



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 17, 2019 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the October 3, 2019 Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 3 | Consideration and action regarding a Zone Change of 4.19 acres from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD) located west of the northwest corner of Cactus Road and Cotton Lane. | Hobart Wingard
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 6 | Consideration and action pertaining to approval of the Site Plan for Verizon Wireless PHO Watson Macro Site at Marley Park, generally located one quarter (1/4) mile east of the southeast corner of Reems and Waddell roads within the Marley Park PAD. | Hobart Wingard
Community
Development |
| 4. | District 2 | Consideration and action on the Revised Site Plan to allow for a new Medical Office Complex Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. | Shirley Phan
Community
Development |

- G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: October 10, 2019 at 12:45 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 TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 17, 2019 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the October 3, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve the October 3, 2019, Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-3-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 3, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:20 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on October 3, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Gisele Norberg, Dennis Smith, Scott Krous and Ken Chapman.

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Assistant Community Development Director Lloyd Abrams, Current Planning Supervisor Robert Kuhfuss, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Councilman Judd & Councilman Remley

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the September 19, 2019 Planning and Zoning Commission Minutes.

Commissioner Krous made a motion to approve the September 19, 2019, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor and 2 in abstention (Keating & Norberg).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Discussion pertaining to Community Pools in Medium Density Zoning

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

The Commission discussed the following:

- Lot sizes for private pools
- Percentage of community pools that are utilized
- Current rule in SUDC for waiver
- Even scale for density
- Difference between aquatic center vs community pool

OTHER BUSINESS:

Item G – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Chapman made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion.

Meeting adjourned at 7:14 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
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: _____
Nichole Flores, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 17, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change of 4.19 acres from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD) located west of the northwest corner of Cactus Road and Cotton Lane.

Motion:

Move to recommend approval of the Zone Change from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD) located west of the northwest corner of Cactus Road and Cotton Lane to the Mayor and City Council.

Background:

The subject request involves the rezoning of approximately 4.19 acres of land from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) with the underlying land use of Regional Commercial (CR-PUD).

Objective Analysis:

Policy Compliant:

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-492 - NWC of Cactus and Cotton PUD RZ - PZ Staff Report - 101719
 2. 01 - FS19-492 - NWC of Cactus and Cotton PUD RZ - Vicinity - 101719
 3. 02 - FS19-492 - NWC of Cactus and Cotton PUD RZ - PUD Document - 101719
 4. 03 - FS19-492 - NWC of Cactus and Cotton PUD RZ - Citizen Review - 101719
 5. 04 - FS19-492 - NWC of Cactus and Cotton PUD RZ - Public Engagement - 101719
 6. 05 - FS19-492 - NWC of Cactus and Cotton PUD RZ - PZ PowerPoint - 101719
-

2 **Case:** **FS19-492**

3 **Project Name:** Northwest Corner of Cactus Road and Cotton Lane PUD

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **October 17, 2019**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** NWC Cotton Lane and Cactus, LLC

9 **Applicant:** Beus Gilbert, PLLC

10 **Request:** Zone Change 4.19 acres of land from Residential
11 Ranch (RR) to Northwest Corner of Cactus Road and
12 Cotton Lane Planned Unit Development (CR-PUD)

13 **Site Location:** Generally, on the northwest corner of Cactus Road and
14 Cotton Lane

15 **Area:** 4.19 acres of a 34.26 acre PUD

16 **General Plan Conformance:** The proposal is not consistent with the Surprise General
17 Plan 2035

18 **Support/Opposition:** Refer to the attached Citizen Participation Report

19 **Staff Recommendation:** Staff recommends approval subject to Conditions 'A'
20 through 'B'

21

22

23 **PROJECT DESCRIPTION:**

24 The subject request involves the rezoning of approximately 4.19 acres of land from
25 Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane PUD with
26 the underlying land use of Regional Commercial (CR-PUD).

27

28

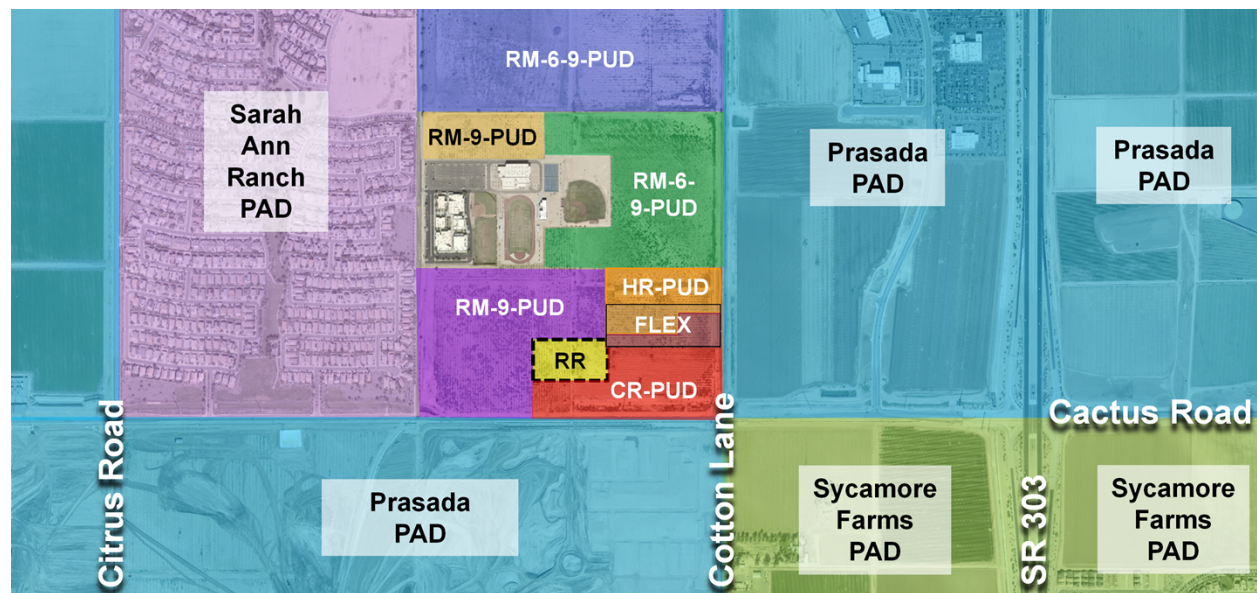
29

30

31

EXISTING ZONING:

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



Cactus and 175 th PUD (RM-9-PUD)	Cactus and 175 th PUD (RM-9-PUD)	Northwest Corner of Cactus Road and Cotton Lane (RH-CR-PUD)
Cactus and 175 th PUD (RM-9-PUD)	Residential Ranch RR	Northwest Corner of Cactus Road and Cotton Lane (CR-PUD)
Cactus and 175 th PUD (RM-9-PUD)	Northwest Corner of Cactus Road and Cotton Lane (CR-PUD)	Northwest Corner of Cactus Road and Cotton Lane (CR-PUD)

BACKGROUND:

June 24, 2010: The Mayor and City Council approved a PUD for the Northwest Corner of Cactus Road and Cotton Lane PUD under Case FS10-051.

January 17, 2017: The Mayor and City Council approved an Annexation for the subject property under Ordinance 2017-01.

June 27, 2019: Staff held a Concept Review meeting for a PUD Rezone under Case CR19-412.

July 11, 2019: The applicant filed a request for a PUD Rezone for the Northwest Corner of Cactus Road and Cotton Lane PUD, under Case FS19-492, the subject case.

51 **CITIZEN REVIEW:**

52 The applicant held a Citizen Review meeting on August 20, 2019 at the Residents Inn by
53 Marriott located at 16418 North Bullard Avenue. The results of that meeting are
54 summarized in the attached Citizen Review Participation Report. The site was also posted
55 in accordance with the Surprise Unified Development Code (“SUDC”) and state statute.
56 The City of Surprise also sent notices via First Class mail in accordance with the SUDC and
57 state statute.

58
59 **ANALYSIS AND DISCUSSION:**

60 On behalf of NWC Cotton Lane and Cactus, LLC, Beus Gilbert PLLC is requesting an
61 amendment to the existing Northwest Corner of Cactus Road and Cotton Lane PUD
62 (FS10-51) originally approved on June 24, 2010 with Ordinance 2010-13.

63 As originally divided while under the jurisdiction of Maricopa County, the parcel boundaries
64 in this area created an awkward development pattern. At the request of the City of Surprise
65 Community Development Department, the property owners began working together to
66 reconfigure the parcels to provide better connectivity and logical planning of future uses.
67 With the ensuing parcel reconfiguration, the existing PUD needs to be amended to reflect
68 the current parcels and ownership. 4.19 acres of land has already been removed from the
69 PUD as part of the Gehan Homes PUD, approved by Council on April 16, 2019 with
70 Ordinance 2019-09 and the sole purpose of this amendment is to add 4.19 acres of
71 Residential Ranch (RR) to the PUD in exchange for that which was already removed in the
72 Northwest Corner of Cactus Road and Cotton Lane PUD previously.

73
74 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

75
76 **CONFORMANCE WITH ADOPTED PLANS:**

77 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
78 as lying within the Neighborhood Character Area, which discourages Regional Commercial
79 Uses. Because the Northwest Corner of Cactus Road and Cotton Lane PUD was approved
80 in 2010, prior to the adoption of the General Plan 2035, with a zoning Designation of CR-
81 HD-PUD, staff feels the addition of the 4.19 acre parcel would complement the existing CR
82 zoned lands.

87 **REVIEWING AGENCIES:**

88 All City reviewing departments have reviewed the request and expressed no objections.

89 The subject Site Plan was also routed to the standard external reviewing agencies, who
90 offered the following comments:

91 **Luke Air Force Base (LAFB):** In an email dated July 23, 2019, LAFB indicates no
92 objections to the request, but advises the applicant review sound attenuation
93 requirements found in ARS 28-8482 and engage in a strong notification program with
94 respect to the air base and its operations. The letter is attached.

95 **Maricopa Water District (MWD):** In an email dated July 23, 2019, MWD indicated that
96 the proposed rezone does not impact MWD.

97 **Arizona Department of Transportation (ADOT):** In an email dated July 15, 2019,
98 ADOT indicated they have no objections to the project.

99 **Flood Control District of Maricopa County (FCD):** In an email dated July 18, 2019,
100 FCD indicated that prior to obtaining a building permit; either a floodplain use permit or a
101 CLOMR/LOMR would be required by the District for the parcel/lots since there is a
102 FEMA floodplain delineated on it.

103

104 **SUMMARY:**

105 The applicant seeks to add an abutting 4.19 acre parcel to the Regional Commercial
106 portion of the Northwest Corner of Cactus Road and Cotton Lane PUD.

107

108 **FINDINGS:**

- 109 • The proposed zone change is not consistent with the Surprise General Plan 2035.
- 110 • The proposed zone change is consistent with the Northwest Corner of Cactus Road
111 and Cotton Lane PUD.
- 112 • There are no objections to the request.

113

114 **RECOMMENDATION:**

115 Based on the findings noted above, staff recommends the Commission move to
116 recommend **approval** of the subject rezone request to the City Council, subject to
117 stipulations 'A' through 'B' as outlined below:

118 A. Development and use of the site shall be in conformance with the PUD Rezone
119 document entitled "Northwest Corner of Cactus Road and Cotton Lane 1st PUD
120 Amendment," consisting of 12 pages, prepared by Beus Gilbert, PLLC and
121 stamped received September 9, 2019.

122 B. Non-compliance with the stipulations of approval of this case will be treated as a
123 violation in accordance with the provisions of Article XIV of the Surprise Unified
124 Development Code.

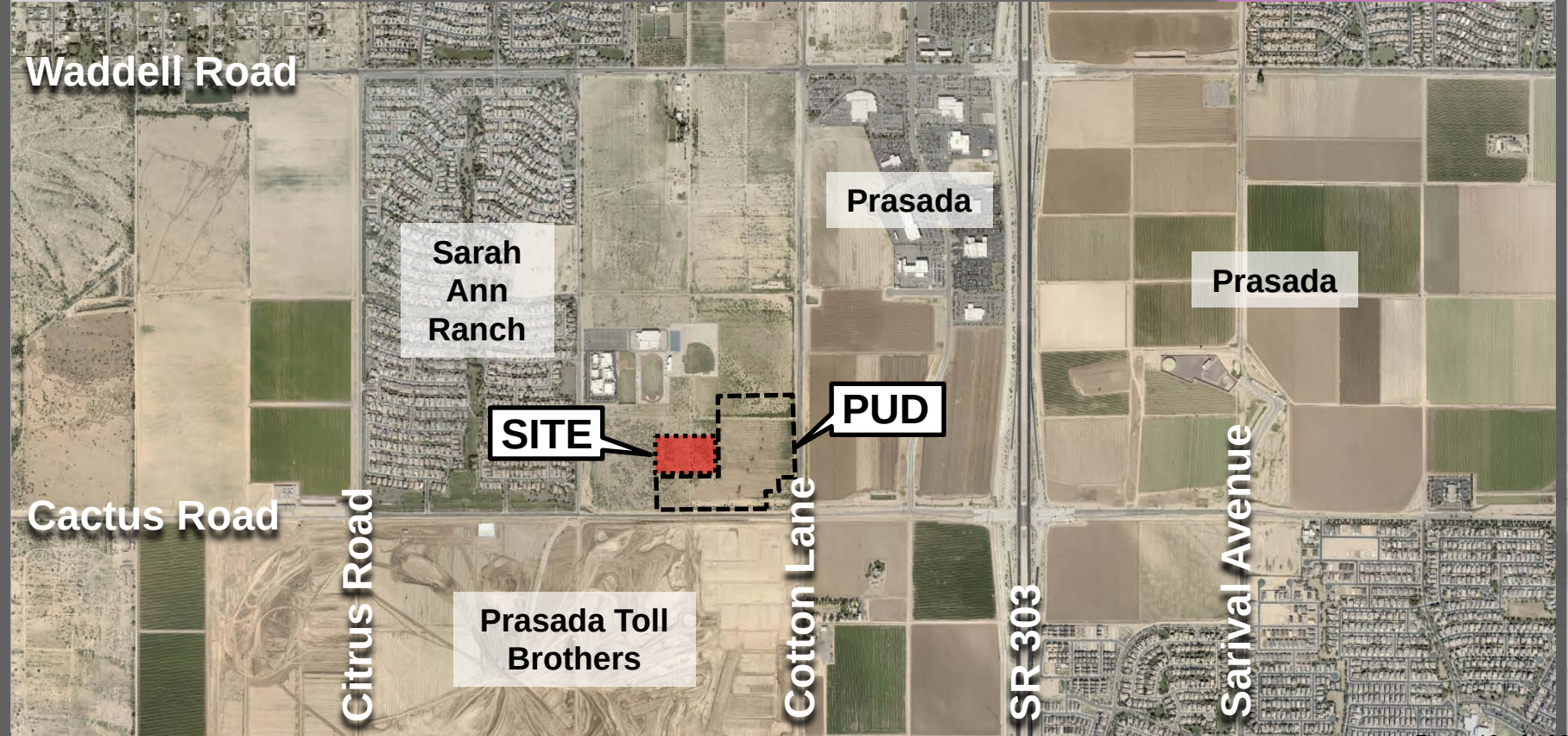
125 However, should the Commission wish to recommend denial of the request, the
126 Commission should make its own findings and base its decision on those alternative
127 findings.

128 **ATTACHMENTS:**

- 129 01 - Vicinity Maps
- 130 02 - Amended PUD Document
- 131 03 - Citizen Participation Report
- 132 04 - Public Engagement Form
- 133 05 - PowerPoint

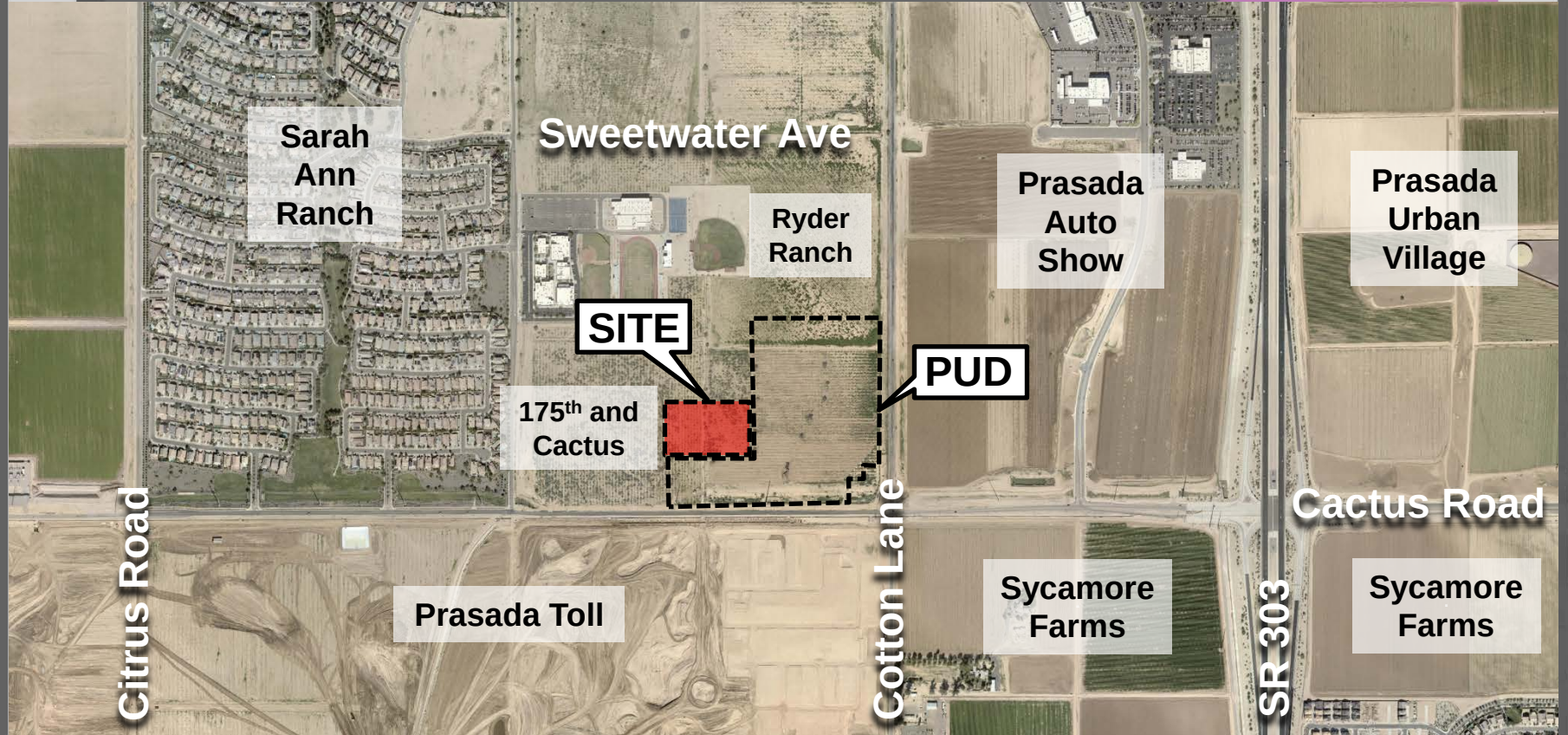
VICINITY MAP

FS19-492
NWC Cotton and Cotton



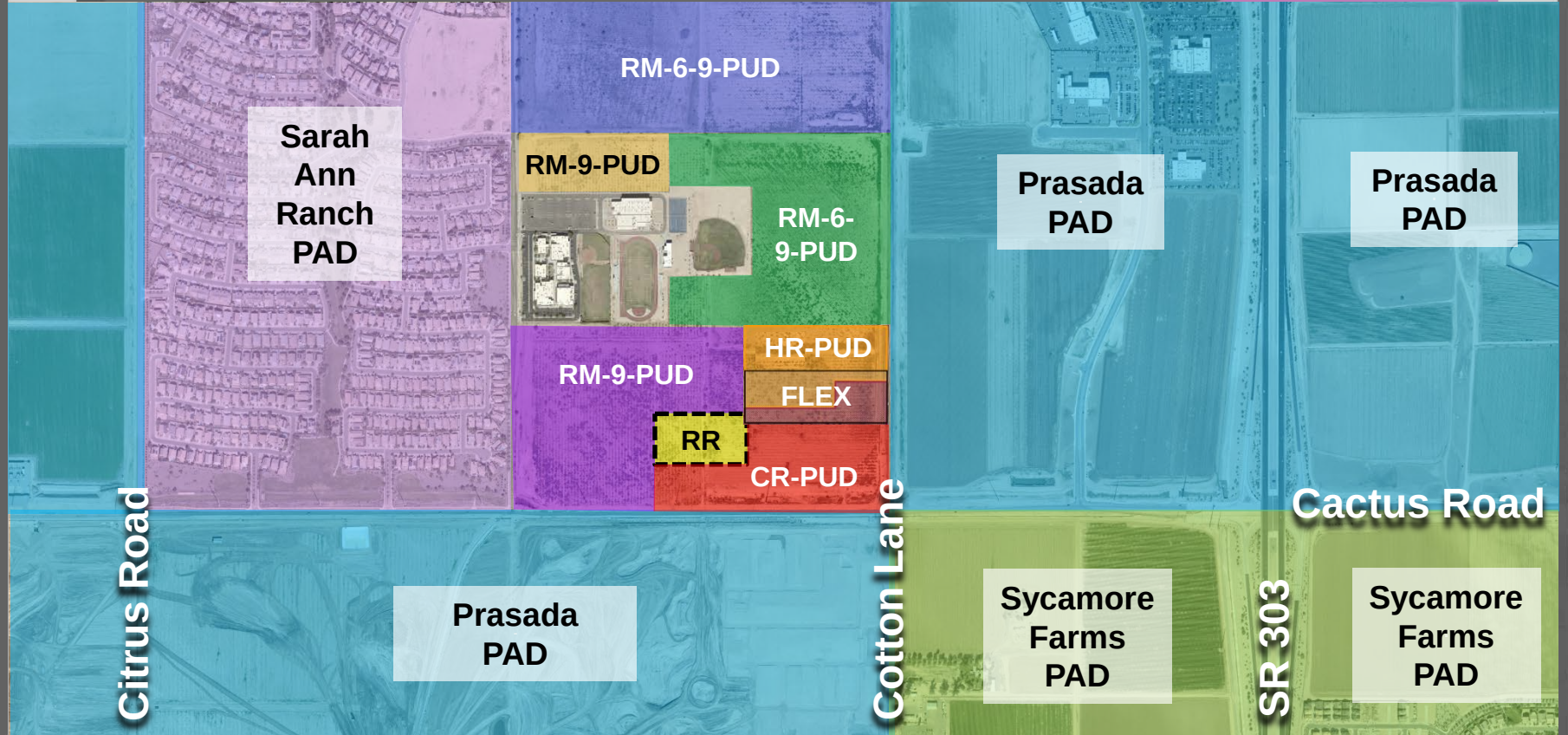
VICINITY MAP

FS19-492
NWC Cotton and Cotton



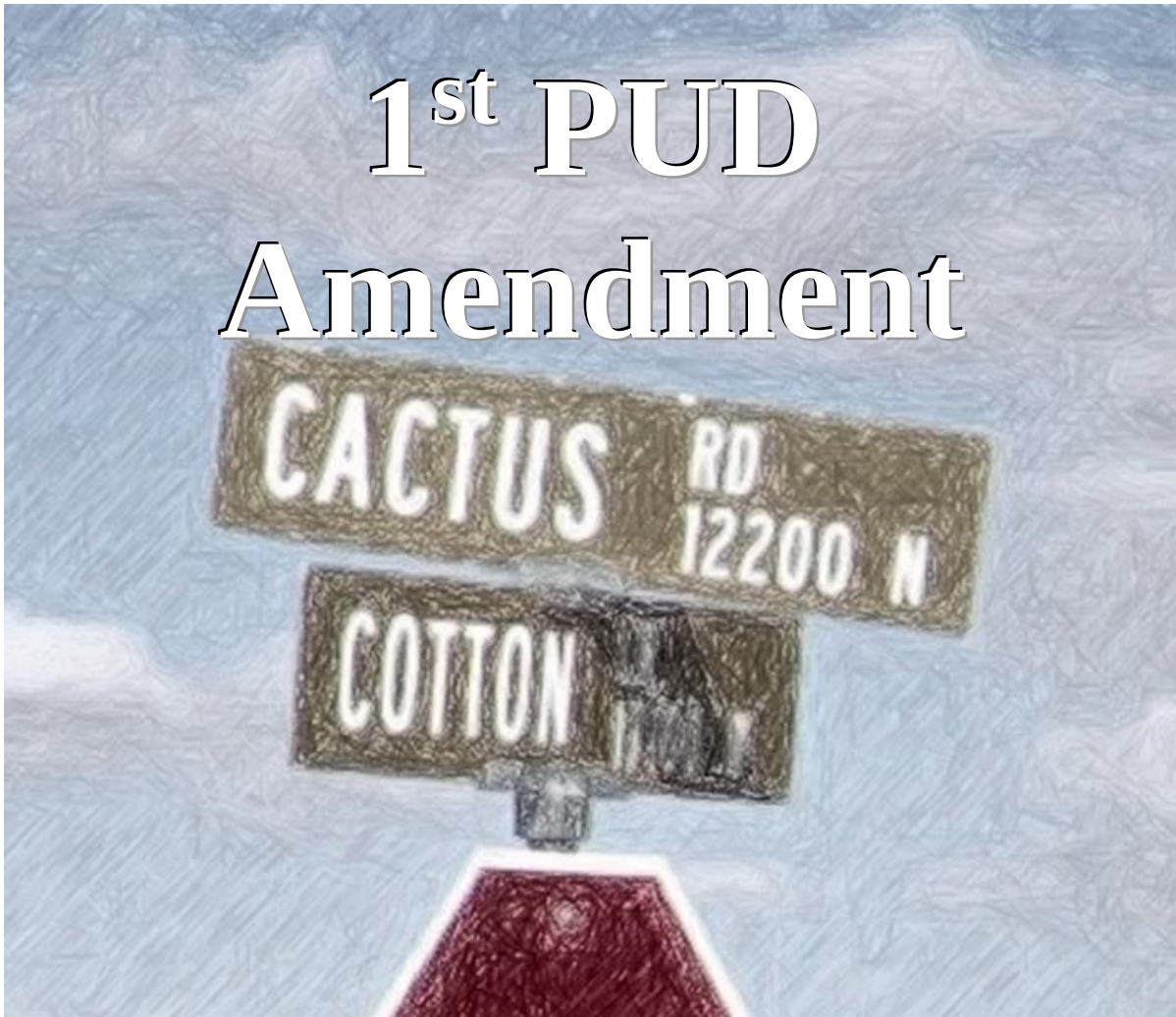
ZONING

FS19-492
NWC Cotton and Cotton



Northwest Corner of Cactus Road and Cotton Lane

1st PUD Amendment



FS19-492

Prepared by:
Andy Jochums
Beus Gilbert PLLC
701 N 44th Street
Phoenix, AZ 85008
Tel: 480-429-3063

Prepared for:
NWC Cotton Lane & Cactus LLC &
JM AT CCL, LLC
c/o Beus Gilbert
701 N 44th Street
Phoenix, AZ 85008

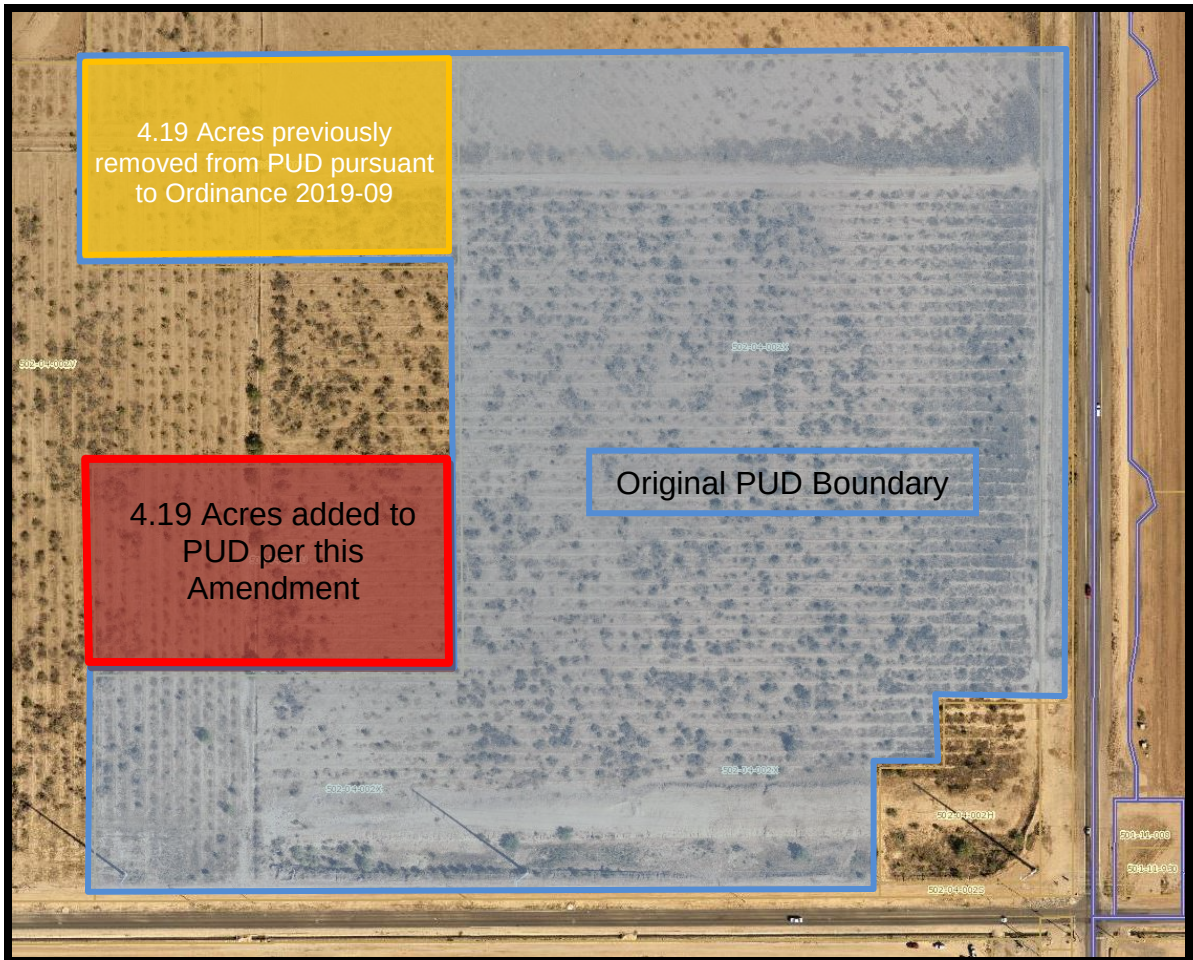
September 9, 2019

NWC Cactus Road and Cotton Lane 1st PUD Amendment

Introduction

On behalf of NWC Cotton Lane & Cactus LLC, Beus Gilbert PLLC is requesting an amendment to the existing NWC Cactus Road and Cotton Lane PUD (FS10-51) originally approved on June 24, 2010 with Ordinance 2010-13.

As originally divided while under the jurisdiction of Maricopa County, the parcel boundaries in this area created awkward development patterns. At the request of the Surprise Community Development Department, the property owners began working together to reconfigure the parcels to provide better connectivity and logical planning of future uses. With the ensuing parcel reconfiguration, the existing PUD needs to be amended to reflect the current parcels and ownership. 4.19 acres of land has already been removed from the PUD as part of the Gehan Homes PUD, approved by Council on April 16, 2019 with Ordinance 2019-09 and the sole purpose of this amendment is to add 4.19 acres of new land to the PUD in exchange for that which was already removed.



NWC Cactus Road and Cotton Lane 1st PUD Amendment

Description of Proposal

The subject property is proposed to be developed with a mix of commercial and high density residential. The residential will be limited to a maximum of a total of 384 units and the commercial is planned with regional commerce uses (CR-PUD).

A Final Site Plan shall be required to be submitted and approved, as required by the Surprise Municipal Code prior to any development.

Land Use Designations

As shown within the attached Land Use Plan, Exhibit D, the subject property is proposed to be developed with a mix of commercial and high density residential. The southern 29.9 acres fall under the Regional Commercial (CR-PUD) Use District while the northern 11.3 acres fall under the Residential High Density (RH-PUD) Use District. As part of the PUD overlay, flexibility of the zoning boundaries is expected. The 7.25 acre area between the two zoning districts, as shown on the Land Use Plan, shall be designated a flex zone, where the proposed zoning boundaries can be finalized at the time of Site Plan Approval. As such, any modifications to the zoning boundaries that is within the designated flex zone shall be reviewed and approved by the Community Development Director. However, any increase to the area of land within the Residential High Density (RH-PUD) Use District shall not permit an increase to the maximum number of dwelling units beyond a total of 384 dwelling units.

Development standards as part of the PUD overlay for these districts are included herein.

Planned Unit Development Overlay

Development Standards

Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code known as the Surprise Unified Development Code (“SUDC”) in effect at the time of PUD Zoning approval. The subject property shall utilize the Marketplace Character Pattern as described in Section 122-37 of the Surprise Unified Development Code (SUDC).

NWC Cactus Road and Cotton Lane 1st PUD Amendment

Development Standards -- continued

Regional Commercial (CR)						
	Min. Lot Area	Min. Lot Width	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	
	N/A	N/A	20’	0’ (3)(4)	45’ (4)	
Residential High Density (RH) (5)						
	Maximum Number of Dwelling Units	Maximum Gross Density	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	Min. Recreational Space per D/U
	384	30	20’	15’ (4)	72’ (6 stories)(4)	30%

- (1) All setbacks are subject to the applicable adopted Building Codes.
- (2) Build-to-Lines as part of Character Patterns are not required to be established for projects within this PUD. Minimum front and street side setbacks will be traditional and follow the table above.
- (3) A 20' minimum building setback is required for Commercial uses next to Multi-Family or Single-Family Attached Residential Zoning. A 45' minimum building setback is required for Commercial uses next to Single-Family Detached Residential Zoning.
- (4) When directly adjacent to Single-Family Detached Residential Zoning, for any commercial or residential building that exceeds a height of 35', the side and/or rear minimum setback shall have an additional distance of 1' for each 1' of building height above 35'.
- (5) These High Density Residential Development standards assume the property will develop as multi-family apartments. If a single-family attached product is developed, the minimum lot dimensions and setbacks shall be determined at the time of Preliminary Plat and/or Final Plat approval whichever comes first.

Parking and Loading Standards

All provisions in Article IX of Chapter 122 of the Surprise Unified Development Code (SUDC) at the time of PUD approval shall apply.

Landscape Standards

The provisions of article X of Chapter 122 of the Surprise Unified Development Code (SUDC) at the time of PUD approval shall apply with the following additions related to landscaping and hardscaping within the proposed APS Power Line Easement along the north edge of Cactus Road:

NWC Cactus Road and Cotton Lane 1st PUD Amendment

Landscape Standards -- continued

- (1) Trees, shrubs and hardscape elements which could hinder access and maintenance of the power line poles by APS should not be located within 50' of base of the poles.
- (2) The location of all trees or screening walls or the alteration of ground level within with APS Easement shall first be approved by the appropriate APS representative before permitted by the City of Surprise.
- (3) The species of all trees within the APS Easement should be limited to those indicated in Exhibit C, which lists the currently acceptable species of trees allowed by APS under their power lines. This list is not an absolute list and species may be added or removed at the sole discretion of APS Representatives at the time landscaping plans are presented to them for their approval.

Lighting Standards

All provisions in Article XI of Chapter 122 of the Surprise Unified Development Code (SUDC) at the time of PUD approval shall apply as well as any applicable Engineering Development Standards.

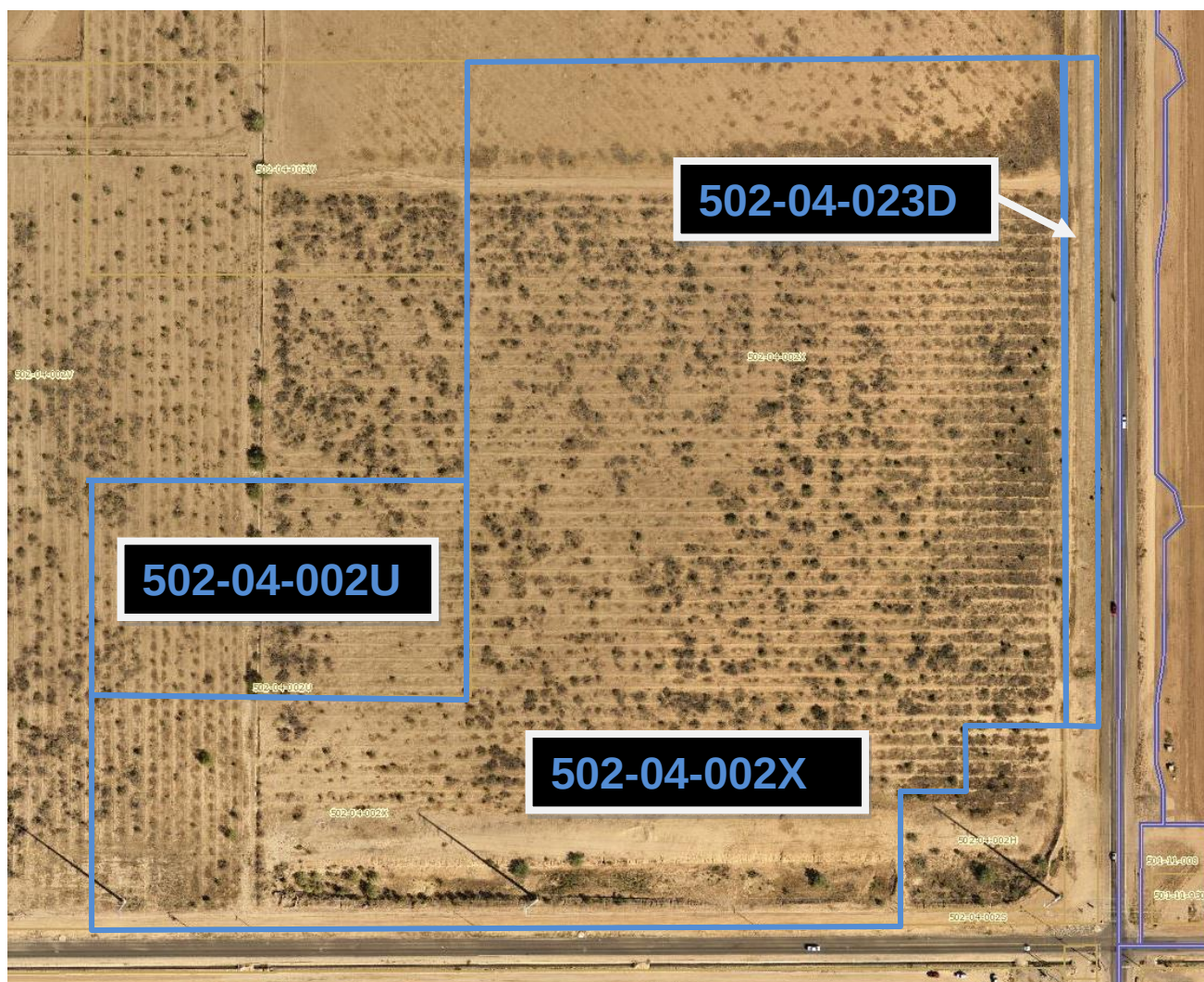
Signage Standards

All provisions in Chapter 113 of the Surprise Unified Development Code (SUDC) at the time of PUD approval shall apply.

Grading and Drainage Standards

All provisions of the Engineering Development Standards shall apply. Prior to final site plan approval of any parcels impacted by the existing flood plain, a Conditional Letter of Map Revision (CLOMR) will be filed with FEMA to request a Letter of Map Revision (LOMR) to reclassify the flood zone designation to Zone X on the FIRM maps and eliminate the parcel from being in a flood zone.

Parcel Map



**NWC Cactus Road and Cotton Lane
1st PUD Amendment**

Exhibit “B”

**Legal Description
Zoning Boundary Survey**

Original PUD Property

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SAID LINE, A DISTANCE OF 1,223.09 FEET TO A POINT THAT LIES 1089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 573.52 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1567.01 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 233.00 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 233.00 FEET TO THE **POINT OF BEGINNING**.

**NWC Cactus Road and Cotton Lane
1st PUD Amendment**

Exhibit “B” – Continued (Page 2 of 3)

Property removed from PUD pursuant to Ordinance 2019-09

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009552092, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2645.33 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1332.63 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET TO THE **POINT OF BEGINNING**.

***NWC Cactus Road and Cotton Lane
1st PUD Amendment***

Exhibit “B” – Continued (Page 3 of 3)

Property Added to PUD with this Amendment

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009-1021524, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00°22'01" EAST, A DISTANCE OF 2640.39 FEET; THENCE NORTH 89°59'50" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1556.10 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°00'10" EAST, A DISTANCE OF 381.90 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°00'10" EAST, A DISTANCE OF 318.25 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 318.25 FEET;

THENCE NORTH 89°59'50" WEST, A DISTANCE OF 573.52 FEET TO THE **POINT OF BEGINNING**.

***NWC Cactus Road and Cotton Lane
1st PUD Amendment***

Exhibit “C”

Acceptable Trees Allowed Within APS Rights of Way

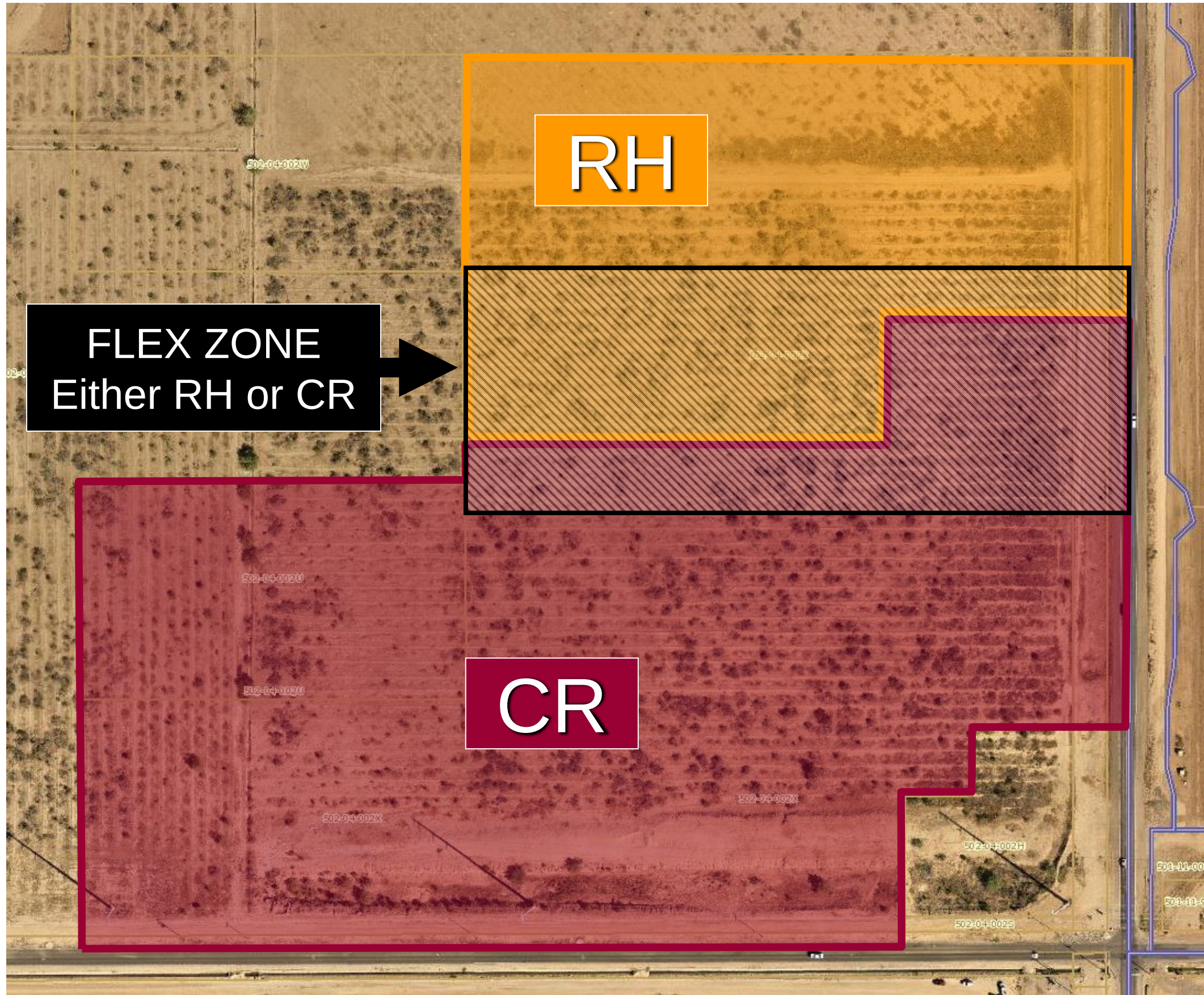
- Cascalote (*Caesalpinia cacalaco*)
- Chaste Tree (*Vitex angus-castus*)
- Desert Willow (*Chilopsis linearis*)
- Evergreen Pear (*Pyrus kawakamii*)
- Foothills Palo Verde (*Cercidium micorphyllum*)
- Grapefruit
- Mediterranean Fan Palm (*Washingtonia robusta*)
- Mimosa (*Albizia julibrissin*)
- Monk's Pepper Tree (*Vitex angus-castus*)
- Mulga (*Acacia aneura*)
- Orange
- Palo Brea (*Cercidium praecox*)
- Purple Leaf Plum (*Prunus cerasifera* 'Krauter Vesuvius')
- Pygmy Date (*Phoenix roebelenii*)
- Sweet Acacia (*Acacia smallii*)
- Texas Ebony (*Pithecolobium-Pithecellobium flexicaule*)

***NWC Cactus Road and Cotton Lane
1st PUD Amendment***

Exhibit “D”

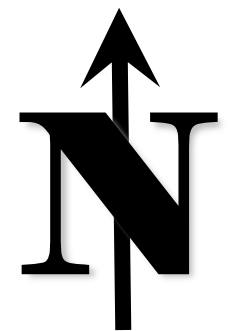
Zoning (Land Use Plan)

(Following Page)



NWC Cactus Road and Cotton Lane

Land Use Plan



NTS

Exhibit D

**Cactus and Cotton PUD
1st Amendment
FS19-492**

Citizen Outreach Report

REVIEW MEETING DETAILS

DATE: Tuesday, August 20, 2019
TIME: 6:00 PM
LOCATION: Residence Inn
16418 N. Bullard Avenue, Surprise

Notice was sent by the City of Surprise to all residents and HOA's within 300 feet of the property. It was also published in the paper and two double-faced sign reflecting the meeting schedule were put on the property. (See attached notice and affidavit of posting)

Applicant Representatives:

Andy Jochums – Beus Gilbert McGroder PLLC
Matt Werner – Provestus Development (Legacy School)

City of Surprise Representative

City Councilman Patrick Duffy
Assistant Planning Director Lloyd Abrams
Current Planning Supervisor Robert Kuhfuss
Senior Planner Hobart Wingard

Neighbor Participants

See attached Sign-in Sheet

Meeting Summary

Those in attendance had no question on the PUD Amendment, which simply adds 4.18 acres to the existing PUD and designates it with Regional Commercial uses. The conversations surrounded the fact that a charter school could be a potential user of the property. Matt Werner lead a discussion on how his school would address traffic circulation and City Staff discussed the existing Paradise Honors school and improvements that will help their traffic woes.

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: Tues., August 20, 2019
Time: 6:00 P.M.
Location: Residence Inn by Marriott
16418 N. Bullard Avenue
Surprise, AZ 85374

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Case #: FS19-492.
Request: Zone change of approximately 4.19 acres of land located northwest of the northwestern corner of Cactus Road and Cotton Lane from Residential Ranch ("RR") to Regional Commercial ("CR") with a Planned Unit Development ("PUD") Overlay, under Case FS19-492.

Please call to confirm dates:
623-222-3011



7/31/19 06:29:44

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: Tues., August 20, 2019
Time: 6:00 P.M.
Location: Residence Inn by Marriott
16418 N. Bullard Avenue
Surprise, AZ 85374

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
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Please call to confirm dates:
623-222-3011



7/31/19 06:54:22

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: Tues., August 20, 2019
Time: 6:00 P.M.
Location: Residence Inn by Marriott
16418 N. Bullard Avenue
Surprise, AZ 85374

Date: TBD
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Location: Surprise City Hall
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Please call to confirm dates:
623-222-3011



7/31/19 06:29:56

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

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Time: 6:00 P.M.
Location: Residence Inn by Marriott
16418 N. Bullard Avenue
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Please call to confirm dates:
623-222-3011



7/31/19 06:54:38

AFFIDAVIT OF POSTING

Application No: FS19-492

Applicant Name: Beus Gilbert PLLC

Location: Northwest of the Northwest corner of Cactus Rd and Cotton Rd

Date Site Posted: July 31st, 2019

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

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

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

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

Maria Hitt
Applicant/Representative Signature

7/31/19
Date

This instrument was acknowledged before me on this 31st day of July,
2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public
10-25-20
My commission expires



Neighborhood Meeting

Sign-In Sheet

Tuesday, August 20, 2019, 6:00 p.m., Residence Inn, 16418 N. Bullard Avenue, Surprise, AZ

Rezone: Amendment to existing NWC Cactus Road and Cotton Lane PUD (FS10-51) originally approved on June 24, 2010 with Ordinance 2010-13 to add 4.19 acres to the property

Location: Northwest corner of Cactus Road and Cotton Lane

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Matt Wheeler	Phone	702-768-6512
Address & Zip	3125 S Gilboa Rd	E-mail	mett@provestus.com
Name	Jennifer Evander	Phone	623-692-8871
Address & Zip	15409 W. Shangri La Rd. 85379	E-mail	jevander@gmail.com
Name	Kevin Shipman	Phone	n/a
Address & Zip	1133 E Monro Dr Phoenix, AZ 85024	E-mail	KShipman@gmail.com
Name	Larry Ellis	Phone	
Address & Zip	12897 N 175th Dr	E-mail	Wizdad@gmail.com
Name	DAVE & BARBARA TAYLOR	Phone	
Address & Zip	17579 W COLUMBINE DR	E-mail	dtaylor0623@gmail.com
Name		Phone	
Address & Zip		E-mail	

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Northwest Corner of Cactus Road and Cotton Lane PUD Rezone, FS19-492

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 4.19 acres of land from Residential Ranch (RR) to Northwest Corner of Cactus Road and Cotton Lane PUD with the underlying land use of Regional Commercial (PUD-CR).

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 08/20/19

Future Council Work Session/Meetings target dates PZ Commission 10/17/19, City Council 11/05/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



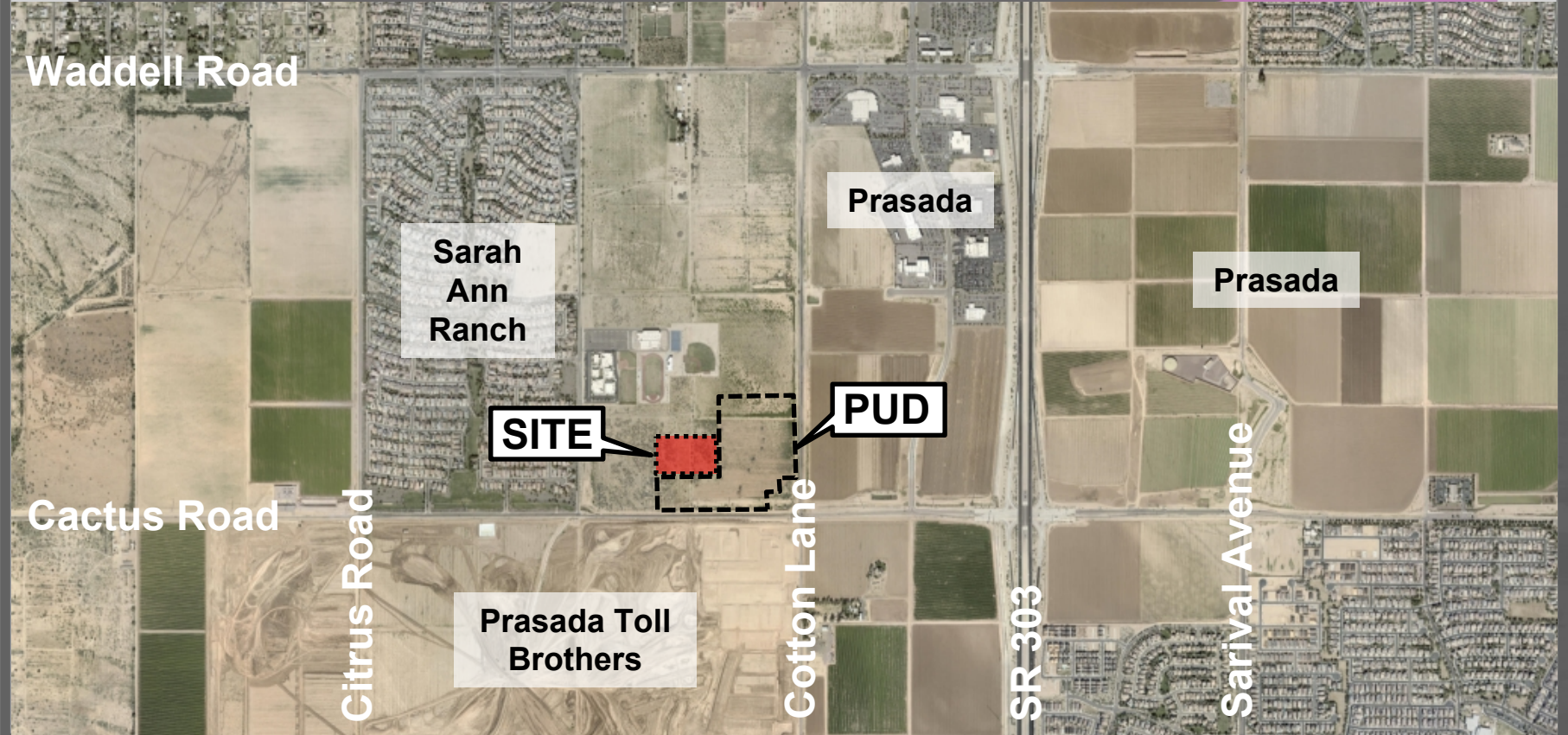
FS19-492

NWC of Cactus Road and Cotton Lane

Planning and Zoning Commission – October 17, 2019

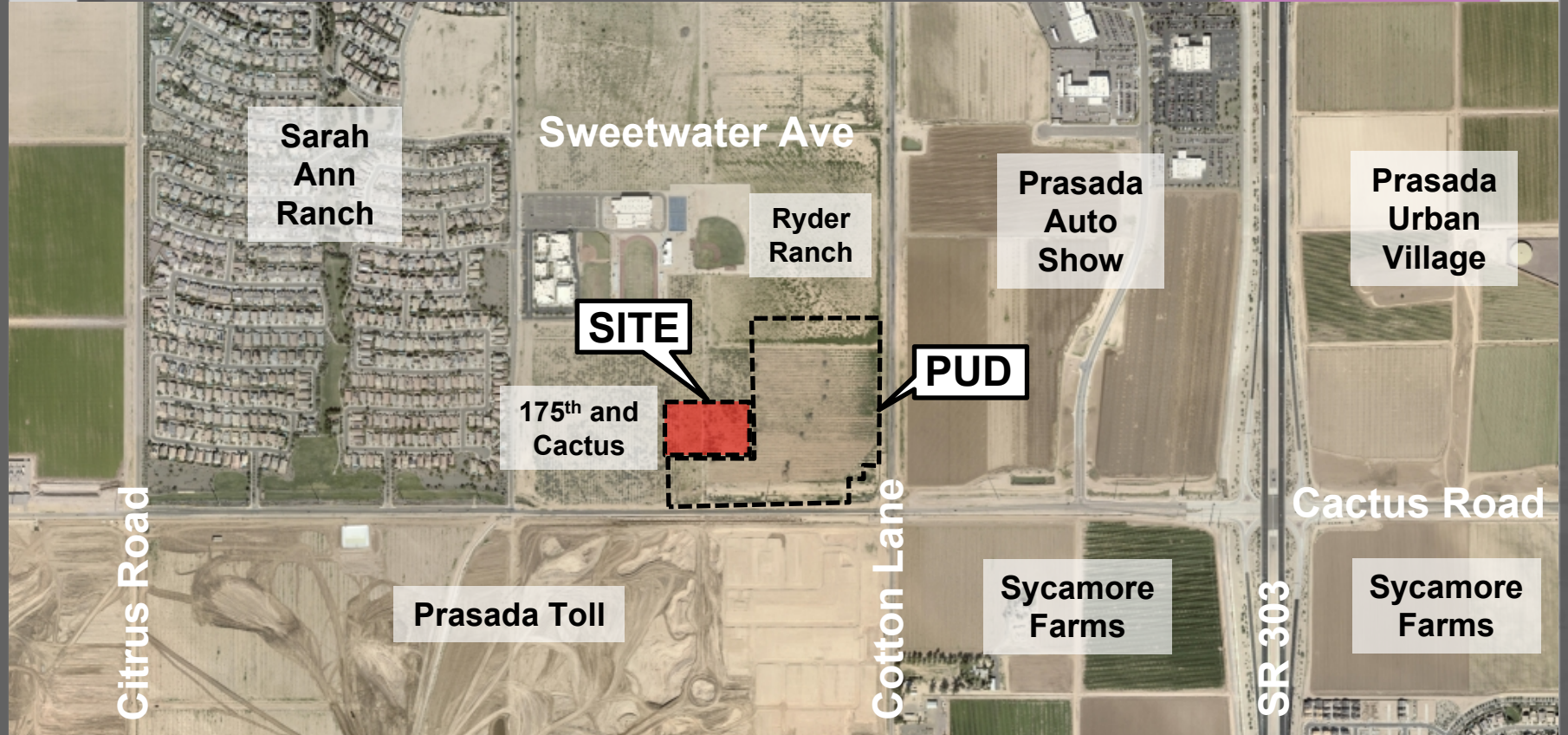
VICINITY MAP

FS19-492
NWC Cotton and Cotton



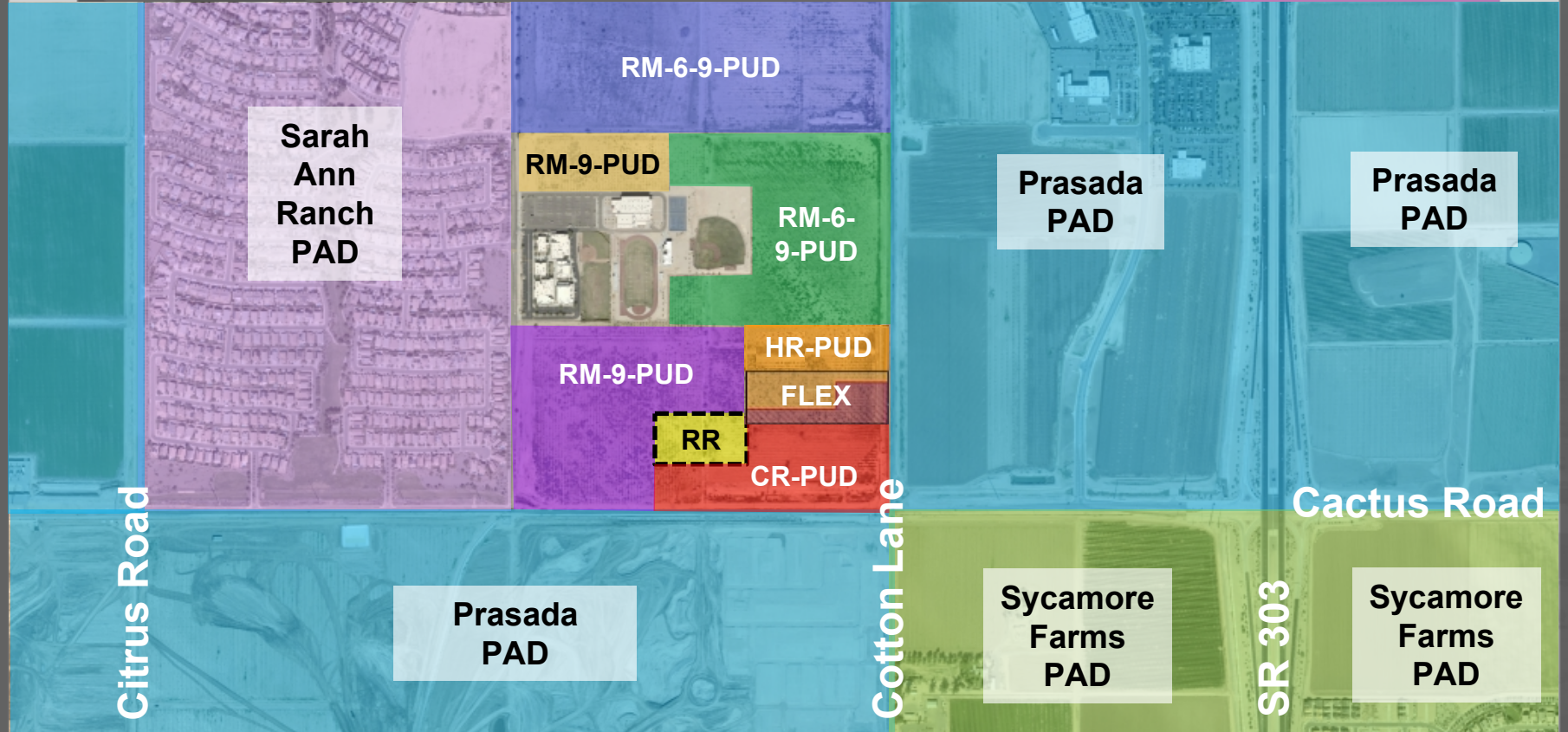
VICINITY MAP

FS19-492
NWC Cotton and Cotton

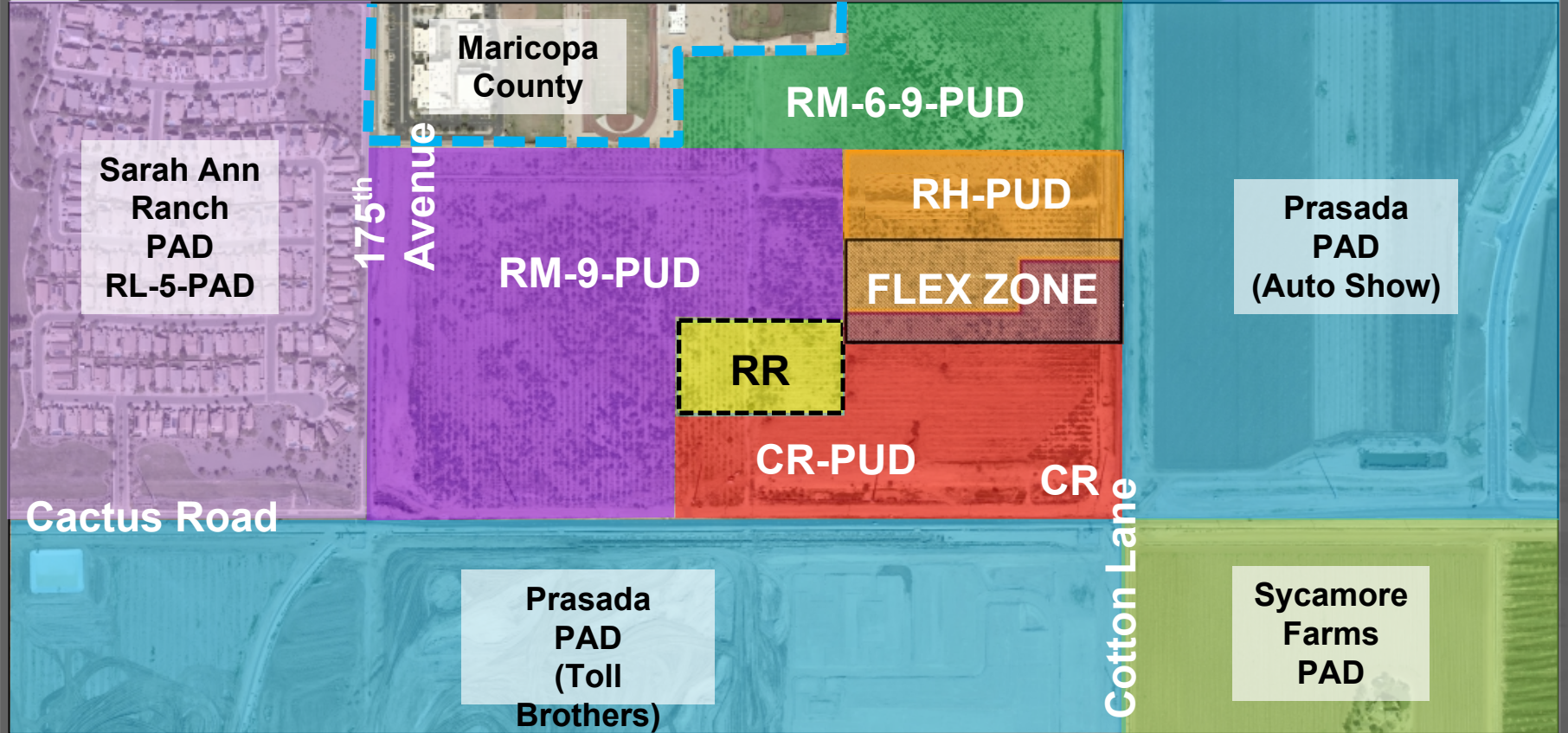


ZONING

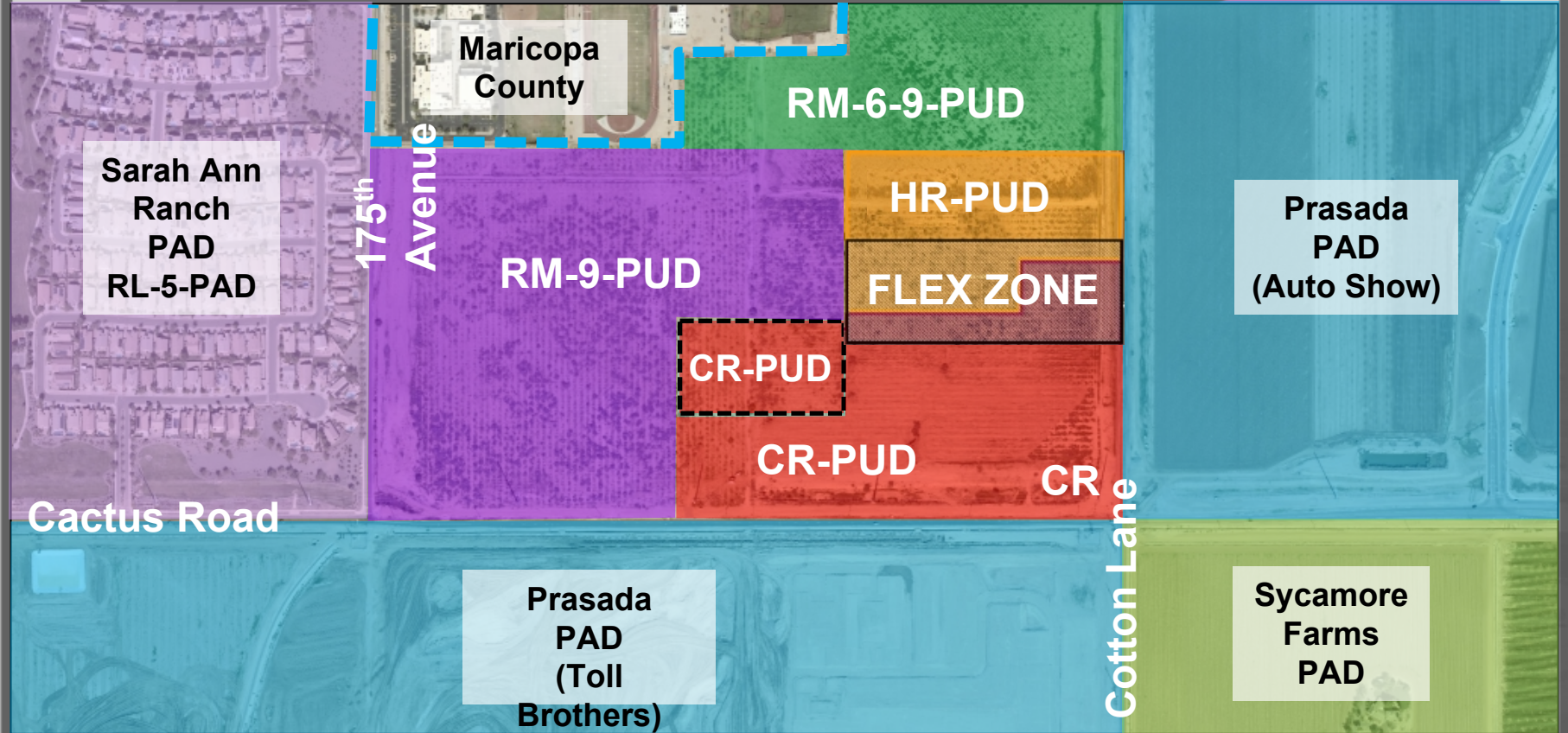
FS19-492
NWC Cotton and Cotton



EXISTING ZONING



PROPOSED ZONING





CONDITIONS

Staff recommends the Planning and Zoning Commission recommend approval of the Northwest Corner of Cactus Road and Cotton Lane PUD Amendment subject to Stipulations 'A' and 'B'

- A. Development and use of the site shall be in conformance with the PUD Rezone document entitled "Northwest Corner of Cactus Road and Cotton Lane 1st PUD Amendment," consisting of 12 pages, prepared by Beus Gilbert, PLLC and stamped received September 9, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a 149 violation in accordance with the provisions of Article XIV of the Surprise Unified 150 Development Code.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 17, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan for Verizon Wireless PHO Watson Macro Site at Marley Park, generally located one quarter (1/4) mile east of the southeast corner of Reems and Waddell roads within the Marley Park PAD.

Motion:

I move to approve a Site Plan for Verizon Wireless PHO Watson Macro Site at Marley Park, generally located one quarter (1/4) mile east of the southeast corner of Reems and Waddell Roads within the Marley Park PAD.

Background:

Pinnacle Consulting, Inc., on behalf of Marley Park Community Association, Inc., seeks approval of a Site Plan to allow for a Wireless Macro Site within the Marley Park PAD. Site improvements will be enclosed by an existing block wall and will include a 65 foot tall monopine structure and supporting ground equipment.

Objective Analysis:

Policy Compliant:

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-407 - PHO Watson Verizon at Marley Park - PZ Staff Report - 101719

2. 01 - FS19-407 - PHO Watson Verizon at Marley Park - Vicinity - 101719
 3. 02 - FS19-407 - PHO Watson Verizon at Marley Park - Design Review Packet - 101719
 4. 03 - FS19-407 - PHO Watson Verizon at Marley Park - Service Maps - 101719
 5. 04 - FS19-407 - PHO Watson Verizon at Marley Park - Photo Simulations - 101719
 6. 05 - FS19-407 - PHO Watson Verizon at Marley Park - PZ PowerPoint - 101719
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-407

Project Name: Verizon Wireless Macro Site at Marley Park

Council District: 6 – Palo Verde

Meeting Date: October 17, 2019

Planner: Hobart Wingard, Planner II

Owner: Marley Park Community Association, Inc.

Applicant: Pinnacle Consulting, Inc.

Request: Site Plan approval for a Verizon Wireless Macro Site at Marley Park Planned Area Development (“PAD”).

Site Location: Generally, one quarter (1/4) mile east of the southeast corner of Reems and Waddell Roads within the Marley Park PAD.

Site Size: Approximately 0.39 acre.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: Pinnacle Consulting, Inc. held an outreach meeting prior to submitting for the Macro Site. The applicant indicated that the community is very supportive of the proposed Wireless Facility.

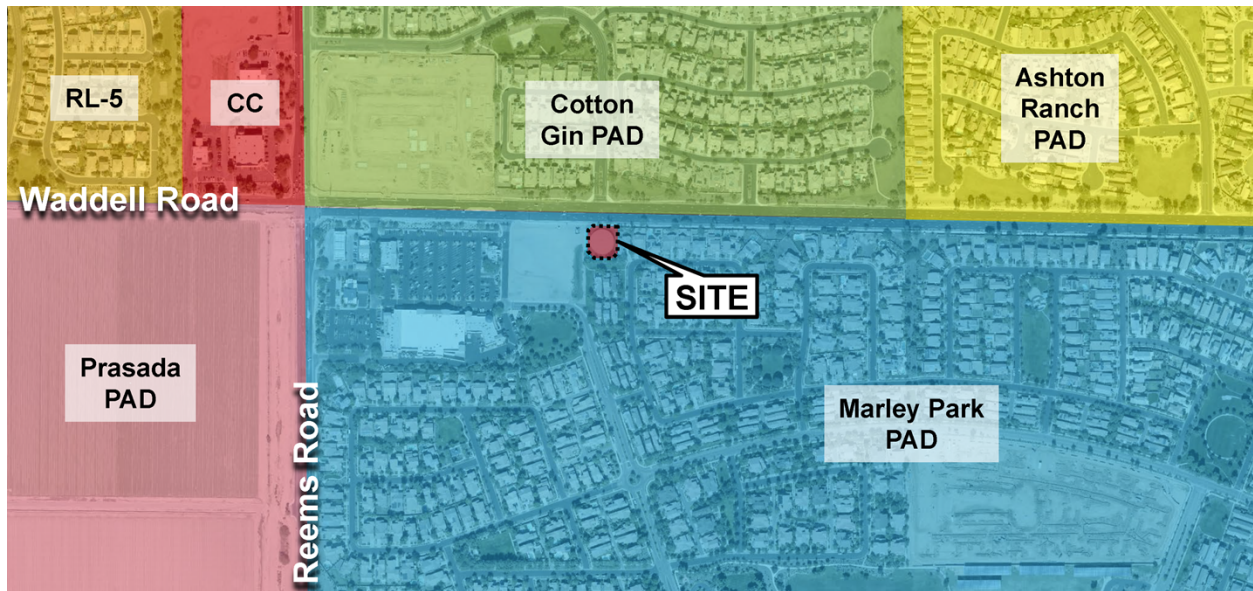
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Verizon Macro Wireless Site at Marley Park.

PROJECT DESCRIPTION:

Pinnacle Consulting, Inc., on behalf of Marley Park Community Association, Inc., seeks approval of a Site Plan to allow for a Wireless Macro Site within the Marley Park PAD. Site improvements will be enclosed by an existing block wall and will include a 65 foot tall monopine structure and supporting ground equipment.

EXISTING ZONING:

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



Cotton Gin PAD Single and Multi-Family	Cotton Gin PAD Single Family	Cotton Gin PAD Single Family
Marley Park PAD Commercial	Marley Park PAD Well Site	Marley Park PAD Single Family
Marley Park PAD Commercial	Marley Park PAD Single Family	Marley Park PAD Single Family

BACKGROUND:

October 25, 2000: The Mayor and City Council approved a General Plan Amendment for Marley Park, under case GPA00-135.

October 25, 2000: The Mayor and City Council approved a PAD for Marley Park, under case PAD00-091.

November 9, 2000: The Mayor and City Council approved an Annexation for the subject property under Ordinance 00-25.

September 25, 2003: The Mayor and City Council approved a Final Plat for Parcel four (4) of the Marley Park PAD, under case FP03-088.

January 22, 2004: The Mayor and City Council approved a Final Plat Amendment for Parcel four (4) of the Marley Park PAD, under case FP03-401.

March 25, 2019: The applicant submitted for a Site Plan for a Verizon Wireless Macro Site at Marley Park, under Case FS19-407, the subject case.

62 **ANALYSIS AND DISCUSSION:**

63 The subject request involves a Verizon Macro Site, in the Marley Park PAD. Macro Sites
64 were previously known as Cell Towers in past requests. This site is being proposed to add
65 coverage and improve existing coverage to areas that currently exist today with a very
66 weak signal. Verizon customers in Marley Park experience extremely weak signals or no
67 signal at all when inside their homes or automobiles. Police and Fire have a very difficult
68 time responding to calls in this area. Additionally, as Long-Term Evolution (LTE)
69 Technology networks evolve the need to densify all carriers network is required to keep up
70 with the general public's capacity demand. This site fulfills these needs with the least
71 obtrusive means possible.

72 The proposed Macro Site consists of a 65 foot high Mono Pine with the capability of
73 accommodating up to two (2) carriers. The site is within an existing irrigation water tank
74 facility. Additionally, there will be an equipment area with outdoor cabinets that will be
75 completely screened from view by the existing brick wall that surrounds the water tank.

76 The Surprise Municipal Code provides for the following use specific standards for Mono
77 Pines:

- 78 • The pole structure will be clad with faux bark. The faux bark will start at the base of
79 the pole structure and continue to the height of the first branch attachment. The
80 balance of the pole structure and the attachments will be painted to blend with the
81 branches.
 - 82 ○ *Exceeds – The entire pole structure will be covered in faux bark.*
- 83 • The diameter of the pole structure will not exceed 36 inches at the base and will
84 taper to no greater than 28 inches at the top of the pole structure.
 - 85 ○ *Meets.*
- 86 • All cables will be concealed within the pole structure.
 - 87 ○ *Meets.*
- 88 • The maximum height of the pole structure will be limited to 65 feet above the
89 finished grade of the site. The maximum height of the antennae attached to the pole
90 structure will not exceed 80 feet above the finished grade of the site.
 - 91 ○ *Meets.*
- 92 • Branches will be constructed to a density of no less than two and one-half (2 ½)
93 branches for each one vertical foot of pole.
 - 94 ○ *Meets.*
- 95 • Branches will start no less than 15 feet above finished grade and continue to the top
96 of the pole structure.
 - 97 ○ *Meets.*
- 98 • Branches will be a minimum of eight (8) feet long around the circumference of the
99 lower level and will taper as the branches progress upward, consistent with the

species of tree imitated by the structure. The branches will approximate the appearance of a particular pine tree species grown in the vicinity of the site and that grows to approximately the same height of the monopine.

- *Exceeds – The lower branches are ten (10) feet long.*

- The entire length of all antennae and their attaching apparatus will be disguised by the branches, and the stand-off mounting arm apparatus of the antenna array will not extend more than 30 inches from the pole structure to which it is attached.

- *Meets.*

- Microwave dishes will be limited to one (1) square foot in size. Dishes and attaching apparatus will be painted to blend with the branches.

- *Exceeds – No Microwave dishes will be installed on the subject monopole.*

- No more than four (4) microwave dishes are permitted per monopine or monobroadleaf tree.

- *Exceeds – No Microwave dishes will be installed on the subject monopole.*

- Climbing pegs are prohibited on the pole structure.

- *Meets.*

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports Wireless Facilities such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Neighborhood Character Area in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

133

134 **FINDINGS:**

- 135 • The proposed Site Plan demonstrates compliance with the General Plan.
- 136 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code.
- 137 • The proposed Site Plan demonstrates compliance with the Marley Park PAD.
- 138 • The reviewing agencies have indicated no objections to the request.

139

140 **RECOMMENDATION:**

141 Based on the findings noted above, staff recommends the Commission approve the subject
142 Site Plan, Case FS19-407.

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

145

146 **ATTACHMENTS:**

- 147 01 - Vicinity Maps
- 148 02 - Design Review Packet
- 149 03 - Service Maps
- 150 04 - Photo Simulations
- 151 05 - PowerPoint

VICINITY MAP

FS19-216
PHO Watson



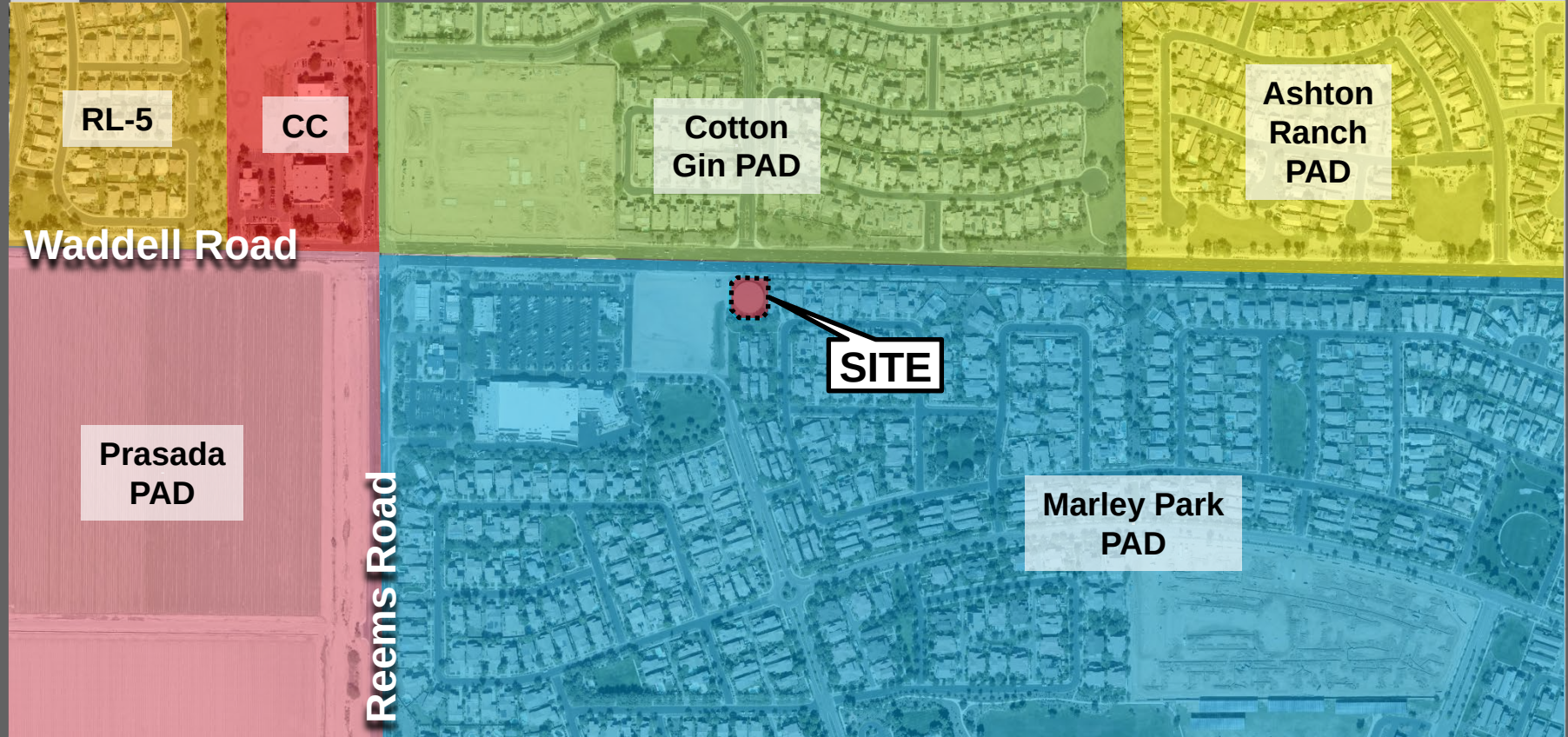
VICINITY MAP

FS19-216
PHO Watson



ZONING MAP

FS19-216
PHO Watson





SITE NAME: PHO WATSON



SITE PHOTO

SHEET INDEX

- T-1 PROJECT DATA AND INFORMATION
- LS-1 BOUNDARY DETAIL
- LS-2 SITE SITE DETAIL
- Z-0 OVERALL SITE PLAN
- Z-1 SITE PLAN
- Z-2 ENLARGED SITE PLAN AND ANTENNA INFO
- Z-3 PROJECT ELEVATIONS
- Z-4 PROJECT ELEVATIONS

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ. 85283
CONTACT: MICHAEL HOFFMAN
PHONE: (602) 510-0061

PROPERTY OWNER

MARLEY PARK COMMUNITY
ASSOCIATION INC.
CONTACT: ANDREW MESSING
PHONE: (520) 294-3900

TOWER OWNER

TAG ASSET GROUP LLC
1501 EUCLID AVE
TUCSON, AZ 85713
CONTACT: ANDREW MESSING
PHONE: 520-294-3900

SITE ACQUISITION

PINNACLE CONSULTING, INC.
1426 N MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: 480-907-4265

DESIGNER

BK DESIGN INC.
3100 N 3RD AVE., SUITE 100
PHOENIX, AZ. 85013
CONTACT: JAYNA PELLEGRINI
PHONE: (480) 619-3119

SURVEYOR

RLF CONSULTING, LLC
1835 E. 6TH ST. SUITE 24
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE: (480) 510-3668

PROJECT DATA

LESSEE: VERIZON WIRELESS
ZONING: PAD
APN: 509-18-555
JURISDICTION: CITY OF SURPRISE
BUILDING CODES: 2012 IBC
2012 IMC
2011 NEC
2012 IFC
OCCUPANCY: EQUIPMENT CABINET U
MONOPOLE U
CONSTRUCTION TYPE: EQUIPMENT CABINET N/A
MONOPALM N/A
TAG LEASE AREA: 1998.38 S.F.
VERIZON WIRELESS LEASE AREA: 230 S.F.

LATITUDE 33° 36' 32.456" NORTH (NAD83)
LONGITUDE 112° 23' 22.784" WEST (NAD83)
ELEVATION @ GROUND= 1197.9' (NAVD88)

SYMBOLS

- 1 1 DETAIL MARK
- 1 1 SECTION MARK
- 1 REVISION
- NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAIN LINK FENCE LINE
- BLOCK WALL
- ELEV. 0 ELEVATION DATUM A.F.F.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF (1) NEW EQUIPMENT CABINETS, (12) NEW ANTENNAS, (3) NEW J-BOXES, AND (12) NEW REMOTE RADIO HEADS MOUNTED TO A NEW MONOPINE.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

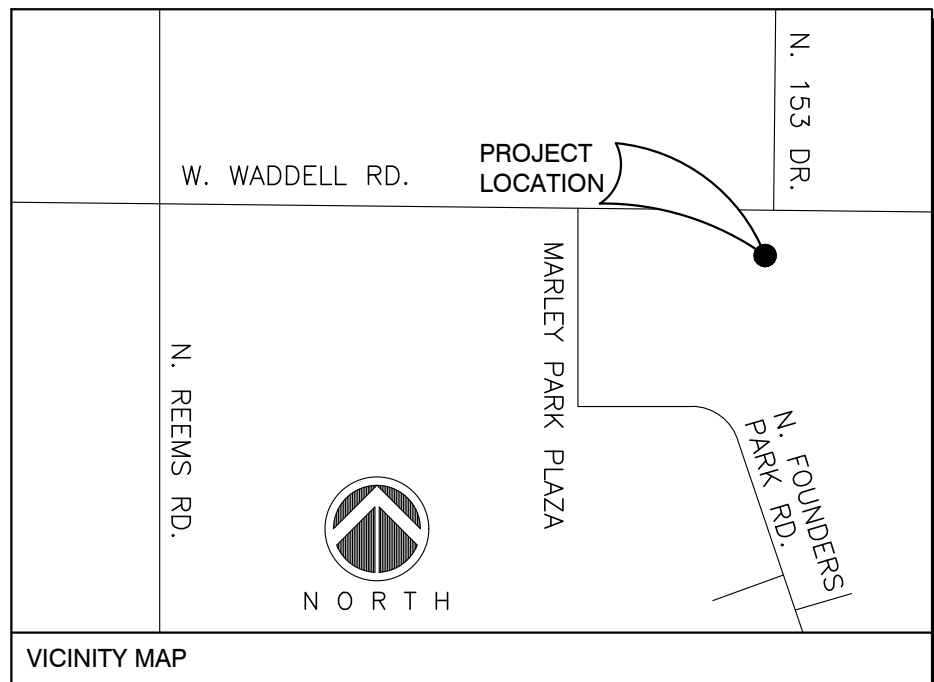
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

- POWER COMPANY: A.P.S.
- TELEPHONE COMPANY: COX COMMUNICATION

SITE DIRECTIONS

FROM 126 W GEMINI DR GET ON I-10 W FROM S KYRENE RD AND W BASELINE RD HEAD EAST ON W GEMINI DR TOWARD S MAPLE AVE. TURN RIGHT ONTO S MAPLE AVE. TURN RIGHT ONTO W GUADALUPE RD. TURN RIGHT ONTO S KYRENE RD. USE THE LEFT 2 LANES TO TURN LEFT ONTO W BASELINE RD. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE ONTO I-10 W TOWARD PHOENIX/US-60 W. FOLLOW I-10 W AND AZ-303 LOOP N TO W WADDELL RD IN SURPRISE. TAKE EXIT 114 FROM AZ-303 LOOP N MERGE ONTO I-10. W KEEP LEFT AT THE FORK TO STAY ON I-10 W. FOLLOW SIGNS FOR INTERSTATE 10 W/LOS ANGELES. TAKE THE EXIT TOWARD AZ-303 LOOP N. CONTINUE ONTO AZ-303 LOOP N. TAKE EXIT 114 FOR WADDELL RD. KEEP RIGHT AT THE FORK AND MERGE ONTO W WADDELL RD. FOLLOW W WADDELL RD TO N FOUNDERS PARK BLVD. MERGE ONTO W WADDELL RD TURN RIGHT ONTO MARLEY PARK PLAZA TURN LEFT ONTO N FOUNDERS PARK BLVD - DESTINATION IS ON THE LEFT.



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD. AVE. SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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PROJECT NUMBER	DRAWN BY	CHKD BY
16050	IG	JP

REVISIONS

REVISION	DATE	DESCRIPTION
1	04.14.16	ISSUE TO CLIENT
2	05.25.16	ISSUE FOR SUBMITTAL
3	05.26.16	CLIENT COMMENTS
4	06.23.16	CLIENT COMMENTS
5	07.11.16	CLIENT COMMENTS
6	10.31.16	CLIENT COMMENTS
7	12.14.16	CLIENT COMMENTS
8	09.05.17	CITY COMMENTS
9	11.08.17	LAYOUT REDESIGN
10	02.02.18	CITY COMMENTS
11	06.14.18	CLIENT COMMENTS
12	09.12.18	REVISION
13	09.21.18	REVISION
14	08.07.19	CITY COMMENTS

SITE NAME

PHO WATSON

SITE ADDRESS

WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

SHEET TITLE

PROJECT
INFORMATION
AND DATA

SHEET NUMBER

T-1

FS19-407

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21600612 EFFECTIVE DATE: 02/11/16.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV08)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/25/16.

LESSOR'S LEGAL DESCRIPTION

TRACT Q4, MARLEY PARK PARCEL 4, ACCORDING BOOK 682 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS

ITEMS 1 THRU 21 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1660L DATED 10/16/13.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

LESSEE TECH ACCESS EASEMENT LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION TRACTS "Q4" AND "J4" OF MARLEY PARK, RECORDED IN BOOK 684, PAGE 4, MCR, LYING WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "J4"; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°31'09" EAST, 2.50 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°03'53" WEST, 57.01 FEET ALONG A LINE THAT IS PARALLEL TO AND 2.50 FEET EAST OF THE WEST LINE OF SAID LOT "J4"; THENCE NORTH 89°59'14" EAST, 12.54 FEET; THENCE NORTH 29°10'29" EAST, 37.69 FEET TO THE POINT OF TERMINUS.

T.A.G. LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION TRACT "Q4" OF MARLEY PARK, RECORDED IN BOOK 684, PAGE 4, MCR, LYING WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "J4"; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°31'09" EAST, 2.50 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°03'53" WEST, 57.01 FEET ALONG A LINE THAT IS PARALLEL TO AND 2.50 FEET EAST OF THE WEST LINE OF SAID LOT "J4"; THENCE NORTH 89°59'14" EAST, 12.54 FEET; THENCE NORTH 29°10'29" EAST, 37.69 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 48°02'40" WEST, 6.58 FEET; THENCE NORTH 01°32'48" EAST, 18.66 FEET; THENCE SOUTH 88°27'12" EAST, 1.68 FEET; THENCE SOUTH 88°27'03" EAST, 80.32 FEET; THENCE SOUTH 01°32'48" WEST, 9.00 FEET; THENCE NORTH 88°26'59" WEST, 56.03 FEET; THENCE SOUTH 01°32'48" WEST, 2.91 FEET; THENCE NORTH 88°27'12" WEST, 5.96 FEET; THENCE SOUTH 02°39'51" WEST, 3.50 FEET; THENCE SOUTH 53°15'12" WEST, 15.71 FEET; THENCE NORTH 48°02'40" WEST, 3.42 FEET TO THE POINT OF BEGINNING.

VERIZON WIRELESS LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION TRACT "Q4" OF MARLEY PARK, RECORDED IN BOOK 684, PAGE 4, MCR, LYING WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "J4"; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°31'09" EAST, 2.50 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°03'53" WEST, 57.01 FEET ALONG A LINE THAT IS PARALLEL TO AND 2.50 FEET EAST OF THE WEST LINE OF SAID LOT "J4"; THENCE NORTH 89°59'14" EAST, 12.54 FEET; THENCE NORTH 29°10'29" EAST, 37.69 FEET; THENCE NORTH 48°02'40" WEST, 6.58 FEET; THENCE NORTH 01°32'48" EAST, 18.66 FEET; THENCE SOUTH 88°27'12" EAST, 1.68 FEET TO THE POINT OF BEGINNING;

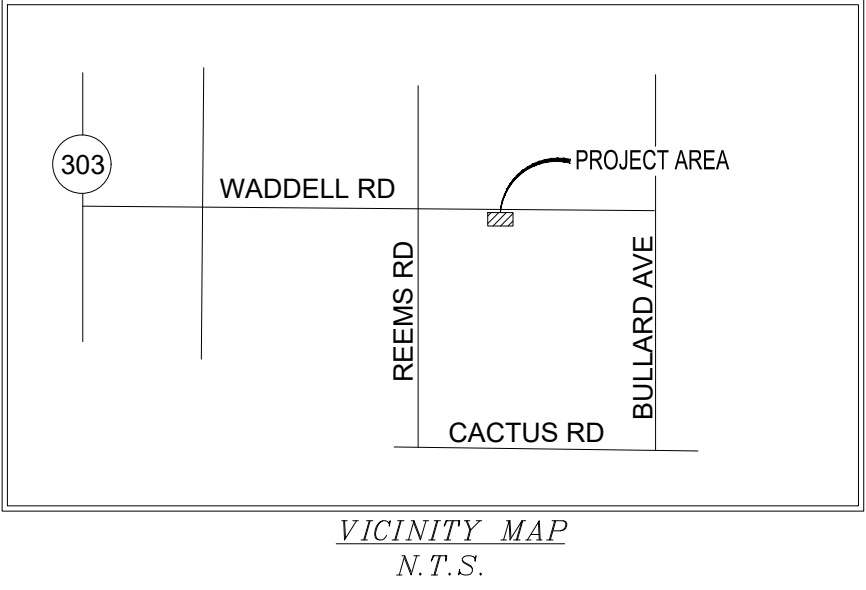
THENCE SOUTH 88°27'09" EAST, 22.00 FEET; THENCE SOUTH 01°32'54" WEST, 9.00 FEET; THENCE NORTH 88°26'59" WEST, 22.00 FEET; THENCE NORTH 01°32'54" EAST, 9.00 FEET; TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION TRACTS "Q4" AND "J4" OF MARLEY PARK, RECORDED IN BOOK 684, PAGE 4, MCR, LYING WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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THENCE SOUTH 88°27'12" EAST, 24.27 FEET TO THE POINT OF TERMINUS.



VICINITY MAP
N.T.S.

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283



FIELD BY:	JMM
DRAWN BY:	CRS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
13	08/08/19	REVISION
12	06/27/19	REVISION
11	09/25/18	REVISION
10	09/20/18	REVISION
9	09/10/18	REVISION
8	11/21/17	REVISION
7	09/18/17	REVISION



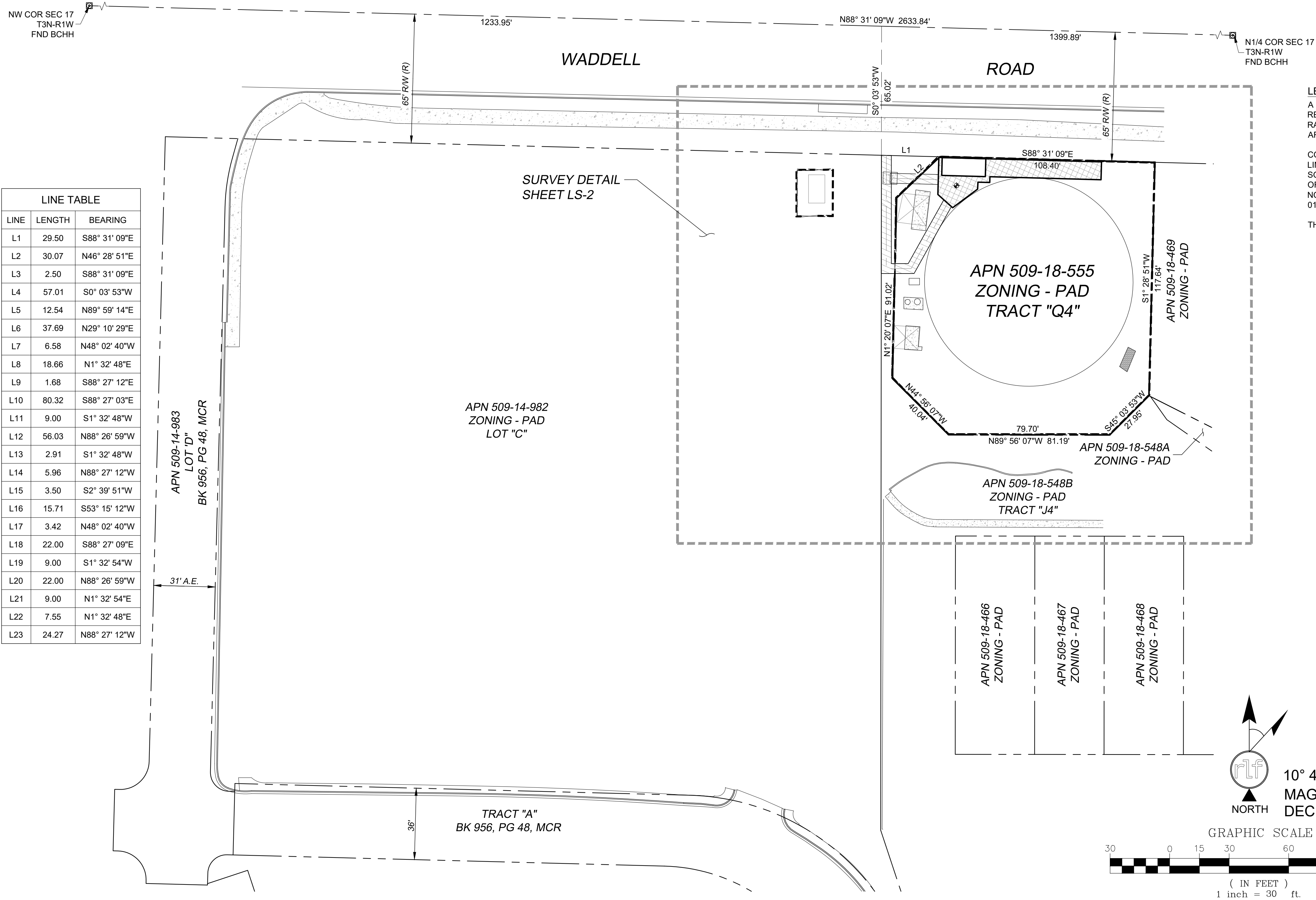
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PROJECT No.
09001723
SITE NAME:
PHO WATSON

SITE ADDRESS:
WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

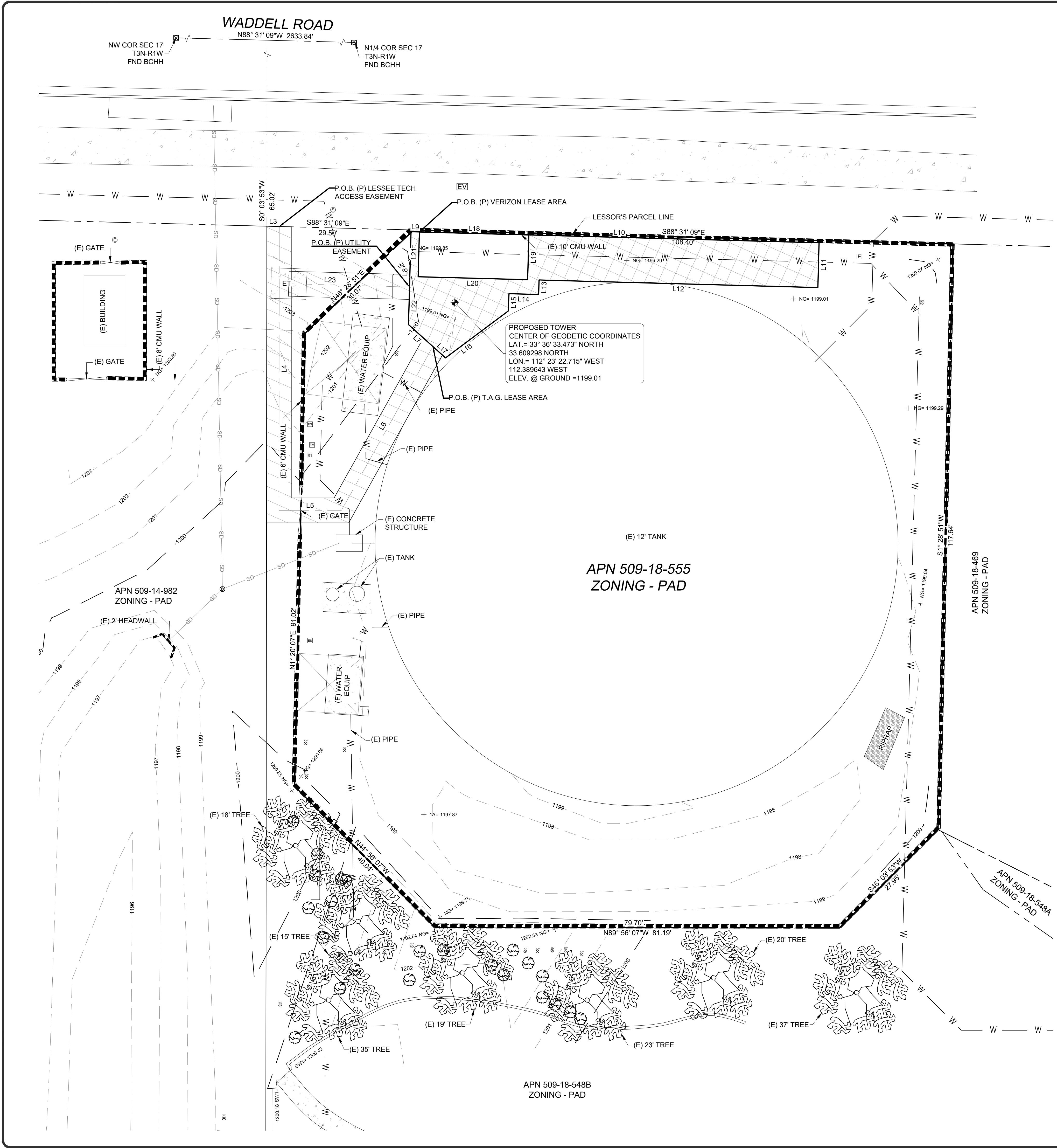
SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1
REVISION:

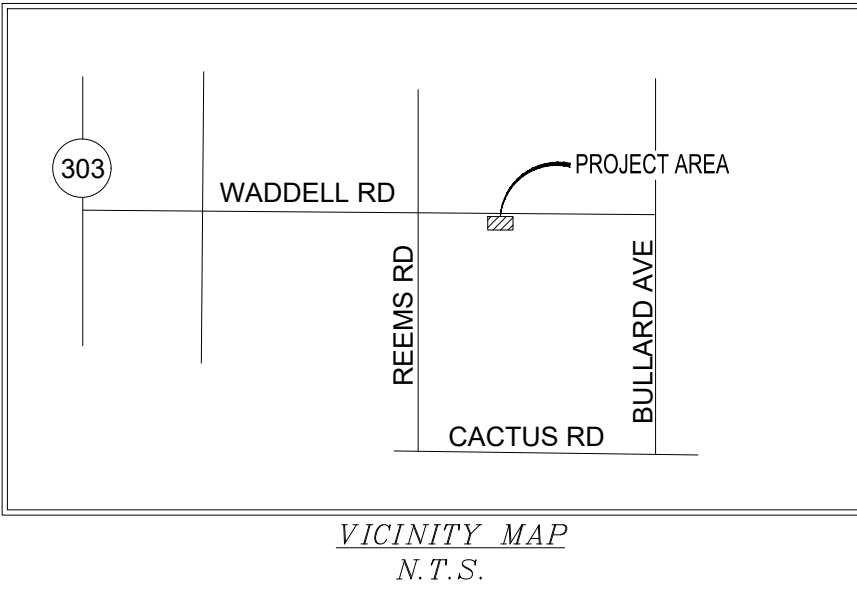


LEGEND

	BRASS CAP IN HANDHOLE
	CONCRETE MASONRY UNIT
	ACCESS DRIVEWAY
	MARICOPA COUNTY RECORDER
	NATURAL GRADE
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SIDEWALK
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	TOP BACK OF CURB
	ELECTRICAL TRANSFORMER
	ELECTRIC VAULT
	STORM MANHOLE
	CATCH BASIN
	DECIDUOUS TREE
	BUSH
	BREAKLINE
	SCHEDULE B HEX
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	PROPERTY LINE (OTHER)
	MONUMENT LINE
	EASEMENT LINE
	WOOD OR IRON FENCE
	OVERHEAD ELECTRIC LINE
	U/G ELECTRIC LINE
	U/G TELECOMMUNICATION LINE
	UNDERGROUND TV LINE
	U/G FIBER OPTIC LINE
	U/G GAS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE

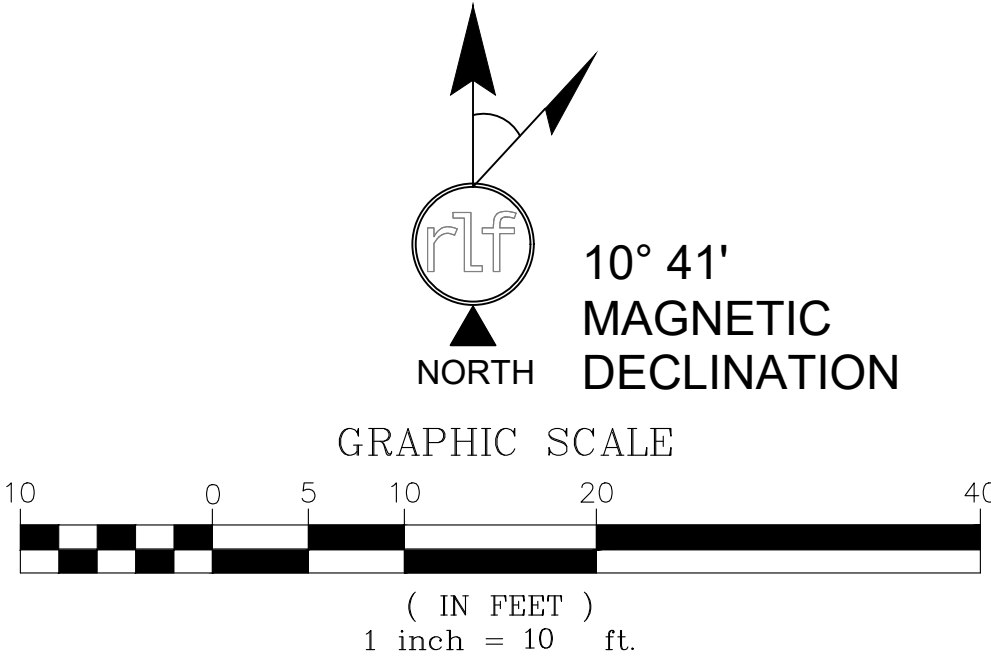


LINE TABLE		
LINE	LENGTH	BEARING
L1	29.50	S88° 31' 09"E
L2	30.07	N46° 28' 51"E
L3	2.50	S88° 31' 09"E
L4	57.01	S0° 03' 53"W
L5	12.54	N89° 59' 14"E
L6	37.69	N29° 10' 29"E
L7	6.58	N48° 02' 40"W
L8	18.66	N1° 32' 48"E
L9	1.68	S88° 27' 12"E
L10	80.32	S88° 27' 03"E
L11	9.00	S1° 32' 48"W
L12	56.03	N88° 26' 59"W
L13	2.91	S1° 32' 48"W
L14	5.96	N88° 27' 12"W
L15	3.50	S2° 39' 51"W
L16	15.71	S53° 15' 12"W
L17	3.42	N48° 02' 40"W
L18	22.00	S88° 27' 09"E
L19	9.00	S1° 32' 54"W
L20	22.00	N88° 26' 59"W
L21	9.00	N1° 32' 54"E
L22	7.55	N1° 32' 48"E
L23	24.27	N88° 27' 12"W



LEGEND

- BRASS CAP IN HANDHOLE
- CMU CONCRETE MASONRY UNIT
- DW ACCESS DRIVEWAY
- MCR MARICOPA COUNTY RECORDER
- NG NATURAL GRADE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- SW SIDEWALK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- TBC TOP BACK OF CURB
- ET ELECTRICAL TRANSFORMER
- EV ELECTRIC VAULT
- SM STORM MANHOLE
- CB CATCH BASIN
- DT DECIDUOUS TREE
- B BUSH
- BL BREAKLINE
- SCH B SCHEDULE B HEX
- POS GEO POSITION OF GEODETIC COORDINATES
- PL PROPERTY LINE
- PL (O) PROPERTY LINE (OTHER)
- ML MONUMENT LINE
- EL EASEMENT LINE
- WOF WOOD OR IRON FENCE
- OHE OVERHEAD ELECTRIC LINE
- UGE U/G ELECTRIC LINE
- T U/G TELECOMMUNICATION LINE
- TV UNDERGROUND TV LINE
- FO U/G FIBER OPTIC LINE
- GAS U/G GAS LINE
- SS SANITARY SEWER LINE
- SD STORM SEWER LINE
- W WATER LINE



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283



FIELD BY:	JMM
DRAWN BY:	CRS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
13	08/08/19	REVISION
12	06/27/19	REVISION
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9	09/10/18	REVISION
8	11/21/17	REVISION
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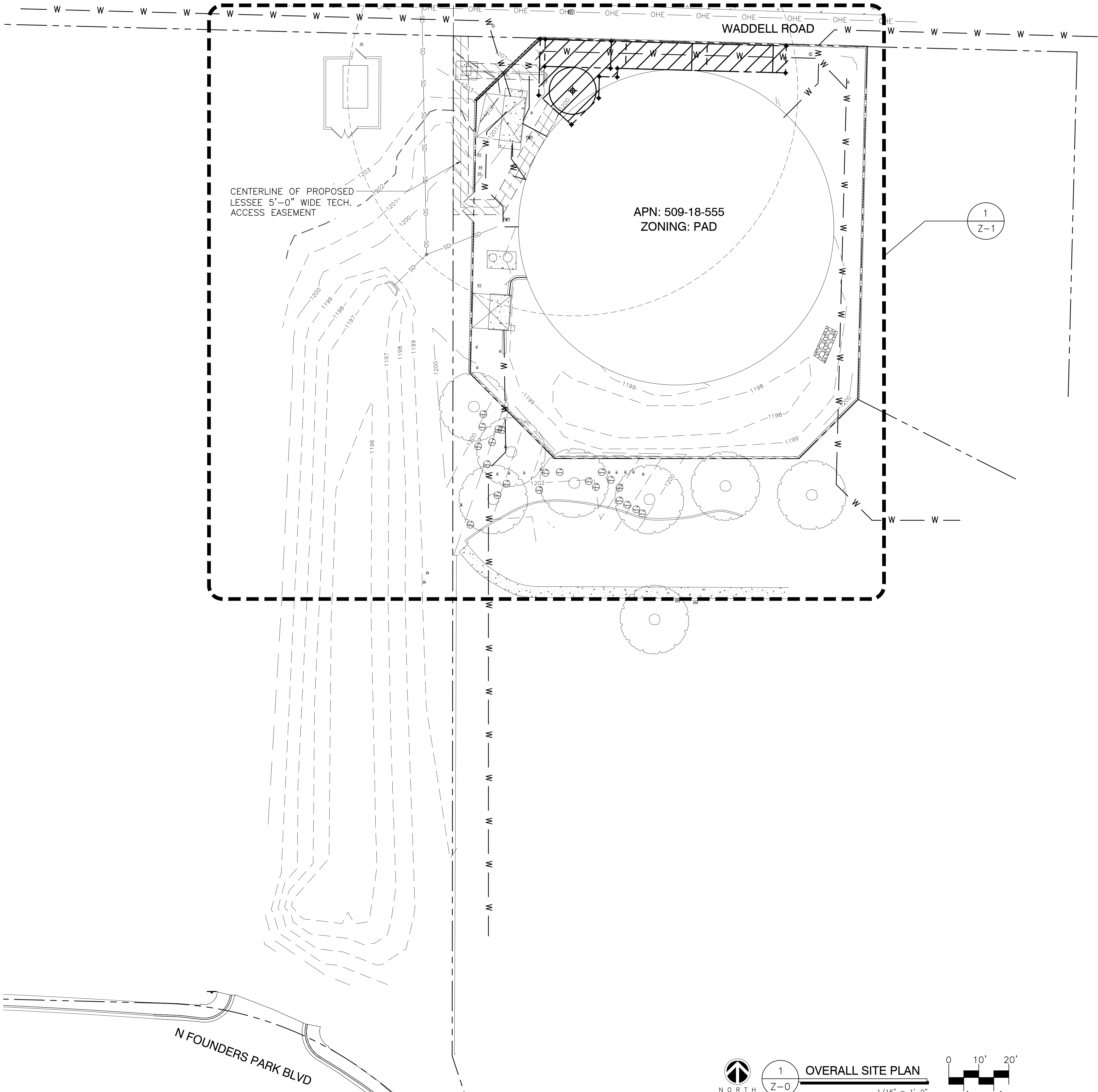
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PROJECT No.
09001723
SITE NAME:
PHO WATSON

SITE ADDRESS:
**WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379**

SHEET TITLE:
SITE DETAIL

SHEET NO.
LS-2
REVISION:



MONOPINE BRANCHES TO NEAREST OVERHEAD POWER LINE	
DIRECTION	DISTANCE
NORTH	±18'-6"



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD. AVE. SUITE 100
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PROJECT NUMBER	DRAWN BY	CHKD BY
16050	IG	JP

REVISIONS		
△A	04.14.16	ISSUE TO CLIENT
△0	05.25.16	ISSUE FOR SUBMITTAL
△1	05.26.16	CLIENT COMMENTS
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△D	09.21.18	REVISION
△9	08.07.19	CITY COMMENTS

FS19-407

SITE NAME

PHO WATSON

SITE ADDRESS

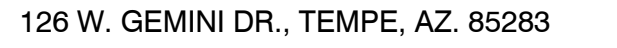
WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

Z-0



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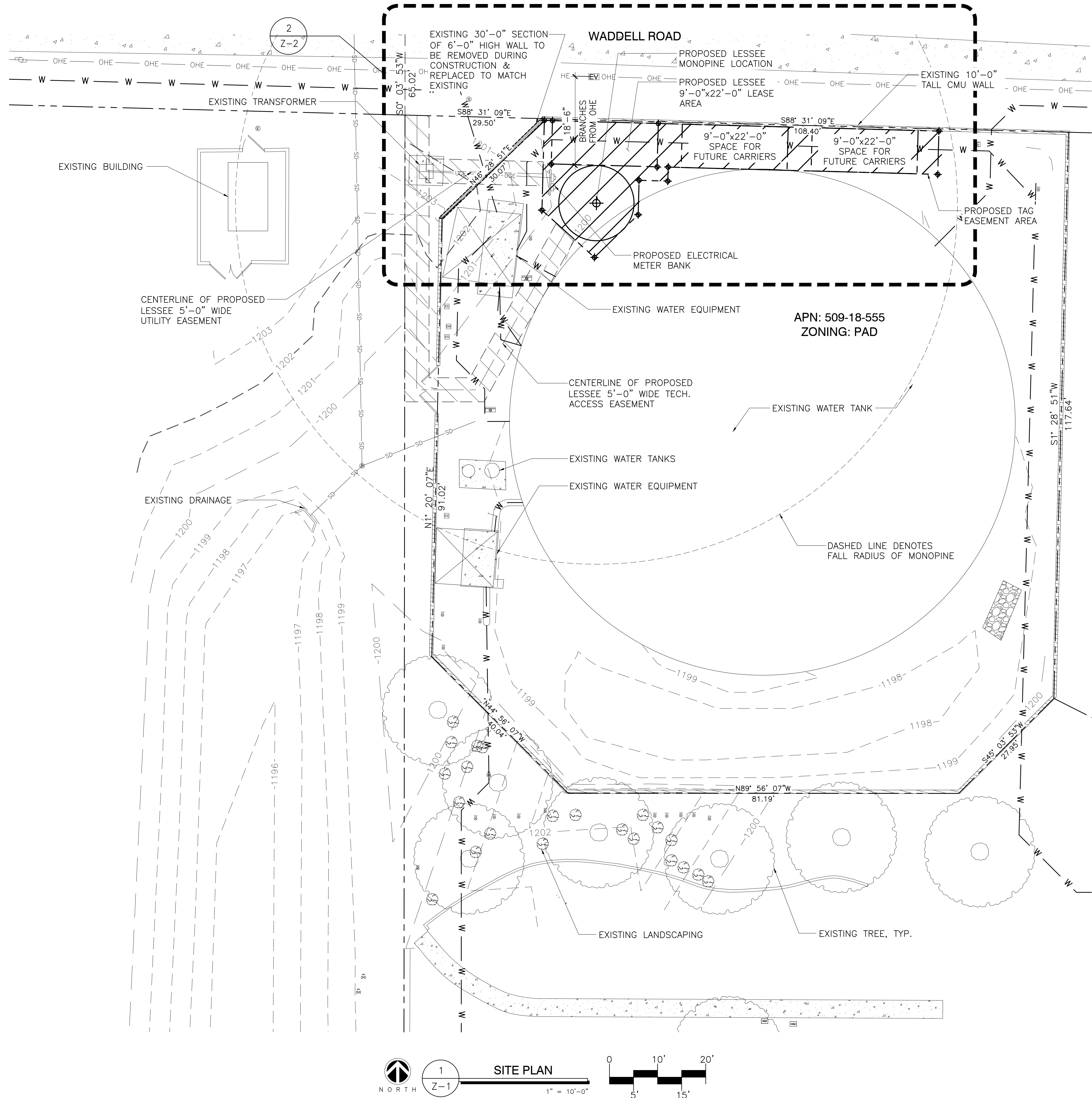
SITE NAME

SITE ADDRESS

SHEET TITLE

SHEET NUMBER

Page 55 of 108



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PROJECT NUMBER	DRAWN BY	CHK'D BY
16050	IG	JP

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	08.07.19	CITY COMMENTS

SITE NAME

PHO WATSON

SITE ADDRESS

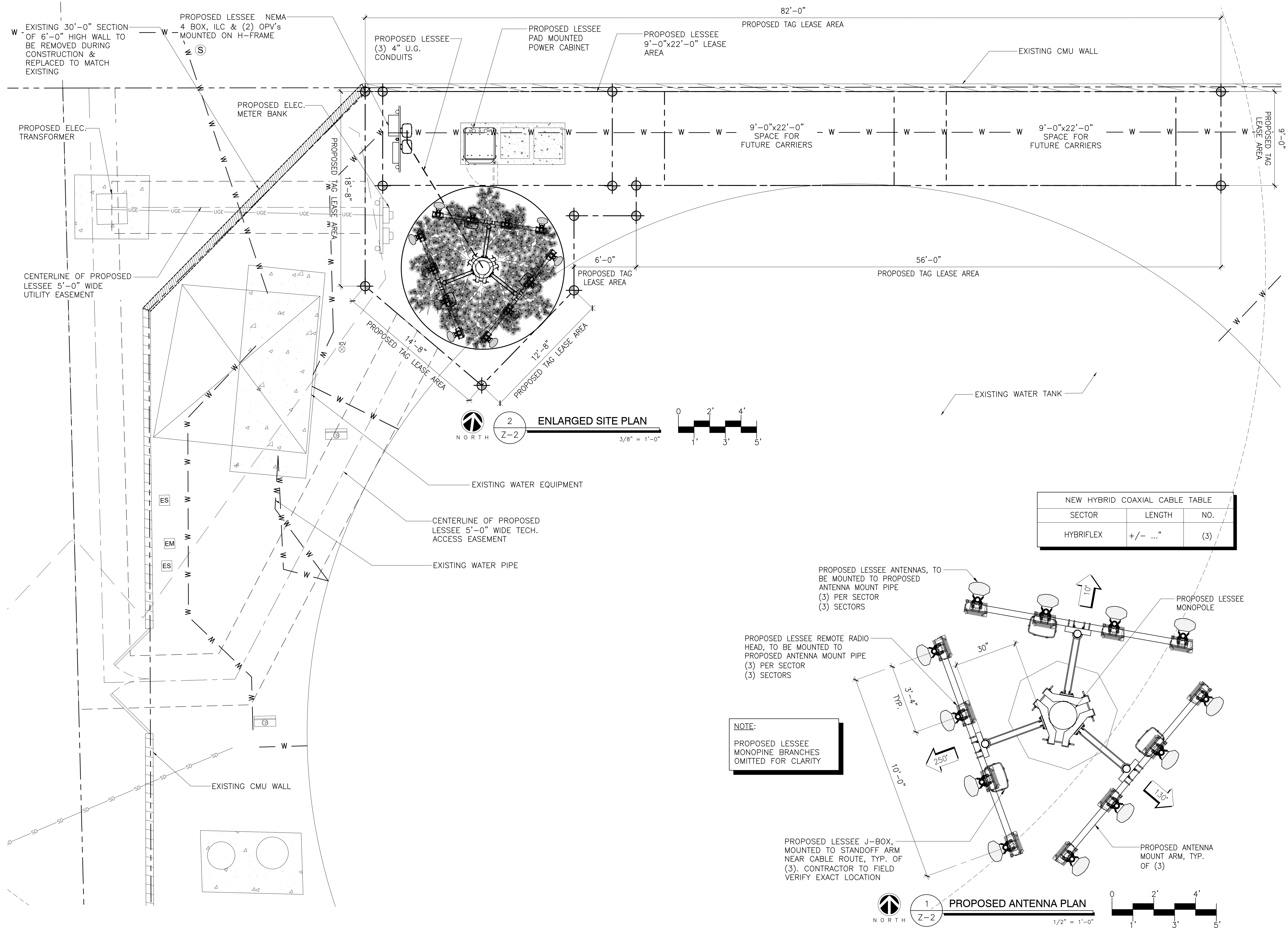
WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

Z-2



INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD. AVE. SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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SITE NAME

PHO WATSON

SITE ADDRESS

WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

SHEET TITLE

PROJECT
ELEVATIONS

SHEET NUMBER

Z-3

NOTE:

MONOPINE MUST BE ANATOMICALLY CORRECT AND
CONTAIN A MINIMUM OF 150 PINE BRANCHES.

PROPOSED LESSEE RRHS &
J-BOXES – SEE SHEET "A-2"
FOR FURTHER INFORMATION

PROPOSED LESSEE ANTENNAS;
REFER TO SHEET "A-2" FOR
FURTHER INFORMATION.

SPACE FOR
FUTURE CARRIER

PROPOSED LESSEE MONOPINE,
FAUX BARK FULL LENGTH

EXISTING CMU WALL

EXISTING ELECTRICAL
TRANSFORMER

PROPOSED LESSEE ELECTRIC
METER BANK & DISCONNECT

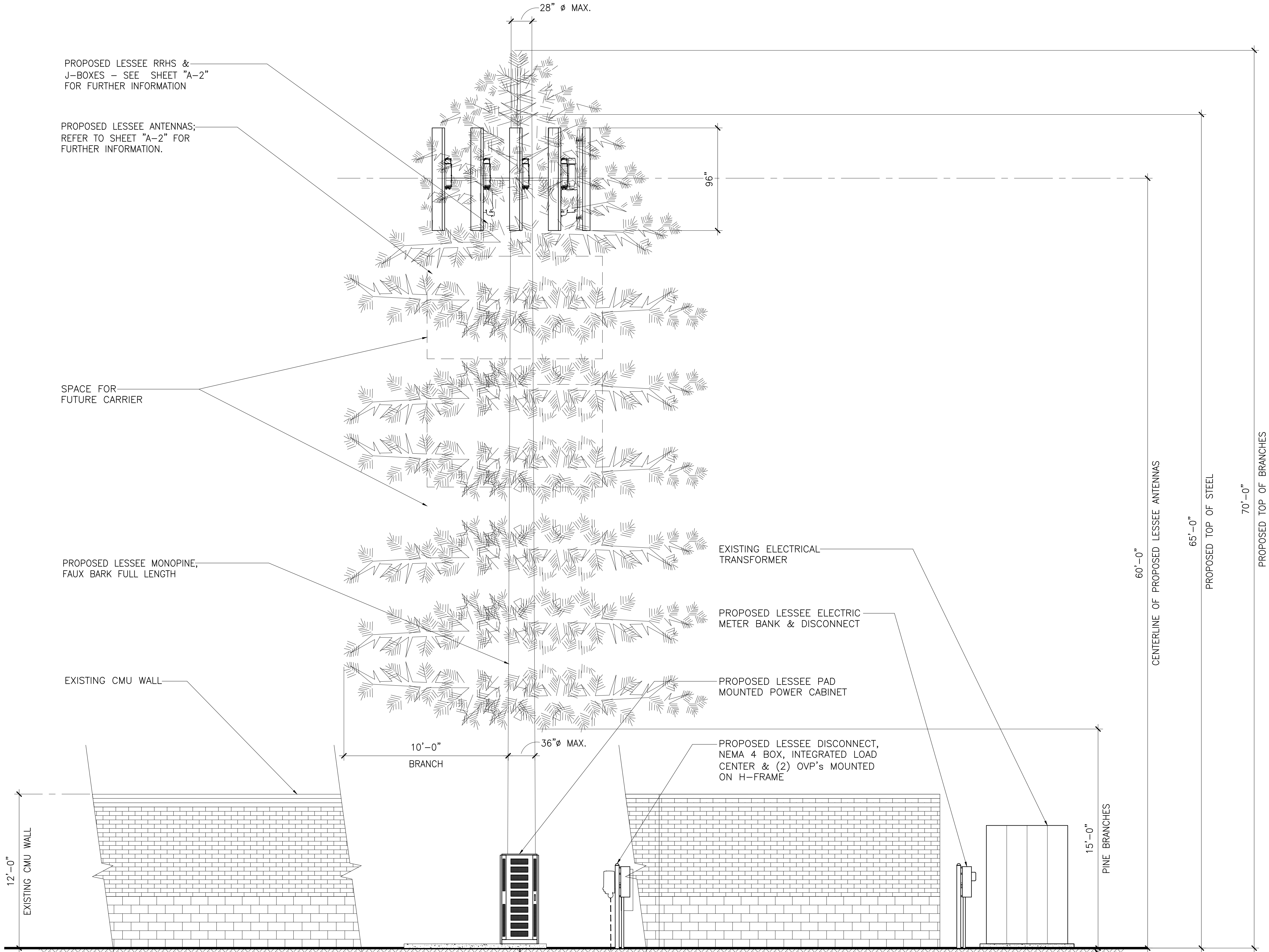
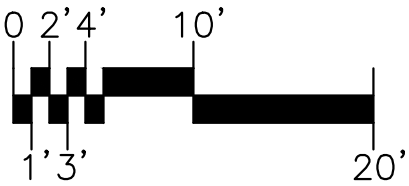
PROPOSED LESSEE PAD
MOUNTED POWER CABINET

PROPOSED LESSEE DISCONNECT,
NEMA 4 BOX, INTEGRATED LOAD
CENTER & (2) OVP's MOUNTED
ON H-FRAME

PROPOSED LESSEE
(3) 4"Ø U.G.
CONDUITS

2 SOUTH WEST ELEVATION

3/32" = 1'-0"



FS19-407

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD. AVE. SUITE 100
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FS19-407

SITE NAME

PHO WATSON

SITE ADDRESS

WADDELL RD AND N. 153RD AVE
SURPRISE, AZ 85379

SHEET TITLE

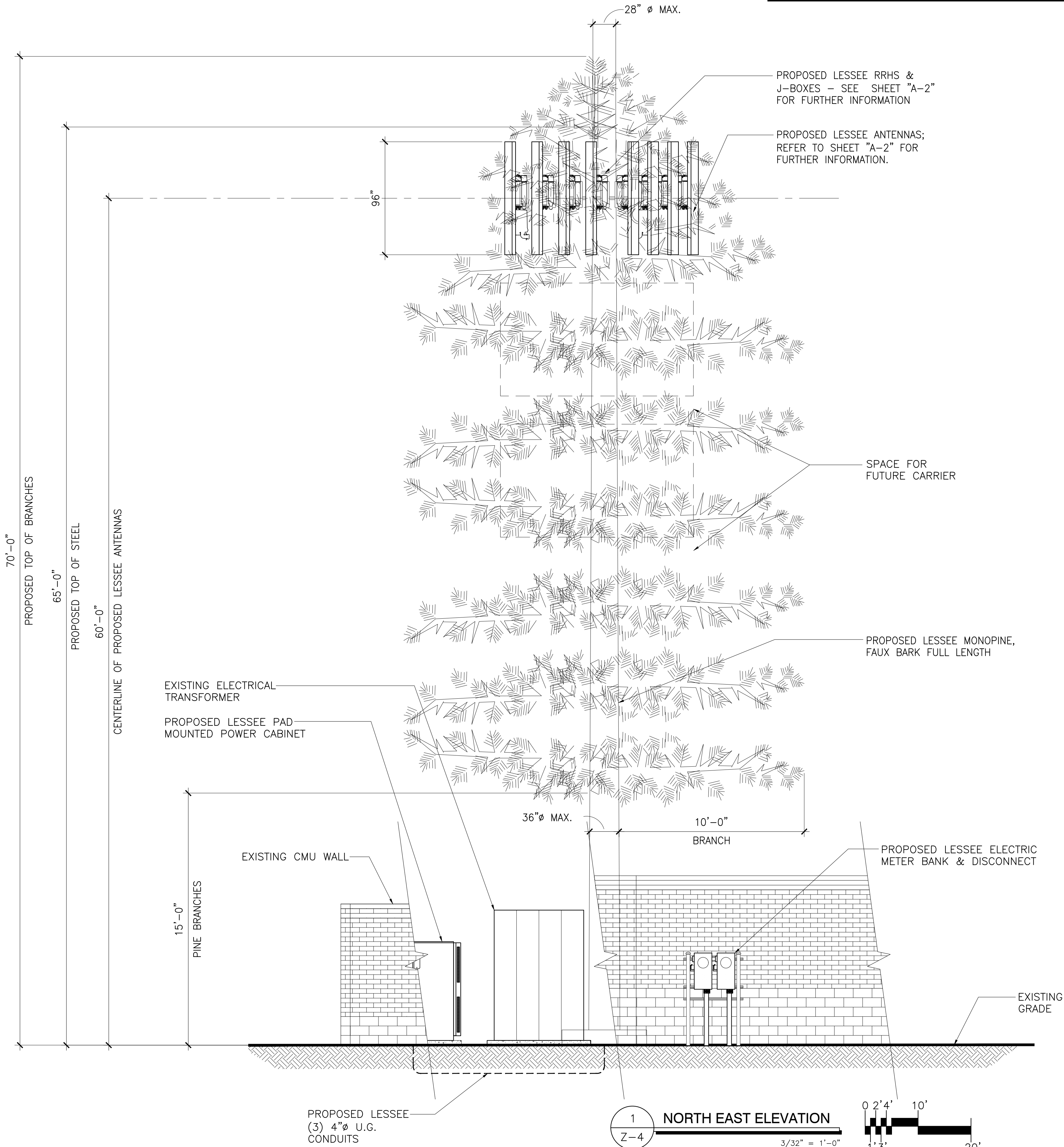
PROJECT
ELEVATIONS

SHEET NUMBER

Z-4

NOTE:

MONOPINE MUST BE ANATOMICALLY CORRECT AND CONTAIN A MINIMUM OF 150 PINE BRANCHES.



Verizon Wireless Communications Facility

Engineering Necessity Case – PHO WATSON

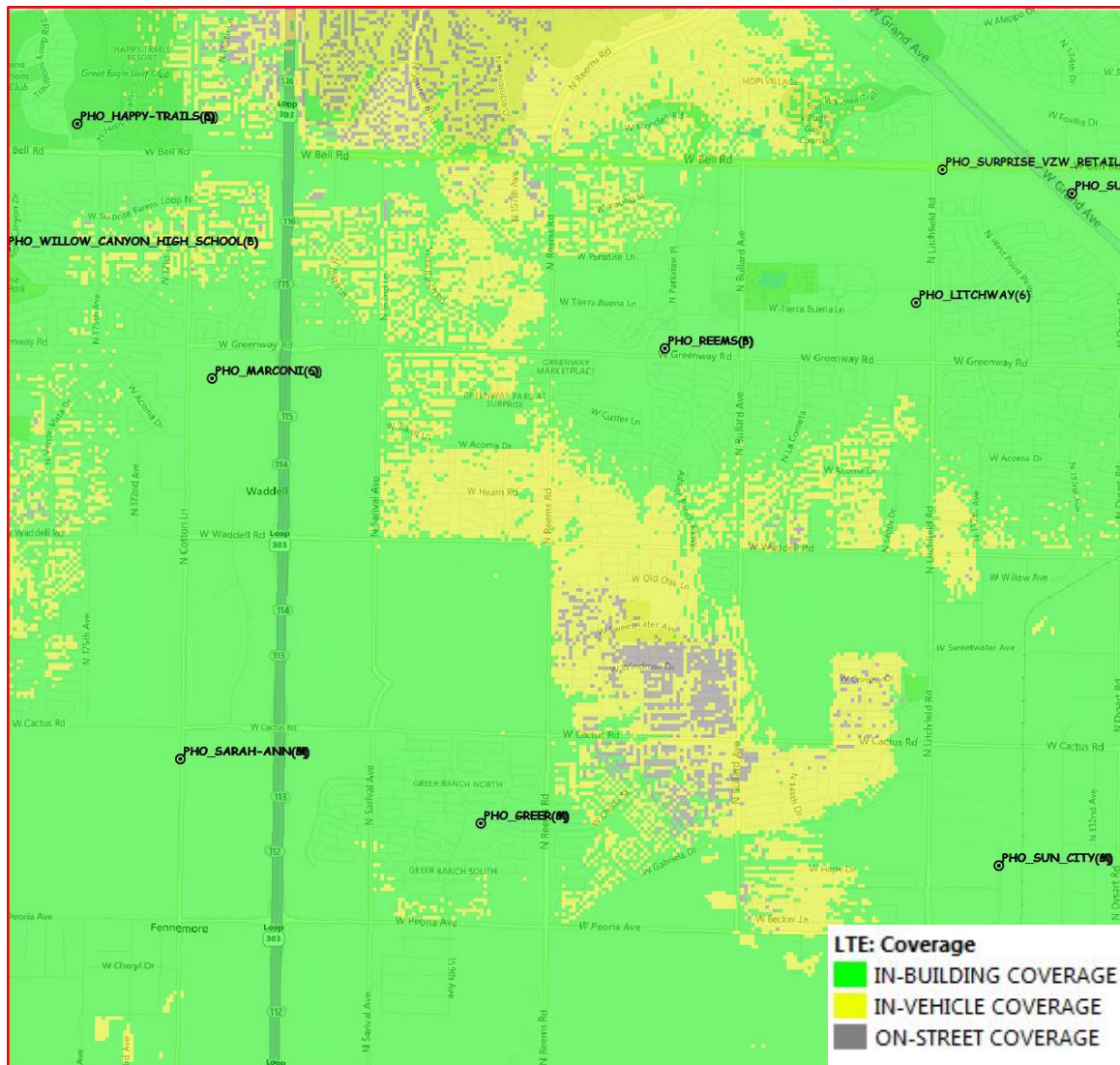
Prepared by: Sean Daniel

January 31, 2018

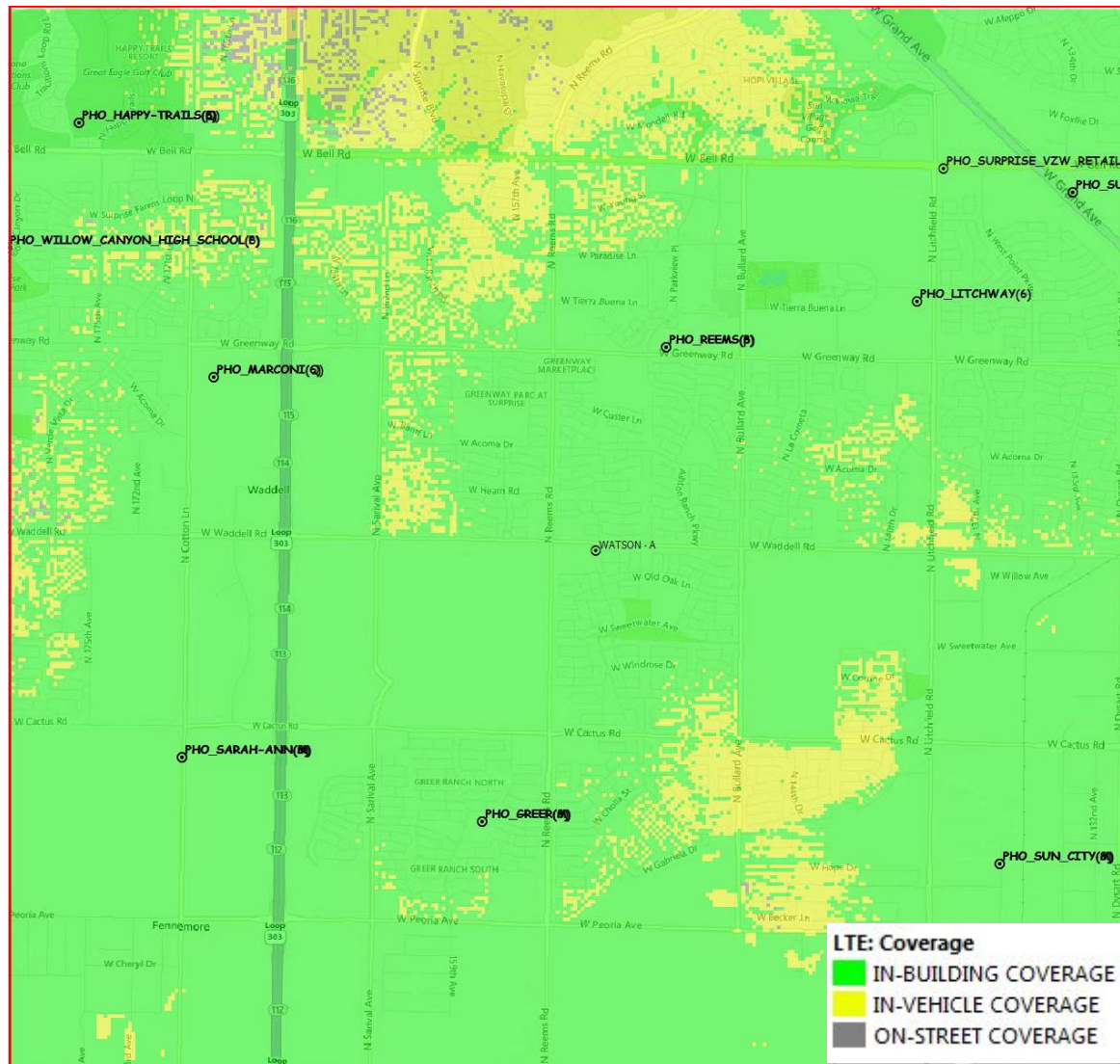


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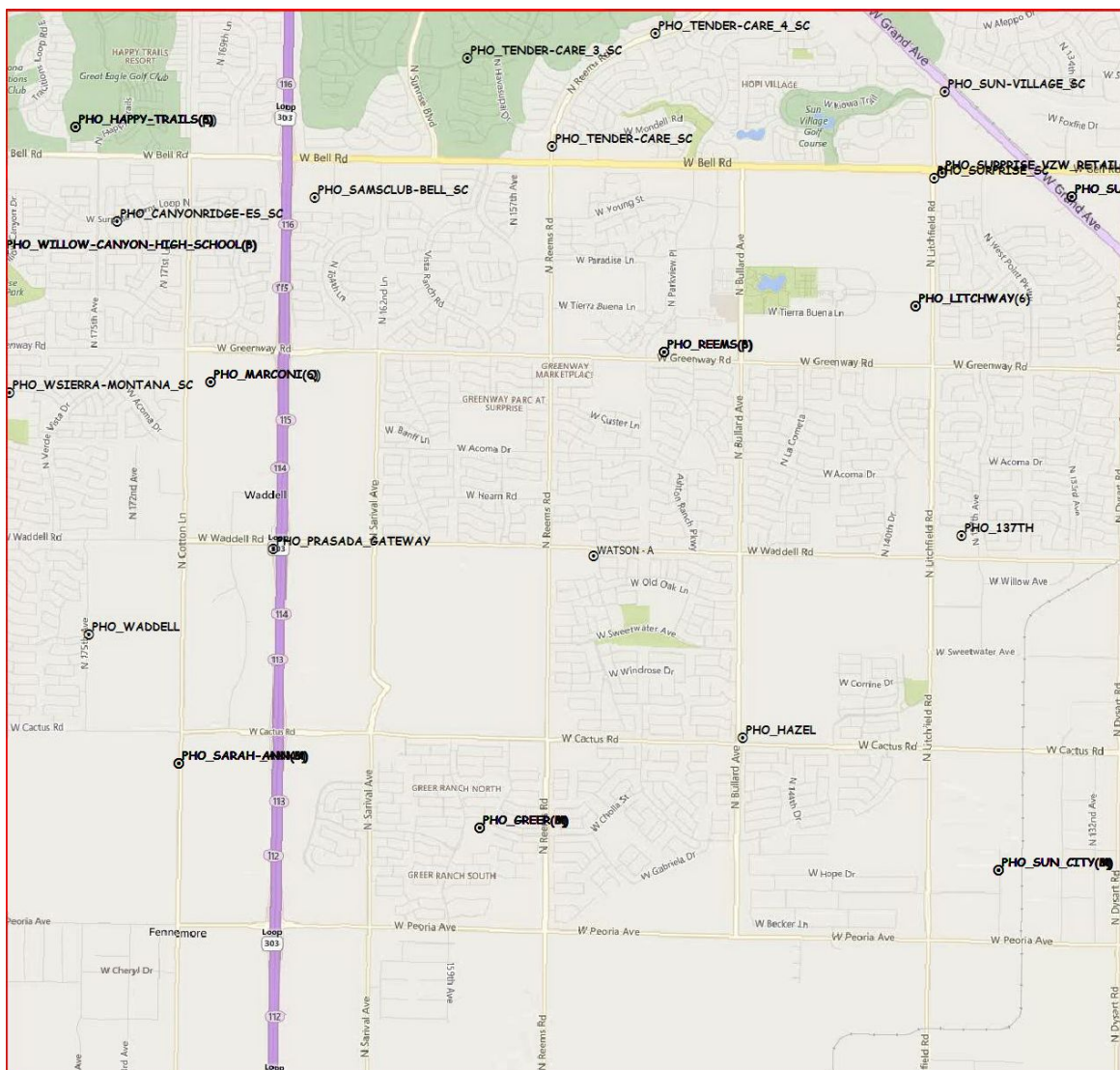
Existing Area Coverage



Proposed Area Coverage - PHO WATSON (On-Air)



Planned Sites Within 3 miles



EXISTING VIEW



PHO WATSON

WADDEL RD. AND N. 153RD. AVE.
SURPRISE, AZ 85379



verizon

126 W. GEMINI DR., TEMPE, AZ. 85283

BK DESIGN
INCORPORATED

3100 N. 3RD. AVE. PHOENIX, AZ. 85013
P: (480) 204-1412

- VIEW LOOKING SOUTH -

PROPOSED VIEW

EXISTING VIEW



verizon✓

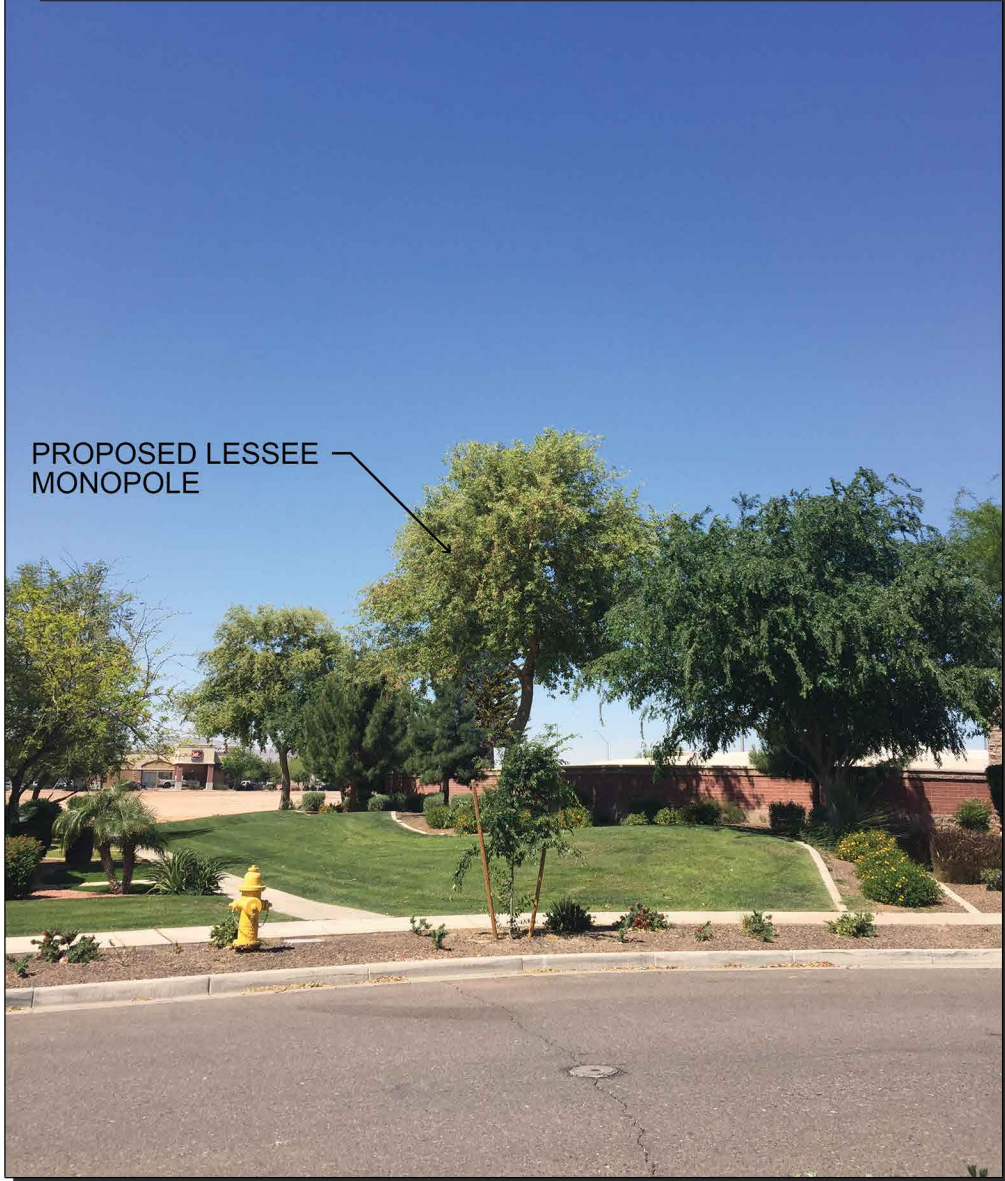
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SURPRISE, AZ 85379

PROPOSED LESSEE
MONOPOLE



- VIEW LOOKING NORTHWEST -

PROPOSED VIEW

EXISTING VIEW



PHO WATSON
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P: (480) 204-1412

- VIEW LOOKING NORTH -

PROPOSED VIEW



FS19-407

Verizon PHO Watson Macro Wireless Site at Marley Park

Planning and Zoning Commission – October 17, 2019

VICINITY MAP

FS19-216
PHO Watson



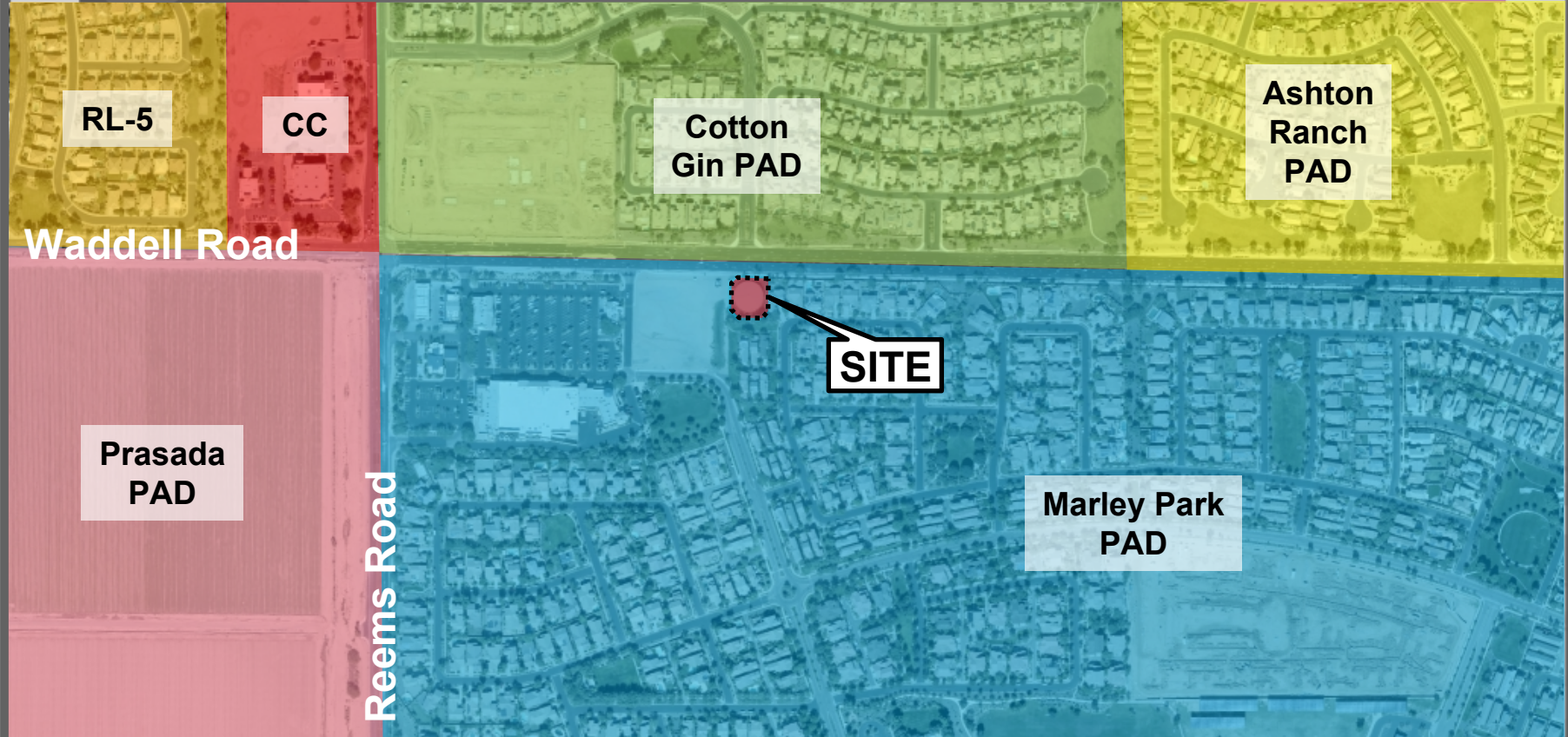
VICINITY MAP

FS19-216
PHO Watson

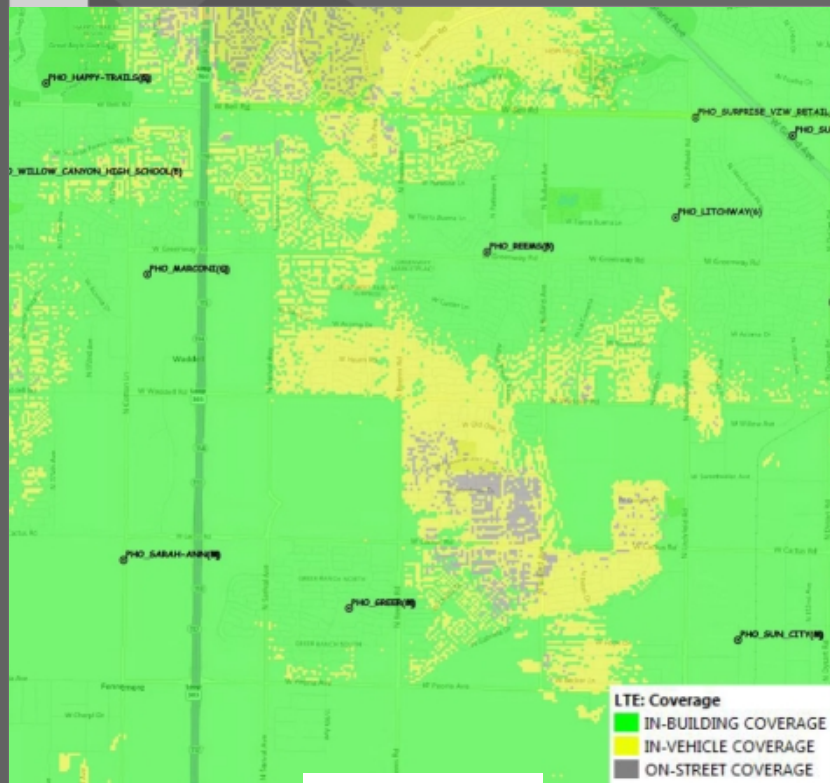


ZONING MAP

FS19-216
PHO Watson



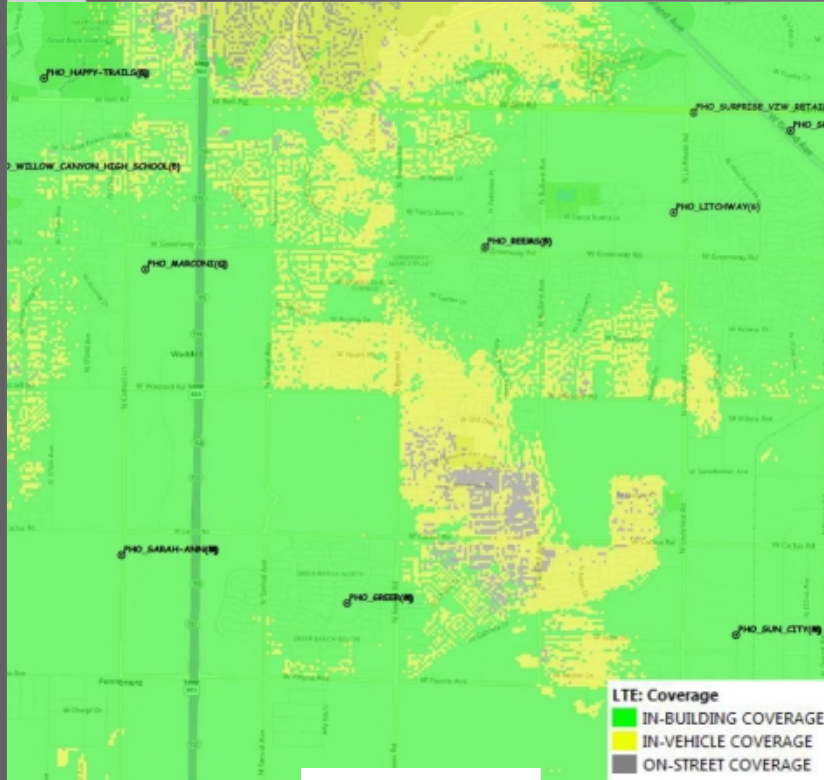
SERVICE MAPS



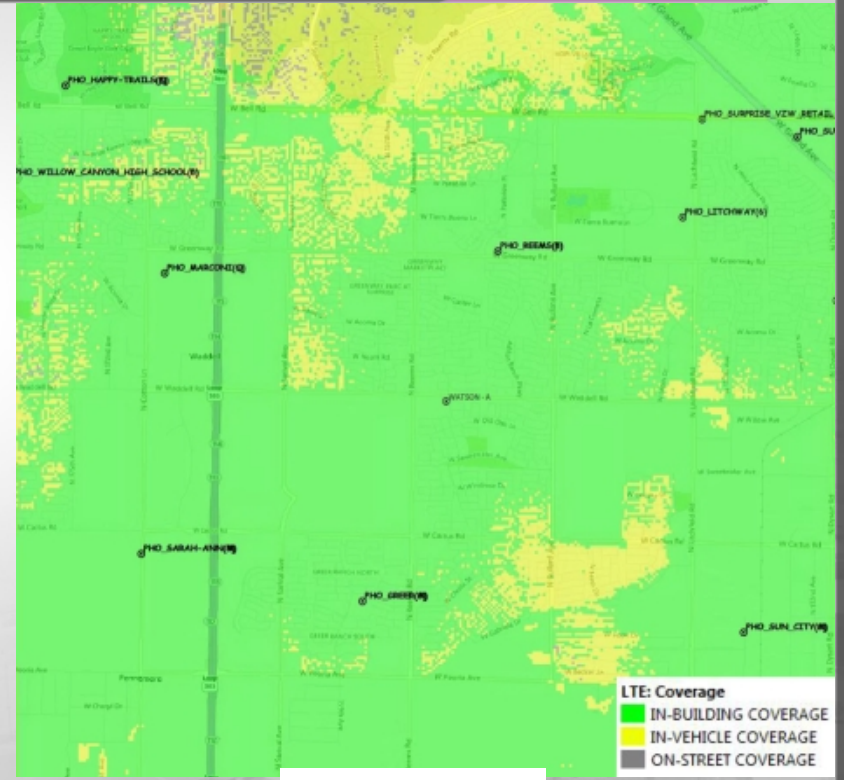
Existing



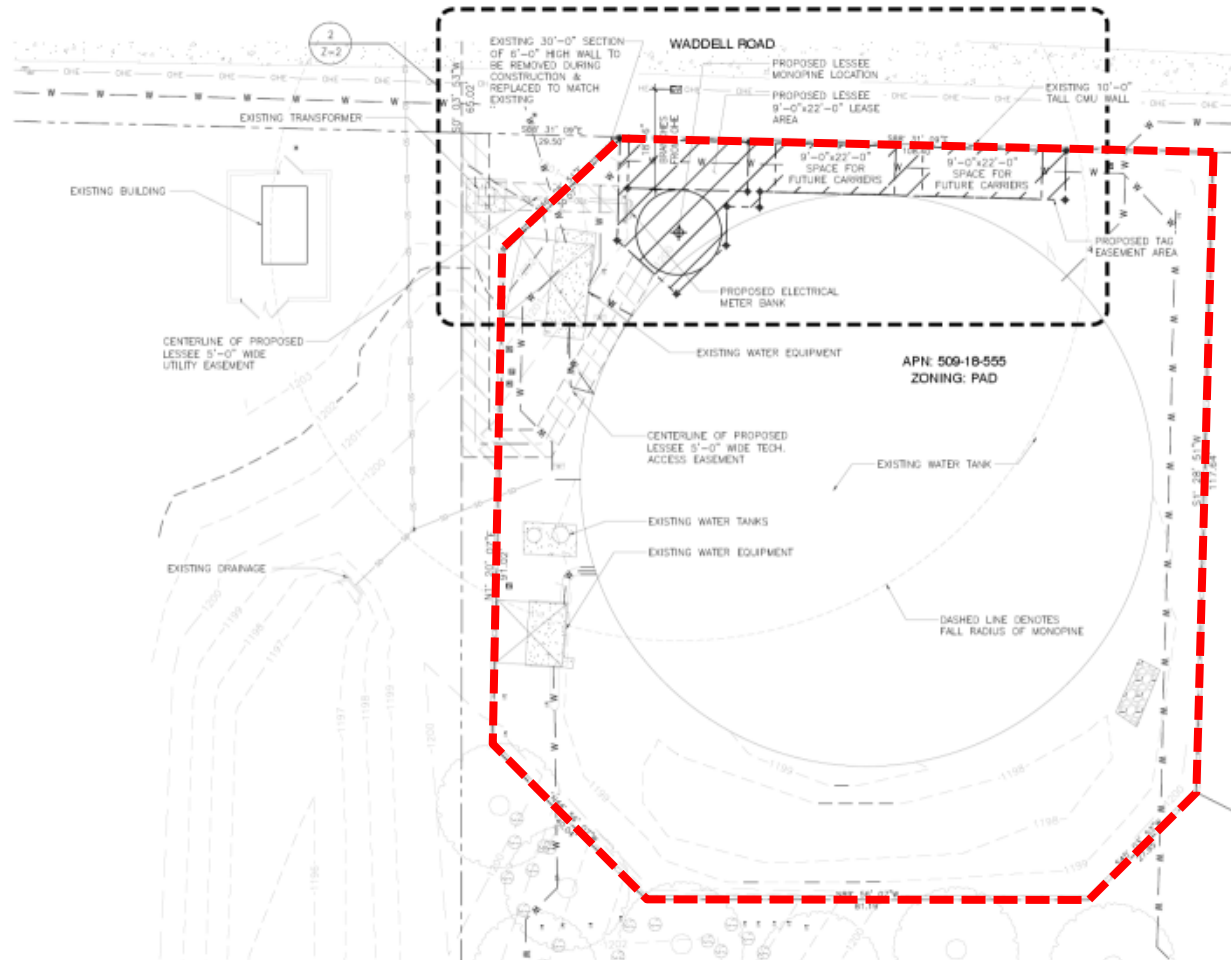
SERVICE MAPS



Existing

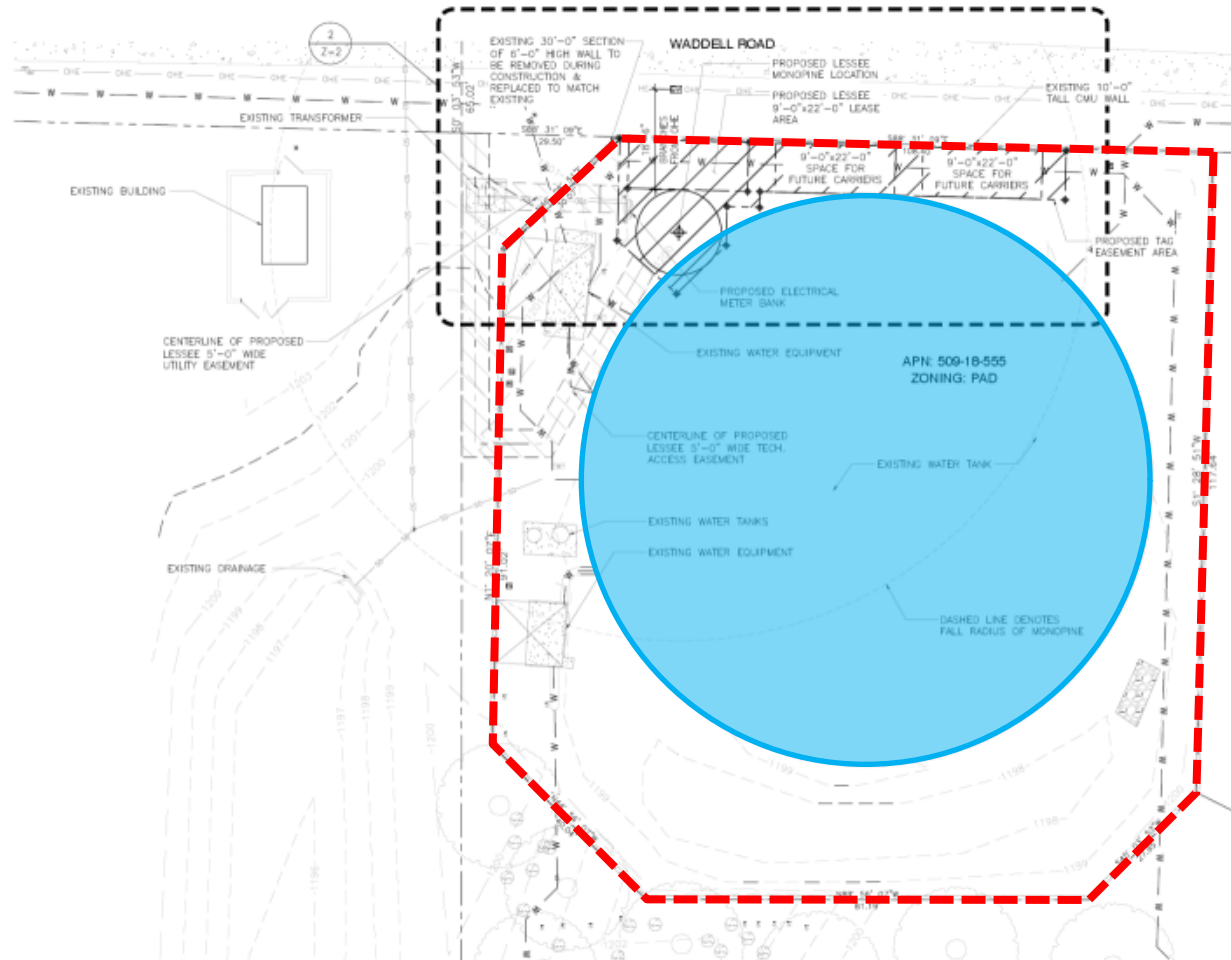


Proposed



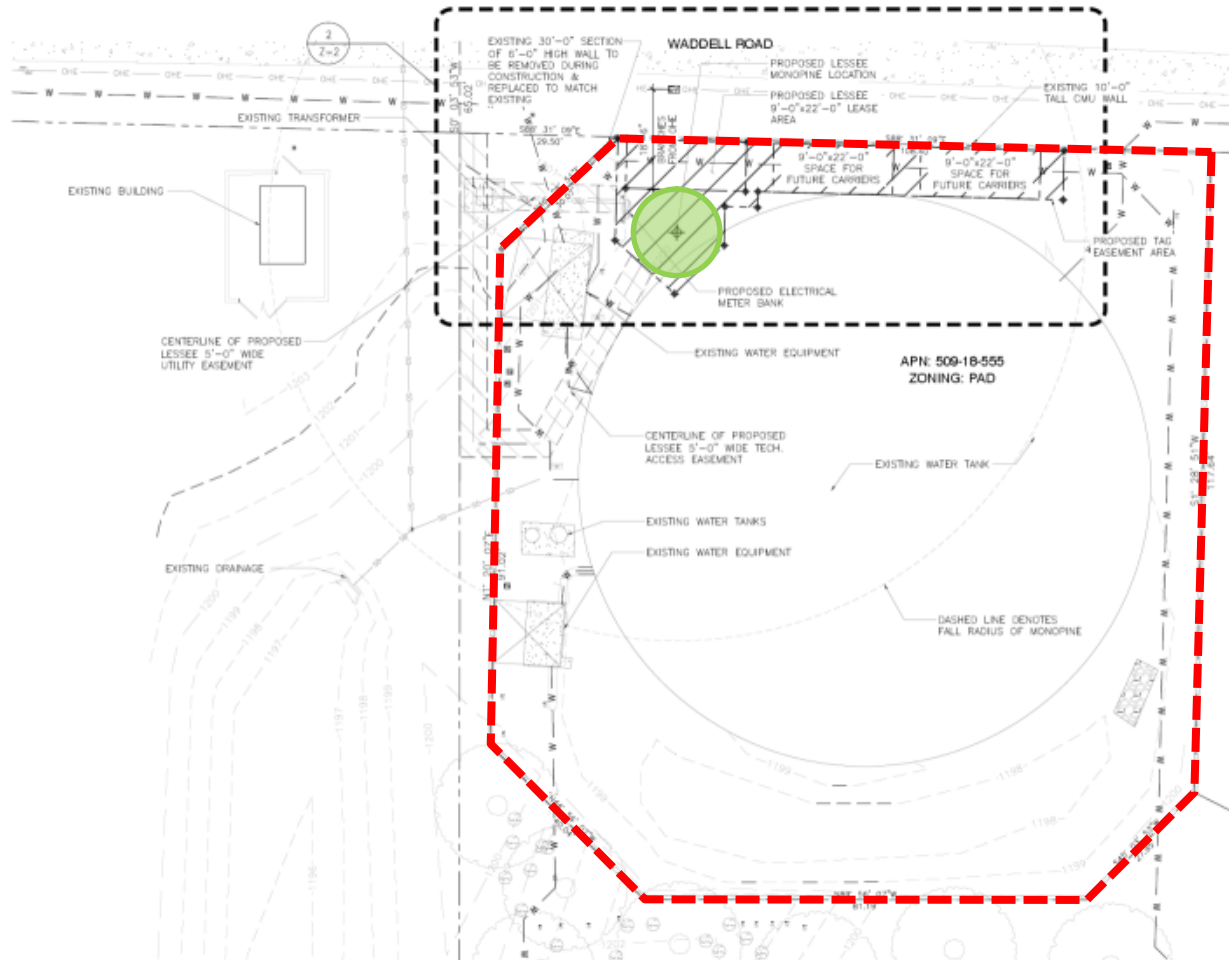
**0.39
acre**

SITE PLAN



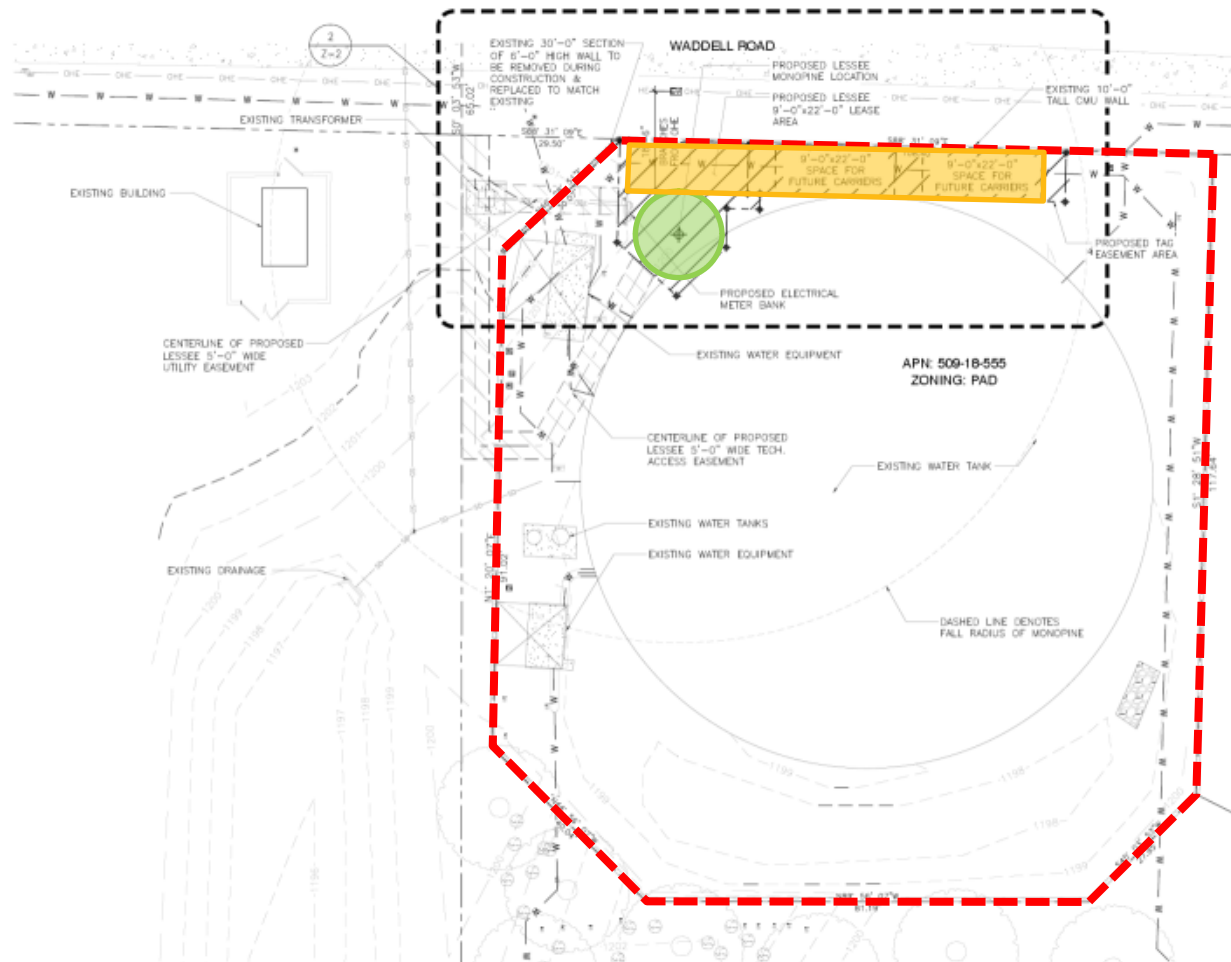
**Existing
Irrigation
Tank Site**

SITE PLAN



**Proposed
Monopine**

SITE PLAN

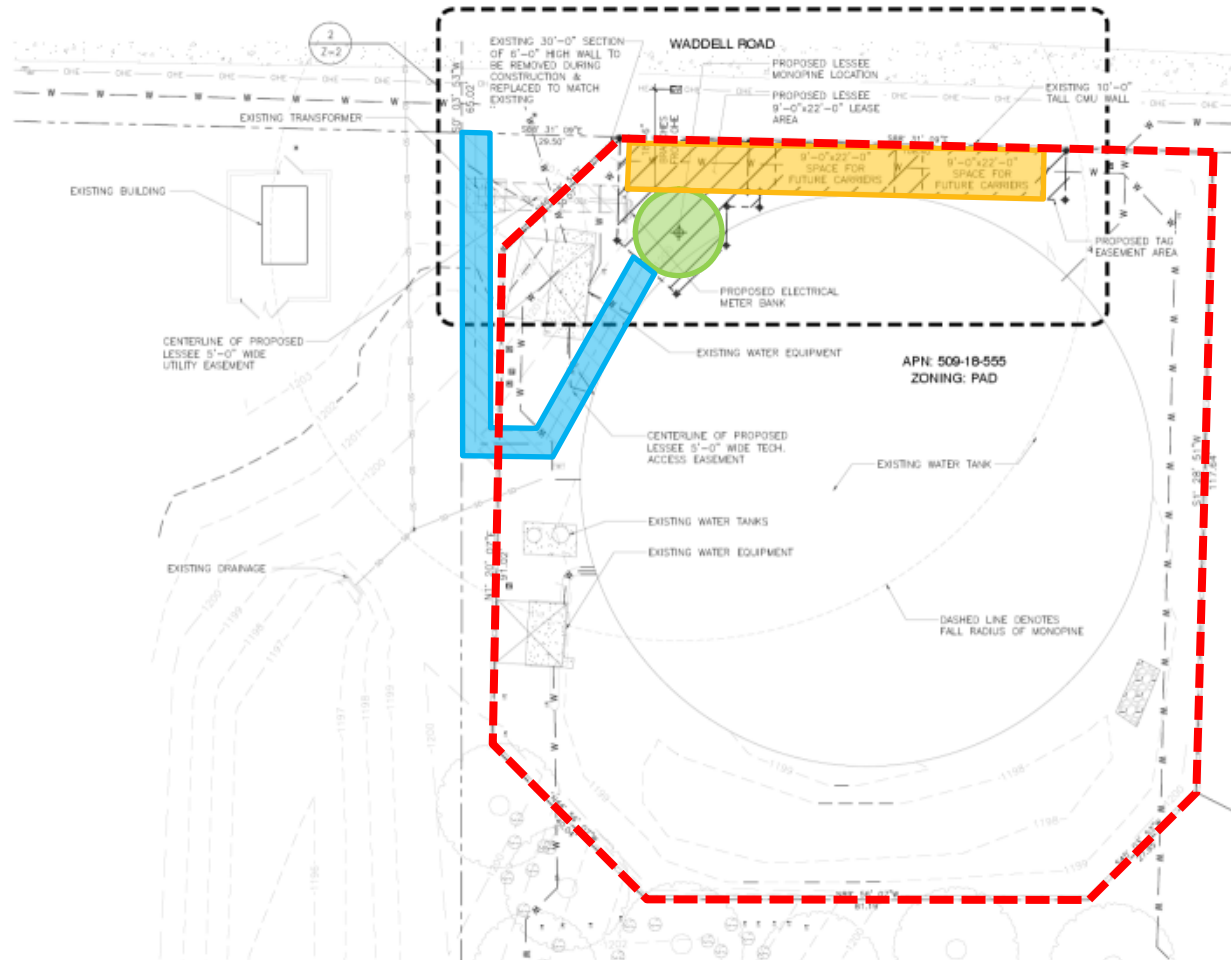


**Proposed
Monopine**



**Ground
Equipment
locations**

SITE PLAN

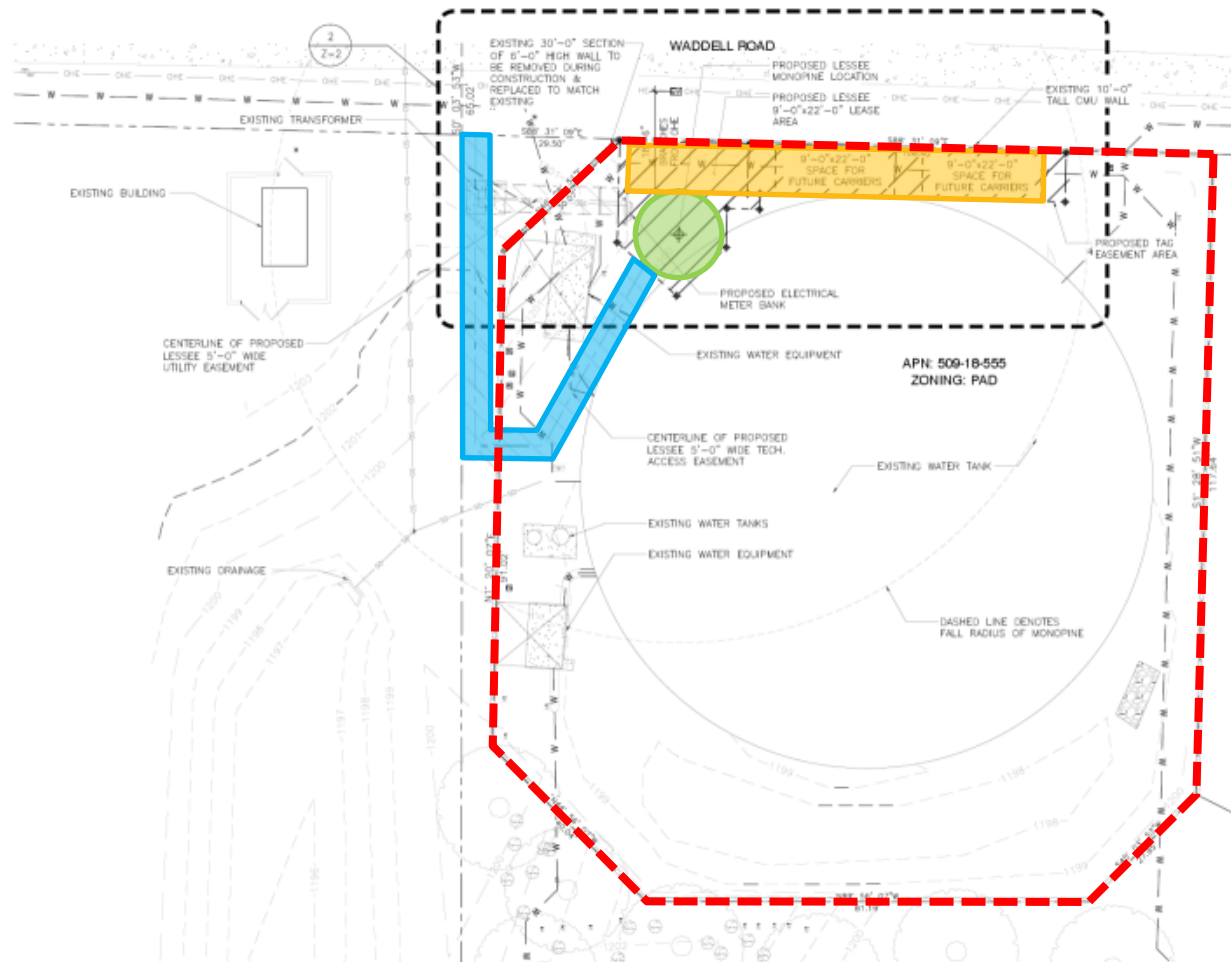


Proposed Monopine

Ground Equipment locations

Access Easement

SITE PLAN



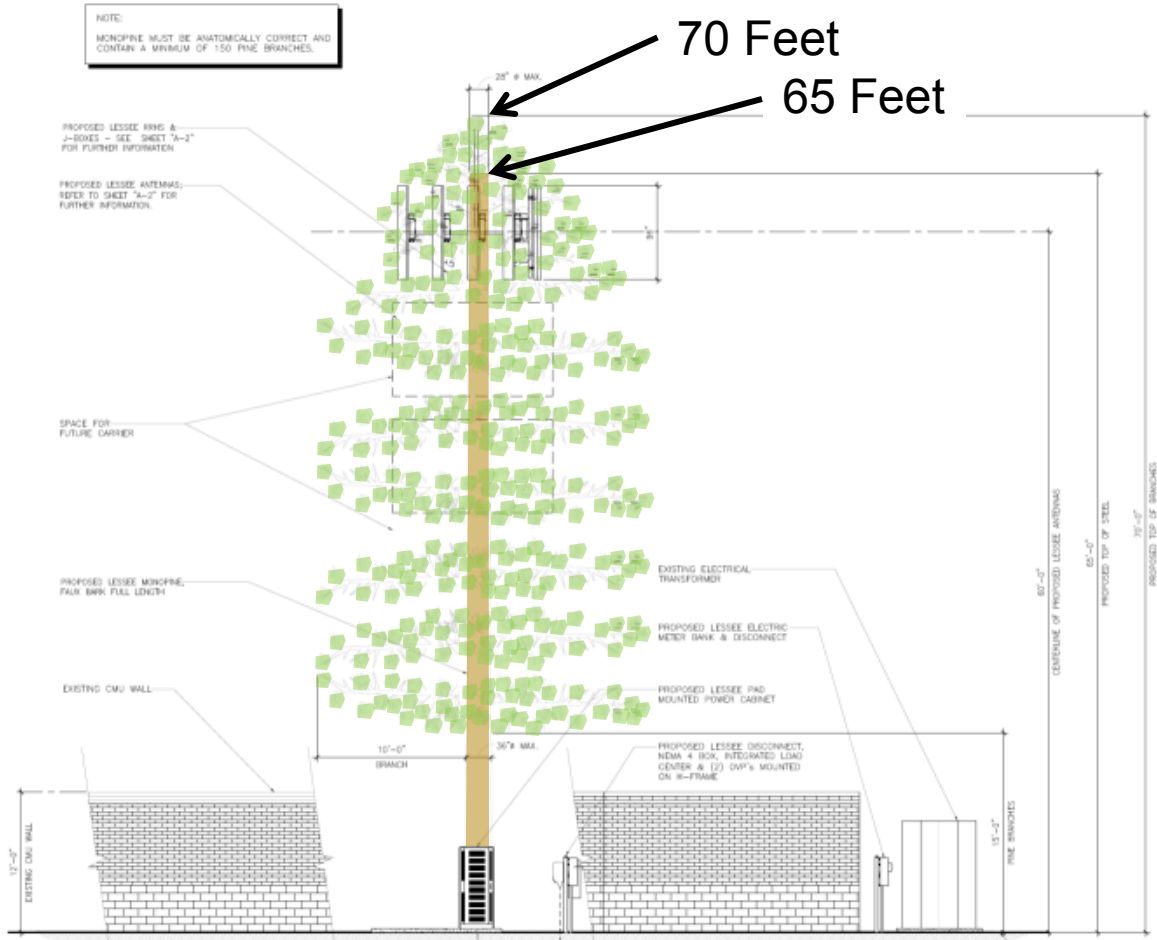
Proposed Monopine

Ground Equipment locations

Access Easement

SITE PLAN

ELEVATION



ELEVATION

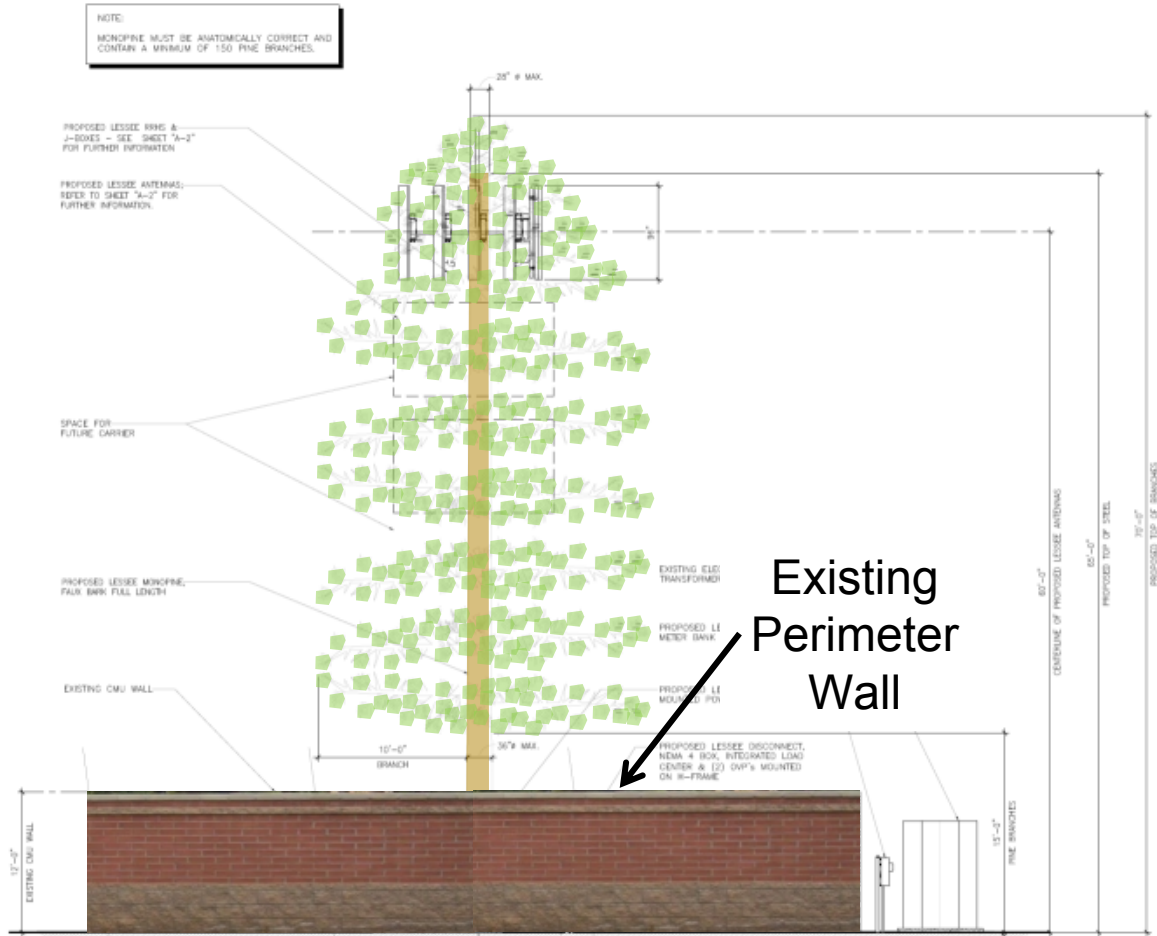


PHOTO SIMULATIONS

EXISTING VIEW



PHO WATSON

WADDEL RD. AND N. 153RD. AVE.
SURPRISE, AZ 85379

verizon[✓]

100 N. GILMAN DR., TOLSON, AZ 85303

**BK DESIGN
INCORPORATED**

100 N. GILMAN DR., TOLSON, AZ 85303



- VIEW LOOKING SOUTH -

PROPOSED VIEW

PHOTO SIMULATIONS

EXISTING VIEW



verizon✓

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**BK DESIGN
INCORPORATED**

2000 N. 15TH AVENUE, SUITE 100
PHOENIX, AZ 85016

PHO WATSON

WADDEL RD. AND N. 153RD. AVE.
SURPRISE, AZ 85379

PROPOSED LESSEE
MONOPOLE



- VIEW LOOKING NORTHWEST -

PROPOSED VIEW

PHOTO SIMULATIONS

EXISTING VIEW



PHO WATSON

WADDEL RD. AND N. 153RD. AVE.
SURPRISE, AZ 85379

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**BK DESIGN
INCORPORATED**

2100 N. GARDEN AVENUE, SUITE 100
PHOENIX, AZ 85016



- VIEW LOOKING NORTH -

PROPOSED VIEW

Findings

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code.
- The proposed Site Plan demonstrates compliance with the Marley Park PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation

Staff Recommends **Approval** of the Verizon PHO Watson Macro Site



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 17, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Revised Site Plan to allow for a new Medical Office Complex Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Motion:

I move to approve/deny the Revised Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road, subject to stipulations "A" through "F".

Background:

On February 22, 2019, EDIFICE submitted a request for a Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. On August 15, 2019, Planning and Zoning Commission approved the Site Plan subject to stipulation 'A'-'H'. The revised site plan and landscape plan meets Stipulations 'B' through 'H'. The applicant does not wish to Condo Plat (Final Plat) the property at this time. The applicant is requesting to remove stipulation 'A' that states "*This Site Plan is considered not approved until which time a Final Plat for the subject facility is approved by the Mayor and City Council*".

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.10.10 EVR Auviana Medical Complex-Site Plan- staff report Stipulation REVISED 10-4-19
 2. 01-FS19-130- Auviana Medical Office Complex- Vicinity Map
 3. 02-FS19-130- Auviana_Site Plan Stipulation
 4. 03-FS19-130 Auviana_Color Landscape Plan stipulation
 5. 04-FS19-130 Auviana - Proposal Letter
 6. FS19-130- Auviana Medical Office Complex- Site Plan REVISED 101019
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-130**

2
3 **Project Name:** Auviana Medical Office Complex

4
5 **Council District:** 2 - Cottonwood

6
7 **Meeting Date:** **October 17, 2019**

8
9 **Planner:** Shirley Phan

10
11
12 **Owner:** Regency Sun City Grand Holdings, LLC

13
14 **Applicant:** Dane Astle, EDIFICE

15
16 **Request:** Revised Site Plan for Auviana Medical Office Complex

17
18 **Site Location:** Generally south of Mountain View Boulevard and west of Reems
19 Road

20
21 **Site Size:** 5.08 acres (approx.)

22
23 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035.

24
25 **Support/Opposition:** None known

26
27 **Staff Recommendation:** Staff recommends the Commission move to **approve** case FS19-130,
28 subject to stipulations 'A' through 'E'.

Project Description:

Dane Astle of EDIFICE, on behalf of Auviana Medical Office Complex, requests approval of the Revised Site Plan for a new Medical Office complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road. The original Site Plan for Auviana Medical Office Complex was approved by the Planning and Zoning Commission on August 15, 2019 subject to stipulations 'A'-'H'. The revised site plan and landscape plan meets Stipulations 'B' through 'H'. The applicant does not wish to Condo Plat (Final Plat) the property at this time. The applicant is requesting to remove stipulation 'A' that states "This Site Plan is considered not approved until which time a Final Plat for the subject facility is approved by the Mayor and City Council".

Surrounding Land Zoning:



PAD (Worship)	PAD(Worship)	PAD (Commercial)
PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Community Service Center)	PAD (Commercial)	PAD (Commercial)

History:

April 28, 1994: The Mayor and City Council approved the Sun City Grand PAD (Planned Area Development) under case PAD94-007.

November 8, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-570 Regency Medical Office Complex.

February 22, 2019: The applicant filed a request for a Site Plan for a new Auviana Medical Office Complex under case FS19-130.

June 17, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

August 15, 2019: The Planning and Zoning Commission approved the Site Plan for Auviana Medical Office under case FS19-130, subject to stipulations 'A' through 'H'.

August 15, 2019: The Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS19-130, subject to stipulations 'A' and 'B'.

September 17, 2019: The Mayor and City Council approved the Zone change for Auviana Medical Office under case FS19-130.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-130**, subject to stipulations 'A' through 'E' as outlined below:

A. Development and use of the site shall be consistent with the Site Plan entitled "Auviana Medical Office Complex" consisting of one (1) sheet prepared by EDIFICE Architecture stamped received October 4, 2019.

B. Building elevations shall be consistent with the Elevations entitled "Auviana Medical Office Complex" consisting of three (3) sheets prepared by EDIFICE Architecture stamped received July 17, 2019.

C. Landscaping of the site shall be consistent with the Landscape Plan entitled "Auviana Medical Office Complex" consisting of one (1) sheet prepared by EDIFICE Architecture stamped received October 4, 2019.

D. Narrative shall be consistent with the Proposal Letter entitled "Auviana Medical Office Complex" consisting of two (2) sheets prepared by EDIFICE Architecture stamped received October 1, 2019.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified

96 Development Code.

97

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

100

101 **Attachments:**

102

103 01 Vicinity Map

104 02 Site Plan

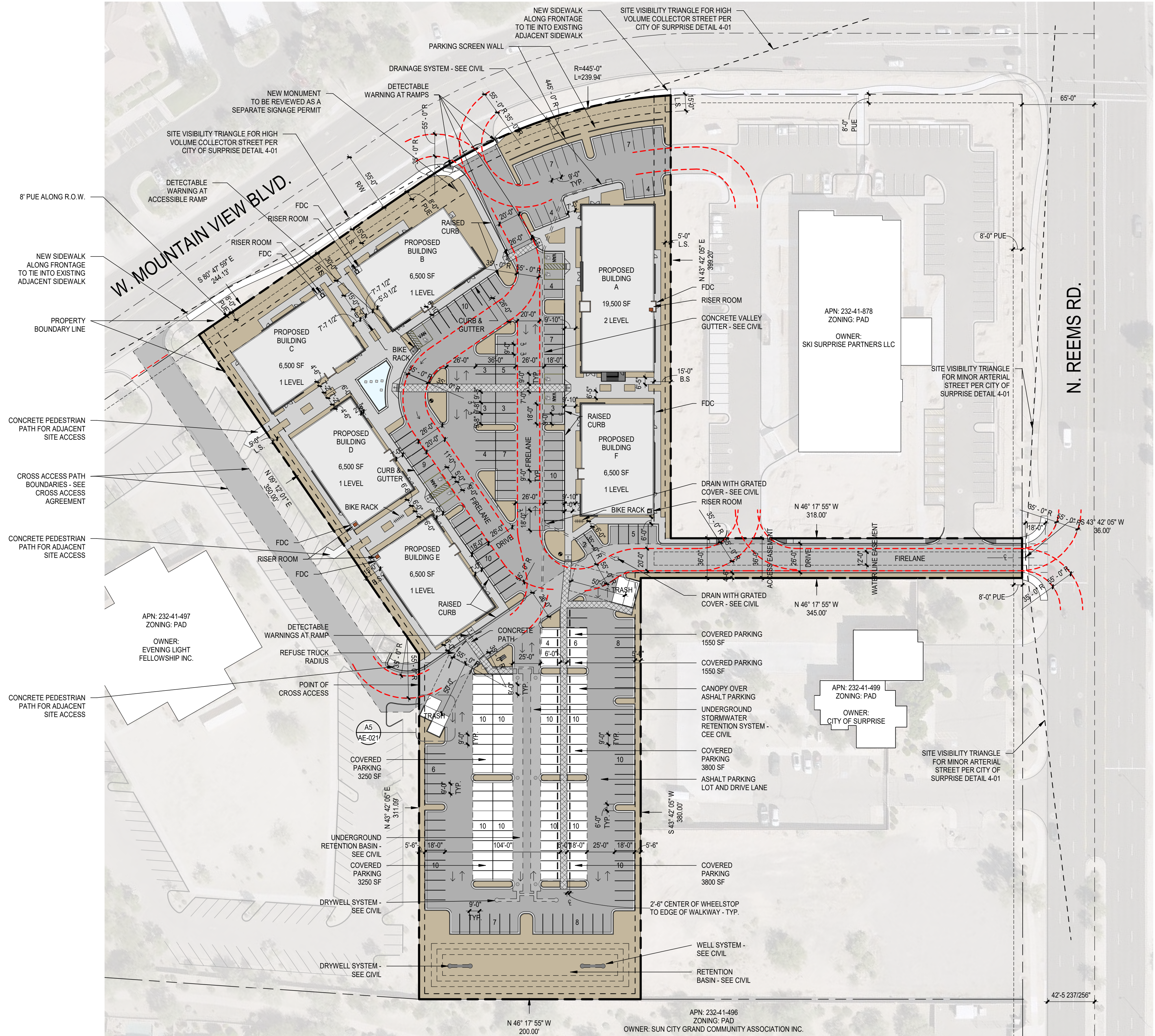
105 03 Landscape Plan

106 04 Proposal Letter

107

VICINITY MAP





SITE DATA:

APN: 232-41-877

TOTAL BUILDING AREA 52,000 SF

TOTAL SITE ACREAGE 5.1 AC (221,984 SF)

PARKING CALCULATION

REQUIRED: (1 STALL PER 400 SF)
(52000 SF / 400 SF)
=130 PARKING STALLS REQUIRED

PROVIDED: 256 PARKING STALLS PROVIDED

ADA PARKING STALLS

REQUIRED: 7 ADA PARKING STALLS PER 2012 IBC TABLE 1106.1

PROVIDED: 7 ADA PARKING STALLS

VAN ACCESSIBLE PARKING STALLS (1 PER EVERY 6 ADA STALLS)

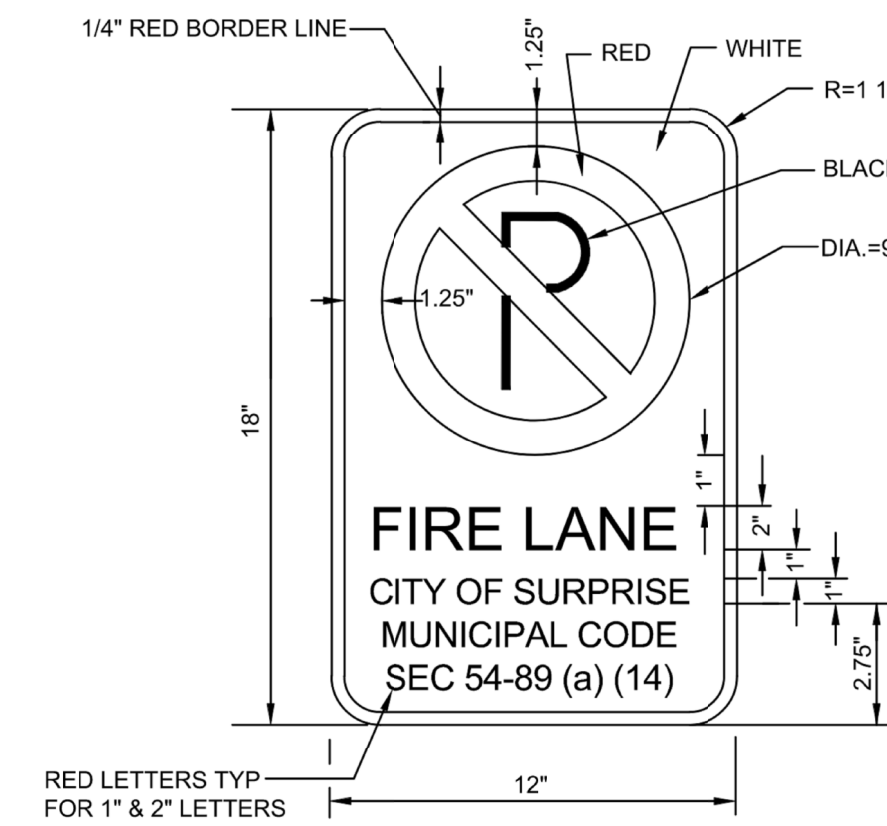
REQUIRED: 2 VAN ACCESSIBLE PARKING STALLS

PROVIDED: 4 VAN ACCESSIBLE PARKING STALLS

BICYCLE PARKING

REQUIRED 1 BICYCLE SPACE PER 20 VEHICLE PARKING STALLS
(256 STALLS/20) = 13 BICYCLE SPACES REQUIRED

PROVIDED: 14 BICYCLE SPACES



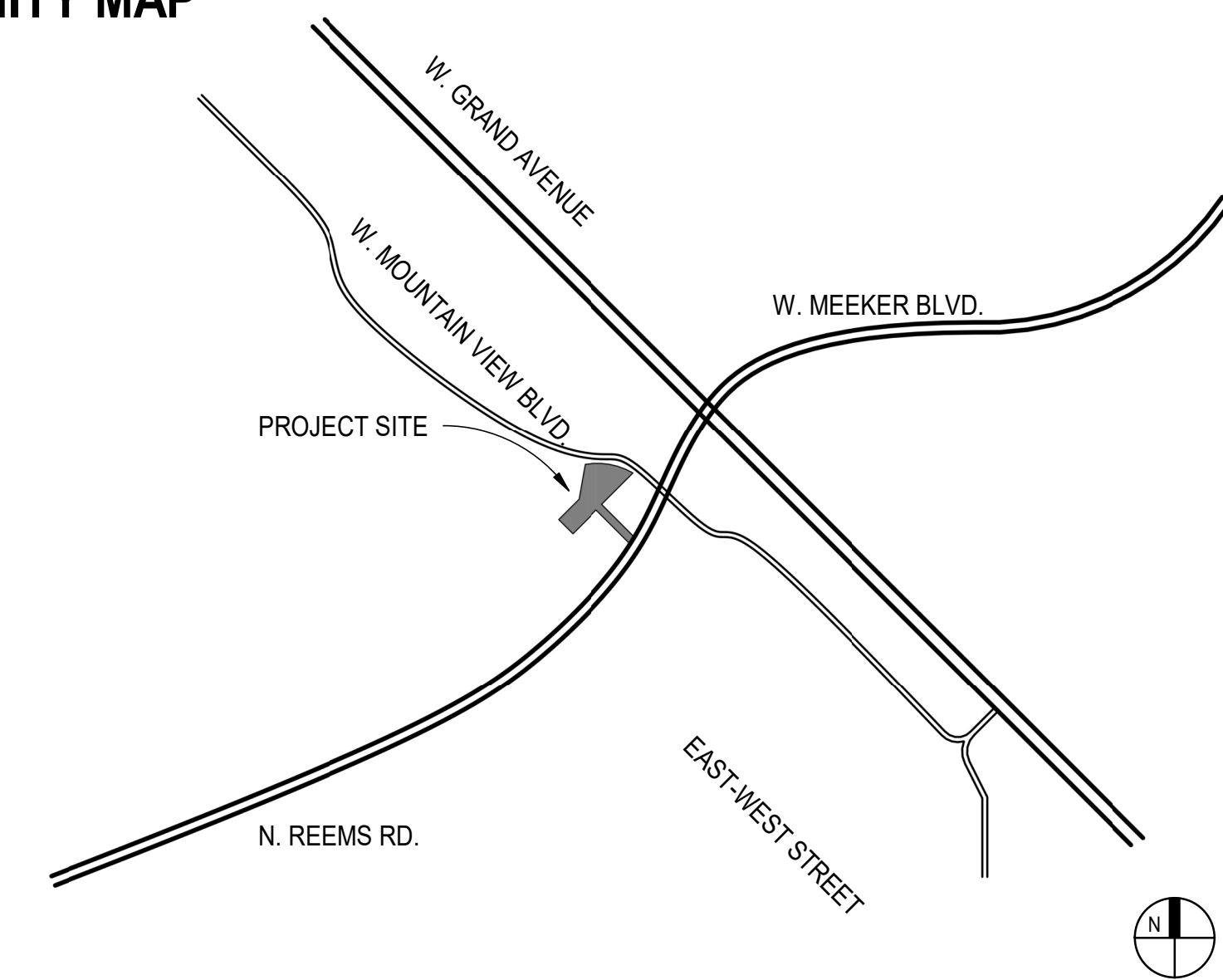
NOTES:

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

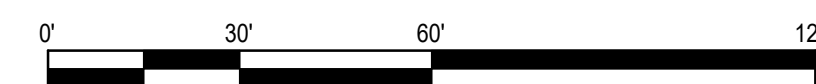
FIRE LANE
CITY OF SURPRISE
MUNICIPAL CODE
SEC 54-89 (a) (14)
- SIGNS SHALL BE PROVIDED BY AND MAINTAINED BY THE PROPERTY OWNER/OCCUPANT, INCLUDING SIGNS ON PRIVATE PROPERTY.
- AFTER REQUIRED SIGNS ARE INSTALLED, TRAFFIC ENGINEERING WILL INSPECT AND APPROVE ALL SIGNS.
- DETAIL PER 2016 CITY OF SURPRISE STANDARD DETAIL 4-211

2 FIRE LANE NO PARKING SIGN
3/4" = 1'-0"

VICINITY MAP



1 SITE PLAN
1" = 50'-0"





PLANT SCHEDULE

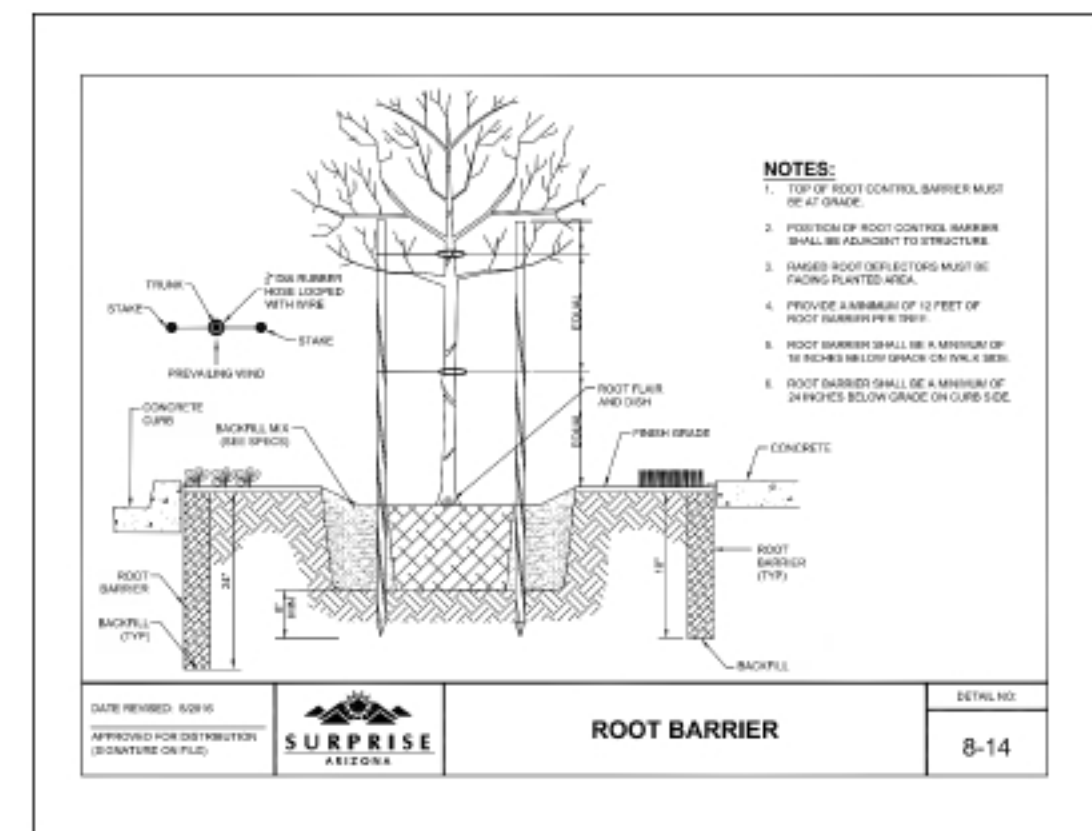
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Olneya tesota Desert Ironwood	24" Box	10
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	38
	Prosopis x 'Phoenix' TM Phoenix Hybrid Mesquite	24"box	30
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24"box	10
	Vitex agnus-castus Chaste Tree	24" Box	27
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24" Box	14
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave parryi Parry's Agave	5 gal	64
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	50
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	21
	Calliandra eriophylla Fairy Duster	5 gal	42
	Chrysactinia mexicana Damianita	1 gal	21
	Dasyliiron longissimum Toothless Desert Spoon	5 gal	28
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal	31
	Encelia farinosa Brittle Bush	5 gal	15
	Eremophila maculata 'Valentine' Valentine Bush	5 gal	47
	Euphorbia antisiphilitica Candelilla Euphorbia	5 gal	10
	Hesperaloe funifera New Mexico False Yucca	5 gal	6
	Justicia spicigera Mexican Honeysuckle	5 gal	88
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	29
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	85
	Melampodium leucanthum Blackfoot Daisy	1 gal	29
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	115
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	35
	Ruellia penninsularis Wild Petunia	5 gal	132
	Salvia greggii 'Red' Autumn Sage	5 gal	3
	Tecoma stans angustata Yellow Bells	5 gal	25
	Tetranearia acaulis Angelita Daisy	1 gal	35
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon 'Midiron' Bermuda Grass	9,070 sf	

NOTE:

TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

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.

CALCULATIONS:
TOTAL SITE AREA - 221,101 SF, 5.08 ACRES
TURF PERCENTAGE - 5% OF TOTAL SITE
LANDSCAPE - 29%



Auviana Medical Office Complex

FS19-130

Prepared By:

EDIFICE, LLC
Dane R. Astle, AIA
876 N. McQueen Rd., STE 108
Gilbert, Arizona 85233
T 480 580 1116
02 July 2019

Owner

Regency Sun City Grand Holdings, LLC.
Dr. Jason Mussman, M.D. FACS
14753 W. Mountain View Blvd.
Surprise, Arizona
T 623 251 6431

Developer

BHS Properties LLC
Rich Richmond
PMB 148
10105 E Via Linda, STE 103
Scottsdale, AZ 85258
T 480 840 4689

Project Narrative

This proposal is in reference to the Auviana Medical Office Complex Site Plan, F19-130 which was approved August 15, 2019, subject to conditions. All conditions, listed on the approval letter dated September 17, 2019, have been met with the exception of Condition A. It is proposed that the Condition A be removed from Attachment A. This condition states. "The Site Plan is considered not approved until which time a Final Plat for the subject facility is approved by the Mayor and City Council. At this time, the owner will not be replatting the property. During the marketing process, it will be evaluated how this property needs to be platted.

Project Information

This project includes a design scope of six (6) medical office shell buildings which totals an approximate square footage of 52,000 SF. The six (6) new buildings consist of five (5) one-story buildings of 6,500 SF each, and one (1) two-story building of 19,500 SF. Information regarding the hours of operation and employees will be provided with the Tenant Improvements that will be presented at a later date. Tenants for the medical office spaces have not been determined; therefore, the day-to-day operations of the site will be determined upon tenant selection. Parking for the six (6) buildings has been calculated as one (1) parking space/400 SF of building area, bringing the total parking spaces required to 130 spaces. The total parking provided is 256 spaces. Seven (7) accessible parking spaces are provided and spaced around the site near the main entrances of the building. Trash bins are located in two (2) separate locations around the perimeter of the parking lot and will serve all six (6) buildings. The front entrance of each building faces the parking area and is easily distinguishable and appropriately accessible for visitors, employees and clients.



FS19-130

**Auviana Medical Office
Complex- Site Plan**

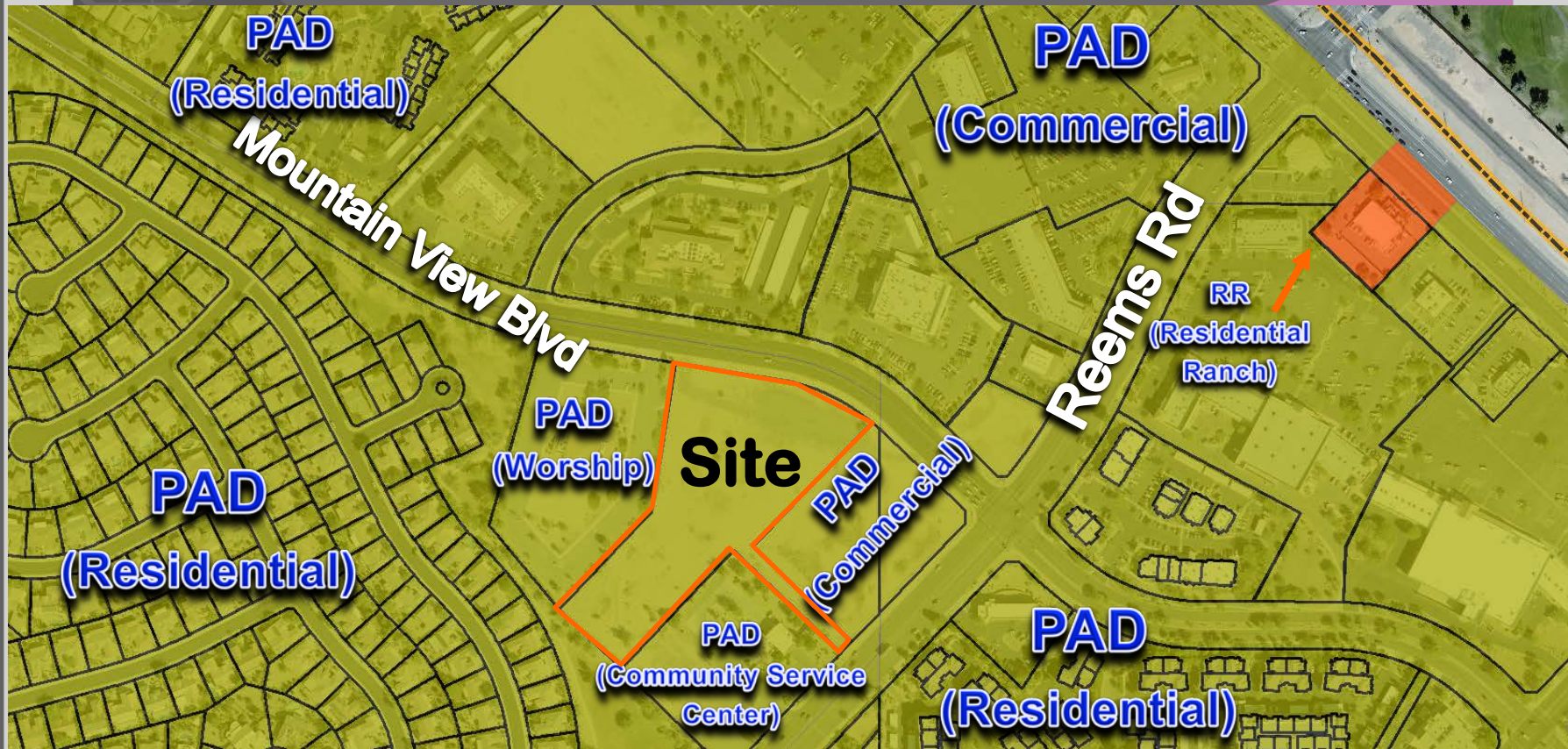
Planning & Zoning Commission

October 17, 2019

VICINITY MAP



SURROUNDING ZONING



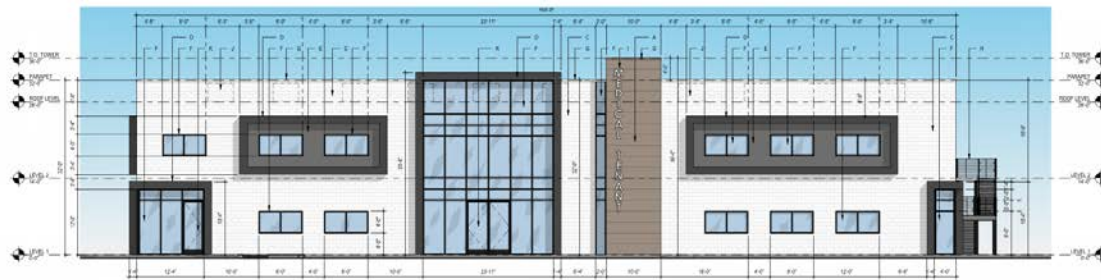


Site Plan



CALCULATIONS:
TOTAL SITE AREA - 221,101 SF, 5.08 ACRES

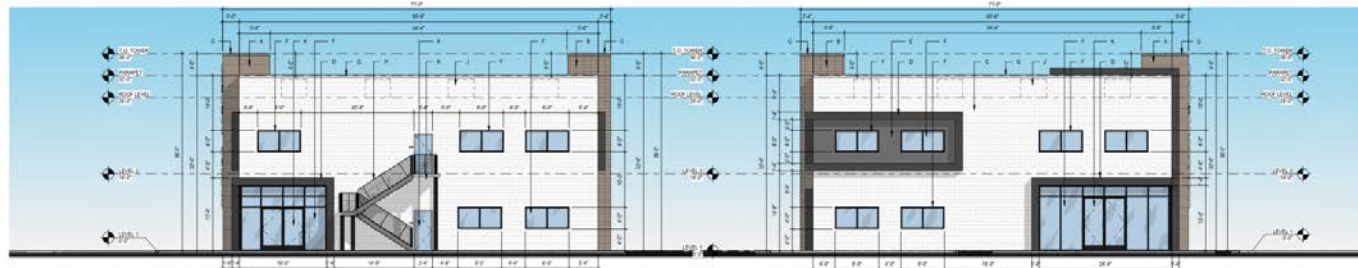
Landscape Plan



1 FRONT ELEVATION, BUILDING A
100' x 10'



2 REAR ELEVATION, BUILDING A
100' x 10'



3 EAST SIDE ELEVATION, BUILDING A
100' x 10'

4 WEST SIDE ELEVATION, BUILDING A
100' x 10'

GENERAL NOTES, EXTERIOR ELEVATIONS

MATERIAL LEGEND

- A. PREPARED METAL PANEL
COLOR: PRIMER/NO. 1000
- B. CONCRETE MASONRY UNIT
SANDS FLOWING BOND
COLOR: PRIMER/NO. 1000
- C. CONCRETE MASONRY UNIT
SANDS FLOWING BOND
COLOR: WITH REMARKS'S STAIN - WHITE
- D. EPS SYSTEM - EXTERIOR COLOR - SMOOTH
COLOR: PRIMER/NO. 1000
- E. EPS SYSTEM - EXTERIOR COLOR - SMOOTH
COLOR: PRIMER/NO. 1000
- F. GLASS
DOUBLE FRAME GLASS UNIT TO GLASS UNIT
WITH BLACK ANODIZED ALUMINUM FRAME
- G. WALL TOP
PREPARED METAL PANEL
COLOR: PRIMER/NO. 1000
- H. CLIMB
EXTERIOR FLOORING STAIN
WITH CONCRETE STAIN AND STEEL WALLS
PRIMER/NO. 1000
- I. TYPICAL SIGNAGE
- J. MECHANICAL UNIT FULLY EXPOSED - BEYOND
- K. EXTERIOR DOOR WITH FULL LITE



1 FRONT ELEVATION BUILDING B.C
1/8" = 1'-0"



2 REAR ELEVATION BUILDING B.C
1/8" = 1'-0"



3 EAST SIDE ELEVATION BUILDING B.C
1/8" = 1'-0"

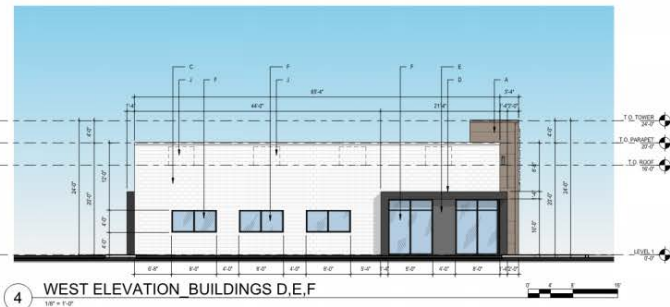
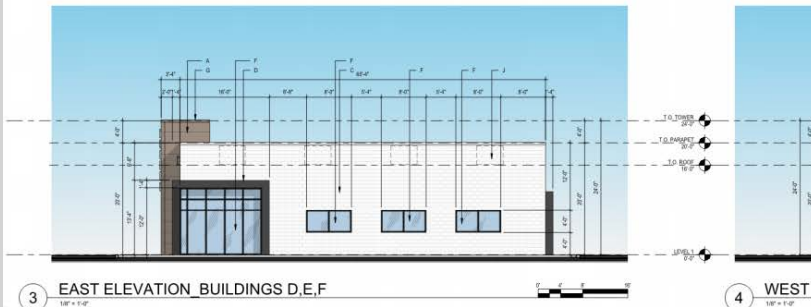
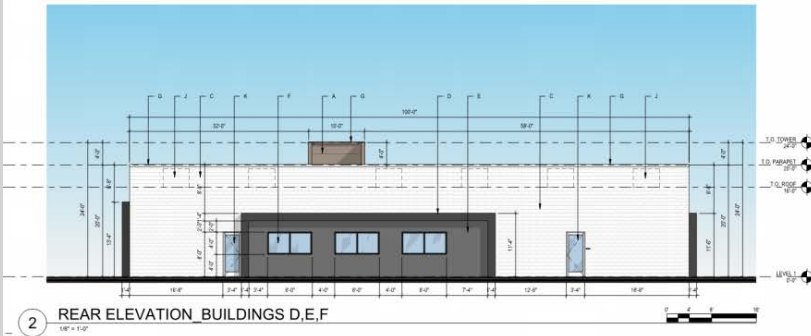


4 WEST SIDE ELEVATION BUILDING B.C
1/8" = 1'-0"

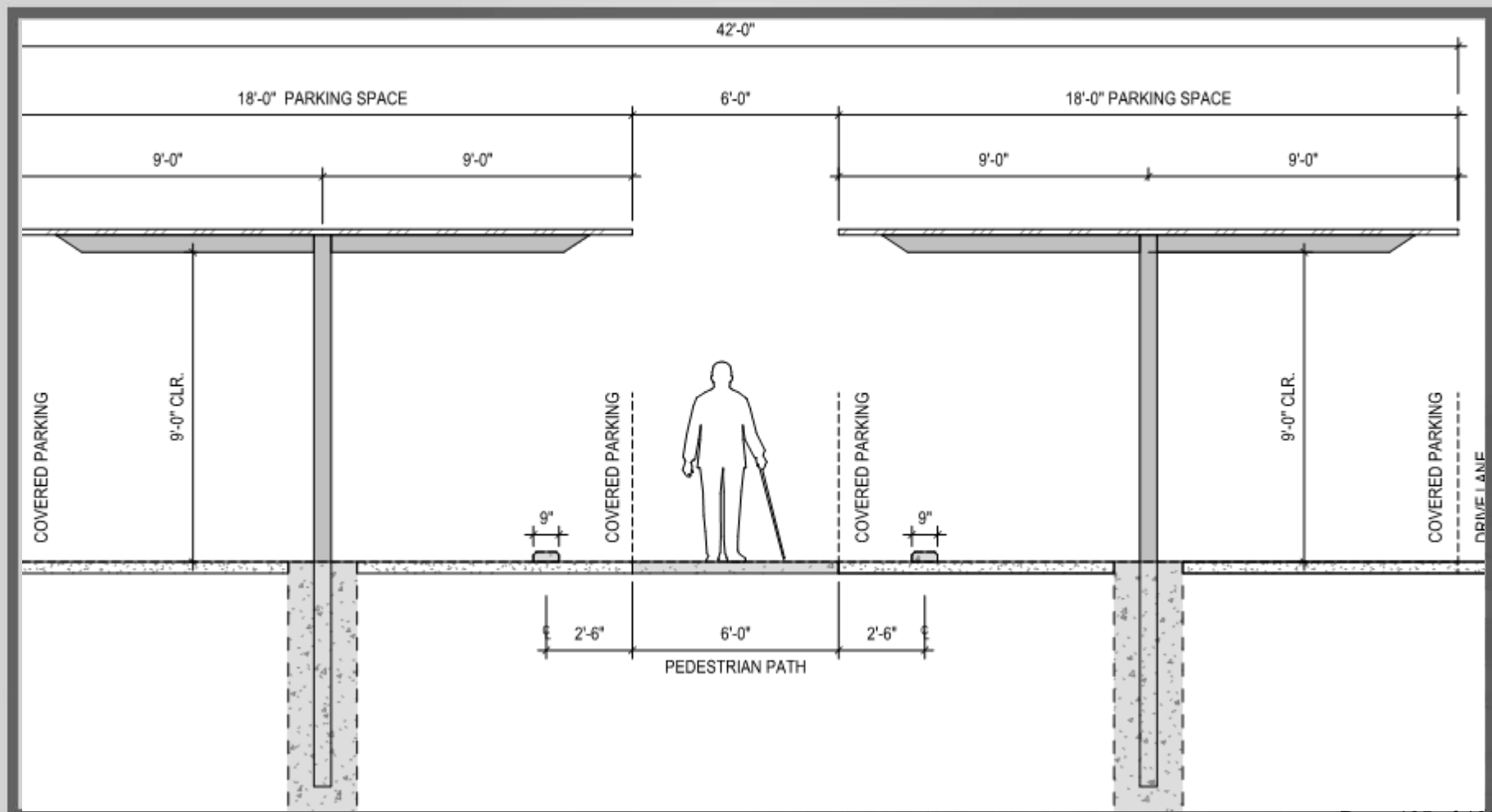
WICKET HOUSE EXTERIOR ELEVATIONS

MATERIAL LEGEND

- A. PREPARED METAL PANEL
COLOR: PPG104101 NOT SHELL
- B. CONCRETE MASONRY UNIT
BANKS STACKED BOND
COLOR: PPG104101 NOT SHELL
- C. CONCRETE MASONRY UNIT
BANKS STACKED BOND
COATED WITH PERMANETEC STAIN - WHITE
- D. EPS SYSTEM - EXTERIOR COLOR - SMOOTH
COLOR: PPG10107 ZOMBE
- E. EPS SYSTEM - INTERIOR COLOR - SMOOTH
COLOR: PPG10103 VICTORIAN PEARL
- F. GLASS
DOUBLE FRAME GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G. WALL CAP
PREPARED CAP FLASHING
COLOR TO MATCH ADJACENT SURFACE
- H. STAIR
EXTERIOR CURVED STAIR
WITH CONCRETE TREADS AND STEEL RAILINGS
PAINTED STEEL WITH COLOR PPG10107 ZOMBE
- I. TENANT SIGNAGE
- J. MECHANICAL UNIT - FULLY SCREENED - BEHIND
- K. EXTERIOR DOOR WITH FULL LITE



- A PREFINISHED METAL PANEL
COLOR: PPG1042 NOT SHELL
- B CONCRETE MASONRY UNIT
8"X8" STACED BOND
COLOR: PPG1042 NOT SHELL
- C CONCRETE MASONRY UNIT
8"X8" STACED BOND
COATED WITH PERMACRETE STAIN - WHITE
- D EPS SYSTEM - NATURAL COLOR - SMOOTH
COLOR: PPG1010 ZEMBE
- E EPS SYSTEM - NATURAL COLOR - SMOOTH
COLOR: PPG1010 ZEMBE
- F GLASS
DOUBLE FRAME ALUMINUM IN GLAZING SYSTEM
WITH BLACK ANODIZED ALUMINUM FRAME
- G WALL CAP
PREFINISHED CAP FLASHING
COLOR TO MATCH ADJACENT SURFACE
- H STAIR
EXTERIOR EXPRESS STAIR
WITH CONCRETE TREADS AND STEEL BALUS
PAINTED STEEL WITH COLOR PPG1010 ZEMBE
- I TENANT SIGNAGE
- J MECHANICAL UNIT, FULLY SCREENED - BEYOND
- K EXTERIOR DOOR WITH FULL LIFE



STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' through 'E'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- **A. Development and use of the site shall be consistent with the Site Plan entitled “Auviana Medical Office Complex” consisting of one (1) sheet prepared by EDIFCE Architecture and stamped received October 4, 2019.**
- **B. Building elevations shall be consistent with the Elevations entitled “Auviana Medical Office Complex” consisting of two (3) sheets prepared by EDIFCE Architecture and stamped received July 17, 2019.**
- **C. Landscaping of the site shall be consistent with the Landscape Plan entitled “Auviana Medical Office Complex” consisting of one (1) sheet prepared by EDIFCE Architecture and stamped received October 4, 2019.**
- **D. Narrative shall be consistent with the Proposal Letter entitled “Auviana Medical Office Complex” consisting of two (2) sheets prepared by EDIFCE Architecture and stamped received October 1, 2019.**
- **D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.**
- **E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.**