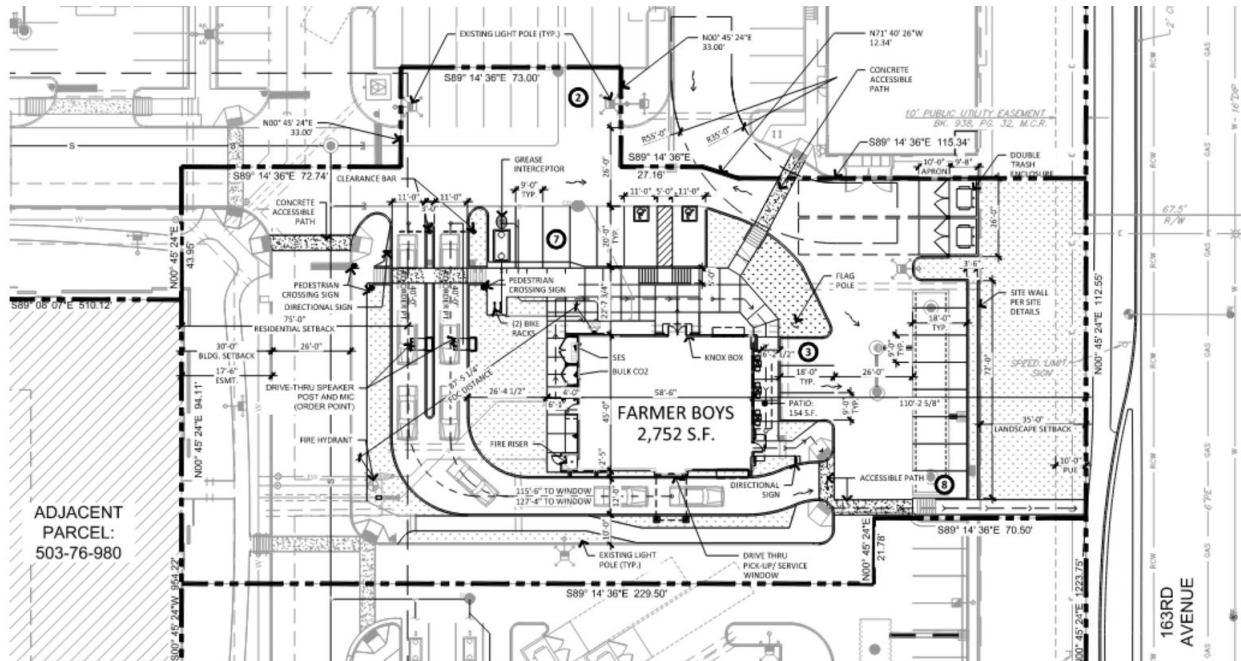
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

Support/Opposition: None known

Staff Recommendation: If the Commission **approves** the CUP with Site Plan, Staff recommends the Commission approve the subject CUP with Site Plan, case **FS25-0457**, subject to stipulations ‘a’ through ‘e.’

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a new 2,752 square-foot Farmer Boys restaurant with a drive-through facility. The vacant 0.98-acre parcel is located in the Asante Trails commerce center generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.



Proposed Site Plan

Drive-through queuing and parking:

The drive-through facility will provide double drive-through lanes with a queuing capacity for ten (10) cars. The required pedestrian crossing sign is provided at the pedestrian crossing that traverses the drive-through exit, and two additional pedestrian crossing signs will be located at the sidewalk that spans the drive-through entrance. This development requires 19 parking spaces, and 20 have been provided. In addition to meeting the required drive-through standards in the Asante PAD, the drive-through facility meets all applicable use-specific standards pursuant to Section 106-10.17 of the Land Development Ordinance (“LDO”). Conformance is discussed further in the “Evaluation Criteria” section of this report.

Access:

Access to the overall Asante Trails commerce center, via 163rd Avenue, is provided by two (2) three-quarter access driveways. Access to the commerce center via Pat Tillman Boulevard is taken from one (1) full access and one (1) three quarter access driveway. Full access to the subject site is taken from internal drive aisles.

Architecture:

The Farmer Boys restaurant has been designed using a similar modern architectural style and the same finish materials as the approved Asante Trails Master Plan and Materials List. The stucco cladding, CMU veneer, steel awnings, and neutral color palette are consistent with the existing and approved buildings within the Asante Trails commerce center.



Proposed Elevations

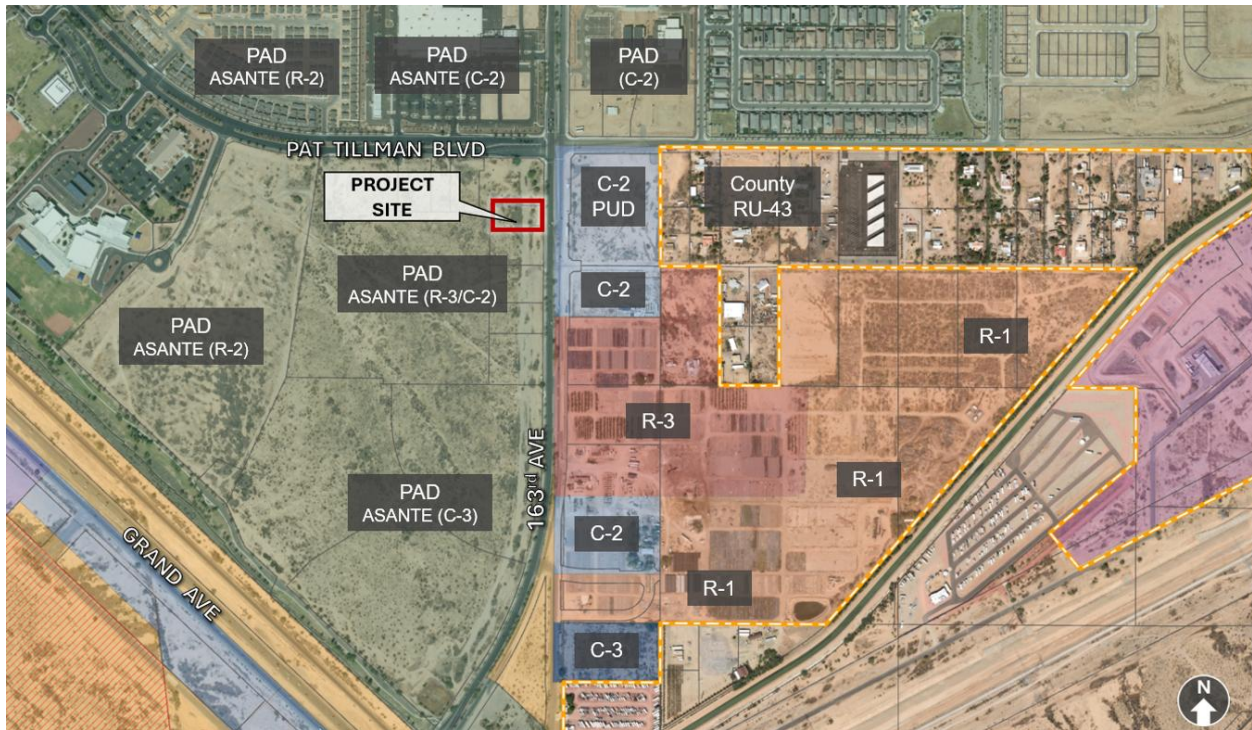
Landscaping:

The site landscaping is designed to complement the approved ROW landscaping for the Asante Trails Master Site Plan. Plantings are consistent with both the Asante PAD and Asante Trails Master Landscape Plan plant palettes. Additionally, the proposed landscape meets the LDO requirements and utilizes drought tolerant, low water use plants.



EXISTING ZONING:

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



PAD – Asante C-2	PAD – Asante C-2	C-2 PUD
PAD – Asante Residential High Density	PAD – Asante C-2	C-2
PAD – Asante C-3	PAD – Asante C-2	R-3

BACKGROUND:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

August 15, 2023: The Mayor and City Council approved a Major PAD Amendment to the Asante PAD to change the land use designation for the subject property under case FS22-0517, Ordinance #2023-03.

January 15, 2025: A Master Site Plan for the Asante Trails commercial development, on the subject property, was approved administratively under case FS24-0522.

April 10, 2025: The Applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR25-0285.

September 04, 2025: A Comprehensive Sign Program was approved by City Council for the Asante Trails development under case FS24-1519.

February 26, 2026: The Applicant held a neighborhood outreach meeting at Asante Preparatory Academy. A summary of this meeting is included in the Citizen Participation Report attached to this Staff Report.

February 27, 2026: The Asante PAD Amendment 13, clarifying the drive-through development standards for the Asante Trails commerce center, was approved administratively under case FS26-0110.

Citizen Participation Meeting: The Applicant held a Neighborhood Meeting for the subject project at the Asante Preparatory Academy on February 26, 2026. There were no members of the public present. The outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with State and local requirements. The Public Participation Report is included as an attachment to this Staff Report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria: The granting of a CUP requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. LDO Sec. 102-6.3.D. provides general approval criteria for CUP approvals, and Sec. 106-10.17 of the LDO sets forth the use specific standards for drive-through window facilities that fall under the LDO's jurisdiction. The requirements are as follows:

Section 102-6.3.D. – Conditional Use Permit

1. Location and character of the *use* shall not burden or conflict with the established *uses* of the surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;
2. The proposed *use* shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the City;
3. The proposed *use* shall conform to the goals and policies of the *General Plan*;
4. The proposed *use* shall conform to the goals and policies of any specific district or plans for the area;
5. The proposed *use* shall conform to any applicable use specific standards outlined in **Article X, Chapter 106** of this ordinance;
6. The proposed *use* shall conform to the development standards of the *zoning district* and shall take into account the following factors:

- a. Site and *building* design;
 - b. Sensitivity to existing natural features;
 - c. Volume or character of traffic;
 - d. Circulation patterns;
 - e. Connectivity;
 - f. Parking and loading;
 - g. *Screening* and *buffering* of uses;
 - h. Landscaping;
 - i. Exterior lighting;
 - j. *Signage*;
 - k. Stormwater *retention* and drainage;
 - l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - m. A demonstrated need for such *use*.
7. 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*;
 8. Adequate utilities, *access* roads, drainage sanitation; and/or
 9. Necessary facilities will be provided and the *use* will not contribute toward an overburdening of municipal services.

Commentary: The CUP with Site Plan Design Review and Final Civil Review applications associated with the proposed drive-through facility were reviewed concurrently to ensure the development is in conformance with the development standards set forth in Sec. 102-6.3.D.

Section 106-10.17 – Drive-through Facility

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

Commentary: A minor PAD amendment (case FS26-0110) to the Asante PAD was administratively approved to allow drive-through aisles to encroach into the seventy five foot (75') residential setback for the Asante Trails commercial development from the seventy five foot (75') residential setback provided the ordering facility and any noise generating equipment is a minimum of seventy five feet (75') from the adjacent residential property line. The subject site plan is in compliance with this approved minor PAD amendment. The drive-through is approximately one hundred one feet (101') from the public right-of-way and the drive-through entrance is spaced over six hundred feet (600') from the proposed drive-through facility to the north.

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

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

Commentary: The proposed drive aisles and curved sections meet the minimum requirements as the proposed drive aisles are a minimum of eleven feet (11') a minimum radius of twenty-five feet (25'). Marked pedestrian crossings and pedestrian crossing signs will be located at the entrances and exit of the drive-through for the pedestrian walkway.

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

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

Commentary: The proposed drive-through ordering facility is forty feet (40') from the entrance. The distance between the ordering facility and the pick-window is approximately one hundred fifteen feet six inches (115'-6").

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

Commentary: The proposed ordering facility is setback seventy five feet (75') from the adjacent residential property. Dense landscaping is proposed to provide additional sound mitigation along the westerly boundary of the site.

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

Commentary: The pick-up window is oriented away from the residentially zoned property to the west and 163rd Avenue to the east.

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

Commentary: A four foot (4') screen wall located along the parcel's 163rd Avenue frontage screens the drive-through lane from the right-of-way. Dense landscaping screens the drive-through from the adjacent properties.

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

Commentary: The canopy and support pillars are finished with the same materials as the primary building. The canopy is twelve feet (12') in height with no additional lighting.

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

Commentary: The drive-through canopy structure is cohesive with the architecture of the principal building.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The project location is within the Commercial and Office Character Area of the General Plan 2040 in a proposed commerce center located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. The Commercial and Office Character area supports mixed-use developments with commercial uses integrated with or adjacent to high density residential developments.

REVIEWING AGENCIES:

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

SUMMARY:

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

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

RECOMMENDATION:

Based on the findings noted above, if the Commission wishes to approve the subject Conditional Use Permit with Site Plan, Case FS25-0457, staff recommends the Commission approve subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Farmer Boys – Pat Tillman Blvd and 163rd Ave – Site Plan," prepared by RKA, and received by the City on February 20, 2026.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante Trails Pad 5 – Landscape Plan," prepared by McGough Adamson, and received by the City on February 20, 2026.
- c. Building Architecture shall be consistent with the Elevations entitled "Farmer Boys – Pat Tillman Blvd and 163rd Ave – Site Plan," prepared by RKA, and received by the City on February 20, 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.

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

Recommended motions:

I move to approve the CUP with Site Plan for a Farmer Boys restaurant with drive-through facility, Case FS25-0457, subject to stipulations 'a' through 'e' as outlined in the Staff Report.

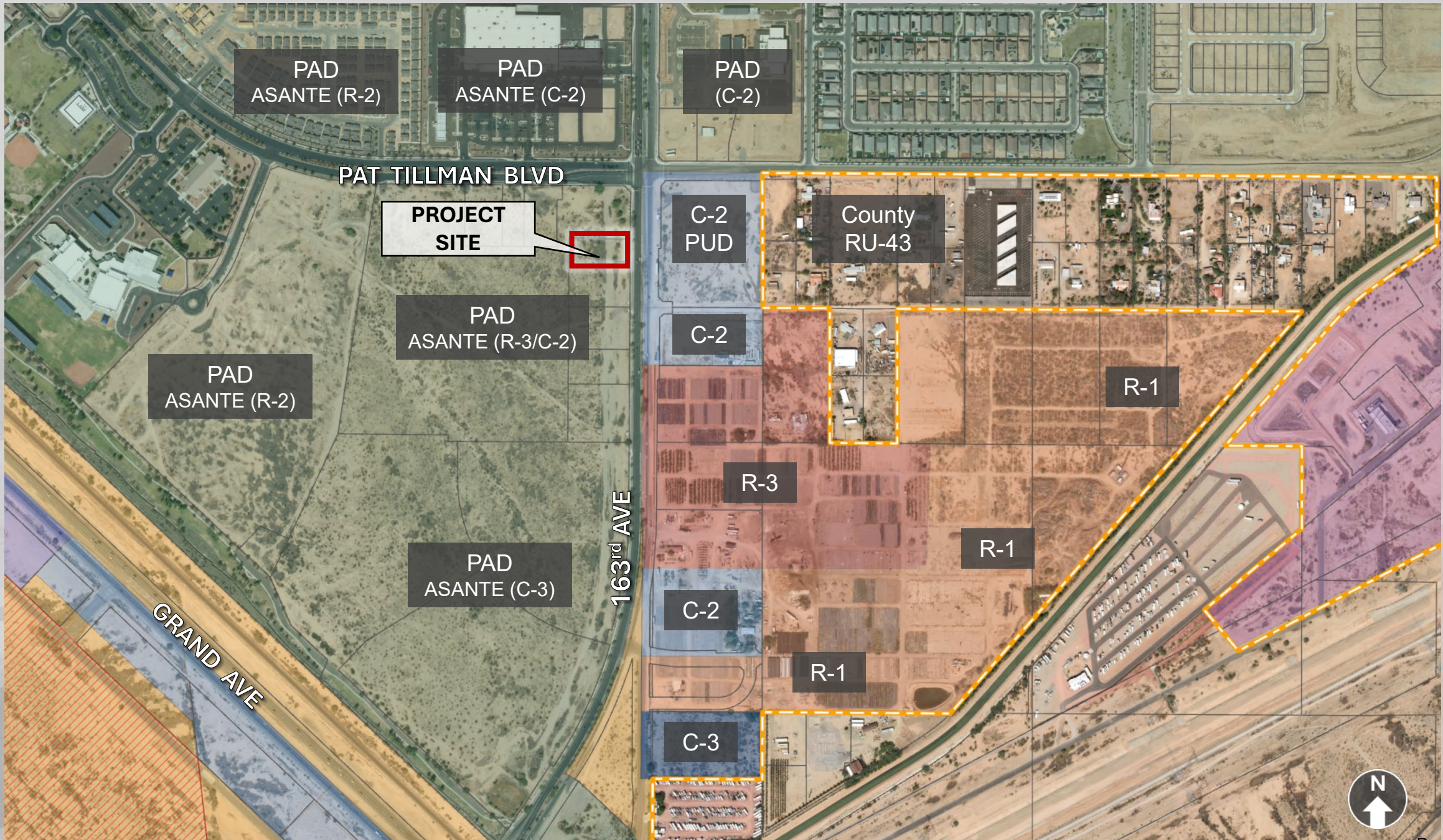
I move to deny the CUP with Site Plan for a Farmer Boys restaurant with drive-through facility, Case FS25-0457, because *[insert reason]*.

Attachments:

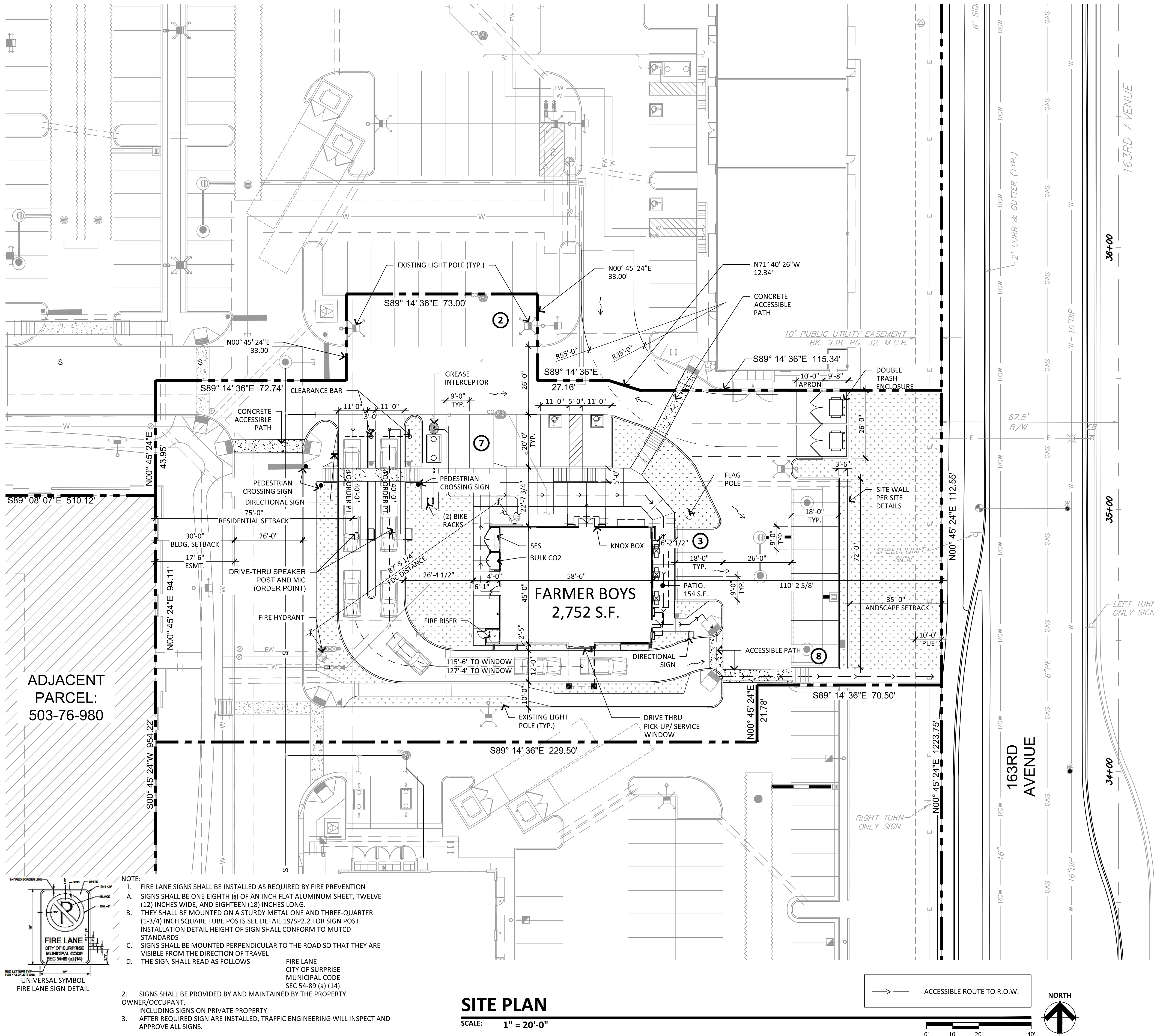
01 Vicinity Map
02 Zoning Map
03 Conceptual Site Plan
04 Landscape Plan
05 Elevations
06 Citizen Outreach Report - REDACTED
07 Affidavit of Site Posting
PPT



VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

APPLICANT: HAVADJIA HOLDINGS, INC. 3800 ORANGE STREET, STE 250 RIVERSIDE, CA 92501 CONTACT: JAMES HANSON PHONE: 951-526-1156 E-MAIL: jhanson@farmerboys.com	CIVIL ENGINEER: ATWELL, LLC. 645 EAST MISSOURI RD, AZ 85012 CONTACT: SCOTT KROUS PHONE: (602) 297-8732 EMAIL: skrous@atwell.com	ARCHITECT: RCAA ARCHITECTS, INC. 2233 E. THOMAS ROAD PHOENIX, AZ 85016 CONTACT: TYLER CARR PHONE: (602) 955-3900 FAX: (602) 955-0496 E-MAIL: tcarr@rcaa.com
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PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE RESTAURANT. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES MINOR GRADING AND DRAINAGE, NEW PARKING STALLS, DRIVE-THRU, HARDSCAPE, AND LANDSCAPE AREAS. APPROXIMATE SQUARE FOOTAGE OF BUILDING IS 2,752 S.F. WITH PATIOS AND CANOPIES APPROXIMATELY 336 S.F.

SITE DATA

USE:	RESTAURANT
OCCUPANCY TYPE:	ASSEMBLY (A-2)
OCCUPANT LOAD:	98 OCCUPANTS
CONSTRUCTION TYPE:	V-B
PARCEL NUMBER:	503-76-981
EXISTING ZONING:	C-2 / ASANTE PAD
NET SITE AREA:	12.13 ACRES (528,758 SF.)
MAX. HEIGHT:	40'-0"
MIN. ARTERIAL STREET SETBACK:	35'-0"
MIN. PERIMETER LANDSCAPE YARD SETBACK:	35'-0"
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
BUILDING AREA:	2,752 S.F.
PATIO / OVERHANGS AREA:	154 S.F. / 182 S.F.

PARKING DATA

PARKING REQUIRED: RESTAURANT	
TOTAL PARKING REQUIRED: RESTAURANT W/ DRIVE-THRU : 1 PER 150	19 SPACES
TOTAL REQUIRED	19 SPACES (INCLUDES 1 ACCESSIBLE)
TOTAL PARKING PROVIDED: RESTAURANT	20 SPACES (INCLUDES 2 ACCESSIBLE)
TOTAL BICYCLE PARKING: TOTAL PARKING BICYCLE PARKING REQ'D TOTAL BICYCLE PARKING PROVIDED *BICYCLE PARKING PER EDS DETAIL 4-24	1 SPACES 2 SPACES

APPX. OCCUPANT LOAD CALCULATION THIS OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM - AND IS SUBJECT TO CHANGE UPON SUBMITTAL OF CONSTRUCTION DOCUMENTS

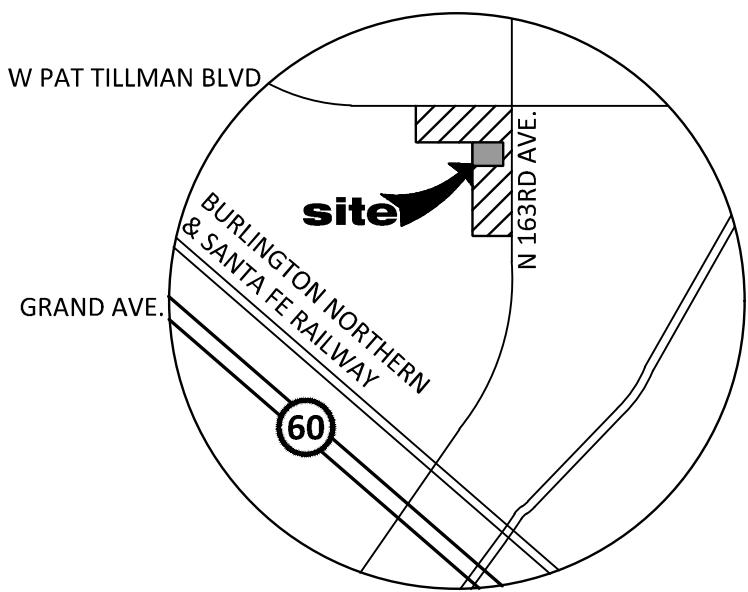
DINING AREA	860 SF	
NON-FIXED SEATS	398 SF	/ 15 NET = 27 OCC.
FIXED SEATS (BOOTH)	92-9" LF	/ 2" L.F. = 47 OCC.
DESIGNATED ACCESSIBLE SEATING	72 SEATS x 5% = 3.6 : 4	PROVIDED
CUSTOMER ORDER	46 SF	/ 5 NET = 10 OCC.
WAITING AREA FOR P/U	30 SF	/ 5 NET = 6 OCC.
KITCHEN	1,028 SF	/ 200 NET = 6 OCC.
OFFICE	34 SF	/ 100 NET = 1 OCC.
STORAGE (DRY & COOLER)	239 SF	/ 300 NET = 1 OCC.
ACCESSORY USE	719SF	= 0 OCC.
TOTAL OCCUPANTS		= 98 OCC.

TECHNICAL CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

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 AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
- FLAGPOLE IS TO BE APPROVED UNDER A SEPARATE BUILDING PERMIT.
- DRIVE-THROUGH SPEAKERS SHALL NOT BE AUDIBLE FROM ADJACENT RESIDENTIAL USES. ADDITIONAL LANDSCAPING, SOUND ATTENUATION WALLS, OR OTHER MITIGATION MEASURES MAY BE REQUIRED TO REDUCE THE SOUND LEVEL ADDRESS IN THE CUP NARRATIVE AND PROVIDE MITIGATION MEASURES IF NECESSARY.
- PEDESTRIAN CROSSWALKS SHALL BE FINISHED TO MATCH EXISTING CENTER CROSSWALKS. BRUSHED CONCRETE RUNNING BRICK PATTERN (2"x8") IN BROMANITE RED.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CONSTRUCTION CODES AS ADOPTED AND AMENDED BY THE CITY OF SURPRISE MUNICIPAL CODE, SECTION 105-19 - CONSTRUCTION CODES, IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.



VICINITY MAP

SCALE: N.T.S.



FARMER BOYS - PAT TILLMAN BLVD AND 163RD AVE

NEAR SWC PAT TILLMAN BLVD AND 163RD AVE

SURPRISE, ARIZONA

DATE: 2-6-2026 (FINAL)

SP-1

RKAA# 25039.00

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FS25-0457

LANDSCAPE NOTES:

1. PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK (IF REQUIRED).
2. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR AND AN OWNER'S REPRESENTATIVE SHALL INSPECT THE SITE AND DOCUMENT ANY DAMAGE TO SIDEWALKS, CURBS OR OTHER HARDSCAPES. ALL AREAS TO BE RE-INSPECTED UPON FINAL WALK THROUGH AND ANY DAMAGED AREAS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. LANDSCAPE CONTRACTOR TO REVIEW ALL RELATED ENGINEERING, ARCHITECTURAL AND DRAINAGE PLANS AND COORDINATE WITH THE APPROPRIATE CONTRACTOR ON ANY ITEMS WITH OVERLAPPING SCOPE. ANY DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND ANY OTHER CONSULTANT PLANS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, ANY CLARIFICATIONS OR DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
6. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
7. ALL QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANTS TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD ESTIMATE ALL DECOMPOSED GRANITE QUANTITIES.
8. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUND COVERS SHALL CARRY A 90 DAY WARRANTY.
9. ALL PLANTS MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED IN ADEQUATE OR NOT MEETING NURSERYMAN STANDARDS.
10. DUE TO SEASONAL PLANT MATERIAL AVAILABILITY, ALL ALTERNATES AND/OR SUBSTITUTIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT, OWNER OR JURISDICTION.
11. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
12. LANDSCAPE CONTRACTOR TO CONTACT THE G.C. OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
13. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
14. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
15. PROVIDE THE G.C. AND/OR OWNER A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS TO COORDINATE ALL SLEEING LOCATIONS WITH THE GENERAL CONTRACTOR AND/OR PAVING CONTRACTOR TO ENSURE THAT ALL SLEEVES ARE INSTALLED PRIOR TO PAVING. VERIFY ANY EXISTING SLEEVES THAT MAY HAVE BEEN PREVIOUSLY INSTALLED.
2. PRIOR TO CONSTRUCTION, VERIFY STATIC WATER PRESSURE. CONTACT LANDSCAPE ARCHITECT IF STATIC PRESSURE IS NOT ADEQUATE FOR LISTED DESIGN PRESSURE ON THE IRRIGATION PLANS.
3. MAINTAIN IRRIGATION AS-BUILTS THROUGHOUT INSTALLATION. AS-BUILT SET TO BE TURNED OVER TO OWNER PRIOR TO ACCEPTANCE OF THE IRRIGATION INSTALL.
4. VACUUM BREAKER/BACKFLOW PREVENTION DEVICE TO BE ASSEMBLED PER LOCAL JURISDICTIONAL STANDARDS AND DETAILS.
5. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
6. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
7. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
8. USE COMMON TRENCHES WHERE POSSIBLE. SEE DETAILS FOR TRENCHING AND MINIMUM IRRIGATION PIPE BURY DEPTHS.
9. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST THREE EXTRA CONTROL WIRES TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
10. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
11. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ALL MAINLINES.
12. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. ALL BOXES TO BE PLACED IN INCONSPICUOUS LOCATIONS AS POSSIBLE. AVOID INSTALLING VALVE BOXES AT THE BOTTOM OF ANY RETENTION AREAS WHERE PONDING IS POSSIBLE.
13. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
14. EMITTERS TO BE PLACED ON THE UPHILL SIDE OF THE PLANTS. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
15. CONTRACTOR TO CAP OFF ALL IRRIGATION AT PHASING LIMITS AS REQUIRED, AND MARK APPROPRIATELY FOR EASY LOCATION UPON FUTURE EXPANSION.
16. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. (AS-BUILTS PER #2 ABOVE).
 - B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - C. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - D. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS/RADIUS ADJUSTED TO ACHIEVE 100% COVERAGE. AVOID OVER-SPRAY ONTO ALL WALKS, CURBS, WALLS, EXISTING STRUCTURES OR ANOTHER OTHER HARDSCAPE AREA. ADJUST ALL HEADS/ROTORS TO PROPER HEIGHTS AND VERTICAL ALIGNMENT.
 - E. ENSURE THAT NO CONTROL WIRE WAS DAMAGED DURING CONSTRUCTION AND THAT ALL VALVES ARE ELECTRONICALLY OPERABLE BY THE CONTROLLER.
 - F. AUDIT ENTIRE SYSTEM FOR LEAKS OR DAMAGE DURING CONSTRUCTION.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSED ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OR GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
8. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

SPECIAL NOTES:

1. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS STD. 8-14 WHEN TREES ARE WITHIN 3' OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
 - ACACIA SALICINA (WILLOW ACACIA)
 - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
 - ACACIA WILLARDIANA (PALO BLANCO)
 - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
 - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
 - SOPHORA SECUNDIFLORA (TEXAS MOUNTAIN LAUREL)
 - CHILOPSIS LINEARIS (DESERT WILLOW)
 - OLEA EUROPAEA (SWAN HILL OLIVE)
 - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. DEVELOPER RESERVES THE RIGHT TO REPLACE ANY TREE, OUTSIDE OF THE R.O.W., WITH A SALVAGED TREE OF EQUAL OR GREATER SIZE THAN WHAT IS SPECIFIED.
7. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING, PER CITY OF SURPRISE EDS STD. 8.2(5).
8. HOMES LOCATED ON INTERSECTIONS ARE REQUIRED TO HAVE THE SIDE YARD LANDSCAPING AT THE RATE OF (1) 24" BOX TREE AND (4) 5 GALLON SHRUBS AND/OR GROUNDCOVER PLANTS PER 25 LINEAR FEET INCLUDED WITH THE FRONT YARD LANDSCAPING BY THE DEVELOPER.

ADDITIONAL NOTES:

1. 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.
2. 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.

SHEET INDEX

SHEET #	DESCRIPTION
L0.1	COVER SHEET
L1.1	PLANTING PLAN
L1.2	PLANTING PLAN (COLOR)
L2.1	IRRIGATION PLAN
L3.1 - L3.2	DETAILS

OWNER/DEVELOPER

SIMONCRE
6900 E. 2ND ST.
SCOTTSDALE, AZ 85251
CONTACT: ALEX PITROFSKY
480-566-8955
alex.pitrofsky@simoncre.com

CIVIL ENGINEER

ATWELL, LLC
645 E. MISSOURI AVE., STE 420
PHOENIX, AZ 85012
CONTACT: SCOTT KROUS
623-776-5666
skrous@atwell.com

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS ROAD, STE 131
MESA, ARIZONA 85203
CONTACT: NICK ADAMSON, RLA
602-997-9093
nicka@mg-az.com



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE	2	36" BOX	STANDARD
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	9 1 1	24" BOX 36" BOX 48" BOX	STANDARD STANDARD STANDARD
	ULMUS PARVIFOLIA - EVERGREEN ELM	2	24" BOX	STANDARD
	VITEA AGNUS-CASTE 'MONTROSE PURPLE' - MONK'S PEPPER	3	36" BOX	MULTI-TRUNK
SHRUBS				
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH	11	5 GAL	FULL CAN
	DODONAEA VISCOSA - HOP BUSH	3	5 GAL	FULL CAN
	EREMOPHILA HYGROPHANA - BLUE BELLS	21	5 GAL	FULL CAN
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	9	5 GAL	FULL CAN
	TECOMA X 'SIERRA APRICOT' - SIERRA APRICOT ESPERANZA	5	5 GAL	FULL CAN
ACCENTS				
	ALOE BARBADENSIS - MEDICINAL ALOE	16	5 GAL	FULL CAN
	AGAVE VILMORINIANA - OCTOPUS AGAVE	6	5 GAL	FULL CAN
	HESPERALOE FUNIFERA - GIANT HESPERALOE	5	5 GAL	FULL CAN
	MUHLENBERGIA LINDHEIMERI - AUTUMN GLOW GRASS	12	5 GAL	FULL CAN
	PEDILANTHUS MACROCARPUS - LADY'S SLIPPER	16	5 GAL	FULL CAN
GROUND COVERS				
	LANTANA CAMARA 'GOLD MOUND' - GOLD MOUND LANTANA	41	5 GAL	FULL CAN
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	31	5 GAL	FULL CAN
	DECOMPOSED GRANITE - 1/2" SCREENED, 2" MIN. DEPTH COLOR TO BE 'APACHE GOLD' BY ROCK PROS USA	7,871 SQ.FT		

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MESA, ARIZONA 85203

PHONE: (602) 997-9093

Expires: 03-31-2026

COVER SHEET
ASANTE TRAILS COMMERCIAL - PAD 5

SWC PAT TILLMAN BLVD. AND 163RD AVE.
SURPRISE, ARIZONA 85387

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

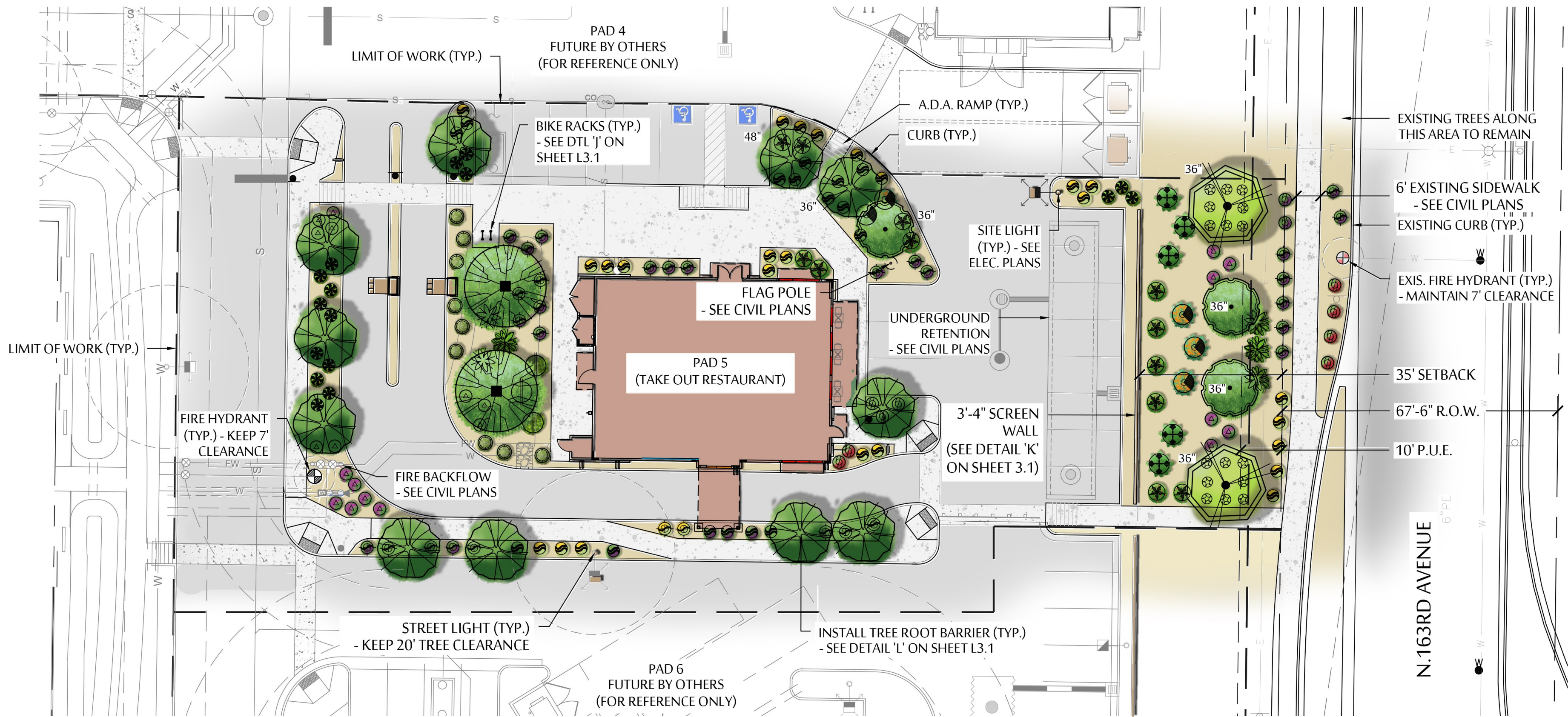
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JOB NO. _____
DATE: 11-14-25
DRAWN BY: MCH, ME, TV, BD
CHECKED BY: NA

CASE #: FS25-0457

REVISIONS: _____

SHEET NO.
L0.1



SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA - EVERGREEN ELM
	VITEX AGNUS-CASTE 'MONTROSE PURPLE' - MONK'S PEPPER
SHRUBS	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
	DODONAEA VISCOSA - HOP BUSH
	EREMOPHILA HYGROPHANA - BLUE BELLS
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE
	TECOMA X 'SIERRA APRICOT' - SIERRA APRICOT ESPERANZA
ACCENTS	
	ALOE BARBADENSIS - MEDICINAL ALOE
	AGAVE VILMORINIANA - OCTOPUS AGAVE
	HESPERALOE FUNIFERA - GIANT HESPERALOE
	MUHLENBERGIA LINDHEIMERI - AUTUMN GLOW GRASS
	PEDILANTHUS MACROCARPUS - LADY'S SLIPPER
GROUND COVERS	
	LANTANA CAMARA 'GOLD MOUND' - GOLD MOUND LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1/2" SCREENED, 2" MIN. DEPTH COLOR TO BE 'APACHE GOLD' BY ROCK PROS USA

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PLANTING PLAN (COLOR)

ASANTE TRAILS COMMERCIAL - PAD 5

SWC PAT TILLMAN BLVD. AND 163RD AVE.
SURPRISE, ARIZONA 85387

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JOB NO.

DATE:11-14-25

DRAWN BY:MCH, MF, TV, BD

CHECKED BY:NA

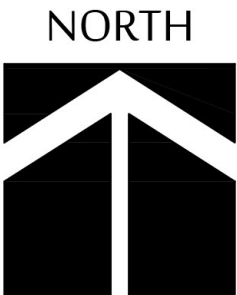
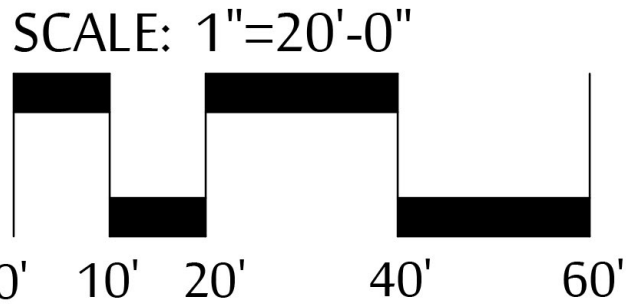
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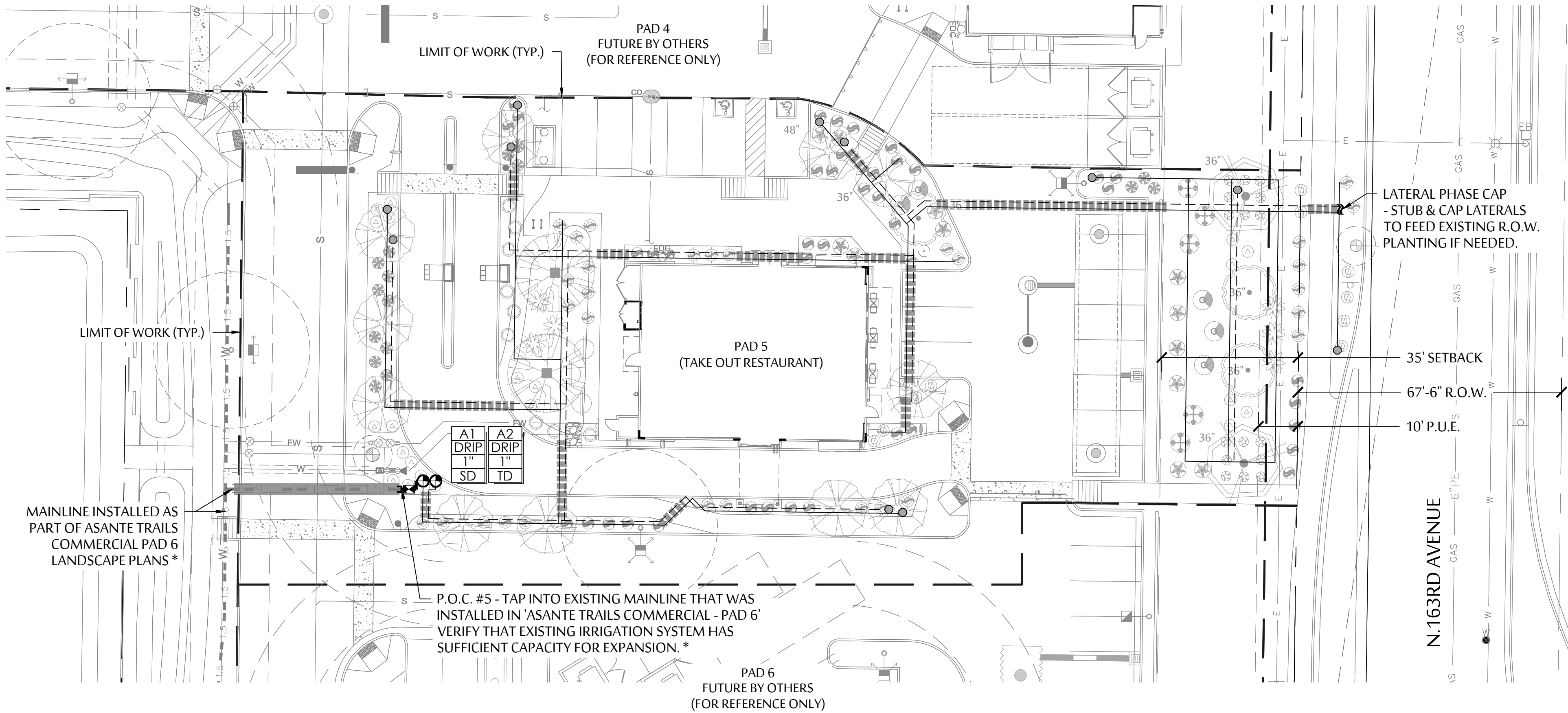
FS25-0457

REVISIONS:

SHEET NO.

L1.2





IRRIGATION SCHEDULE

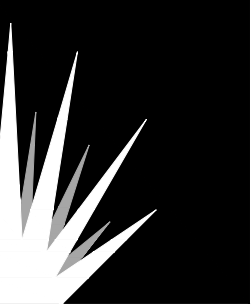
SYMBOL	SPECIFICATION
	1" WATER METER * - INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL - PAD 6 LANDSCAPE PLANS.
	REDUCED PRESSURE BACKFLOW PREVENTOR * - INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL - PAD 6 LANDSCAPE PLANS.
	RAINBIRD ESP-LXIVM TWO-WIRE CONTROLLER * A: ESP-LXIVM (1 STATION IN THIS PAD/ 60 STATION CAPACITY) - SEE LOCATION OF CONTROLLER 'A' IN PAD 6 IRRIGATION PLANS.
	MAINLINE: SIZE AS PER PLAN- SCH. 40 PVC.
	MAINLINE: INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL * - PAD 6 IRRIGATION PLANS. - SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS). CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE- SAME SIZE AS MAINLINE
	RAINBIRD PEB/PESB SERIES ELECTRIC GLOBE VALVE; (PART# 100-PESB) - 1 VALVE PER VALVE BOX
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS
	PHASE CAP FOR MAINLINES - TAP INTO MAINLINE INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL - PAD 6
	LATERAL SLEEVE - SCH. 40 PVC SLEEVE. SEE SLEEVING SCH.
	MAIN LINE SLEEVE - ADD 2" SCH. 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP, TD=TREE DRIP.
SEE SHEET L3.2 FOR ALL IRRIGATION DETAILS	
CONTRACTOR MUST HAVE OWNER/LANDSCAPE ARCHITECT APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS	

***NOTE: REFERENCE CITY OF SURPRISE CIVIL PERMIT
CASE NUMBER: FS24-0522
PERMIT NUMBER: E24P-2019**

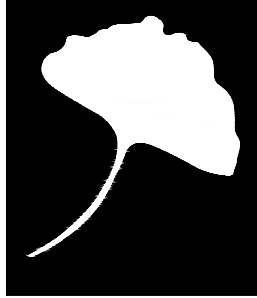
NOTE: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED IN COLORED PURPLE PIPING. CITY OF SURPRISE EDS STANDARD 8.2(5).

EMITTER SCHEDULE

- TREES:
- ALL TREES TO RECEIVE (2) RAINBIRD RWS TUBES. EACH TUBE TO BE SET UP AS SPECIFIED BELOW.
 - USE RWS-B-C, 4" DIAMETER X 36" DEPTH TUBES.
 - USE XBT-10-6 MULTI-PORT EMITTERS IN EACH TUBE.
 - (4) PORTS ARE TO REMAIN IN THE RWS TREE TUBE.
 - (2) PORTS ARE TO RUN TO THE SURFACE, EQUALLY SPACED AROUND THE TRUNK.
- SHRUBS/GROUND COVERS:
- USE RAINBIRD XBT-20-6 MULTI-PORT EMITTERS
 - (1) PORT PER SHRUB/GROUND COVER
- ACCENTS:
- USE RAINBIRD XBT-10-6 MULTI-PORT EMITTERS
 - (1) PORT PER ACCENT PLANT
- * MULTI-PORT EMITTERS TO BE INSTALLED IN 6" ECONOMY BOXES.
** MAXIMUM ¼" POLY TUBE RUN TO BE 5' IN LENGTH.



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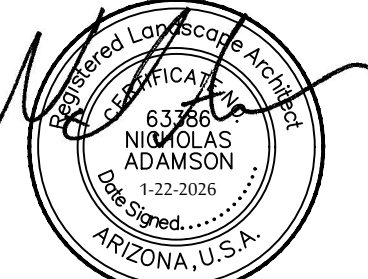
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535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093



Expires: 03-31-2026

IRRIGATION PLAN

ASANTE TRAILS COMMERCIAL - PAD 5

SWC PAT TILLMAN BLVD. AND 163RD AVE.
SURPRISE, ARIZONA 85387

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DATE: 1-22-26
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CHECKED BY: NA

CASE #: FS25-0457

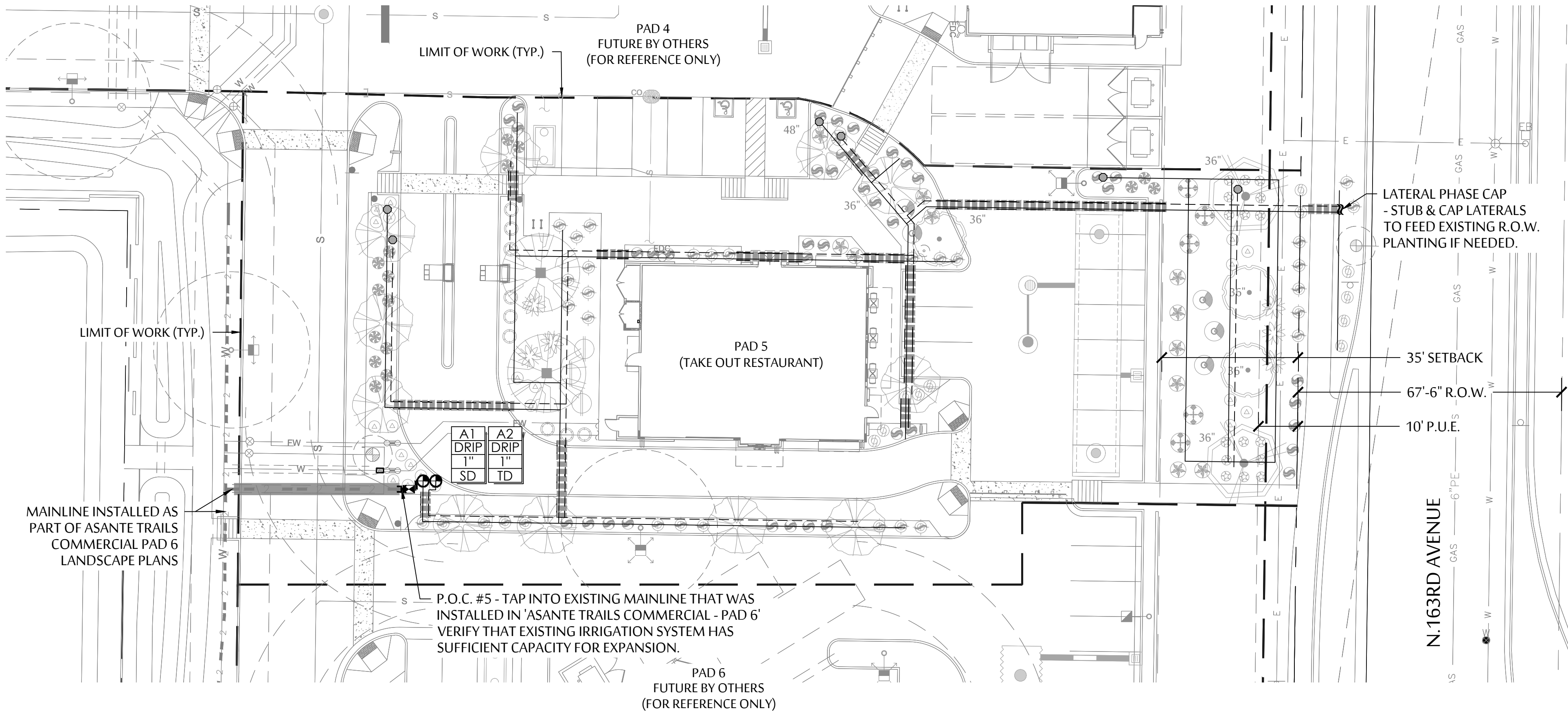
REVISIONS: _____

SHEET NO. **L2.1**

4 OF 6

SCALE: 1"=20'-0"

Page 84 of 199



IRRIGATION SCHEDULE

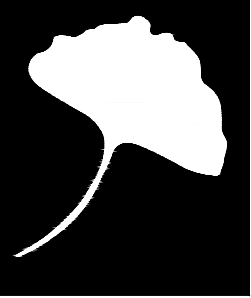
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS - INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL - PAD 6 LANDSCAPE PLANS.
	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTOR - INSTALLED AS PART OF ASANTE TRAILS COMMERCIAL - PAD 6 LANDSCAPE PLANS.
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SEE SHEET L3.2 FOR ALL IRRIGATION DETAILS	
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- ACCENTS:
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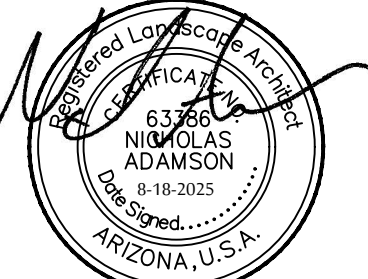


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MESA, ARIZONA 85203
PHONE: (602) 997-9093



Expires: 03-31-2026

IRRIGATION PLAN

ASANTE TRAILS COMMERCIAL - PAD 5

SWC PAT TILLMAN BLVD. AND 163RD AVE.
SURPRISE, ARIZONA 85387

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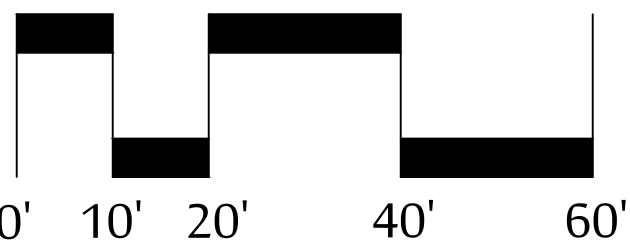
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DATE:	8-18-25
DRAWN BY:	MCH.ME.TV
CHECKED BY:	NA

CASE #:	FS25-0457
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REVISIONS:	

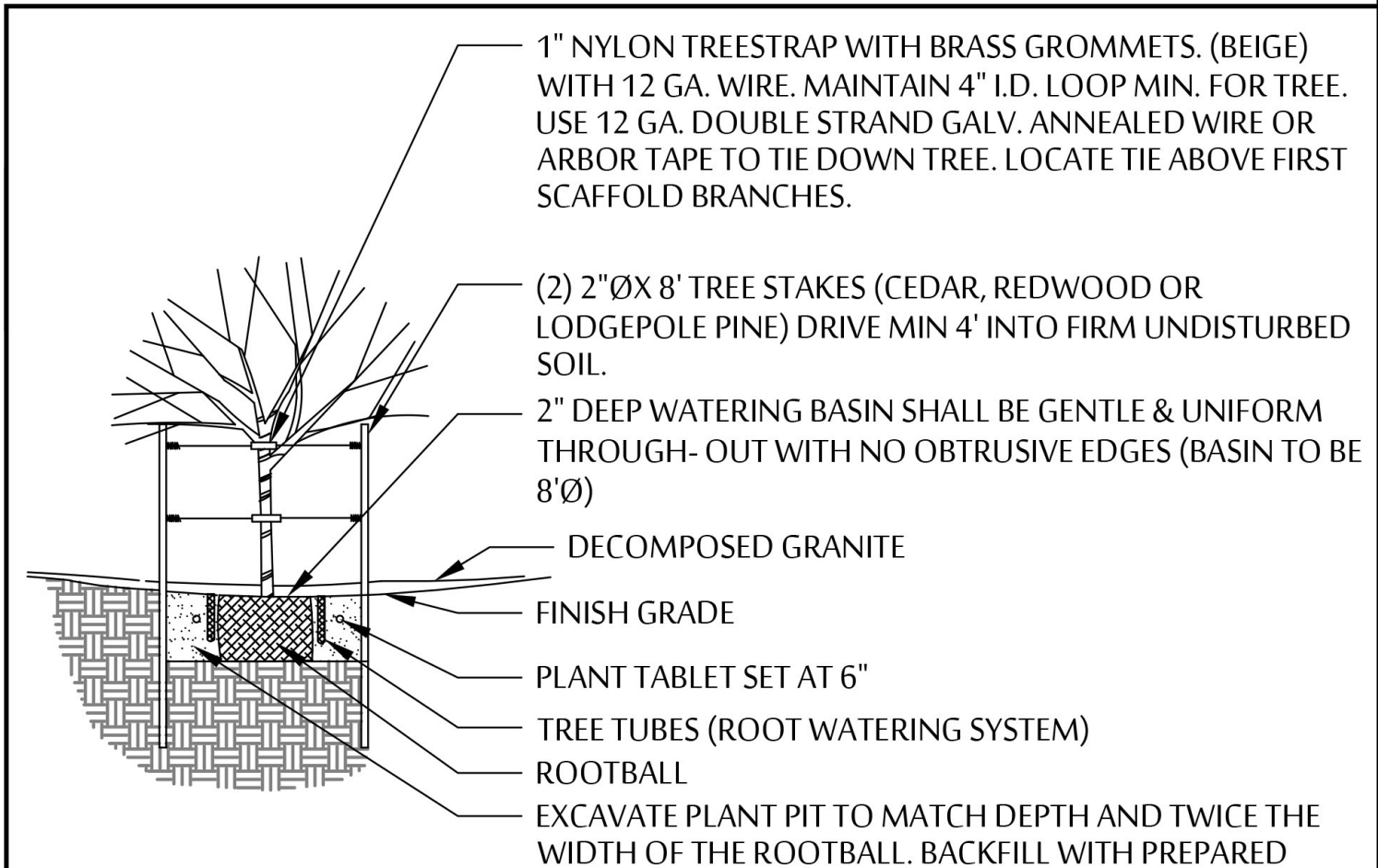
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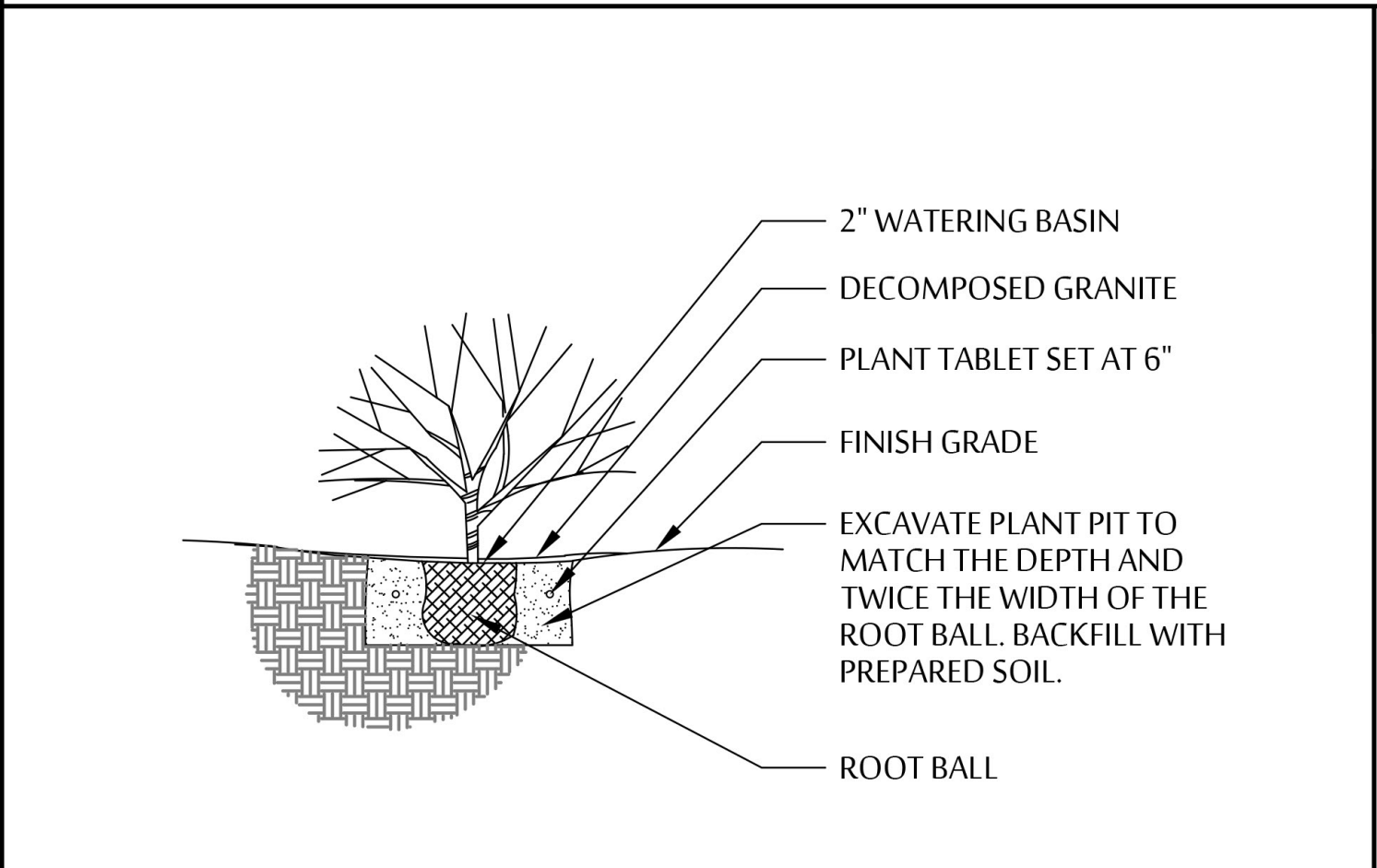


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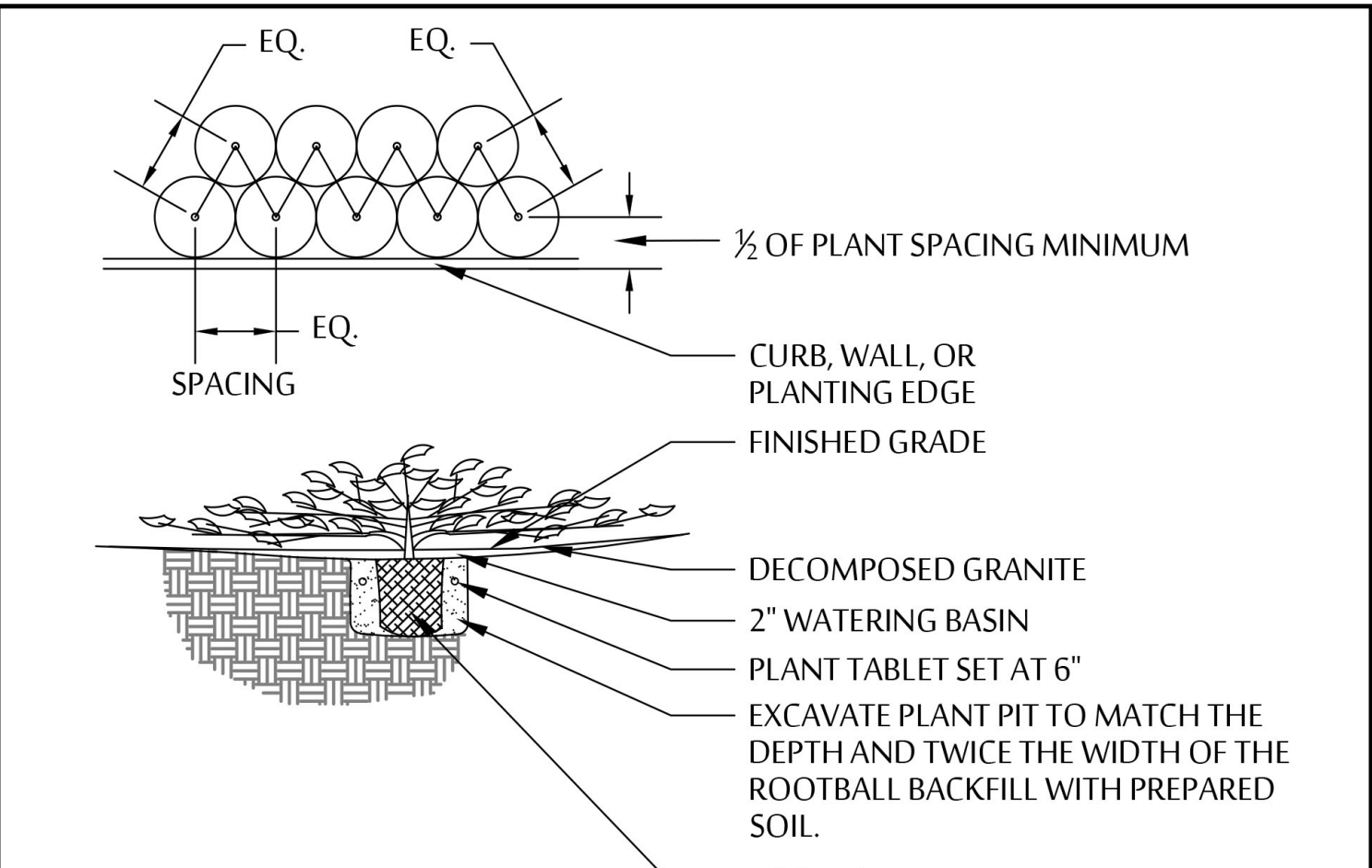




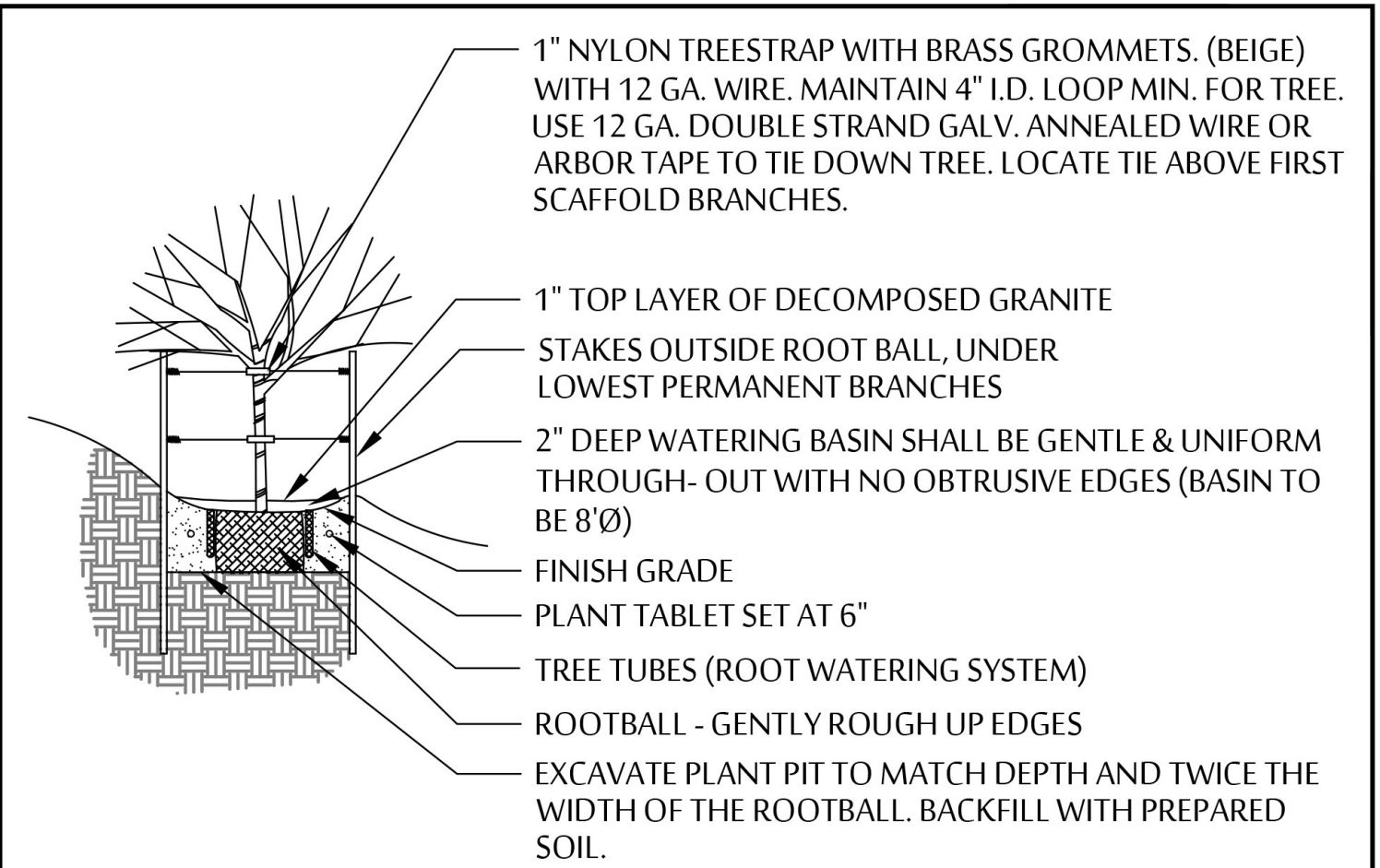
A TREE PLANTING SCALE: NTS



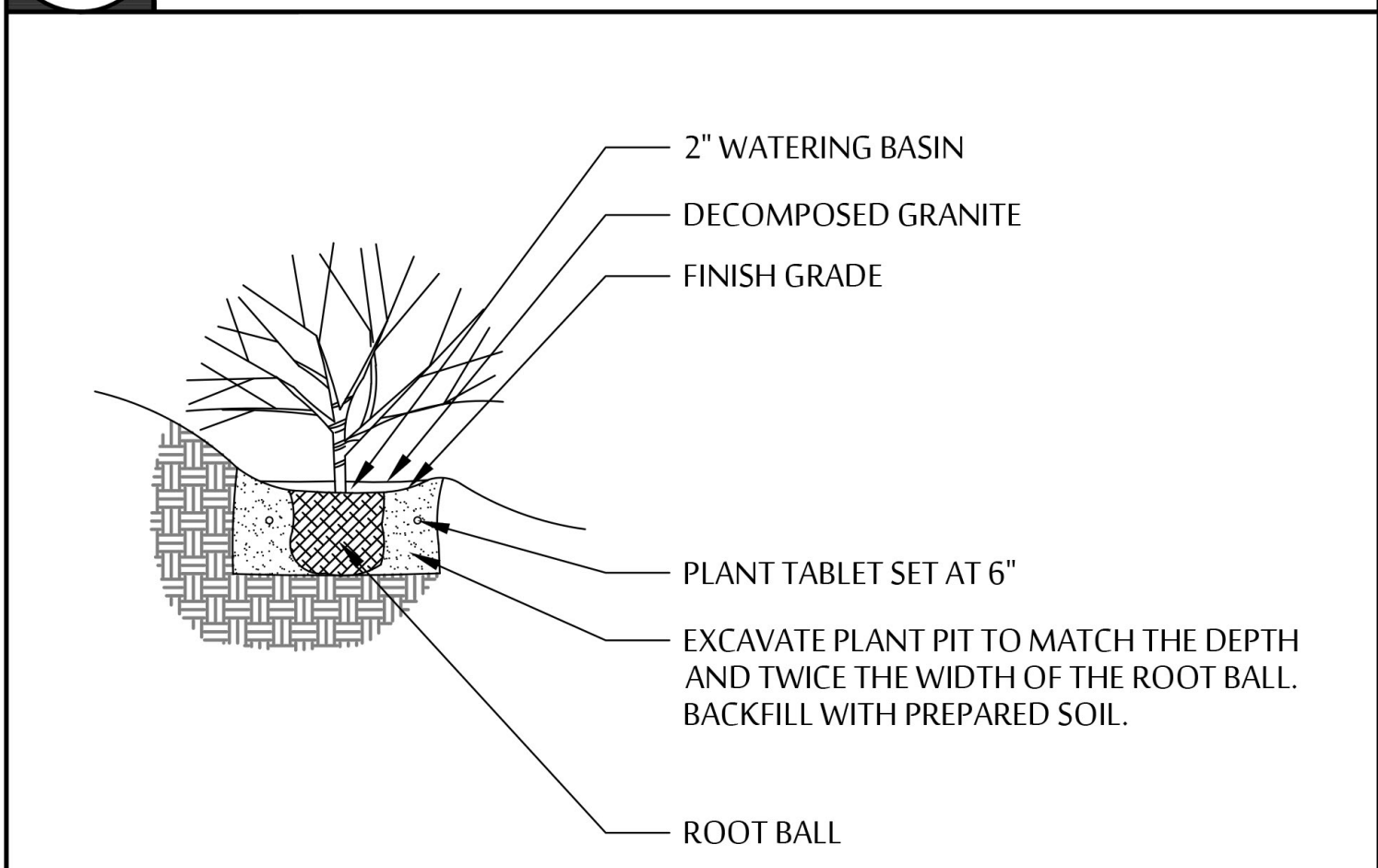
B SHRUB PLANTING SCALE: NTS



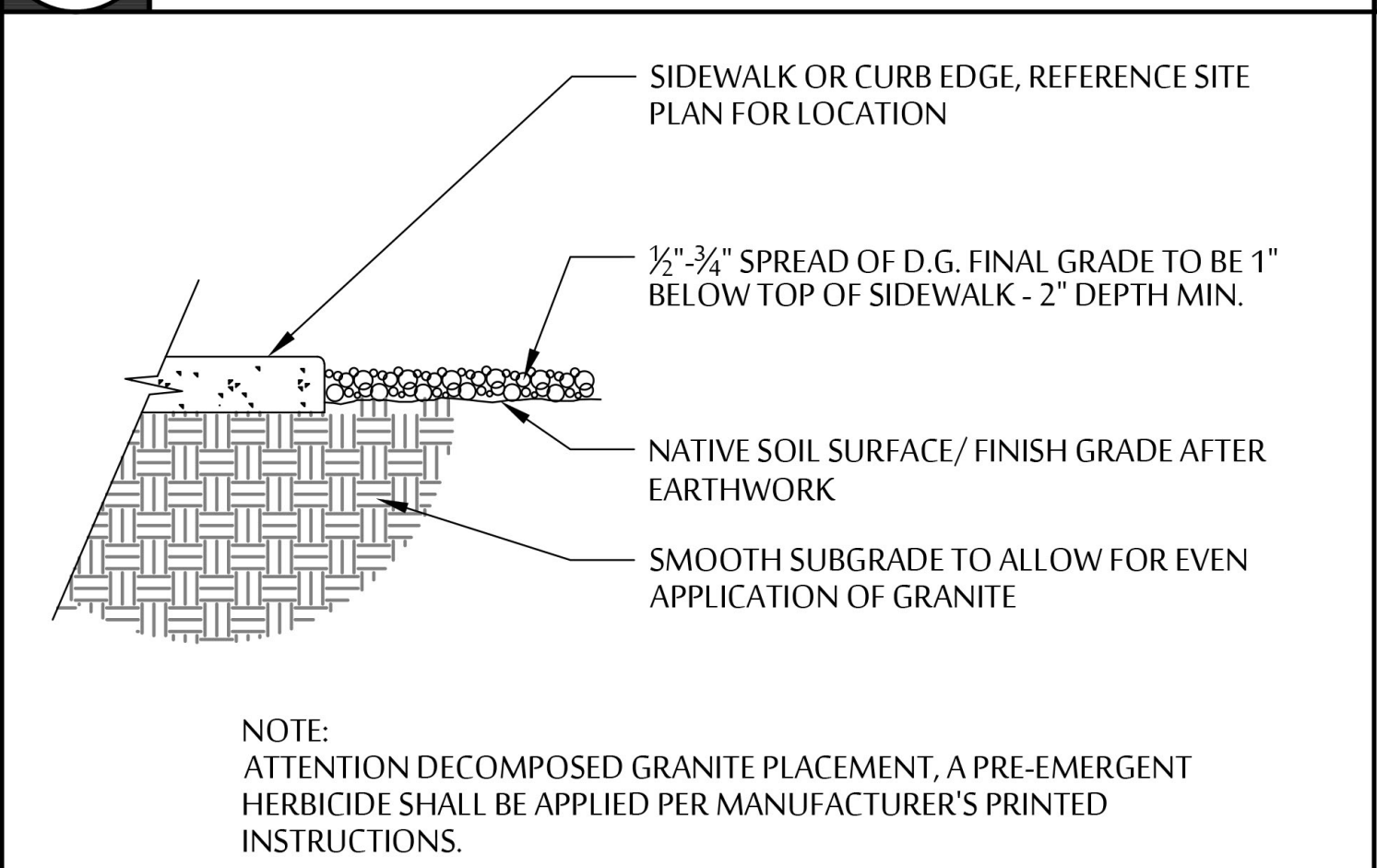
C GROUND COVER PLANTING SCALE: NTS



D TREE PLANTING ON SLOPE SCALE: NTS



E SHRUB PLANTING ON SLOPE SCALE: NTS

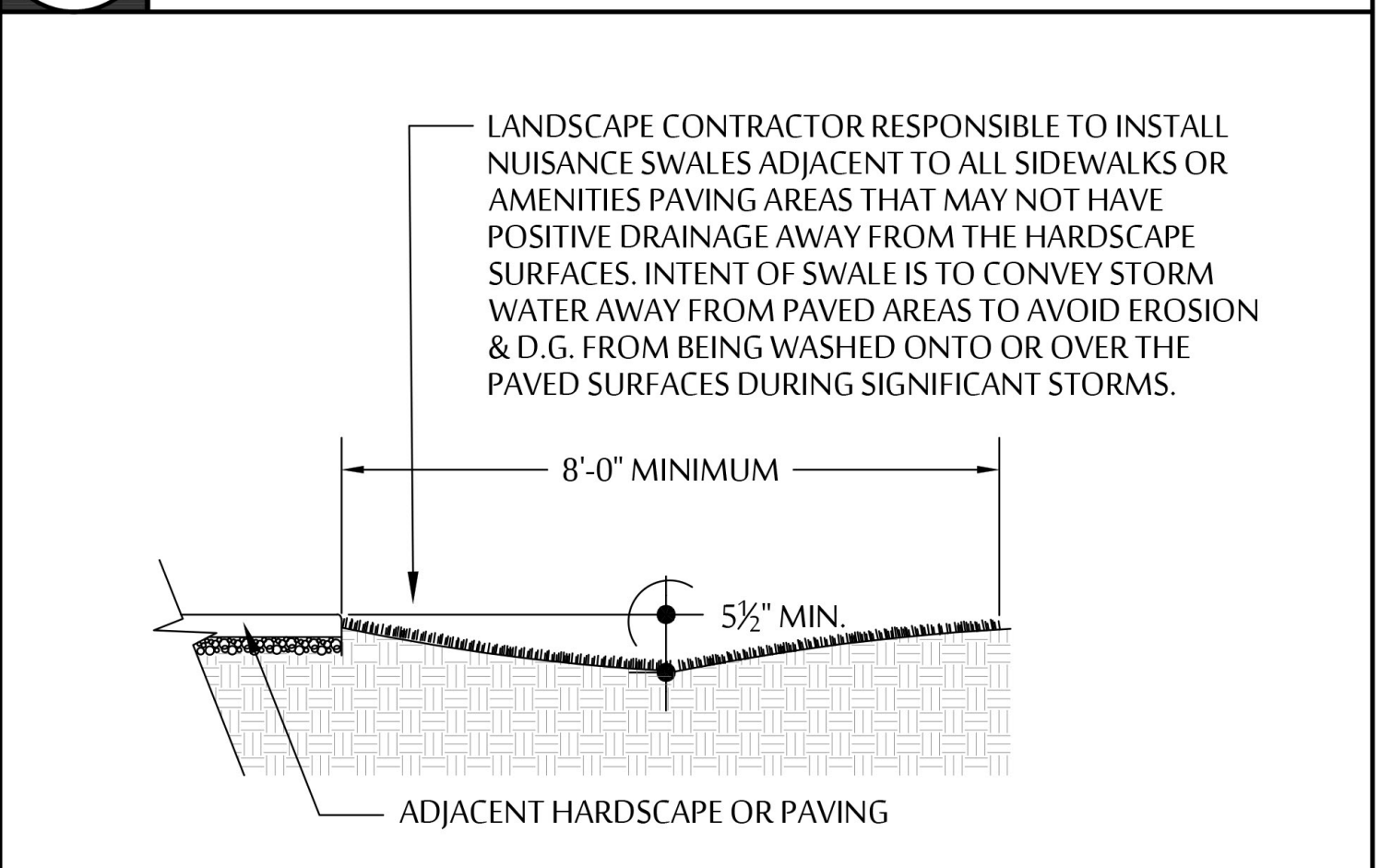


F DECOMPOSED GRANITE SCALE: NTS

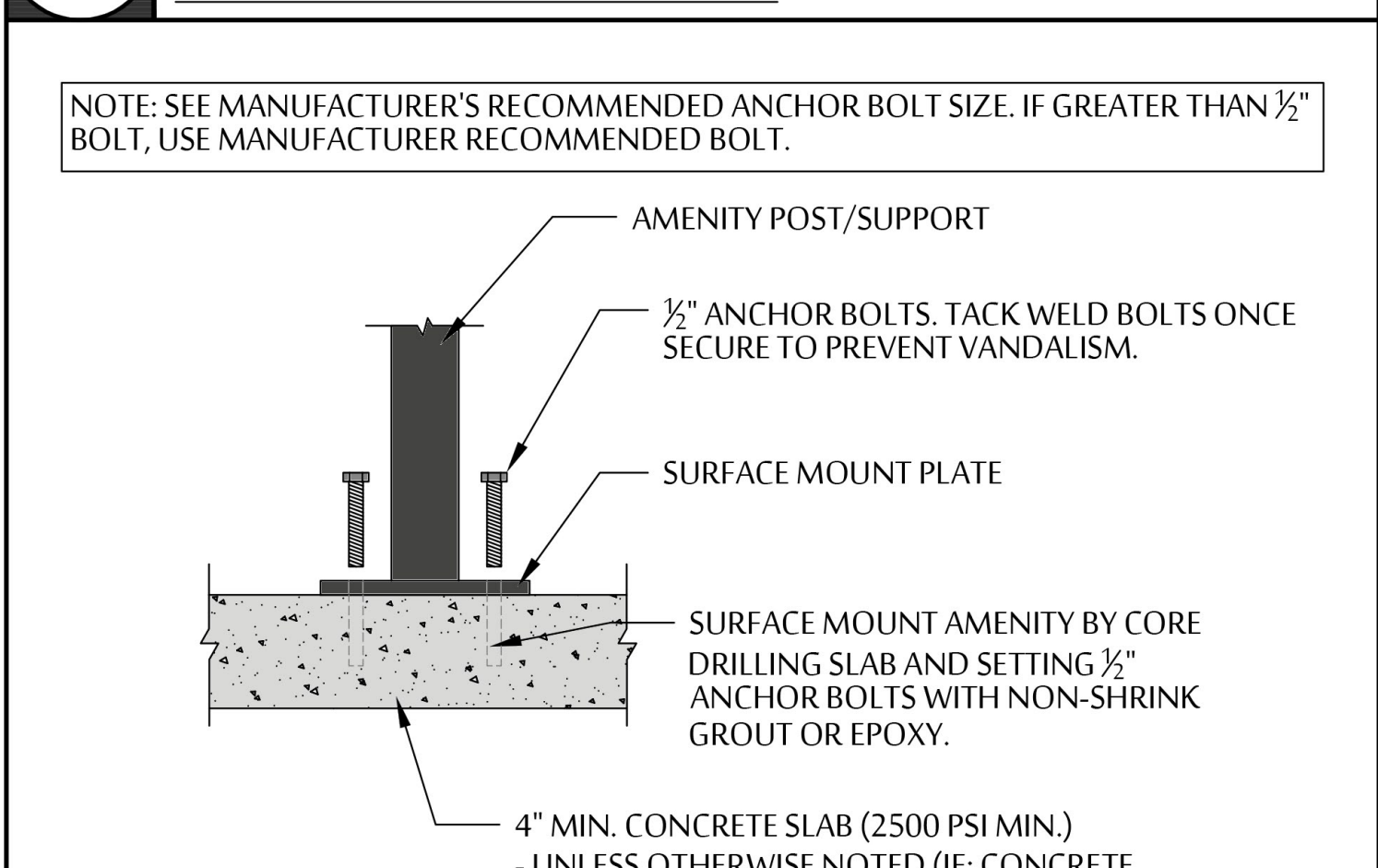
PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.

PLANT TABLE SCHEDULE FOR TREES AND SHRUBS	
5 GALLON	2 TABLETS
15 GALLON	4 TABLETS
24" BOX	6 TABLETS
36" BOX	8 TABLETS
42" BOX	10 TABLETS

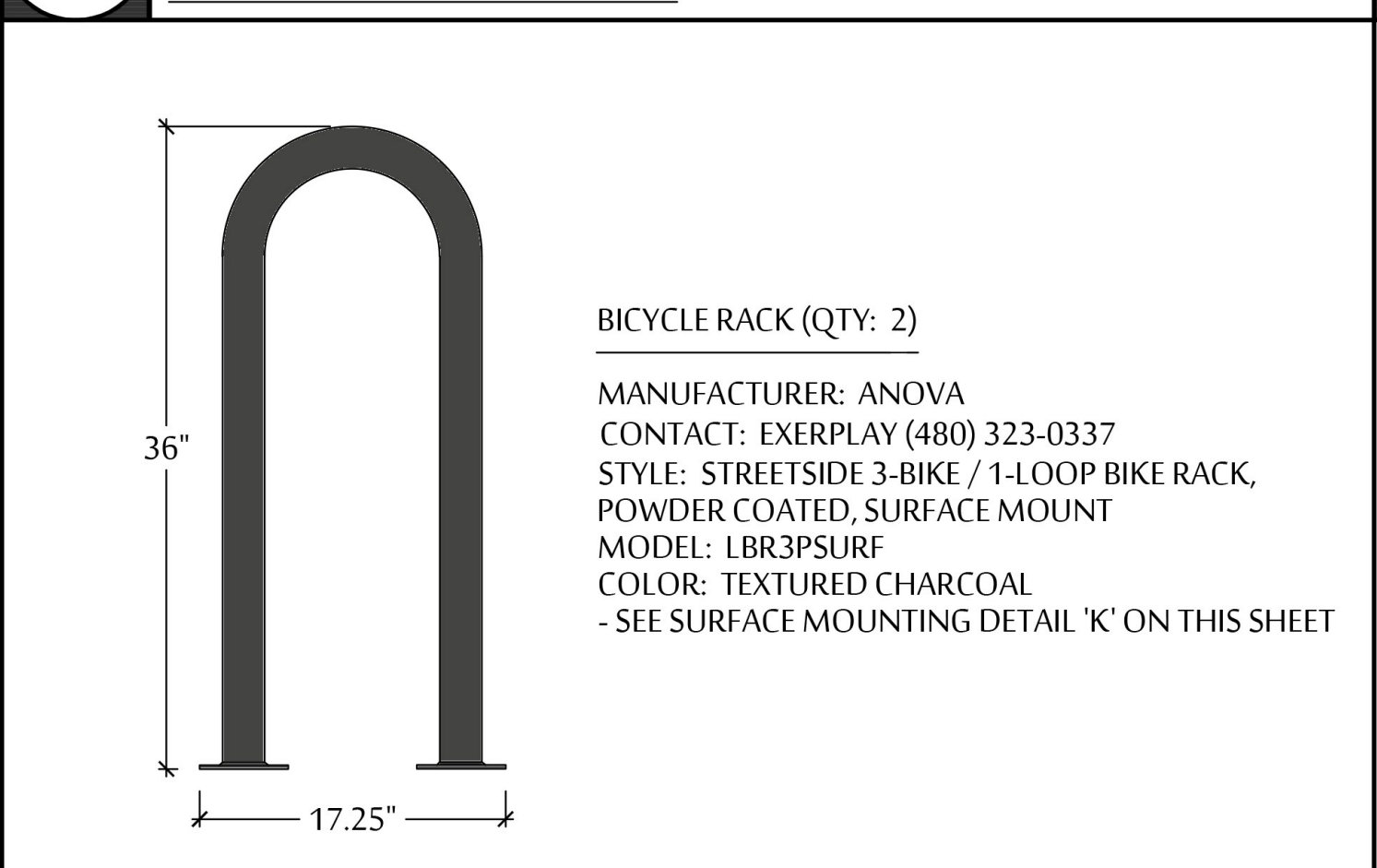
G PLANT TABLE SCHEDULE SCALE: NTS



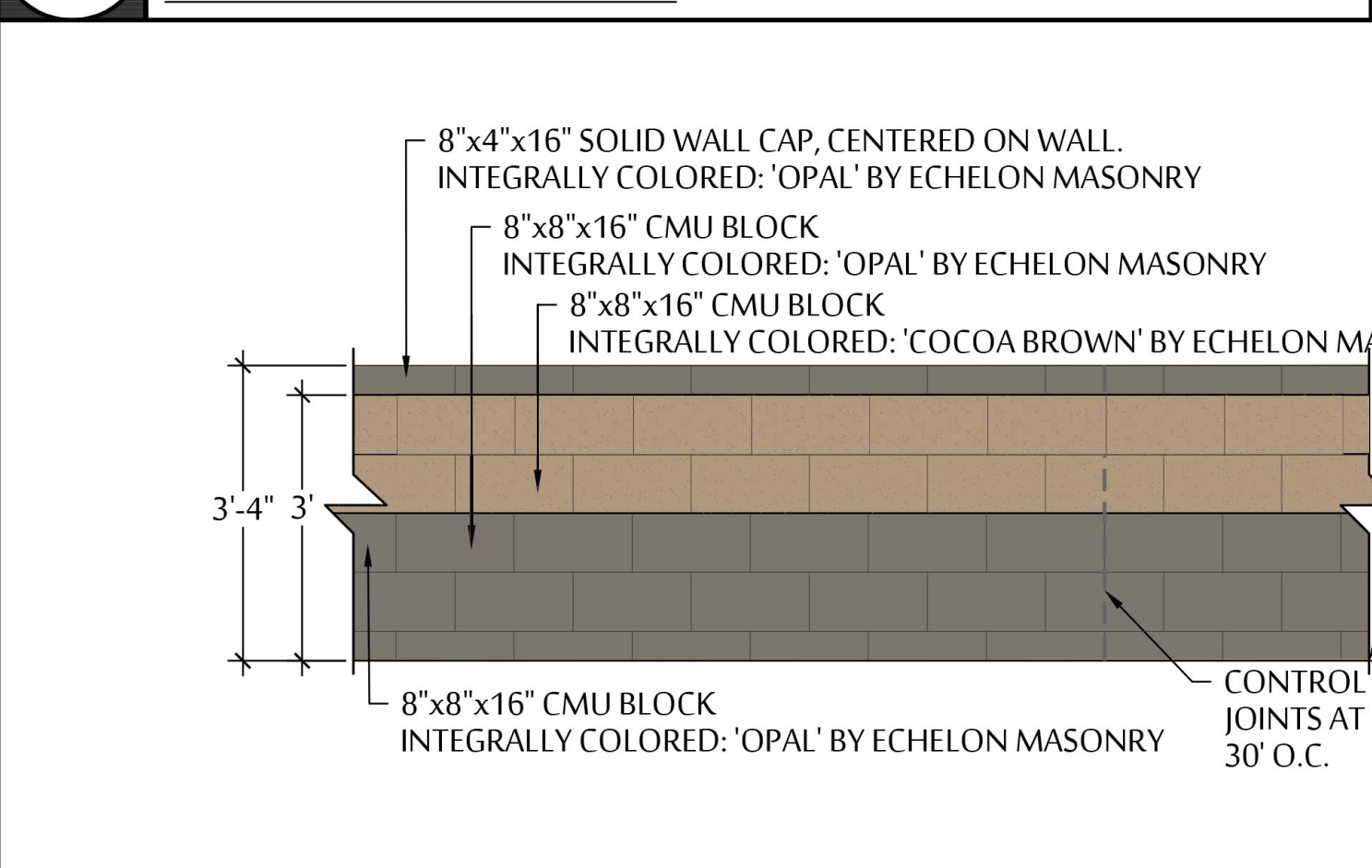
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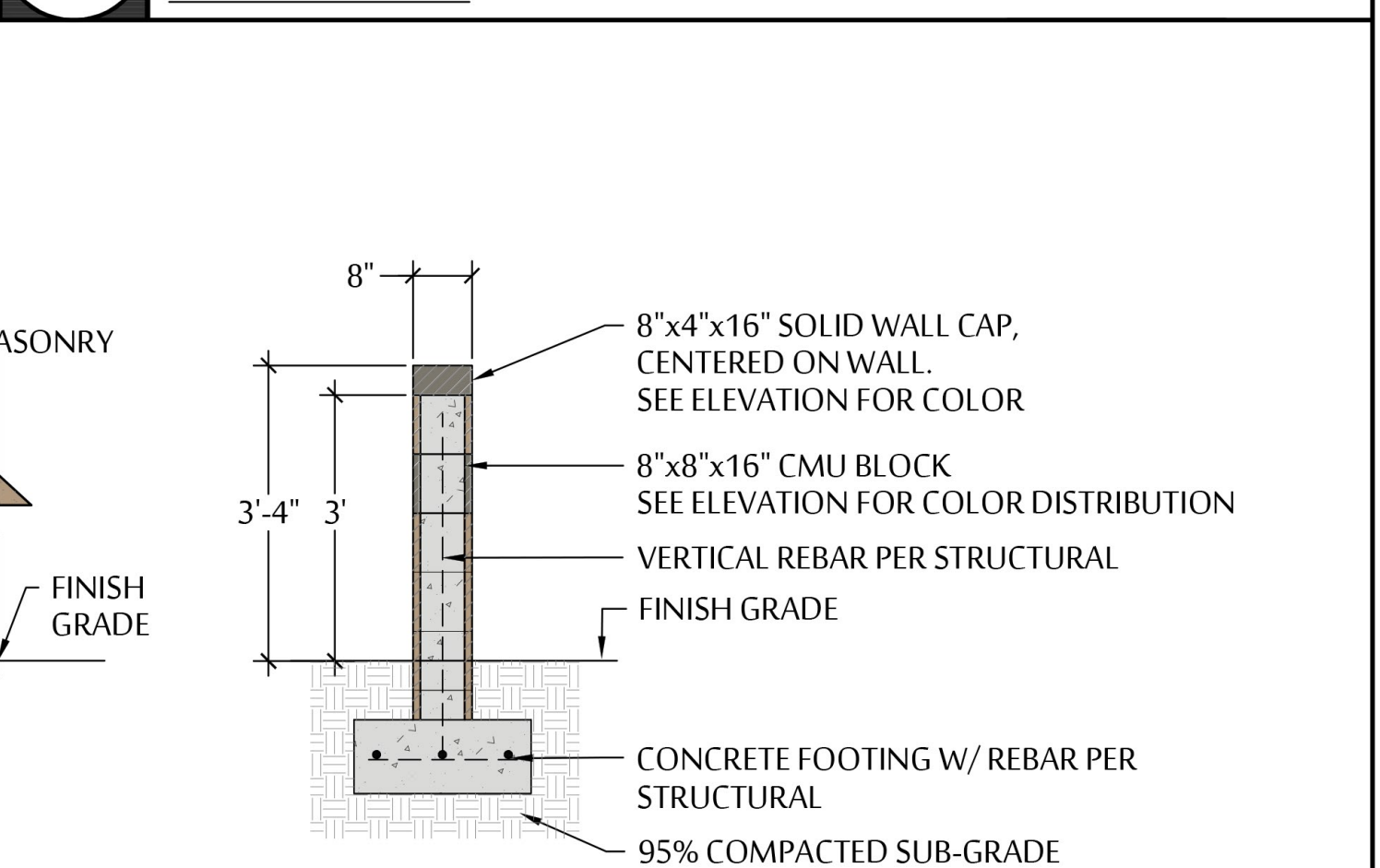
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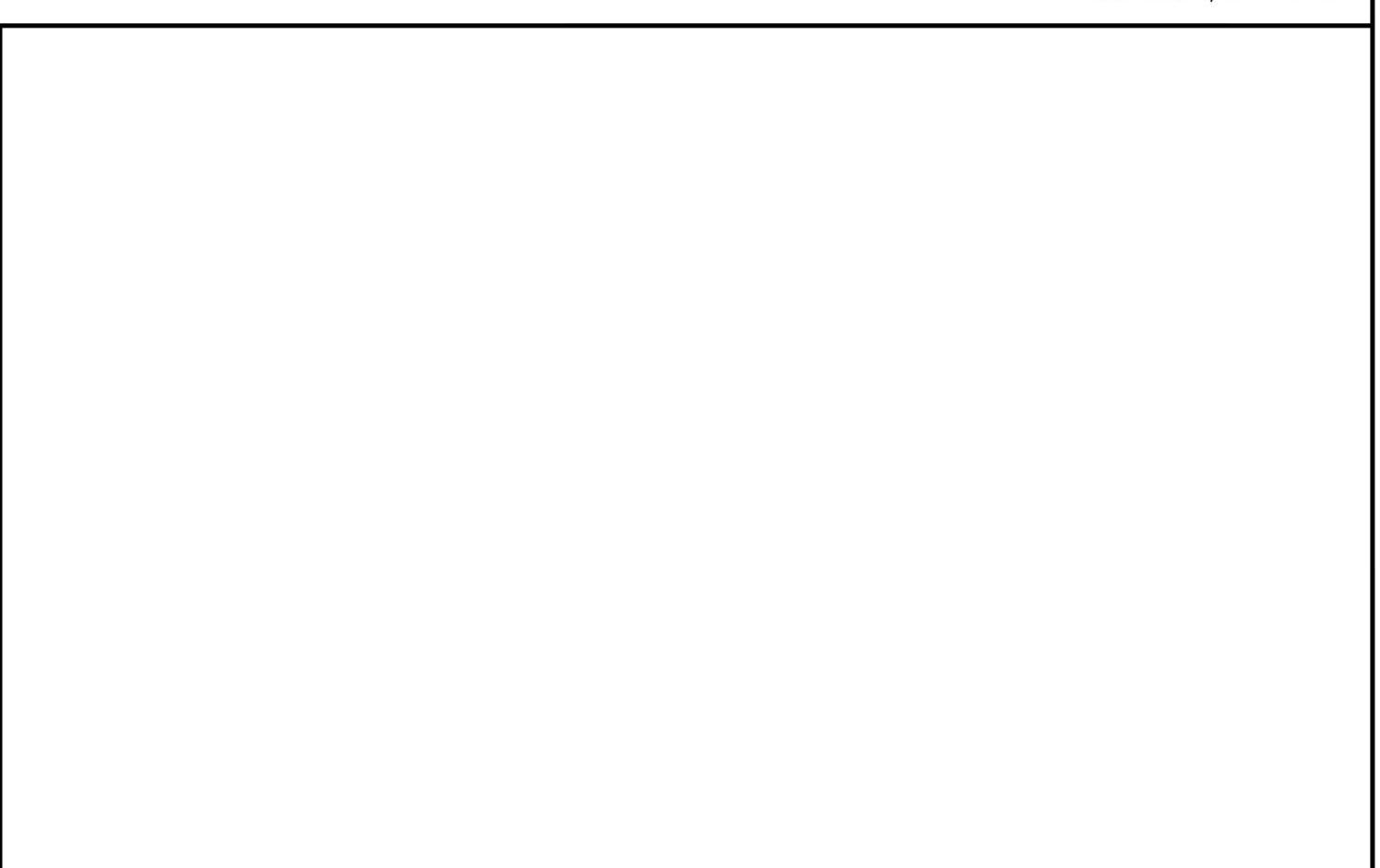
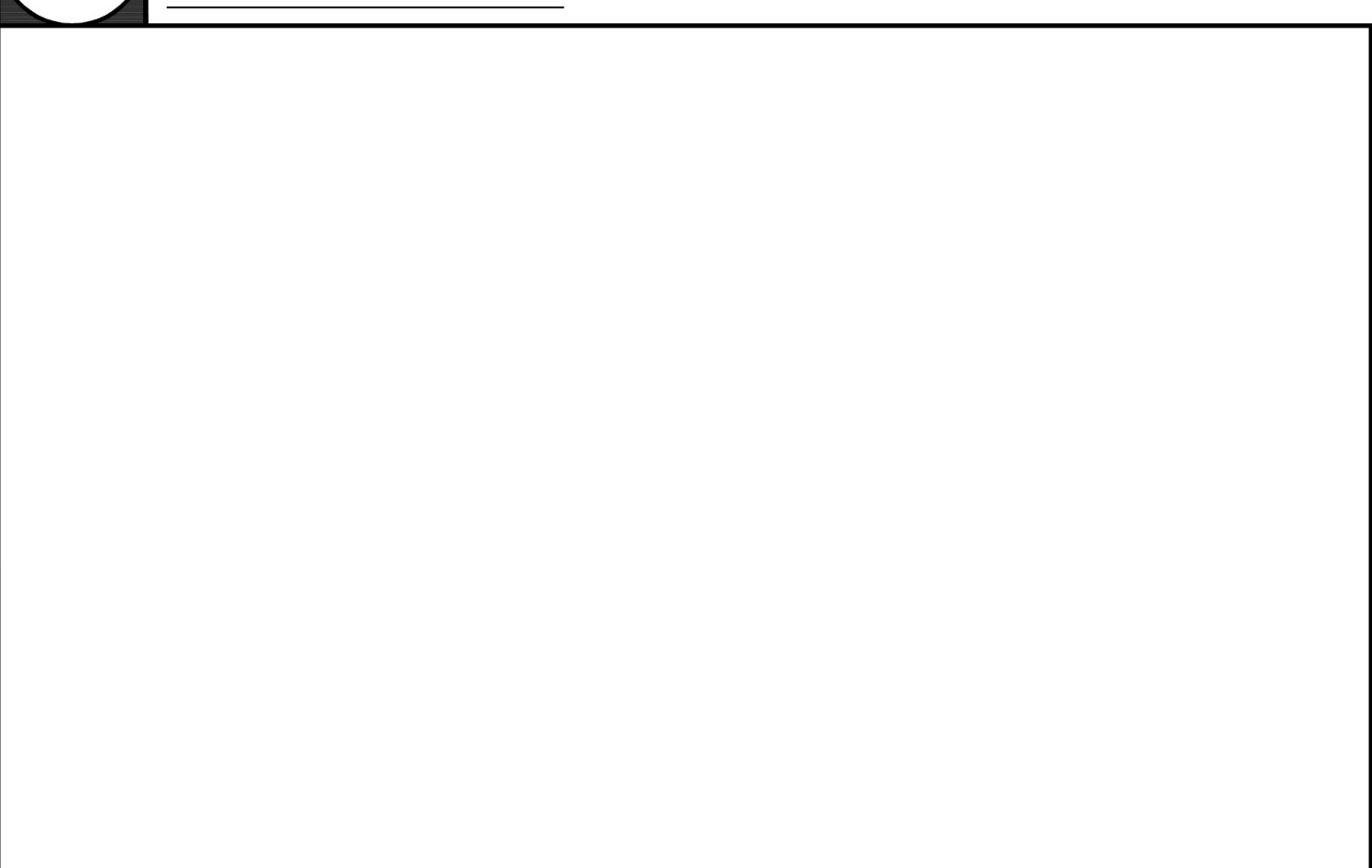
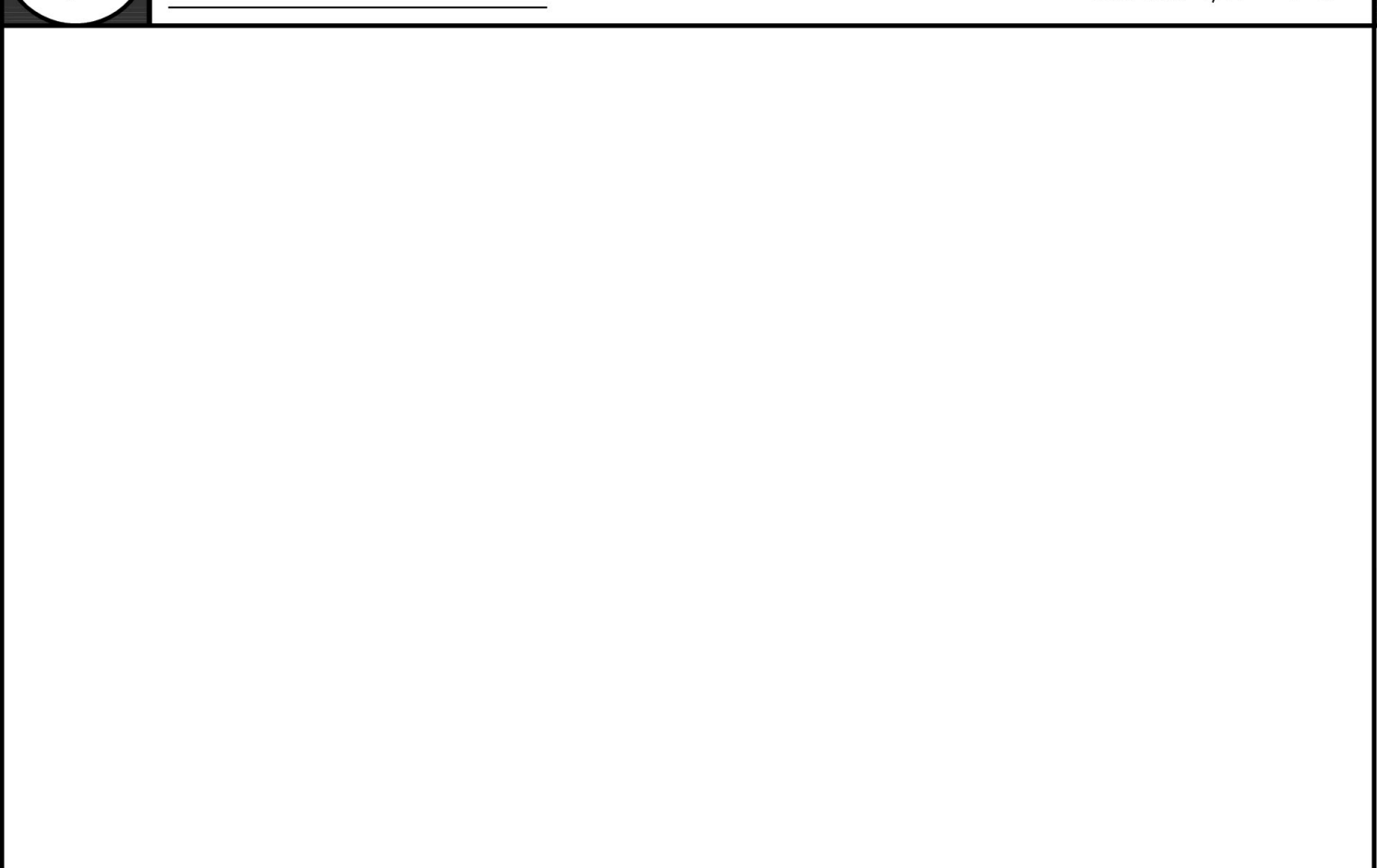
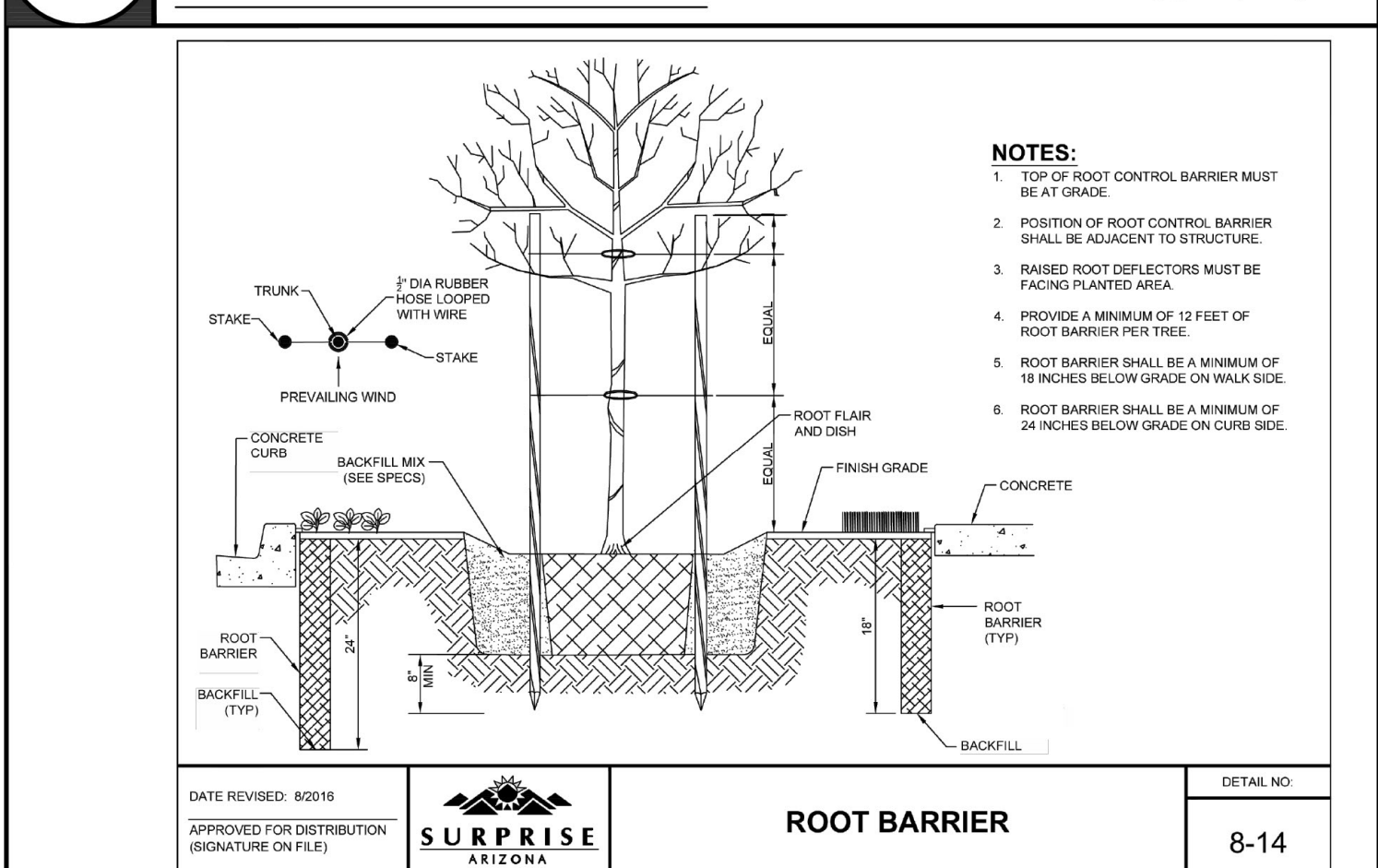
J BIKE RACK DETAIL SCALE: 1/2" = 1'-0"



K 3'-4" SCREEN WALL SCALE: 1/2" = 1'-0"



L TREE ROOT BARRIER (C.O.S. EDS DTL 8-4) SCALE: NTS



L TREE ROOT BARRIER (C.O.S. EDS DTL 8-4) SCALE: NTS

M NOT USED SCALE: NTS

N NOT USED SCALE: NTS

O NOT USED SCALE: NTS

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DATE: 11-14-25
DRAWN BY: MCH, ME, TV, BD
CHECKED BY: NA

CASE #: FS25-0457

REVISIONS: _____

SHEET NO. L3.1



- SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



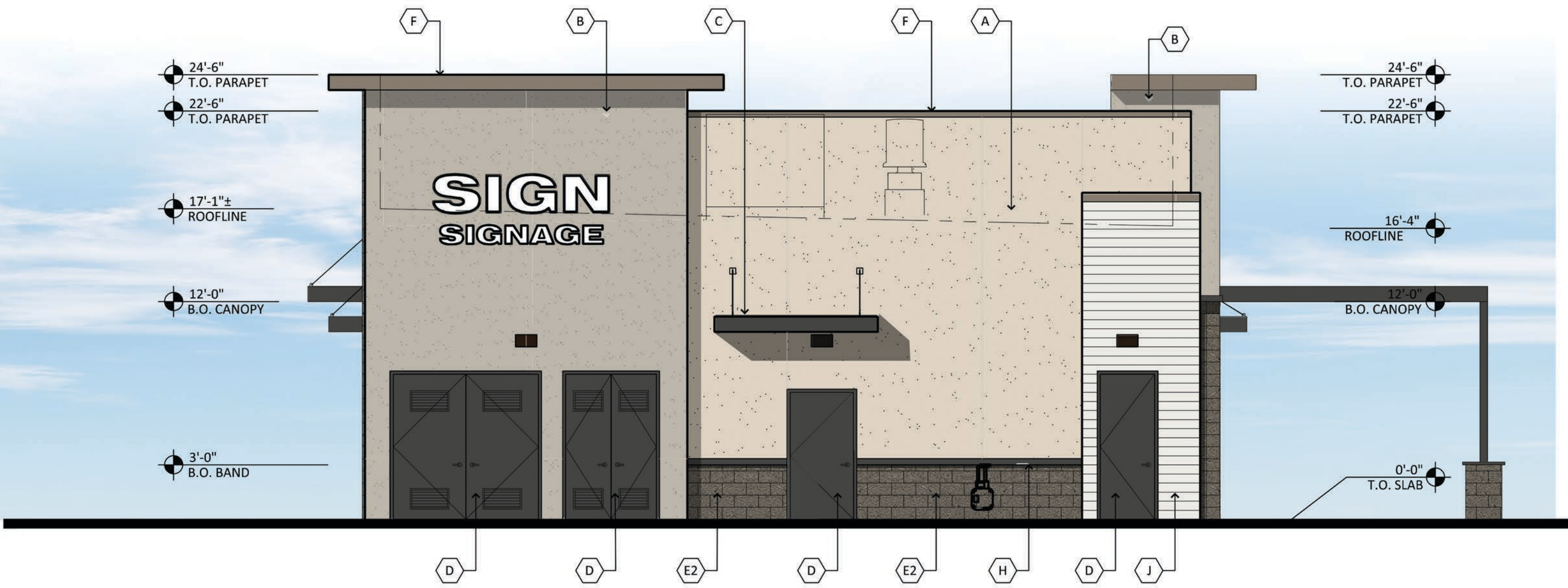
WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

A STUCCO: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 9109 "NATURAL LINEN"	C PAINTED METAL: MFG: SHERWIN WILLIAMS COLOR: SW 7069 "IRON ORE"	E1 CMU VENEER: MFG: ECHELON COLOR: OPAL SPEC: PRECISION; 1"X8"X16" STACK: RUNNING STACK	F PAINTED PARAPET CAP: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7025 "BACKDROP"	H PAINTED STUCCO BASE BAND: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7069 'IRON ORE'
B STUCCO: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7044 "AMAZING GRAY"	D PAINTED HOLLOW METAL DOOR: MFG: SHERWIN WILLIAMS COLOR: SW 7069 "IRON ORE"	E2 CMU VENEER: MFG: ECHELON COLOR: OPAL SPEC: PRECISION; 1"X8"X16" STACK: STACK BOND	G MULLIONS: MFG: KAWNEER OR EQ. COLOR: DARK BRONZE	J INTEGRAL METAL PANEL: MFG: NICHHA COLOR: WHITE SPEC: LATURA V-GROOVE 'AWP1818'

- NOTES:
- ALL SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMIT
 - ALL ROOFTOP MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED BY PARAPET WALL
 - E2 AT DRIVE THRU COLUMNS IS FULL BLOCKS 8X8X16 WITH PRECAST CONCRETE CAP

FARMER BOYS - PAT TILLMAN BLVD AND 163RD AVE
NEAR SWC PAT TILLMAN BLVD AND 163RD AVE
SURPRISE, ARIZONA
DATE: 2-6-2026 (FINAL)

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CEL-1

RKAA# 25039.00

FS25-0457
RKAA
ARCHITECTS, INC.

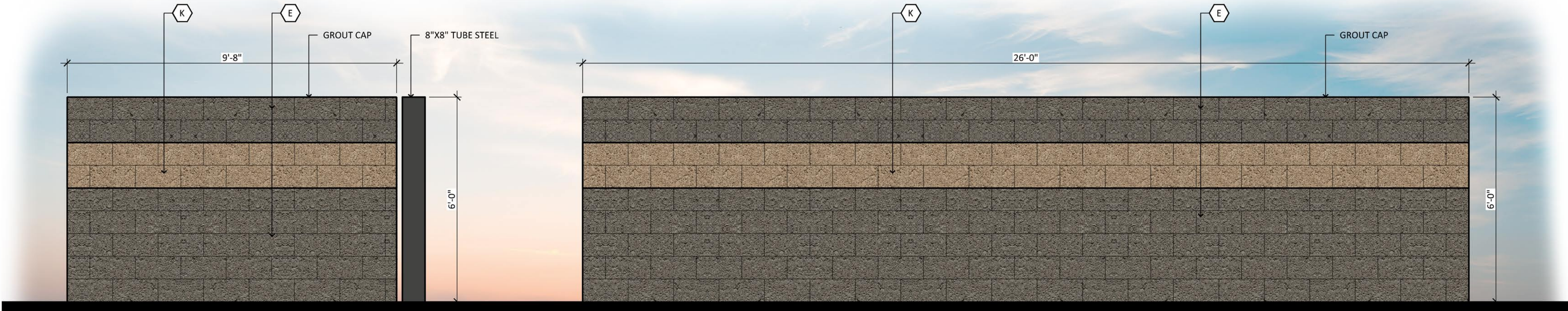
MATERIAL AND COLORS

- E

CMU BLOCK:
MFG: ECHELON
COLOR: OPAL
SPEC: PRECISION, 8X8X16
- C

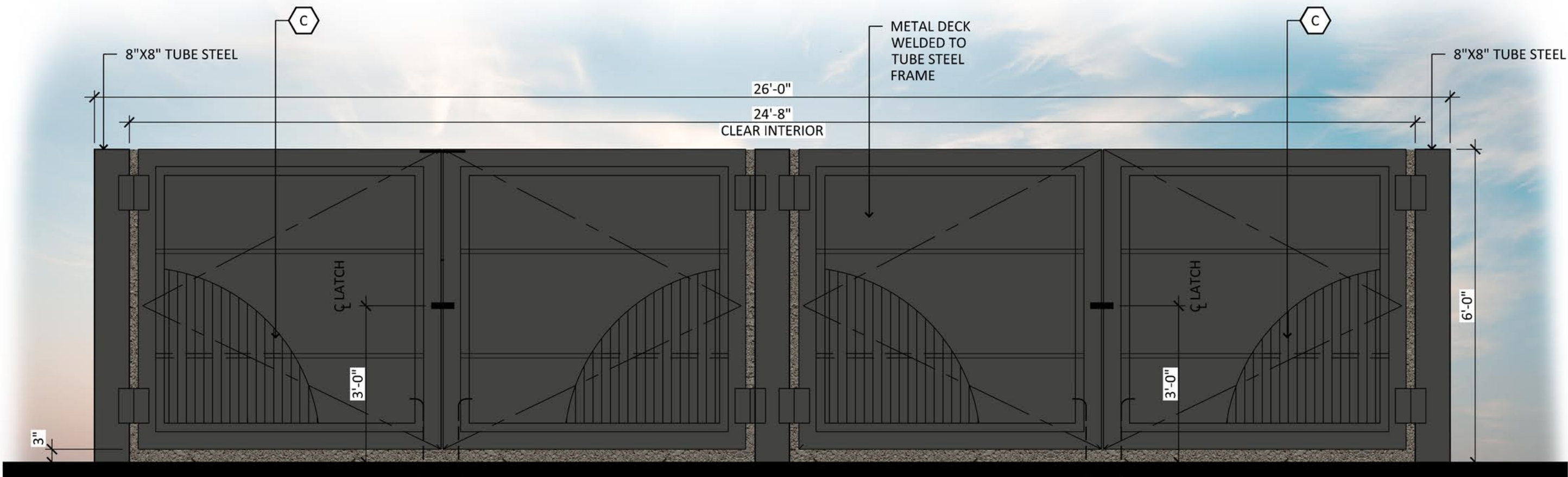
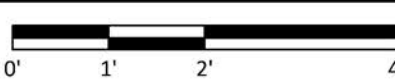
PAINTED METAL:
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"
- K

CMU BLOCK:
MFG: SUPERLITE
COLOR: COCOA BROWN
SPEC: PRECISION 8X8X16



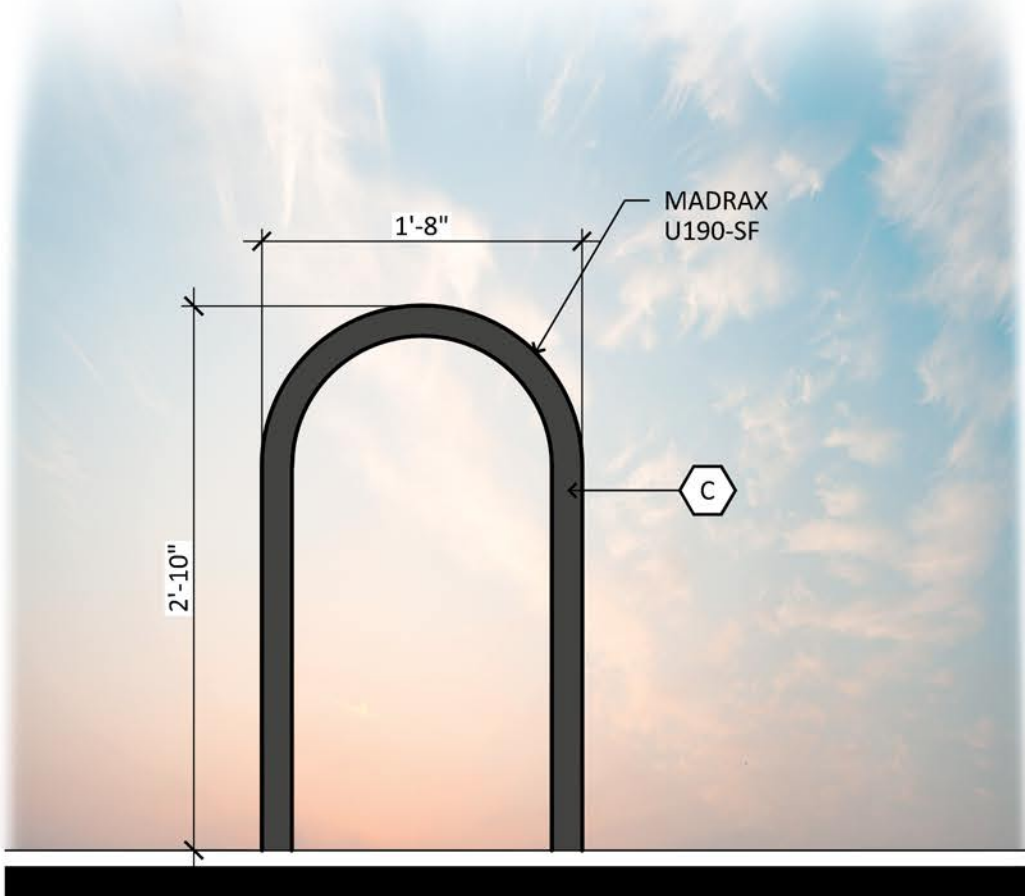
REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/2" = 1'-0"



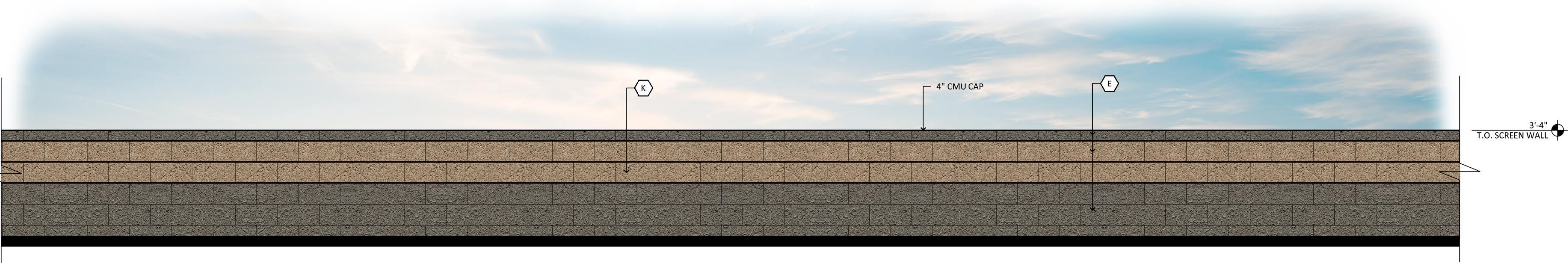
REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/2" = 1'-0"



SINGLE BIKE RACK

SCALE: 1" = 1'-0"



SCREEN WALL ELEVATIONS ALONG ROADWAYS - TYPICAL

SCALE: 1/2" = 1'-0"



FS25-0457

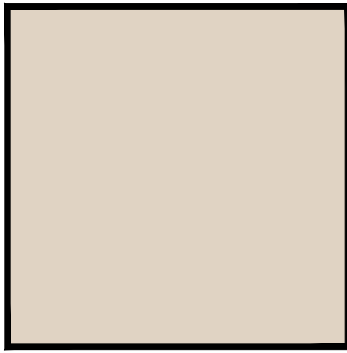
FARMER BOYS - PAT TILLMAN BLVD AND 163RD AVE
NEAR SWC PAT TILLMAN BLVD AND 163RD AVE
SURPRISE, ARIZONA
DATE: 2-6-2026 (FINAL)

CSD-1

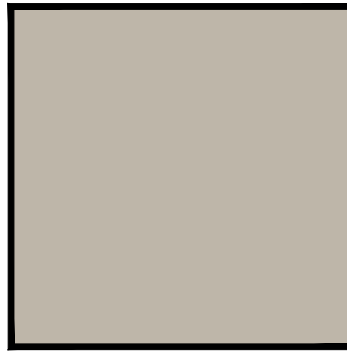
RKAA# 25039.00

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A INTEGRAL COLOR SYNTHETIC STUCCO:
MFR: SHERWIN WILLIAMS
COLOR: SW 9109
"NATURAL LINEN"



B INTEGRAL COLOR SYNTHETIC STUCCO:
MFR: SHERWIN WILLIAMS
COLOR: SW 7044
"AMAZING GRAY"



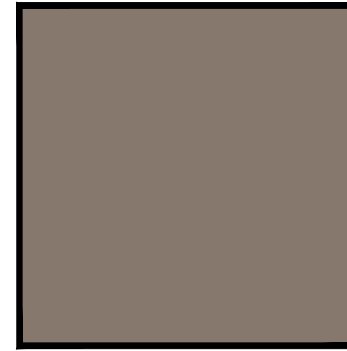
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COLOR: SW 7069 "IRON ORE"



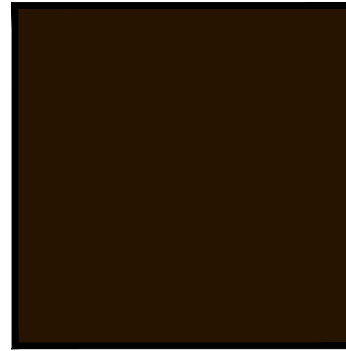
D PAINTED HOLLOW METAL DOOR:
MFR: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"



E CMU (VENEER AND BLOCK):
MFR: ECHELON
COLOR: OPAL
SPEC: PRECISION



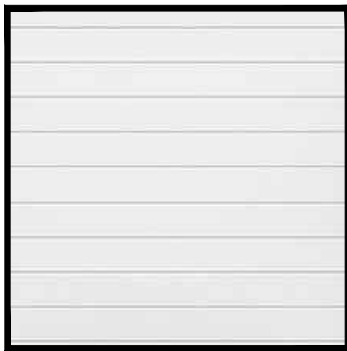
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MFR: SHERWIN WILLIAMS
COLOR: SW 7025
"BACKDROP"



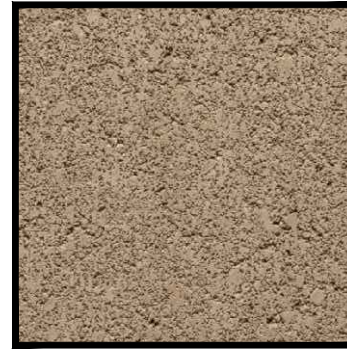
G MULLIONS:
MFR: KAWNEER ALUMINUM
COLOR: DARK BRONZE



H STUCCO BASE BAND:
MFR: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"



J INTEGRAL METAL PANEL:
MFR: NICHIIA
COLOR: WHITE
SPEC: LATURA V-GROOVE AWP'1818'



K CMU BLOCK:
MFG: SUPERLITE
COLOR: COCOA BROWN
SPEC: PRECISION 8X8X16

FARMER BOYS - PAT TILLMAN BLVD AND 163RD AVE
NEAR SWC PAT TILLMAN BLVD AND 163RD AVE
SURPRISE, ARIZONA
DATE: 11-13-2025 (PRELIMINARY)

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MB-1
25039.00

ARCHITECTS, INC.

FS25-0457



HAVADJIA HOLDINGS, INC

Citizen Participation Report FS25-0457 FARMER BOYS AT ASANTE

In our efforts to engage the public, share the details of our project (Farmer Boys at Asante), and address any concerns held by community members, we organized a neighborhood meeting on Thursday February 26th, 2026 at the Asante Preparatory Academy's media center located at 23251 N 166th Dr, Surprise, AZ 85387.

Notifications for this meeting were mailed to community members in accordance with City of Surprise code requirements.

We prepared a presentation to share at the meeting which included information about Farmer Boys including the history of the brand, types of food offerings, company culture, and involvement in community charities. The presentation also included renderings of the building and the site plan. The intent of the meeting was to provide a forum to share information about Farmer Boys with the local community, express our excitement and gratitude for the opportunity to join the community of Surprise, and to address any questions or concerns people may have about the project.

No members of the community attended the meeting, so there were no concerns or issues that needed to be addressed at the meeting. We look forward to engaging with the community as necessary to address concerns that may arise.

Thank you,

Sean Landess
Development Manager
Havadjia Holdings Inc



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

AFFIDAVIT OF SIGN POSTING

Case Number: FS-25-0457
Project Name: Farmer Boys at Asanto
Project Location: 23280 N 163rd Ave, Surprise AZ 85387
Date Posted: 4/21/26

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).

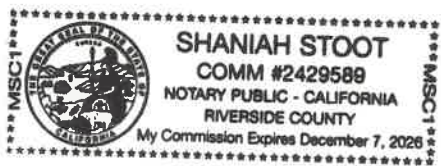
Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until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

4/22/26
Date

This instrument was acknowledged before me this 22nd day of April,
2026 by Shaniah Stoot, Notary public



[Signature]
Notary Public

My Commission Expires: December 7th, 2026

ORIGINAL

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Planning & Zoning

City Council

Date: **02/26/2026**

Date: **05/07/2026**

Date: **TBD**

Time: **6:00 PM**

Time: **6:00 PM**

Time: **TBD**

Asante Preparatory Academy

Location: 23251 N 166th Dr, Surprise, AZ 85387

16000 N. Civic Center Plaza
Surprise, AZ

Location: **TBD**

APN# 503-76-991



85374



Case # FS25-0457

23280 N. 163rd Ave, Surprise, AZ 85387

For more information, call: 623-222-3011

surpriseaz.gov

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Planning & Zoning

City Council

Date: **02/26/2026**

Date: **05/07/2026**

Date: **TBD**

Time: **6:00 PM**

Time: **6:00 PM**

Time: **TBD**

Asante Preparatory Academy
Location: 23251 N 166th Dr, Surprise, AZ 85387

16000 N. Civic Center Plaza
Surprise, AZ 85374

Location: **TBD**

APN# 503-76-991



Case # FS25-0457

23280 N. 163rd Ave, Surprise, AZ 85387

For more information, call: 623-222-3011

surpriseaz.gov

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Planning & Zoning

City Council

Date: **02/26/2026**

Date: **05/07/2026**

Date: **TBD**

Time: **6:00 PM**

Time: **6:00 PM**

Time: **TBD**

Asante Preparatory Academy

16000 N. Civic

Center Plaza

Location: 23251 N 166th Dr, Surprise, AZ 85387

Location: Surprise, AZ

Location: TBD

APN# 503-76-991



Case # FS25-0457

23280 N. 163rd Ave, Surprise, AZ 85387

For more information, call: 623-222-3011

surpriseaz.gov

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Planning & Zoning

City Council

Date: **02/26/2026**

Date: **05/07/2026**

Date: **TBD**

Time: **6:00 PM**

Time: **6:00 PM**

Time: **TBD**

Location: **Asante Preparatory Academy**

Location: **23251 N 166th Dr, Surprise, AZ 85387**

Location: **16000 N. CivicCenter Plaza**

Location: **Surprise, AZ 85374**

Location: **TBD**

APN# 503-76-991



Case # FS25-0457

23280 N. 163rd Ave, Surprise, AZ 85387

For more information, call: 623-222-3011

surpriseaz.gov

FS25-0457

Asante Trails Farmer Boys

CONDITIONAL USE PERMIT

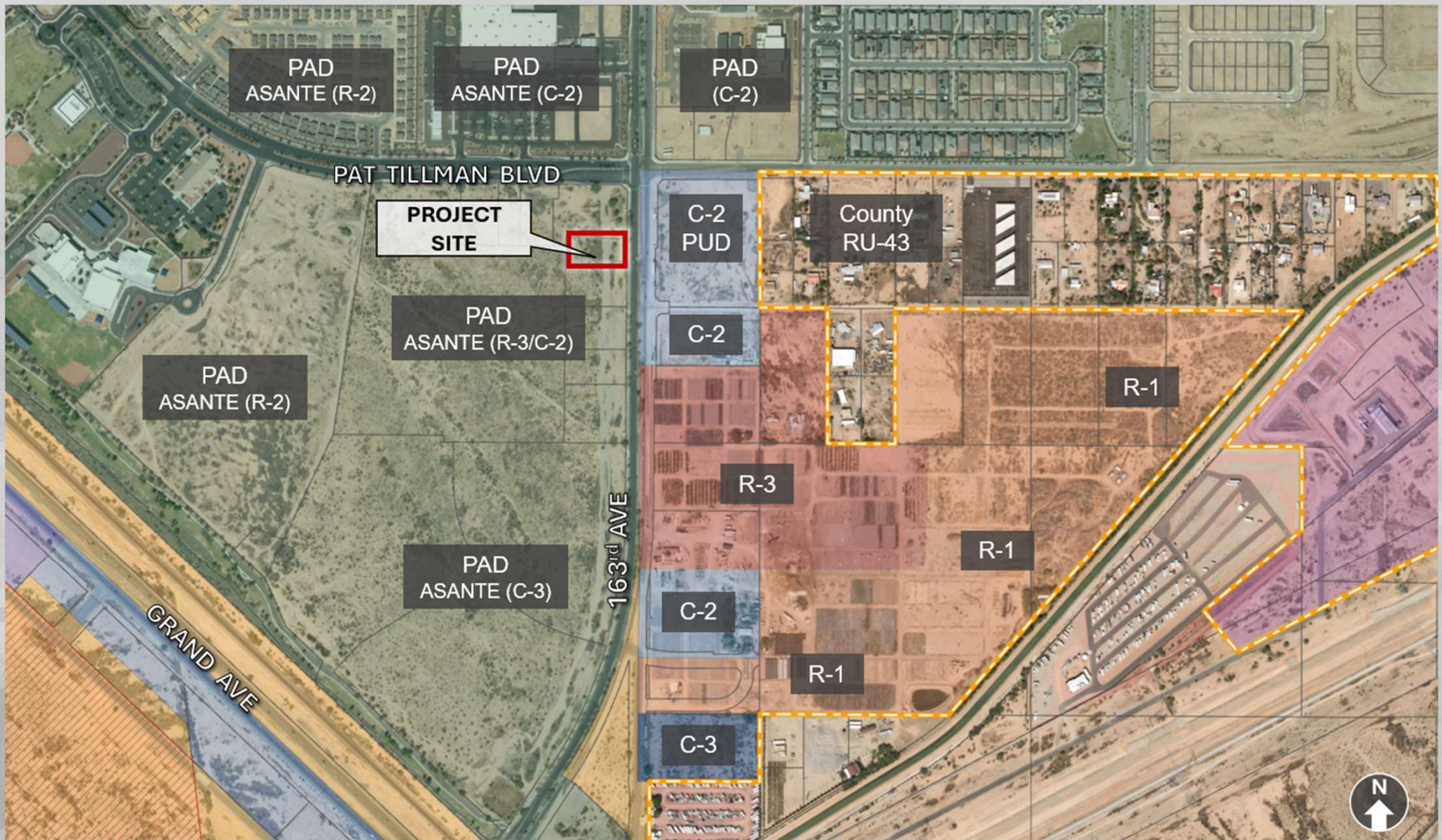
Planning & Zoning Commission

May 07, 2026

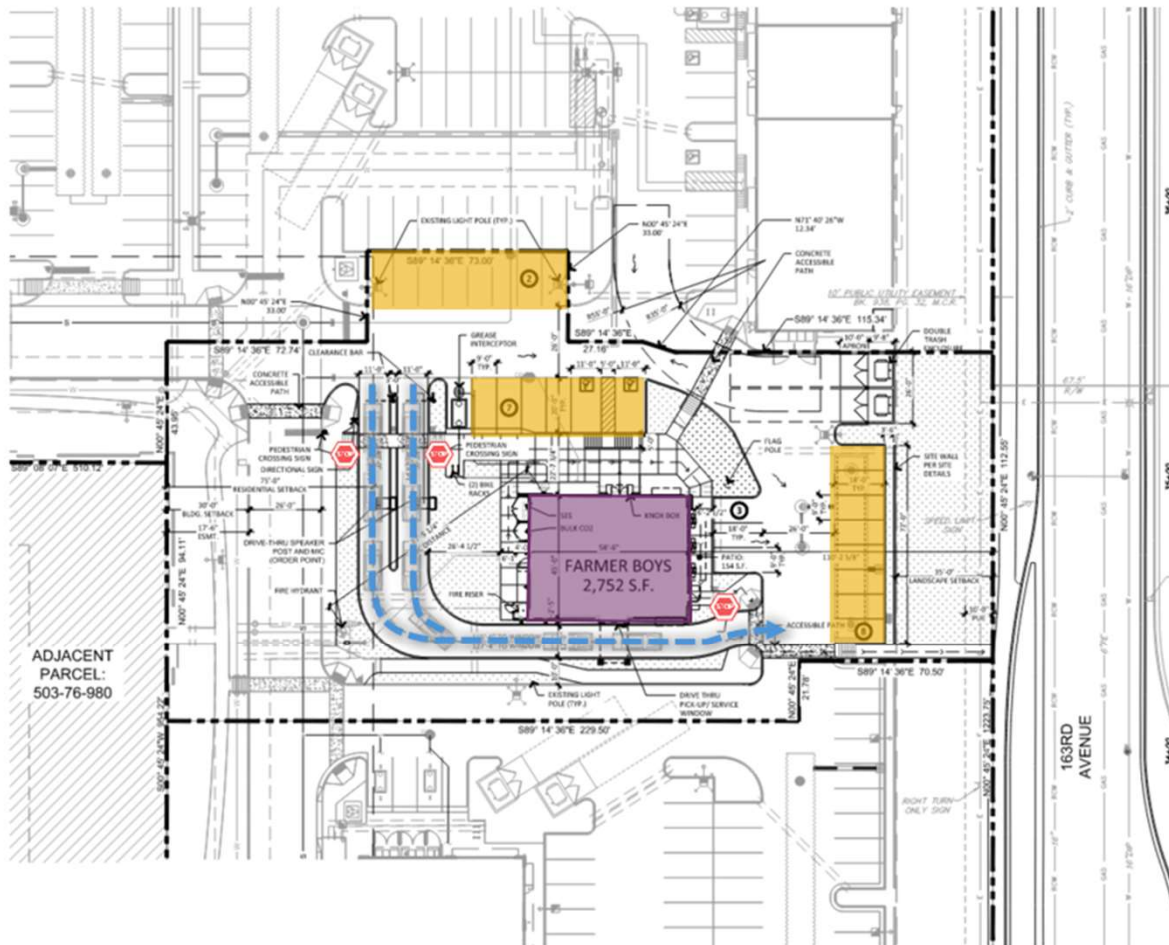




VICINITY MAP



ZONING MAP



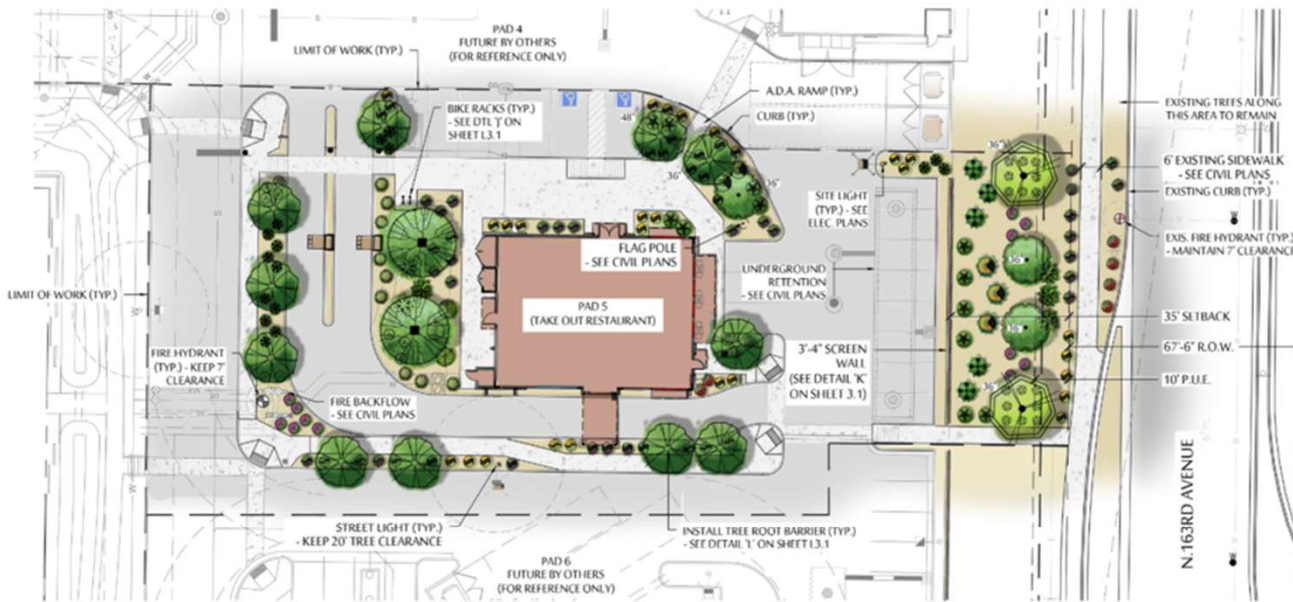
2,752 S.F. Farmer Boys Restaurant

Parking Required = 19 Spaces
 Parking Provided = 20 Spaces ☒

Double Drive-Through Lane
 (Queuing Capacity = 10 Vehicles)

SITE PLAN





PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA - EVERGREEN ELM
	VITEX AGNUS-CASTE 'MONTROSE PURPLE' - MONK'S PEPPER
SHRUBS	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
	DODONAEA VISCOSA - HOP BUSH
	EREMOPHILA HYGROPHANA - BLUE BELLS
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE
	TECOMA X 'SIERRA APRICOT' - SIERRA APRICOT ESPERANZA
ACCENTS	
	ALOE BARBADENSIS - MEDICINAL ALOE
	AGAVE VILMORINIANA - OCTOPUS AGAVE
	HESPERALOE FUNIFERA - GIANT HESPERALOE
	MUHLENBERGIA LINDHEIMERI - AUTUMN GLOW GRASS
	PEDILANTHUS MACROCARPUS - LADY'S SLIPPER
GROUND COVERS	
	LANTANA CAMARA 'GOLD MOUND' - GOLD MOUND LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1/2\"/>





NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

A STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 9109 "NATURAL LINEN"

C PAINTED METAL:
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"

E1 CMU VENEER:
MFG: ECHOLON
COLOR: OPAL
SPEC: PRECISION; 1"X8"X16"
STACK: RUNNING STACK

F PAINTED PARAPET CAP:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7025 "BACKDROP"

H PAINTED STUCCO BASE BAND:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"

B STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7044 "AMAZING GRAY"

D PAINTED HOLLOW METAL DOOR:
MFG: SHERWIN WILLIAMS
COLOR: SW 7069 "IRON ORE"

E2 CMU VENEER:
MFG: ECHOLON
COLOR: OPAL
SPEC: PRECISION; 1"X8"X16"
STACK: STACK BOND

G MULLIONS:
MFG: KAWNEER OR EQ.
COLOR: DARK BRONZE

I INTEGRAL METAL PANEL:
MFG: NICHHA
COLOR: WHITE
SPEC: LATURA V-GROOVE 'AWP1818'

NOTES:
- ALL SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMIT
- ALL ROOFTOP MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED BY PARAPET WALL
- E2 AT DRIVE THRU COLUMNS IS FULL BLOCKS 8X8X16 WITH PRECAST CONCRETE CAP

FARMER BOYS - PAT TILLMAN BLVD AND 163RD AVE
NEAR SWC PAT TILLMAN BLVD AND 163RD AVE
SURPRISE, ARIZONA
DATE: 2-6-2026 (FINAL)

CEL-1
RKAAR 25039.00

FS25-0457



EVALUATION CRITERIA

ASANTE PAD

- ✓ Drive-through ordering facility and speakers 75' from residential (75')
- ✓ Full Drive-through canopy

LDO Section 106-10.17

- ✓ 25' from public ROW (101.24')
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 40-feet between entry point to ordering facility (40')/100-feet pick-up service (115'- 6")
- ✓ 300-foot separation from another drive-through (> 600')
- ✓ Pick-up window is orientated away from *adjacent* residential *uses* and from facing the arterial *street*.
- ✓ Drive-through lanes shall be screened from ROW
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (12')

OUTREACH

Neighborhood Meeting

- February 04, 2026
- Asante Public Library
- No Attendees

RECOMMENDATION

Should the Commission wish to **approve** the subject Conditional Use Permit with Site Plan, **Case FS25-0457**, **staff recommends the Commission approve subject to stipulations 'a' through 'e'**.

Questions or Comments?

THANK YOU



STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Farmer Boys – Pat Tillman Blvd and 163rd Ave – Site Plan”, prepared by RKAA, and received by the City, February 20, 2026.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Trails Pad 5 – Landscape Plan”, prepared by McGough Adamson, and received by the City, February 20, 2026.
- c. Building Architecture shall be consistent with the Elevations entitled “Farmer Boys – Pat Tillman Blvd and 163rd Ave – Site Plan”, prepared by RKAA, and received by the City, February 20, 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.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 7, 2026 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Rezone of approximately 10.7 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Dynamite Boulevard. Case FS24-1442.

Motion:

I move to recommend approval of the Rezone for Pure Heart Church, Case FS24-1442, subject to stipulations 'a' and 'b' as outlined in the Staff Report.

I move to recommend denial of the Rezone for Pure Heart Church, Case FS24-1442, because insert reason.

Background:

Stephanie Watney of Withey Morris Baugh, PLC requests a rezone of approximately 10.7 acres from Residential Rural (RR) to Community Commercial (C-2) for the development of a Pure Heart Church campus with supporting commercial uses on a property generally located at the southeast corner of 163rd Avenue and Dynamite Boulevard.

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. 0-FS24-1442 Pure Heart Church Rezone - Staff Report
 2. 01-FS24-1442 Pure Heart Church Rezone - Vicinity Map
 3. 02-FS24-1442 Pure Heart Church Rezone - Zoning Map
 4. 03-FS24-1442 Pure Heart Church Rezone - Proposed Zoning Map
 5. 04-FS24-1442 Pure Heart Church -Rezone - Rezone Narrative
 6. 05-Pure Heart Church Rezone - Conceptual Site Plan
 7. 06-Pure Heart Church Rezone - Luke AFB Letter
 8. 07-Pure Heart Church Rezone - Citizen Participaton Report
 9. 08-Pure Heart Church Rezone - Affidavit of Site Posting
 10. FS24-1442 Pure Heart Church Rezone - Presentation
-

Rezone

Report to the Planning and Zoning Commission

Case:	FS24-1442
Project Name:	Pure Heart Church
Council District:	1 - Acacia
Meeting Date:	May 7, 2026
Planner:	Leslie Carnie, Planner II
Owner:	NOAS, Inc.
Applicant:	Stephanie Watney of Withey Morris Baugh, PLC
Request:	Rezone of approximately 10.7 acres from Rural Residential (RR) to Community Commercial (C-2)
Site Location:	Generally located at the southeast corner of 163 rd Avenue and Dynamite Boulevard
Site Size:	10.7 Acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040.
Support/Opposition:	Refer to attached Citizen Participation Report.
Staff Recommendation:	If the Commission wishes to recommend approval of the proposed Rezone, Case FS24-1442, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

PROJECT DESCRIPTION:

Stephanie Watney of Withey Morris Baugh, PLC (the “Applicant”) requests a rezone of approximately 10.7 acres from Residential Rural (RR) to Community Commercial (C-2) for the development of a Pure Heart Church campus with supporting commercial uses on a property generally located at the southeast corner of 163rd Avenue and Dynamite Road (the “Rezone”).

BACKGROUND:

November 3, 1988: The subject parcel was annexed into the City of Surprise under Ordinance 88-24.

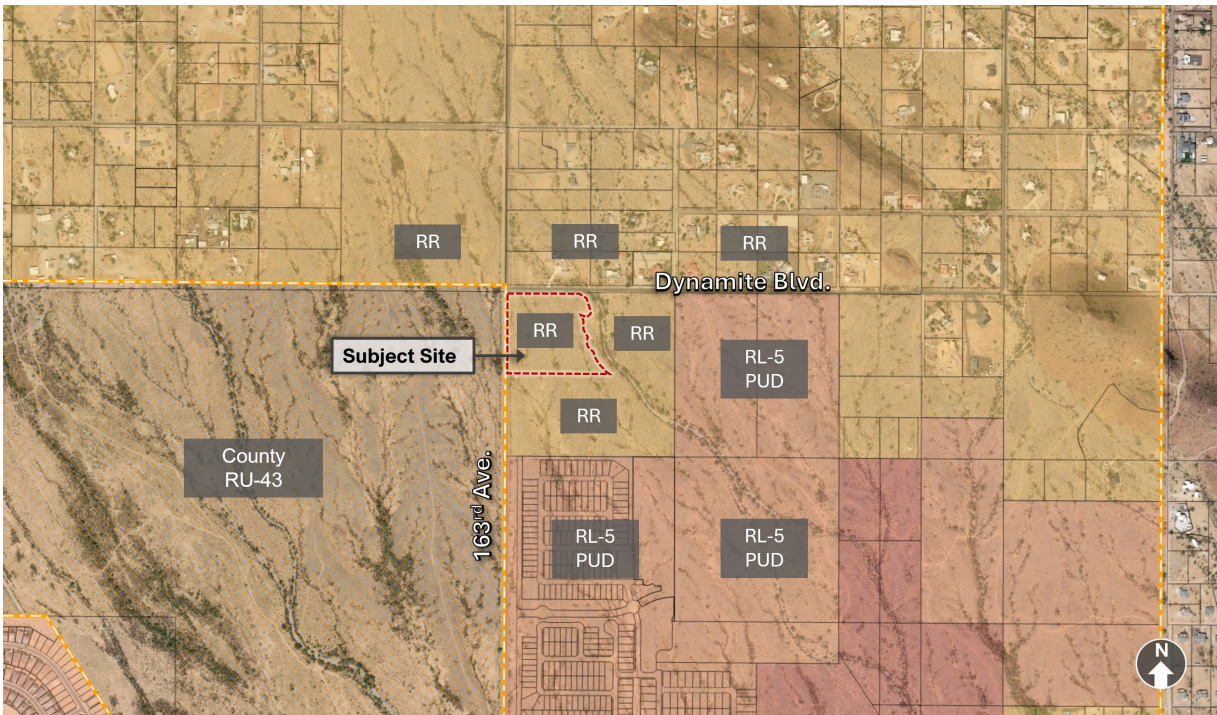
July 11, 2024: Staff met with the Applicant to discuss the subject property during a regularly scheduled Concept Review meeting under CR24-0764.

October 28, 2024: The Applicant filed the Rezone and Minor Land Division request under case, FS24-1442, the subject case.

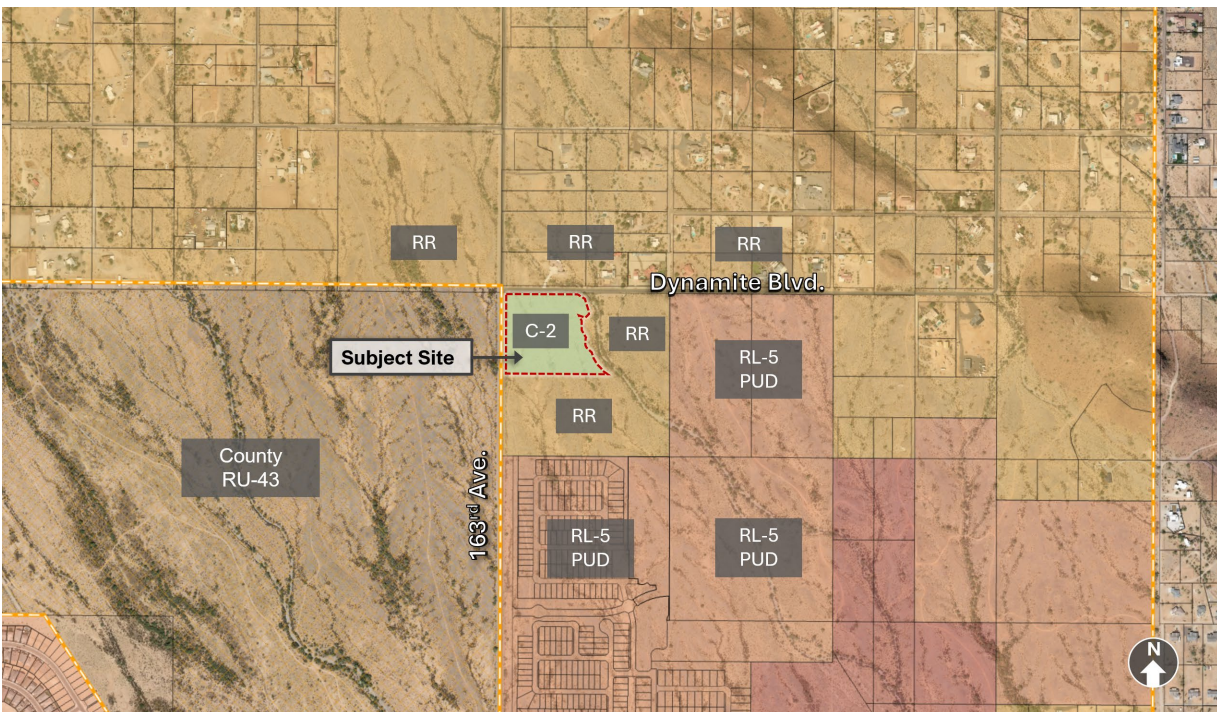
February 11, 2025: The Applicant held a neighborhood outreach meeting to discuss the Project.

April 13, 2026: A Minor Land Division request was approved administratively and recorded with Maricopa County under case, FS24-1442, the subject case

PROJECT ZONING:



Existing Zoning



Proposed Zoning

ANALYSIS AND DISCUSSION:

The subject property is part of a proposed 41.25-acre multi-phase church campus project known as Pure Heart Church. A Minor Land Division application to subdivide the 41.25-acre parent parcel was submitted and reviewed concurrently with this Rezone and subsequently approved administratively. This Minor Land Division created a 30.5-acre parcel encompassing the southern and eastern portions of the overall site, as well as the 10.7-acre parcel proposed to be rezoned by this Application.

The first phase of the Pure Heart Church campus will be the construction of the assembly chapel, classrooms, gymnasium, outdoor amphitheater, outdoor meditation and reflection areas, and pedestrian courtyards and plazas located on the southern portion of the overall site. This southern parcel that also extends to the east is excluded from this Rezone application because the proposed uses, which are affiliated with the primary church use, are permitted under the site's existing RR zoning. The wash that bisects the overall site is intended to be preserved and used as an outdoor open space amenity. Currently, there are no plans to develop the portion of the property located east of the wash corridor.

The Applicant requests the rezone of the 10.7-acre vacant parcel situated on the southeast corner of 163rd Avenue and Dynamite Boulevard. The requested rezone from RR to C-2 will allow supporting commercial uses to be developed north of the main church campus. In addition to two commercial pads, the subject property is expected to include a pre-school, a counseling center, and a training center. A Conceptual Site Plan has been provided as part of this Rezone application and is shown below.



Proposed Site Plan

Access and Roadways:

Full access to the subject property is provided from Dynamite Boulevard. A right-in right-out driveway provides additional access to Dynamite Boulevard. Access to 163rd Avenue is limited to one right-in right-out driveway; however, the overall campus will have access to 163rd Avenue via a full access driveway located on the southern parcel. A Traffic Impact Analysis (“TIA”) was submitted as part of this Rezone application and has been reviewed and approved by the City’s Transportation Department. The developer of this project will be required to improve 163rd Avenue pursuant to its Major Arterial designation with 100’ half street right-of-way. Dynamite Boulevard is classified as a Modified Minor Arterial and will be built as such along the property frontage with 55’ of half street right-of-way. A contribution to a future traffic signal at 163rd Avenue and Dynamite Boulevard will also be required.

DEVELOPMENT STANDARDS:

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

Table 106-6a—Commercial Zoning Districts

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

Notes:

2. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to rural residential (RR), residential low density (R-1), and residential medium density (R-2) zoning. The height increases at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum height equal to the zoning district.
5. Projects designed as commerce center will comply with overall development standards regarding perimeter setbacks from abutting developments.
6. Pad sites within a commerce center may have reduced setbacks along boundaries internal to the master site plan if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.

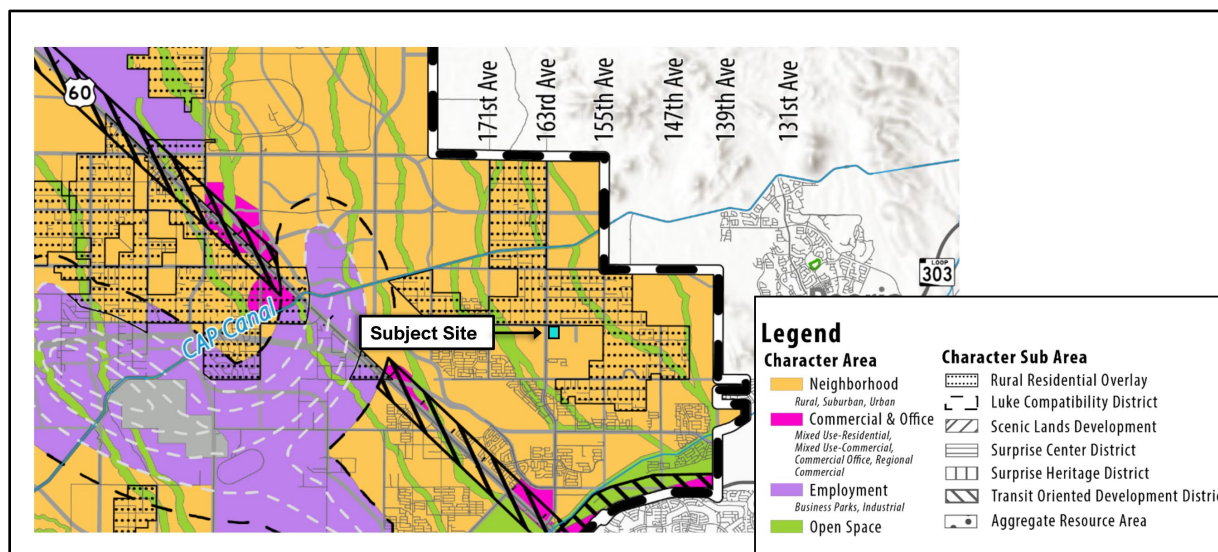
Utility and Services Table:

Electric:	APS
Water:	CITY OF SURPRISE
School District	UNORGANIZED

CONFORMANCE WITH ADOPTED PLANS:

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

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



REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, the Arizona Game and Fish Department, the Maricopa Water District, the Flood Control District of Maricopa County, and Luke Air Force Base were included in the routing of this request. These agencies indicated no objections to the proposed Rezone.

CITIZEN OUTREACH:

An outreach meeting was held on February 11, 2025, at the Asante Preparatory Academy located at 23251 N. 166th Drive. Attendees inquired about the church's background and services. There were concerns over traffic, light pollution, and building height. The Citizen Participation Report is attached.

SUMMARY:

The proposed Rezone is for the development of future commercial uses. The proposed Rezone is consistent with the manner and intent of the Surprise Municipal Code and the General Plan. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

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

STAFF RECOMMENDATION:

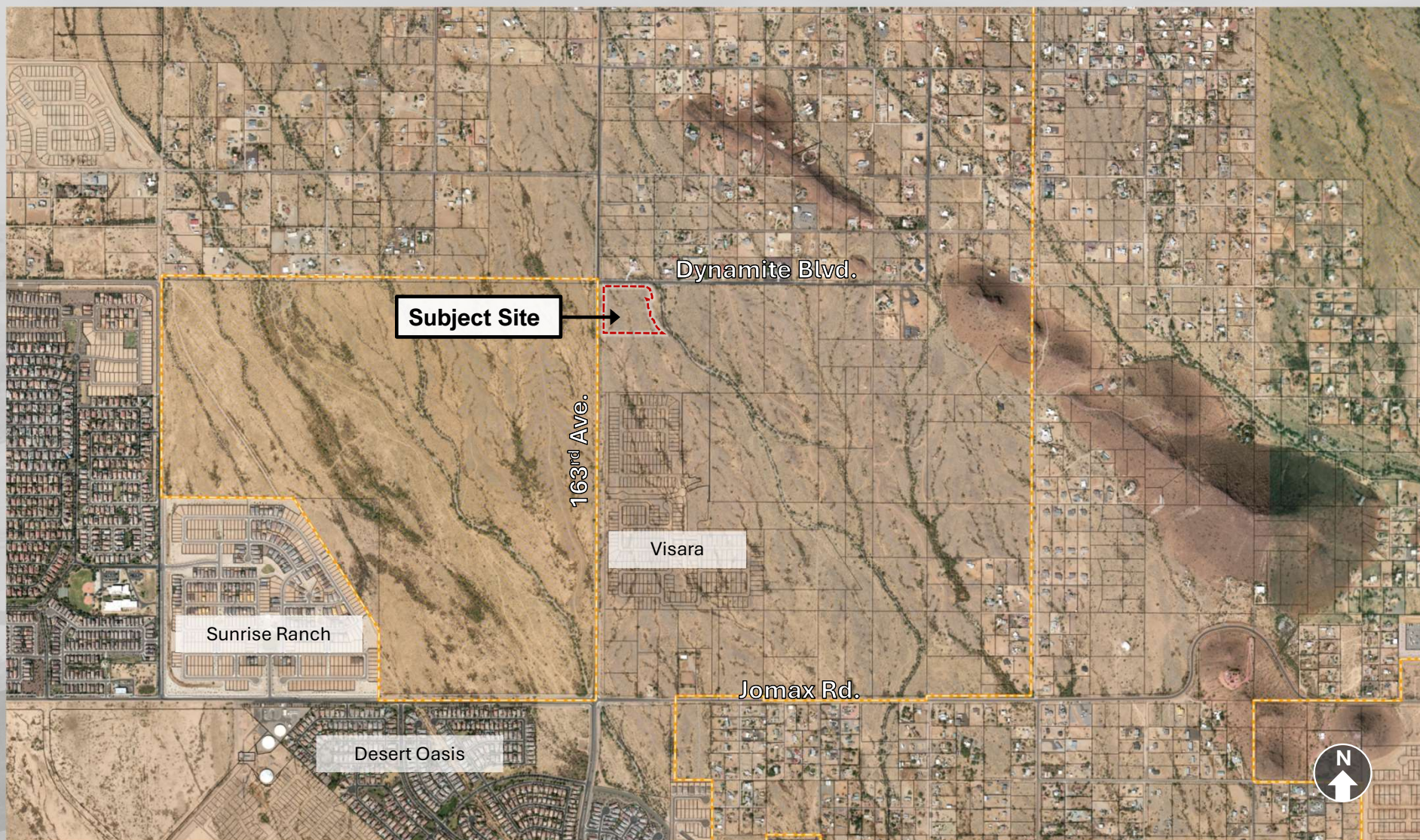
Based on the findings noted above, if the Commission recommends approval of the proposed Rezone, Case FS24-1442, Staff recommends the Commission recommend approval subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Pure Heart Church Rezone Narrative," prepared by Withey Morris Baugh PLC, and stamped received, March 20, 2026.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

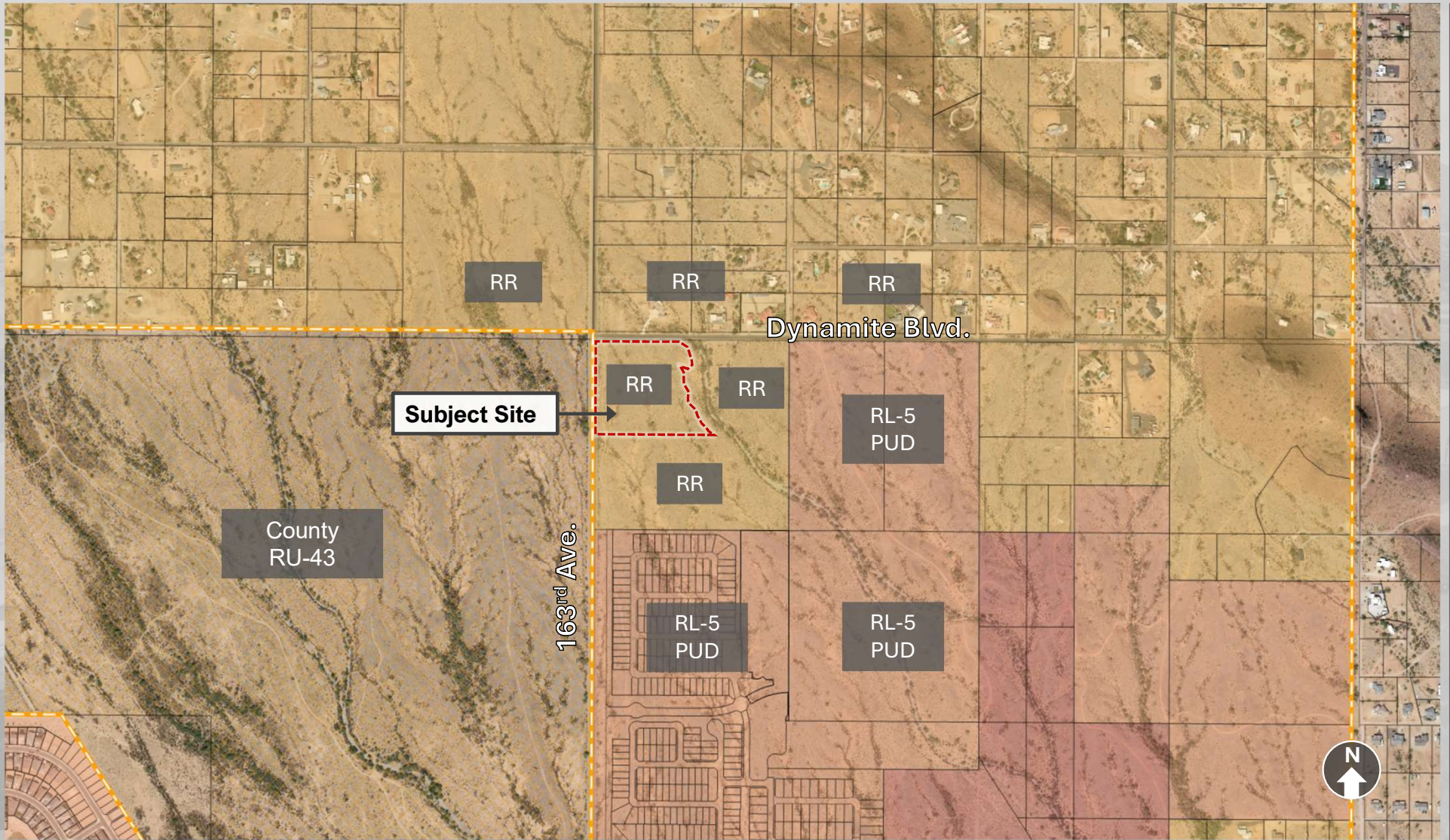
However, should the Commission wish to recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

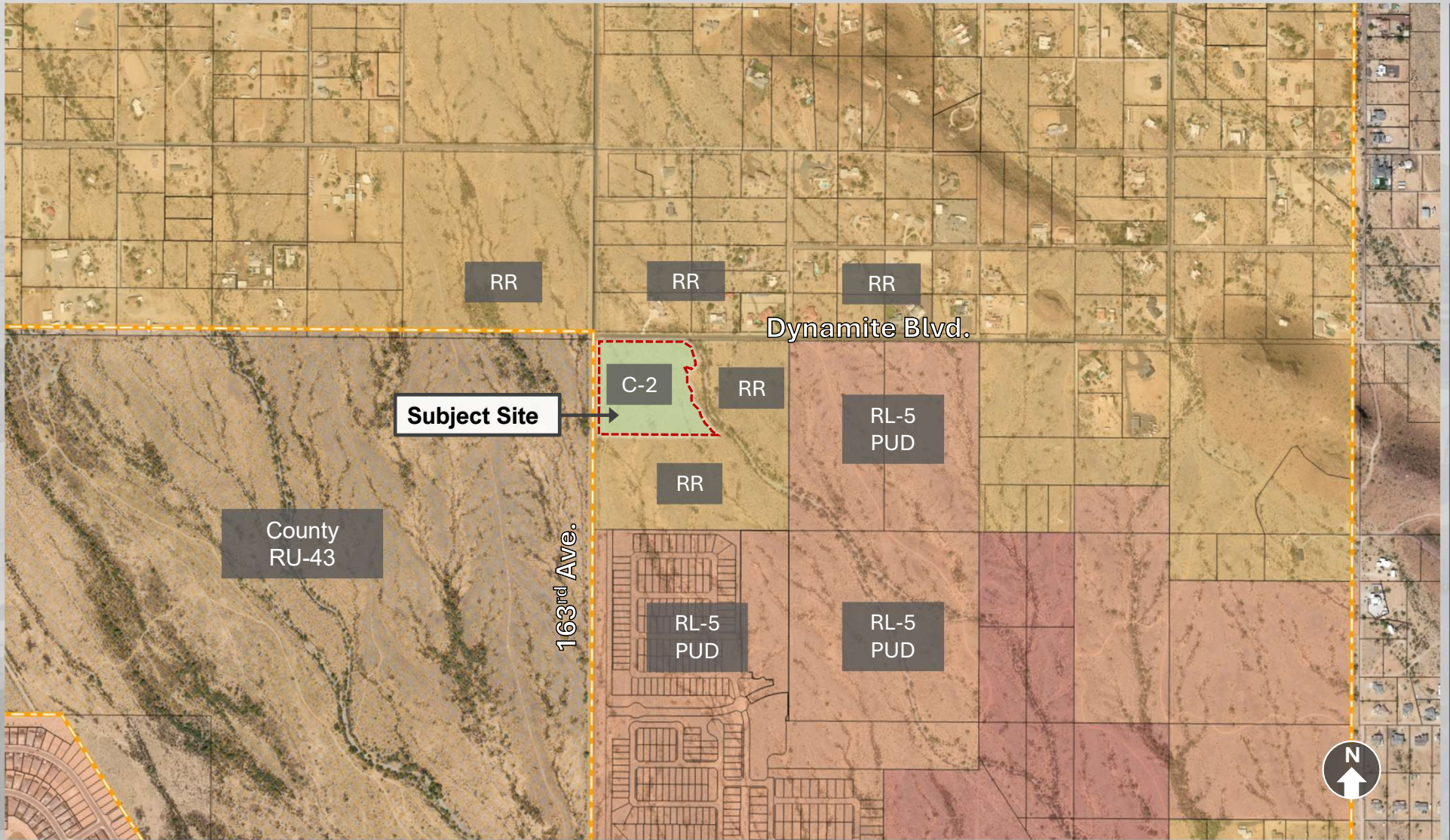
01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Zoning Document
05 Conceptual Site Plan
06 Luke AFB comments
07 Citizen Outreach Report
08 Affidavit of Site Posting
PPT



VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

Pure Heart Church

SEC 163rd Avenue and Dynamite Road
Rezone Narrative

Received

3/20/2026 1:03PM



WITHEY
MORRIS
BAUGH

Introduction

On behalf of NOAS Inc. dba Pure Heart Church, we are pleased to submit this request to rezone approximately 10.7-acres of vacant land located at the southeast corner of 163rd Avenue and Dynamite Road alignment, which comprises a portion of Maricopa County Assessor's Parcel Number ("APN") 503-52-013A (the "Property"). **TAB 1, Aerial Map.** The Property is currently undeveloped. The General Plan Land Use Map designates the Property as "Neighborhood" (**TAB 2**) and the existing zoning for the Property is Rural Residential ("RR") (**TAB 3**).

Adjacent Land Uses

The Property is located at the intersection of two planned arterial roadways. To the south and east is undeveloped land zoned R-1 with a PUD overlay. To the north across Dynamite Boulevard are single family homes zoned Rural Residential. To the west across 163rd Avenue is undeveloped land outside the jurisdictional boundaries of Surprise.

Request

This application requests to rezone the Property from Rural Residential (RR) to Community Commercial (C-2). Per the City of Surprise Land Development Ordinance, the C-2 District is appropriate for land that within the Neighborhood character area as designated by the General Plan.

Project Overview

Pure Heart Church is proposing to develop a new campus on approximately 41.25 acres at the southeast corner of 163rd Avenue and the Dynamite Road alignment. The campus will be developed in phases. Phase 1, which comprises approximately 15 acres in the southern half of the site, will include an assembly chapel, classrooms, a gymnasium, an outdoor amphitheater, outdoor meditation and reflection areas, and pedestrian courtyards and plazas. These uses, which are affiliated with the primary church use, are permitted under the site's existing RR zoning.

Phase 2 will develop approximately 10.7 acres in the northeast portion of the site with a preschool, counseling and training centers, and two commercial pads. Phase 2 is the subject of this rezone application. **TAB 4, Phase 2 Conceptual Development Plan.**

Another future phases may include approximately 4 acres in the northeast portion of the site that is separated from Phases 1 and 2 by a large wash which bisects the site. At this time, no development plan is proposed for that portion of the site.

The proposed rezone will accommodate commercial opportunities on site, with designated areas along 163rd Avenue for commercial buildings totaling approximately 31,000 square feet. The two commercial pads are anticipated to be developed with drive-through uses that will require a conditional use permit once users are identified and a site plan is established. These commercial

spaces will complement the church's community-focused mission by providing additional value-add retail services for the surrounding community. This strategic approach aims to increase the site's utility while maintaining its core purpose as a community hub for spiritual, educational, and social services.

The anticipated drive-through uses are strategically located along 163rd Avenue as it approaches Dynamite Boulevard, providing appropriate visibility and access from the arterial roadways. A queuing analysis will be required at the time of site plan and/or plan review. The applicant acknowledges that the City of Surprise driveway spacing standards and turning movements current at the time of site plan and/or plan review will apply. This development will be required to contribute its proportionate share of the design and installation of the proposed traffic signal at the intersection of 163rd Ave and Dynamite Blvd. The actual contribution amount will be determined later after cost estimates are provided for the traffic signal. The percentage shall be determined by the TIA at the time of plan approval. Pure Heart Church will install the necessary right of way improvements and utilities to ensure sufficient capacity exists to accommodate the commercial uses and the variety of the church campus facilities and services. 163rd Avenue will be improved pursuant to its Major Arterial designation with 100' half street right of way. Dynamite Road is classified as a Modified Minor Arterial and will be built as such along the Property frontage with 55' of half street right of way. The drive-through uses will provide in-demand services for residents in the surrounding vicinity as growth in this area continues to accelerate. As described below, the proposed use is also consistent with the General Plan.

In addition to the commercial pads, the Property is expected to include a pre-school, a counseling center, and a training center. All such development will conform to the development standards for the C-2 district and will feature attractive site design and architecture.

Access to the Property will be provided from both Dynamite Road and 163rd Avenue. Pedestrian connectivity will also be provided throughout the development, including a proposed pedestrian path and open space area along the wash that bisects the site. Parking will be provided to meet minimum standards based on the applicable parking ratios for the proposed uses.

General Plan Conformance

The proposed development is consistent with the Surprise General Plan. The Property has a General Plan land use designation of "Neighborhood." This designation consists of predominantly residential areas, but also supports "locally oriented commercial and public facility uses." Community Commercial is considered a typical use in Suburban Neighborhood areas, such as the area surrounding the Property.

The development proposal is clearly compatible with this category as it provides church and commercial services to support the surrounding community. Additionally, this rezone incorporates the following objectives and policies from the General Plan:

Policy: Seek to retain aesthetic values and heritage of the Sonoran Desert by being a steward of the land and environment within the planning area.

Pure Heart Church will utilize the large wash that bisects the Property to provide ample open space opportunities that embrace the desert character. Pedestrian paths and other outdoor open space amenities, including shaded reflection areas, will emphasize and encourage connection with the natural environment.

Policy: Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and respects desirable community character and context for both existing and future residents.

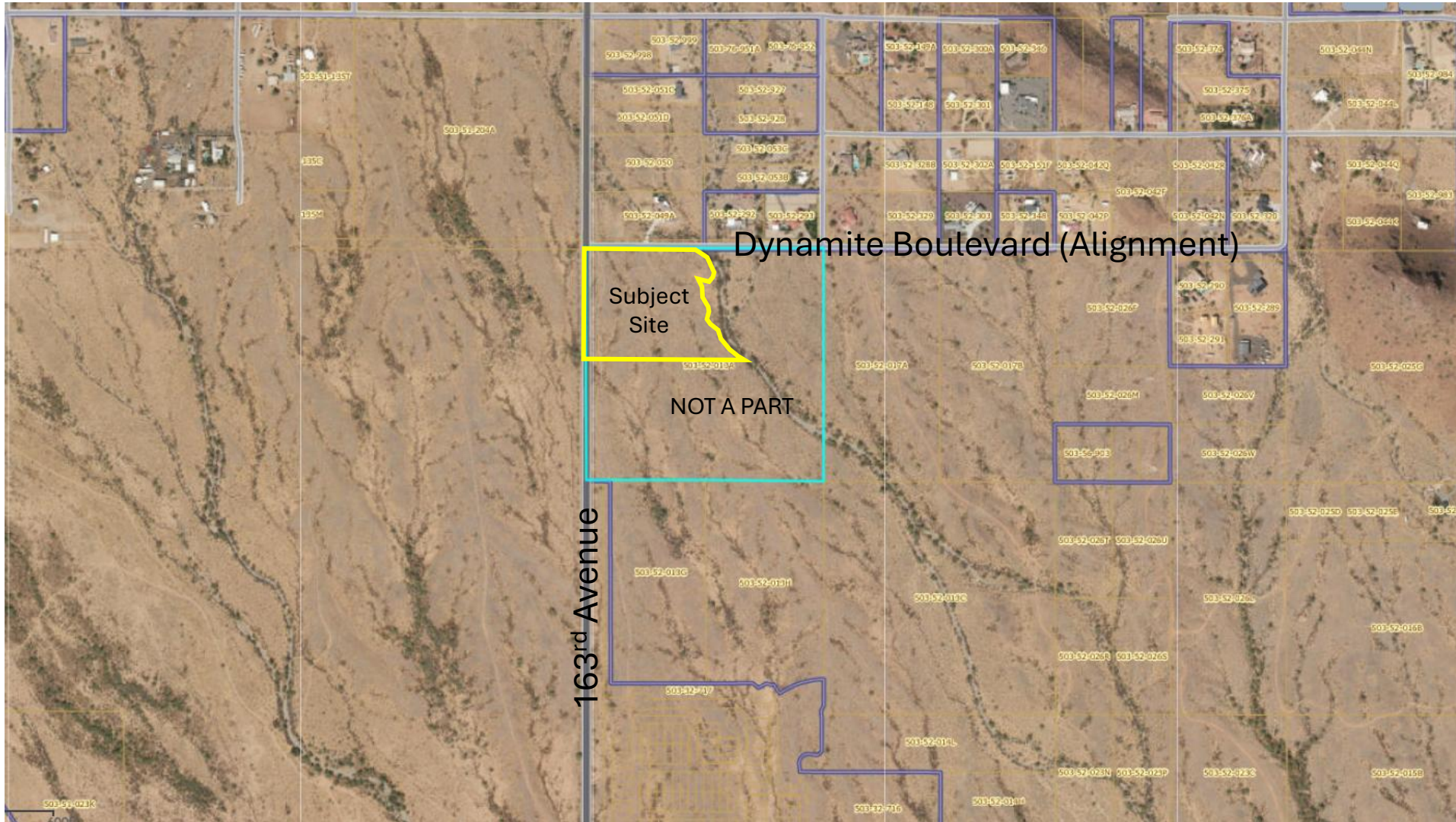
Pure Heart Church will provide a comprehensive, multi-faceted campus to support and provide opportunities for connection for parishioners and residents in the surrounding area. The commercial pads are strategically located along the arterial roadway with appropriate access and site circulation. Additional uses such as the amphitheater and outdoor meditation spaces are intentionally oriented to take advantage of the natural features of the Property, particularly the wash.

Conclusion

The proposed rezone will simply allow the ability for complementary commercial uses along the arterial street frontage of the proposed Pure Heart Church campus. The development will be an attractive, comprehensive church campus that provides community services and helps meet local needs. The commercial opportunity is a natural fit along the street frontage and will serve local residents' commercial needs. Overall, the project will include quality landscaping, meaningful open space, attractive design, and provide a community-wide benefit. Pure Heart Church looks forward to bringing a high-quality church campus to the City of Surprise.

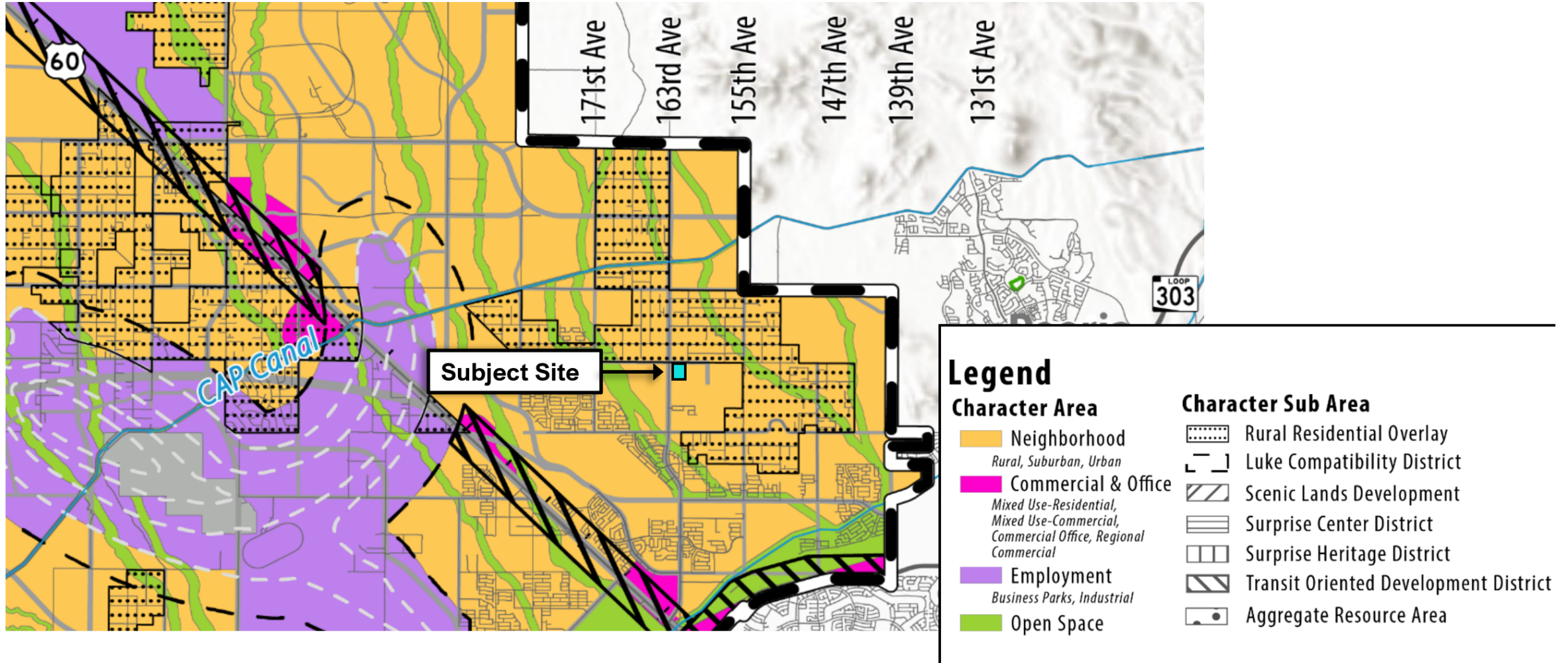
Tab 1

Site Aerial Map



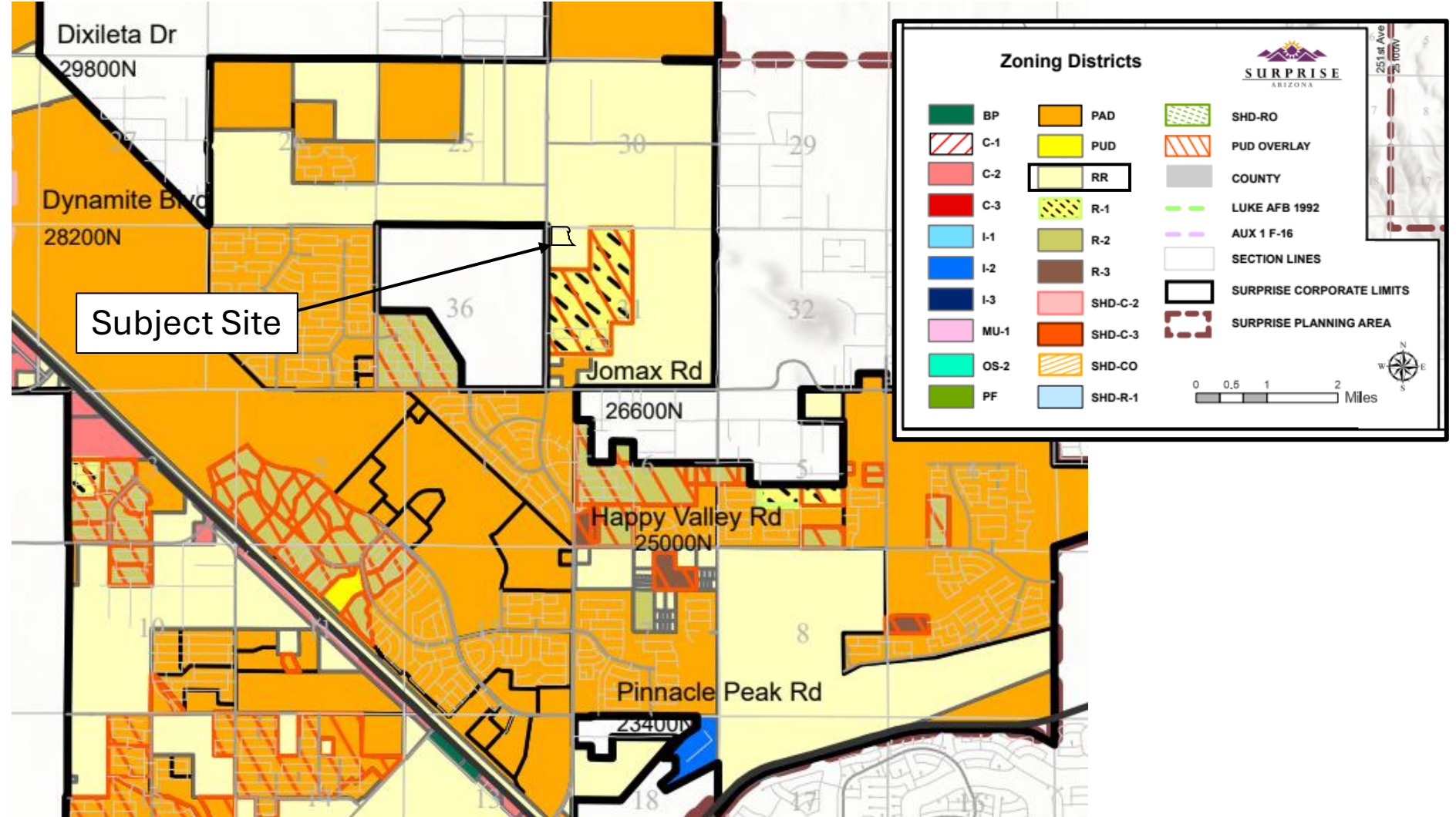
Tab 2

General Plan Map: Neighborhood



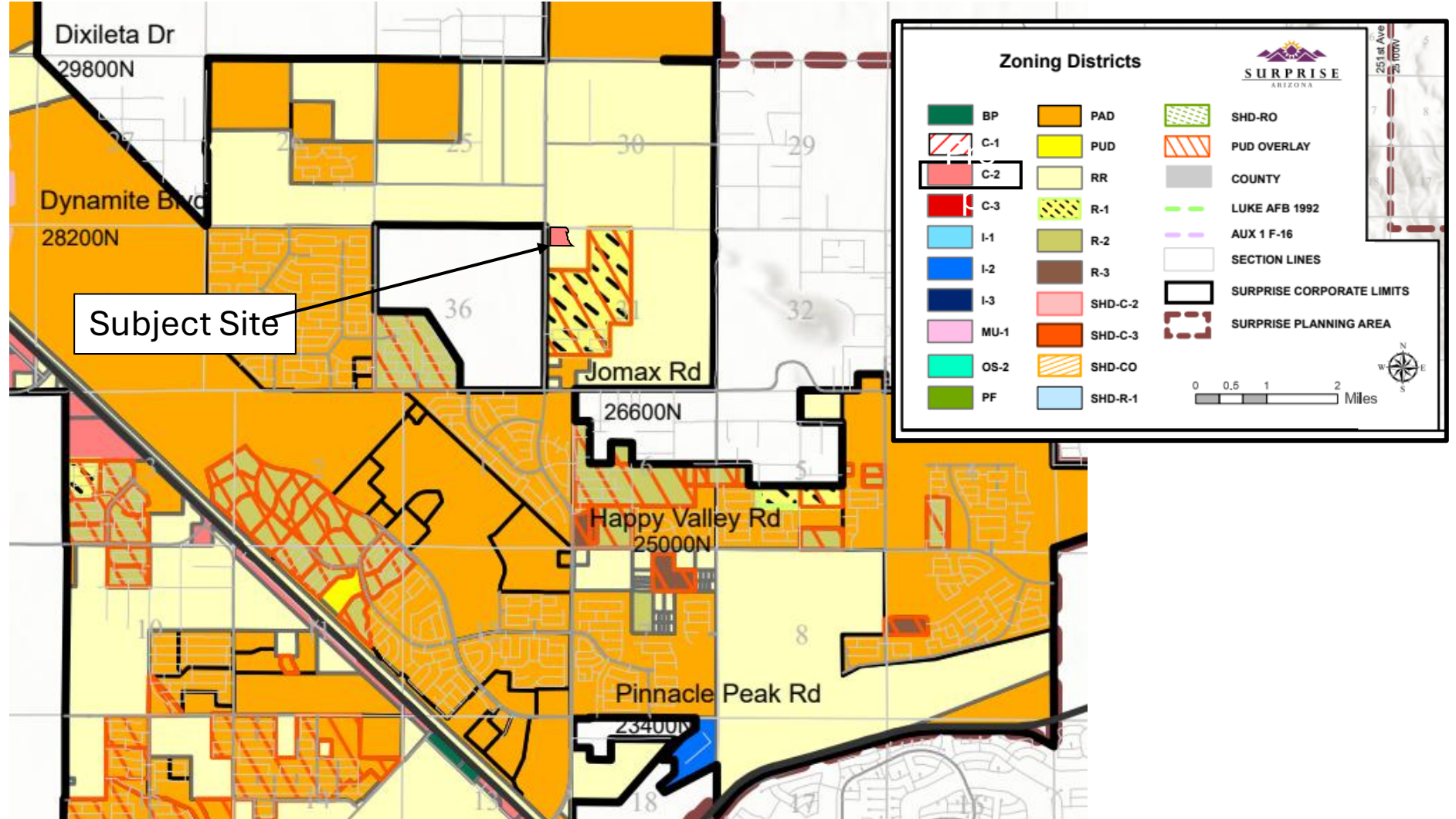
Tab 3

Existing Zoning Map: RR



Tab 4

Proposed Zoning Map: C-2



Tab 5

LEGAL DESCRIPTION: **EXHIBIT**

COMMERCIAL SITE PHASE II

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 IN SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 00 DEGREES 13 MINUTES 55 SECONDS WEST, 2639.10 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS WEST, 645.00 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 31, SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, 896.00 FEET, TO A POINT WHICH IS INTENDED TO BE 5.00 FEET WEST OF THE FEMA FLOOD ZONE 'AE' AS DEPICTED ON THE FIRM MAP PANEL 04013C-1210(L) EFFECTIVE DATE OCTOBER 16, 2013;

THENCE INTENDING TO BE FIVE FEET WEST OF AND MEANDERING PARALLEL WITH SAID 'AE' DELINEATION THE FOLLOWING 16 COURSES :

NORTH 55 DEGREES 39 MINUTES 12 SECONDS WEST, 35.31 FEET;
NORTH 48 DEGREES 38 MINUTES 15 SECONDS WEST, 67.09 FEET;
NORTH 36 DEGREES 20 MINUTES 30 SECONDS WEST, 78.95 FEET;
NORTH 21 DEGREES 02 MINUTES 54 SECONDS WEST, 52.07 FEET;
NORTH 47 DEGREES 30 MINUTES 20 SECONDS WEST, 61.30 FEET;
NORTH 24 DEGREES 27 MINUTES 22 SECONDS WEST, 25.35 FEET;
NORTH 09 DEGREES 28 MINUTES 03 SECONDS EAST, 46.36 FEET;
NORTH 14 DEGREES 56 MINUTES 22 SECONDS WEST, 27.67 FEET;
NORTH 27 DEGREES 21 MINUTES 47 SECONDS WEST, 62.22 FEET;
NORTH 01 DEGREES 41 MINUTES 08 SECONDS WEST, 64.17 FEET;
NORTH 27 DEGREES 46 MINUTES 19 SECONDS WEST, 50.31 FEET;
SOUTH 76 DEGREES 52 MINUTES 23 SECONDS EAST, 65.96 FEET;
NORTH 38 DEGREES 40 MINUTES 32 SECONDS EAST, 31.86 FEET;
NORTH 10 DEGREES 37 MINUTES 32 SECONDS EAST, 27.93 FEET;
NORTH 23 DEGREES 45 MINUTES 41 SECONDS WEST, 100.06 FEET;
NORTH 56 DEGREES 56 MINUTES 07 SECONDS WEST, 74.26 FEET, TO THE TERMINUS

OF SAID MEANDERING LINE, BEING ALSO A POINT ON THE NORTH LINE OF SAID SECTION 31;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, 626.00 FEET, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM, THE NORTHERLY 33 FEET AND THE WESTERLY 33 FEET THEREOF AS RIGHT OF WAYS FOR 163RD AVENUE AND DYNAMITE BOULEVARD.

SAID PARCEL CONTAINS 10.7007 ACRES (466,122 SQ.FT.) MORE OF LESS



LEMME ASSOCIATES AZ

8607 N. 59TH AVE. #B-4
GLENDALE, AZ 85302

602-841-6904 LEMMEAZ.COM

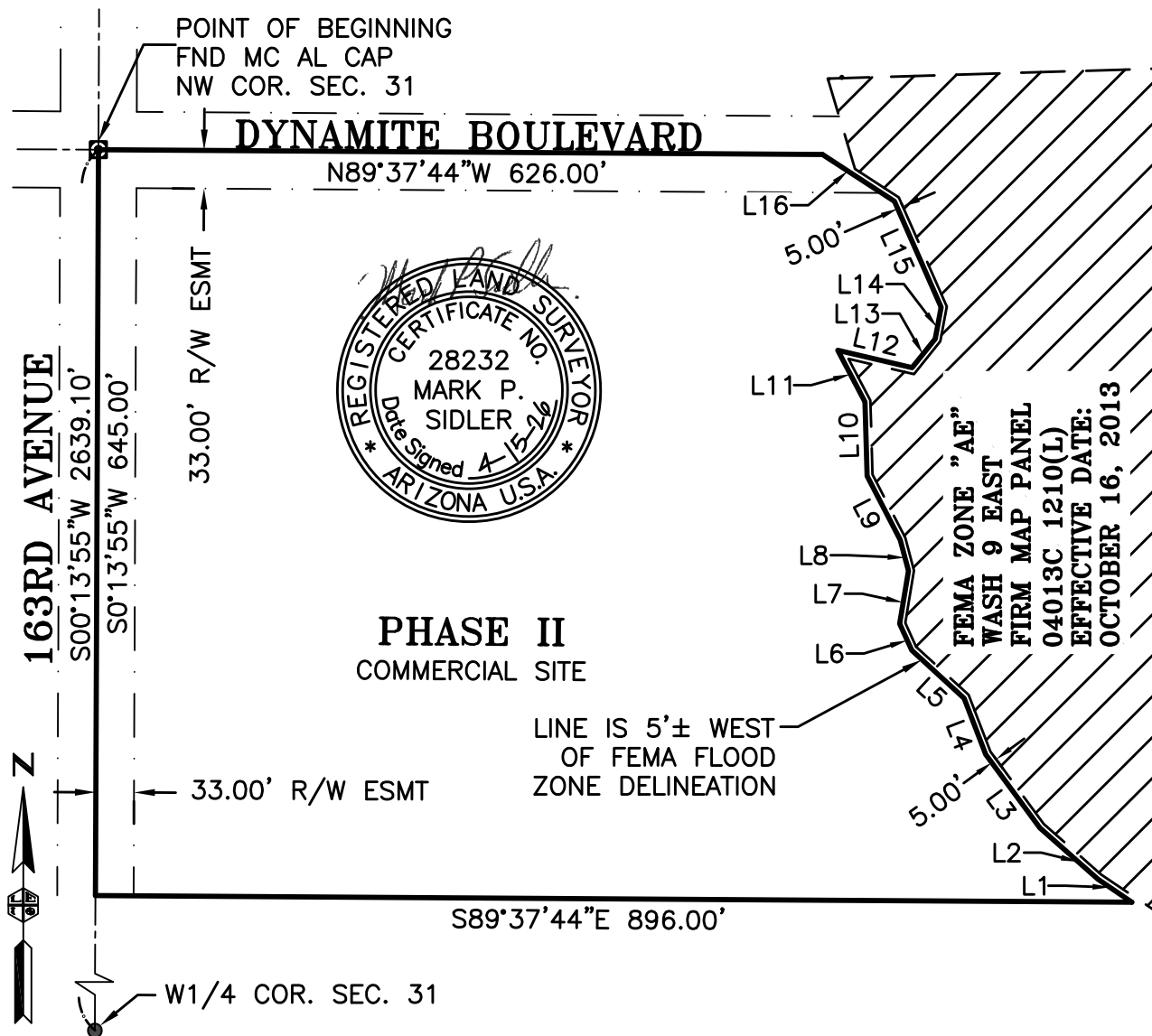
LAND SURVEYING & CONSTRUCTION LAYOUT

DYNAMITE BLVD & 163RD AVE, PHASE II COMMERCIAL SITE

GOVERNMENT LOT 1, APN 503-52-013A,

SEC, 31, T.5N., R.1W., G.&S.R.M.,

MARICOPA COUNTY, ARIZONA



Line Table		
Line #	Length	Direction
L1	35.31'	N55° 39' 12"W
L2	67.09'	N48° 38' 15"W
L3	78.95'	N36° 20' 30"W
L4	52.07'	N21° 02' 54"W
L5	61.30'	N47° 30' 20"W
L6	25.35'	N24° 27' 22"W
L7	46.36'	N09° 28' 03"E
L8	27.67'	N14° 56' 22"W
L9	62.22'	N27° 21' 47"W
L10	64.17'	N01° 41' 08"W
L11	50.31'	N27° 46' 19"W
L12	65.96'	S76° 52' 23"E
L13	31.86'	N38° 40' 32"E
L14	27.93'	N10° 37' 32"E
L15	100.06'	N23° 45' 41"W
L16	74.26'	N56° 56' 07"W



LEMME ASSOCIATES AZ

8607 N. 59TH AVE. #B-4
GLENDALE, AZ 85302

602-841-6904 LEMMEAZ.COM

LAND SURVEYING & CONSTRUCTION LAYOUT

**DYNAMITE BLVD & 163RD AVE, PHASE II COMMERCIAL SITE
GOVERNMENT LOT 1, APN 503-52-013A,
SEC, 31, T.5N., R.1W., G.&S.R.M.,
MARICOPA COUNTY, ARIZONA**

THIS IS NOT A SURVEY

W.O. 23-801

DATE 4-15-2026

PAGE 2 OF 2

Tab 4



REZONING SITE PLAN

1" = 80'-0"



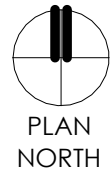
PURE HEART CHURCH

REZONING EXHIBIT
10.03.2025



REZONING SITE PLAN

1" = 80'-0"



PURE HEART CHURCH

REZONING EXHIBIT
10.03.2025

Leslie Carnie

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, January 20, 2025 8:33 AM
To: Linsey Carlos
Cc: 56 FW/CIT Community Initiative; BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE
Subject: RE: FS24-1442 PURE HEART CHURCH - NEW DESIGN REVIEW

Categories: LINSEY

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

Hi Linsey,

Thank you for allowing Luke AFB to make comments on the Pure Heart Church Application. The site is located approximately 3.2 miles outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. We recommend a strong notification program on the part of the applicant to inform occupants about Luke AFB operations.

Mark

Mark James
Interim Director
56 FW Community Initiatives Team
Luke AFB, Arizona
623-856-6175

From: Linsey Carlos <Linsey.Carlos@surpriseaz.gov>
Sent: Monday, December 9, 2024 12:42 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities)

<Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Stacey Lapp <Stacey.Lapp@Maricopa.Gov>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>
Subject: [Non-DoD Source] RE: FS24-1442 PURE HEART CHURCH - NEW DESIGN REVIEW

I apologize, please see the correct attachments for Pure Heart Church

Attached please find the **application**, **narrative**, and **Rezone Site Plan** for the above referenced project.

Thank you

From: Linsey Carlos

Sent: Monday, December 9, 2024 11:06 AM

To: 56FW.CIT.CommunityInitiative@us.af.mil; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mark James <mark.james.14@us.af.mil>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Stacey Lapp <Stacey.Lapp@Maricopa.Gov>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>
Subject: FS24-1442 PURE HEART CHURCH - NEW DESIGN REVIEW

Good morning:

Attached please find the **application**, **narrative**, and **final plat** for the above referenced project.

Please feel free to contact us should you have any questions.

Best regards,

Linsey Carlos
Design Review Project Coordinator
City of Surprise Community Development
16000 N. Civic Center Plaza Surprise, AZ 85374
Office: 623.222.3244 | Main: 623-222-3000



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

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

1. Pure Heart Church

Citizen Participation Report

Case No. FS24-1442



WITHEY
MORRIS
BAUGH

2. Project Description/Request

This citizen participation report is regarding the approximately 9.74-acres of vacant land located at the southeast corner of 163rd Avenue and Dynamite Road alignment, which comprises a portion of Maricopa County Assessor's Parcel Number ("APN") 503-52-013A (the "Property") (**See Tab 1, Aerial Map**). The Property is currently undeveloped. The General Plan Land Use Map designates the Property as "Neighborhood" and the existing zoning for the Property is Rural Residential ("RR").

This applicant requests to rezone the Property from Rural Residential (RR) to Community Commercial (C-2) to provide a framework for development of it as a commercial development which will be an extension of a larger church campus planned for the balance of the Property – which is not otherwise subject of this request.

The purpose of this report is to summarize the applicant's outreach efforts and community feedback.

3. Outreach/Notification Timeline

- **January 2025:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.
- **January 2025:** The subject site was posted with two (2) neighborhood meeting / notice of public hearing signs.
- **February 11, 2025:** An in-person neighborhood meeting was held at 6:00 p.m. at the Asante Preparatory Academy, located at 23251 N 166th Drive.
- **March 31, 2026:** Sign postings were updated to include public hearing dates.
- **April 2026:** Public hearing notice letters mailed to applicable parties, and newspaper publication completed by the City.

4. Notification Affidavits

- See **Tab 2**.

5. Neighborhood Meeting Summary

A neighborhood meeting for the project was held on February 11, 2025, at 6:00 PM at Asante Preparatory Academy, located at 23251 North 166th Drive, Surprise, Arizona. The neighborhood meeting was noticed in accordance with the City's code requirements. The neighborhood meeting lasted approximately one (1) hour. In addition to the development team, five (5) interested people attended the neighborhood meeting. See **Tab 3**, Sign-in Sheet.

The applicant provided an overview of the application request to each attendee, and shared exhibits to illustrate the proposal. The development team provided an overview of the proposal to interested attendees and responded to question topics below, as follows:

a) Zoning Clarification Questions

The most common questions asked at the neighborhood meeting by attendees were clarifying questions as to why the rezoning is being requested and what the relationship with the balance of the property is. There were also questions raised regarding the rezoning process.

The applicant confirmed that the rezoning request is only requested for the northwest corner of the Property to allow for supplemental activities for the already permitted church use. The applicant clarified that the uses proposed on the subject property include a preschool, counseling office, and restaurant uses. The applicant also explained that these uses would be intended to generate revenue for the church.

The applicant also discussed the rezoning process, noting that future public hearings will be required and that attendees should also receive notice for future public hearing dates.

b) Church Background

Attendees inquired as to the locations of other branches of the church, church activities, sermon schedule, and anticipated attendance.

The applicant advised that Pure Heart Church has two (2) existing campuses, once in Glendale and one in Peoria. It was noted that the Glendale campus has approximately 1,100 seats and Peoria has 450 seats. Two to three services are typically held on Sundays, with a range of 750 to 1,000 people attending. It was further discussed that the church would provide preschool, counselling, and other ancillary uses.

c) Traffic Concerns

Attendees expressed concern over the existing street network and the ability to handle new development. The applicant noted that this area of Surprise has seen increased

growth activity, and that roadway improvements would be made by development as it occurred, mitigating traffic impacts.

d) Lighting Concerns

Some attendees expressed concerns regarding potential light pollution, most commonly regarding the Dark Skies Ordinance and how it would impact existing residents.

The applicant discussed that the development will be required to comply with city ordinances regarding lighting, and that mitigation measures can be taken to further limit light pollution such as downlit and shielded lighting infrastructure.

e) Land Use Compatibility

Some attendees expressed concerns with the general transition of the area from a rural nature to suburban. The applicant acknowledged that the area land use trends have been changing, and highlighted that the church use is already a permitted use; this request simply allows for an expansion of services to support the church's mission. The applicant also emphasized that the site design is designed with buffers to promote compatibility between land uses.

f) Development Standards

Some attendees expressed concerns regarding the proposed height of the development. The applicant noted that the maximum height for buildings is 40 feet in the C-2 Zoning District, however adjacent to Rural Residential properties, there is a maximum 30 foot height requirement with increases earned up to 40 feet when additional setbacks are provided. It was confirmed that meaningful buffering and landscaping would be provided.

The neighborhood meeting lasted approximately one (1) hour. The applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

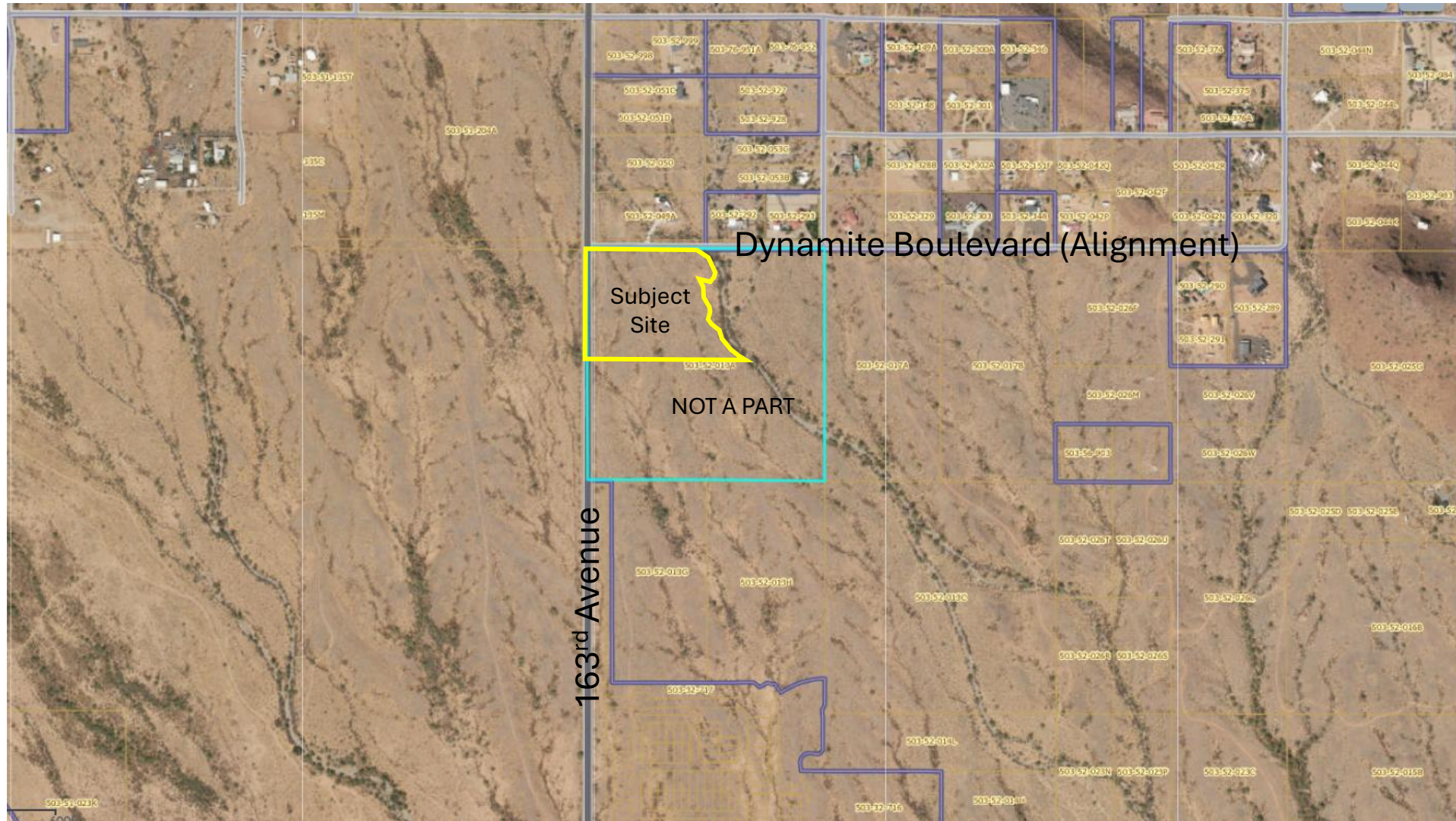
TAB 1



WITHEY
MORRIS
BAUGH

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

Site Aerial Map



TAB 2

AFFIDAVIT OF POSTING

Application No: FS24-1442

Applicant Name: Withey Morris Baugh

Location: SEC 163rd Ave and Dynamite Blvd

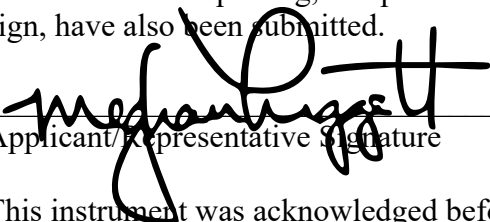
Date Site Posted: 01/27/25

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.

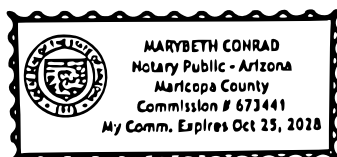
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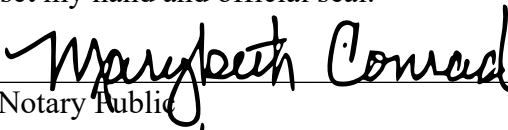
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

 _____ Date 1/27/25

Applicant/Representative Signature

This instrument was acknowledged before me on 01/27/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



 _____
Notary Public
10-25-28
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

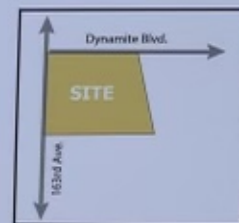
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1442

Request to rezone a 9.74-acre site (Portion of APN 503-52-013A) located at the southeast corner of 163rd Avenue and Dynamite Boulevard from Rural Residential (RR) to Community Commercial (C-2) to allow commercial uses.

For more information, call:
623-222-3011

www.Surpriseaz.gov



January 27, 2025 at 9:58 AM
+33.738596 -112.410903
16142-16196 W Dynamite Blvd
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

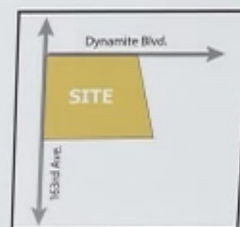
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

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For more information, call:
623-222-3011

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January 27, 2025 at 9:58 AM
+33.737723,-112.412140
26761-28199 N 163rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: TBD

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City Council

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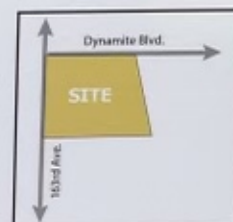
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January 27, 2025 at 9:22 AM

+33.847558,-112.138085

W King Dr

Anthem AZ 85086

United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

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Council Chambers
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Time: 6:00 P.M.

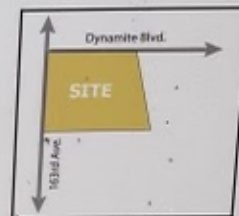
Location: Surprise City Hall
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16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1442

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January 27, 2025 at 9:22 AM

+33.847558, -112.138085

W King Dr

Anthem AZ 85086

United States

AFFIDAVIT OF POSTING

Application No: FS24-1442

Applicant Name: Withey Morris Baugh

Location: SEC 163rd Ave and Dynamite Blvd

Date Site Posted: 03/31/26

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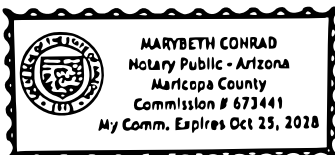
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett

Applicant/Representative Signature

March 31, 2026
Date

This instrument was acknowledged before me on 03/31/26, 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

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: April 23, 2026

Time: 6:00 P.M.

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

City Council

Date: May 19, 2026

Time: 6:00 P.M.

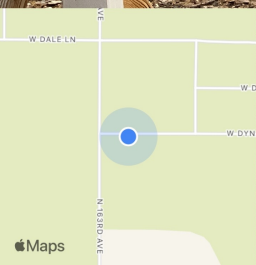
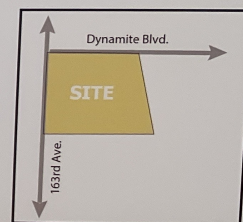
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1442

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For more information, call:
623-222-3011

www.Surpriseaz.gov



March 31, 2026 at 8:46 AM
+33 738552-112.410902
16142-16196 W Dynamite Blvd
Surprise AZ 85387

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

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Location: Surprise City Hall
Council Chambers
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Surprise, AZ 85374

City Council

Date: May 19, 2026

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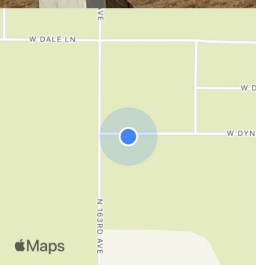
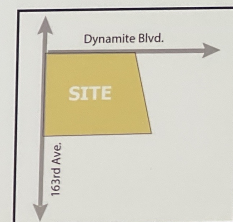
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

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March 31, 2026 at 8:46 AM
+33.738552, -112.410902
16142-16196 W Dynamite Blvd
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Notice of Public Hearing City of Surprise

Neighborhood Meeting

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Media Center
23251 N 166th Dr
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Time: 6:00 P.M.

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

City Council

Date: May 19, 2026

Time: 6:00 P.M.

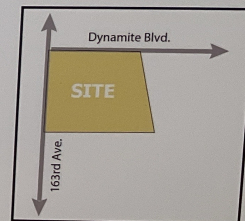
Location: Surprise City Hall
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16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1442

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For more information, call:
623-222-3011

www.Surpriseaz.gov



March 31, 2026 at 8:40 AM

+33.737665,-112.412128

N 163rd Ave

Surprise AZ 85387

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: April 23, 2026

Time: 6:00 P.M.

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

City Council

Date: May 19, 2026

Time: 6:00 P.M.

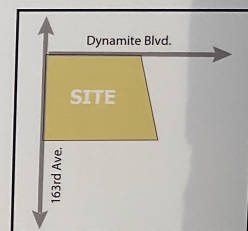
Location: Surprise City Hall
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16000 N. Civic Center Plaza
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623-222-3011

www.Surpriseaz.gov



March 31, 2026 at 8:40 AM

+33.737665,-112.412128

N 163rd Ave

Surprise AZ 85387

TAB 3

SIGN-IN

PURE HEART CHURCH

SOUTHEAST CORNER OF 163RD AVENUE AND DYNAMITE BOULEVARD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

FEBRUARY 11TH, 2025 – 6:00 PM – ASANTE PREPARATORY ACADEMY – MEDIA CENTER – 23251 NORTH 166TH DRIVE, SURPRISE, AZ.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Janice & Scott Phillips			
David Booth			
Cathy Zamorano			
Shari Kissling			

AFFIDAVIT OF POSTING

Application No: FS24-1442

Applicant Name: Withey Morris Baugh

Location: SEC 163rd Ave and Dynamite Blvd

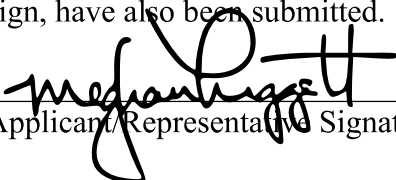
Date Site Posted: 04/16/26

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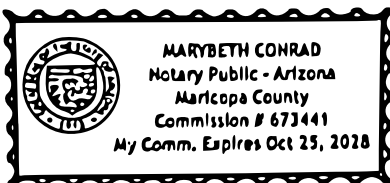
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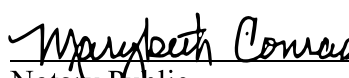
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 4-16-26
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/16/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10-25-28
My commission expires

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Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: May 7, 2026

Time: 6:00 P.M.

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

City Council

Date: May 19, 2026

Time: 6:00 P.M.

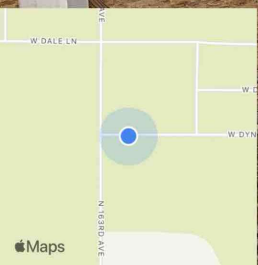
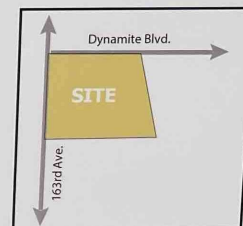
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1442

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Notice of Public Hearing City of Surprise

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Date: February 11, 2025

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Surprise, AZ 85374

City Council

Date: May 19, 2026

Time: 6:00 P.M.

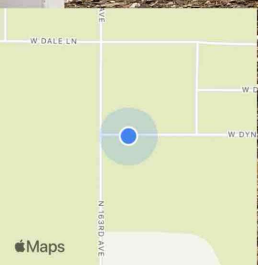
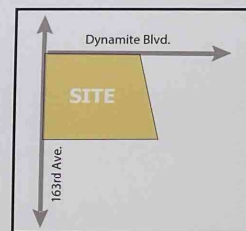
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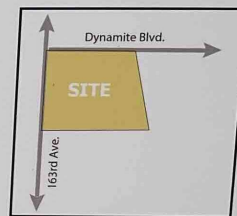
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623-222-3011

www.Surpriseaz.gov



April 16, 2026 at 9:00 AM
+33.737706,-112.412099
N 163rd Ave
Surprise AZ 85387

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 11, 2025

Time: 6:00 PM

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr
Surprise, AZ 85387

Planning & Zoning

Date: May 7, 2026

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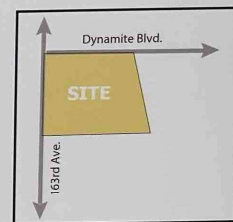
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April 16, 2026 at 9:00 AM

+33.737706,-112.412099

N 163rd Ave

Surprise AZ 85387

FS24-1442

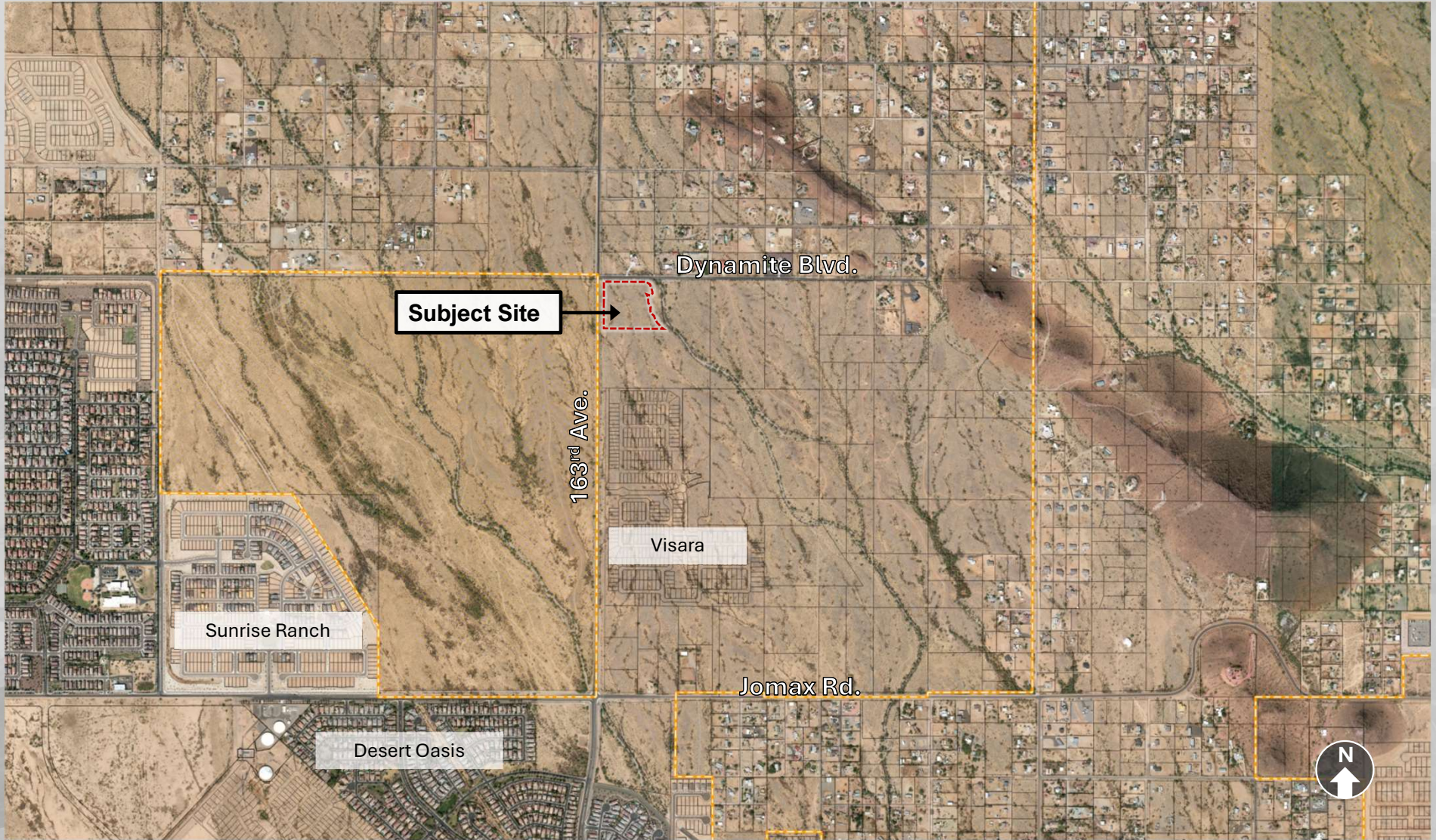
Pure Heart Church

REZONE

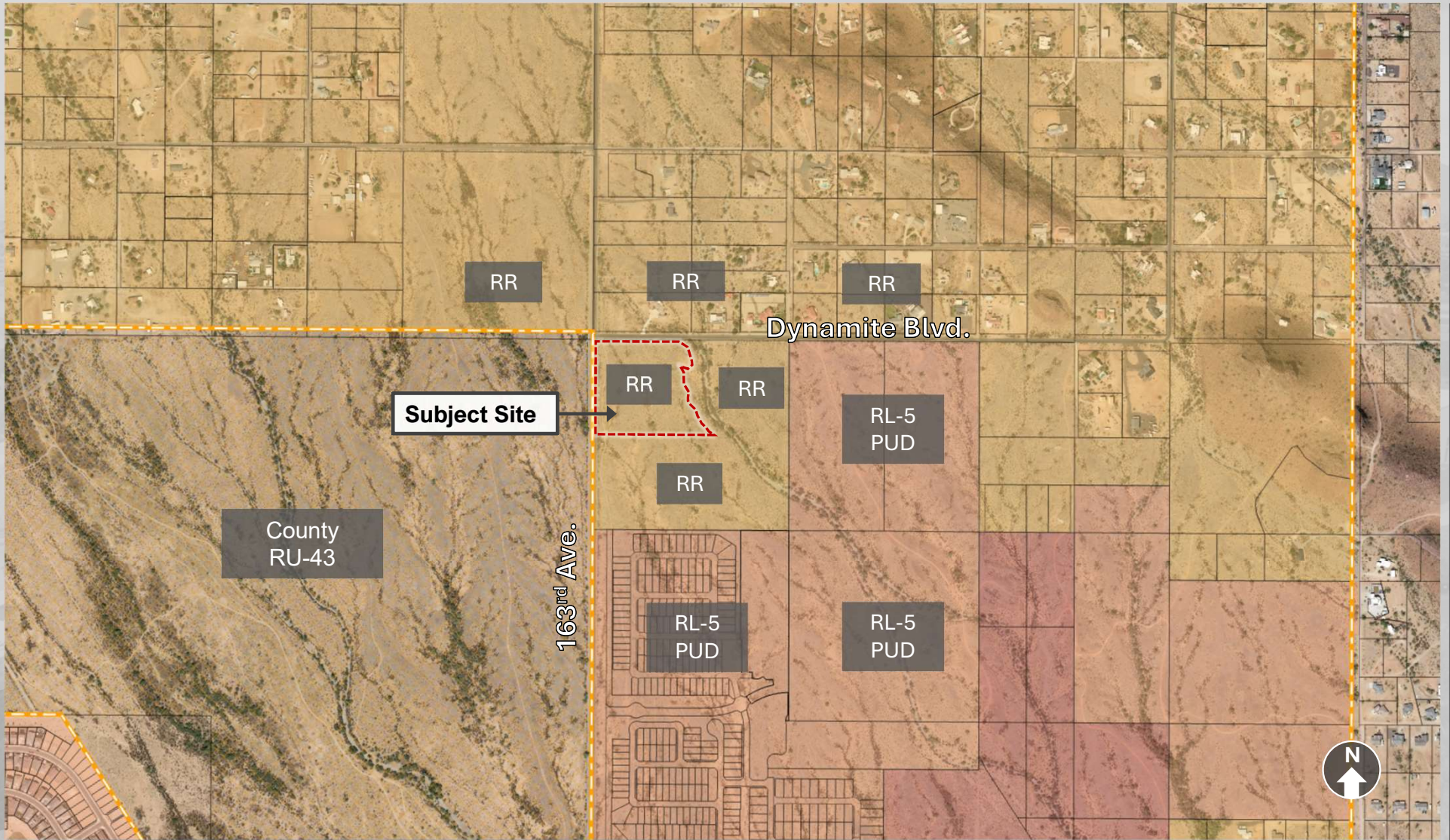
Planning & Zoning Commission

May 07, 2026

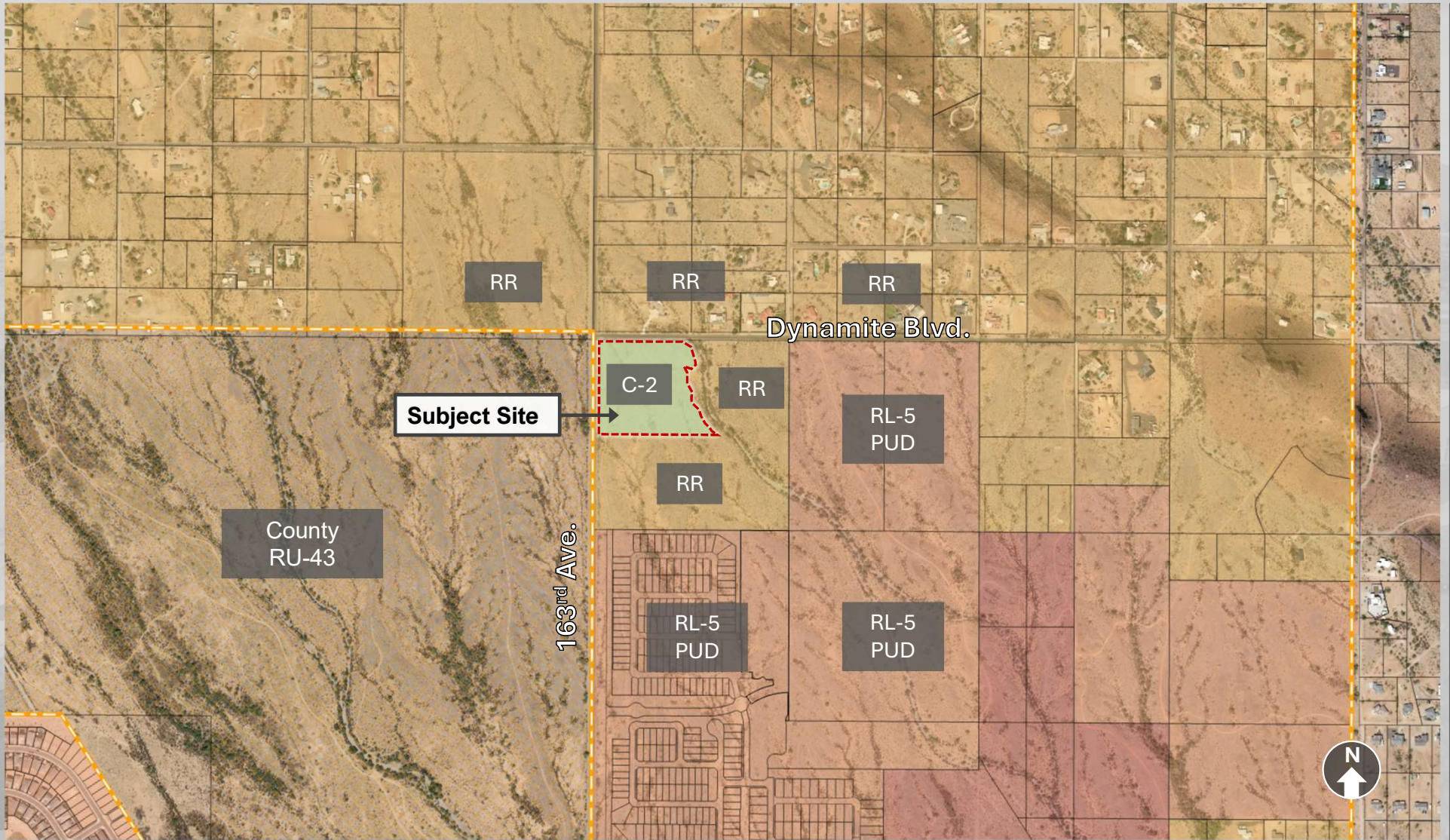




VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP



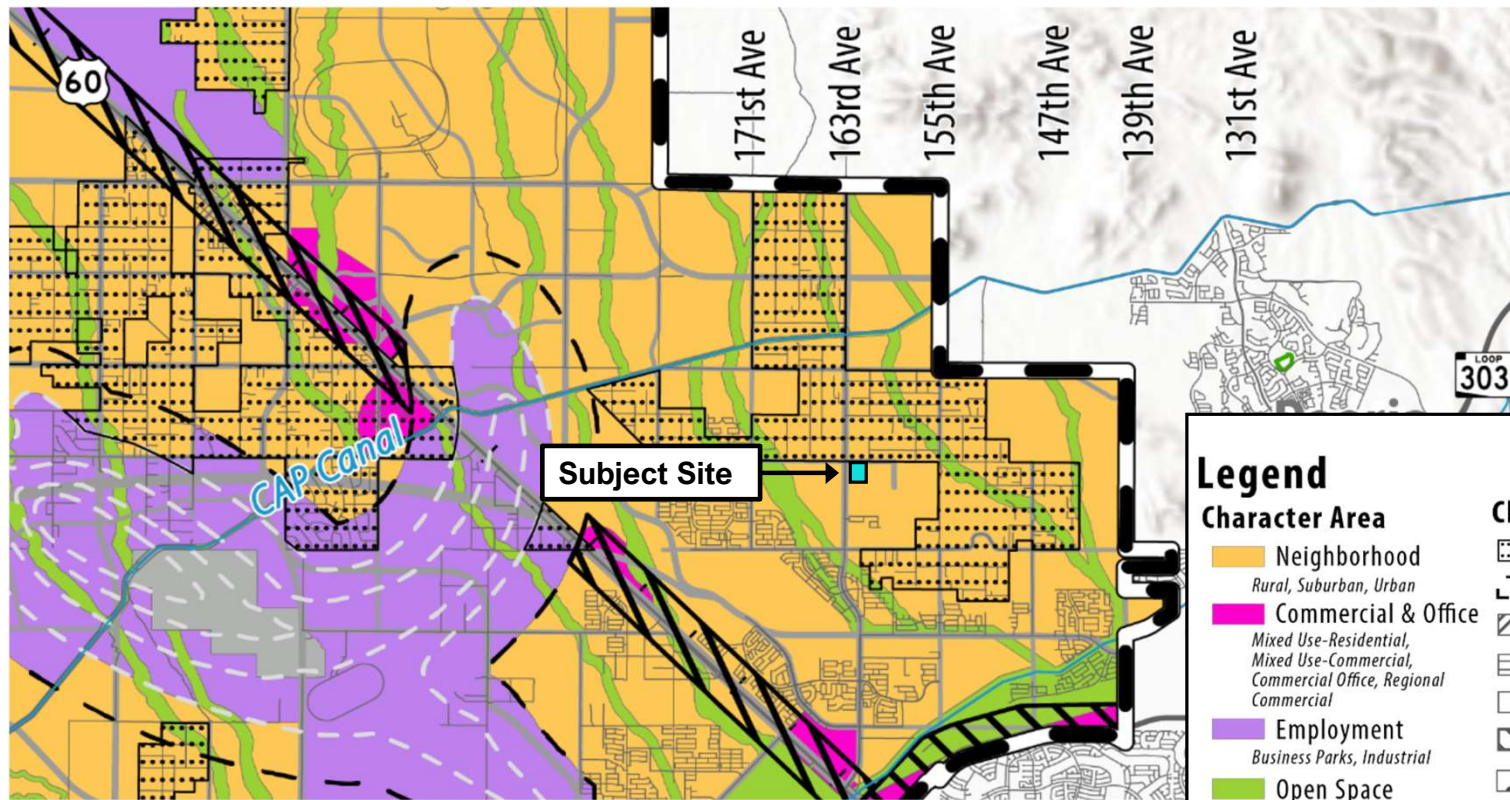
CONCEPTUAL SITE PLAN

DEVELOPMENT STANDARDS

Table 106-6a—Commercial Zoning Districts

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

GENERAL PLAN



Legend

Character Area

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

Character Sub Area

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

OUTREACH

Neighborhood Meeting

- February 11, 2025
- **Asante Preparatory Academy**
23251 N. 166th Dr.
- 5 residents in attendance
 - Church Operations
 - Building Height
 - Traffic
 - Light Pollution

RECOMMENDATION

If the Commission wishes to recommend approval of the proposed Rezone, Case FS24-1442, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

Questions or Comments?

THANK YOU



STIPULATIONS

- Development and use of the site shall be consistent with the Rezone Narrative entitled “Pure Heart Church Rezone Narrative”, prepared by *Withey Morris Baugh PLC*, and stamped received, *March 20, 2026*.
- 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 and Zoning Commission

Council Meeting Date: May 7, 2026 Contact Person: Jani Wertin
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Presentation and discussion pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to establish a new residential zoning district, Desert Rural (DR). Case FS25-0039.

Motion:

No Action – presentation and discussion only.

Background:

Over the last few years, Staff has received significant feedback from the City's rural residents requesting the City to preserve the rural character of these communities. This feedback helped inform the Surprise 2040 General Plan, leading to the incorporation of the Rural Residential Overlay as a new land use character subarea in the General Plan. The Rural Residential Overlay identifies long-established rural residential neighborhoods within the City of Surprise and outlines a vision for what development in and around these areas should look like, most notably calling for reduced infrastructure requirements in these communities, transitions or buffers from higher intensity developments and uses that abut these communities, as well as a new zoning district, Desert Rural (DR), to implement this vision.

The purpose of this text amendment, FS25-0039, is to implement the Surprise 2040 General Plan by establishing a new residential zoning district, DR, and making supporting revisions to the use standards, development standards, and design standards of the LDO, Municipal Code, and Planning and Engineering Design Standards (PEDS).

Objective Analysis:

The proposed Zoning Text Amendment will establish a new residential zoning district, remove conflicts with other sections of the LDO, Municipal Code, and PEDS, as well as increase clarity, consistency, and overall readability of the affected sections.

Policy Compliant:

The proposed Zoning Text Amendment is consistent with, and will help implement, the Surprise General Plan 2040.

Financial Impact:

The budget impact associated with the adoption of this ordinance will be the cost to convert the ordinance to MuniCode online for inclusion with the other Surprise Municipal Codes. The actual cost for conversion will be determined once the final document length is known.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 01 - FS25-0039 Desert Rural Zoning Text Amendment -Narrative
 2. FS25-0039 Desert Rural ZTA- PZ Work Session 2 - 05.07.2026
-

Narrative

Desert Rural Zoning Text Amendment

FS25-0039 – February 10, 2026

PROJECT DESCRIPTION

This City initiated Zoning Text Amendment (ZTA) intends to revise sections of the Surprise Land Development Ordinance (LDO) to establish a new residential zoning district, Desert Rural (DR), with supporting revisions to use standards, development standards, and design standards, in order to preserve the character of the City's long-established rural residential neighborhoods.

In order to accomplish this, as well as eliminate any conflict between this zoning district and other sections of the LDO, Municipal Code, and Planning and Engineering Design Standards (PEDS) this text amendment proposes the following changes:

- **Establish Zoning District and Permissible Uses**

- Amend Section 106-1.8. Compliance with other provisions of the LDO to add DR to the land use matrix and outline the permissible uses in this district. A summary of the uses permitted in DR are listed below:

- Permissible Uses:

- Residential

- Assisted living home (10 or less residents); Dwelling, single-family; Group home; Manufactured homes; Model home complex

- Commercial

- Community garden; Park, recreation, and open space; Places of worship; Utility equipment infrastructure; Wireless tele-communication facilities;

- Accessory

- Accessory dwelling unit (ADU); Accessory uses and structure; Common area open space; Community facility; Community garden; Farm, residential; Farm stand; Home occupation; Outdoor storage and use area; Portable carports; Ranch; Sport courts; Swimming pool

- Temporary

- Construction trailers; Mobile vending; Portable storage containers; Seasonal sales (including farmer's markets); Special events

- **Permissible uses in DR are the same as RR except:**

- No standalone commercial uses are permitted.
- Community facilities, Public Facilities, and Bed and Breakfast establishments require CUP approval.

- **Establish Home Occupation Standards for DR Zoned Lots**

- Remove Section 106-10.23 Home occupations from Section 106, Article X. Use Specific Standards of the LDO and incorporate the following changes:
 - Create a new article, Section 106, Article XIII. Home Occupations.
 - Establish a classification system for home occupations. Class I and II shall apply to all zoning districts, while Class III shall apply to DR zoned districts only.
 - Add the following uses as permissible home occupations in DR (Class III), subject to the use specific standards and approval requirements as outlined in Section Sec. 106-13.3.E:
 - Animal clinics and vet offices.
 - Cottage food.
 - Ranch.
 - Residential farm.

- **Establish Development Standards**

- Amend Section 106, Article II. Residential Zoning Districts of the LDO to add a section outlining the development standards for the DR zoning district. The proposed development standards for DR are consistent with the current development standards of RR.

Existing and Proposed Minimum Development Standards for RR & DR

	Current Standards (LDO)	Proposed Standards
	RR	DR
Min. lot area (sf)	43560 sq. ft.	43560 sq. ft.
Min. lot width	130 ft.	130 ft.
Min. front setback (ft)	30 ft.	30 ft.
Min. rear setback ¹ (ft)	30 ft.	30 ft.
Min. side setback ¹ (ft)	20 ft.	20 ft.
Min. street side setback ¹ (ft)	20 ft.	20 ft.
Max. bldg. height (ft)	40 ft.	40 ft.
Lot coverage	25%	25%
Open space (% of gross acres of residential dev.) ²	10%	10%
Notes: 1. Garage face and embellishments shall be setback a minimum of twenty (20) feet measured from the opposing property line except rear, alley loaded garages, which shall be setback nine feet from edge of alley line. 2. For subdivisions of 10 or more lots, open space in the form of tracts or trail easements shall be provided.		

- **Establish Land Use Buffer Standards from DR Zoned Lots**

- Amend the applicable development standards tables of Article II. - Residential Zoning Districts, Article IV. - Traditional Neighborhood Development (TND) Zoning Districts, Article V. - Mixed Use Zoning Districts, Article VI. - Commercial Zoning Districts, Article VII. - Employment Zoning Districts, and Article VIII. - Civic Zoning Districts to establish a minimum required setback from abutting and adjacent DR zoned lots that range from 50-150 feet, depending on the proposed lot size and zoning district.

**Existing and Proposed Minimum Setback
Requirements from RR & DR by Zoning District**

	Current Standards (LDO)	Proposed Standards
	RR	DR
Residential		
R-1	None	50', 75', 100' ¹
R-2	None	50', 75', 100' ¹
R-3	10', 15', 20'	150'; Accessory Structures 75'
TND		
Single-family	None	75', 150' ¹
Multi-family	None	150'; Accessory Structures 75'
Commercial & MU	None	150'
Mixed Use		
MU-1	15'	150'
MU-2	15', 20'	150'
MU-3	10', 45'	150'
Commercial		
C-O	20'	150'
C-1	20'	150'
C-2	30'	150'
C-3	45'	150'
Employment		
BP	75'	150'
I-1	50'	150'
I-2	75'	150'
I-3	150'	150'
Open Space		
OS-1	50'	150'
OS-2	15'	150'
1. Setbacks are determined by lot category. 2. Accessory structures associated with amenity areas may encroach into the required 150' setback up to seventy-five (75) feet.		

- **Establish Design Standards that reflect the Rural Architecture and Character of DR**
 - Accessory Structures and Uses

- Remove Section 106-10.3. Accessory uses and structures from Section 106, Article X. Use Specific Standards of the LDO and incorporate the following changes:
 - Create a new article, Section 106, Article XII. Accessory uses and structures.
 - Remove the square footage cap on shade structures and accessory structures for rural residential (RR & DR).
 - Add language to clarify that accessory structures greater than two hundred (200) square feet are to be designed to complement the primary structure/ dwelling of the lot in which they are located, with the exception of accessory structures in rural residential neighborhoods zoned RR and DR which are exempt from these standards.
- Amend Section 106-10.32. Portable storage containers and construction trailers of the LDO to allow portable storage containers for permanent use as an accessory structure. Portable storage containers greater than two hundred (200) square feet in size shall require a building permit.
- Driveways & Parking
 - Amend Section 107-4.3. Single-family residential provisions of the LDO and incorporate the following changes:
 - Amend Section 107-4.3.B to clarify which dust-proof surface material types are acceptable on single-family residential lots and add an allowance for pavement alternatives on DR zoned lots (subject to approval by the City Engineer).
 - Amend Section 107-4.3.C to allow lots zoned DR to have two (2) driveways.
 - Amend Section 54-114. Parking upon city streets and rights of way as defined herein are prohibited acts of the Municipal code and Section 107-4.3. Single-family residential provisions of the LDO to allow up to 2 work trucks to park on a dust-proof surface within the building envelope on DR zoned lots.
- Fencing
 - Amend Section 107-2.5. Screening and fence standards of the LDO to allow a variety of alternative fence types in DR, to include chain link, open wire, rail, wood, barbed wire, and electric fencing.
- Landscaping
 - Amend Section 107-2.2.D of the LDO to allow ornamental displays of farm or ranch equipment as a part of the landscaping in the required setback and/or provided landscaped area, subject to conditions.

- **Establish a permissible quantity of livestock animals that is characteristic of the quantity and variety of animals currently kept in these rural residential neighborhoods**
 - Amend Section 10-110. Definitions of the Municipal Code and incorporate the following changes:
 - Amend the definition of fowl to be consistent with state statute (HB 2483).
 - Add a definition for poultry to capture the types of birds not included in the state definition of fowl.
 - Add ostriches and emus to the definition of Livestock due to their size and the land required to keep them.
 - Amend Section 10-111. – Prohibited animals of the Municipal Code and incorporate the following changes:
 - For ease of reference, remove Section 10-111. - Swine prohibited and 10-112. Poisonous reptiles, alligators and crocodiles prohibited and add Section 10-111. – Prohibited animals to consolidate all prohibited animals into one section, with the following additional animals added to this section: roosters and other male fowl, pea fowl, ostriches and emus.

The above listed animals are prohibited from being kept within city limits, except as permitted by the Land Development Ordinance (LDO) (see Sec. 106-10.50 Zoos, indigenous wildlife rescue facilities, and exotic animal keeping use) and Section R12-4-406 of the Arizona Administrative Code.
 - Amend Section 10-112. - Livestock of the Municipal Code and incorporate the following changes:
 - Classify livestock into two categories, large livestock animals and medium livestock animals, based on size and outline which livestock animals are classified as large and which are classified as medium.
 - Amend the number of livestock animals permitted on a lot as follows:
 - Single family detached residences located on a lot at least one (1) acre in size may keep one (1) large livestock animal and six (6) medium livestock animals per half (.5) acre of lot area dedicated to the keeping of these animals. One (1) large livestock animal may be substituted for two (2) medium livestock animals, and vice versa.
 - Add enclosure, animal waste, and other health safety guidelines for animal keeping, to be consistent with the standards for fowl that were adopted as a part of state statute (HB 2483).
- **Corrections to scrivener’s errors, grammatical errors, incorrect references, formatting errors and changes to improve clarity and consistency within these sections of code.**

As this proposed ZTA is City initiated, if approved, a rezone program will be initiated to implement this new zoning district.

FS25-0039

Desert Rural ZTA

Zoning Text Amendment

Planning & Zoning Commission – Work session 2

May 7th, 2026



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Overview

Work Session #2 (Today)

- Community feedback and proposed code changes (cont.)
 - Design Standards (Architecture & Character)
 - Animals
 - Transportation & Streets



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Design Standards (Architecture & Character)

Accessory Structures, Fencing, Landscaping, & Signage



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Design Standards

Community Feedback

- *Accessory Structures*
 - Permit storage containers as an accessory structure.
 - Increase maximum accessory structure size
 - Amend design standard requirements to allow accessory structures that are not architecturally compatible with the home.
- *Driveways & Parking*
 - Allow more than one driveway.
 - Allow for multiple methods of dust control for driveways and parking surfaces.
 - Allow parking of work trucks in driveway of the residence.

Design Standards

Proposed Changes

- *Accessory Structures*
 - Language added to portable storage container use standards section in to allow portable storage containers to be used as accessory structures.
 - 3,000 square foot cap on accessory structure size removed. Maximum accessory structure size limited by lot coverage.
 - Language to be added into PEDs to permit accessory structures in DR that look different from the primary dwelling.
- *Driveways & Parking*
 - Language added to allow up to 2 driveways.
 - Language added to add clarity and flexibility to permissible parking pad and driveway surfaces.
 - Language added to allow up to 2 work trucks to park on a dust-proof surface within the building envelope on DR zoned lots.

Design Standards

Community Feedback

- *Landscaping*
 - Clarify the definition of blight to allow fading and rusting in certain applications, such as the display of antique décor.
- *Fencing*
 - Permit a variety of fencing types to include barbed wire fencing, chain link fencing, railroad tie fencing, pipe fencing, welded wire fencing, wire mesh fencing, plastic fencing with green t-posts, livestock fencing, etc.

Design Standards

Proposed Changes

- *Fencing*
 - Language added to allow for flexibility in the fence types allowed in DR.
- *Landscaping*
 - Language added to the landscape section of the LDO to allow ornamental displays of farm or ranch equipment as a part of the landscaping in the required setback and/or provided landscaped area, subject to conditions.

Livestock Animals



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Livestock Animals

Community Feedback

- Current livestock animal regulations are too restrictive. Increase the number of animals allowed per acre similar to Cave Creek.

Proposed Changes

- Number of livestock animals per acre increased from 1 livestock animal per .5 acre of dedicated space to 1 large livestock animal and 3 medium livestock animals per half acre of dedicated space.
- Regulations on fowl were updated recently to be in-line with state statute.



Clean Up Items



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Clean Up Items

- Correct scrivener's errors
- Correct grammatical errors
- Correct incorrect references and formatting errors
- Update reference numbers
- Update language to reflect changes in state statute
- Revisions to provide clarity and improve overall readability
- Revisions to resolve conflicts between code sections and provide consistency

Transportation

Major & Minor Roadways



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Transportation

Community Feedback

- *Major & Minor Roadways*
 - No streetlights, no sidewalks, no curb & gutter, no paved roads.

Proposed Changes

- *Major & Minor Roadways*
 - New DR roadway cross section created specifically for local roads in areas zoned DR
 - Minimal paved width, no curb and gutter, no side walks, no streetlights
 - Major roadways (collector and arterial) will stay the same

Desert Rural Timeline

Compile Community Feedback and Research	April 2024 - May 2024
Neighborhood Outreach	
219th Group	May 2024-August 2024
Overall Rural Residential Community	August 2024 - November 2024
1st Draft of Code Changes Presented	1/29/2025
2nd Draft of Code Changes Presented	3/11/2026
Work Sessions	
Planning & Zoning – Work Session #1	4/23/2026
City Council – Work Session #1	5/5/2026
<u>Planning & Zoning – Work Session #2</u>	<u>5/7/2026</u>
City Council – Work Session #2	5/19/2026
Public Hearings	
Planning and Zoning Commission – Public Hearing	TBD
City Council – Public Hearing	TBD

↖ We are here

Questions or Comments?

THANK YOU

Contact – Jani.Wertin@surpriseaz.gov



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