



City of Surprise Planning and Zoning Commission
AGENDA
 Tuesday, June 3, 2008 - 6 P.M.
 Northwest Regional Library
 16089 North Bullard Avenue, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. 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 Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
CURRENT EVENTS REPORT		
1	COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION

CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR MAY 20, 2008. SCHEDULE A JUNE 16, 2008 MEETING FOR PLANNING/ZONING COMMISSION FOR AN ADDITIONAL GENERAL PLAN AMENDMENT PUBLIC HEARING.	APPROVE SECRETARY: DEBBIE PERRY
3*	SP07-407 – CONSIDERATION AND ACTION – MARLEY PARK PROMENADE: REVIEW A SITE PLAN FOR MARLEY PARK PROMENADE GENERALLY LOCATED ON THE NORTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH C.	APPROVE PLANNER: DENNIS DORCH
4*	SP08-030 – CONSIDERATION AND ACTION – CHASE BANK: REVIEW A SITE PLAN FOR CHASE BANK LOCATED ON THE SOUTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH C.	APPROVE PLANNER: ADAM COPELAND

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

5	GPA08-019– DISCUSSION ONLY – COTTON LANE NORTH AND SOUTH: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM LOW-DENSITY RESIDENTIAL TO MIXED USE.	NO ACTION DISCUSSION ONLY PLANNER: VINEETHA KARTHA
6	GPA08-033– DISCUSSION ONLY – GRAND OASIS: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO LOW-DENSITY AND HIGH-DENSITY RESIDENTIAL.	NO ACTION DISCUSSION ONLY PLANNER: DAVID NEAL

- | | | |
|----|---|---|
| 7 | <p>GPA08-038– DISCUSSION ONLY – SURPRISE AIRPARK: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM COMMERCIAL AND RURAL RESIDENTIAL TO AIRPORT PRESERVATION; AND</p> <p>A TEXT AMENDMENT TO ALLOW AVIATION USES IN THE AIRPORT PRESERVATION LAND USE.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
DAVID NEAL</p> |
| 8 | <p>GPA08-041– DISCUSSION ONLY – LAKE PLEASANT 5000: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO SUBURBAN, LOW-DENSITY RESIDENTIAL, MEDIUM/HIGH-DENSITY RESIDENTIAL, OPEN SPACE, AND MIXED USE; AND</p> <p>A TEXT AMENDMENT TO FURTHER DEFINE ALLOWED USES IN LAND USE CATEGORIES.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
DAVID NEAL</p> |
| 9 | <p>GPA08-036– DISCUSSION ONLY – MAJOR GENERAL PLAN AMENDMENT: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A MAJOR TEXT AMENDMENT TO THE SURPRISE GENERAL PLAN 2020.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
JANICE SEE</p> |
| 10 | <p>PADA08-044 – CONSIDERATION AND ACTION – SIERRA VERDE PARCEL 8: REVIEW A PLANNED AREA DEVELOPMENT AMENDMENT TO SIERRA VERDE PARCEL 8 LOCATED ON THE SOUTHWEST CORNER OF GREENWAY AND LITCHFIELD ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH D.</p> | <p>APPROVE</p> <p>PLANNER:
ADAM COPELAND</p> |
| 11 | <p>CUP08-028 – CONSIDERATION AND ACTION – FRANCIS SONS FOOD MART/GAS/CAR WASH: REVIEW A CONDITIONAL USE PERMIT FOR FRANCIS SONS FOOD MART/GAS/CAR WASH LOCATED ON THE NORTHEAST CORNER OF CACTUS AND REEMS ROAD.</p> | <p>DENY</p> <p>PLANNER:
ADAM COPELAND</p> |
| 12 | <p>CUP07-315 – CONSIDERATION AND ACTION – SURPRISE POINTE SELF STORAGE: REVIEW A CONDITIONAL USE PERMIT FOR SURPRISE POINTE SELF STORAGE LOCATED ON THE SOUTHWEST CORNER OF WADDELL ROAD AND WILLOW AVENUE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH G.</p> | <p>APPROVE</p> <p>PLANNER:
BART WINGARD</p> |
| 13 | <p>RZ07-432 – CONSIDERATION AND ACTION – GRAND AVENUE AND DEER VALLEY ROAD: REVIEW A REZONE FOR NORTHWEST OF THE INTERSECTION OF GRAND AVENUE AND DEER VALLEY ROAD.</p> | <p>APPROVE</p> <p>PLANNER:
BART WINGARD</p> |

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners 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.

CURRENT EVENTS REPORT

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: May 29, 2008

TIME: 4 p.m.

Kathy S. Rice, Acting Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts



**City of Surprise Planning and Zoning Commission
AGENDA**

Tuesday, June 3, 2008 - 6 P.M.
Northwest Regional Library
16089 North Bullard Avenue, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. 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 Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
----------	------------------	----------------------

CURRENT EVENTS REPORT

1	COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION
---	---	------------

CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR MAY 20, 2008.	APPROVE SECRETARY: DEBBIE PERRY
3*	SP07-407 – CONSIDERATION AND ACTION – MARLEY PARK PROMENADE: REVIEW A SITE PLAN FOR MARLEY PARK PROMENADE GENERALLY LOCATED ON THE NORTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH C.	APPROVE PLANNER: DENNIS DORCH
4*	SP08-030 – CONSIDERATION AND ACTION – CHASE BANK: REVIEW A SITE PLAN FOR CHASE BANK LOCATED ON THE SOUTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH C.	APPROVE PLANNER: ADAM COPELAND

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

5	GPA08-019– DISCUSSION ONLY – COTTON LANE NORTH AND SOUTH: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM LOW-DENSITY RESIDENTIAL TO MIXED USE.	NO ACTION DISCUSSION ONLY PLANNER: VINEETHA KARTHA
6	GPA08-033– DISCUSSION ONLY – GRAND OASIS: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO LOW-DENSITY AND HIGH-DENSITY RESIDENTIAL.	NO ACTION DISCUSSION ONLY PLANNER: DAVID NEAL

Surprise Planning & Zoning Commission
Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

- | | | |
|----|--|---|
| 7 | <p>GPA08-038 – DISCUSSION ONLY – SURPRISE AIRPARK: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM COMMERCIAL AND RURAL RESIDENTIAL TO AIRPORT PRESERVATION; AND</p> <p>A TEXT AMENDMENT TO ALLOW AVIATION USES IN THE AIRPORT PRESERVATION LAND USE.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
DAVID NEAL</p> |
| 8 | <p>GPA08-041 – DISCUSSION ONLY – LAKE PLEASANT 5000: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO SUBURBAN, LOW-DENSITY RESIDENTIAL, MEDIUM/HIGH-DENSITY RESIDENTIAL, OPEN SPACE, AND MIXED USE; AND</p> <p>A TEXT AMENDMENT TO FURTHER DEFINE ALLOWED USES IN LAND USE CATEGORIES.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
DAVID NEAL</p> |
| 9 | <p>GPA08-036 – DISCUSSION ONLY – MAJOR GENERAL PLAN AMENDMENT: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A MAJOR TEXT AMENDMENT TO THE SURPRISE GENERAL PLAN 2020.</p> | <p>NO ACTION
DISCUSSION ONLY</p> <p>PLANNER:
JANICE SEE</p> |
| 10 | <p>PADA08-044 – CONSIDERATION AND ACTION – SIERRA VERDE PARCEL 8: REVIEW A PLANNED AREA DEVELOPMENT AMENDMENT TO SIERRA VERDE PARCEL 8 LOCATED ON THE SOUTHWEST CORNER OF GREENWAY AND LITCHFIELD ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH D.</p> | <p>APPROVE</p> <p>PLANNER:
ADAM COPELAND</p> |
| 11 | <p>CUP08-028 – CONSIDERATION AND ACTION – FRANCIS SONS FOOD MART/GAS/CAR WASH: REVIEW A CONDITIONAL USE PERMIT FOR FRANCIS SONS FOOD MART/GAS/CAR WASH LOCATED ON THE NORTHEAST CORNER OF CACTUS AND REEMS ROAD.</p> | <p>DENY</p> <p>PLANNER:
ADAM COPELAND</p> |
| 12 | <p>CUP07-315 – CONSIDERATION AND ACTION – SURPRISE POINTE SELF STORAGE: REVIEW A CONDITIONAL USE PERMIT FOR SURPRISE POINTE SELF STORAGE LOCATED ON THE SOUTHWEST CORNER OF WADDELL ROAD AND WILLOW AVENUE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH G.</p> | <p>APPROVE</p> <p>PLANNER:
BART WINGARD</p> |
| 13 | <p>RZ07-432 – CONSIDERATION AND ACTION – GRAND AVENUE AND DEER VALLEY ROAD: REVIEW A REZONE FOR NORTHWEST OF THE INTERSECTION OF GRAND AVENUE AND DEER VALLEY ROAD.</p> | <p>APPROVE</p> <p>PLANNER:
BART WINGARD</p> |

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners 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.

CURRENT EVENTS REPORT

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

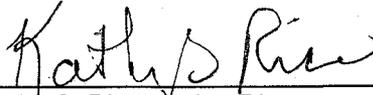
CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: May 28, 2008

TIME: 4 p.m.



Kathy S. Rice, Acting Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at 623.222.3821 (Voice) or 623.222.3802 (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

12425 West Bell Road, Suite D-100

Surprise, Arizona 85374

May 20, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, May 20, 2008.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein and Fred Watts.

PLEDGE OF ALLEGIANCE

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

Acting Community Development Director Kathy Rice explained that the handout of Ordinance 08-14; Section 125-34 is the procedure for Conditional Use Permit. There will be a Conditional Use Permit at the next Planning and Zoning meeting. The ordinance has been changed to more adequately reflect what happens in Arizona law. The Commission has the ability to put conditions on the property that may be appropriate for that conditional use. This is a little different than what has been done in the past.

In addition, two applicants were interviewed last week for the Community Development Director position. A job offer is being made to one of them. The name of the applicant will be released once the background check is completed and the offer has been accepted.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Vice Chair Somers made a motion to approve the **Consent Agenda with items 3 and 7 removed**. Commissioner Watts seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 2*: Planning and Zoning Commission Minutes for May 6, 2008.
Planning and Zoning Commission Workshop Minutes for May 6, 2008.
Cancellation of July 1, 2008 Planning and Zoning Commission Meeting.**
- **Item 4*: SP07-349 – Consideration and Action – Surprise Village Marketplace Phase 2, stipulations ‘a’ through ‘h.’**

- **Item 5*: SP08-040 – Consideration and Action – Jack in the Box at Marley Park, stipulations ‘a’ and ‘b.’**
- **Item 6*: SP08-062 – Consideration and Action – Crescent Crown Distributing, stipulations ‘a’ through ‘c.’**
- **Item 8*: RS07-035 – Consideration and Action – Monfort/Ruthrauff Rural Subdivision, stipulations ‘a’ through ‘c.’**

AGENDA ITEMS REMOVED FROM CONSENT

- **Item 3*: SP07-262- Consideration and Action – Discount Tire**

In response to Commissioner Chapman, **Mr. Margetts, representing the applicant**, stated the sound study measured ambient levels at Bell Road with existing traffic noise and a typical Discount Tire store. The noise existing at Bell Road is at a higher decibel level than what the Discount Tire will contribute. The noise level decreased as it got to the property line measuring at the normal levels. The sound study test was completed with door bays open.

In response to Commissioner Chapman, **Mr. Margetts, representing the applicant**, responded that the store front is adjacent to Bell Road. The ADA stalls are located closest to the store front.

In response to Commissioner Rein, Planner Ferrell stated that there are two common drives, one to the east and one to the south. The work will be completed by the master developer, Westfield Commons, prior to construction.

Vice Chair Somers made a motion to **approve SP07-262, Discount Tire**, and adopt staff's findings, subject to stipulations ‘a’ through ‘e.’ Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 7*: SPA08-022 – Consideration and Action – Greenway Retail/Office Center**

In response to Commissioner Chapman, Traffic Engineer Tracy Eberlein stated that they have one $\frac{3}{4}$ northern access point with a right in, left in and a right out. The southern access is right in, right out. Greenway Road will have a full access with no median on Greenway.

In response to Commissioner Chapman, **applicant Kurt Frimodig**, stated that the anticipated access for the Daycare yard is from the public right of way in front of the building. Any secondary access required by the Fire Marshal will be emergency access only. It is secured property; with no intention of allowing anyone access to the yard without first going through the front doors. A means of egress will be to the south of the play yard.

In response to Commissioner Chapman, applicant Mr. Frimodig stated that he was not sure how the operation of the daycare will run, but typically there is parking available for people to park and physically drop kids off. There is also a loading zone to the south of the play yard where people can pick up and drop off their children curbside.

In response to Commissioner Chapman, applicant Mr. Frimodig, stated that he believes the state requirements are to have water fountains outside in the play yard so children do not have to go into building to get a drink.

Commissioner Hallin made a motion to **approve SPA08-022, Greenway Retail/Office Center**, and adopt staff's findings, subject to stipulations 'a' through 'd'. Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 9: CUP08-023 – Consideration and Action – Greenway and Reems Daycare**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP08-023, Greenway and Reems Daycare**, subject to stipulations 'a' through 'd.'

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Watts made a motion to **approve CUP08-023, Greenway and Reems Daycare**, and adopt staff's findings, subject to stipulations 'a' through 'd.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 10: CUP07-443 – Consideration and Action – Culver's of Surprise.**

Planner Lance Ferrell presented the project to the Commission. Staff recommended approval of **CUP07-443, Culver's of Surprise**, subject to stipulations 'a' through 'e.'

Commissioner Hallin stated that he would like to address the issue of drive-up windows. He has lived in other cities that did not allow as many drive-up windows for two reasons; air quality and fuel economy. Ms. Rice stated there may be some opportunity to review the conditional uses with the new ordinance that was distributed.

In response to Chair Blair, Planner Ferrell stated that the parking spaces were standard 9 by 18 feet.

In response to Chair Blair, Planner Ferrell stated that parking does meet required parking for the amount of seating; one parking space per every 250 square feet of public floor area.

In response to Chair Blair, **Zach Schafer, representing the applicant**, stated that the hours of operation are generally 10 A.M. to 10 P.M., however as a franchise they like to offer extended hours on weekends. The restaurant would be open from 10 A.M. to 10 P.M and the drive-thru would be open until 12 A.M, on weekends only.

In response to Vice Chair Somers, Planner Ferrell stated the Conditional Use Permit takes the place of a Site Plan because there are conditions placed on the project. There will not be another Site Plan approval.

In response to Commissioner Rein, Planner Ferrell stated that ADA ramps were moved closer to door and bike racks were added.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Bieniek made a motion to **approve CUP07-443, Culver's of Surprise**, and adopt staff's findings, subject to stipulations 'a' through 'e.' Commissioner Somers seconded the motion. The motion passed with a vote of 7 ayes.

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT: Chair Blair commented that the memorial for Mayor Shafer was very nice and wanted to thank the city and commend staff for a job well done.

Commissioner Hallin commented that he would like to see the commission go to reduced prints as they are easier to review and full size plans use a lot paper. Ms. Rice commented that staff will look at that request and respond to the commission at the next meeting.

Chair Blair had a question as to why the ordinance was not received prior to this meeting. Ms. Rice apologized and stated that she was not aware that the commission had not received the information and that is why she requested that it be brought forward at this meeting.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, May 20, 2008, at 6:24 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshal Doug Helbig, Assistant Fire Chief Clint Mills, Senior Planner Janice See, Senior Planner Dennis Dorch, Planner Lance Ferrell, Planner Bart Wingard, Planner Adam Copeland, Planner Vamshee Kovuru, Permit Technician Jamie Sullivan, Planning and Development Services Manager Berrin Nejad, Acting Community Development Director Kathy S. Rice, Planning and Zoning Commission Secretary Carol Dager and Debbie Perry.

COUNCIL MEMBERS PRESENT: None

Kathy Rice

Kathy S. Rice, Acting Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

SP07-407

Site Plan

for:

Marley Park Promenade

PLANNING AND ZONING COMMISSION

Hearing Date: June 3, 2008

STAFF:	Dennis Dorch, 623.222.3134
LOCATION:	Generally on the NEC of Cactus Road and Reems Road.
DESCRIPTION OF THE REQUEST:	Approval of a Site Plan.
SUMMARY ANALYSIS:	The applicant is requesting a Site Plan approval.

SUGGESTED MOTION:	I move to approve SP07-407, a Site Plan for Marley Park Promenade, and to adopt findings and stipulations 'a' through 'c.'
--------------------------	---

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**SP07-407
Marley Park Promenade**

APPLICANT/OWNER:	Chris Vickers VDG Creems LLC 3131 E. Camelback Rd. #330 Phoenix, AZ 85016 P: 602-954-1444 F: 602-954-1454 cvickers@venturedg.com
HEARING DATE:	June 3, 2008
STAFF:	Dennis Dorch
LOCATION:	Generally on the NEC of Cactus Road and Reems Road
DESCRIPTION of the REQUEST:	Approval of a Site Plan
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Site Plan approval.

HISTORY

1. The city approved the Marley Park PAD in its original form in October of 2000 and added 160 acres through an amendment to the PAD in 2002, with Ordinance 02-37. The Marley Park Promenade Site was not part of the 2002 amendment.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a retail shopping center that includes a 43,600 S.F. health club, 25,616 S.F. of retail shops, 25,744 S.F. daycare center, a 4,574 S.F. bank, and a

ITEM 3

4,000 S.F. fast food restaurant. The applicants are showing a 6,610 S.F. gas station/convenience store/car wash at the corner of Cactus and Reems Roads. This use requires a separate Conditional Use Permit. The action to approve the Site Plan does not be construed as permission to construct this building and/or use. It should also be noted that the proposed day care and fast food restaurant will also require Conditional Use Permits, as required by the Municipal Code.

Circulation:

Vehicular and pedestrian access to the site will be from Reems Road to the west, Cactus Road to the south, and Larkspur Drive to the north.

The site also contains a wide network of pedestrian connections linking the different uses.

Landscape:

The landscape design for this project will utilize drought resistant plant material and provide adequate screening for surrounding uses. The landscape design review will conform to the adopted City of Surprise Design guidelines.

Departmental Review:

All departments have recommended approval of the project subject to all stipulations.

The Traffic Division had comments on right-of-way dedication and required a right turn lane for westbound to northbound traffic.

The Fire Department provided standard comments.

The Planning Division had significant concerns regarding the corner gas station use, architecture, pedestrian connectivity, and building layout. The applicant is submitting for a separate Conditional Use Permit for the gas station use that shall be removed from the master site plan if the Conditional Use Permit for the gas station is denied. Other architectural comments are stipulated with this report.

The Building Safety Division had standard comments.

The Water Services Department had standard comments.

The Engineering Department had minor technical comments on the drainage report.

FINDINGS

1. Staff finds that the proposed Site Plan complies with Section 125-33 Procedures for site plan approval of the Surprise Municipal Code.

STIPULATIONS

REQUIRED ACTIONS. The applicant and/or owner shall comply with the following stipulations to Case SP07-407, Marley Park Promenade.

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- b. The daycare, convenience food restaurant, and gas station/carwash use shall require approval of a Conditional Use Permit prior to building permit submittal.
- c. The narrative shall be revised to depict the history of the zoning accurately.

**City of Surprise
Planning and Zoning Division**

Design Review Summary

**SP07-407
Marley Park Promenade**

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	SEC Corner of Cactus Road and Reems Road

Architecture:

The architectural theme of the Marley Park Promenade primarily reflects Spanish Colonial architecture. Some Craftsman elements have been incorporated into the design as well. The overall character of the buildings complement the existing building vernacular of Marley Park by incorporating typical Spanish Colonial and Craftsman details which include varying roof forms, window types and building massing.

Materials:

Building materials consist primarily of a material that resembles stucco, accented with cultured and El-Dorado stone. Typically, the cultured stone elements have been applied to the base of the building columns and pilasters. The El-Dorado stone is used as an accent material along the more private areas of the building and at some transitional areas along building corners, facades and rear elevations. Similarly, green screens along select elevations add additional landscaping to these transitional areas as well as provides some visual relief to the elevation. In addition, wood-stained trellises, columns and exposed rafters introduce a rustic quality reminiscent of both architectural styles. The main roofing material consists of Spanish clay tile set in a turret, hip and gable forms. The remaining roof profile utilizes parapets capped with a thick, heavily detailed cornice.

Urban Design:

In terms of urban design, the Marley Park Promenade site plan is similar to other retail strip centers in Surprise. However, the character of the center is uniquely different through the abundant use of streetscape elements such as planters, street furniture, decorative lighting and enhanced landscaping. The character of the center is visually compatible with the adjacent properties and is definitely an enhancement to Reems Road and the Prasada Urban Village. The center accommodates some level of pedestrian movement by incorporating canopies and other shade elements, but pedestrian connections to the neighborhood are limited in terms of the vision put forth in the Planned Area Development Document, which calls for courtyards and pedestrian plazas; neither of which are present in the site plan.

Design Review Summary

**SP07-407
Marley Park Promenade**

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	SEC Corner of Cactus Road and Reems Road

FINDINGS

1. Staff finds that the architecture and overall site design are consistent with Chapter 2/ Building Form and Architecture of the Planning and Design Guidelines Manual.
2. Staff finds that the method of buffering and screening and is consistent with Chapter 6/ Landscaping Design, Buffering and Screening of the Planning and Design Guidelines Manual.
3. Staff finds that the design of the Marley Park Promenade is consistent with the Design Guidelines set forth in the Marley Park Planned Area Document.

SP07-407

MARLEY PARK PROMENADE
TAC Project Narrative

RECEIVED

APR 30 2008

COMMUNITY
DEVELOPMENT

Location and Project Description

Marley Park Promenade is a retail development proposed for the Commercial Use portion of the Marley Park Planned Area Development (the "PAD") in the City of Surprise (the "City"). The 15 acre retail development is located on the NEC of Cactus and Reems. This project is intended to be a high quality retail community shopping center that includes a 43,600 square foot health club, 25,616 square feet of retail shops, a 25,744 square foot day care center, a 4,574 square foot bank, a 4,000 square foot fast food restaurant, and a 6,610 square foot gas station/convenience store/car wash.

The **Marley Park Promenade** buildings are designed in a Monterey/Spanish Colonial style with materials and a color palette that complement the Marley Park theme and style, and are consistent with the master design guidelines. The site plan is designed to minimize parking stalls that back onto the main thoroughfares through the development, recognizing that such parking assists in traffic calming. The landscape palette reflects the approved landscape design theme for the PAD. The dense landscaping at the perimeter of the site will also complement the overall design of Marley Park and present an attractive view to both uses of the project and passersby; on site landscaping will add shade to help mitigate impacts of the desert climate.

Historical Data/Information

The City approved the PAD in its original form in 2000 and added the 160 acres that contain **Marley Park Promenade** through an amendment to the PAD in 2002, with Ordinance 02-37 (the "PAD Amendment"). The City and Marley Park, LLC (formerly known as DMB Waddell, LLC) entered a Pre-Annexation and Development Agreement regarding approximately 800 acres of the Property in 2000 (the "Development Agreement"); the parties entered a second amendment to the Development Agreement in 2002 (the "Second Amendment"). The Second Amendment addressed the PAD Amendment and applied the terms of the Development Agreement to an additional 160 acres, which include **Marley Park Promenade**.

Under the PAD, the Development Agreement and the Second Amendment, **Marley Park Promenade** is to be developed in conformance with the Employment/Mixed Use development standards and use restrictions contained in the PAD. To the extent the PAD is silent regarding development standards for the Employment/Mixed Use area, the Zoning Ordinance in place as of the Effective Date of the Development Agreement (November 2, 2000) is to control.

Operational Aspects of Use

The site plan has vehicular and pedestrian connections to Cactus and Reems Roads, which are major and minor arterial roadways, respectively. The site plan also proposes

access to Larkspur Drive, a residential connector on the north end of the Property; as well as a pedestrian connection through the wall feature located on the eastern boundary of the Property. As suggested in the PAD text, the **Marley Park Promenade** site plan shows development at a human scale to encourage pedestrian and bicycle use of the facilities. The design and quality of the development will integrate with the fabric of the Marley Park community and reflect the building colors and materials and the landscape palette used throughout the development.

Infrastructure

Circulation – **Marley Park Promenade** has direct access to two major arterial streets – Cactus and Reems Roads; both of which are fully improved arterial streets being maintained by the City of Surprise. **Marley Park Promenade** also has direct access to Larkspur Drive, a minor residential road along the northern boundary of the Property, which will allow local traffic to access the Property without entering the Property from Cactus or Reems Roads.

Water and Sewer – The City is the water and sewer provider for **Marley Park Promenade**.

Dry Utilities – The electrical provider for **Marley Park Promenade** is Arizona Public Service. The telephone provider for **Marley Park Promenade** is Qwest. The cable provider for **Marley Park Promenade** is Cox Communication.

Landscape Water – **Marley Park Promenade** will use non-potable water for its landscape irrigation. The project will connect to the City's public line in Cactus Road, which traverses the site and connects to the line in Larkspur Drive.

Phasing

Marley Park Promenade will be developed in one phase.

Tenant List/Reuse Strategy

In response to TAC submittal requirement #19 – M&I Bank; Tutor Time and Gold's Gym have committed to either the purchase of a specific pad or to occupy space at **Marley Park Promenade**. Additionally, the hard corner of Cactus and Reems, along with the eastern most pad on Cactus are in escrow for commercial development of a gas station with convenience store and possible automotive part store. As the development progresses and additional tenants are secured, the developer will provide an exhibit with tenant names to the City.

Pad Reuse – The majority of the initial occupants of the pad buildings will be the owners/users who build the space for their own use. The owners of the pad building will be responsible for the sale or lease of the space should it become available or is no longer needed for the owner's use. A small percentage of the pad users will be in multiple tenant shop buildings and will be on terms similar to the restaurant/retail reuse discussed below.

Retail/Restaurant Reuse – The initial occupants of the restaurant/retail space will be on a lease term for five to ten year terms with multiple options to extend the terms. The owners of the shopping center will be responsible for re-leasing the space if it becomes available at the end of the lease term.

Other Pertinent Information

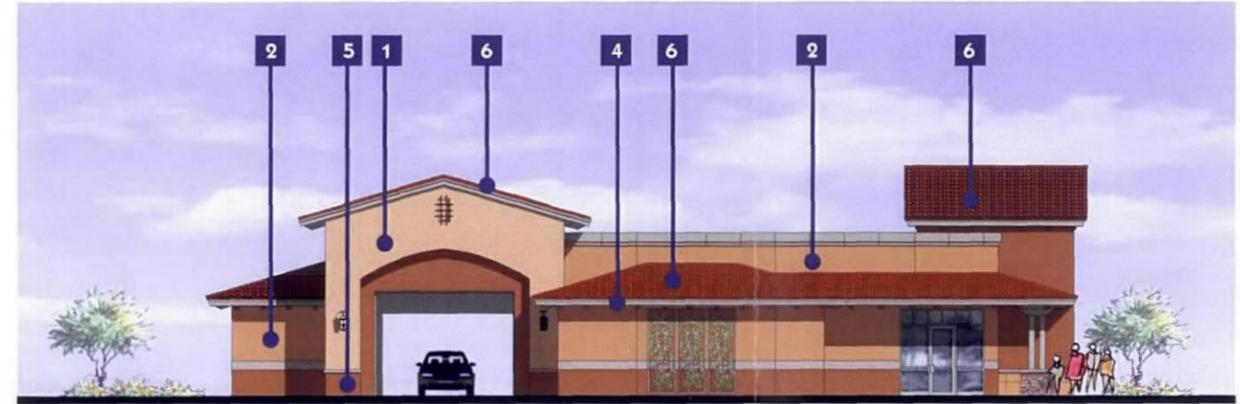
VDG Creems, LLC is the owner/developer of **Marley Park Promenade**. The developer is working closely with DMB to ensure that the project complements the remainder of the PAD in design and quality. **Marley Park Promenade** will also comply with the Marley Park Commercial Design Guidelines.

P.R.O.M.E.N.A.D.E.
Marley Park
N.E.C. REEMS ROAD AND CACTUS ROAD
PROPOSED SHOPPING CENTER
SURPRISE, AZ

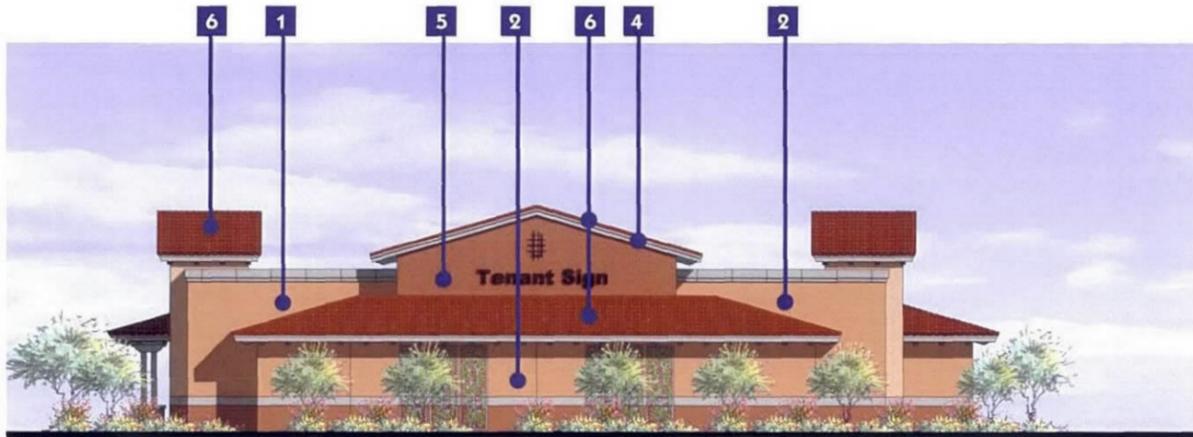




WEST ELEVATION



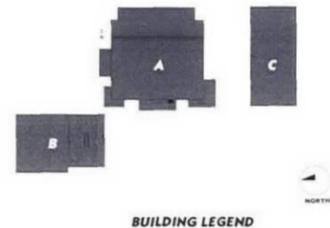
NORTH ELEVATION

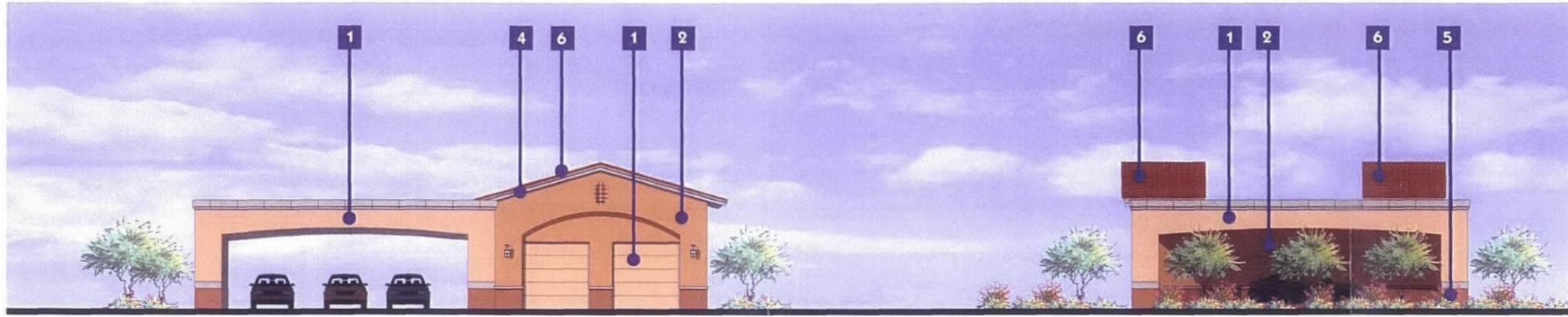


EAST ELEVATION



SOUTH ELEVATION





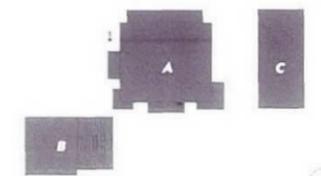
WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION



BUILDING LEGEND



Marley Park
P·R·O·M·E·N·A·D·E

REEMS & CACTUS
SURPRISE, ARIZONA



PAD 2 - Bldg. B





WEST ELEVATION

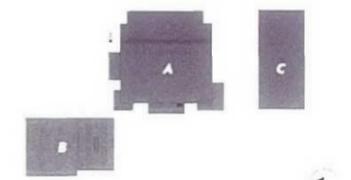
NORTH ELEVATION



EAST ELEVATION



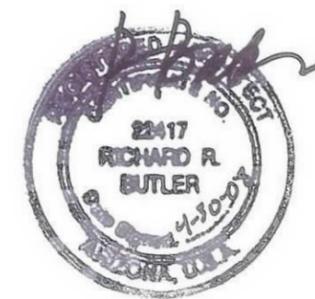
SOUTH ELEVATION



BUILDING LEGEND



Marley Park
P · R · O · M · E · N · A · D · E
 REEMS & CACTUS
 SURPRISE, ARIZONA



PAD 2 - Bldg. C





EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Marley Park
PROMENADE

REEMS & CACTUS
SURPRISE, ARIZONA

PAD 3





SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



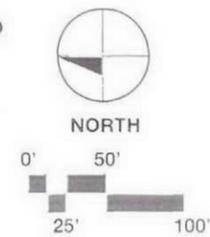


SITE DATA

OVERALL SITE AREA	
SITE AREA	: 653,385 S.F. (15.0 ACRES)
BUILDING AREA	: 105,189 S.F.
BUILDING AREA (N.C. MEZZ.)	: 93,412 S.F.
% COVERAGE (N.C. MEZZ.)	: 14.3 %
PARKING PROVIDED	: 529 SPACES
EXISTING ZONING	: PAD - MARLEY PARK

MARLEY PARK PROMENADE

N.E.C. REEMS ROAD AND CACTUS ROAD
 PROPOSED SHOPPING CENTER
 SURPRISE, AZ





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

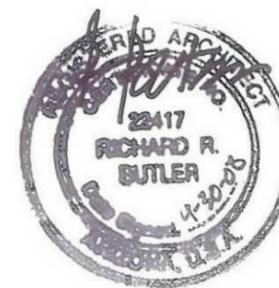


EAST ELEVATION



Marley Park
P·R·O·M·E·N·A·D·E

REEMS & CACTUS
SURPRISE, ARIZONA



SHOPS A and HEALTH CLUB





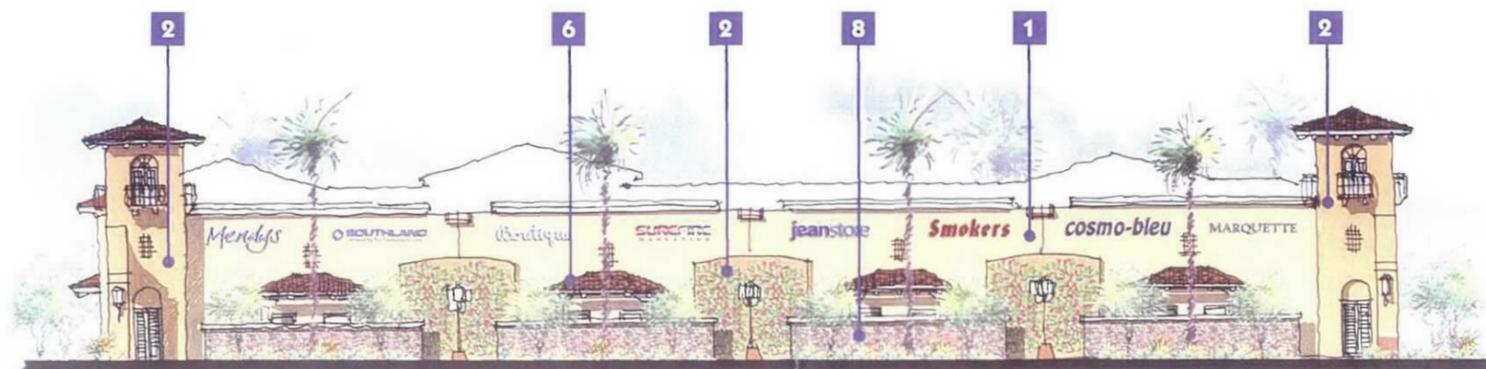
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



Bollinger + Cardenas Architects, Inc.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Rd
 Phoenix, Arizona 85018
 Tele: (602) 957-9205 Fax: (602) 954-9577



REEMS & CACTUS
 SURPRISE, ARIZONA

BANK ELEVATIONS



PROJECT TEAM

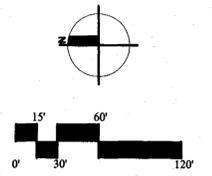
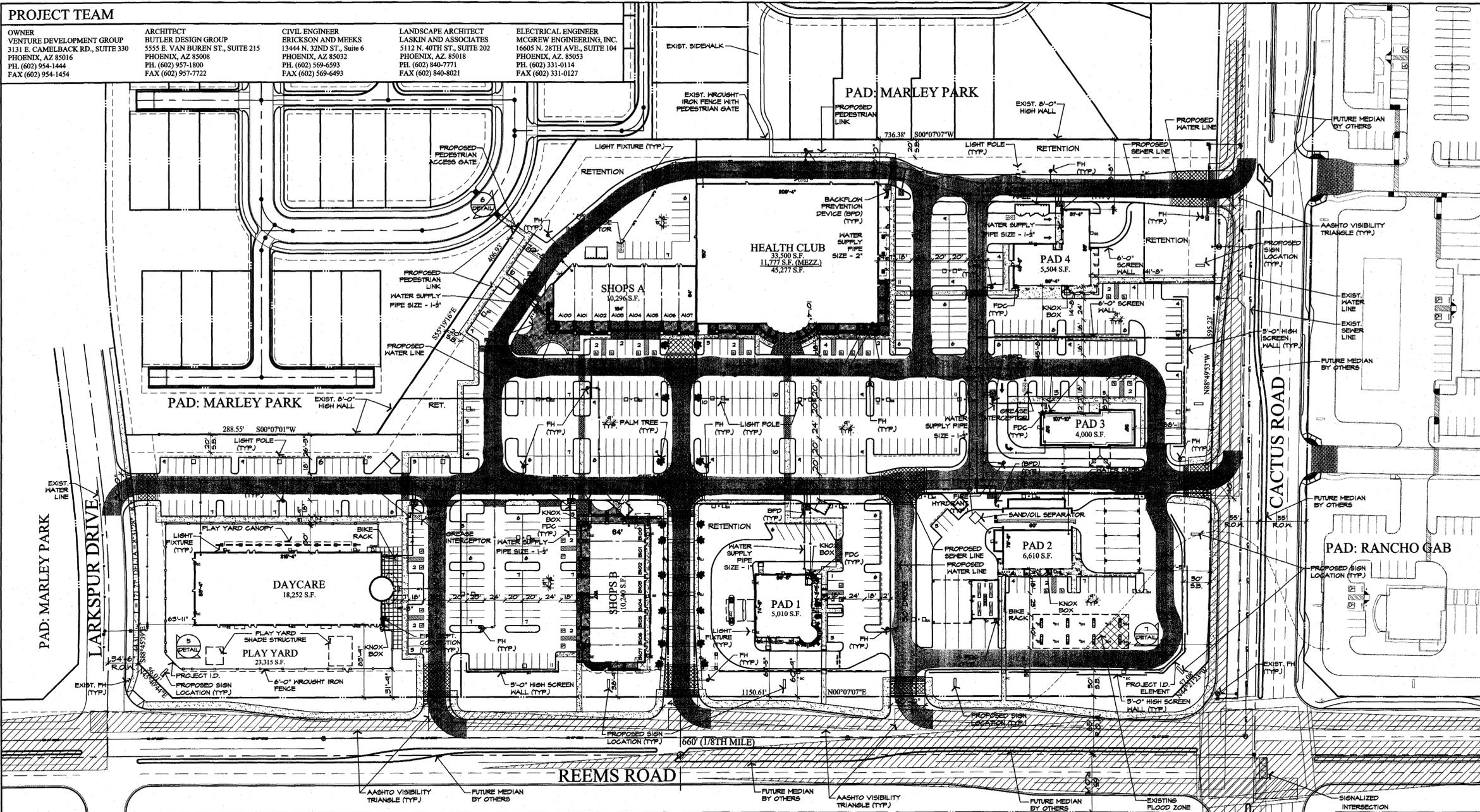
OWNER
VENTURE DEVELOPMENT GROUP
3131 E. CAMELBACK RD., SUITE 330
PHOENIX, AZ 85016
PH. (602) 954-1444
FAX (602) 954-1454

ARCHITECT
BUTLER DESIGN GROUP
5555 E. VAN BUREN ST., SUITE 215
PHOENIX, AZ 85008
PH. (602) 957-1800
FAX (602) 957-7722

CIVIL ENGINEER
ERICKSON AND MEEKS
13444 N. 32ND ST., Suite 6
PHOENIX, AZ 85032
PH. (602) 957-1800
FAX (602) 569-6493

LANDSCAPE ARCHITECT
LASKIN AND ASSOCIATES
5112 N. 40TH ST., SUITE 202
PHOENIX, AZ 85018
PH. (602) 840-7771
FAX (602) 840-8021

ELECTRICAL ENGINEER
MCGREW ENGINEERING, INC.
16605 N. 28TH AVE., SUITE 104
PHOENIX, AZ 85053
PH. (602) 331-0114
FAX (602) 331-0127



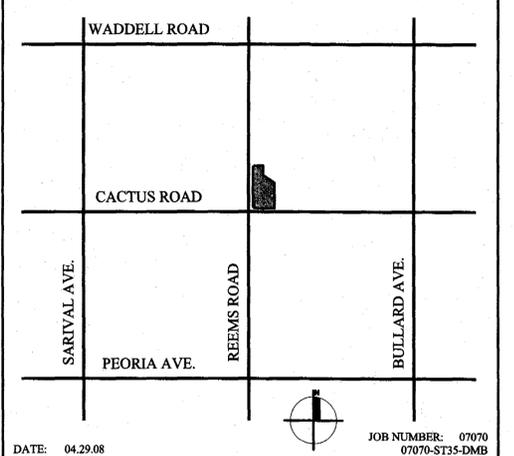
SITE DATA

OVERALL SITE AREA

SITE AREA	: 653,385 S.F. (15.0 ACRES)
BUILDING AREA	: 105,189 S.F.
BUILDING AREA (N.I.C. MEZZ.)	: 93,412 S.F.
% COVERAGE (N.I.C. MEZZ.)	: 14.3 %
PARKING PROVIDED	: 522 SPACES
EXISTING ZONING	: PAD - MARLEY PARK

LEGAL DESCRIPTION
A PARCEL OF LAND WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, A MCHD BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 1/2 INCH REBAR, BEARS NORTH 00°07'01" EAST A DISTANCE OF 2640.41 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00°07'01" EAST, A DISTANCE OF 43.82 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°52'53" EAST, A DISTANCE OF 65.00 FEET TO A LINE 65.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF SECTION 17 AND THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, NORTH 00°07'01" EAST, A DISTANCE OF 1150.61 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 45°40'44" EAST, A DISTANCE OF 56.01 FEET; THENCE SOUTH 88°49'34" EAST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A CURVE; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1154.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°31'28", A DISTANCE OF 171.77 FEET, TO THE CURVE'S END; THENCE NORTH 82°42'53" EAST, A DISTANCE OF 44.73 FEET; THENCE SOUTH 00°07'01" WEST, A DISTANCE OF 288.55 FEET; THENCE SOUTH 55°11'16" EAST, A DISTANCE OF 406.93 FEET; THENCE SOUTH 00°07'01" WEST, A DISTANCE OF 156.58 FEET TO A LINE 55.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17; THENCE ALONG SAID PARALLEL LINE, NORTH 88°49'35" WEST, A DISTANCE OF 545.23 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 44°21'23" WEST, A DISTANCE OF 57.08 FEET TO THE POINT OF BEGINNING.

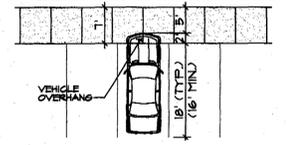
VICINITY MAP



GENERAL NOTES:

1. ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET AND CAPABLE OF SUPPORTING 75,000 POUNDS IN ALL WEATHER CONDITIONS, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.
2. ALL SIGNS AND CENTER I.D. ELEMENTS APPROVED THROUGH SEPARATE REVIEW.
3. ALL SCREEN WALLS TO BE A MAXIMUM HEIGHT OF 3'-0".
4. ALL FIRE ACCESS LANES SHALL BE IDENTIFIED BY FIRE LANE SIGNS AND/OR FIRE LANE STRIPING PER THE CITY OF SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS GUIDELINES.

S/W @ PARKING STALL



FIRE NOTES:

1. ALL MAIN WATER SUPPLY LINES ARE 12".
 2. ALL FIRE HYDRANT STUBS ARE 6".
 3. ALL SPRINKLER WATER SUPPLY LINES ARE 6".
- 20' FIRE LANE ROUTE
45' MINIMUM OUTSIDE TURN RADIUS
19'-6" MAXIMUM INSIDE TURNING RADIUS

BUILDING	PARKING REQUIRED	CONSTRUCTION TYPE	OCCUPANCY LOAD	OCCUPANCY	BASE ALLOWABLE	ALLOWABLE AREA
HEALTH CLUB	(1/200) : 227 SPACES	IIB	889	A3	9,500 S.F.	38,285 S.F.
SHOPS A	(1/250) : 42 SPACES	VB	344	M	9,000 S.F.	27,000 S.F.
SHOPS B	(1/250) : 41 SPACES	VB	342	M	9,000 S.F.	27,000 S.F.
DAYCARE	(1/200) : 92 SPACES	VB	450	E	9,000 S.F.	27,000 S.F.
PAD 1	(1/250) : 20 SPACES	VB	167	M	9,000 S.F.	27,000 S.F.
PAD 2	(1/250) : 27 SPACES	VB	221	M	9,000 S.F.	27,000 S.F.
PAD 3	(1/50*60%) : 48 SPACES	VB	160	A2	6,000 S.F.	18,000 S.F.
PAD 4	(1/250) : 22 SPACES	VB	234	M	9,000 S.F.	27,000 S.F.
TOT. REQUIRED : 519 SPACES						



MARLEY PARK PROMENADE
N.E.C. REEMS ROAD AND CACTUS ROAD
PROPOSED SHOPPING CENTER
SURPRISE, AZ



Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

SP07-407

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

SP08-030

Site Plan

for:

Chase Bank

PLANNING AND ZONING COMMISSION

Hearing Date: **June 3, 2008**

STAFF:

Adam Copeland, 623.222.3137

LOCATION:

Generally on the SEC of Reems and Cactus Roads.

**DESCRIPTION OF
THE REQUEST:**

Approval of a Site Plan.

SUMMARY ANALYSIS:

The applicant is requesting a Site Plan approval for a bank.

SUGGESTED MOTION:

I move to approve SP08-030, a Site Plan for Chase Bank, and to adopt findings and stipulations 'a' through 'c.'

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**SP08-030
Chase Bank**

APPLICANT:	Michael Stein Robert Kubicek Architects and Associates 2233 E. Thomas Road Phoenix, AZ 85016 P: 602.955.3900 F: 602.955.3905 <u>MSTEIN@RCAA.COM</u>
OWNER:	Jose Hernandez 201 N. Central Avenue Phoenix, AZ 85004 P: 602.221.2070 F: 602.221.1275 <u>JOE.M.HERNANDEZ@JPMCHASE.COM</u>
HEARING DATE:	June 03, 2008
STAFF:	Adam Copeland
LOCATION:	On the SEC of Reems Road and Cactus Road
DESCRIPTION of the REQUEST:	Approval of a Site Plan
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Site Plan approval.

HISTORY

1. On April 17, 2007, the Planning and Zoning Commission approved the "Cactus Plaza (Kohl's) In Rancho Gabriela" master site plan. Chase Bank is a pad located within this approved master site plan.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a site plan for a 5,460 S.F. Chase Bank located at the southeast corner of Reems and Cactus Roads. The approved Cactus Plaza master site plan illustrated a bank use on the corner. Although the configuration of the bank on the submitted site plan slightly differs from the master site plan, the use and intensity have not changed.

Circulation:

Immediate access to the site is from Cactus Road to the north and Reems Road to the west. The two access points serving the bank are right-in/right-out only. Internal access to the bank is set back from the main arterial to allow proper stacking for customers. As vehicles enter the site, they can access the drive-thru ATM and teller to the west of the building or park on the south or east end of the building.

Pedestrians can access the site from Reems Road to the west, Cactus Road to the north, and through internal connections to the pads within the master site plan.

Landscape: The landscape design is consistent with the landscaping approved on the master site plan. The pad will include a 35-foot landscaped area along Cactus and Reems Roads.

Location: The building is set back from the curb along Cactus and Reems Roads by approximately 50 feet. The building is oriented with the parking in the back and the canopy located at the southwest portion of the building. Cars that are waiting for a teller or ATM will be screened by a low wall. From the perimeter streets, people will be able to see landscape and architectural features.

Departmental Review:

All departments have recommended approval of the project subject to all stipulations.

Traffic Division had no comments. All access points were approved with the Cactus Plaza master site plan.

Fire Department provided standard comments.

Planning Division had comments on the orientation of the building, pedestrian connections, landscape, and some minor architectural comments. The applicant addressed all comments.

Building Safety Division had comments about accessible routes. The applicant revised the site plan to address staff's comment.

Water Services Department provided standard comments.

Engineering Department had comments on technical issues related to the drainage of the site and minor site plan comments relating to data. All comments were addressed.

FINDINGS

The Planning and Zoning Commission has the right to review, and require revisions to, any proposed site plans, major or minor. The purpose of this review is to relieve demonstrable adverse impacts of the development upon the public safety, health or welfare; to protect public investments in infrastructure; to conserve the value of buildings; and to ensure that the regulations of the city are upheld.

Based on the submitted site plan and application, the Planning and Zoning Commission finds:

1. The proposed Site Plan complies with Section 125-33 Procedures for site plan approval of the Surprise Municipal Code.
2. There are no demonstrable adverse impacts of the development upon public safety, health or welfare.
3. The development does not harm the public investment in infrastructure.
4. The regulations of the city are upheld by the development.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulations of Case SP08-030, Chase Bank.

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- b. There shall be a back flow preventer installed on the fire line to prevent contamination of the domestic water source.
- c. The blue banding on the left and right side of the main entrance shall be removed and replaced with a white color.

City of Surprise
Planning and Zoning Division

Design Review Summary

SP08-030
Chase Bank

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	SEC Corner of Cactus Road and Reems Road

Architecture:

The architectural theme of the Chase Bank reflects a contemporary approach to design which focuses on minimizing building adornment and detail. Instead, the application of simple vertical and horizontal planes serves as the overall design theme and is similar to the architecture of the previously approved Cactus Plaza and Kohl's Department Store. Chase Bank adheres to the design standards of this site which include maintaining a streamlined building profile, providing clean roof lines, and applying simple trim details.

Materials:

Building materials convey the building's contemporary theme through the use of a simulated smooth finish stucco product and concrete masonry block. The application of these two materials includes using stucco as the field material and block as an accent at the base and on the columns of the drive-thru canopy. Metal awnings serve as a shading device and as a decorative feature that visually connects with the existing Kohl's building. Glazing consists of a low mounting storefront system. This element enables the building to be perceived as being taller than it actually is, without increasing the overall building height. The use of a thick, parapet roof banding helps to ground the building; while the flat-tiled tower element makes a visual connection to the surrounding neighborhood.

Urban Design:

In terms of urban design, the Chase Bank successfully implements four-sided architecture, which is crucial for the building's location at the intersection of Cactus and Reems Roads. Although from a site design perspective it is the city's preference to have the main entrance face the west, staff is also aware that the location of the drive-thru and ATM machine could become a security issue to the bank's patrons. Proper vehicle screening has been achieved while building utilities and services have been properly located to the south side of the building.

The challenge of this project was to maintain building integrity without losing corporate identity. The new corporate identity of Chase Bank is a tower element over the main entrance and the incorporation of the "Chase Blue" color. Staff feels that the blue awnings depicted to the left and right of the main entrance should be removed, primarily due to the applicant retaining the tower element and blue awning over the main entrance.

STAFF ANALYSIS**FINDINGS**

1. Commission finds that the Development Pattern is consistent with Chapter 1/ Development Patterns – *Spatial and Functional Relationships* of the Planning and Design Guidelines Manual.
2. Commission finds that the architecture and overall site design are consistent with Chapter 2/ *Building Form and Architecture* of the Planning and Design Guidelines Manual.
3. Commission finds that the design of the Chase Bank is consistent with the approved design and color palette of Cactus Plaza.

Chase Bank Vicinity Map



SITE

REEMS ROAD

CACTUS ROAD

1

2

3

4

7

6

5

TRACT B-10

TRACT A

TRACT C

TRACT A

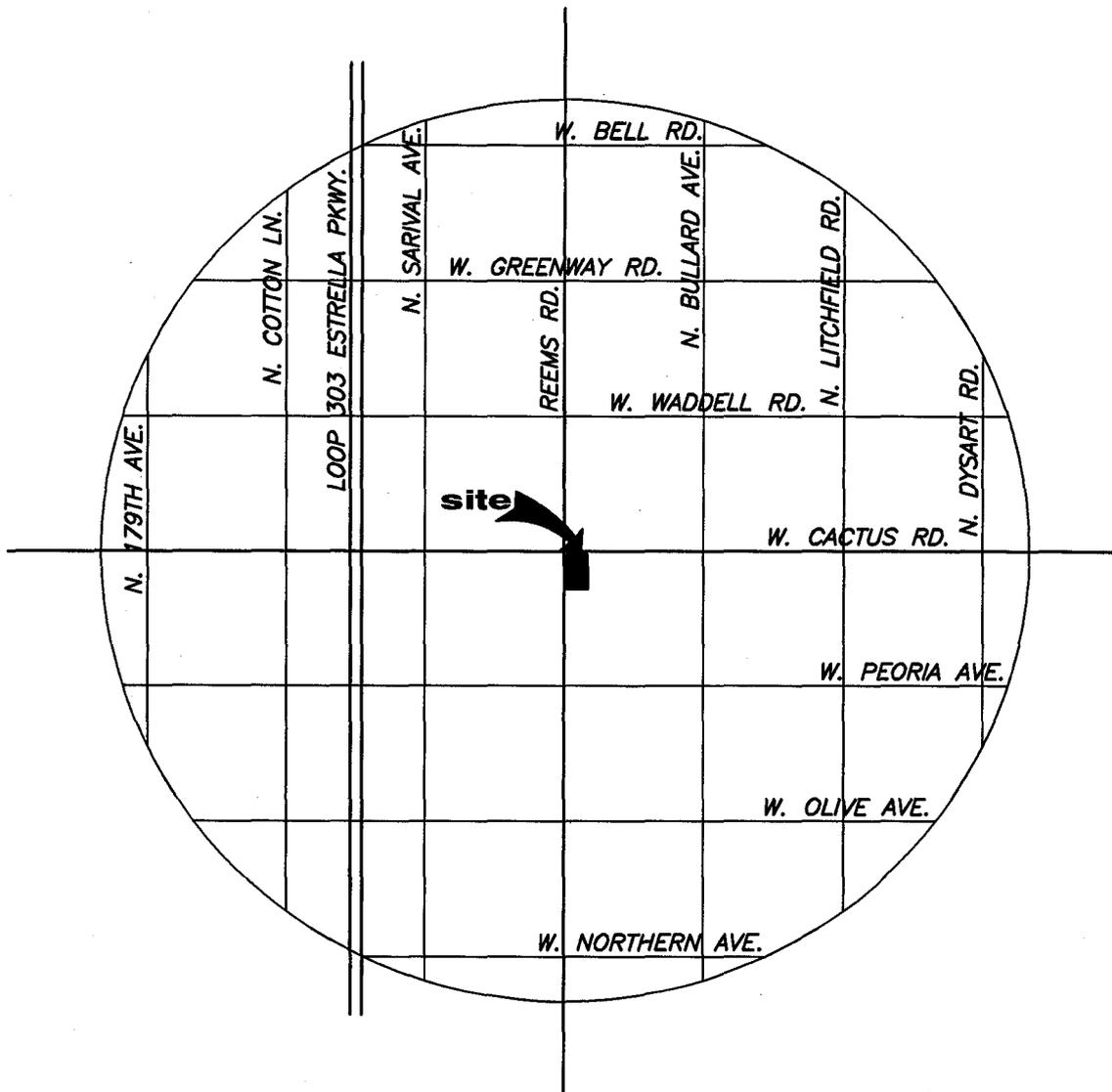
TRACT B

TRACT L7

TRACT L7

TRACT A





vicinity map
scale: n.t.s.



RECEIVED

MAY 20 2008

COMMUNITY
DEVELOPMENT

sheet
MAP
of
job 06015

design RKAA
drawn
check

**SP08-030 CHASE BANK
SEC CACTUS & REEMS - CACTUS PLAZA**
SEC CACTUS ROAD & REEMS ROAD
SURPRISE, ARIZONA

NOT FOR CONSTRUCTION
OR RECORDING

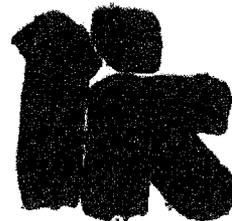
date 5-19-08

ROBERT K. KRIEGER
Architects And Associates, Inc.

2239 East Thomas Road
Phoenix, Az. 85016-3474
(602) 955-3900 Phone
(602) 955-0499 Fax
www.rkaa.com



**Chase Bank
SEC Cactus Rd. & Reems Road
Project Narrative**



ROBERT KUBICEK

Architects and Associates, Inc.

Overview

We are requesting a TAC-1 design review for development of a new bank branch adjacent to the retail shopping center development of the parent parcel. This project is located Southeast of the intersection of Cactus Road & Reems Road. The property is currently zoned PAD, as shown on the submitted Overall Site Plan sheet SP-1 and the Project Application.

2233 East Thomas Road
Phoenix, AZ 85016 - 3474

(602) 955-3900 Phone

(602) 955-0496 Fax

www.rkaa.com

Proposed Site Use

The proposed use of this site is a local bank with covered vehicle canopy for drive-up customer service and automatic teller machine located away from adjacent residential properties.

Project Description

On this site JPMorgan Chase Bank is planning a bank branch retail location. This building will be part of an overall development with continuous architecture and design throughout the site.

Architectural Character Description

The architectural design is intended to be compatible with the retail center buildings under development. Shapes, colors, and materials selected for the project are both consistent and aesthetically compatible with the adjacent proposed retail development features. The landscape design for the new bank branch is intended to coordinate with the adjacent retail development.

The visual elements of the new bank branch draw on a vocabulary of simplified detail and traditional forms. A theme of forms and integrated materials with natural colors provides a relaxed and informal elegance for the building exterior walls. The form of the raised mission tile roof above the glass entryway provides a feature of interest and prominence. The facades of the building are proportioned to provide a comfortable human scale.

Principals:

Robert W. Kubicek, A.I.A.

Harvey G. Unti, A.I.A.

Jorge A. Calderon, V.P.

David J. Gibson, V.P.

Kevin D. Kerpan, V.P.

RECEIVED

MAY 20 2008

COMMUNITY
DEVELOPMENT



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

- 1. UNDERSIDE OF SOFFITS TO BE (1) PAINTS #422 'WORSTED TAY'
- 2. MORTAR COLORS TO MATCH BLOCK.

KEY NOTES

- 1. E.I.F.S. EXPANSION JOINT, SEE DETAIL (I) A9.0, S11. SEE SPECIFICATIONS

E.I.F.S. FINISH TEXTURE TO MATCH EXISTING ADJACENT BUILDINGS. IF NO ADJACENT BUILDINGS ARE PRESENT, SURFACE TO BE SAND TEXTURE.



SIGN SIZES

scale: 1/8"=1'-0"

EXTERIOR ELEVATION LEGEND:

- FIN. FLR. INDICATES FINISH FLOOR LINE
- C.J. INDICATES CONTROL JOINT - SEE DETAIL (S) A9.2
- INDICATES EXTERIOR FINISH COLOR (SEE 'EXTERIOR ELEVATION MATERIAL AND FINISH SCHEDULE')

EXTERIOR MATERIAL / FINISH SCHEDULE

<p>A PAINT MANUFACTURER: PAINT BLOCK TO MATCH 'DRYVIT' #56; COLOR: MONASTERY BROWN</p> <p>B PAINT MANUFACTURER: 'DRYVIT' #42; COLOR: SPECTRUM BROWN</p> <p>C PAINT MANUFACTURER: 'DRYVIT' #202; COLOR: WASHED SUEDE</p> <p>D PAINT MANUFACTURER: PAINT TO MATCH 'KAWNEER' COLOR: BONE WHITE</p>	<p>E PAINT MANUFACTURER: 'DRYVIT' #456; COLOR: OYSTER SHELL</p> <p>F PAINT MANUFACTURER: 'DRYVIT' #454 A; COLOR: STONE GREY</p> <p>G ROOF TILE MANUFACTURER: 'MONIE LIFE' TILE; COLOR: NATURAL BROWN #10C3507B</p> <p>H PAINT MANUFACTURER: 'PITTSBURGH PAINTS'; COLOR: #P0344-S SHIPS HARBOR</p>
---	---

NOTE: SEE REFLECTED CEILING PLAN ON SHEET A3.0 FOR SOFFIT AND CEILING FINISHES



2200 East Thomas Road
Phoenix, AZ 85016-3474
(602) 855-9900 Phone
(602) 855-0498 Fax
www.raa.com

ROBERT KUBACK
Architects And Associates, Inc.

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING
date: 04/03/08

EXTERIOR ELEVATIONS

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...



CHASE
NEW BANK BRANCH #6269
SEC CACTUS ROAD & REEMS ROAD
SURPRISE, ARIZONA

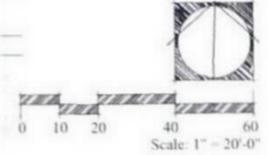
design HU
drawn TEAM
check MS
A5.0
of
job 06015

RECEIVED

MAY 20 2008
COMMUNITY DEVELOPMENT



- SEWALK EASEMENT IF PUBLIC UTILITY EXISTENT
- SIGHT TRIANGLE - BASED ON AASHTO INTERSECTION SIGHT DISTANCE CRITERIA. SEE PLAN FOR REFERENCE ONLY. REFER TO SITE PLAN.
- RETENTION AREA - REFER TO CIVIL GRADING AND DRAINAGE PLAN. SHOWN FOR REFERENCE ONLY. (4:1 TYPICAL SLOPE)
- PROPERTY (R.O.V.) LINE
- PROPOSED MONUMENT SIGN (TOP OF 2) REFER TO ARCH PLANS
- BLIND PROPOSED GRANITE TO PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING AND PROPOSED. VERIFY COLOR AND SIZE AND PROVIDE SAMPLE FOR OWNER'S REF. APPROVAL.
- 35'-0" LANDSCAPE SETBACK
- PROPOSED TELEPHONE EQUIPMENT
- PROPOSED 5'-0" VEE SIDEWALK
- PROPOSED 10'-0" VEE SIDEWALK
- EXISTING PLANT MATERIAL - REFER TO CACTUS PLAZA RETAIL LANDSCAPE PLANS PREPARED BY OTHERS. ANY PLANT MATERIAL DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY LIKE SPECIES AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- WATER METER EASEMENT
- PROPOSED 5'-0" VEE SIDEWALK
- SCREEN WALL - REFER TO DETAIL, THIS SHEET
- EXISTING SIDEWALK (PROTECT IN PLACE)
- EXISTING CURB AND GUTTER
- BICYCLE RACK - SEE ARCH PLANS
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- 18" R/W (TOP) REFER TO CIVIL GRADING AND DRAINAGE PLAN
- LANDSCAPE POUND (TOP) CONTOUR INTERVAL EQUAL TO 1'-0". NO SLOPE GREATER THAN 4:1
- HAVE ALL GRADE TRANSITIONS SMOOTH AND NATURAL
- MEASURE GRADES PERPENDICULAR TO THOSE SHOWN ON CIVIL PLANS
- PROPOSED 7'-0" VEE SIDEWALK
- PROPERTY LINE
- PROPOSED TRASH ENCLOSURE
- EXISTING 5'-0" VEE SIDEWALK
- EXISTING PLANT MATERIAL - REFER TO CACTUS PLAZA RETAIL LANDSCAPE PLANS PREPARED BY OTHERS. ANY PLANT MATERIAL DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY LIKE SPECIES AND SIZE AT NO ADDITIONAL COST TO OWNER.



Master Legend

Sym.	Botanical Name	Common Name	Qty.	Size	Remarks
SEE PLAN	EXISTING PLANT MATERIAL	VARIES	:600 ±	VARIES	PROJECT IN PLACE - REFER TO CACTUS PLAZA RETAIL LANDSCAPE PLANS SUBMITTED UNDER SEPARATE COVER
	DALBERGIA SISSEO	SISSEO TREE	6	24" BOX 36" BOX	TALL UPRIGHT, STANDARD (15'-0" TALL, 4'-0" VEE, 1.25" FIN CALIPER) (15'-0" TALL, 10'-0" VEE, 3.0" FIN CALIPER)
	CERCOCARPUS DESERTI	DESERT PINEWOOD	5	48" BOX	MED. TRNK, LOW BRANCHING, UPPER BRANCHES HIDE (MINIMUM 12'-0" HEIGHT, 12'-0" VEE, 3.5" FIN CALIPER)
	PROSOPIS ALBA THORNLESS	HYBRID THORNLESS MESQUITE	3	48" BOX	SMALL TRNK, LOW BRANCHING, UPPER TRNK SIKES (MINIMUM 15'-0" HEIGHT, 12'-0" VEE, 3.5" FIN CALIPER)
	RUPELLIA PENINSULARIS	BAJA RUELLIA	65	5 GAL	SPACE 4' O.C., 3' FROM HARDSCAPE
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	17	1 GAL	SPACE 3' O.C., 3' FROM HARDSCAPE
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	58	1 GAL	SPACE 3' O.C., 3' FROM HARDSCAPE
	CONVOLVULUS DESERTI	BUSH MORNING GLORY	91	1 GAL	SPACE 3' O.C., 3' FROM HARDSCAPE
	EUPHORBIA RIGIDA	COCKER PLANT	18	5 GAL	SPACE 3' O.C., 3' FROM HARDSCAPE
	MESQUITE PALMIFLORA	RED YUCCA	12	5 GAL	FULL AND BUSHY
	DASYLIRION STRICTUM	GREEN DESERT SPOON	50	5 GAL	FULL AND BUSHY
	EUCHEVERRIA 'BLUE RAZER'	BLUE RAZER	91	5 GAL	SPACE 4' O.C., 3' FROM HARDSCAPE
	EUCHEVERRIA 'VALENTINE'	VALENTINE BUSHY	68	5 GAL	SPACE 6' O.C., 3' FROM HARDSCAPE
	AGAVE CEPHALOPORA	TWIN-FLOWERED AGAVE	36	5 GAL	FULL AND BUSHY
	SURFACE SELECT GRANITE BOULDERS	BOULDERS	22	2'0" x 3'0" x 4'0"	
	TOP DRESSING 1/2" SCREENED DECOMPOSED GRANITE		:6500 ±	1/2" SCREEN	SEE NOTE, THIS SHEET. VERIFY COLOR AND SIZE TO MATCH SELECTED FOR CACTUS PLAZA RETAIL.

PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
NOTE: ALL TREES LOCATED IN PARKING AREAS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 8'-8".
H.P.: HIGH POINT OF LANDSCAPE POUND

Landscape Data Table

	24" BOX	36" BOX	48" BOX
1. TREE SEE RATIO	25%	25%	50%
2. PERCENTAGE OF LANDSCAPE COVERAGE	15%	15%	15%
3. PERCENTAGE OF PLANTS ON AZ. DEPT. OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST	90%	90%	90%
4. PARKING SPACE TO TREE RATIO	8:1	5:1	

PLANT SEE FEETS MINIMUM CALIPER SIZE FOR 48" BOX TREE PER CITY GUIDELINE.

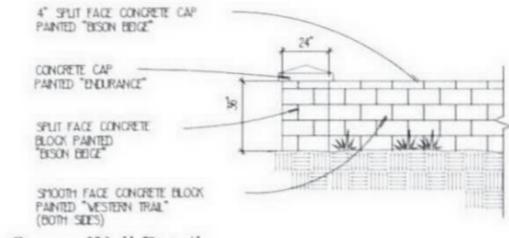
City of Surprise Notes:

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN (3) THREE FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PARKED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
- ALL PLANT MATERIAL SEES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 7'-0" HIGH AND HANG NO LOWER THAN 7'-0" FROM GROUND LEVEL.

Granite Note:

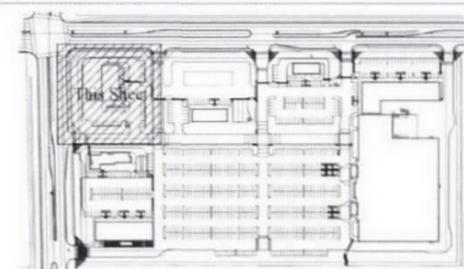
INSTALL A 2" LAYER OF 1/2" SCREENED (MATCH EXISTING) DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO BOX AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, LET TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

NOTE: CONTRACTOR IS RESPONSIBLE TO VERIFY COLOR AND SIZE OF EXISTING GRANITE TOP DRESSING FOUND ON ADJACENT PARCELS. MATCH PROPOSED COLOR AND SIZE WITH EXISTING. CONTACT OWNER'S REP. TO ELIMINATE ANY POTENTIAL CONFLICT.
SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.



Screen Wall Detail

Key Map



Wildwood Design Studio
Landscape Architects

CASE NUMBER: SP08-030

15207 Staghorn Drive
Fountain Hills, AZ, 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- GRANULAR TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAVED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "FILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

RECEIVED

MAY 20 2008

COMMUNITY DEVELOPMENT

ROBEK KABI
Architects And Associates, Inc.

2233 East Thomas Road
Phoenix, AZ 85016-9474
Phone (602) 965-3900
Fax (602) 965-0466
www.roba.com

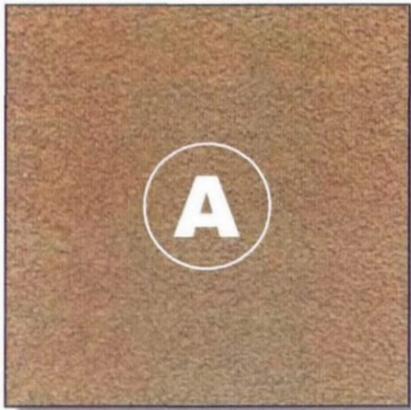
LANDSCAPE PLAN

design RPS
drawn RPS
check RPS

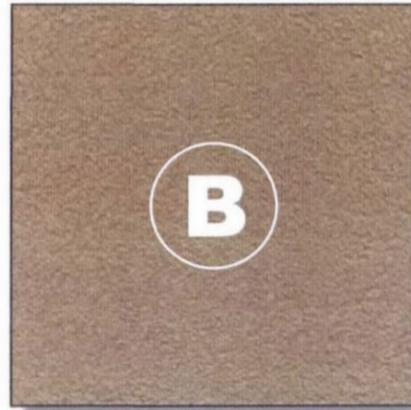
CHASE

NEW BANK BRANCH #6269
SEC CACTUS ROAD & REEMS ROAD
SURPRISE, ARIZONA (MARICOPA COUNTY)

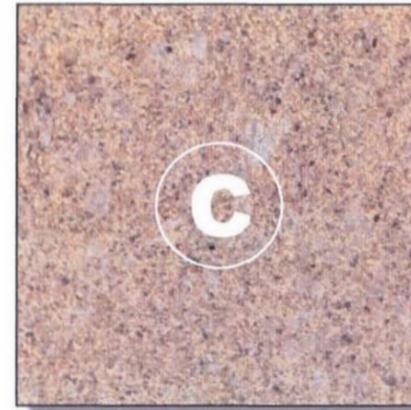
sheet **L1.1** of 06015



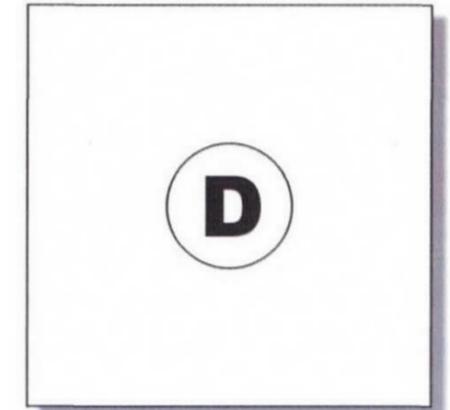
**Paint To Match
Dryvit #381
"Monastery Brown"**



**Paint To Match
Dryvit #142
"Spectrum Brown"**



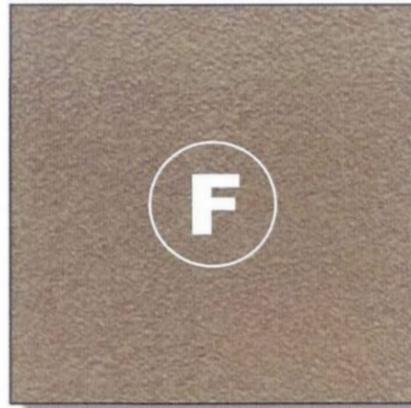
**Paint To Match
Dryvit #202
"Serengeti"
TerraNeo Finish**



**Paint To Match
Kawneer
"Bone White"**



**Paint To Match
Dryvit #456
"Oyster Shell"**



**Paint To Match
Dryvit #454 A
"Stone Gray"**



**Monier Lifestile
Mission S #1MSCS3601
"Desert Driftwood"**

RECEIVED

MAY 20 2008

COMMUNITY
DEVELOPMENT

sheet

A3.0

of

job 06015

design RJS

drawn TEAM

check STS

CHASE

NEW BANK BRANCH #6269

SEC CACTUS ROAD & REEMS ROAD
SURPRISE, ARIZONA (MARICOPA COUNTY)



ROBERT KUBICEK
Architects And Associates, Inc.

2233 East Thomas Road
Phoenix, Az. 85016-3474
(602) 955-3900 Phone
(602) 955-0496 Fax
www.rkas.com



SITE DATA:

ZONING:.....C-2	
LAND AREA:	
RETAIL A.....	396,775 S.F. 9.11 AC.
RETAIL B.....	76,500 S.F. 1.76 AC.
REST C.....	10,000 S.F. 0.23 AC.
CONV STORE D.....	81,600 S.F. 1.88 AC.
BANK E.....	72,348 S.F. 1.66 AC.
REST F.....	96,396 S.F. 2.22 AC.
REST G.....	96,396 S.F. 2.22 AC.
TOTAL LAND AREA.....	789,861 S.F. 18.13 AC.
BUILDING AREA:	
RETAIL A.....	48,783 S.F.
RETAIL B.....	7,485 S.F.
REST C.....	16,780 S.F.
CONV STORE D.....	10,000 S.F.
BANK E.....	4,851 S.F.
BANK F.....	4,082 S.F.
REST F.....	4,082 S.F.
REST G.....	11,000 S.F.
TOTAL BUILDING AREA.....	147,063 S.F.
BUILDING / LAND COVERAGE.....17.8%	

PARKING REQUIRED:	
[RETAIL FACTOR = 1/250 S.F.];	
[RESTAURANT FACTOR = 60% @ 1/150 S.F.];	
[OUTDOOR PATIO FACTOR = 1/200 S.F.];	
RETAIL A.....	
REST C.....	255 SPACES
REST C.....	30 SPACES
CONV STORE D.....	87 SPACES
BANK E.....	18 SPACES
BANK E.....	18 SPACES
REST F.....	60 SPACES
REST G.....	60 SPACES
TOTAL REQUIRED.....	427 SPACES
PARKING PROVIDED:	
RETAIL A.....	366 SPACES
REST C.....	72 SPACES
CONV STORE D.....	40 SPACES
REST F.....	33 SPACES
REST G.....	24 SPACES
TOTAL PROVIDED.....	444 SPACES
PARKING RATIO:.....4.73 SPACES PER 1,000 S.F.	
PARKING STALLS:.....10'0" X 20'0"	
DRIVES:.....	25 / (DRIVES)
	30 / (DRIVES)

LEGEND:

- AREA PHASE 1
- AREA PHASE 2

NOTE:
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
 THE TOTAL AREA OF THE SITE IS APPROXIMATELY 18.13 ACRES.



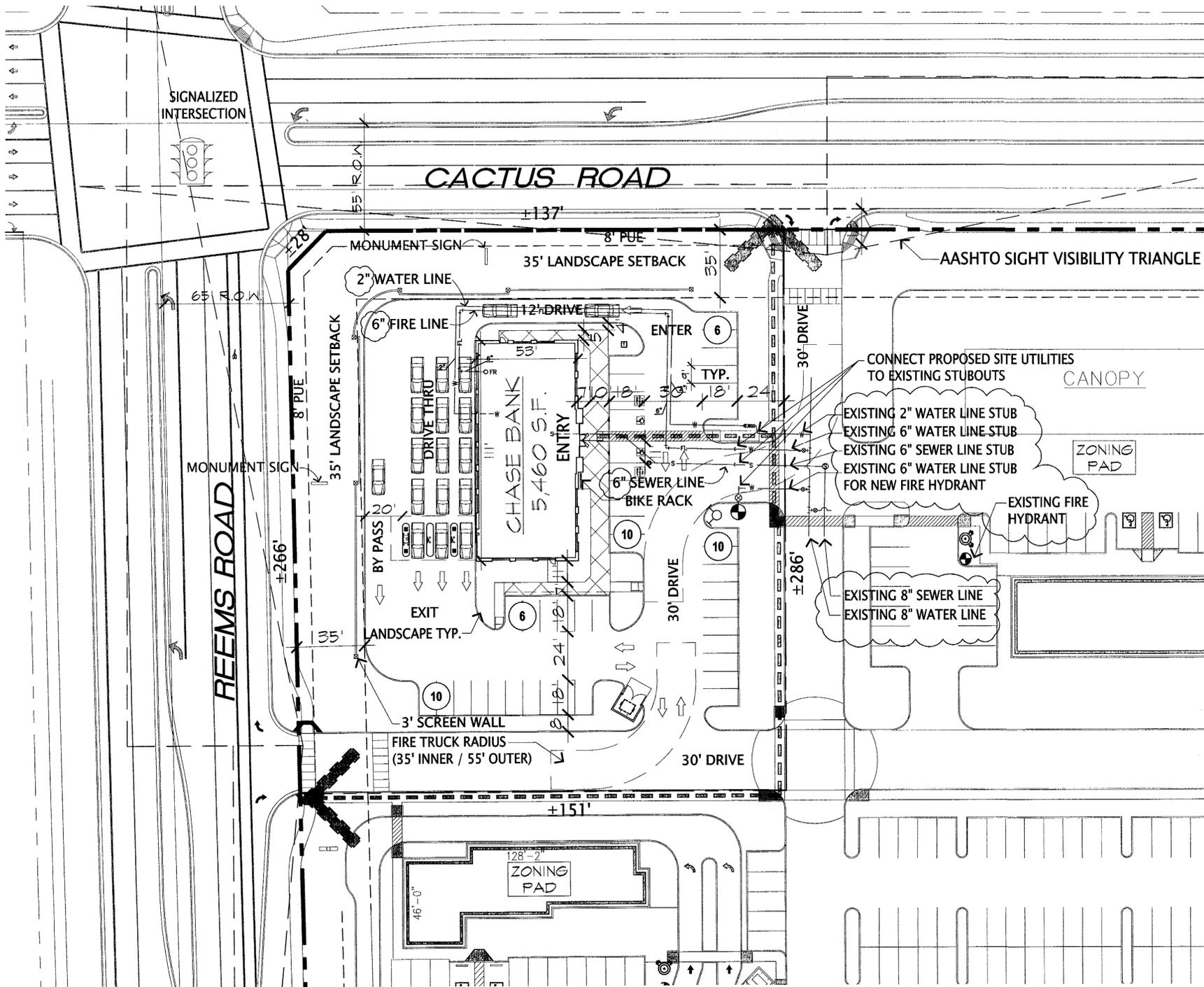
APPROVED MASTER SITE PLAN

RETAIL CENTER

SEC Cactus Rd & Reems Rd
 Surprise, Arizona
 March 6, 2007



SITE PLAN



preliminary site plan

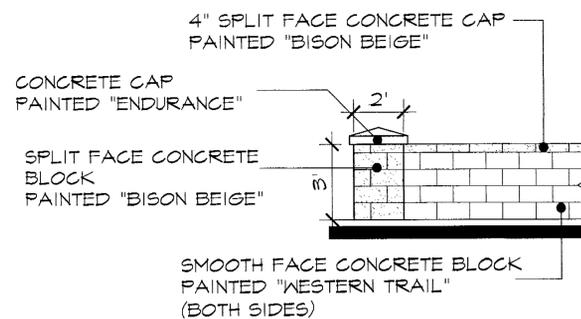
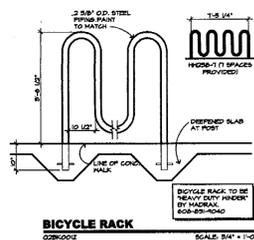
scale: 1" = 30'-0"
 0 30 60 90

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



legend

- TRANSFORMER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PEDESTRIAN ACCESS



PLAN VIEW SCREEN WALL

SCALE: 1/4" = 1'-0"

project directory

DEVELOPER:
 CONTINENTAL PROPERTIES COMPANY, INC.
 1134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WISCONSIN 53051
 CONTACT: MIKE KUMELSKI
 PHONE: (262) 502-5500
 FAX: (262) 502-5522
 E-MAIL: mkumelski@cproperties.com

ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: KEVIN KERPAN
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: kkerpan@rkaa.com

site data

EXISTING ZONING:	PAD
NET SITE AREA:	1.66 ACRES (72,530 S.F.)
PROPOSED USE:	BANK
BUILDING AREA:	5,460 S.F.
CHASE BANK:	5,460 S.F.
TOTAL BUILDING AREA:	5,460 S.F.
SITE COVERAGE:	7.52 %
TOTAL PARKING REQUIRED:	28 SPACES
TOTAL PARKING PROVIDED:	42 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

CHASE BANK (5,460 S.F.)
 RETAIL BRANCH (3,845 S.F.) @ 1/250 = 16 SPACES
 MORTGAGE AREA (1,615 S.F.) @ 4 MIN. + 4/1000 S.F. = 12 SPACES
 (7.7 / 1000)

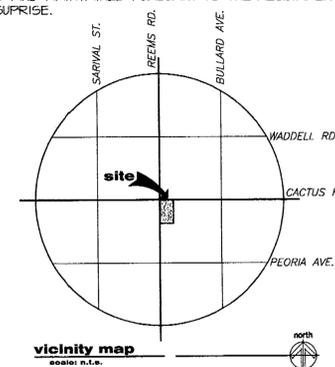
site notes

- * ALL CONSTRUCTION WILL COMPLY WITH THE CODES ADOPTED BY COS AT THE TIME OF PERMIT APPLICATION
- * ALL ACCESS ROADS AND ALL TURNING RADIUS, INCLUDING PARKING AISLE ISLANDS SHALL COMPLY WITH REQUIREMENTS OF WB-50.
- * IBC CONSTRUCTION TYPE- V-B
- * IBC OCCUPANCY- M MERCANTILE
- * FIRE LANES SHALL BE IDENTIFIED PER THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS
- * SIDEWALKS TO BE MINIMUM OF 5' WIDE, AND 7' WHERE ADJACENT PARKING OCCURS UNLESS PARKING STOPS ARE USED.

NOTE: "WATERFLOW TEST RESULTS PRODUCING ADEQUATE FLOW SHALL BE SENT TO Waterflowtests@surpriseaz.com BEFORE A BUILDING PERMIT WILL BE ISSUED."

NOTE: "THE SURPRISE FIRE PREVENTION DIVISION FORM IS THE ONLY ACCEPTABLE WATERFLOW TEST FORM AND IS AVAILABLE AT <http://www.surpriseaz.com/common/modules/documentcenter2/documentview.asp?DID=1272>"

ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPERATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.



RECEIVED

MAY 20 2008
 COMMUNITY DEVELOPMENT

sheet SP-1 of job 06015
 design KW
 drawn KW
 check KDK

2233 East Thomas Road
 Phoenix, Az. 85016-947
 (602) 955-3900 Pkbr.
 (602) 955-0496 Fx
 www.rkaa.com

R K A A
Architects And Associates, Inc.

PREPARED FOR RECORDING
 date 5-8-08

CHASE BANK
 SEC Cactus Rd. and Reems Rd.
 Surprise, Arizona

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-019
MAJOR GENERAL PLAN AMENDMENT**

for:

COTTON LANE NORTH & SOUTH

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	Vineetha Kartha, Planner 623.222.3155
LOCATION:	Southwest corner of Cotton Lane and Waddell Road.
SIZE:	± 44 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Low-Density Residential to Mixed Use.
APPLICANT:	LTM Partners LLC Jason Walborn 28340 N 92 nd Place Scottsdale, AZ 85262 Phone: 480-323-9372 Email: Jason@ltmpartners.com
OWNER:	Ron Barness Cotton Waddell SWC Investors LLC 8111 E Indian Bend Rd Scottsdale, AZ 85250 Phone: 480-949-1050
SUGGESTED MOTION:	Public hearing only, no action required.

DRAINAGE:

As a part of the Maricopa Water District irrigation system, an irrigation channel traverses the property from west to east on the north property line. Offsite drainage areas for the development which originate from the north and northwest are partly intercepted through the irrigation canal. The Cotton Lane property is partly located within a floodplain (as shown by Maricopa County Assessor), most likely due to the ponding along Cotton Lane to the east.

VEGETATION/WILDLIFE

The property is located in an area that has been previously disturbed for agricultural operations. On a preliminary analysis and based on the history of the site and surroundings, no endangered, threatened or proposed endangered or threatened plants or animals occur on the property.

PROPERTY CONTEXT:

The property is located in a high growth area within a county island (Surprise) surrounded by the city's incorporated area. The surrounding areas are comprised of properties that have already been developed or under the last stages of development.

Existing/Surrounding Land Use:

Site:	Low-Density Residential (3-5 du/ac)
North:	Mixed Use
South:	Low-Density Residential (3-5 du/ac)
East:	Mixed Use
West:	Low-Density Residential (3-5 du/ac)

UTILITIES AND SERVICES:

Water:	Arizona American Water
Sewer:	City of Surprise SPA 1
Fire:	Currently the project is located within Maricopa County and served by the county fire department or by Rural Metro. Once annexed, the Surprise will serve the proposed site.
Police:	The project is currently served by Maricopa County Sheriff's Department. Once annexed, the Surprise Police Department will serve the project.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map

ⁱ United States Department of Agriculture, “Natural Resources Conservation Service – Web Soil Survey”, accessed at <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, accessed on May 06, 2007.



APPENDIX A

Outreach Meeting Comments

GPA08-019 Cotton Lane North & South

Northwest Regional Library, April 21st

6:00 PM

GPA08-019 Cotton lane North & South

Will there be commercial on the entire 44 acres?

We are planning a pedestrian oriented development in the 44 acres, which will be predominantly commercial.

What kind of tenants do you expect in the center? Can you name any potential tenants.

Predominantly retail/entertainment, restaurants and such. We are not in contract with anyone at this point of time.

For a project of 44 acres, 210000 sq feet seems to be quite small.

The project was initially divided into a north and south parcel of 22 acres each and hence the application states 210,000 sq ft for the 22 acre parcel. Since then we have combined both the parcels to form an aggregate of 48 acre parcel.

Do you have any conceptual plans at this time?

No.

Northwest Regional Library, April 23rd

6:00 PM

GPA08-019 Cotton Lane North & South

Define the boundaries of the project once again.

The project is located at the southwest corner of Cotton Lane and Waddell Road on about 48 acres.

What is the timeframe for development?

We are planning for annexation, rezoning and site plan for the early part of next year. Construction for mid 2009 and expecting to be open in 2010.



APPENDIX B

Written/Emailed Comments

GPA08-019 Cotton Lane North & South



APPENDIX C

Commenting Agencies

GPA08-019 Cotton Lane North & South

1. Arizona Department of Environmental Quality
No Comments
2. Arizona Department of Transportation
Letter Attached
3. Luke AFB
No Comments
4. Arizona Water Resources Dept
5. City of Glendale Planning Department
No Comments
6. Jordan & Bischoff P.L.C
No Comments



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 16, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Cotton Lane North and South/ GPA08-019/ SWC Cotton Lane & Waddell Road

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have impact on our highway facilities in this area.

ADOT does reserve the right to review and comment on all development plans for this site as to any impact they may have on the State Highway System.

Should you have any questions please feel free to contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



2601 Award Recipient

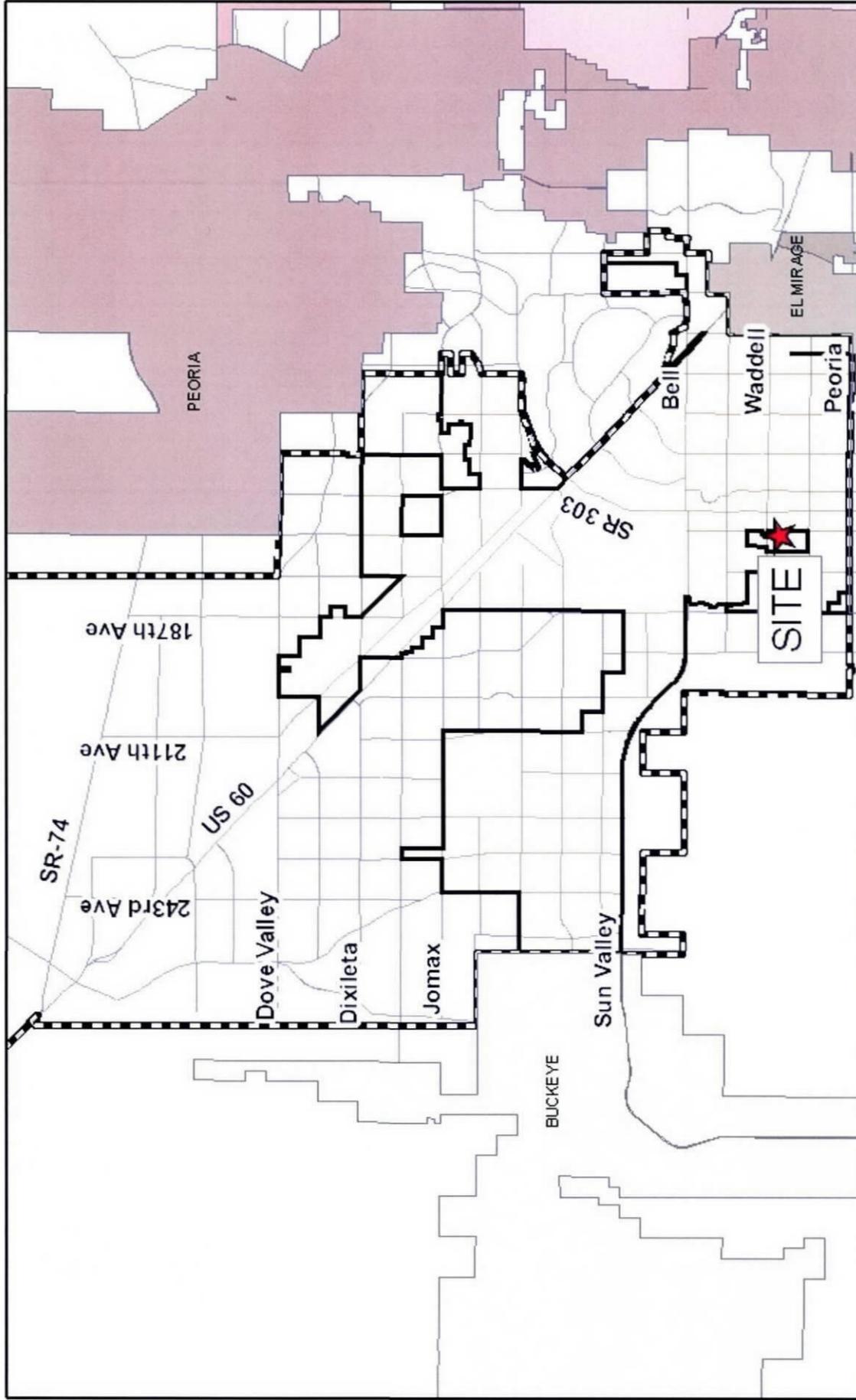


APPENDIX D

Maps/Graphics

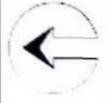
GPA08-019 Cotton Lane North & South

GPA08-019 Cotton Lane North & South



Legend

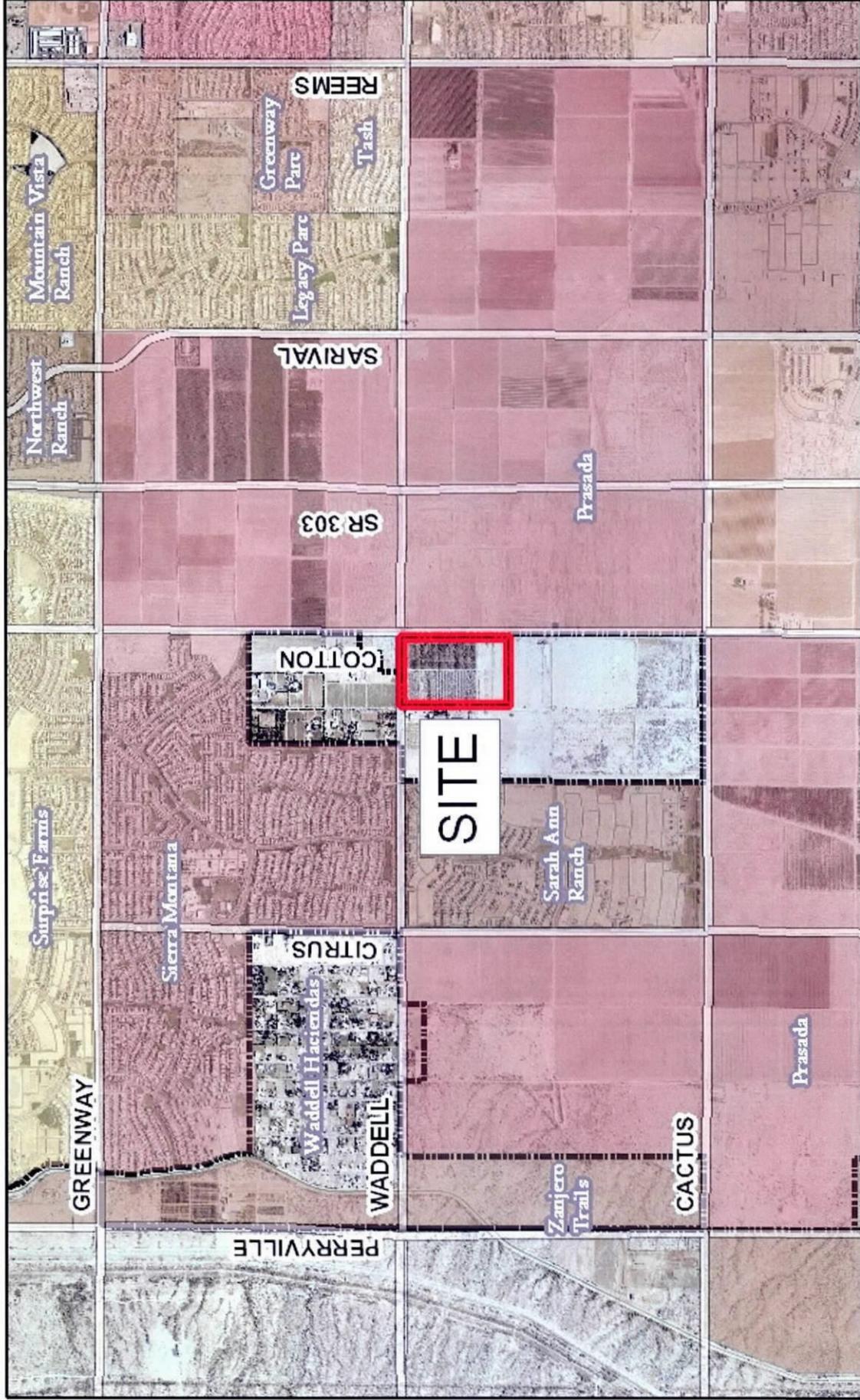
-  Municipal Planning Area
-  Incorporated Boundary



Not to Scale

Appendix D Map 1 - Vicinity Map

GPA08-019 Cotton Lane North & South



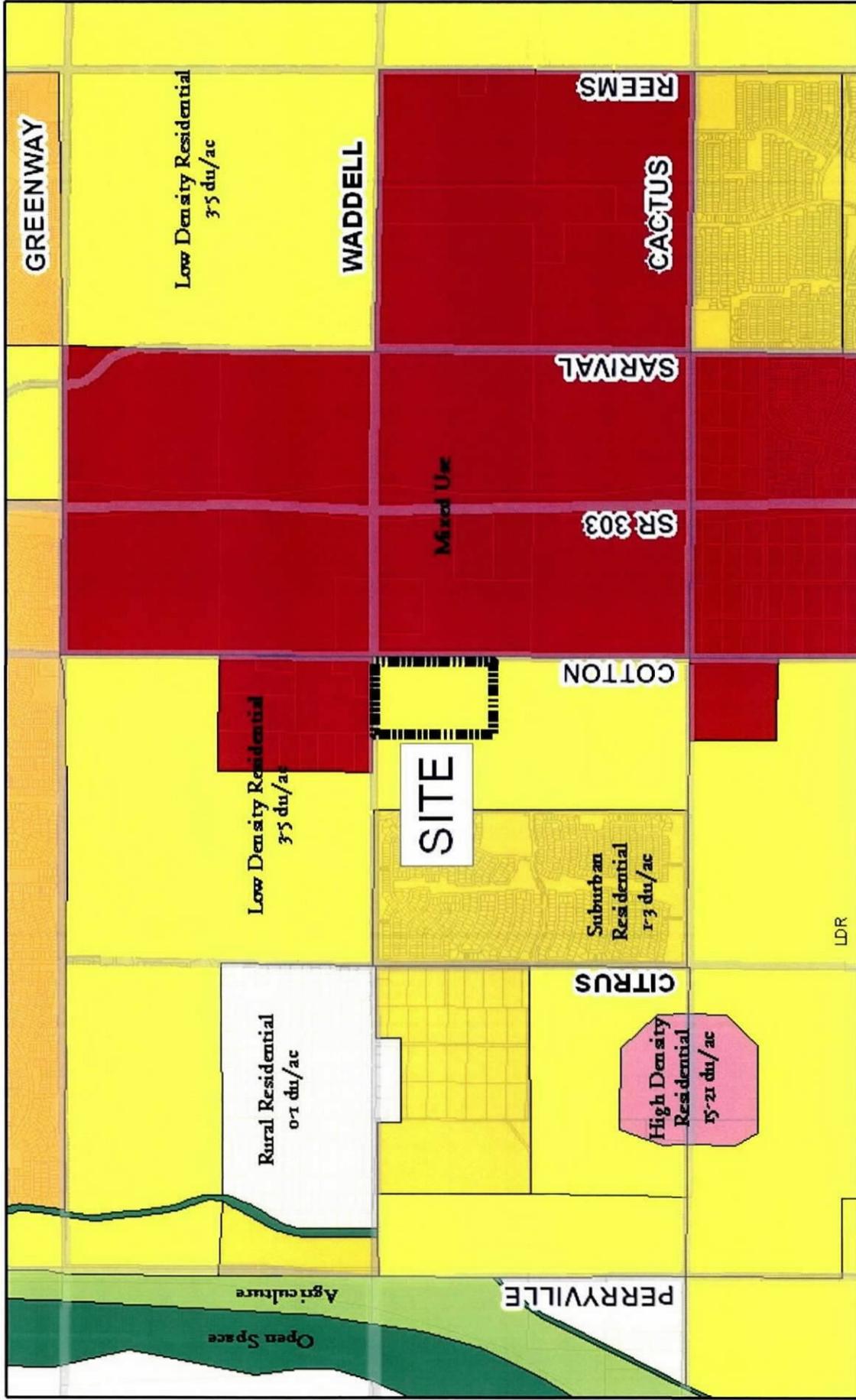
Legend

- Major Streets
- Incorporated Boundary

Not to Scale

Appendix D Map 2 - Context Map

GPA08-019 Cotton Lane North & South



Legend

Major Streets

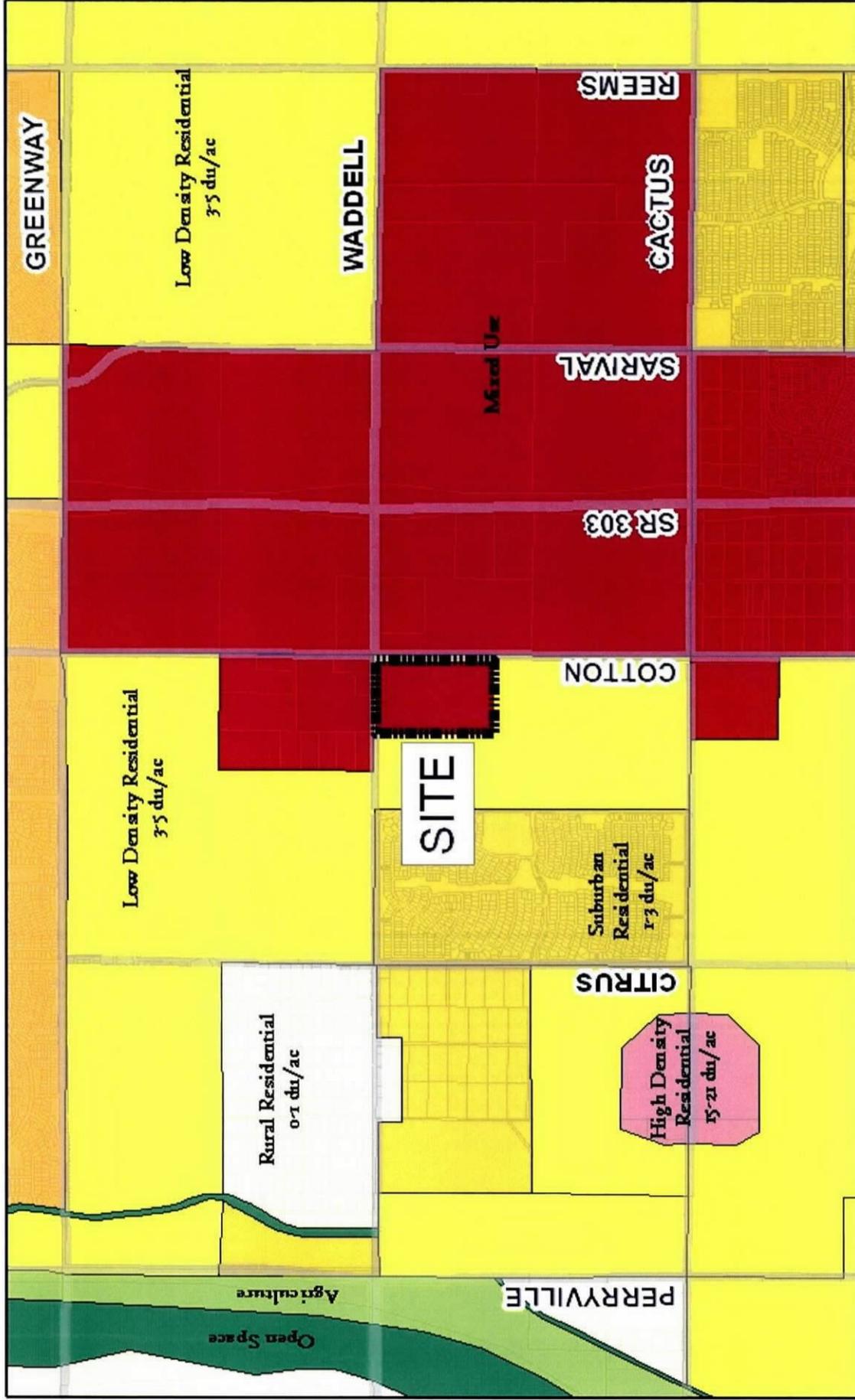


Not to Scale

Appendix D

Map 3 Current Land Use

GPA08-019 Cotton Lane North & South



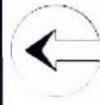
Appendix D
Map 4 Proposed Land Use

GPA08-019 Cotton Lane North & South



Roadway Classification

- Minor Arterial
- Major Arterial
- Freeway



Not to Scale

Appendix D
Map 5 Transportation Map

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-033
MAJOR GENERAL PLAN AMENDMENT**

for:
GRAND OASIS

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	Vamshee Kovuru, Planner, 623.222.3142 David Neal, Planner, 623.222.3136
LOCATION:	North of Dove Valley Road, West of Grand Avenue
SIZE:	± 155.2 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Rural Residential (RR) to Low-Density Residential (LDR) and High-Density Residential (HDR)
APPLICANT:	Withey Morris Contact: William Lally 2525 East Arizona Biltmore Circle, A-212 Phoenix, AZ 85016 Phone: 602-230-0600 Fax: 602-212-1787 Email: wel@witheymorris.com
OWNER:	BVPG Holding Contact: Tana Wahtola P.O. Box 16460 Phoenix, AZ 85016 Phone: 602-230-1051 Fax: 602-212-2826 Email: twahkola@vtaig.com
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject property is approximately 155.2 acres in size and located within unincorporated Maricopa County, north of Dove Valley Road and west of Grand Avenue. The City of Surprise General Plan 2020 designates this area as Special Planning Area 5 (SPA 5).

The developer is proposing to amend the general plan land use map from Rural Residential to Low-Density Residential and High-Density Residential for a proposed master planned community called Grand Oasis. The development proposes approximately 986 dwelling units at an overall density of 6.35 du/ac. The overall density is an average of Low-Density Housing at 3-5 du/ac and High-Density Housing at 15 du/ac. The development also includes approximately eighteen percent of open space designated under active and passive uses.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing and City Council public hearing, and require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held on April 21 and 23, 2008.
- The sixty-day review period was held from March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning commission is being held on June 3, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment on July 24, 2008.

HISTORY:

The property is vacant natural desert land that has been used for some farming and grazing in the past. The property is within Maricopa County jurisdiction and within City of Surprise Municipal Planning Area.

TOPOGRAHY/SOILS:

The subject property is relatively flat with low to moderate slopes.

The predominant soil type in the property is ebon, a very gravelly loam, a deep well drained soil type. The soil base is stable for building construction with few limitations. These limitations may be overcome through proper engineering of the building foundation.

DRAINAGE:

Maricopa County Flood Control currently shows two washes running through the property along east and west of the property. Results derived from the Maricopa County

Flood Control Wittmann Drainage Study have been incorporated into the site design. Wash areas and tributaries are being preserved for recreational and water control uses.

VEGETATION/WILDLIFE

The site contains natural Sonoran Desert vegetation that include creosote, paloverde, mesquite, ironwood, acacia, ocotillo, and saguaro, as well as many shrub and ground cover plants.

Common desert animal species have been observed on the site. These include desert cottontail, antelope squirrel, javalina, dove, gambel's quail, turkey vulture, american kestrel, wren, and various reptilian life.

No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac)
- North: Rural Residential (0-1 du/ac), Employment and Commercial
- South: Rural Residential (0-1 du/ac), Low-Density Residential (3-5 du/ac)
- East: Rural Residential (0-1 du/ac), Low-Density Residential (3-5 du/ac) and Employment
- West: High-Density Residential (15-21 du/ac) and Low-Density Residential (3-5 du/ac)

The majority of the subject property is surrounded by 2,940 acres of land owned by Broadstone Ranch, LLC and Arizona State Land Department with a proposed master planned development called Broadstone Ranch. The property towards North-East across Grand Avenue is owned by Burlington Northern Santa Fe Railway and Arizona State Land Department. The land on the north side across Grand Avenue belongs to Arizona State Land Department and remains undeveloped.

UTILITIES AND SERVICES:

- Water: None
- Sewer: None
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Access point along Grand Avenue

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-43 zoning. This zoning will typically allow one home on lots over one acre. The property has an approved Comprehensive Plan Amendment through Maricopa County. Through this

amendment the land use was changed from Rural Residential (0-1 du/ac) to Small Lot Residential (2-5 du/ac) and High-Density Residential (15+ du/ac). The property has a pending rezoning case through Maricopa County.

Future Entitlement:

For this development to continue through the city of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the city of Surprise incorporated area.

Depending upon the County entitlements, the zoning may transfer to city of Surprise.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

See attached letters

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map

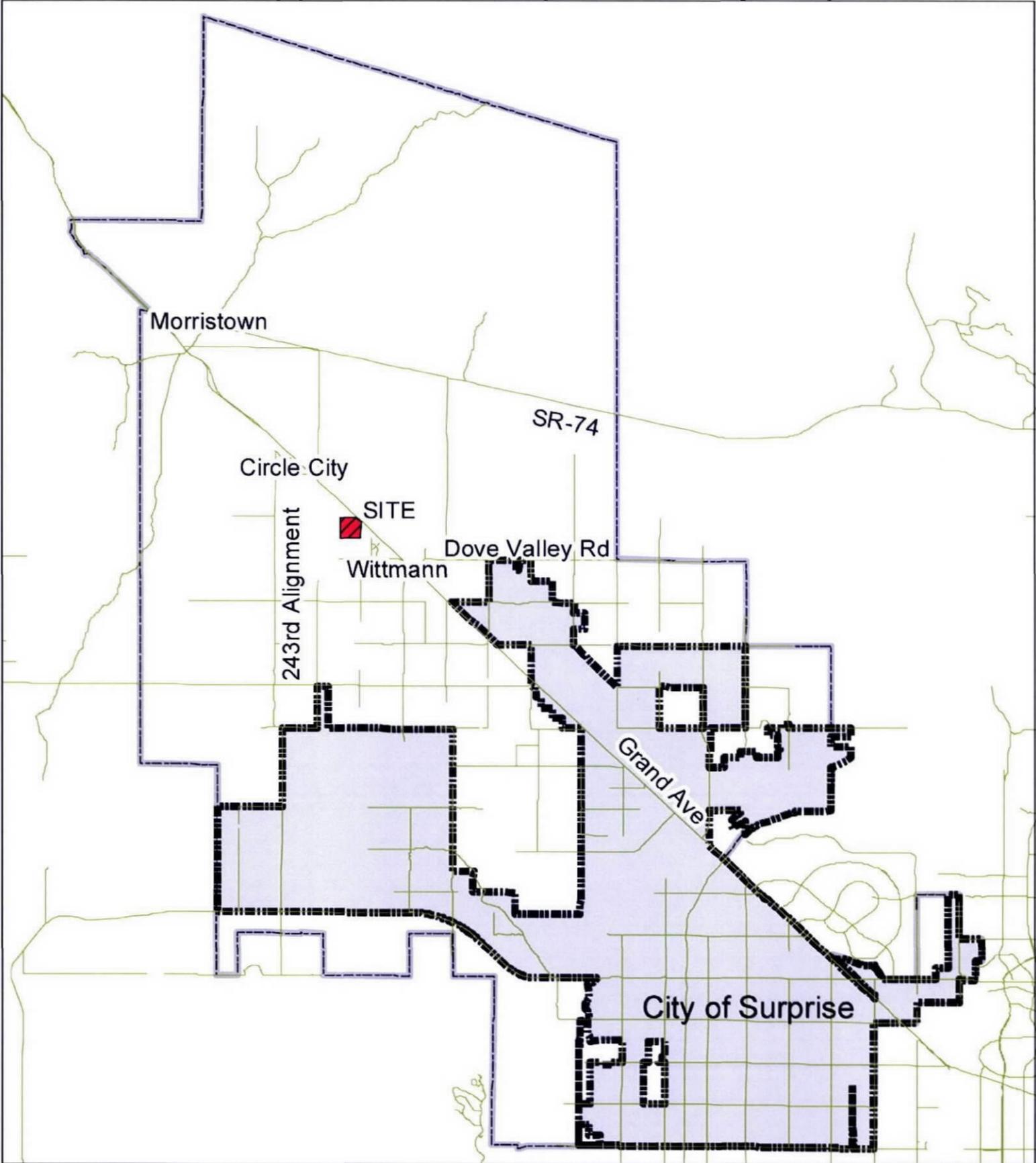


APPENDIX A

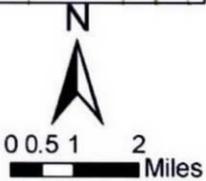
Outreach Meeting Comments

GPA08-033 Grand Oasis

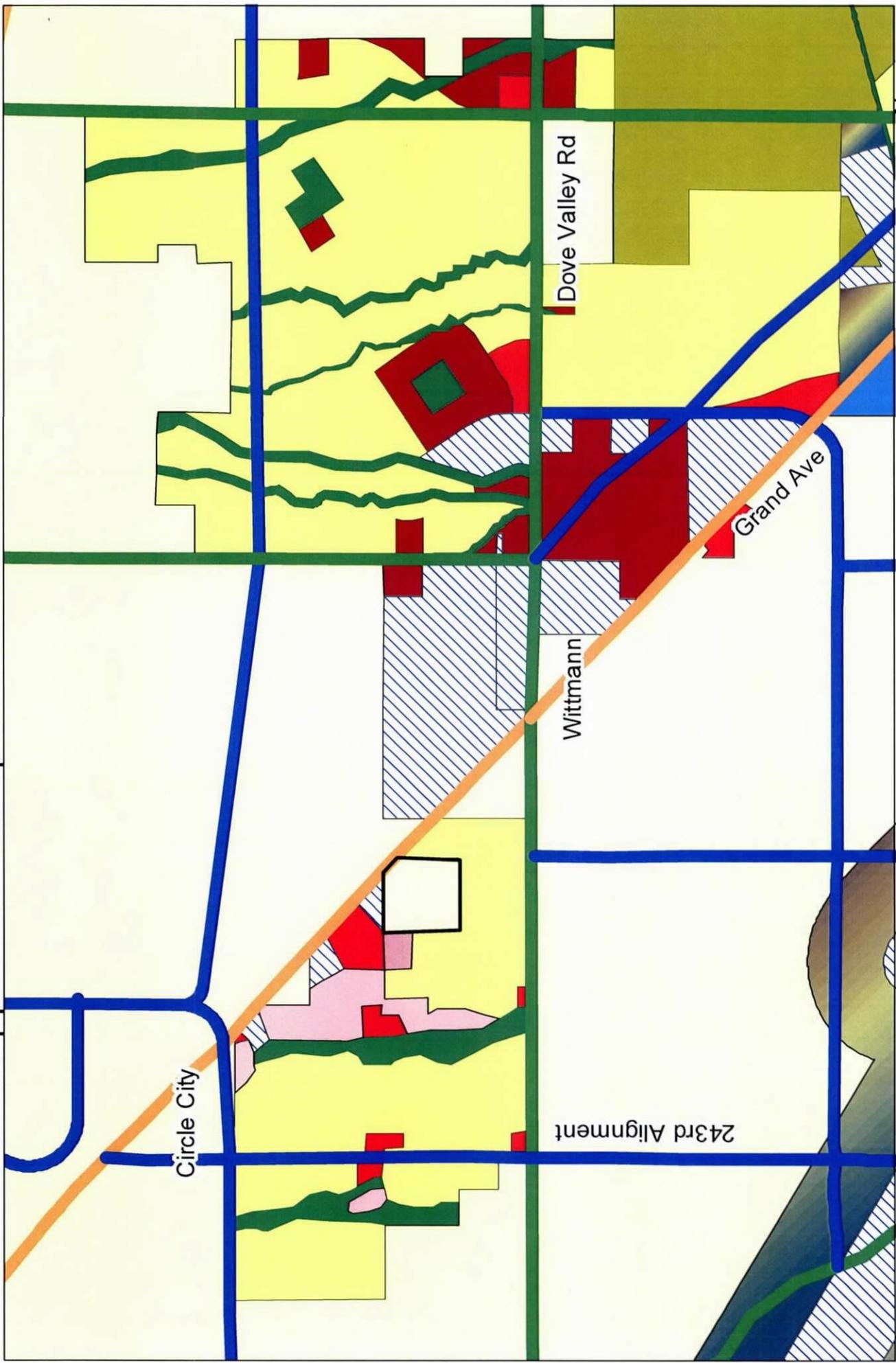
Appendix D: Map 1 - Vicinity Map



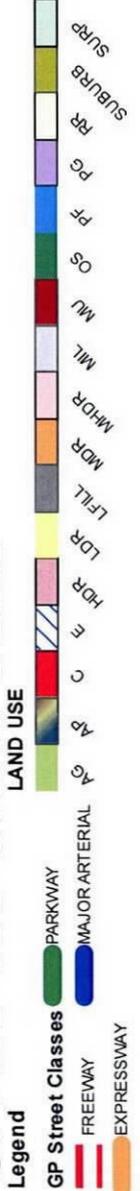
GPA08-033 Grand Oasis



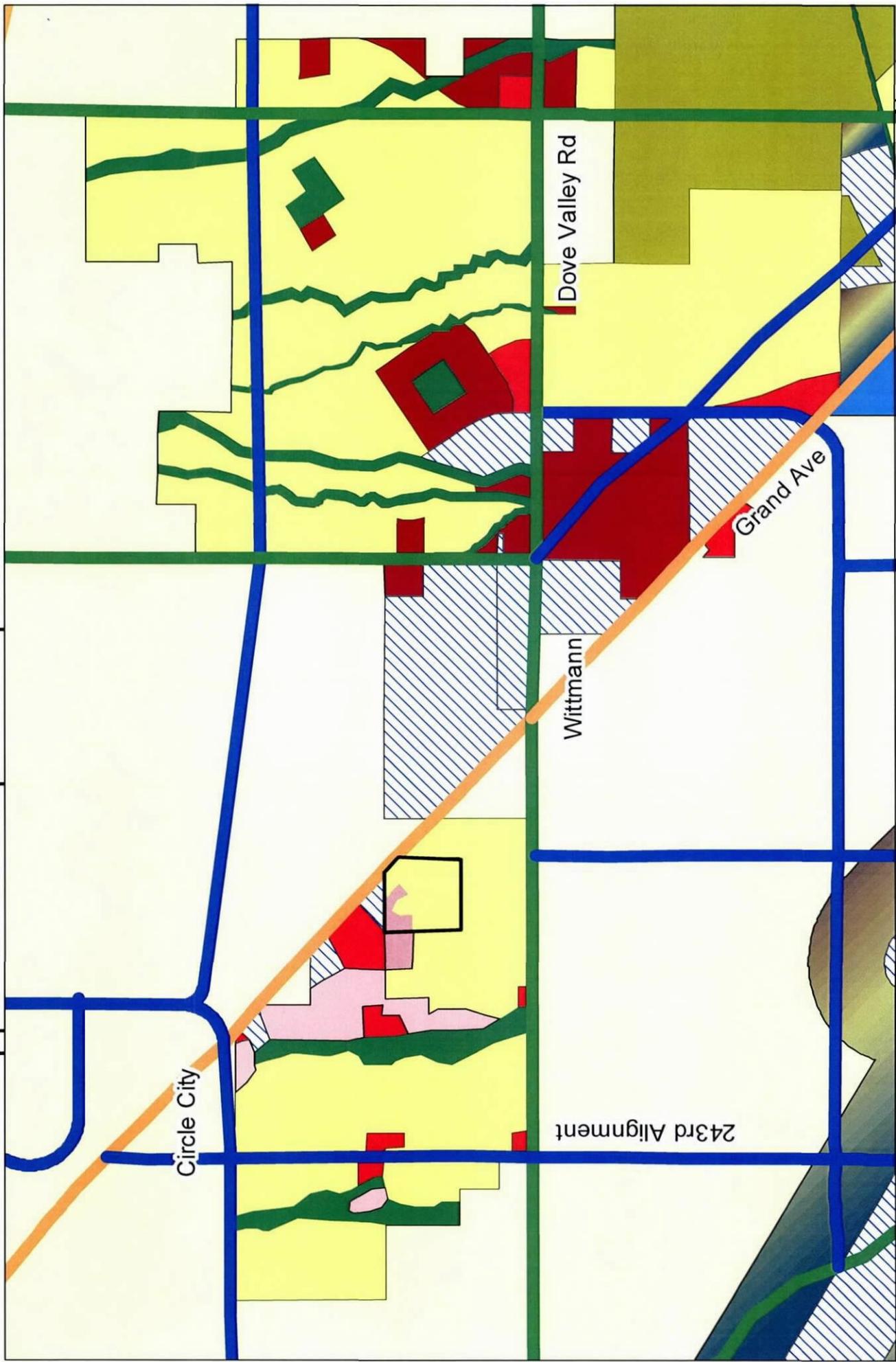
Appendix D: Map 3 - Current Land Use



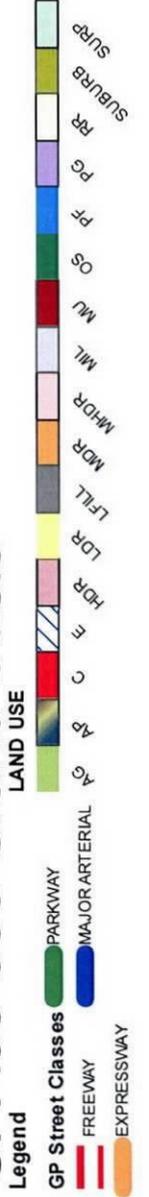
GPA08-033 Grand Oasis



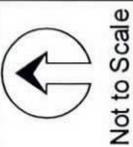
Appendix D: Map 4 - Proposed Land Use



GPA08-033 Grand Oasis



GPA08-033 Grand Oasis



Not to Scale

- Roadway Classification**
- Minor Arterial
 - Major Arterial
 - Parkway
 - Expressway

Appendix D: Map 5 Transportation

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-038
MAJOR GENERAL PLAN AMENDMENT**

for:
SURPRISE AIRPARK

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	David Neal, Planner, 623.222.3136
LOCATION:	Generally south of SR-74 and west of the 243 rd Avenue alignment.
SIZE:	± 558 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Commercial (C) and Rural Residential (RR) to Airport Preservation (AP) . A text amendment to allow aviation uses in the Airport Preservation land use.
APPLICANT:	James Bullis Surprise Commercial Development, LLC 4650 38 th Avenue South, #110 Fargo, ND 58104 Phone: 701.281.8001 Fax: 701.281.8007 Email: jim@bullislaw.com
OWNER:	James Bullis Surprise Commercial Development, LLC 4650 38 th Avenue South, #110 Fargo, ND 58104 Phone: 701.281.8001 Fax: 701.281.8007 Email: jim@bullislaw.com
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject site is approximately 558 acres of unincorporated Maricopa County near the unincorporated Morristown townsite. The property is adjacent to the 243rd Avenue alignment just south of SR 74. The City of Surprise General Plan 2020 designates this area as Special Planning Area 4 (SPA 4).

The developer is proposing to amend the general plan land use map from Rural Residential and Commercial to Airport Preservation and includes a text amendment to the General Plan 2020 land use element to allow for the improvement and future development of the existing airstrip. The runway is intended to be improved for flight operations and maintenance. The development would propose large lot housing with aircraft hangars and runway access. There could also be land used for hangars and aircraft parking areas available for additional private aircraft storage. Other potential uses on the property include residential housing limited to two homes per acre and commercial businesses catering to or requiring light aviation needs.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing, and City Council public hearing. The amendment will require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held April 21 and 23, 2008.
- The sixty-day review period was held March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission is being held June 3, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment July 24, 2008.

HISTORY:

The airstrip on the property was originally developed by Shell Oil to provide convenient access to the nearby Castle Hot Springs Resort for their executives. The runway is currently registered through the Federal Aviation Administration (FAA). After the interest in the resort declined, the property has changed ownership with little improvement to the property. The runway is currently a graded strip in useable condition for aviation purposes. Over the history of the property a single-family house and several accessory buildings also exist on the site. These buildings were recently purchased by the developer.

TOPOGRAHY/SOILS:

The subject property is relatively flat with an overall elevation change of approximately 100 feet over 2.5 miles. The predominant soil type in the region is ebon, a deep well drained loam soil type. The soil base is stable for building construction with few

limitations. Any potential limitations may be overcome through proper engineering of the building foundation.

DRAINAGE:

Maricopa County Flood Control currently shows one major wash running through the property, the Iona Wash, recognized in the Wittmann Drainage Study. Drainage on the property generally flows from north to south.

VEGETATION/WILDLIFE:

The area is characterized with natural desert vegetation to include palo verde, mesquite, saguaro, and assorted brush and ground cover. Typical wildlife can be observed on the site to include rabbits, quail, coyote, and javalina. The area is also open to free range ranching activities at this time. No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac) and Commercial
- North: Rural Residential (0-1 du/ac)
- South: Rural Residential (0-1 du/ac)
- East: Rural Residential (0-1 du/ac) and Commercial
- West: Rural Residential (0-1 du/ac)

The majority of the subject property is surrounded by land owned by the Arizona State Land Department and remains undeveloped. The approximately 160-acre property to the south is privately owned and undeveloped. West of the property is the Morristown area with some one acre or large lot homes. These homes are over one-half mile from the airstrip at the closest point. Within one mile of the south end of the airstrip, there is one privately owned retail establishment, a bar, restaurant, and entertainment venue, on the south side of Grand Avenue (37839 N. Grand Ave.). It is unknown if this business is still in operation. There is no development within one mile north of the airstrip.

UTILITIES AND SERVICES:

- Water: Private well
- Sewer: Private septic
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Graded private road near 243rd Avenue alignment from SR 74.

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-43 zoning. This zoning will typically allow one home per acre. Aviation use is possible with the application of a special use permit through Maricopa County.

Future Entitlement:

For this development to continue through the City of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the City of Surprise incorporated area.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

Circle City Fire Department

City of Glendale

ADOT – See attached letters

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-038 Surprise Airpark

Northwest Regional Library, April 21st

6:00 PM

GPA08-038 Surprise Airpark

What kind of planes will use this facility?

Single jet engine and piston engine airplanes

Do you have any noise contours for the facility and do you have any entitlements for the noise contours?

No. We don't have any entitlements for the noise contours and the noise contours are approximately a mile around the runway.

Northwest Regional Library, April 23rd

6:00 PM

GPA08-038 Surprise Airpark

Are you aware that there are two other airparks in the vicinity. Although I am in general support of aviation uses, have you considered the air traffic in the vicinity? The other airpark is located south of Castle Hot-springs Road. We do not want to encroach on each other, but coexist peacefully.

The applicant is aware of the surrounding air traffic and is working to ensure no conflict of air space.

How much air traffic are you planning to add?

The air traffic will be low to start with. At ultimate build out the airpark may provide levels of traffic consistent with Stellar Airpark in Chandler.

What is your timeline for construction?

2-4 years.

What is the amount of residential or commercial in the airpark?

The airpark is proposing mostly residential with small amounts of commercial uses. Commercial uses may include storage of private aircraft, business that

serve or repair aircraft, or some business that may take advantage of the runway for transporting people or goods.

What size planes are you planning to operate?

Single jet engine and piston engine airplanes

What is the footage of the airstrip?

$\pm 5,150$ feet



APPENDIX B

Written & Emailed Comments

GPA08-038 Surprise Airpark

Mr. Neal, in reading this plan, I was struck with the number of instances that the city of Surprise was mentioned to describe the impacts of this plan. I do not remember seeing the words "Morristown", "Circle City" or Wittmann mentioned in the same context. Why does the city believe that it has the exclusive right or authority to change the landscape for the folks in these three areas? Just because Surprise has the governmental authority to plan for these areas does not mean that those plans exclude the desires of the existing residents.

The plans to take land and build an airport for Surprise or a commercial project for Surprise need to be realigned with the desires of the folks who occupy these lands and who live there year round. You were advised of our desires in the "village" meetings and yet those desires seem to have been overlooked entirely.

SHAME ON YOU and SHAME ON SURPRISE. We had thought that a new era of understanding had begun with recent meetings and with the new council and mayor but it seems that the smoke and mirrors continue as always. You can bet that our resistance continues as well.

Dennis Dodgen

webmaster@wittmanncitizens.com

From: Jan Dodgen [jwdodgen@hughes.net]
Sent: Tuesday, April 22, 2008 9:22 AM
To: David Neal
Subject: GPA08-038 Surprise Airpark proposed for Morristown, General Plan Update, Surprise Home Page

Importance: High

Excuse me, but where does this fit into the Neighborhood concept? And, how does this make the City of Surprise a good neighbor?

When you all came out to meet with us at Nadaburg school we honestly thought you would finally leave us alone. Was that just another way to try to appease us while you continue to run over us like a steamroller?

Do you know what an airport would do to home values in Surprise, Sun City West, Sun City Grand, Wittmann, Morristown and Circle City in an ever decreasing market? NO ONE wants to live near an airport and do you realize that a lot of this area is in the Luke hazard flyover zone, not just the noise zone?

Add this to the BNSF facility that is proposed and you are going to ruin the entire West Valley. Is Surprise so greedy that you can't leave just one small piece of the desert untouched? We don't want to become another downtown Chicago. This will certainly guarantee that Surprise will never become another Scottsdale.

I'm not even going to touch the proposed zoning changes for approximately 4,900 acres at Lake Pleasant.

Jan Dodgen, REALTOR
CBR - Certified Buyer Representative
corporate name removed at request of corporation
address removed
phone numbers removed

"Quality Service Isn't Expensive - It's Priceless"



APPENDIX C

Commenting Agencies

GPA08-038 Surprise Airpark

Circle City Fire Department
Asked for timing of the project.

City of Glendale
No comments at this time.



Arizona Department of Transportation
Aeronautics Division

Post Office Box 13588 Phoenix, Arizona 85002-3588

Janet Napolitano
Governor

Victor M. Mendez
Director

Barclay Dick,
Division Director

May 9, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Surprise Airpark /GPA08-038/24415 W. Rockaway Hills Dr., Morristown, AZ

Dear Ms. Dager:

I have received a copy of the letter to you from Ms. Annette Close, ADOT, Intermodal Transportation Division. I have received the assignment for review of the proposed airport.

I would like to offer the following initial comments:

1. The airport proponent shall file the Federal Aviation Administration (FAA) form 7480-1.
2. It appears that this proposed airport is within twenty-four (24) statute miles of the exterior boundary of an urbanized area. A.R.S. 28-8205 requires State Transportation Board (STB) approval of the construction of a new airport within twenty-four (24) statute miles of the exterior boundary of an urbanized area.
3. The airport proponent shall comply with all planning and zoning regulations.

Please keep me informed of the progress of this airport.

If you have any questions, please call me at (602) 294-9144 or e-mail at KPotts@azdot.gov.

Sincerely,

Kenneth S. Potts, A.A.E.
Airport Projects Planning Manager

ksp





Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 23, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: **Surprise Airpark** / GPA08-038/ 24415 W. Rockaway Hills Dr., Morristown, AZ

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After reviewing the Planning and Zoning Application, ADOT would like to advise you of future improvements on SR 74 that include access control. Any contemplated access from the envisioned airport to SR 74 should be planned at the future 243rd Avenue traffic interchange.

Attached please find two draft study plans from URS Designing Consultant for ADOT, illustrating this interchange. I will also forward your letter to ADOT Aeronautics Division for their review. If you or the developers have any questions please contact Michael Klein, Airport Development Program Administrator at P.O. Box 13588, Phoenix, AZ 85002-3588, (602) 294-9144.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

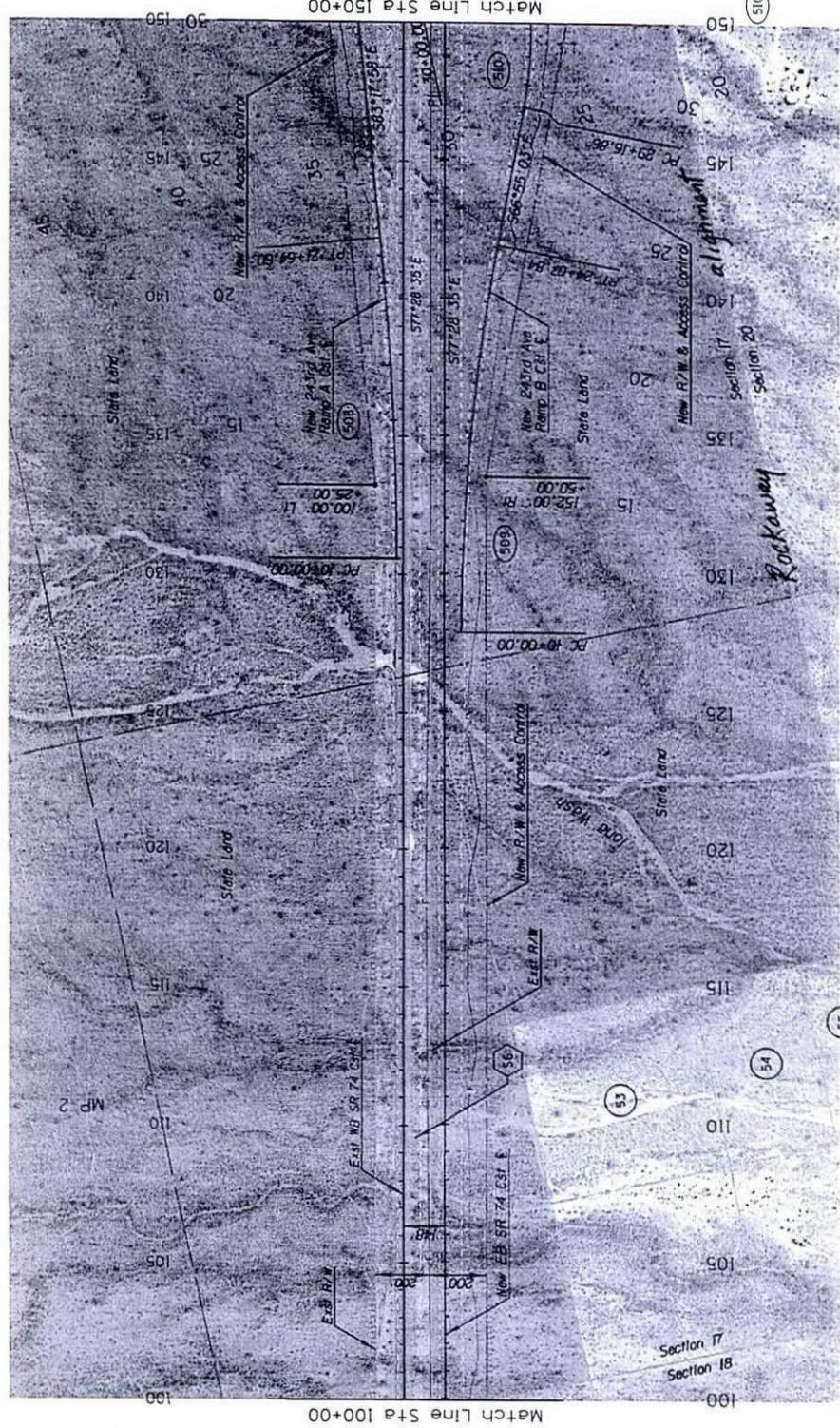
Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

cc: Michael Klein, ADOT Airport Development



FEDERAL ROAD DISTRICT	STATE	PROJECT NO.	SHEET TOTAL
9	ARIZ.	74 MA 00	51

(508) CURVE DATA
 Main Curve
 $\Delta = 5^{\circ}49'22.87" \text{ LT}$
 $D = 0^{\circ}30'00.00"$
 $L = 1164.60$
 $T = 582.60$



(509) CURVE DATA
 Main Curve
 $\Delta = 10^{\circ}33'31.77" \text{ RT}$
 $D = 0^{\circ}45'00.00"$
 $L = 1407.84$
 $T = 705.92$

(510) CURVE DATA
 Main Curve
 $\Delta = 20^{\circ}14'20.10" \text{ LT}$
 $D = 4^{\circ}00'00.00"$
 $L = 505.97$
 $T = 255.65$

DESIGN	DATE	BY	CHKD	DATE	BY	CHKD
K. THOMAS	11/07/01	K. THOMAS	J.P. BULL	11/07/01		

URS
 CONSULTING ENGINEERS

PRELIMINARY
 ARIZONA DEPARTMENT OF TRANSPORTATION
 INLAND TRANSPORTATION DIVISION
 ROADWAY DESIGN SERVICES
 SR 74 ROW PRESERVATION
 PLAN SHEET
 STA 100+00 TO STA 150+00
 NOT FOR CONSTRUCTION OR RECORDING

TRACS NO. HT248 OIL
 SHEET NO. 5 OF 51

Note: See Sheet 51 for Existing Private Owner Information
DRAFT

DATE: 11/07/01
 TIME: 10:00 AM
 DRAWN BY: K. THOMAS
 CHECKED BY: J.P. BULL

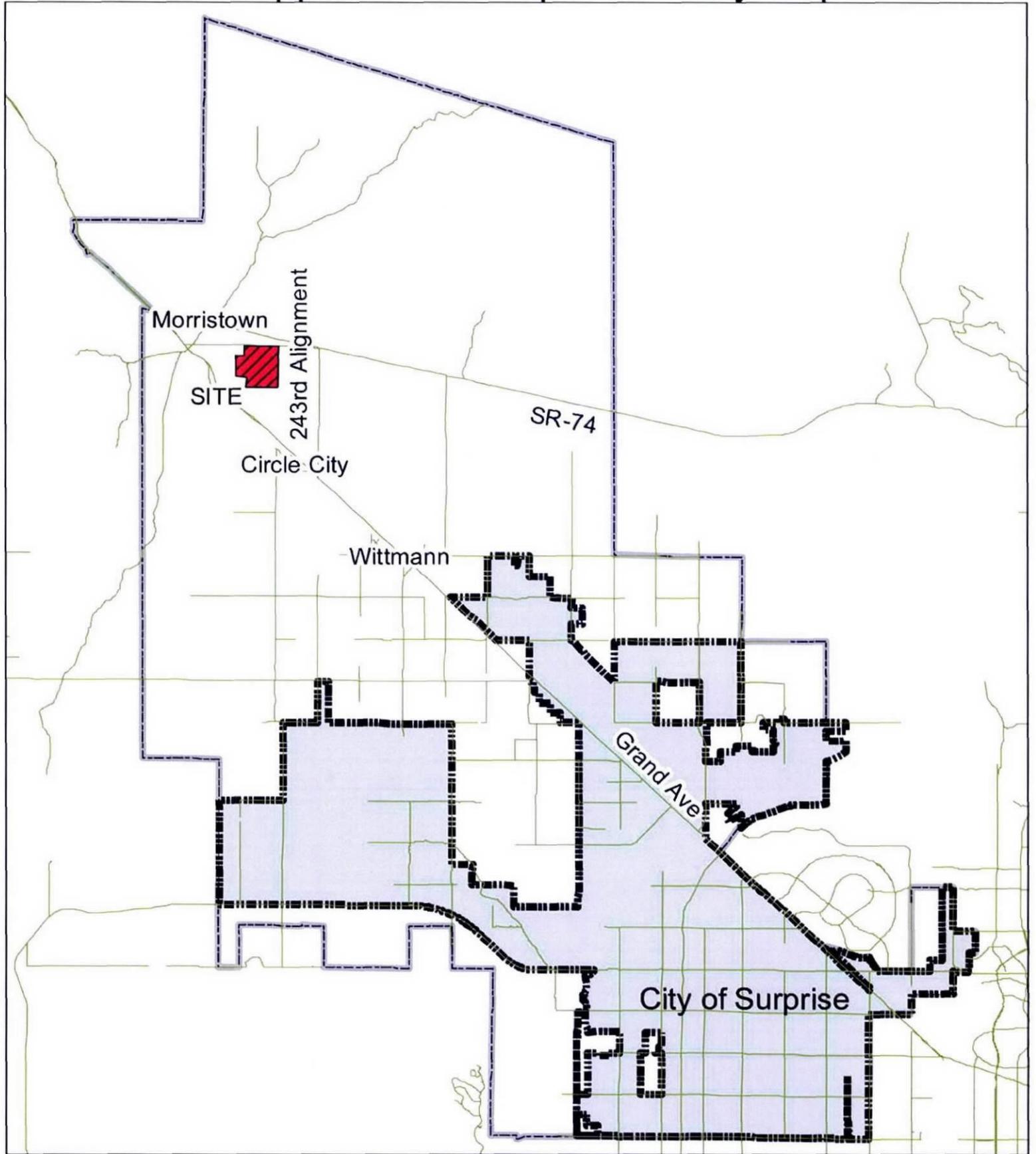


APPENDIX D

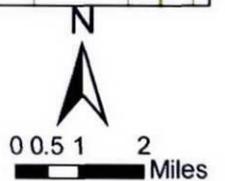
Maps & Graphics

GPA08-038 Surprise Airpark

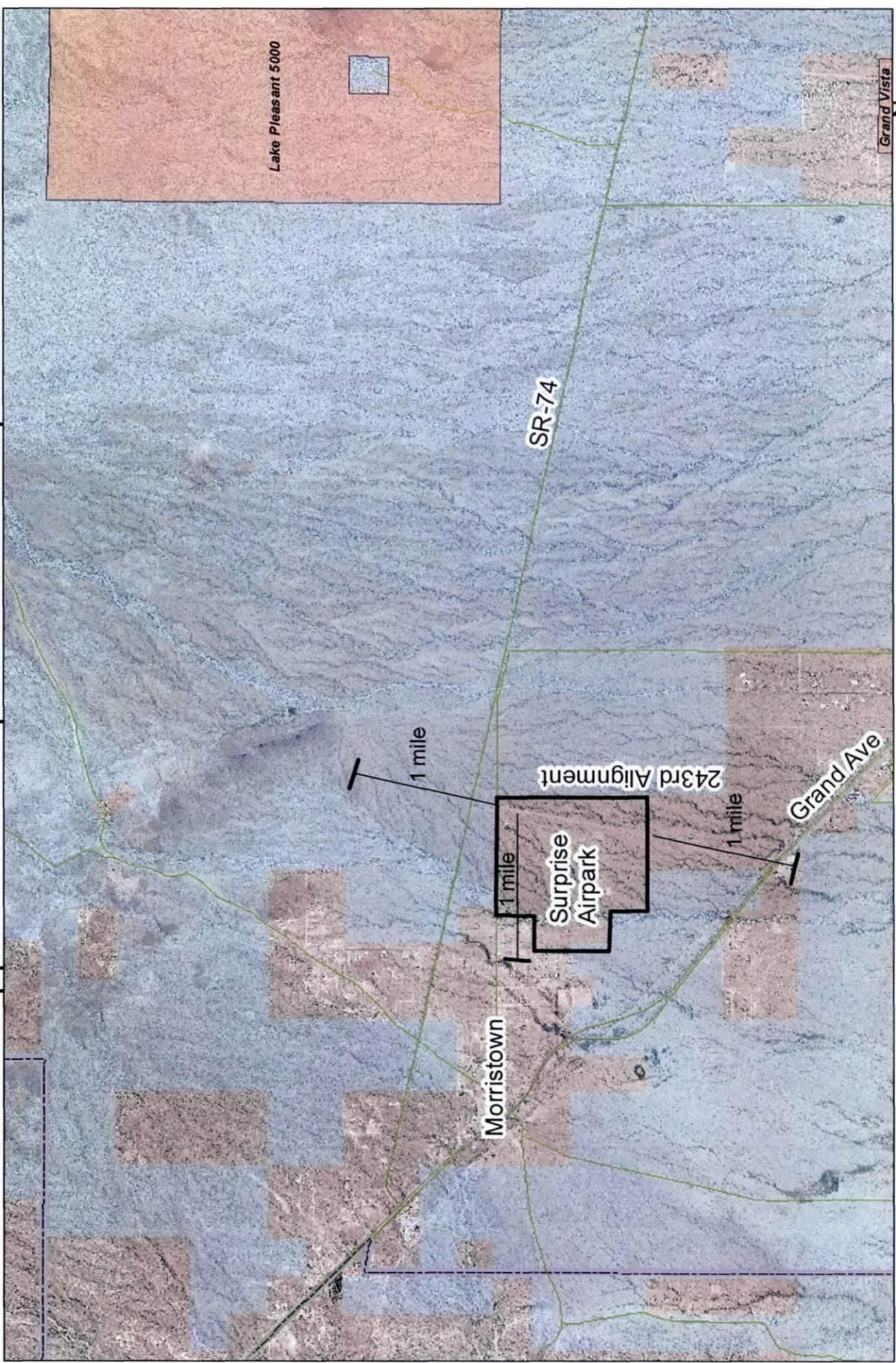
Appendix D: Map 1 - Vicinity Map



GPA08-038 Surprise Airpark



Appendix D: Map 2 - Context Map

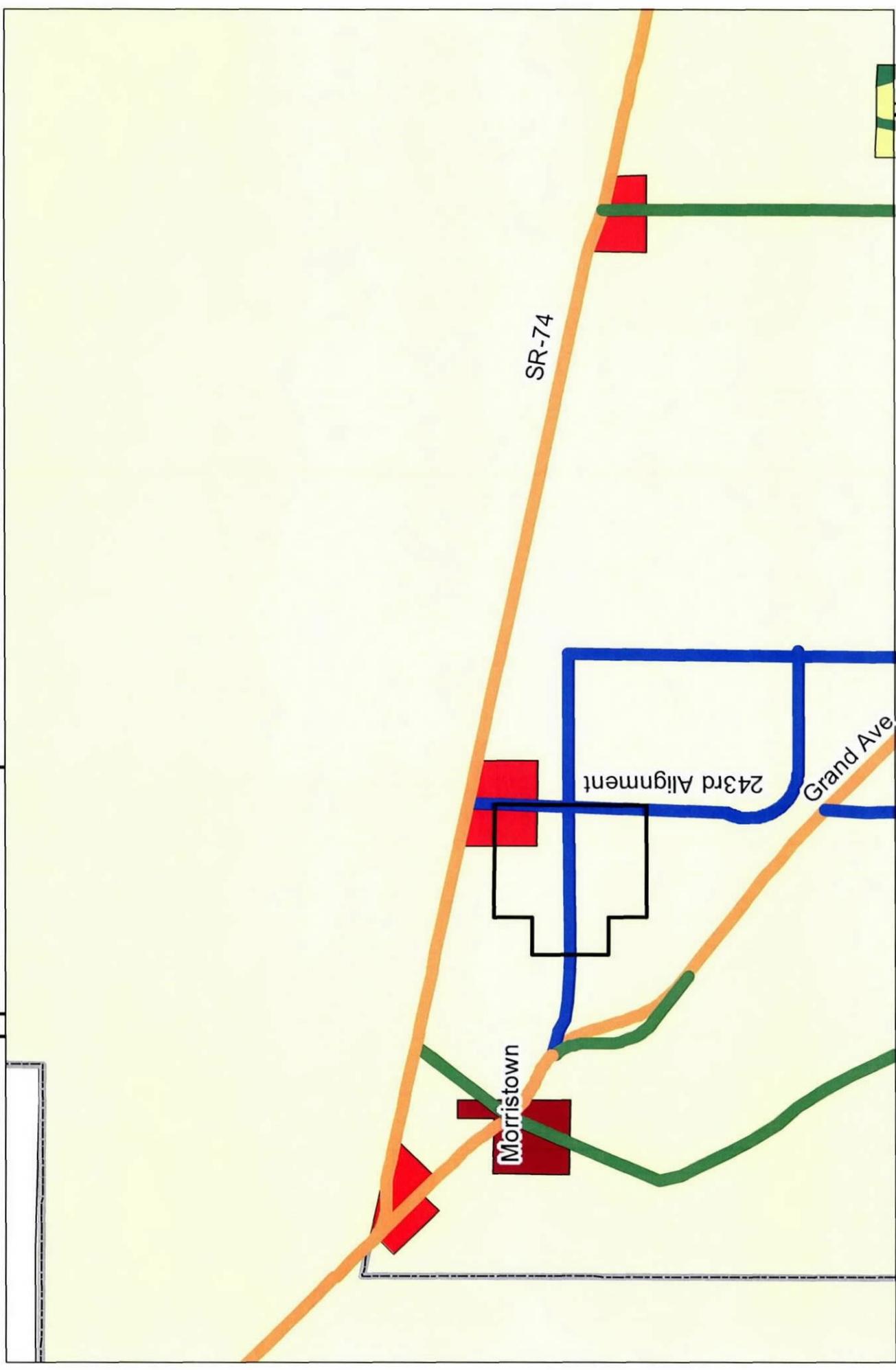


GPA08-038 Surprise Airpark

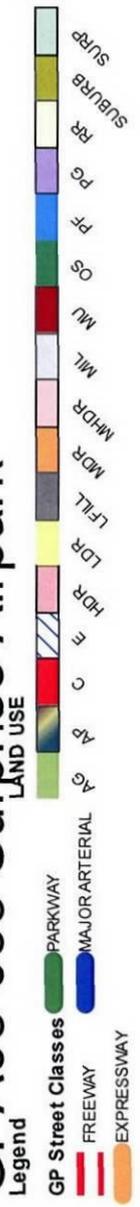
- City projects
- State lands
- County projects



Appendix D: Map 3 - Current Land Use



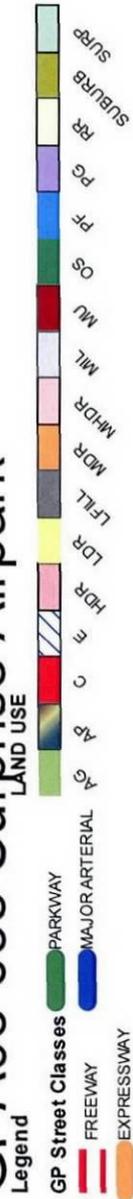
GPA08-038 Surprise Airpark



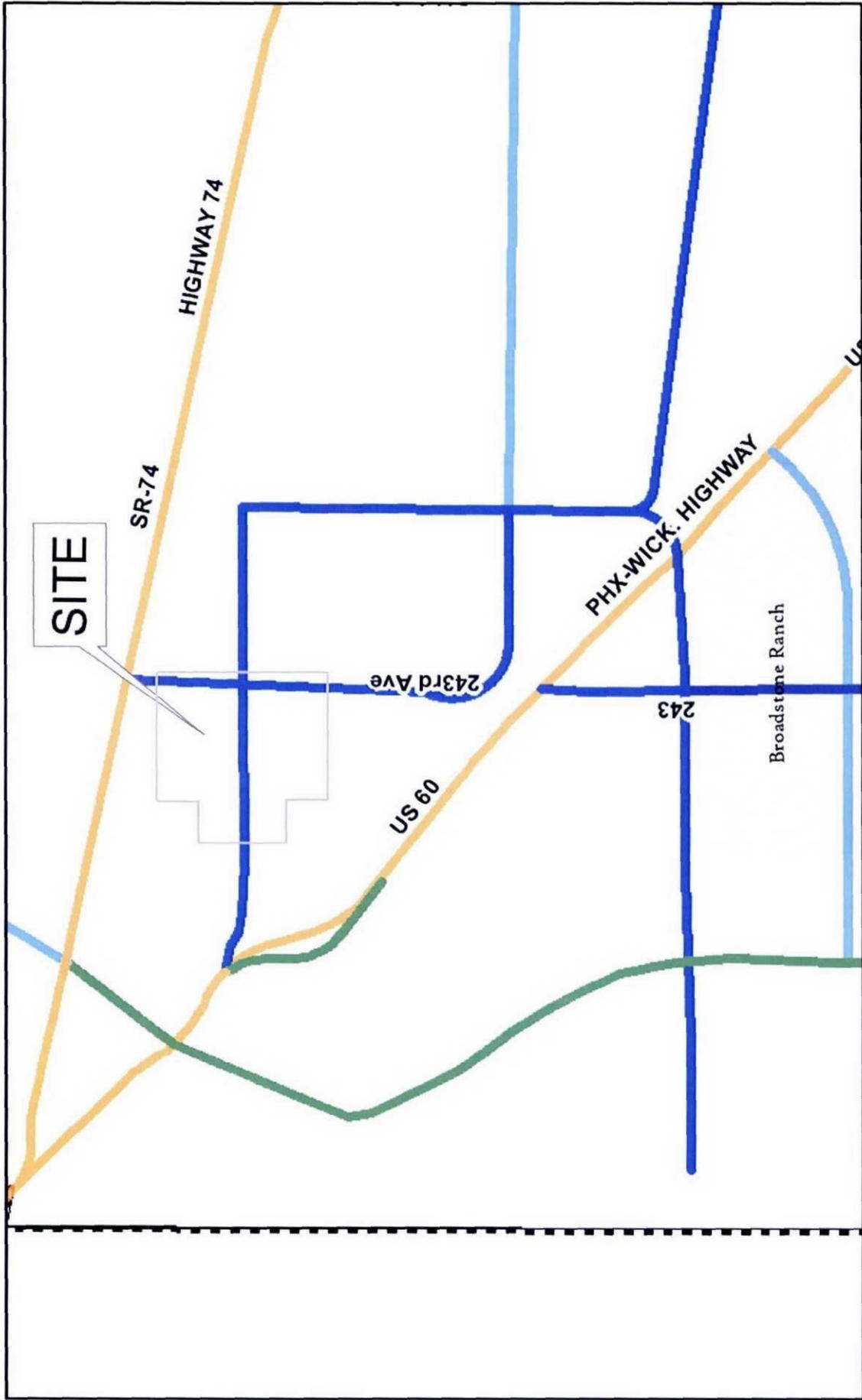
Appendix D: Map 4 - Proposed Land Use



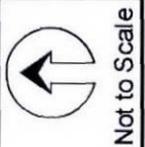
GPA08-038 Surprise Airpark



GPA08-038 Surprise Airpark



Roadway Classification
Minor Arterial
Major Arterial
Parkway
Expressway



Appendix D: Map 5 Transportation



APPENDIX E

Text Amendment

GPA08-038 Surprise Airpark

Airport Preservation (0-2 DU/AC)

The Airport Preservation designation refers to appropriate areas where service uses, proving grounds, warehouse, business park, and/or manufacturing-type industrial uses are allowed. These uses are encouraged within the F-16 high noise impact area. This designation also allows for incidental supportive commercial use, and single-family residential uses having a density range of 0 to 2 dwelling units per acre outside of the F-16 65 Ldn sound boundaries. All future residential development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481. The overall intent of this designation is to maximize intensity of land uses and to locate those land uses in areas that are compatible with operations at Luke Auxiliary Airfield # 1.

The Airport Preservation designation is used to protect both general aviation operations in and around existing and future airports/airparks, as well as to support the mission of Luke AFB, protecting it from encroachment. Land uses supported in this designation will include service uses, proving grounds, warehouse, business park, and/or manufacturing-type industrial uses where appropriate. This land use is encouraged within the F-16 and future F-35 high noise impact areas and under the 65 Ldn (day-night sound levels) boundaries. All future development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481.

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-041
MAJOR GENERAL PLAN AMENDMENT**

for:
LAKE PLEASANT 5000

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	David Neal, Planner, 623.222.3136
LOCATION:	Generally north of SR-74 and between the 187 th and 211 th Avenue alignments
SIZE:	± 4,900 Acres
DESCRIPTION OF THE REQUEST:	<p>Requesting a land use map change from Rural Residential (RR) to Suburban (SR), Low-Density Residential (LDR), and Medium/High-Density Residential (MHDR), Open Space (OS), and Mixed Use (MU).</p> <p>A text amendment to further define allowed uses in land use categories.</p>
APPLICANT:	<p>Bill Allison & Dana Belknap Gallagher & Kennedy, P.A. 2575 East Camelback Road Phoenix, AZ 85016 Phone: 602.530.8000 Fax: 602.530.9500 Email: wfa@gknet.com & dsb@gknet.com</p>
OWNER:	<p>Christopher Cacheris Lake Pleasant 5000, L.L.C. 17700 North Pacesetter Way Scottsdale, AZ 85255 Phone: 480.348.1118 Fax: 480.348.8976 Email: ccacheris@harvardinvestments.com</p>
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject site is approximately 4,900 acres in unincorporated Maricopa County. The property is situated between the 187th and 211th Avenue alignments north of SR 74. The City of Surprise General Plan 2020 designates this area as Special Planning Area 6 (SPA 6).

The applicant is proposing a land use change from Rural Residential to a mix of land uses (Suburban Residential, Low-Density Residential, Medium/High-Density Residential, Mixed Use, and Open Space) for a proposed master planned community currently named Lake Pleasant 5000. The proposed community will offer an overall housing density just under two units per acre. In areas where higher density land use is proposed, a cluster product will be used to preserve greater open space areas. The project will be reserving nearly fifty percent of the land as dedicated open space for both active and passive uses.

The applicant has also applied for a text amendment to the City of Surprise General Plan 2020 land use categories. The language further expands allowed uses to update the general plan for diverse housing products while retaining the original housing density and land use category intent.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing, and City Council public hearing. The amendment will require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held April 21 and 23, 2008.
- The sixty-day review period was held March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission is being held June 3, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment July 24, 2008.

HISTORY:

The subject property has remained largely vacant throughout its history. For some time, a jeep enthusiast campground was located at the southwest portion of the property. Remnants of the campground include an abandoned well and trash receptacles as well as a temporary amphitheater for entertainment.

TOPOGRAHY/SOILS:

The subject site has a diverse topography from relatively flat to hillsides with the northwest area considered rocky with steeper slopes. The southwest portion of the site is primarily flat with some rolling hills. Grades in this area do not exceed fifteen percent.

ITEM 8

This area provides a wide variety of development options. The central area of the project is considered rolling hills with grades that vary up to twenty-five percent slope. Development within the central area would be constrained accordingly due to terrain. The northwest portion of the site is considered rocky with slopes that may exceed twenty-five percent. Construction in this area is limited to areas with suitable grade for development. The Lake Pleasant 5000 Development Master Plan (DMP) approved by Maricopa County shows treatment and development patterns that work in conjunction with the terrain. Detailed cross section analysis in the DMP shows the overall slopes in the range at four to five percent with steeper slopes as an irregular feature.

The soil types vary with the terrain; slope areas are typically granite while the remainder tend to have cipriano and ebon soil - types of loam. Loam soil and lesser grade areas hold few limitations in construction. In areas of granite soil and higher grades, construction becomes limited depending on construction type and specific site information.

DRAINAGE:

The property is bounded on the east side by the Picacho Wash, a major drainage way in the region. A more detailed site study performed by the developer shows other washes through the property that have been designated 404 jurisdictional washes through the Army Corp of Engineers. These washes will be preserved as open space. Water flow from the property typically runs north to south.

VEGETATION/WILDLIFE

The project covers two distinct vegetation areas - the upper bajada and the Sonoran hillside regions. The upper bajada region is characterized by one of the most diverse and dense vegetation communities in the area. The fertile soil in the area provides a flourish of Saguaro resulting in Saguaro stands, also referred to as forests. Other common plants include palo verde, assorted cacti, creosote, cholla, ironwood, and acacia. These plants occur in small stands rather than the typical individual growth experienced in most desert regions. The Sonoran hillside region carries much of the same species of plants, but to a lesser degree due to the soil type and water retention in the area.

Wildlife in the region is typical of the Sonoran Desert region. Animals include coyotes, rabbits, quail, and assorted rodent and reptile life. The increase in vegetation may provide for a larger animal population than other desert regions.

No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

ARCHEOLOGICAL SITES:

An archeological survey of the area has revealed two sites with minor significance. The sites are located in the northern and eastern areas of the property and show evidence of prior occupation by Native American tribes. The artifacts at the site were limited to

pottery shards. Care of the sites will be performed by outside agencies. The Lake Pleasant 5000 DMP details the location of the sites and recommends trails that will allow residents near the sites. Markers will be installed to educate residents about the historical importance of the area.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac)
- North: Rural Residential (0-1 du/ac)
- South: Rural Residential (0-1 du/ac)
- East: Rural Residential (0-1 du/ac)
- West: Rural Residential (0-1 du/ac)

The subject site is surrounded by federal lands on the east and land held in trust by the Arizona State Lands Department on the remaining three sides. These adjacent properties have not been developed to date. Portions of land to the east are used for off highway recreation and camping.

UTILITIES AND SERVICES:

- Water: Private well
- Sewer: Private septic
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Graded private road near 243rd Avenue alignment from SR 74.

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-190 zoning. This zoning will typically allow one home on lots over one acre. The property is also approved for a Development Master Plan (DMP) through Maricopa County. The DMP details uses for a future master planned community.

Future Entitlement:

For this development to continue through the city of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the city of Surprise incorporated area.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

No comments

APPENDIX C – COMMENTING AGENCIES

Circle City Fire Department

City of Glendale

ADOT – See attached letter

Luke AFB – See attached letter

APPENDIX D – MAPS/GRAPHICS

Map 1 – Vicinity Map

Map 2 – Context Map

Map 3 – Current Land Use

Map 4 – Proposed Land Use

Map 5 – Transportation Map

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-041 Lake Pleasant 5000

Northwest Regional Library, April 21st

6:00 PM

GPA08-041 Lake Pleasant 5000

No Comments

Northwest Regional Library, April 23rd

6:00 PM

GPA08-041 Lake Pleasant 5000

Is the topography hilly or flat?

The topography varies from relatively flat in the southwest to hillside in the northwest.

What is the timeline of the project?

The project timeline will be dependant on market forces. This project can not be annexed by the city of Surprise without annexation of state lands. Annexation of state lands may take up to three years.

Is the area on SR 74 that is modernized the entrance to your project?

The improved road along the north side of SR 74 is the entrance to Quintero in the city of Peoria. The future entrance to Lake Pleasant 5000 is west of that.



APPENDIX B

Written & Emailed Comments
GPA08-041 Lake Pleasant 5000

No comments

Circle City Fire Department

Asked for timing of the project.

City of Glendale

No comments at this time.



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 March 2008

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #GPA08-041 Lake Pleasant 5000

Dear Ms. Dager

Thank you for the opportunity to comment on the General Plan Amendment Application for Lake Pleasant 5000. Lake Pleasant 5000 will be a Master Planned Community on approximately 4,900 acres, located 1/2 mile north of State Route 74, between the 211th and 187th Avenue alignments. The community is from 6 to 9 miles north of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and outside the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

Plans call for the development of a Master Planned Community with 1,049 acres of suburban residential, 321 acres of low density residential, 851 acres of medium high density residential, 226 acres of mixed-use, 96 acres of public facilities and 2,357 acres of rural residential. The location and number of residential dwelling units have not been determined. As described, the Lake Pleasant 5000 Development will not negatively impact the flying operations at Luke AFB. Luke AFB requests the opportunity to provide additional comments when development plans have been established.

Even though the development is located outside the "vicinity of a military airport", it will be subjected to noise from approximately 13,000 flight operations per year. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482 for development planning. In addition, a strong notification program on the part of the applicant is essential to inform potential residents/tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", written over a horizontal line.

JAMES R. MITCHELL

cc:
Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



Arizona Department of Transportation

Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 22, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Lake Pleasant 5000** / GPA08-041/ No. of SR 74 bounded by 211th Ave. and 187th Ave.

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After reviewing the Planning and Zoning Application, an assessment of access to the existing and future widening of SR 74 was considered due to this area currently under study for Right of Way preservation.

Attached please find draft study plans from URS Designing Consultant for ADOT. Also attached please find a map from Arizona State Land Department illustrating the location of two (2) access Right of Ways sent to Lake Pleasant 5000, L.L.C. in 2007. The proposed access routes to SR 74 at 211th and 198th Avenue for future traffic interchanges have been identified as part of the ROW Preservation Study by URS. Therefore, since the access points reasonable comport with the future traffic interchange locations, we have no further comments at this time.

However, if access to ADOT R/W is needed for construction or any other purpose a permit is required, to do so please contact Dave Zimbro at ADOT District Permits Section at (602) 712-7522, and for access or encroachment information. Or you can download one at: www.azdot.gov/highways/districts/Phx_maintenance/permits.asp.

If you or the developers have any questions, please contact Dave Edwards, R/W Project Coordinator at (602) 712-8803.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

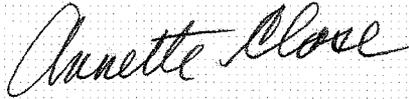


2001 Award Recipient

April 22, 2008
Page two
Lake Pleasant 5000

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,



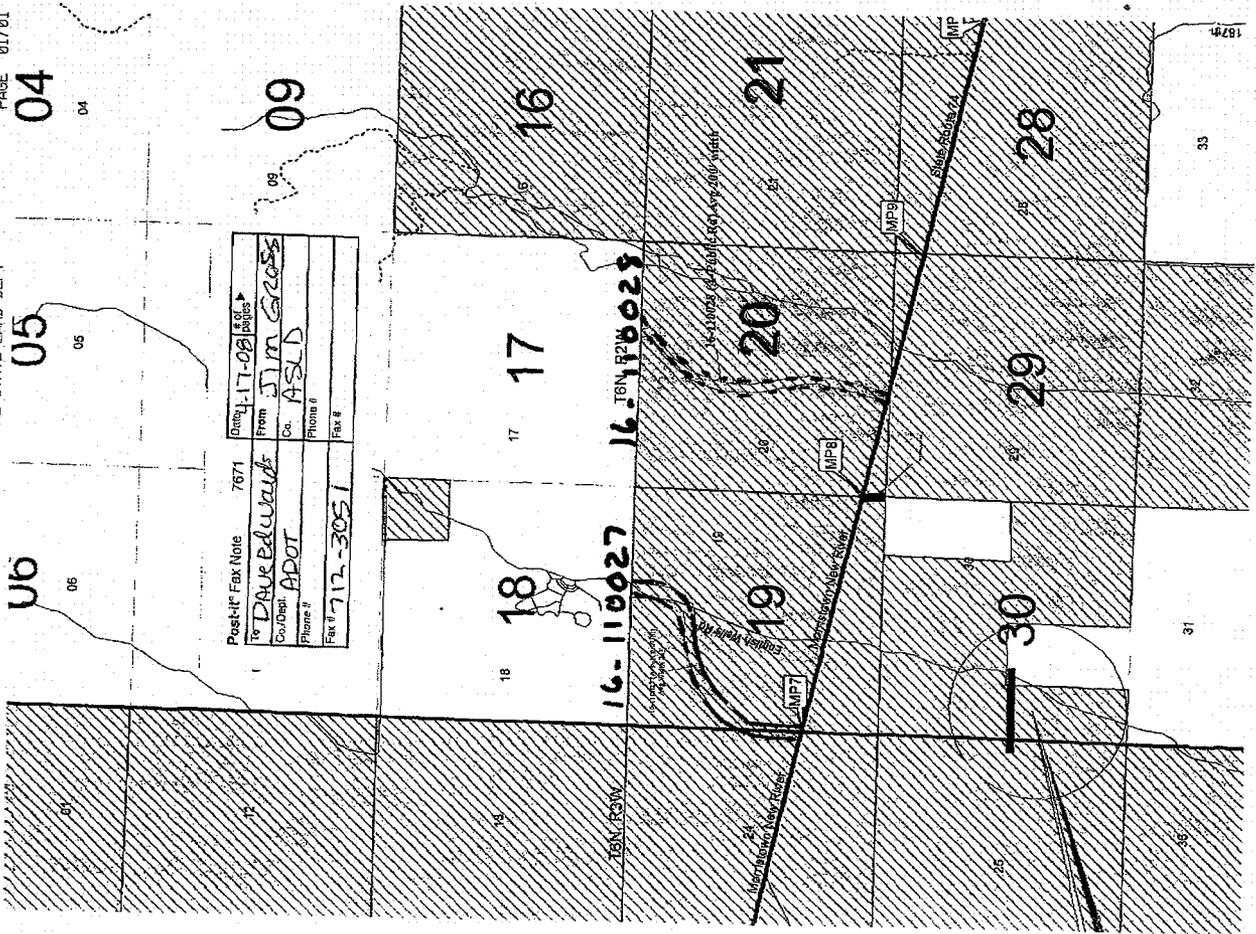
Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

attachments

cc: Dave Edwards, R/W Project Coordinator
Christopher Cacheris, Lake Pleasant 5000, L.L.C.



2001 Award Recipient

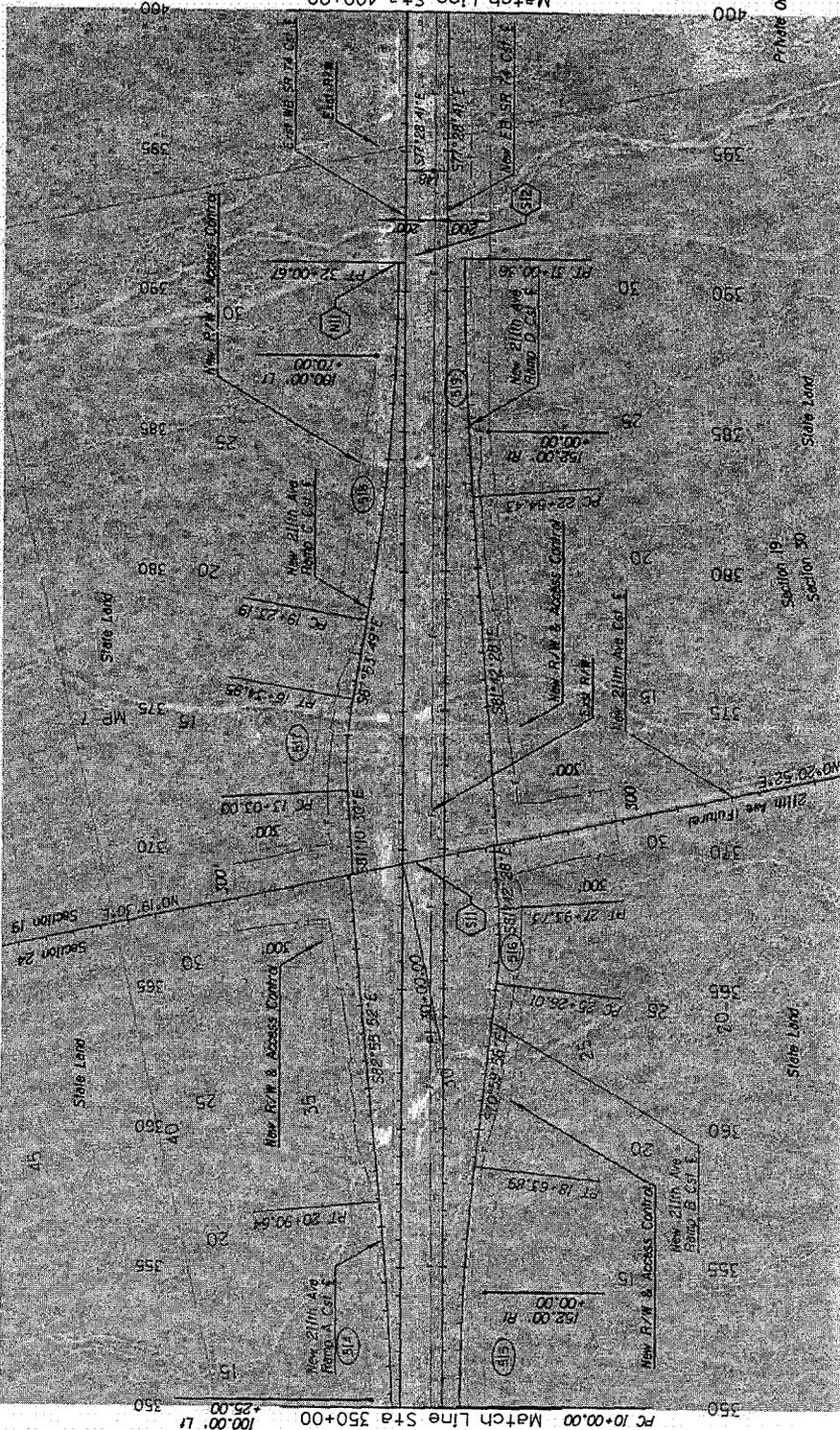


STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9		51	51	

518) CURVE DATA
 Main Curve
 $\Delta = 9^{\circ}34'51.94" \text{ LI}$
 $D = 0^{\circ}45'00.00"$
 $L = 1277.48$
 $T = 640.23$

517) CURVE DATA
 Main Curve
 $\Delta = 13^{\circ}16'40.70" \text{ RI}$
 $D = 4^{\circ}00'00.00"$
 $L = 331.95$
 $T = 166.72$

514) CURVE DATA
 Main Curve
 $\Delta = 5^{\circ}27'11.43" \text{ LI}$
 $D = 0^{\circ}30'00.00"$
 $L = 1090.64$
 $T = 545.73$



DATE	BY	PRELIMINARY
11/07	L. THOMAS	INITIAL PA
11/07	P. BACA	NOT FOR CONSTRUCTION OR RECORDING
11/07		

519) CURVE DATA
 Main Curve
 $\Delta = 4^{\circ}15'46.86"$
 $D = 0^{\circ}30'00.00"$
 $L = 895.94$
 $T = 423.16$

516) CURVE DATA
 Main Curve
 $\Delta = 10^{\circ}42'31.90" \text{ LI}$
 $D = 4^{\circ}00'00.00"$
 $L = 267.72$
 $T = 134.25$

515) CURVE DATA
 Main Curve
 $\Delta = 6^{\circ}28'45.04" \text{ RI}$
 $D = 0^{\circ}45'00.00"$
 $L = 863.89$
 $T = 432.41$

DRAFT

ARIZONA DEPARTMENT OF TRANSPORTATION
 INTRAMODAL TRANSPORTATION DIVISION
 ROADWAY DESIGN SERVICES
 SR 74 ROW PRESERVATION
 PLAN SHEET
 STA 350+00 TO STA 400+00
 US 60 (GRAND AVE) TO SR 303L
 TRACS NO. H7248 01L
 16 OF 51

STATE	9	PROJECT NO.	74 MA 00
REGION			
SHEET NO.	51	AS BUILT	

530 CURVE DATA
 Main Curve
 $\Delta = 11^{\circ}14'59.99''$
 $D = 0^{\circ}45'00.00''$
 $L = 1500.00$
 $T = 752.42$

529 CURVE DATA
 Main Curve
 $\Delta = 16^{\circ}42'30.54''$ Rt
 $D = 4^{\circ}00'00.00''$
 $L = 417.71$
 $T = 210.35$

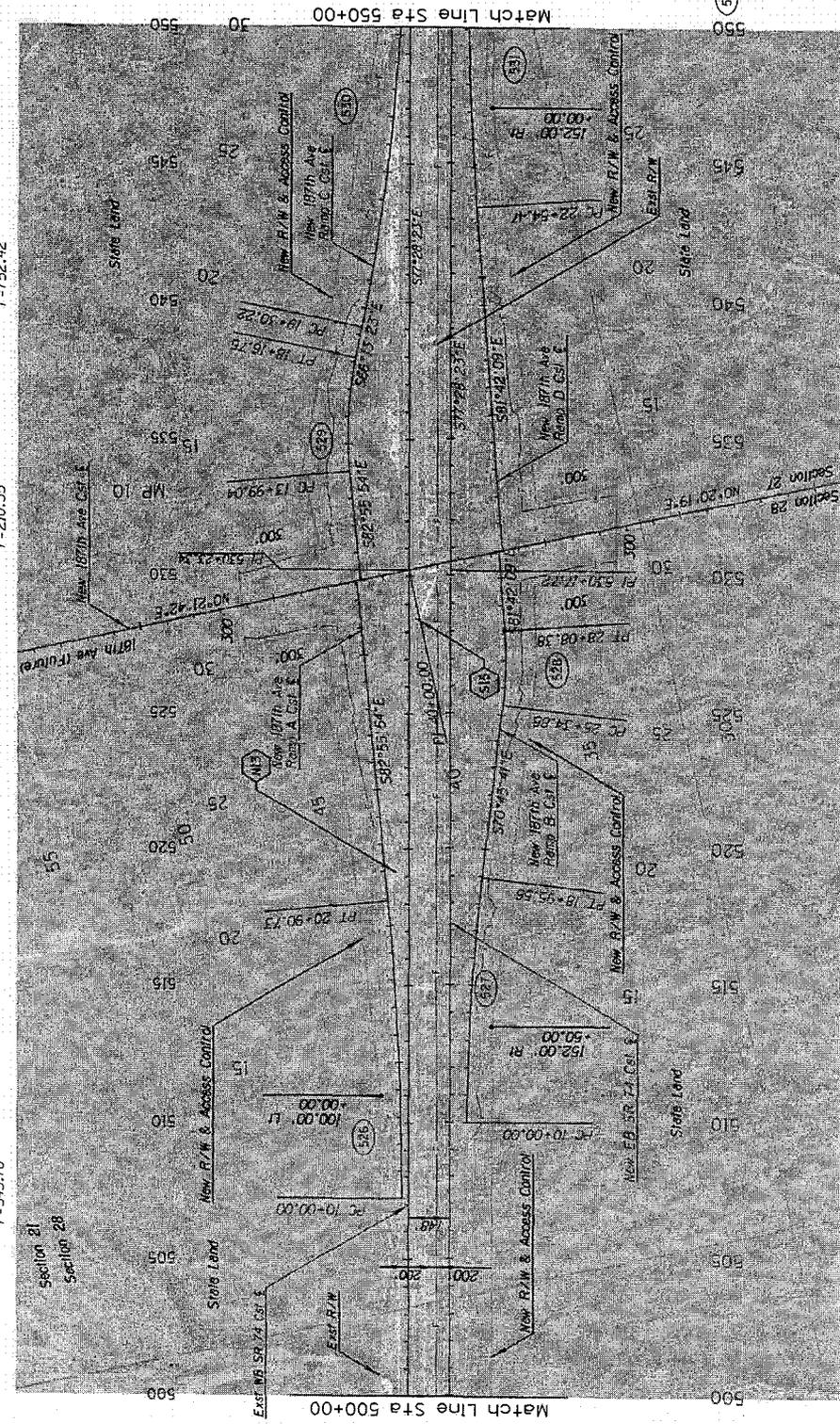
526 CURVE DATA
 Main Curve
 $\Delta = 5^{\circ}27'13.20''$ Lt
 $D = 0^{\circ}30'00.00''$
 $L = 1090.73$
 $T = 545.78$

531 CURVE DATA
 Main Curve
 $\Delta = 4^{\circ}13'45.94''$ Rt
 $D = 0^{\circ}30'00.00''$
 $L = 845.89$
 $T = 423.14$

PREP	K. THOMAS	DATE	11/20/03
DESIGN	S. SMITH	DATE	11/20/03
CHECKED		DATE	
ARIZONA DEPARTMENT OF TRANSPORTATION INTERMODAL TRANSPORTATION DIVISION ROADWAY DESIGN SERVICES SR 74 ROW PRESERVATION PLAN SHEET STA 500+00 TO STA 550+00 CONSTRUCTION OR RECORDING SR RECORDING Dwg. No. 22 OF 51			

528 CURVE DATA
 Main Curve
 $\Delta = 10^{\circ}56'28.67''$ Lt
 $D = 4^{\circ}00'00.00''$
 $L = 273.53$
 $T = 157.18$

527 CURVE DATA
 Main Curve
 $\Delta = 6^{\circ}43'00.09''$ Rt
 $D = 0^{\circ}45'00.00''$
 $L = 895.56$
 $T = 446.29$



DRAFT

DATE: 11/20/03 11:20 AM

PROJECT: SR 74 ROW PRESERVATION

TRACS NO. HT248 OIL

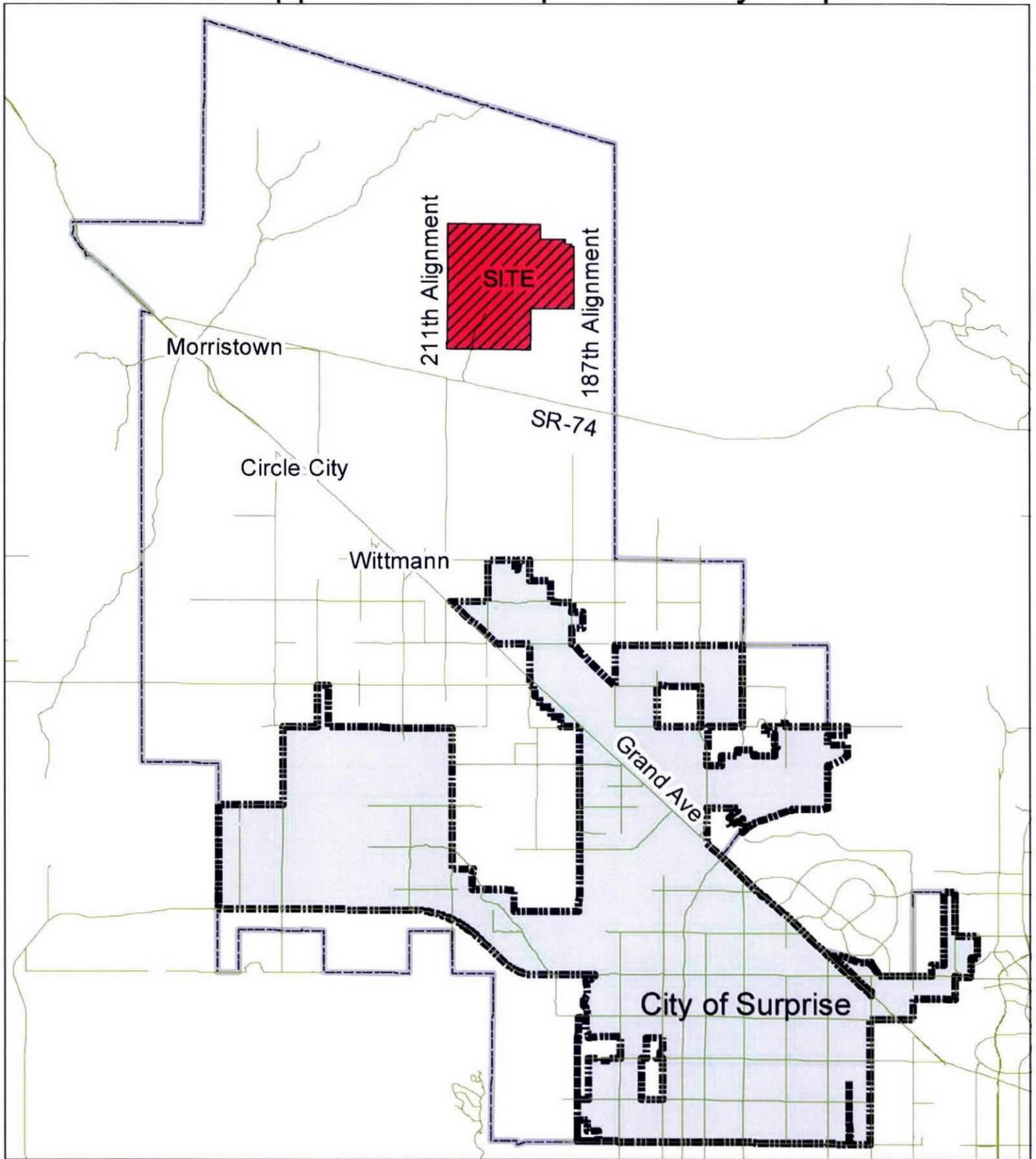


APPENDIX D

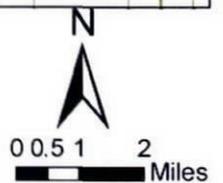
Maps & Graphics

GPA08-041 Lake Pleasant 5000

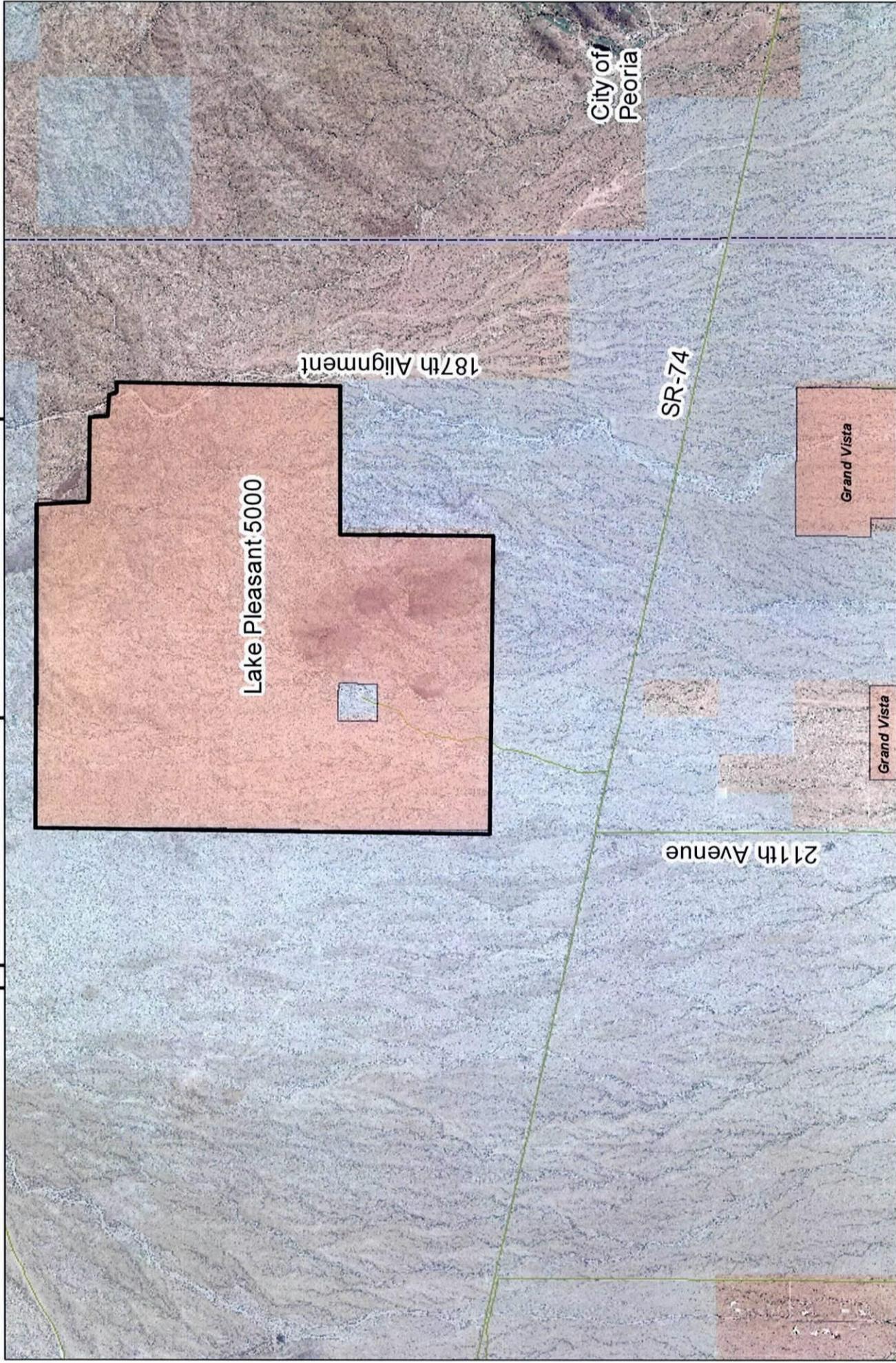
Appendix D: Map 1 - Vicinity Map



GPA08-041 Lake Pleasant 5000

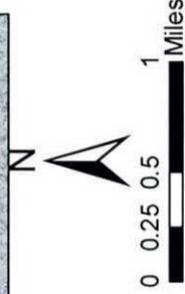


Appendix D: Map 2 - Context Map

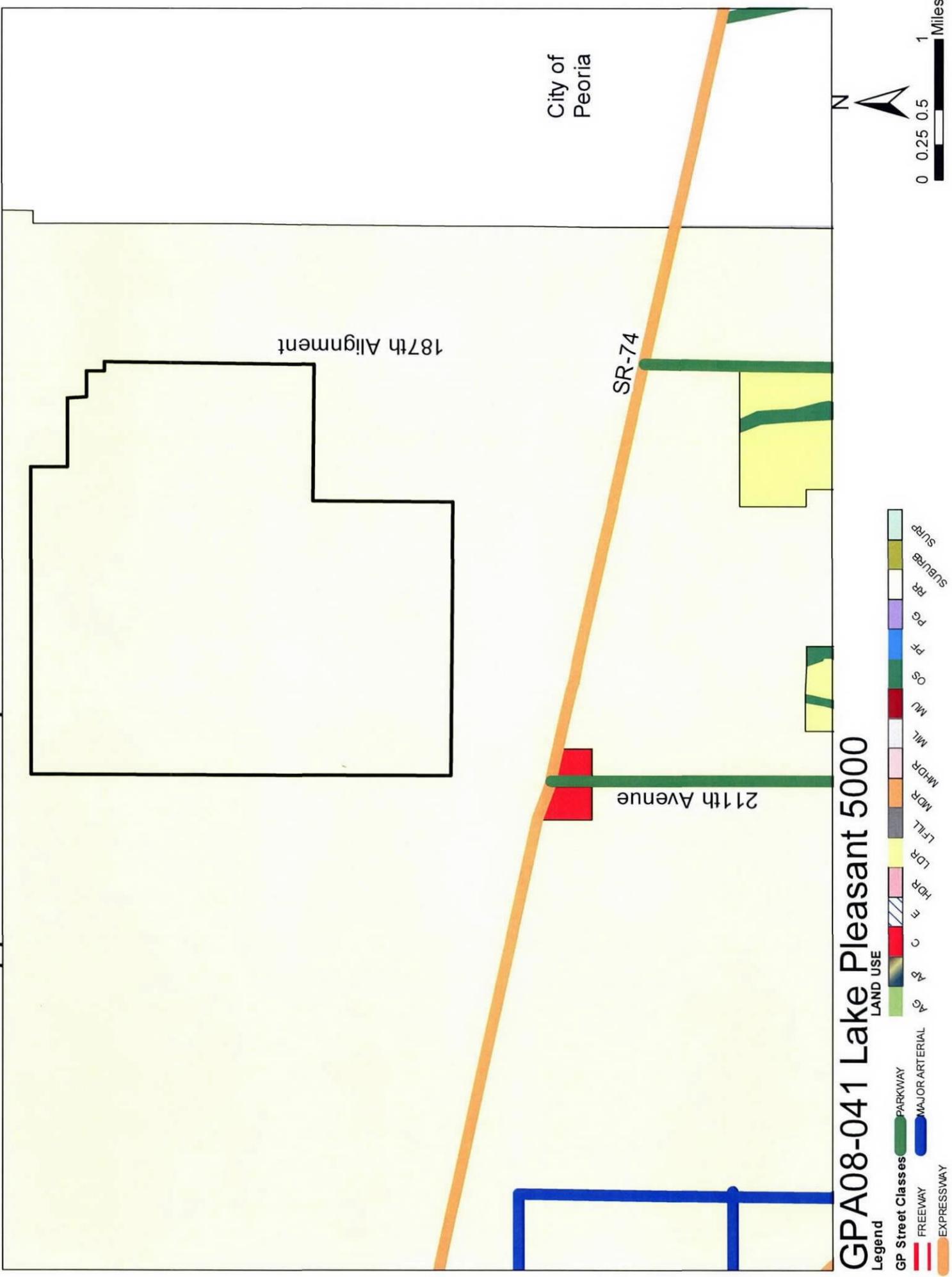


GPA08-041 Lake Pleasant 5000

- City projects
- State lands
- County projects

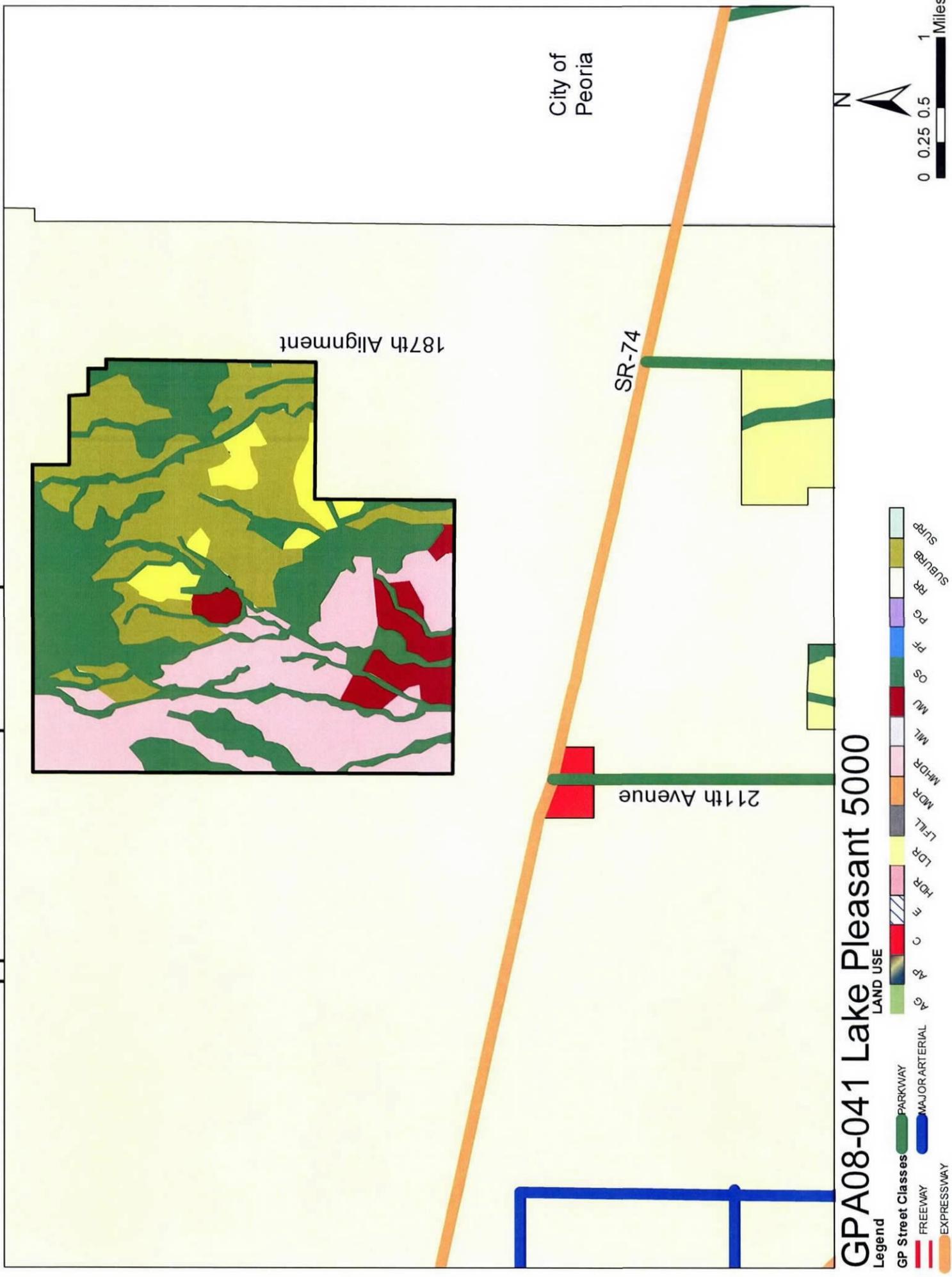


Appendix D: Map 3 - Current Land Use

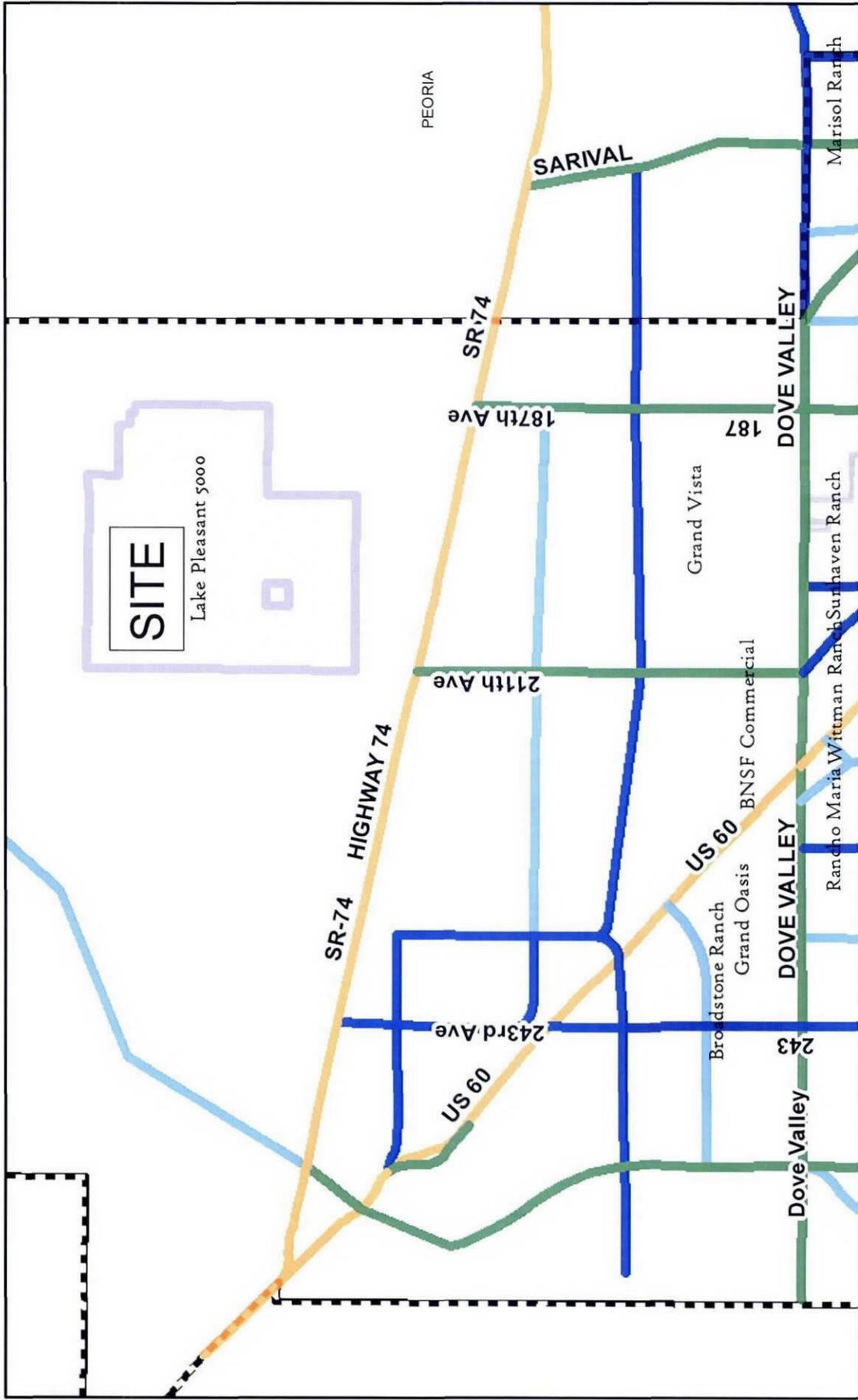


GPA08-041 Lake Pleasant 5000

Appendix D: Map 4 - Proposed Land Use



GPA08-041 Lake Pleasant 5000



Roadway Classification
 Minor Arterial
 Major Arterial
 Parkway
 Express way



Not to Scale

Appendix D: Map 5 Transportation



APPENDIX E

Text Amendment

GPA08-041 Lake Pleasant 5000

Suburban Residential (1-3 DU/AC)

The Suburban Residential category is intended for large-lot, single-family housing. Suitability is determined on the basis of location, access, existing land use pattern, and natural and man-made constraints. Suburban Residential designated areas range from one to three dwelling units per acre (gross). In some areas, a mix of single-family, cluster single-family, duplexes and townhouses would also be suitable, provided that the average density of such areas does not exceed three dwelling units per acre. Limited Neighborhood Commercial is permitted in this category to serve local residents where deemed appropriate by the city. The designation may also include such supporting land uses as parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Low Density Residential (3-5 DU/AC)

The Low Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to five dwelling units per acre (gross) are typical of this category. In general these areas are quiet residential single-family neighborhoods but in some areas a mix of single-family homes, single-family clustered homes, duplexes, townhouses, and low rise apartments would also be suitable, provided that the average density of such areas does not exceed five dwelling units per acre. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Medium Density Residential (5-8 DU/AC)

The Medium Density Residential category may include detached or attached single-family residential developments. This category may also include a mix of single-family homes, single-family clustered homes, duplexes, manufactured, and modular homes, and townhouses. The gross density range for this category is five to eight dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Medium/High Density Residential (8-15 DU/AC)

The Medium/High Density Residential category may include duplexes, manufactured and modular homes, apartments, townhouses, and other forms of attached or detached, or clustered housing on smaller lots. The gross density range for this category is 8 to 15 dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or

private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Mixed-Use

~~Within the planning area are several "Mixed Use" gateways located at primary entry areas to the City of Surprise. These areas are intended to provide a unique mixed use area that makes a unified statement that the visitor is entering the City of Surprise. The Mixed Use Gateway is intended to complement the surrounding area while providing a mix of commercial, employment, and public uses, such as a community college and civic facilities, with residential uses in a master planned way that creates a unique, special environment. No one land use is intended to dominate a Mixed Use Gateway. For example, the southern Mixed Use Gateway is intended to be a high intensity entry that might include a community college site/educational facility or spring training facility combined with higher intensity uses that benefit from the visibility afforded from SR 303.~~

The mixed use category may include residential, commercial, employment, institutional and resort uses in a planned environment. Compatibility of uses is an important consideration for these areas, but traditional separation of land uses is neither appropriate nor encouraged. High density development and compact design can be fundamental elements of this category.

Open Space

This designation denotes areas that are to be precluded from development except for public or private recreational facilities or nature preserves. Open space areas should be left in a natural state due to topographic, drainage, vegetative, and landform constraints or the need to provide buffers between potentially incompatible land uses. The plan strives to create a linked open space system through the preservation of washes, public utility easements, and major corridors that link to the regional park and trail systems. State Trust lands or privately held lands identified as park or open space may be developed at a maximum of one dwelling unit per acre per Growing Smarter legislation.

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-036
MAJOR GENERAL PLAN AMENDMENT**

for:
GENERAL PLAN UPDATE

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	Vamshee Kovuru, Planner, 623.222.3142 Janice See, AICP, Sr. Planner, 623.222.3152
LOCATION:	Citywide
SIZE:	Citywide
DESCRIPTION OF THE REQUEST:	A request for a major text amendment to the Surprise General Plan 2020.
APPLICANT:	Community Development Staff City of Surprise 12425 W Bell Road Surprise, AZ 85374
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The Surprise **General Plan 2030: One City Many Choices** is a rewrite of the **Surprise General Plan 2020: Imagine the Possibilities**. A General Plan guides physical growth and development of the city by envisioning what the city will need twenty years into the future. As per Arizona Revised Statutes (ARS 9-461.05) the General Plan is to be adopted by the voters every 10 years.

The proposed plan underwent an intensive and comprehensive review by both the general public and city staff. The following highlights illustrate meetings that were held regarding the proposed update to the General Plan.

- Information about the General Plan has been available on the city website throughout the update process since March 2007.
- Nine visioning sessions were held during May and June of 2007.
- Information presented to the public at meetings was available on the website throughout the months of May, June and July of 2007.
- Seven visioning sessions were held in August 2007.
- Information presented to the public at meetings was available for comment on the website throughout the months of August and September of 2007.
- The proposed plan was introduced to the community through a series of meetings in March and April of 2008.
- Information presented to the public at meetings was available for comment on the website throughout the months of March, April and May of 2008.
- Outreach meetings were held on April 21 and 23, 2008.
- The sixty-day review period was held from March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission is being held on June 3, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment on July 24, 2008.
- Citizens will tentatively vote on the General Plan in September of 2009. Staff will be promoting the plan throughout the fall of 2008 and spring/summer of 2009 to prepare the citizens for the vote.

HISTORY:

Over the last decade, the City of Surprise has experienced a substantial increase in population. The population increased from 30,848 residents in 2000 to 107,593 in March of 2008. While the city is not expected to sustain this rapid growth rate, it is anticipated to approach nearly 400,000 people by the year 2030. This dynamic presents challenges in providing better growth management strategies to control the pace of growth.

City of Surprise Population History (population/ decades 1960- current)	
Census Year	Population Count
1960	1,000
1970	2,427
1980	3,723
1990	7,122
2000	30,848
2008 (March)	107,593

Source: US Census, City of Surprise- Community Development

Milestones in the city's growth management history include:

1987 Comprehensive Development Guide

Due in part to the inadequacy of existing planning guidelines, dated municipal ordinances, and constant development pressure, the then town of Surprise felt the absence of a general plan to guide orderly growth in the future. In October 1985 Surprise requested proposals from urban planning and design consulting firms to assist the city in the preparation of the *Surprise Comprehensive Development Guide*. The development guide included six subcomponent elements: land development, environmental design plan, open space and recreation, circulation plan, public facilities and services, and redevelopment plan elements. A zoning ordinance, subdivision ordinance, capital improvements program, and a public administration and management plan were to be prepared based on the **1987 Comprehensive Development Guide**.

Surprise General Plan 2020

The **Surprise General Plan 2020: Imagine the Possibilities** was an update of the *1987 Surprise Comprehensive Development Guide*. Due to the tremendous growth of Surprise and West Valley as well as new state law requirements, the City Council contracted with a team of consultants led by Partners for Strategic Action, Inc. to update the *Comprehensive Development Guide*. The growth management philosophy included ensuring a well-balanced community, development master planning, economic development opportunities as well as providing mobility and transportation choices, and special planning areas.

The **Surprise General Plan 2020** consists of elements land use, transportation, economic development, housing, open space and recreation, public services, cost of development, revitalization, environmental planning, community design and

implementation. These elements met the requirements of Growing Smarter as well as the General Plan requirements outlined in Arizona Revised Statutes (ARS) 9-461.05 for a city under 50,000 population.

Surprise General Plan 2030

Taking the feedback from the 2007 visioning sessions, a new draft of General Plan document was formulated in March 2008 and titled **Surprise General Plan 2030: One City Many Choices**. This plan is based on three major themes – Building Heritage, Neighborhood Matters and Global Village – that make up the proposed new plan. These themes strengthen the city's decision to embark on its village strategy and are the platform upon which the Surprise General Plan 2030 has been built.

Villages will enable the city to deliver services more equitably, pursue a development pattern that is environmentally and economically sound, and provide better means of managing growth and change through extensive collaboration with the community. Nine such villages have been proposed in the current General Plan 2030.

The village strategy focuses on the long-term economic, environmental, and social health of the city and its many communities. It recognizes the value of Surprise's distinctive neighborhoods and open spaces that together form the city as a whole.

Apart from the existing elements present in the General Plan 2020 document, new elements were added to the document. These are growth, transit, alternative modes, utilities, health and safety, education, cultural heritage and arts, water resources, and energy. These not only satisfy the new ARS requirements for cities over 50,000 in population, but exceed its requirements.

IMPLEMENTATION:

Surprise General Plan 2030 encourages consistent public and private decisions that will result in logical and sustainable development. To accomplish this, the plan relies on a continuous planning program that overlays traditional plan implementation techniques with a strategic planning perspective. To ensure Surprise General Plan 2030 recommendations are carried out effectively, action items are included to develop a yearly monitoring report that provides pertinent information related to effectiveness of the plan policies. The plan also includes creation of a dynamic work plan to track recommended actions, improvements, ordinance and/or code changes, additional planning studies, and other programs and initiatives the city will pursue in achieving the long-term development pattern.

To ensure ongoing implementation of Surprise General Plan 2030 as an important, practical, up-to-date, and consistent statement of city policy, the following action items will be implemented:

- Creating a General Plan monitoring report and presenting it to Planning and Zoning Commission.

- Reviewing the General Plan elements on a yearly basis.
- Accommodate minor amendments for specific site related projects.
- Requiring major amendments to work with village planning efforts.
- Review General Plan to ensure city budget decisions are consistent with the General Plan.
- Implementing village specific plans.
- Adoption of village plans by City Council.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

See attached letters

APPENDIX C – COMMENTING AGENCIES

See attached letters

APPENDIX D – MAPS/GRAPHICS

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-036 General Plan Update

Northwest Regional Library, April 21st, 6:00 PM

No Comments

Northwest Regional Library, April 23rd, 6:00 PM

No Comments

Sun City Grand Cimarron Center, Village Outreach Meeting, March 3rd, 2008

Village 1

Fix Bell Road
Possible Bell underpass
Time traffic lights
East-west bridge crossings
Access to hospitals
Theaters
More branch libraries
More cultural centers
More post offices
High end retail and restaurants
Keep to about 5 miles
Identity?

Village 2

Lacks transportation
Mostly residential

Village 3

Cores located about 235th Ave and a second at 195th Ave and Waddell/Greenway

Village 4

Luke AFB flyover zone highlighted
Core should be on west side near Sun City Festival (good for tax base)
Core should contain an entertainment aspect
Another core may be on east end (about Perryville and Deer Valley)
Second core should look like Reston Town Center, VA
Highlighted preservation area around Trilby wash
Extended preservation area to White Tanks

Village 5

Better street scenery
Preserve corridors
Protect trails
Open space
Water conservation

Control activities
Emergency services
Transportation
Limit high density housing to grand avenue area (marked on map)
Possible name – Javalina Village

Village 6

Not sure where to place a village center
Proposed freeway highlighted
Luke AFB flyover zone
Area is desert/rural
Mostly undeveloped
No services (restaurant, retail, etc.)

Village 7

Marked future traffic interchanges along SR74
Highlighted development area along Grand Avenue
Core is undecided

Village 8

Marked travel direction to Wickenburg
1st core located at SR74 and Grand Ave intersection
2nd core located near Black Mountain and Grand Ave – near airport
West boundary is ok
Parks close to the river
Leave river natural
Equestrian trails
Bike trails and sidewalks larger so pedestrian/bike together
Trees along the street
Keep a historical character
No high stories it will spoil the view
Museum of natural history
Will this area be developed carefully?
Schools to the south are crowded
Community center
Community center for deaf – seniors
Area should have restaurants, Trader Joe's, malls, Costco, Sam's club
Railroad can serve Amtrak or commuter rail to stop and shop
Could use more stores and jobs on east end of SR74 – place to stop on the way to Lake Pleasant

Village 9

If high density is done, keep by SR74
Preserve open space
Preserve natural environment
Create trails

Keep roads small – 2 lanes
Education or office in campus forms that preserve open space may be ok
Preserve Castle Hot Springs Road

Valley Vista High School, Village Outreach Meeting, March 5th, 2008

Village 1

Name: Civic Center

Characteristics:

Develop train station within existing rail yard by Grand Avenue and El Mirage

Possibly multilevel, with parking.

Bike routes to train station

Inner community bus system, hook up with Stadium and other recreational uses.

Redevelop OTS Stress apartments and condos.

Agua Fria River should be preserved with trails alongside and connected to others For example Indian Bend Wash.

Core – New City Hall developed as multi-use for community and outside visitors to recreational facilities.

Village 2

Village Center- Prasada

Trails throughout the village

Animal facility like four paws

Keep farm land/open space

University north of Village 2

Bus + mass Transportation throughout the City and local specific to Village 2

Research solar use

Village 3

Name – Sonoran Village

Core- at 243rd Avenue alignment

Ok with boundary

No houses

Bike Trails, multi-use trails

Trails so folks from other villages could visit

Mostly common areas

Sonoran desert landscape

Modern desert blending architecture like Frank Lloyd Architecture

No strip malls

Specialty stores, restaurants

Desert Botanical Garden, Zoo, Library, Cafes

Kids or Group Camp

If employment is located in the areas, then environmentally friendly ones like Google,

Apple

Trails throughout

No ATVs

General Plan Outreach – 2008 Major Amendments

Village 6

Core - Grand Avenue

Extend the boundary north

Character – Keep rural

Horses

Western, equestrian character

Mixed Use may be allowed in certain spots, like Marley park development

Any development has to be different from suburban PADs

Keep wells and septic

Cluster activities along Grand and RR

Passenger rail stop at Lone Mountain and Grand.

Village 7

Fewer lights

Dark sky ordinance

Rural character

Core at 211th Avenue and Grand avenue

Preserve desert landscape

Flood issues will have to be addresses

Keep R-43, Agriculture

No stop lights. Stop signs

Keep the industry within Surprise.

Village 8

Name- Castle Hot Springs Village

Core- junction of SR 74 and US -60

Maintain historic character

Architecture should be western like Temecula

Very low density development

Services in the center include gas station, grocery stores, small shops, community center.

No Big box stores

Possibly something that will draw tourists

Commuter rail stop at core

Dark sky

Preserve Hassayampa

Boundary should be extended east up to 227th Avenue

Boundary could exclude area south of Black Mountain.

Village 9

Core- SR 74 & 211th Avenue

Highlands Preserve

Low density clustered development to preserve natural desert

Resort development

Vineyard

Amphitheater
Preserve desert
Trails

Willow Canyon High School, Village Outreach Meeting, March 8th, 2008

Village 1

Name: The Agua Fria Village/Lizard Acres

Core – Bell Road and Grand Avenue

Characteristics:

Trails along Agua Fria Wash

Establish vehicular and non-vehicular trails

Mass transportation

Mini transit

Multi-use trails

Recreation Center/ Teaching Center

Heritage/Educational Center at Greenway Road and Bullard Avenue

Extend boundaries to the south up to Waddell Road

Incorporate Frontage and Grand Avenue

Include Sun Village, Sun City Grand and other master planned communities to the northwest.

Village 2

Name: Waddell Village

Core - Prasada

Characteristics:

Micro centers throughout the village

Transportation issues

Transit throughout the village to feed rail

Monorail connecting the core through Stadium to commuter rail

NEVs and pedestrian/bike compatible streets

Ensure connectivity throughout, half mile grids should be complete streets

Park & ride at the core and along the commuter rail station.

Park and ride should be multi-level structure.

Core should include employment as well.

Employment area near Dysart.

Connections to employment centers

More east west connections across the Agua Fria Wash

Internal circulator (trolleys or mini buses)

Retrofit retention basins to improve connections, sidewalks, trails.

Accessibility should be given importance especially from the rear of shopping complexes.

Walled communities should be discouraged

Develop bike stations

Trails long McMicken Dam/ Beardsley Canal.

Transit Center at Prasada

General Plan Outreach – 2008 Major Amendments

Core should have restaurants, commercial, retail and employment.

Nadaburg Elementary School, Village Outreach Meeting, March 22nd, 2008

Village 4

Name: Wittmann

Characteristics:

R43, Rural

1 house per acre

Dark skies

Western style

Combine village 4 & 6

Library College

No strip malls

Business on Grand

Horse trails and nature walks

Higher buffer zones between homes and businesses

Village 5

Name: Greenville

Core – Jomax Rd and 155th Avenue

Characteristics:

Too much high density already approved

Open space throughout community

Maintain places for animals

Lighted bike paths and golf carts

Internal transportation such as small bus and trolleys (internal circulator) in each village

Transportation for special needs.

Development should consider net gross instead of gross acres.

Village 6

Name: Heaven

Core: Grand Avenue and 211th Avenue

Characteristics:

Preserve washes

Health services (clinic)

Code enforcement

Minimum 1 acre residential lots

Recreational facilities along CAP Canal

Horse trails

Sherriff Station

Gas station

Grocery

Farmers market

Paved streets

Recreation

ATV Park

Horse park/Trails
Skateboard
Clean industry
Solar /green building with incentives
Wider roads
Recreational facilities along washes

Village 6

Name: Wittmann

Core: Patton and Grand Avenue

Characteristics;

Horse Trails
Bike Paths
Southwestern style development
Ranch styles homes
1 acre lot
Low lighting
Gas station
Safety
Low profile signage
Development like Temecula
Circle K
Local stores
Parks/playground (Soccer/baseball)
Noise mitigation near Luke AFB

Village 7

Name: Wittmann Village, Caballo Village? Not entirely sure.

Core: 211th Avenue and Grand

Characteristics:

Extend boundaries to include Village 6
Public transportation along Grand Avenue
Park & Ride in the core.
Streets to include golf characteristics
Rural streets with trails as sidewalks
Library in the center
More schools in the area
Recreation center

Village 8

Name: Morristown/Circle City of Surprise

Core: Along US 60 close to SR 74.

Characteristics:

Want to maintain the rural lifestyle
Library

Horse trails
Extend the boundaries to include Village 9
Area south of Black Mountain not a part of Village 8.

Northwest Regional Library, Village Outreach Meeting, March 27th, 2008

Village 2

Name: Sonoran Village

Core – Prasada

Characteristics:

Traffic Concerns

Transit should mostly involve buses since it does not need much retrofitting

Internal circulator like a small bus or trolley

Low lights

More east west connection, possibly low ling roads over Agua Fria, instead of bridges

Lighted street signs

Reflectors on streets to increase visibility

Regional trails along Beardsley canal to connect to neighboring cities

Adequate parking around rail stations, probably deck type parking

Landscaping along Grand Avenue

Lofts, Condos around Prasada Core

Arts and Culture, entertainment

Mall should be like Desert Ridge

Widen 303

Use existing facilities

Micro center at the employment center

Specialized University up north probably medical

Vocational schools (A good technical school)

Village 3

Name: White Tanks Village

Core – 227th & Sun Valley Pkwy

Characteristics:

Bus Transit

Preserve washes

Build to context

Western architecture

Resort development like Boulders

No grocery stores

No mass grading

Boundaries should include area at least 1 1/2 mile north of Sun Valley parkway

Only low density housing

Linear park along McMicken dam

Trail/ Street crossings over the McMicken Dam

Scenic Parkways (Sun Valley & Jackrabbit Trail)

Village 3

General Plan Outreach – 2008 Major Amendments

Characteristics:

Bike Trails
Access Rd to Mountain
Low profile buildings
Urgent care
No homes
Preserve geological
Protect environment
Sports facility
Preserve character
Botanical Gardens
Desert Museum
Hiking
Golf

Marley Park Heritage Club, Village Outreach Meeting, April 16th, 2008**Village 1**

Core: Stadium Village at Bell & Bullard

Characteristics:

Industrial, employment, higher education near Bell and Grand
Transit to mall and other destinations
Village center
Update area along Grand and Bell to increase walkability
Increase employment opportunities

Village 2

Core: Prasada and surrounding area

Characteristics:

½ mile commercial Access to commercial on half streets
Reduced traffic stops on arterial
Neighborhood commercial (smaller amenities)
Mixed use commercial
Pedestrian connections, walkable retail
Connections through the communities & over 303
Smaller parking lots
Desert Ridge style (clustered walk to mall, and retail stores), 1 parking area. Lots of shopping
Hospital
Public Art
Play areas in commercial
Real employment (not retail)
Circulator route (internal transit)
Co-op stores
Parks for kids
Bigger library, more libraries

More
East west connections
Reduced barriers like walls
Commuter Rail

Village 3

Characteristics:

No ATVs
Bike Trails
1 lane for cars, slow speed
Resort/dining
Reason to visit
Existing animal habitat
Entrance to park
Preservation
Circulation
Trailhead
Bike rentals
Golf Carts
River walk
Seating along Canal
1 story buildings
Established commercial
Bike trails along McMicken Dam.

Village 4

Name: White Tanks Village

Characteristics:

Commuter Rail
Public Transit/Rail
Change the boundary to exclude portion south of Deer Valley Rd
Golf Equestrian along McMicken Dam
Post Office
Park and Ride along Grand Avenue
Special consideration to Luke AFB, Volvo Proving Grounds and the landfill.
Access to White Tanks and to Sun Valley Parkway

Village 4

Name: Two cities village or Gateway Village

Characteristics:

Commuter Rail
Park & Ride
Offices/Business Park along Grand
Business Center
Retain natural terrain
Walking + biking trails

Park + recreation area, river walk along McMicken Dam
Manmade lake in McMicken Dam
Multi-Use Trails Medical Facility
Water treatment plant
Community center
Low density/high end homes on large lots close to White Tanks
Mixed use- residential and commercial on 2 story close to Sun Valley Pkwy
Walking & Biking Trails

Village 6

Name: Desert Trails Village

Core: Along Grand Avenue

Characteristics:

University either along Grand or midst of village
Employment/office and high density located along Grand Avenue
Core should be entirely walkable, no cars allowed
Environmentally friendly construction, Green buildings
Washes should be protected
Streets should be built in the high grounds between washes
Regional Park to the west
Smaller grocery stores, mom and pop shops in the lower density areas
Network of safe bike trails so children can bike/walk to school
Planning for Low car use
Organic street network, no grid, aware of land
Higher density near cores, and low density as we move to the west of the village
Trails along CAP Canal

Village 7

Name: Chrysler Village

Characteristics:

Rail center at Grand and 211th
Commuter rail along US 60
Light rail down the middle of Grand
Exclude portion east of Citrus Road to include in Village 5
Smaller commercial centers along SR 74
Trail system taking advantage of natural washes
Tie all the existing facilities like Grand Vista, Sunhaven.



APPENDIX B

Written & Emailed Comments

GPA08-036 General Plan Update

Received comments as of May 16, 2008

Comments from Website

1.

I think you need places for teens to "hang" without costing them money and to perhaps have volunteers to teach them something - talent show, instruments, karaoke, make plays, show movies ...get them involved, and a week-end place to meet and not start trouble on the streets..There are no buses... like in the cities for them to get around for transportation to shows and etc....and if they are not lucky enough to have a good parent to drive them EVERYWHERE they have NOTHING to do...that is when trouble starts.... and I'm not talking about them going to church functionsthey need a place where they can go and feel it will be fun and safe. We were all teen-agers at one time....remember?

I think the kids 12-18 are neglected for organized things for them to do. Let's use our tax money to better the future of all of us - these KIDS... give them a place that is a TEEN CENTER - you have a SENIORS CENTER ...and some transportation that at certain times and places they can be picked up to go and not depend on some parents that are not very co-operative. THEY ARE BORED....this is needed ...ask them...they are not 3 yr. olds

- A concerned Grandmother

2.

What are your thoughts on the proposed boundaries of Village 3?

I think the current boundaries of this village won't result in the village concept proposed. The northern boundary needs to be moved north of Sun Valley Parkway to fully take advantage of the "Parkway" status of that road, which Village 4 will not do as it's core is much farther north. Moving the northern boundary north would allow better integration of a true village core and a transportation corridor (Sun Valley Parkway) that ties in with I-10 going through the village instead of being just on the edge.

What are your thoughts on the proposed location of the village core?

A resort and spa don't make a village core. The area south of Sun Valley Parkway will be dominated by the White Tanks and the natural desert setting. Surprise's transportation plan has proposed a new north-south Parkway that will go from Sun Valley Parkway on the east side of the White Tanks and tie into I-10. The confluence of these two major Parkway corridors should create the core of Village 3. This would be an ideal setting for public transit, retail, entertainment, commercial, office, higher density residential, active open space - all the mixed-use ingredients that make up a successful live, work, play true village core.

What characteristics do you believe define Village 3?

The White Tanks and natural desert setting south of Sun Valley Parkway, the two mass-transit ready Parkway corridors, the ability to create a real village core with access to

the I-10 freeway, dramatic views of the White Tanks and natural desert areas for recreation.

What type of services, business or entertainment venues would you like to see in the Village Core?

Everything I've listed above. The village core I've described would be much more than just a resort and spa used only by out-of-towners or a few citizens occasionally. I've described a vibrant, sustainable, live, work, play destination, placed in a beautiful setting. This core could take its cues from such mixed-use developments as Kierland, Desert Ridge / City North, or One Scottsdale. I think this could be the best location in the entire City and probably the envy of the entire west Valley.

What else would you like to say?

I applaud the efforts of making Surprise a real city and not just another suburban bedroom community. I think this General Plan update could help accomplish that and I wholeheartedly support the village concept. I hope the consultants, City planners and staff take my suggestions seriously and create a real village here instead of one arbitrarily created to use up space on the map. Thank you!

- DBurrows4@cox.net

3.

Hi all City Planning Representatives,

My family and I are permanently living here in Surprise, AZ and we considered it very lucky and to most of all our nearby citizens. My family and I are always reading the progresses and the news and events here in AZ and specially the City of Surprise.

We did not able to attend the last meeting due to our body condition and or busy to make ends meet for every day livings with our 3 years old daughter with us.

The only thing that we can suggest to the Planning Representatives –

1.) The corner road signs can be move to the nearest outer side of the road for the drivers to see while driving or in motion and can be big enough and well lighted during the night for the drivers to see the name of this road.

These are just some suggestions and we are not trying to alleviate of what is now on the table for this issue but most of our experiences when we first move here in Arizona from California in the year 2005. We were very familiar with the San Diego, CA road signs and very seldom that people will get lost due to very lighted at night road sings, bigger in every intersections and it was erected or placed for all the drivers to see while in motions at about 25 miles per hour driving.

I just wanted to make this short and direct and I knew that all the personnel here in this Department are too busy to place all the plans into reality and to make it happen.

The only thing that we can say about being here and part of this State Arizona and living here in City of Surprise is the best City to be and all my friends and in the community are so happy that they had moved here too. We love it all and the more progresses to come...God bless us all.

- Vicente Yurtola (PRM-DAV)

Comments from E-mails

1.

Some time ago the statement was made that the city of Surprise wanted to become the Scottsdale of the West Valley. Those statements were one of the many things that attracted us and many of our friends to Sun City Grand in Surprise several years ago.

It is disconcerting to see the city apparently not seeking upscale shopping and restaurants and instead encouraging more and more fast food and big box retailers to our neighborhood. I assume you appreciate the magnitude of the buying power of the recent residents of Surprise. Much of that money is still going to upscale stores in Scottsdale which could be spent here.

You are missing a golden opportunity to improve our image and make a huge step toward becoming the Scottsdale of the west valley. We have more than enough Wal*Marts, Home Depots, Kohl's, McDonalds, etc., all of which are necessary but not on every other block or to the exclusion of some better quality establishments.

Please, let's aim higher and attract a better quality to our city and you will reap the financial rewards while greatly improving our image.

Thank you.

Barbara & Hank D'Ambrosio

2.

Hey, those of us in Phoenix Planning Dept. believe that urban village concept is a fantastic idea.

Dean Brennan, FAICP

Principal Planner

Phoenix Planning Department

3.

As a resident of Wittmann and previous resident of Surprise, I moved to Wittmann for the rural life style. I am for controlled, planned and responsible development. Village 6 makes sense if you keep it low density and stop any development now that does not meet these criteria. Walden Ranch comes to mind. This is not a village development and definitely not low density. It is logical that by maintaining low density, people will be attracted to the area, values will be maintained and the area will showcase the desert

and a village concept. Again, I must stress that low density is imperative; otherwise, the area will become congested and basically no different than the other high density, low value developments.

- Gregory Uhles

-

4.

Please be sure that you include a ban on Billboards so you don't get in the pickle that Sun City West is now. Billboards have thier place, but it isn't in the middle of what I envision as an urban village.

- Harvey Lorentz

5.

Does the Village #7 concept involve the proposed railroad yard issue?

- J LOVE

6.

What is the purpose of the proposed "village" concept? I have seen no explanation of the advantages or disadvantages of this concept!

- James McCausland

7.

For the most part, I like a lot of what is happening to Surprise (small neighborhoods, quainter, shopping districts, beautiful parks and main streets, and family attractions.

I think the West Valley Art Museum is doing a wonderful job of expanding their programs and hopefully space in the future for more exhibits.

The West Valley Arts Council is a wonderful addition to our area, but I wish we could boast a center in the area that would attract Symphony Orchestras, high quality musical shows and plays.

I worry that our children and grandchildren miss out on art appreciation because the schools provide so little art education anymore.

The "Sundome" is an albatross--visibility is terrible because of the seating and staging architecture, and it is an overall insult to the entertainers who perform there.

Phoenix parking and the drive to Mesa are not very inducive to many of us here on the West side.

We don't need to be a "Glendale", which has lost some of its charm with the modern growth of the stadium region.

The arts need to be an integral part of our fast growing area and lifestyle in order to attract the kind of development that will sustain our thriving community.

Shouldn't we plan now for a theatre center in Surprise?

- Josephine Pearson, Sun City Grand

8.

Mayor & Council, Staff has done a great job in trying to involve residents in the General Plan process. The web site is excellent. It appears based on the approximately 30 people who turned out in Sun City Grand (March 3, 2008) that the majority of the residents do not care or are not concerned about the future development of our city.

Several people who attended the Sun City Grand meeting where from Wittmann.

I do not know how much money the city has spent on the presenter but in my opinion the city has gone overboard to get the residents involved.

Thank staff for their efforts.

- Martha Bails

9.

I would like to receive a copy of the draft document. I could not find it on the website.

Thanks

Peggy A. Fiandaca, AICP
President
Partners for Strategic Action, Inc.

10.

I would like to submit for consideration the addition of a YMCA/YWCA here in Surprise. I live in Coyote Lakes. We do not have a community swimming pool (unless you buy a \$2,000 private membership). I would LOVE access to a swimming pool and an indoor walking track for summer months. Avondale/Goodyear have a beautiful facility—but it's too far to go for a swim. PLEASE consider this addition.

Thank you,
Priscilla Turvold

11.

I am curious why the 3rd village in the "urban village concept" is along the north and east of the White Tank Mountains. My understanding is that this area will not be built up but remain as open space as well as for water diversion for the Flood Control District.

Can you please clarify whether this area is scheduled for development or not.

Thanks,
Rebecca Sydnor

12.

Hello, I have been a resident of Surprise for 3 years and I am deeply concerned about the type of growth in our city.

I gave a presentation a few years ago to the former board regarding bringing higher paying salaried corporate type jobs to the City as many residents must commute to Downtown Phoenix or the Far East Valley. By bringing these types of companies here, the traffic congestion and the brown cloud would be diminished, and tax revenue would increase for the City. We see our neighbor, Glendale is doing some phenomenal things and turning around their negative perception; I hope that we can follow that example. The former board was not interested at all, and that may be part of why they were voted out. We could start with a grand Convention Center that would attract local and non local conventions and meetings. In close proximity could be a 5 Diamond hotel or two etc.

I sincerely hope your team has the Vision to make Surprise as vibrant, attractive and the place to be as other major cities. We need more higher paying jobs to keep the college graduates in the state, and in our city. We need to build up with taller buildings, not spread out even more than we already are.

Surprise has the potential to surpass Scottsdale or Fountain Hills, we have the potential to be as great a metropolitan city with the arts, Museums, high culture, corporate businesses, International Trade as other cities.

An example is that Donald Trump was interested in building in the Biltmore. They turned him down. Surprise should have stepped in and said we would welcome him. This would have generated a huge buzz, attracted plenty of businesses to be in the building, paying taxes to Surprise etc...

Please; the residents like myself are tired of driving an hour to work because that is where the higher paying jobs are, but we still can't afford to live there. I love the State and I love Surprise.

Richard Saling
VP of Education, American Marketing Association

13.

Will the Village concept replace the SPA concept?

General Plan Outreach – 2008 Major Amendments

- Tony Segarra

14.

I am living in "Village 2". I have been ill for an extended period of time and was not able to attend the March meetings. Would I be able to receive information about what was discussed for this area at the meetings? I did see the information on your site however I could not read the notes made on the pictures of the village plans. We are very interested in these and would like to see what is being proposed. We attended a meeting years ago with the developer of Prasad. We had voiced our concern about the light industrial and office space being put right across from Northwest Ranch on the south side of Greenway. It made more sense to us to keep residential areas together and put the industrial and office space further down between Waddell and Cactus where there are no homes. We are wondering if this was brought up.

Thank you,

Tiffany Herschman

15.

Is a summary of the general plan available on line? Also is there a breakdown of the nine villages?

Tom Jacobs
Senior Vice President
Grubb & Ellis/BRE LLC

16.

How many homes do you plan on putting in these villages? Where do you propose to get water for all those villages?

I would say the majority of us out here in Wittmann and some surrounding areas that do NOT live in a large development and do NOT have the 100 year guarantee of water by the builders. So if Surprise keeps building and building and you use the underground water and suck it dry. Then what? A lot of us will be without water. Don't forget this is a desert.

I live in Wittmann and am perfectly happy with the way it is. All more homes and so on will do is create more traffic, crime, noise, pollution and on and on.

Come on out here to Wittmann on any day and look towards Surprise and see the huge, ugly, brown cloud of pollution that hangs over your city! You cannot see the mountains in that direction. It's disgusting. We sure do NOT want that mess out here. At night all you see is this huge glow of lights for miles which takes away the beauty of the night sky. I hate it when the wind blows from the direction for it brings your pollution our way.

General Plan Outreach – 2008 Major Amendments

Your article in the newspaper the other day regarding the three meetings about these villages was directed at ONLY Surprise residents. Why is that? They have nothing to do with what should go on out here!!! You know very well your concrete jungles are not welcome here in Wittmann and surrounding areas. So I guess your goal is to get other opinions for you know what ours is. That just proves how ignorant all this is!!

- Kayteequa@aol.com



APPENDIX C

Commenting Agencies

GPA08-036 General Plan Update

Received comments as of May 16, 2008.

1. ADOT

The City continues to show interchanges at SR303L/Reems, 303/Bullard, and 303/Litchfield-Dysart. These interchanges are neither identified nor funded in the Regional Transportation Plan. We will continue to coordinate with the City regarding cross-street configurations, etc. at locations where COS Transportation Facilities intersect with the ADOT facility.

Thanks,

Timothy Tait

Community Relations Director

Arizona Department of Transportation

office 602.712.7070 :: mobile 602.501.5038 :: media 800.949.8057

ttait@azdot.gov :: www.azdot.gov/ValleyFreeways

2. Jorden Bischoff & Hiser, P.L.C.

“There are no issues with the proposed 2030 General Plan as the Landfill has been properly identified and maintained. In the transportation map, Beardsley Road is still shown going through the south of the landfill. Waste management has issues with this alignment. “

Jorden Bischoff

For complete **General Plan 2030** document please visit

<http://www.surpriseaz.com/index.asp?NID=1632>

For complete **General Plan 2020** document please visit

<http://www.surpriseaz.com/index.asp?NID=29>

For complete **General Plan 2030** document please visit

<http://www.surpriseaz.com/index.asp?NID=1632>

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

PADA08-044

Planned Area Development Amendment

for:

Sierra Verde Parcel 8

Planning and Zoning Commission
Hearing Date: **June 03, 2008**

STAFF:	Adam Copeland, 623.222.3137
LOCATION:	On the SWC of Greenway Road and Litchfield Road.
DESCRIPTION OF THE REQUEST:	Approval of a Planned Area Development Amendment.
SUMMARY ANALYSIS:	The applicant is requesting a Planned Area Development Amendment approval.

SUGGESTED MOTION:	I move to approve PADA08-044, a Planned Area Development Amendment for Sierra Verde Parcel 8, and to adopt findings and stipulations 'a' through 'd.'
--------------------------	---

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**PADA08-044
Sierra Verde Parcel 8**

APPLICANT:	Andy Jochums Beus Gilbert, PLLC 4800 North Scottsdale Road, Suite 6000 Scottsdale, AZ 85251 P: 480.429.3000 F: 480.429.3100 ajochums@beusgilbert.com
OWNER:	Katie Vance 3400 Carillon Point Kirkland, WA 98033 P: 425.250.1050 F: 425.250.1051
HEARING DATE:	June 03, 2008
STAFF:	Adam Copeland
LOCATION:	On the SWC of Greenway Road and Litchfield Road.
DESCRIPTION of the REQUEST:	Approval of a Planned Area Development Amendment.
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Planned Area Development Amendment approval for Sierra Verde Parcel 8.

HISTORY

1. On August 22, 2002, the City Council approved a Planned Area Development for Sierra Verde. The land use classification on Parcel 8 was mixed use.

2. On October 19, 2006 the City Council approved a Planned Area Development Amendment for Sierra Verde Parcels 7 and 8 changing the land use classification from mixed use to medium/high density residential and commercial.
3. The applicant submitted a project known as the "The Brownstones" on October 12, 2006 to Community Development, but it never moved forward to the Planning and Zoning Commission and City Council. This was due to the current downturn in the housing market for single-family attached townhomes.
4. Parcels 7 and 8 are currently undeveloped, but have existing paved access and available infrastructure. Parcels 1 through 6 have been fully developed.

STAFF ANALYSIS

Proposal:

The applicant is requesting a Planned Area Development Amendment to Sierra Verde Parcel 8. Because of market conditions, the current approved land use classification (medium/high density residential) is proposed to change back to the original designation of mixed use. The density of the project will remain at the originally approved residential unit count of 234.

Development Standards:

Staff worked with the applicant to provide a list of performance standards that shall be addressed at the time of site plan review. These performance standards include:

- Strong community scale design characteristics.
- Pedestrian level lighting.
- Sidewalks with tree grates, where appropriate.
- Plazas and courtyards.
- Promotion of adjacent community use through design.
- Appropriate building orientation and scale.
- Design and landscape sensitivity to directly adjacent single-family residential.
- Enhanced corner treatments at Greenway Road and Litchfield Road, as well as Greenway Road and 140th Drive.

Circulation:

Access to the site will be from Greenway Road to the north, Litchfield Road to the east, and 140th Drive to the west. More detail will be provided at the time of site plan.

Schools:

Any residential use proposed on the site shall be required to enter into a school district agreement prior to moving forward to the Planning and Zoning Commission or City Council.

Community Outreach:

A community outreach meeting was held on March 26, 2008. The applicant went over the land use proposal, making the residents aware that no apartments will be permitted on site. Some residents had concerns regarding the design and architecture. The applicant agreed to add performance standards to the Planned Area Development Amendment document.

City staff commented that we will ensure that the architecture is at the same quality as the last project known as "The Brownstones." Residents wanted to ensure the project was

designed to fit into the community well. Some questions arose about access, and the applicant explained a traffic impact analysis will be required at the time of site planning. General access was explained.

Other residents talked about green approaches to the development. Staff encourages this type of development, and encouraged the applicant to consider energy efficient approaches to the design at the time of site plan review.

Departmental Review:

(All departments have recommended approval of the project subject to all stipulations.)

The Traffic Division will require a traffic impact analysis at the time of site plan review. Traffic provided minor comments on some of the language in the PAD document regarding driveways.

The Fire Department had no comments

The Planning Division recommended that performance standards should included in the document.

The Building Safety Division commented that at the time of site plan review the items below will need to be addressed:

1. Occupancy type(s)
2. Construction type(s)
3. Accessible parking calculations and layout will be reviewed as conceptual only; final is with construction document review and construction inspections.

The Water Serviced Department had no comments.

The Engineering Department needed clarification on an in-lieu payment that was made by the master developer for all of Greenway Road future median improvements. The applicant provided all information requested.

FINDINGS

1. The Planning and Zoning Commission finds that the proposed planned area development complies with Section 125-35 (c) (2) of the Surprise Municipal Code, which lists considerations of review.
2. The Planning and Zoning Commission finds that the proposed planned area development complies with Section 125-194 of the Surprise Municipal Code, which allows an alternative to conventional zoning and development approaches and processes per the City of Surprise Municipal Code.

3. The Planning and Zoning Commission finds that the proposed development meets the guidelines that are set forth in the Planning and Design Guidelines chapter 1 through 9.
4. The Planning and Zoning Commission finds that the proposed development is consistent with the Surprise General Plan 2020 residential, open space, commercial, mixed use and employment land use categories.

STIPULATIONS

REQUIRED ACTIONS. The applicant and/or owner shall comply with the following stipulations of Case PADA08-044, Sierra Verde Parcel 8.

- a. All public notice signs shall be removed from the site immediately following a final decision by the City Council as applicable.
- b. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- c. All future landscape plan submittals shall comply with the Planning and Design Guidelines Manual. Any changes to the Design Guidelines shall either meet or exceed the standards.
- d. Grass will only be allowed in active recreation areas only. Grass in the public medians or right of way is prohibited. Synthetic turf, granite and low water use plants will be allowed in the median and right of way.



Arizona Department of Transportation

Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 16, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: Sierra Verde Parcel 8/ PADA08-044 / SWC of Litchfield & Greenway Road

Dear Ms. Dager:

Thank you for your notification regarding the Plan Area Development Amendment on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will have no impact on our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



**SIERRA VERDE
PARCEL 8
PLANNED AREA DEVELOPMENT
AMENDMENT (PADA08-044)**

**City of Surprise
SWC Litchfield Road & Greenway Road**



RECEIVED

APR 18 2008

COMMUNITY
DEVELOPMENT

**Submitted:
April 18, 2008**

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

Introduction

Project Team3
Purpose / Executive Summary4

Site Analysis

Current Conditions6
General Plan Land Use6
General Plan Policies7

Existing PAD Language

Zoning and Land Use9
Development Standards9

Proposed PAD Language

Zoning and Land Use11
Development Standards11
Design and Performance Standards.....12

Appendix

Vicinity MapA
Aerial PhotographB
Existing PAD Land Use MapC
Proposed PAD Land Use MapD
Example Context Photos.....E
Dysart School District Agreement.....F

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

Project Team

<u>Location:</u> SWC of Litchfield Road and Greenway Road	<u>Acres:</u> 17.48 Gross Acres 14.81 Net Acres
<u>Submitted to:</u> City of Surprise Planning Division 12425 W. Bell Road # D-100 Surprise, AZ 85374 623-222-1000	
<u>Prepared for:</u> Market West Development 1825 Northern Ave Ste 105E Phoenix, AZ 85020 & Brownstones @ Surprise LLC 3400 Carillon Point Kirkland, WA 98033	<u>Prepared by:</u> Beus Gilbert, PLLC 4800 N Scottsdale Road Suite 6000 Scottsdale, AZ 85251 480-429-3000 Fax: 480-429-3100 Contact: Andy Jochums
<u>Submitted:</u> April 18, 2008	

Purpose / Executive Summary

The purpose of this document is to request an amendment to the Sierra Verde PAD consisting of approximately 14.81 net acres of land situated at the southwest corner of Litchfield Road and Greenway Road. The subject property is currently owned Rhapsody Partners and under contract by Market West Development.

Sierra Verde is a Planned Area Development (PAD), consisting of 277 acres, which was approved by the City Council in August of 2002. Subsequently the Council also approved a rezoning in September of 2003 for property along Litchfield Road, which was previously an exception to the Sierra Verde PAD. This rezoning consisted of 43 acres of land under the Luke AFB noise contours and was known as the Sierra Verde Employment PAD. Between the two PAD documents, the Sierra Verde development consists of a mix of commercial, employment, and residential over 320 acres with an overall gross residential density of 4.75 du/acre. In October of 2006, the City Council approved an amendment to the Sierra Verde PAD which changed the land use designations of Parcels 7 and 8. Parcel 7 was changed from a mixed-use designation to Commercial and Parcel 8 was changed from a mixed-use designation to medium/high density residential.

This amendment proposes another land use change to Parcel 8, of the Sierra Verde PAD. Proposed is a change from its current designation of medium/high density residential back to its original designation of mixed-use. With this amendment, we will also further clarify as to what uses are allowed within the mixed-use designation, and what design standards are to be used in the future when a project is under consideration on Parcel 8.

Due to the current downturn in the Surprise housing market, the demand for the proposed single-family attached townhomes on the subject parcel has faded. The property is under contract to be sold, and the new owner would prefer to develop the property under the original mixed-use designation as they feel it will allow a quality project to take shape on Parcel 8 under this ever changing development market. The mixed-use designation would allow either a commercial or residential

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

project or a project with a mix of commercial or residential to be developed.

In order to preserve the residential dwelling unit counts under the Luke Air Force Graduated Density Concept, and comply with the adopted residential densities in the Surprise General Plan, if residential is developed on Parcel 8, the total number of dwelling units must not exceed 234. This is the same number of units that are allowed under the current medium-high density residential land use designation, so if this amendment is approved, and residential is developed under the mixed-use designation, there will be no additional impact on Luke Air Force Base and there will be no increase in the overall residential density approved for Sierra Verde's 320 acre land area.

As requested, this PAD Amendment would simply change the land use designations of Parcel 8 of the Sierra Verde PAD back to what was originally approved by the Mayor and Council in 2002. The requested change from residential to mixed-use on Parcel 8 would not allow an increase in residential densities but would return the ability for the property to be developed with either commercial land uses or a mix of residential and commercial as was originally contemplated in the Sierra Verde PAD.

As the area surrounding Parcel 8 has been developed, the original development standards approved in the PAD for mixed-use may no longer be appropriate. Due to concerns from the neighboring property owners, we have included language in this amendment that updates the mixed-use development standards to prohibit apartments from being constructed. If residential is to be built on Parcel 8, it will need to be either single-family or multi-family for-sale housing, or an assisted living facility or nursing home facility with the benefit of a Conditional Use Permit.

Current Conditions

Currently Parcel 8 of Sierra Verde is vacant. The property was previously used for farming and has been mass graded. A portion of Parcel 8 was used for a temporary new home sales office, which has since been removed leaving a small concrete parking slab.

As part of the Sierra Verde Master Planned Community, which began several years ago, the surrounding roads were all constructed and all necessary water, sewer, and other utility lines were installed. 140th Drive is fully improved as a collector roadway with curb, sidewalk, and streetlights. Litchfield Road has been completed to minor arterial standards with curb, sidewalks, deceleration lanes, streetlights and a landscaped median. The south half of Greenway Road is fully improved to minor arterial standards with curb, deceleration lanes, and streetlights. A sidewalk was not installed on the south side of Greenway Road as part of the improvements installed by the City four years ago and will need to be installed by the property owner as part of any development on Parcel 8. The master developer of Sierra Verde already paid for their share of the Greenway Road median and it will be installed when the property along the north side of the street is developed.

General Plan Land Use

As it is currently entitled and as proposed by this amendment, the Sierra Verde Development will not exceed the allowed 5 dwelling units per acre as specified under the Low Density Residential (LDR) land use designation. Therefore, the proposed PAD amendment is in conformance with the City of Surprise General Plan 2020. As a result, an amendment to the Surprise General Plan 2020 is not required.

General Plan Policies

Listed below are several excerpts from the approved General Plan that support the proposed Planned Area Development Amendment to return the mixed-use designation to Parcel 8 of the Sierra Verde PAD.

ELEMENT	SECTION	SUB-SECTION	EXCERPT	PAGE
Land Use	4.1.3	Balance of Land Uses	"...identify an appropriate balance of various land uses to ensure infrastructure is maximized..."	25
		Revenue Enhancement	"...diversify its economic base..."	25
		Market Trends vs. Long Term Needs	"...ensure sustainability...[by providing]...a full range of land uses..."	25
		Compatibility	"Ensure compatibility between land uses..."	26
Land Use	4.1.4	Goals, Objectives and Policies	"Promote a compatible mix of land uses throughout the planning area."	27
		Goals, Objectives and Policies	"Locate higher density/intense residential land uses and transportation-dependent uses near major roadway corridors to promote an efficient transportation system."	27
		Goals, Objectives and Policies	"Practice comprehensive development master planning that evaluates areas and incorporates a mix of compatible land uses."	28
		Goals, Objectives and Policies	"Support the construction of viable commercial centers..."	29
		Goals, Objectives and Policies	"Require private developers to design and locate supportive commercial sites in close proximity to population centers."	29
		Goals, Objectives and Policies	"Ensure compatible future land uses and development patterns adjacent to and surrounding Luke AFB."	30

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

ELEMENT	SECTION	SUB-SECTION	EXCERPT	PAGE
		Goals, Objectives and Policies	<i>"Establish a close working relationship with the officials of Luke Air Force Base..."</i>	30
Land Use	4.1.5	Land Use Plan – Low Density Residential	<i>"...but in some areas a mix of single-family, duplexes, townhouses, and low-rise apartments would also be suitable, provided that the average density of such area does not exceed five dwelling units per acre. This designation may also include such supporting land uses as neighborhood shops and services..."</i>	31-32
Transportation/ Circulation	4.2.4	Goals, Objectives and Policies	<i>"Provide on-road bicycle lanes on all designated arterials..."</i>	62
		Goals, Objectives and Policies	<i>'Encourage walkways near roads, but separated from the curb whenever possible.</i>	62
Housing	4.4.5	Goals, Objectives, and Policies	<i>"Encourage the development of sound and stable neighborhoods."</i>	86
	4.4.5	Goals, Objectives, and Policies	<i>"...the City should encourage development of all types of housing..."</i>	86
	4.4.5	Goals, Objectives, and Policies	<i>"Locate housing in close proximity to education, neighborhood commercial centers, parks and recreation amenities, libraries, and public safety facilities.</i>	86
	4.4.5	Goals, Objectives, and Policies	<i>"New developments within or next to existing residential should enhance or contribute to the character or quality of that area.</i>	87
Public Services and Cost of Development	4.6.4	Goals, Objectives, and Policies	<i>"Channel growth in areas that have existing infrastructure."</i>	113

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

Zoning and Land Use

The Sierra Verde PAD has been broken down into a series of individual parcels. The current PAD, as amended last in 2006, designates parcel 8 as Medium-High Density Residential and included specific development standards. The table below lists the approved uses for each parcel as called out in the Approved Sierra Verde PAD.

Parcel Number	Proposed Land Use	Allowed Uses	Lot Type	Lot Dimensions	Dwelling Units
1	Low Density Residential	Single Family	B	53'x112'	134
2	Low Density Residential	Single Family	C	58'x115'	162
3	Low Density Residential	Single Family	E	68'x115'	168
4	Medium Density Residential	Single Family	N/A	45' x 80'	155
5	Medium-High Density Residential	Town-house	N/A	N/A	193
6	High Density Residential	Multi-Family	N/A	N/A	334
7	Commercial	Commercial	N/A	N/A	N/A
8	Medium-High Density Residential	Town-house	N/A	N/A	234
9	Low Density Residential	Single Family	A	48'x110'	159
10	Commercial	Commercial	N/A	N/A	N/A
					Total 1,539 DU

Development Standards

Medium-High and High Density Residential: The Medium, Medium-High and High Density Residential land use shall be designed and developed under Municipal Code Section 17.24.020 "Residential Zone Uses R-2 and R-3". These provisions shall control, unless specifically amended by this document. A Site Plan is required for all projects and Subdivision Plats

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

are required for any division of land. The Development Standards for Medium-High and High Density shall be as outlined in the City of Surprise Municipal Code Title 17.

As agreed upon during the 2006 PAD amendment, which designated Parcel 8 as Medium-High Density Residential, no apartments are allowed.

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT

Zoning and Land Use

The table below lists the uses for each parcel as requested in this amendment.

Parcel Number	Proposed Land Use	Allowed Uses	Lot Type	Lot Dimensions	Dwelling Units
1	Low Density Residential	Single Family	B	53'x112'	134
2	Low Density Residential	Single Family	C	58'x115'	162
3	Low Density Residential	Single Family	E	68'x115'	168
4	Medium Density Residential	Single Family	N/A	45' x 80'	155
5	Medium-High Density Residential	Town-house	N/A	N/A	193
6	High Density Residential	Multi-Family	N/A	N/A	334
7	Commercial	Commercial	N/A	N/A	N/A
8	Mixed Use	Comm., Office, & Residential	N/A	N/A	234
9	Low Density Residential	Single Family	A	48'x110'	159
10	Commercial	Commercial	N/A	N/A	N/A
					Total 1,539 DU

Development Standards

In the event of a conflict or inconsistency between the provisions of the PAD and otherwise applicable ordinances such as, but not limited to, the Planning and Design Guidelines, Single Family Residential Design Guidelines or the City's Zoning Ordinance, the provisions of this PAD shall prevail.

Mixed Use District: The intent of the Mixed Use District is to allow for opportunities to develop areas where residents may live, work and shop within a short proximity.

The Mixed Use land use shall be designed and developed under Municipal Code Sections 125-184 & 125-185 "R-2 and R-3 Multi-Family Residential Zones" provisions and Sections 125-187 and 125-188 "Neighborhood (C-1) and Community (C-2) Commercial Uses". Future land uses may fall within any one of the above referenced zoning districts as defined by the City of Surprise. Allowed uses include Employment, Office, Commercial and Multi-Family, however apartments shall not be permitted and if residential is developed, the total number of dwelling units shall not exceed 234.

These provisions shall control, unless specifically amended by this document. A Site Plan is required for all projects and Subdivision Plats are required for any division of land.

Design and Performance Standards

In order to develop as a quality mixed-use project, regardless of the land use mix, City Staff has determined that development on Parcel 8 shall exhibit the following characteristics:

- Strong community scale design characteristics.
- Pedestrian level lighting.
- Sidewalks with tree grates where appropriate.
- Plazas and courtyards.
- Promotion of adjacent community use through design.
- Appropriate parking orientations.
- Appropriate building orientation and scale.
- Design and landscape sensitivity to directly adjacent Single Family Residential.
- Enhanced corner treatments at Greenway Road and Litchfield Road as well as Greenway Road and 140th Drive.

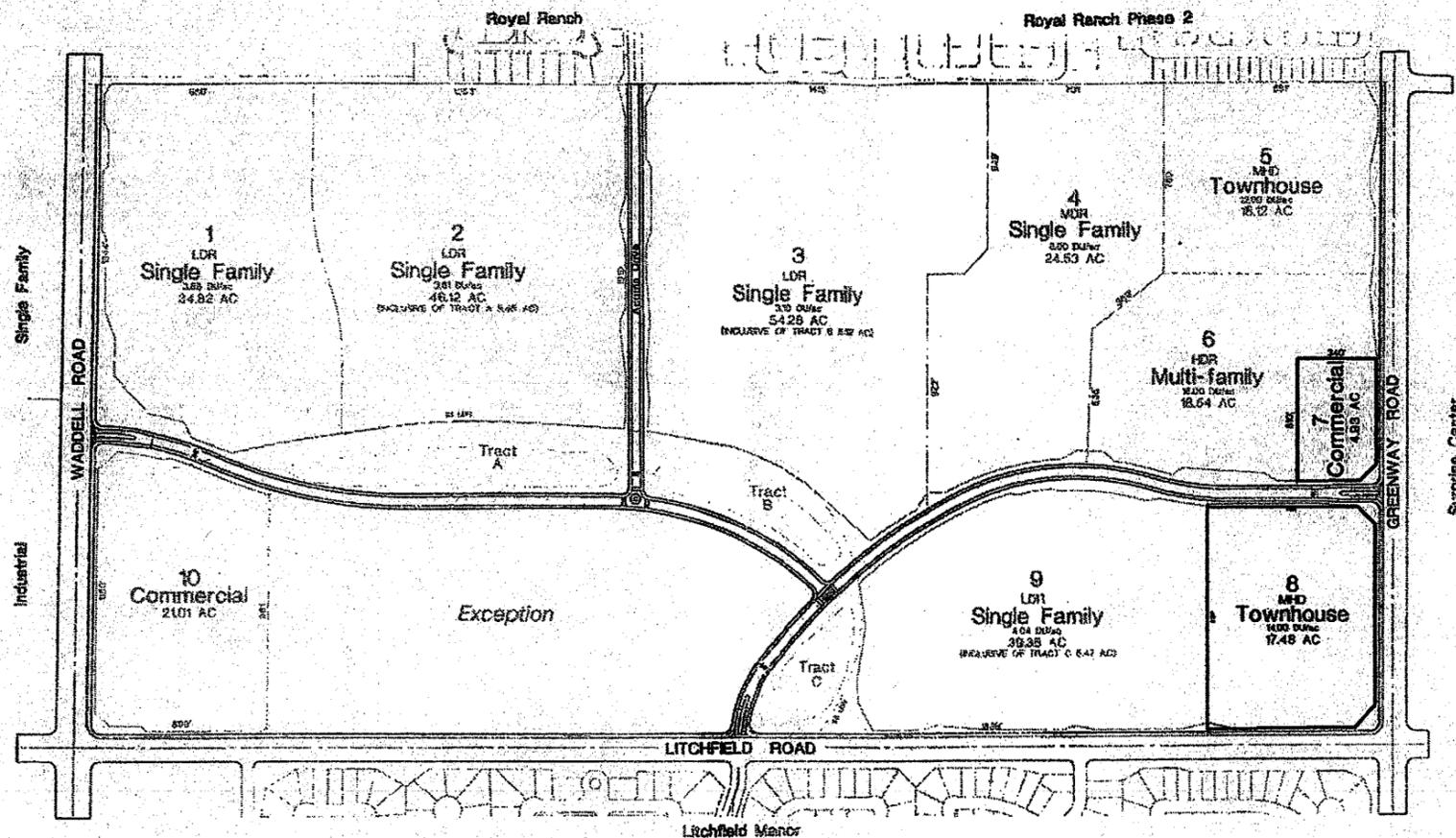
"B"

Aerial Photograph



"C"

Existing Land Use Map



Land Use Table

Parcel	Land Use	Du/AC	Lot Type/Size	Lot Area	Units	LDR Percent
1	LDR	3.85	B 53'x112'	5926	134	22%
2	LDR	3.51	C 58'x115'	6670	182	26%
3	LDR	3.10	E 88'x115'	7820	188	27%
4	MDR	6.00	45'x90'	3600	156	
5	MID	12.00	-	-	193	
6	HDR	18.00	-	-	334	
7	Commercial	-	-	-	-	
8	MID	14.00	-	-	234	
9	LDR	4.04	A 48'x110'	5280	159	25%
10	Commercial	-	-	-	-	

4.7 DU/AC	TOTAL Residential Units	1,539*
3.6 DU/AC	TOTAL LDR Lots	623

Legal Description

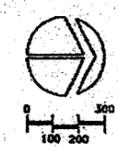
See Exhibit D of This Document for Legal Description

Project Area

Total Project Area 277.15 Ac

AREAS SHOWN ON PLAN ABOVE ARE MEASURED TO THE CENTERLINE OF COLLECTOR STREETS AND TO THE EXISTING ARTERIAL RIGHTS-OF-WAY.

*The number of dwelling units permitted within the single-family, multi-family, and mixed use parcels of this P.A.D. shall not cause the LDR portions of Section 9, T3N, R1W, to exceed 5 dwelling units/acre.



EXISTING LAND USE MAP

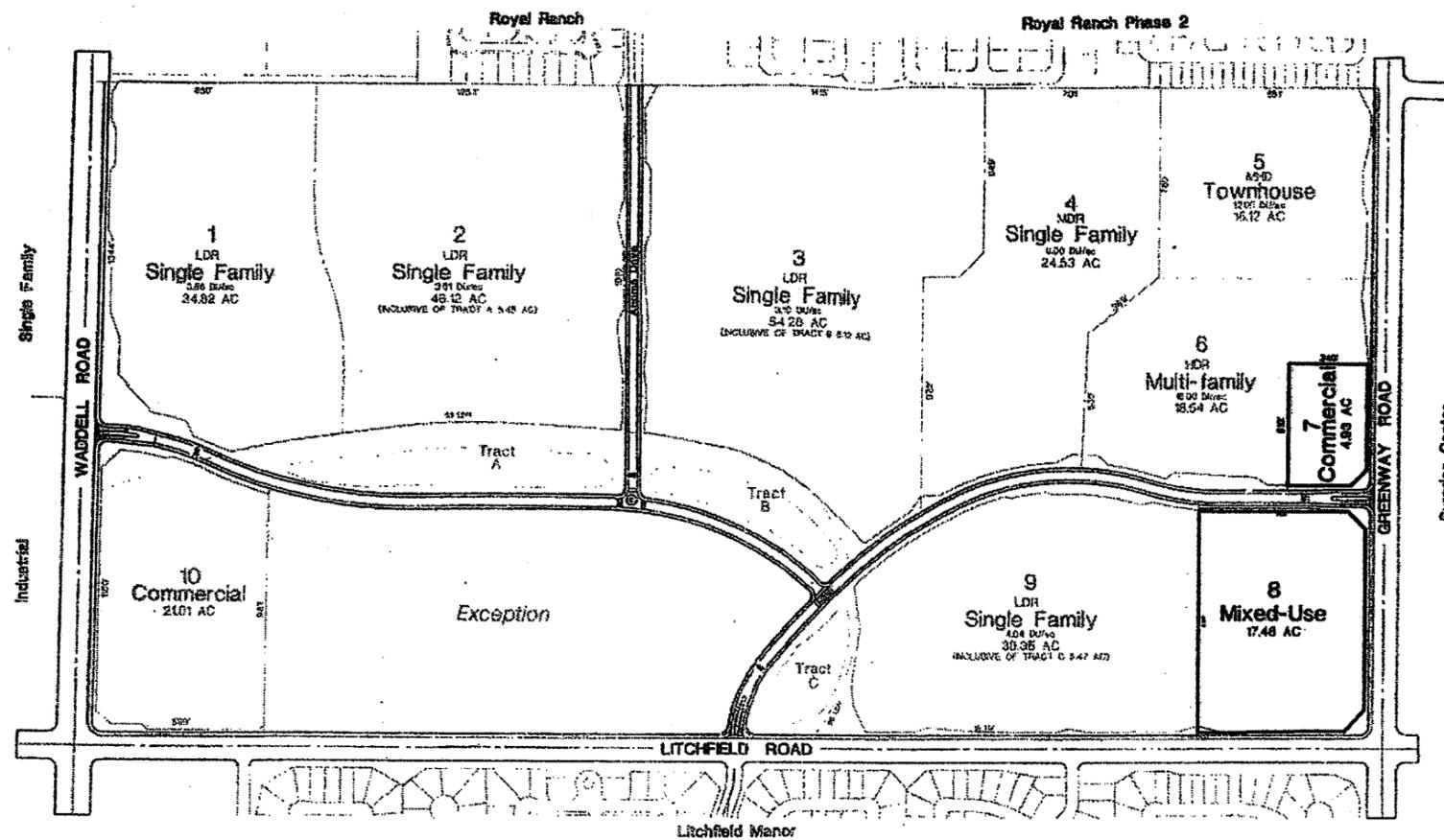
land use plan

Sierra Verde

LEVINE PROPERTY - SURPRISE, ARIZONA

"D"

Proposed Land Use Map



Land Use Table

Parcel	Land Use	Dw/Ac	Lot Type/Size	Lot Area	Units	LDR Percent
1	LDR	3.85	B 63'x112'	5836	134	22%
2	LDR	3.51	C 58'x115'	6870	162	26%
3	LDR	3.80	E 68'x115'	7820	186	27%
4	MDR	6.00	45'x90'	3600	155	
5	MFD	12.00	-	-	109	
6	HDR	18.00	-	-	334	
7	Commercial	-	-	-	-	
8	Mixed-Use	14.00	-	-	234	
9	LDR	4.04	A 48'x110'	5280	159	25%
10	Commercial	-	-	-	-	

4.8 DW/AC	TOTAL Residential Units	1539*
3.6 DW/AC	TOTAL LDR Lots	623

Legal Description

See Exhibit D of This Document for Legal Description

Project Area

Total Project Area 277.38 Ac

AREAS SHOWN ON PLAN ABOVE ARE MEASURED TO THE CENTERLINE OF COLLECTOR STREETS AND TO THE EXISTING ARTERIAL RIGHTS-OF-WAY.

*The number of dwelling units permitted within the single-family, multi-family, and mixed use parcels of this P.A.D. shall not cause the LDR portions of Section 8, T3N, R1W, to exceed 5 dwelling units/acre.



land use plan

Sierra Verde

LEVINE PROPERTY - SURPRISE, ARIZONA

PROPOSED LAND USE MAP

"E"

Example Context Photos

April 18, 2008

SIERRA VERDE PARCEL 8 PAD AMENDMENT

SIERRA VERDE PARCEL 8
PLANNED AREA DEVELOPMENT AMENDMENT



CONCEPTUAL MIXED USE ARCHITECTURE AND DESIGN ELEMENTS

"F"

Dysart School District Agreement

April 18, 2008
SIERRA VERDE PARCEL 8 PAD AMENDMENT

RETURN TO HAWKINS AND CAMPBELL
VIA 24 HOUR TURN AROUND

WHEN RECORDED RETURN TO:

Donald M. Peters, Esq.
MILLER LaSOTA & PETERS, PLC
5225 North Central, Suite 235
Phoenix, AZ 85012



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-1001035 09/27/02 16:16
5 OF 6

GUILLEN

DONATION AGREEMENT BETWEEN DYSART UNIFIED SCHOOL DISTRICT
NO. 89 AND LEVINE INVESTMENTS LIMITED PARTNERSHIP FOR
DEVELOPMENT KNOWN AS "SIERRA VERDE"

DONATION AGREEMENT**(Sierra Verde)**

THIS DONATION AGREEMENT ("Agreement") is made by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Levine Investments Limited Partnership ("Developer"). The District and Developer are referred to herein collectively as "the parties."

RECITALS:

A. Developer owns certain real property in Surprise, Arizona (the "City"), to be used for a development known as Sierra Verde, as more particularly described in Exhibit A, attached hereto (the "Property").

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District. The Developer is willing to make, and the District is willing to accept, cash donations to defray the expense to the District associated with an increase in the population of students.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Developer, intending to be legally bound, state, confirm and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are true and correct and are incorporated herein by this reference. Developer warrants that it owns the Property and has the authority to make this agreement.
2. Conditions. It is a condition of the continuing effect and enforceability of this Agreement that, with regard to the Property, the District not have opposed any zoning or entitlement application or request of Developer, including without limitation, any preliminary or final plat application for the Property or a portion thereof; and that, if requested to do so by Developer or the governmental authority with jurisdiction, the District provide the governmental authority promptly and in a timely manner with written confirmation thereof.
3. Cash Donation by Developer to the District. Subject to the terms and conditions of this Agreement, Developer, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Developer and any homebuilder initially constructing or placing a dwelling unit on the Property, agrees to pay the following amount for each dwelling unit so constructed or placed on the Property:

Type of Dwelling	Donation (per unit)
House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

Developer shall contribute all donations as required under this paragraph no later than ninety days after the building permit for construction of the particular Dwelling Unit is issued by the City. No donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the donation for such portion of the Property has been initially paid.

4. Future Development Fees. Notwithstanding the foregoing or anything herein to the contrary, Developer desires that it receive credit for the money donated to the District, if at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District. While the District offers no assurances to the Developer that it is empowered or authorized to provide Developer with a credit against Development Fees which may be assessed on the Property, the District, to the extent it is permitted by law to do so, agrees to the contents of this Section.

(a) If the Development Fees imposed on the Property are less than the total donations required under this Agreement, then no Development Fees shall be due and payable by Developer to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect); or

(b) If the Development Fees imposed on the Property are greater than the total donations required under this Agreement, then Developer shall receive a credit against the Development Fees in the amount of the total donations, and Developer shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the total donations.

5. Default and Remedies. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party

shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of the consideration for this agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

6. **Notices.** Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Developer: Levine Investments Limited Partnership, an Arizona
Limited Partnership
1702 E. Highland Ave., Ste. 310
Phoenix, AZ 85016
Attention: William Levine

To the District: Dysart Unified School District of
Arizona No. 89
Attention: Superintendent
11405 North Dysart Road
El Mirage, AZ 85338
(623) 876-7042 fax

With a copy to: Miller LaSota & Peters, PLC
Attention: Donald M. Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012
(602) 248 2999 fax

With a copy to: Beus Gilbert PLLC
Suite 1000 Great American Tower
3200 N. Central Ave.
Phoenix, AZ 85012-2430
Attention: Paul E. Gilbert, Esq.

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

7. General.

- (a) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Developer of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.
- (b) Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.
- (c) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.
- (d) Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.
- (e) Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Developer and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Developer or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Developer under this Agreement with respect to the portion of the Property conveyed, Developer or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Developer shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Developer and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the party then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.
- (f) No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Developer and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

(h) Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

(i) Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

(k) Severability. In the event that (a) the Attorney General of Arizona issues or affirms an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT
NO. 89 OF MARICOPA COUNTY,
ARIZONA, a political subdivision of the
State of Arizona

By: *Kenn G. Apple*
Its: Governing Board President
Date: 9.16.02

DEVELOPER:

Levine Investments Limited Partnership

By: *Paul E. Gilbert*
Its: Attorney in fact
Date: 9/17/02

20021001035

EXHIBIT A

Property legal description

20021001035

LEGAL DESCRIPTION

The east half of Section 9, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a City of Surprise brass cap found at the northeast corner of said Section 9, thence South 00°05'42" East, along the east line of said Section 9, a distance of 2647.89 feet to a Maricopa County Highway Department brass cap found at the east quarter corner of said Section 9;

Thence South 00°05'12" East, along the east line of said Section 9, a distance of 2648.12 feet to a Maricopa County Highway Department brass cap found at the southeast corner of said Section 9;

Thence North 89°21'12" West, along the south line of said Section 9, a distance of 2639.28 feet to a 1-1/4" iron pipe found 0.7 feet below the pavement at the south quarter corner of said Section 9;

Thence North 00°04'20" West, along the north-south mid-section line of said Section 9, a distance of 5286.02 feet to a 1" iron pipe found 0.6 feet below the pavement at the north quarter corner of said Section 9;

Thence South 89°34'12" East, along the north line of said Section 9, a distance of 2637.45 feet to the POINT OF BEGINNING.

Said parcel containing 13,959,308 square feet or 320.46 acres, more or less.



DYSART UNIFIED SCHOOL DISTRICT #89

20021001035

TO: Governing Board X Action
 FROM: Dr. Margo Seck, Superintendent Discussion
 DATE: September 10, 2002 Information
 AGENDA ITEM: *Request to Approve a Donation Agreement Between Dysart Unified School District and
Levine Investments Limited Partnership - Sierra Verde Development 1st Reading
 INITIATED BY: Mr. Tom Murphy SUBMITTED BY: Dr. Margo Seck
 GOVERNING BOARD POLICY REFERENCE OR STATUTORY CITATION: BBA

SUPPORTING DATA

Administration recommends approval of the donation agreement between Dysart Unified School District and Levine Investments Limited Partnership, developer of Sierra Verde. The Developer and its successors-in-ownership agree to pay the following amount for each dwelling unit placed on the property. Legal counsel has reviewed the document

TYPE OF DWELLING	DONATION PER UNIT
House	\$1,000.00
Condominium	\$750.00
Apartment	\$400.00
Mobile Home	\$400.00

SUMMARY AND RECOMMENDATION

It is recommended the Governing Board approve the donation agreement between Dysart Unified School District and Levine Investments Limited Partnership, developer of Sierra Verde.

Superintendent: Margo Seck

ACTION BY BOARD Motion Bice Second Rodriguez Vote UN
 Agenda Item *II.10

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

CUP08-028

Conditional Use Permit

for:

Francis Sons Food Mart/Gas/ Car Wash

PLANNING AND ZONING COMMISSION

Hearing Date: **June 3, 2008**

STAFF:	Adam Copeland, 623.222.3137
LOCATION:	Generally on the NEC of Cactus Road and Reems Road.
DESCRIPTION OF THE REQUEST:	Approval of a Conditional Use Permit.
SUMMARY ANALYSIS:	The applicant is requesting a Conditional Use Permit approval.

SUGGESTED MOTION:	Move to deny CUP08-028, a Conditional Use Permit for Francis and Sons Food Mart/Gas/Car Wash.
--------------------------	--

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**CUP08-028
Francis and Sons Food Mart/Gas/Car Wash**

APPLICANT/OWNER:	Chris Vickers VDG Creems LLC 3131 E. Camelback Rd. #330 Phoenix, AZ 85016 P: 602-954-1444 F: 602-954-1454 cvickers@venturedg.com
HEARING DATE:	June 3, 2008
STAFF:	Adam Copeland
LOCATION:	Generally on the NEC of Cactus Road and Reems Road
DESCRIPTION of the REQUEST:	Approval of a Conditional Use Permit
STAFF RECOMMENDATION:	Denial. However, if the Planning and Zoning Commission considers this project for approval, then staff recommends that the project be continued to the next meeting so that staff can provide a revised report.
SUMMARY ANALYSIS:	The applicant is requesting a Conditional Use Permit approval.

HISTORY

1. The city approved the Marley Park PAD in its original form in October of 2000 and added 160 acres through an amendment to the PAD in 2002, with Ordinance 02-37. The Marley Park Promenade Site was not part of the 2002 amendment.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a gas station/convenience store/car wash us to be located at the southwest corner of the Marley Park Promenade project. The parcel is 1.79 acres with a 6610 square foot gas station/food mart/car wash. An area for gas pumps and canopy is proposed in front of the store.

The City of Surprise Municipal Code requires a Conditional Use Permit for gas stations/car washes, due to the potential of these uses to produce negative impacts on surrounding properties. The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist.

These conditions are as follows:

The Marley Park Planned Area Development provides a strong set of guidelines that separates this community from the rest. The approved Planned Area Development describes retail buildings to serve as community focal and gathering points. In this context staff has concerns that the proposed project is not consistent with the approved Marley Park PAD. Per the approved case PAD00-091 Waddell Property-Marley Park:

Page 8:

"Successful community and neighborhood design depends on planning, site design, architecture, landscape design, and engineering being an integrated and unified effort. True "place making" can only occur with a strong commitment by the developer, builders, and design professionals to engage in this approach."

-It is staff's opinion that this site is separated from the rest, with no pedestrian connectivity to the perimeter streets and internal uses.

Page 33

"Parking lots, walkways and courtyards shall be designed at a human scale to promote pedestrian and bicycle circulation to and within the sites."

- It is staff's opinion that the subject use is not designed to human scale with accommodating bicycle and pedestrian linkages.

"Retail buildings often serve as community focal and gathering points. They should be held to a high degree of quality in design and execution."

"The architectural expression of these buildings shall be substantial and convey a feeling of permanence."

-The project is located at the southwest portion of the Marley Park Community at a prominent intersection. Having a canopy with fuel pumps at a prominent corner to Marley Park should not serve as the community focal point. Prominent focal points to

the Marley Park community should convey permanence and designed to sustain a community.

The PAD conveys images and language that anticipate more neighborhood/pedestrian scale uses including grocery, drugstore, hardware, mail, copy business, dry cleaning, video, food service, and restaurant uses. The subject corner is designated as a neighborhood commercial corner. This corner is a prominent focal point to Marley Park and staff does believe that the proposed use and site conform to the articulated guidelines. Staff recommends either finding an alternative use or moving this use to a more appropriate location.

Circulation:

Vehicular access to the site will be from Reems Road to the west and Cactus Road to the south.

Landscape:

The landscape design for this project will utilize drought resistant plant material and provide adequate screening for surrounding uses. The landscape design review will conform to the adopted City of Surprise Design guidelines.

Departmental Review:

The Traffic Division had comments on right-of-way dedication and required a right turn lane for westbound to northbound traffic.

The Fire Department provided standard comments.

The Planning Division had significant concerns regarding the corner gas station use, architecture, pedestrian connectivity, and building layout.

The Building Safety Division had standard comments.

The Water Services Department had standard comments.

The Engineering Department had minor technical comments on the drainage report.

Findings

1. The Planning and Zoning Commission finds that the proposed Conditional Use Permit for a Francis and Sons Food Mart/Gas/Car Wash does not comply with the intent of the approved Waddell Property-Marley Park Planned Area Development case PAD00-091.

**City of Surprise
Planning and Zoning Division**

Design Review Summary

**CUP08-028
Francis and Sons**

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	SEC Corner of Cactus Road and Reems Road

STAFF ANALYSIS

Architecture:

The architectural theme of the Francis and Son's Gas Station and Carwash primarily reflects Spanish Colonial and Craftsman styled architecture. This project adheres to the proposed design principles of the proposed Marley Park Promenade Master Plan. The buildings' theme incorporates architectural elements found in the neighboring Marley Park community. These elements include varied roof forms, architectural embellishments and building massing.

Materials:

Similar to the Marley Park Promenade, Francis and Son's Gas Station and Carwash buildings utilize a simulated stucco product for the building's field. Mexican El-Dorado stone and cultured stone veneers are used as accents along the building pilasters and column bases. Green screens have been used along the east and north elevations to add additional landscaping and as visual relief along the walls. In addition, wood-stained trellises, columns and exposed rafters introduce a rustic quality reminiscent of both architectural styles. The main roofing material consists of Spanish clay tile with hip, gable and parapet forms. A thick, heavily detailed cornice along the parapet ties into the other proposed structures on the site plan as well.

Urban Design:

In terms of urban design, the Francis and Son's Gas and Carwash does not properly address the major intersection of Reems and Cactus Roads due to the buildings' and canopy location. Reems and Cactus Roads serve as gateways to Surprise's premier shopping district. Placing another gas canopy and carwash canopy at such an important intersection will not enhance the city's view corridors along Cactus Road. Proper building placement for a building of this particular function is key to maintaining the design aesthetics of this site.

1. It is of staffs opinion that the Development Pattern is not consistent with Chapter 1/ Development Patterns – *Spatial and Functional Relationships* of the Planning and Design Guidelines Manual.

ITEM 11

2. It is of staff's opinion that the design of the Francis and Son's Gas Station and Canopy is not consistent with the Design Guidelines set forth in the Marley Park Planned Area Document.

DOCUMENTS FROM APPROVED PAD

Concept Development Plan

4.2.2 Commercial

The Waddell PAD proposes two (2) commercial sites at major arterial intersections. Providing service commercial for the future residents is an important part of creating a comprehensive community. The first site is comprised of approximately fifteen (15) acres located at the southeast corner of Waddell Road and Reems Road ("District 8"). The second site is comprised of approximately fifteen (15) acres located at the northeast corner of Cactus Road and Reems Road ("District 9"). Total commercial acreage proposed is thirty (30) acres.



The Waddell PAD will offer a variety of retail commercial types and services that support the surrounding communities, as well as the Property. These community retail centers are anticipated to include services such as grocery, drugstore, hardware, mail, copy business, dry cleaning, video, food service, and restaurant uses.

The commercial sites are not anticipated to be developed until a residential population threshold is met to support such businesses.

4.4.2 Commercial

The underlying traditional design theme of the community will also translate to the commercial sites. The design of these facilities will reflect the context of the design and the character of the residential styles (eclectic traditional).

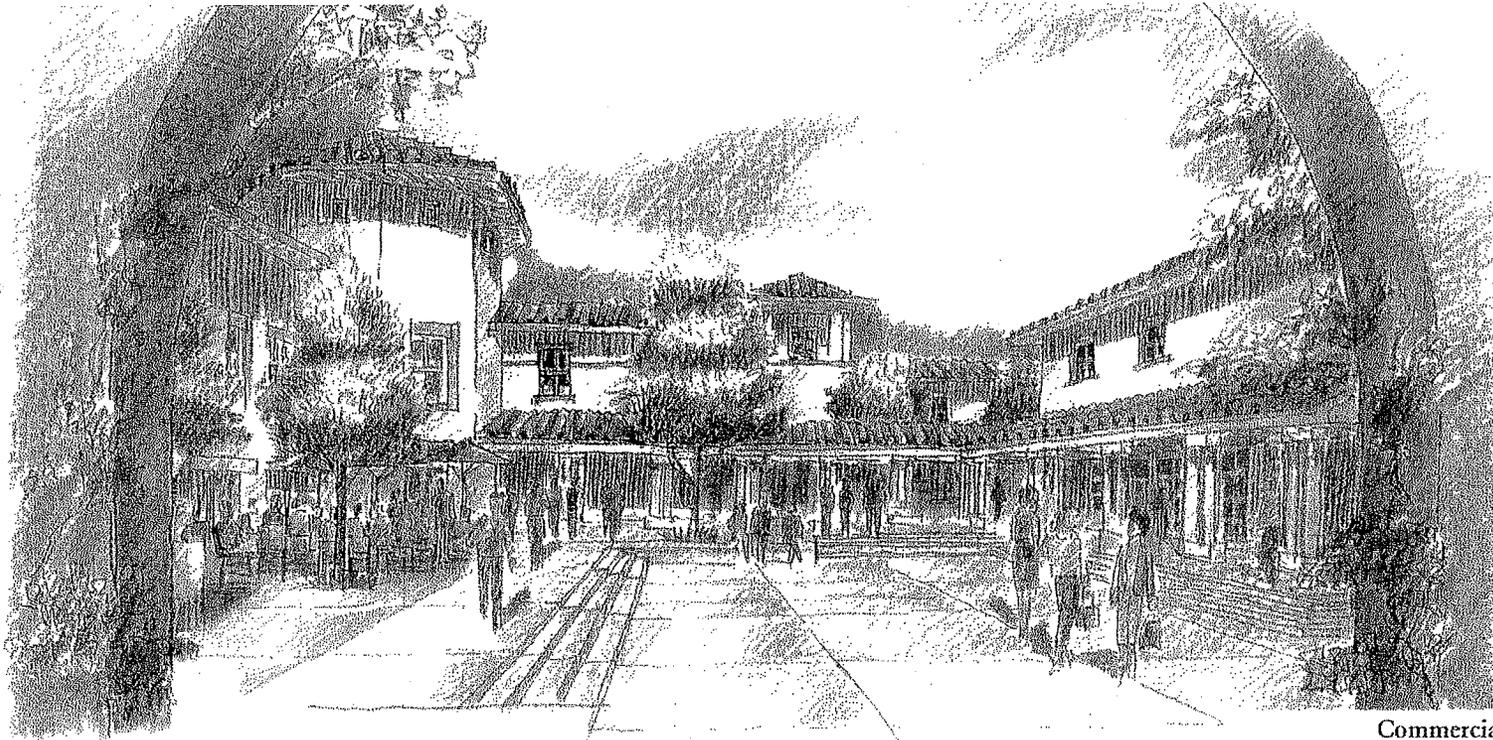
The following planning principles have been developed to ensure the commercial sites become an integral part of the community fabric:

- Retail projects shall promote the use of courtyards and plazas in response to climate, social, and programmatic needs.
- Parking lots, walkways and courtyards shall be designed at a human scale to promote pedestrian and bicycle circulation to and within the sites.

- Adequate landscaping space shall be developed to mitigate climatic conditions.
- An integrated design approach incorporating site plan, architecture, landscape design, color and signage shall be implemented to ensure the design objectives are achieved.

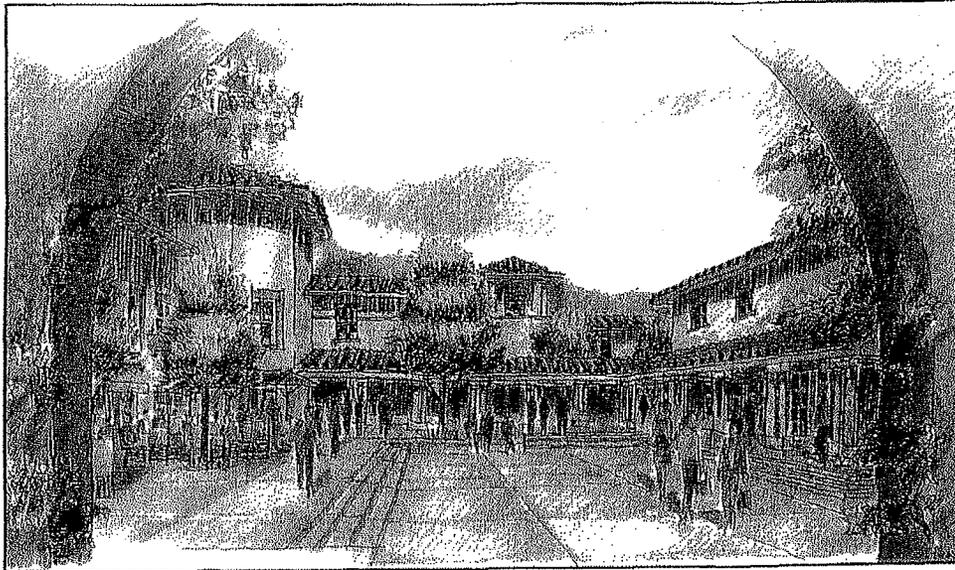
Retail buildings often serve as community focal and gathering points. They should be held to a high degree of quality in design and execution.

The architectural expression of these buildings shall be substantial and convey a feeling of permanence.



Commercial Concepts

Building Design - Commercial



- People Spaces
- Courtyards
- Landscaping
- Street Edges

Commercial Concepts

John Reddell Architects, Inc.

Architecture Interiors Land Planning

City of Surprise
Planning Department
12425 W. Bell Road
Surprise, Arizona 85374

Re: Narrative for Francis and Sons Food Mart / Gas / Car Wash

The request is for a conditional use permit to allow the operation of the full service car wash / gas / food mart business on the Pad 2 Marley Park Promenade.

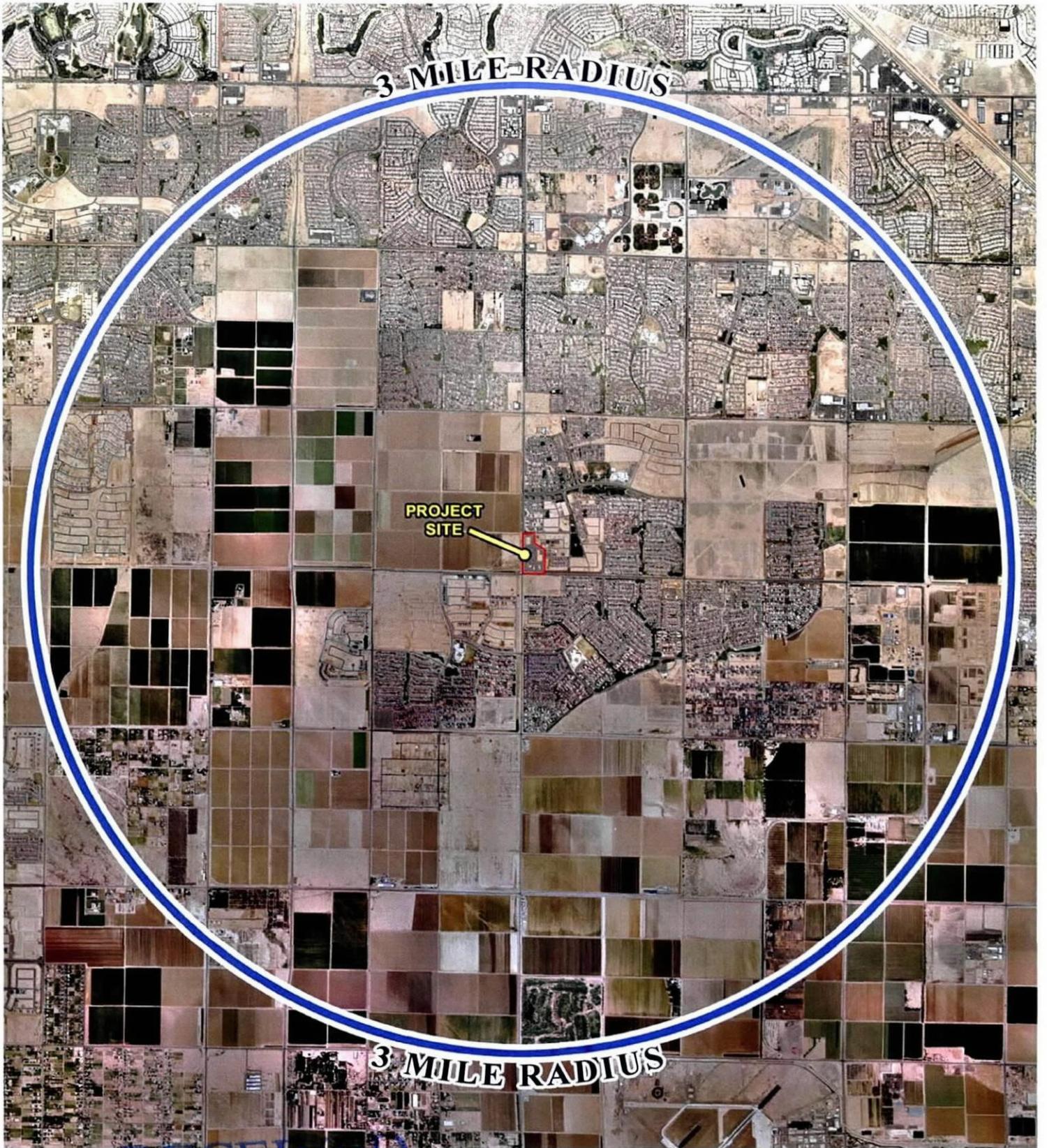
The project is Pad 2 Marley Park Promenade on the NEC corner of Reems Road and Cactus Road. Site area consist of 78,025 sq. ft. (1.79 ac.) with a gas canopy, food mart, carwash (full service) that includes vacuum canopy, finishing canopy and lube bays. The vehicle access is from both Reems Road and Cactus Road, on the north side of the site is the queing at the vacuum canopy / lube building and at that point the customer exits the vehicle and enters the building on the north side. This allows attendants to load the car onto the conveyor and travel south thru the tunnel. The vehicles are finished on the south end at the finishing canopy and the customers exit the c-store to a covered waiting area next to their cars. Fuel canopy and dispensers are on the west side of the site which allows the vehicle circulation from both streets with easy access in and out of the development which eliminates minimal cross traffic conflict with the fueling and car wash operations.

RECEIVED

MAY 01 2008

COMMUNITY
DEVELOPMENT

2501 N. Hayden Road Suite 103 Scottsdale, Arizona 85257
Phone: 480-946-0242 Fax: 480-946-0182 E-mail: reddellarchitects@escheion.com



3 MILE RADIUS

PROJECT SITE

3 MILE RADIUS

RECEIVED

VENTURE
DEVELOPMENT GROUP
MAY 01 2008
COMMUNITY DEVELOPMENT

Marley Park
P · R · O · M · E · N · A · D · E

N.E.C. REEMS ROAD AND CACTUS ROAD
PROPOSED SHOPPING CENTER
SURPRISE, AZ



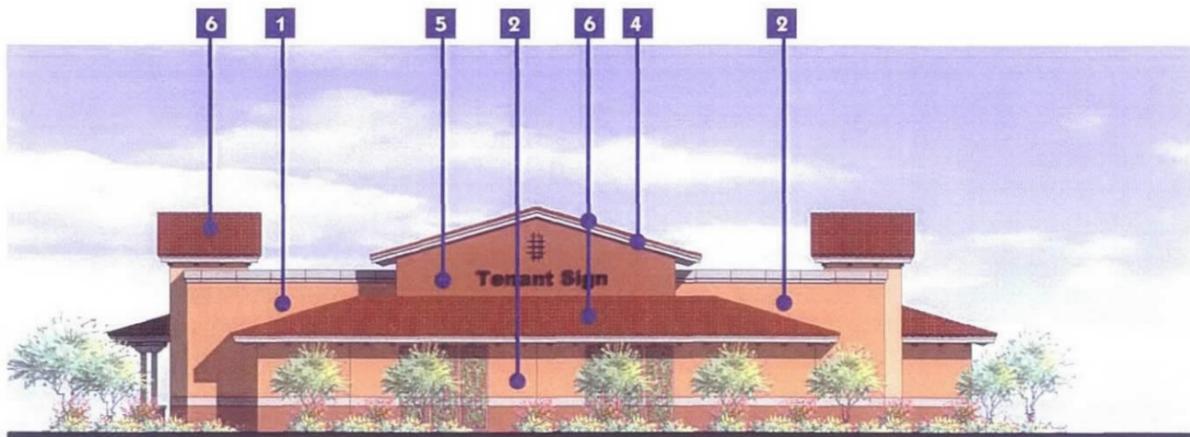
Bd
Butler Design Group, Inc.



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

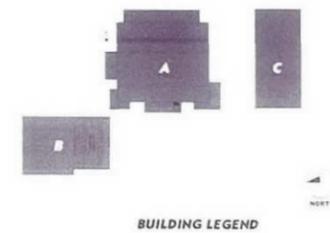
RECEIVED

MAY 01 2008
COMMUNITY
DEVELOPMENT

VENTURE
DEVELOPMENT GROUP

Marley Park
PROMENADE

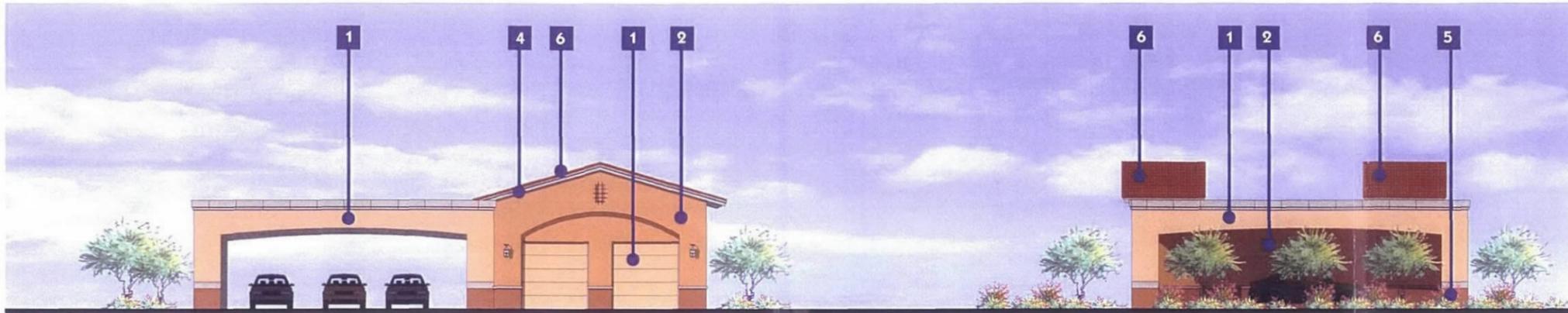
REEMS & CACTUS
SURPRISE, ARIZONA



BUILDING LEGEND

PAD 2 - Bldg. A

07070 - 04.24.08
Bd
g
Butler Design Group, Inc



WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

RECEIVED

MAY 01 2008
COMMUNITY
DEVELOPMENT

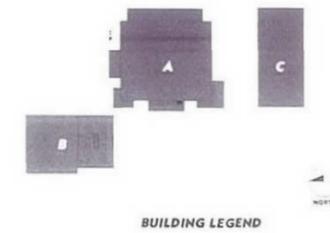
VENTURE
DEVELOPMENT GROUP

Marley Park
P·R·O·M·E·N·A·D·E

REEMS & CACTUS
SURPRISE, ARIZONA



PAD 2 - Bldg. B



07070 - 04.23.08
Butler Design Group, Inc.



WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

RECEIVED

MAY 01 2008

COMMUNITY
DEVELOPMENT

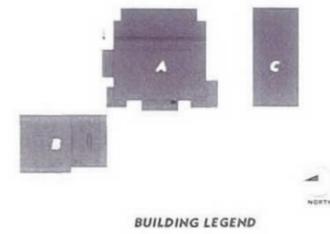
VENTURE
DEVELOPMENT GROUP

Marley Park
PROMENADE

REEMS & CACTUS
SURPRISE, ARIZONA



PAD 2 - Bldg. C



BUILDING LEGEND

07070 - 04.23.08
Butler Design Group, Inc.



RECEIVED

MAY 01 2008
COMMUNITY
DEVELOPMENT

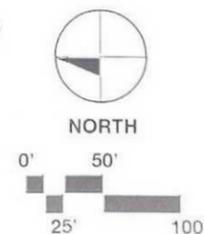


SITE DATA

OVERALL SITE AREA	
SITE AREA	: 653,385 S.F. (15.0 ACRES)
BUILDING AREA	: 105,189 S.F.
BUILDING AREA (INCL. MEZZ.)	: 93,412 S.F.
% COVERAGE (INCL. MEZZ.)	: 14.3 %
PARKING PROVIDED	: 529 SPACES
EXISTING ZONING	: PAD - MARLEY PARK

MARLEY PARK PROMENADE

N.E.C. REEMS ROAD AND CACTUS ROAD
PROPOSED SHOPPING CENTER
SURPRISE, AZ



PROJECT TEAM

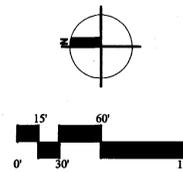
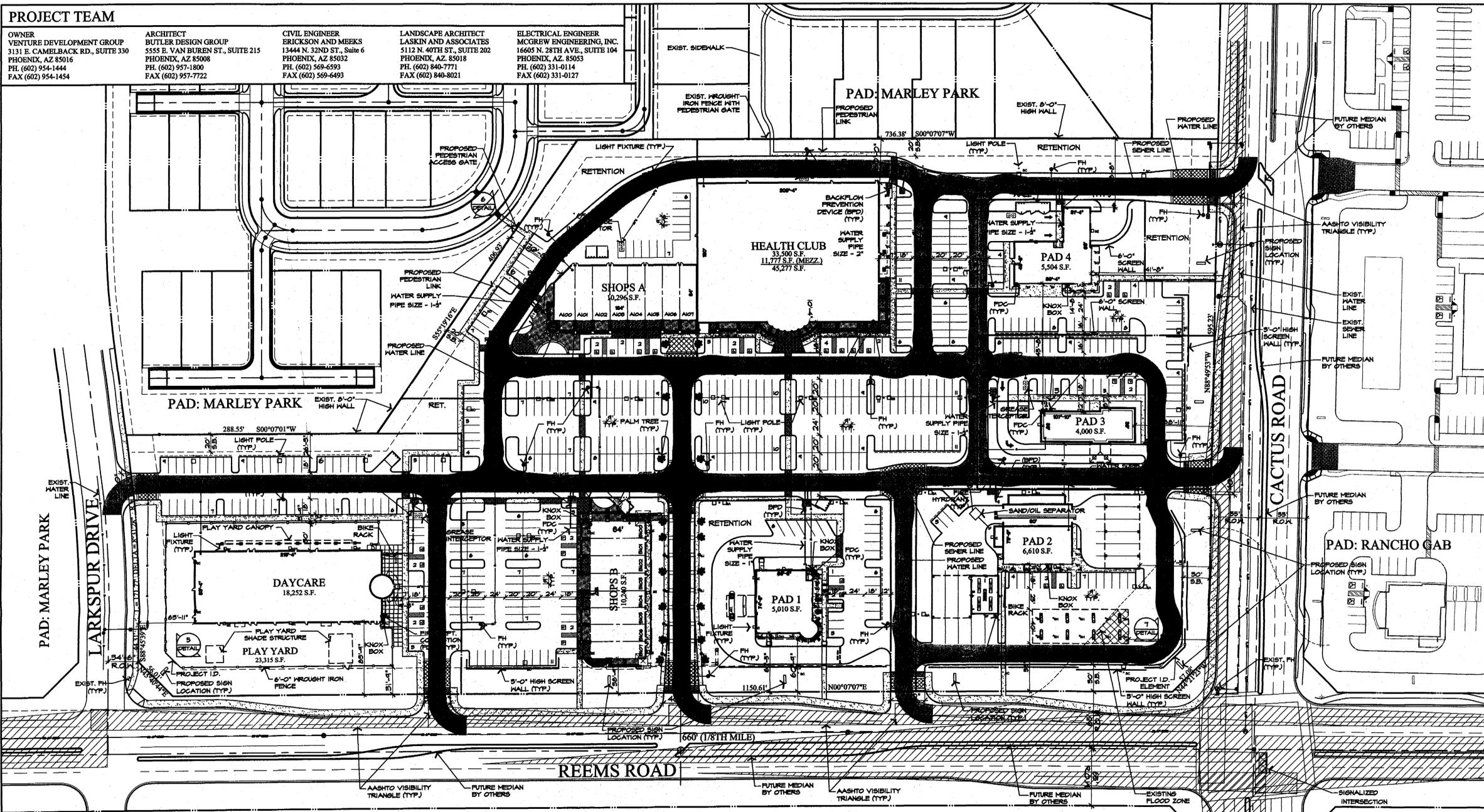
OWNER
VENTURE DEVELOPMENT GROUP
3131 E. CAMELBACK RD., SUITE 330
PHOENIX, AZ 85016
PH. (602) 954-1444
FAX (602) 954-1454

ARCHITECT
BUTLER DESIGN GROUP
5555 E. VAN BUREN ST., SUITE 215
PHOENIX, AZ 85008
PH. (602) 957-1800
FAX (602) 957-7722

CIVIL ENGINEER
BRICKSON AND MEEKS
13444 N. 32ND ST., Suite 6
PHOENIX, AZ 85032
PH. (602) 569-6593
FAX (602) 569-6493

LANDSCAPE ARCHITECT
LASKIN AND ASSOCIATES
5112 N. 40TH ST., SUITE 202
PHOENIX, AZ 85018
PH. (602) 840-7771
FAX (602) 840-8021

ELECTRICAL ENGINEER
MCGREW ENGINEERING, INC.
16605 N. 28TH AVE., SUITE 104
PHOENIX, AZ 85033
PH. (602) 331-0114
FAX (602) 331-0127

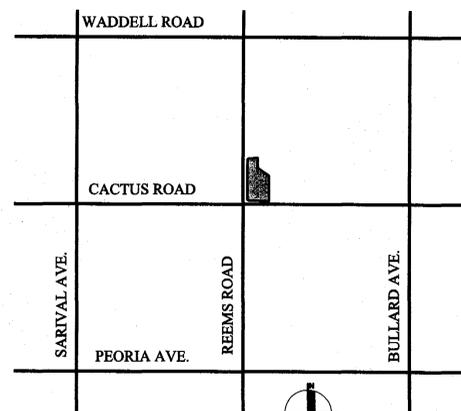


SITE DATA

OVERALL SITE AREA
SITE AREA : 653,385 S.F. (15.0 ACRES)
BUILDING AREA : 105,189 S.F.
BUILDING AREA (N.I.C. MEZZ) : 93,412 S.F.
% COVERAGE (N.I.C. MEZZ) : 14.3 %
PARKING PROVIDED : 522 SPACES
EXISTING ZONING : PAD - MARLEY PARK

LEGAL DESCRIPTION
A PARCEL OF LAND WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, A MCHD BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 1/2 INCH REBAR, BEARS NORTH 00°07'07" EAST, A DISTANCE OF 2640.41 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00°07'07" EAST, A DISTANCE OF 43.82 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°52'55" EAST, A DISTANCE OF 65.00 FEET TO A LINE 65.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF SECTION 17 AND THE POINT OF BEGINNING;
THENCE ALONG SAID PARALLEL LINE, NORTH 00°07'07" EAST, A DISTANCE OF 1150.61 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 45°40'44" EAST, A DISTANCE OF 56.01 FEET;
THENCE SOUTH 88°45'34" EAST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A CURVE,
THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1154.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°31'28", A DISTANCE OF 171.77 FEET, TO THE CURVE'S END;
THENCE NORTH 82°42'53" EAST, A DISTANCE OF 44.75 FEET;
THENCE SOUTH 00°07'07" WEST, A DISTANCE OF 288.55 FEET;
THENCE SOUTH 55°19'16" EAST, A DISTANCE OF 406.45 FEET;
THENCE SOUTH 00°07'07" WEST, A DISTANCE OF 756.58 FEET TO A LINE 55.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17;
THENCE ALONG SAID PARALLEL LINE, NORTH 88°44'53" WEST, A DISTANCE OF 545.23 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 44°21'23" WEST, A DISTANCE OF 57.08 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

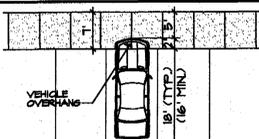


DATE: 04.29.08 JOB NUMBER: 07070 07070-ST35-DMR

GENERAL NOTES:

- ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPERATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET AND CAPABLE OF SUPPORTING 75,000 POUNDS IN ALL WEATHER CONDITIONS, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.
- ALL SIGNS AND CENTER I.D. ELEMENTS APPROVED THROUGH SEPARATE REVIEW.
- ALL SCREEN WALLS TO BE A MAXIMUM HEIGHT OF 3'-0".
- ALL FIRE ACCESS LANES SHALL BE IDENTIFIED BY FIRE LANE SIGNS AND/OR FIRE LANE STRIPING PER THE CITY OF SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS GUIDELINES.

S/W @ PARKING STALL



FIRE NOTES:

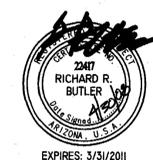
- ALL MAIN WATER SUPPLY LINES ARE 12".
 - ALL FIRE HYDRANT STUBS ARE 6".
 - ALL SPRINKLER WATER SUPPLY LINES ARE 6".
- 20' FIRE LANE ROUTE
45' MINIMUM OUTSIDE TURN RADIUS
19'-6" MAXIMUM INSIDE TURNING RADIUS

BUILDING	PARKING REQUIRED	CONSTRUCTION TYPE	OCCUPANCY LOAD	OCCUPANCY	BASE ALLOWABLE	ALLOWABLE AREA
HEALTH CLUB	(1/200) : 227 SPACES	IIB	889	A3	9,500 S.F.	38,285 S.F.
SHOPS A	(1/250) : 42 SPACES	VB	344	M	9,000 S.F.	27,000 S.F.
SHOPS B	(1/250) : 41 SPACES	VB	342	M	9,000 S.F.	27,000 S.F.
DAYCARE	(1/200) : 92 SPACES	VB	450	E	9,000 S.F.	27,000 S.F.
PAD 1	(1/250) : 20 SPACES	VB	167	M	9,000 S.F.	27,000 S.F.
PAD 2	(1/250) : 27 SPACES	VB	221	M	9,000 S.F.	27,000 S.F.
PAD 3	(1/50*60%) : 48 SPACES	VB	160	A2	6,000 S.F.	18,000 S.F.
PAD 4	(1/250) : 22 SPACES	VB	234	M	9,000 S.F.	27,000 S.F.
TOT. REQUIRED : 519 SPACES						



MARLEY PARK PROMENADE

N.E.C. REEMS ROAD AND CACTUS ROAD
PROPOSED SHOPPING CENTER
SURPRISE, AZ



RECEIVED

MAY 01 2008
COMMUNITY DEVELOPMENT



Butler Design Group
Architects & Planners

5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008

phone 602-957-1800
fax 602-957-7722

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

CUP07-315
Surprise Pointe Self Storage

APPLICANT:	Marc Davis T2 Architecture Group, LLC 7227 North 16 th Street, Suite 125 Phoenix, AZ 85020 Phone: 602.674.3250 Fax: 602.674.3246 mdavis@t2arcchgrp.com
OWNER:	Jeff Hunter Vault Self Storage, LLC 7552 East Wethersfield Road Scottsdale, AZ 85260 Phone: 480.991.3985 Fax: 480.991.3986 jhunter@hunterengineeringpc.com
HEARING DATE:	June 3, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally, on the southwest corner of Waddell Road and Willow Avenue.
DESCRIPTION of the REQUEST:	Approval of a Conditional Use Permit
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Conditional Use Permit approval for Surprise Pointe Self Storage, a mini-warehouse facility on approximately 5 acres. The property is zoned PAD (Planned Area Development).

HISTORY

1. On September 29, 2005, the City of Surprise approved an Annexation of the Bendalin Farms project, case ANX04-416.
2. On February 23, 2006, the City of Surprise approved a Planned Area Development for Bendalin Farms Industrial Commerce Park, AKA Surprise Pointe, case PAD05-282.
3. On November 7, 2006, the City of Surprise approved a Master Site Plan for Surprise Pointe, case SP06-299.
4. On May 12, 2007, the City of Surprise approved a Preliminary Plat for Surprise Pointe, case PP06-327.
5. On June 28, 2007, the City of Surprise approved a Final Plat for Surprise Pointe, case FP07-062.
6. On September 7, 2007, T2 Architecture Group, the applicant, submitted for a Conditional Use Permit for Surprise Pointe Self Storage, case CUP07-315.
7. On April 24, 2008, the City of Surprise approved a Final Plat Amendment for Surprise Pointe, case FPA07-429.

STAFF ANALYSIS

The Surprise Pointe Self Storage project is located on approximately 5 acres southwest of the intersection of Waddell Road and Willow Avenue. The self storage facility is located within the Surprise Pointe Planned Area Development (PAD). This facility will not have an on-site residence since this is not a 24 hour operation. Hours of operation will be Monday through Sunday from 7 A.M. to 8 P.M.

Primarily, the site will include the construction of a 100,648-square-foot, temperature-controlled, self storage facility with associated office space. The two-story structure will contain 700 storage units of various sizes, and provide parking for 32 automobile spaces and 3 oversized spaces for unloading of trucks. A shared parking/access agreement will be provided that allows the project to the north to share parking facilities and access points.

Circulation:

Primary access to the site is provided by two access points along Willow Avenue to the east and south. Because the height to the building is greater than 30 feet, a third access must be provided. A shared access agreement with the project to the north will provide a third access point off of Waddell Road. Pedestrian access will be provided to the site and from all parking areas.

Landscaping:

The landscaping for the Surprise Pointe Self Storage site will utilize drought resistant plant material and provide adequate buffering for surrounding uses. The irrigation system is designed to incorporate the city's effluent water system.

Departmental Review: All departments are recommending approval of the site subject to all stipulations and findings.

Traffic Division: Traffic had concerns regarding shared access for this project. The traffic division worked with the applicant to address all issues.

Fire Department: Fire had concerns regarding fire hydrant locations, spacing, and FDC locations. Applicant revised plan to address all comments.

Planning Division: Planning had concerns with architecture, landscape, pedestrian circulation, parking and overall design. The applicant worked with staff and revised the site plan to address all issues.

Building Safety Division: Building safety had concerns with building area designations. The applicant worked closely with staff and resolved all issues.

Water Services Department: Water services had concerns regarding technical issues such as easements and reclaimed water. The applicant worked closely with staff and resolved all issues.

Engineering Department: The engineering department had concerns regarding technical items in the drainage report and site plan. The applicant was able to address all comments.

FINDINGS

1. The Planning and Zoning Commission finds that the proposed use is consistent with the policies, objectives and land use map of the Surprise General Plan and the purpose of the zoning district in which the site is located;
2. The Planning and Zoning Commission finds that the proposed self storage facility will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use due to its location on the site;
3. The Planning and Zoning Commission finds that the proposed site is adequate in size and shape to accommodate the intended use and that all requirements are met for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards based on the information provided on the submitted site plan;

ITEM 12

4. The Planning and Zoning Commission finds that the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient;
5. The Planning and Zoning Commission finds that adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to insure that any anticipated detrimental effects can be mitigated;
6. The Planning and Zoning Commission finds that, based on the submitted site plan and application, the proposed Conditional Use Permit complies with Section 125-188 (c, 17) of the Surprise Municipal Code.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following list of stipulations for Case CUP07-315, Surprise Pointe Self Storage.

- a) Hours of operation shall be restricted to Monday through Sunday from 7 A.M. to 8 P.M.
- b) There is no on-site residence with this self storage facility. If a residence is proposed on site, it will require separate review and approval by the City of Surprise.
- c) All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a letter of compliance and/or certificate of occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- d) All mechanical equipment, transformers, and gas lines shall be completely screened from public view prior to letter of compliance and/or certificate of occupancy. Any changes to the landscape plan shall be submitted to the Community Development Department for review and approval.
- e) Waterflow test must be submitted with construction document submittal.
- f) A shared access agreement will have to be produced for this development prior to issuance of building permits.
- g) Light fixtures are to be no higher than 16 feet from light source to ground level and dark skies compliant.
- h) Final documents that include all revisions as well as verification that all square footages match throughout the submittal shall be provided at the time of construction drawing review submission.

City of Surprise
Planning and Zoning Division

Design Review Summary

CUP07-315
Surprise Pointe Self Storage

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	SWC of Waddell Road and Willow Avenue

Architecture:

The architectural theme of the Surprise Pointe Self Storage building primarily reflects a modern approach to the design of light industrial and warehouse-type buildings. Unlike facilities of this type, the Surprise Pointe Self Storage buildings provide adequate building massing and implement a four-sided architecture theme. Although the buildings are located in a less active area of the site, the design theme and motifs are consistent with the existing Surprise Pointe retail center.

Materials:

The buildings' material is predominately comprised of an exterior finishing system that resembles stucco (EIFS). Similar to the existing retail center, cultured stone serves as an accent material for the base and tower pilasters. Storefront glazing systems are used on all elevations to minimize the buildings' industrial use. In addition, arched metal and fabric shade elements have been added to reduce indoor heat gain and provides a visual connection to the existing center. The buildings' roofing profile consists primarily of parapets occasionally anchored by clay tiled hip roofs.

Urban Design:

In terms of urban design, the Surprise Pointe Self-Storage provides the necessary visual buffers to the nearby residential neighborhood. This was successfully achieved by remaining consistent with the existing neighborhood scale of the adjacent subdivisions and retail centers along Waddell Road. Likewise, the buildings provide screening to the proposed larger building to the south. Sidewalk connections are sufficient and pedestrian friendly. Due to the nature of the project streetscape elements have been kept to a minimum; but most importantly, the overall design of the buildings blend into the developing urban fabric for this area.

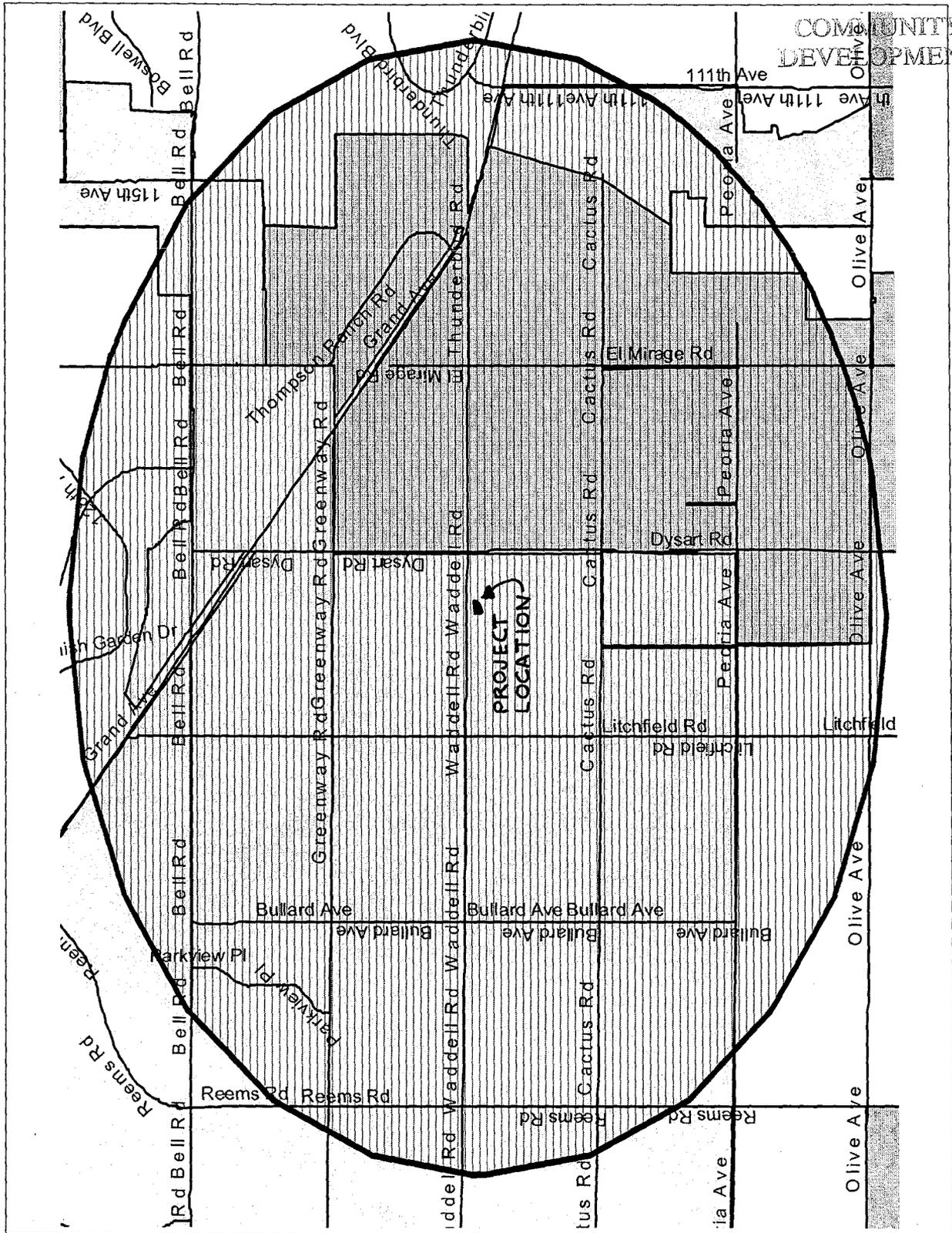
FINDINGS

7. Staff finds that the architecture and overall site design are consistent with Chapter 2/ Building Form and Architecture of the Planning and Design Guidelines Manual.
8. Staff finds that the method of buffering and screening and is consistent with Chapter 6/ Landscaping Design, Buffering and Screening of the Planning and Design Guidelines Manual.

RECEIVED

APR 24 2008

COMMUNITY DEVELOPMENT





Project Narrative

Vault Self Storage / Waddell Office Buildings One and Two, T2# 07119.00
City of Surprise CUP07-315/ SP07-311

April 22, 2008

RECEIVED

APR 24 2008

COMMUNITY
DEVELOPMENT

City of Surprise – Planning Division

c/o Adam Copeland
12425 West Bell Road, Suite D100
Surprise, Arizona 85374-9002
Phone (623) 583-1088
Adam.copeland@surpriseaz.com

Developer:

Vault Self Storage
c/o Sandi Hunter
7552 E. Weathersfield Road
Scottsdale, AZ 85260
Phone (480) 294-6731
shunter@hunterengineeringpc.com

Civil Engineer:

Hunter Engineering
Jeff Hunter
10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Phone (480) 991-3985
jhunter@hunterengineeringpc.com

Applicant:

T2 Architecture Group, LLC
c/o Marc Davis
7227 N. 16th Street, Suite #125
Phoenix, Arizona 85020
Phone (602) 674-3250
mdavis@t2archgrp.com

Re: Final TAC Site Plan Submittal for the project known as "Vault Self Storage / Waddell Office Buildings One and Two" a.k.a. "Surprise Pointe Self Storage"

T2 Architecture Group, LLC project number: 07119.00

City of Surprise: CUP07-315 for "Vault Self Storage" and SP07-311 for "Waddell offices"

Location and project description of proposal:

Address: SWC of Waddell Road and Willow Avenue between Litchfield Road and Dysart Road
Surprise, AZ

Parcel Number:

Office: 501-36-887

Self Storage: 501-36-888

Lot Description:

Office: 95,752 SF Gross / 2.19 acres

Self Storage: 123,501 SF Gross / 2.83 acres

Coverage:

Office: 26.5% (includes covered parking)

Self Storage: 40%

Landscape Coverage:

Office: 37.9%

Self Storage: 38.6%

Current Zoning: C-2 Commercial (C.U.P. required for self storage use)

The developer plans to submit, obtain approval and construct both a self storage facility and two office buildings as part of this proposed project. Access to and from the site(s) is proposed via a shared driveway access on Willow Avenue, one driveway cut at the south west corner of the self storage site on Willow Avenue and one driveway cut at the north west corner of the office building site on Waddell Road. The Waddell Road driveway cut is already a part of the final plat for Bendalin Farms Rezoning Document and the adjacent development to the west (Lot 21). The office building portion of the project is proposed to be for general office use(s) with no provisions to for medical use(s). It should be noted that there is an agreement between the developer and Dennis Dorch to reduce both the building/landscape setbacks along Waddell Road to 12'-0" which is what our current site plan demonstrates. We plan on three trash refuse areas, two for the office buildings and one for the self storage.

"We treat every Client as if they are our only Client"



The site improvements and amenities may include but not limited to the following:

- Driveway curb cut(s) per governing municipality x3 locations
- Public access sidewalks to and from a public way including connectivity of the two site uses
- On-site parking stalls for employees, customers and visitors per governing municipality
- Covered parking canopies for employees on the office building site
- On-site parking screen wall(s) to match building materials and color
- Landscaped areas per governing municipality
- Above ground landscaped surface retention basin(s)
- Trash (refuse) enclosure(s) per governing municipality x3
- No screen wall(s) for security of the self storage are required to all internal storage units
- Monument signs x2 along Waddell road
- Site lighting anchored to the buildings and underneath the covered canopy parking stalls
- Wet and dry utilities
- Off-site improvements in the R.O.W. right of way

The building(s) improvements and amenities will include but not limited to the following:

Office Buildings:

1. Building "1" = 10,198 SF, single-story, shell only
2. Building "2" = 10,198 SF, single single-story, shell only
3. Total Building square footage = 20,396 SF Gross

Self Storage

1. 1st Floor = 49,324 SF, multi-story, climate controlled
2. 2nd Floor = 50,324 SF, multi-story, climate controlled
3. Office = 1,000 SF, 1st level, climate controlled
4. Total Building square footage = 100,648 SF Gross

Exterior building materials may consist, or combination, of the following:

- CMU block walls
- Wood framing with wood roof joists
- Pre-manufactured metal panels with stucco texture
- EIFS finish system over steel/wood stud framing
- Decorative pop-out features
- Stone veneer accents at the (base columns pop-outs) of the building
- Canvas and metal eyebrow type canopies
- Decorative score line accents
- Storefront type glazing systems
- Signage

Historical Data:

Zoning Case = RZ05-282 / Bendalin Farms Rezone Document

Master Site Plan = SP06-299

Pre-application = PA07-0016



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

2007 OCT -2 PM 3:02

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
DIRECTOR'S OFFICE State Engineer

September 25, 2007

Mr. Adam Copeland
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Surprise Pointe Office** /CUP07-315/ SWC of Waddell Rd. & Willow

Dear Mr. Copeland:

Thank you for your notification regarding the Plan on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will have no impact on our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



2001 Award Recipient



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SURPRISE PLANNING &
COMMUNITY DEVELOPMENT
2007 OCT -2 PM 3: 11

DIRECTOR'S OFFICE
26 September 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #SP07-311 Surprise Pointe Self Storage

Dear Ms. Dager

Thank you for the opportunity to provide comments on the Site Plan Application for the Surprise Pointe Self Storage Facility. The Storage Facility will be located on 5.03 gross acres at the southwest corner of Waddell Road and Willow Avenue between Dysart and Litchfield Roads. Plans call for the construction of two single-story office buildings of 10,198 square feet each and a two-story self storage facility totaling 100,648 square feet. The site is located inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this office and storage facility will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information. Please note that construction plans and oversized construction equipment for this property may be influenced by requirements from the FAA and may require submittal of an FAA Form 7460-1, Notice of Proposed Construction or Alteration.

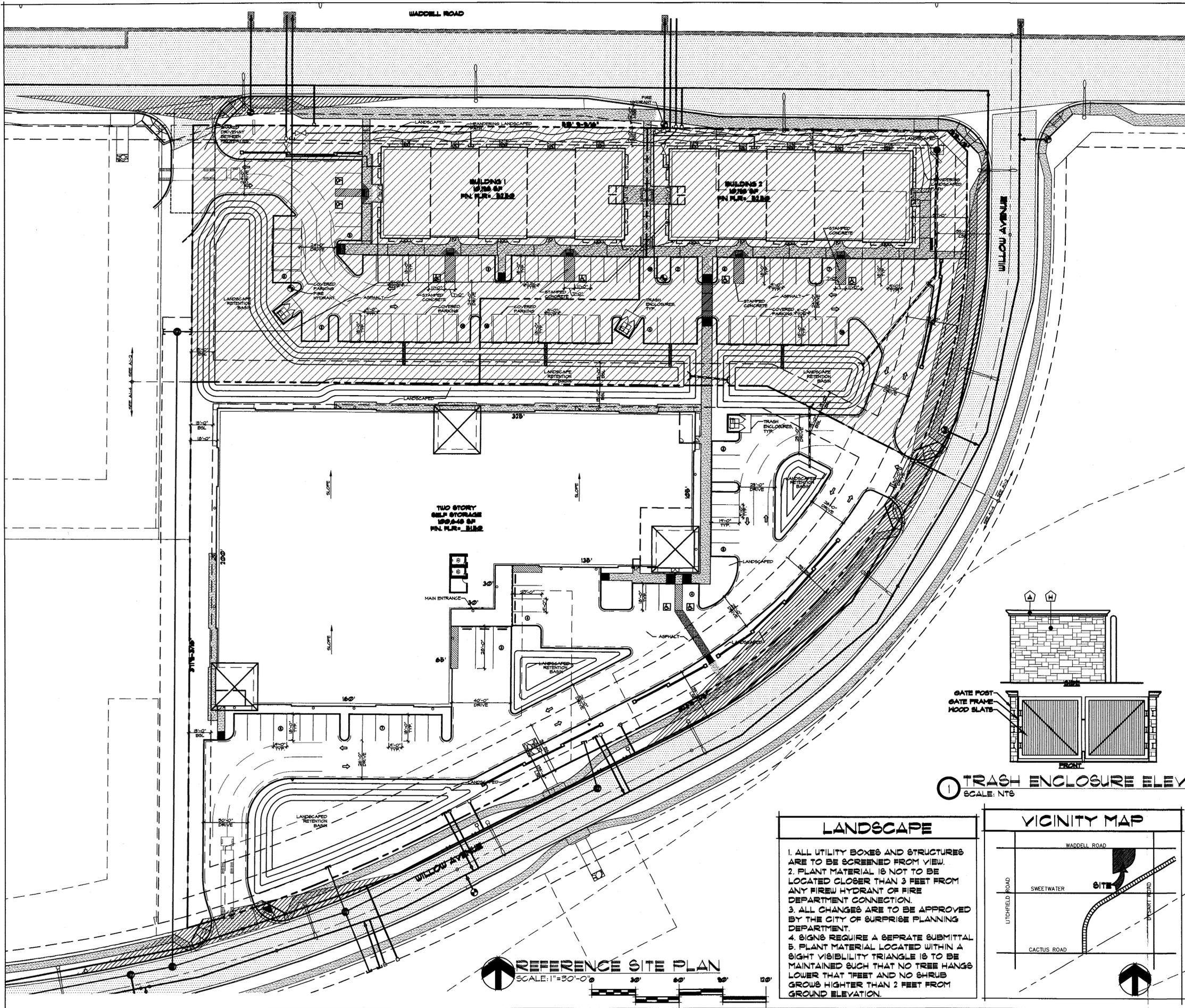
If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



GENERAL NOTES

DEVELOPER
 VAULT SELF STORAGE
 1552 E WEATHERS FIELD ROAD
 SCOTTSDALE, AZ 85260
 PHONE: (480) 294-6731
 FAX: (480) 294-5706
 CONTACT: SANDI HUNTER

CIVIL ENGINEER:
 HUNTER ENGINEERING
 10450 N 15TH STREET
 SUITE 200
 SCOTTSDALE, AZ 85285
 PHONE: (480) 991-3985
 FAX: (480) 991-3986
 CONTACT: JEFF HUNTER
 jhunter@hunterengineeringpc.com

APPLICANT:
 T2 ARCHITECTURE GROUP, LLC.
 1227 N. 16TH STREET
 SUITE 125
 PHOENIX, AZ 85020
 PHONE: (602) 674-3250
 FAX: (602) 674-3246
 CONTACT: MARC DAVIS
 E-MAIL: mdavis@t2archgrp.com

COVERAGE OF LANDSCAPE:
 OFFICE: 37.9%
 SELF STORAGE: 30%
SITE:
 OFFICE
 ACRES: 2.2
 SF: 95,752 SF.
 SELF STORAGE
 ACRES: 2.8
 SF: 123,501 SF

OFFICE APN # 501-36-887
 STORAGE APN # 501-36-888
LOT COVERAGE:
 OFFICE:
 BUILDING SF: 20,396 SF.
 CANOPY SF: 5,018 SF.
 TOTAL: 25,414 SF.
 COVERAGE: 26.5%
 SELF STORAGE:
 BUILDING: 50,324 SF.
 COVERAGE: 40%
 CURRENT ZONING: C-3 WITH A P.A.D.
 PROPOSED ZONING: C-3 WITH A P.A.D.
 S.U.P. REQUIRED FOR SELF STORAGE

BUILDING SETBACKS:
 ROW: 0'
 FRONT: 12/25'-30' FOR PARKING
 REAR: 15'
 SIDE: 25'
 MAX BUILDING HEIGHT: 35 FEET

CONSTRUCTION TYPE:
 TYPE IIB - STORAGE
 TYPE VB - OFFICE

SELF STORAGE:
 1ST FLOOR: 50,324 SF.
 2ND FLOOR: 50,324 SF.
 TOTAL: 100,648 SF.

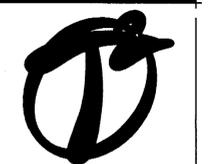
OFFICE:
 BUILDING #1: 10,198 SF.
 BUILDING #2: 10,198 SF.
 TOTAL: 20,396 SF.

PARKING REQUIREMENTS:
 STORAGE: 1 SPACE PER 35 UNITS
 1/250 FOR OFFICE
STORAGE:
 700 UNITS @ 1/35 = 20 SPACES REQ.
 1500 SF. OFFICE @ 1/250 = 6 SPACES
 REQ.
OFFICE CONDOS:
 20,396 / 250 = 82 REQ.

PROVIDED: 116 PARKING SPACES
 STORAGE: 34 SPACES
 OFFICE CONDOS: 82 SPACES

SITE NOTES:
 ALL PROPOSED DEVELOPMENT PHASES
 DEPICTED ON THIS SITE PLAN SHALL BE
 PROVIDED A MINIMUM OF TWO (2)
 SEPARATE POINTS OF UNOBSTRUCTED
 ACCESS WITH A MINIMUM WIDTH OF
 TWENTY FEET, INSTALLED AND
 MAINTAINED PURSUANT TO THE
 REQUIREMENTS OF THE CITY OF
 SURPRISE

ALL ACCESS ROADS AND ALL TURNING
 RADIUS, INCLUDING PARKING AISLE
 ISLANDS SHALL COMPLY WITH
 REQUIREMENTS OF WB-50

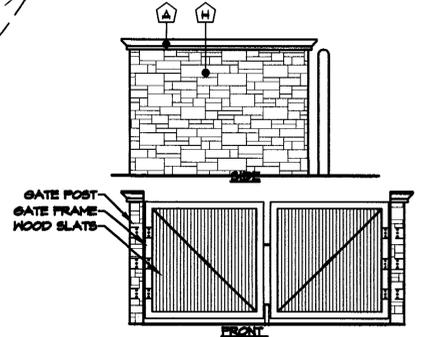


**T2 ARCHITECTURE
 GROUP, LLC.**
 7227 N. 16TH STREET, SUITE 125
 PHOENIX, AZ 85020 (602) 674-3250
 (602) 674-3246 FAX

THESE DRAWINGS ARE THE INSTRUMENTS OF
 SERVICE AND ARE THE PROPERTY OF T2
 ARCHITECTURE GROUP, LLC. T2 ARCHITECTURE
 GROUP, LLC, EXPRESSLY RESERVES ITS COMMON
 LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO
 THESE PLANS. THESE PLANS ARE NOT TO BE
 REPRODUCED, CHANGED OR COPIED IN ANY FORM
 OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST
 OBTAINING THE EXPRESSED WRITTEN PERMISSION
 AND CONSENT OF T2 ARCHITECTURE GROUP, LLC.
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL
 HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 COPYRIGHT 2008, T2 ARCHITECTURE GROUP, LLC

BILLING CYCLE PER
 SENATE BILL 1548
 BILLING CYCLE: 30 DAYS
 APPROVAL AND CERTIFICATION: 30 DAYS
 PAYMENT PERIOD: 7 DAYS

VAULT SELF STORAGE
 SWC OF WADDELL RD AND WILLOW AVENUE
 SURPRISE, ARIZONA

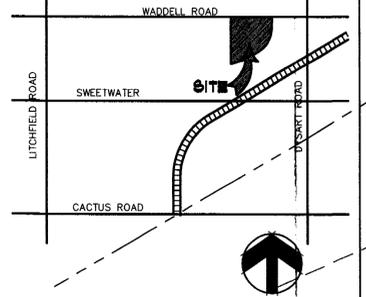


TRASH ENCLOSURE ELEV.
 SCALE: NTS

LANDSCAPE

1. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
2. PLANT MATERIAL IS NOT TO BE LOCATED CLOSER THAN 3 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
3. ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
4. SIGNS REQUIRE A SEPRATE SUBMITTAL
5. PLANT MATERIAL LOCATED WITHIN A SIGHT VISIBILITY TRIANGLE IS TO BE MAINTAINED SUCH THAT NO TREE HANGS LOWER THAN 7FEET AND NO SHRUB GROWS HIGHTER THAN 2 FEET FROM GROUND ELEVATION.

VICINITY MAP



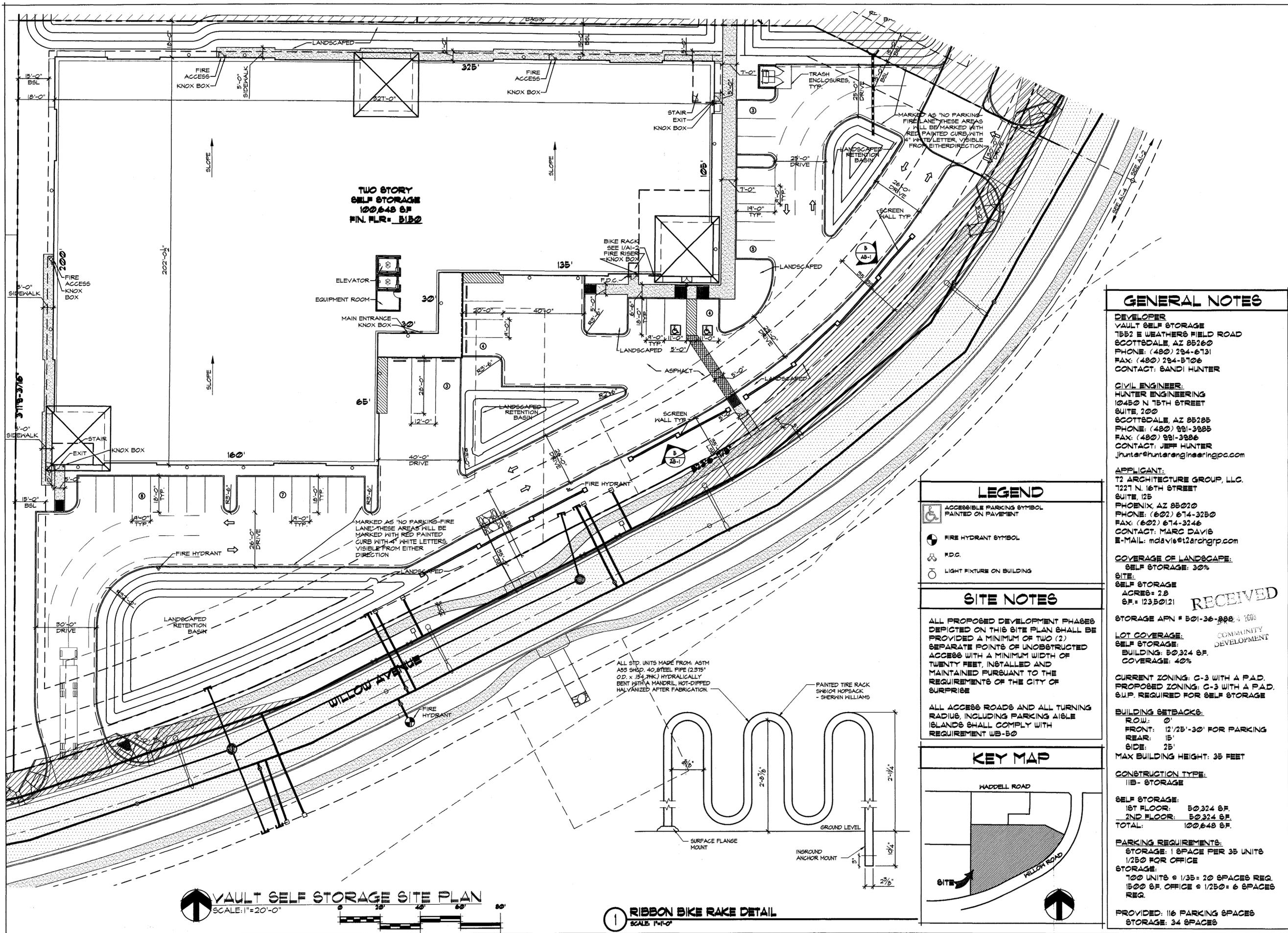
REFERENCE SITE PLAN
 SCALE: 1"=30'-0"



PROJECT NUMBER: 07119
 DRAWN BY: BB
 CHECKED BY: MD
 DATE: 02/15/08

TITLE
SITE PLAN

A1-1



VAULT SELF STORAGE SITE PLAN
SCALE: 1" = 20'-0"

1 RIBBON BIKE RAKE DETAIL
SCALE: 1" = 1'-0"

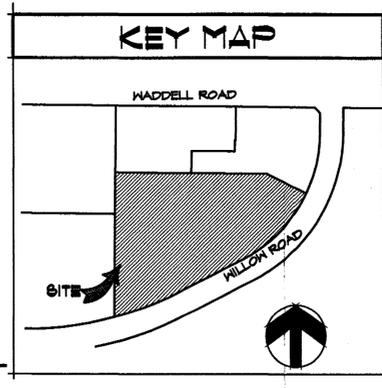
LEGEND

- ACCESSIBLE PARKING SYMBOL PAINTED ON PAVEMENT
- FIRE HYDRANT SYMBOL
- F.D.C.
- LIGHT FIXTURE ON BUILDING

SITE NOTES

ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE

ALL ACCESS ROADS AND ALL TURNING RADII, INCLUDING PARKING AISLE ISLANDS SHALL COMPLY WITH REQUIREMENT WB-50



GENERAL NOTES

DEVELOPER
VAULT SELF STORAGE
1552 E WEATHERS FIELD ROAD
SCOTTSDALE, AZ 85260
PHONE: (480) 294-6131
FAX: (480) 294-5706
CONTACT: SANDI HUNTER

CIVIL ENGINEER:
HUNTER ENGINEERING
10450 N 15TH STREET
SUITE 200
SCOTTSDALE, AZ 85285
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER
jhunter@hunterengineeringpc.com

APPLICANT:
T2 ARCHITECTURE GROUP, LLC.
1227 N. 16TH STREET
SUITE 125
PHOENIX, AZ 85020
PHONE: (602) 674-3250
FAX: (602) 674-3246
CONTACT: MARC DAVIS
E-MAIL: mdavis@t2archgrp.com

COVERAGE OF LANDSCAPE:
SELF STORAGE: 30%
SITE:
SELF STORAGE
ACRES: 2.8
SF: 12350121

LOT COVERAGE:
SELF STORAGE:
BUILDING: 50,324 SF.
COVERAGE: 40%

CURRENT ZONING: C-3 WITH A P.D.
PROPOSED ZONING: C-3 WITH A P.D.
S.U.P. REQUIRED FOR SELF STORAGE

BUILDING SETBACKS:
R.O.W.: 0'
FRONT: 12/25'-30' FOR PARKING
REAR: 15'
SIDE: 25'
MAX BUILDING HEIGHT: 35 FEET

CONSTRUCTION TYPE:
IIB - STORAGE

SELF STORAGE:
1ST FLOOR: 50,324 SF.
2ND FLOOR: 50,324 SF.
TOTAL: 100,648 SF.

PARKING REQUIREMENTS:
STORAGE: 1 SPACE PER 35 UNITS
1/250 FOR OFFICE
STORAGE:
100 UNITS @ 1/35 = 20 SPACES REQ.
1500 SF. OFFICE @ 1/250 = 6 SPACES REQ.

PROVIDED: 116 PARKING SPACES
STORAGE: 34 SPACES



T2 ARCHITECTURE GROUP, LLC.
7227 N. 16TH STREET, SUITE 125
PHOENIX, AZ 85020 (602) 674-3250
(602) 674-3246 FAX

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF T2 ARCHITECTURE GROUP, LLC. T2 ARCHITECTURE GROUP, LLC, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF T2 ARCHITECTURE GROUP, LLC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

COPYRIGHT 2008, T2 ARCHITECTURE GROUP, LLC.

BILLING CYCLE PER SENATE BILL 1549
BILLING CYCLE: 30 DAYS
APPROVAL AND CERTIFICATION: 30 DAYS
PAYMENT PERIOD: 7 DAYS

VAULT SELF STORAGE
SVC OF WADELLE RD AND WILLOW AVENUE
SURPRISE, ARIZONA



PROJECT NUMBER: 07119
DRAWN BY: BB
CHECKED BY: MD
DATE: 02/15/08

TITLE
VAULT SELF STORAGE SITE PLAN
A1-2

VAULT SELF STORAGE, JOB #07119 (2nd TAC SITE RE-SUBMITTAL), 02-11-08, CUP07-315

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RZ07-432

REZONE

for:

GRAND AVENUE AND DEER VALLEY ROAD

PLANNING AND ZONING COMMISSION

Hearing Date: **June 3, 2008**

STAFF:

Hobart Wingard, 623.222.3156

LOCATION:

Northwest of the intersection of Grand Avenue and Deer Valley Road.

**DESCRIPTION OF
THE REQUEST:**

Approval of a Rezone.

SUMMARY ANALYSIS:

The applicant is requesting a rezone approval for a proposed commercial mini storage project.

SUGGESTED MOTION:

I move to recommend approval of RZ07-432, a Rezone for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road and to adopt staff's findings.

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

RZ07-432
Grand Avenue and Deer Valley Road

APPLICANT:	Dustin C. Jones Dioguardi, Flynn and Jones, LLP 2940 North Litchfield Road, Suite 120 Goodyear, AZ 85395 Phone: 623.435.6712 Fax: 623.547.0045 djones@dfjlaw.com
OWNER:	Mike Saager Malad Inc. 1955 North Val Vista Drive, Suite 107 Mesa, AZ 85213 Phone: 480.423.5315 Fax: 480.632.2689 mike@saagerproperties.com
HEARING DATE:	June 3, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally, northwest of the intersection of Grand Avenue and Deer Valley Road.
DESCRIPTION of the REQUEST:	Approval of a Rezone
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting Rezone approval for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road, a proposed commercial mini-storage project on 1.47 net acres. The property is currently zoned C-2 (Community Commercial) and R1-43 (Single-Family Residential), and the request is to convert this parcel to C-2 (Community Commercial).

HISTORY

1. On April 23, 1987, the City of Surprise approved an annexation request for the subject parcel, Ordinance 87-03.
2. On December 13, 2007, Diougardi, Flynn and Jones, LLP, the applicant, applied for a rezone to convert the subject parcel from C-2 (Community Commercial) and R1-43 (Single-Family Residential) to C-2 (Community Commercial).

STAFF ANALYSIS

The proposed rezone involves a single 1.47-acre parcel that is split-zoned. The 200-foot-wide portion located along Grand Avenue is currently zoned C-2 (Community Commercial). The remainder of the parcel is zoned R1-43 (Single-Family Residential). The applicant wishes to rezone the entire parcel to C-2. The zoning surrounding the project consists of:

Adjacent Parcel	Zoning	Use
North and East	ROW R1-43 Asante - PAD	Grand Avenue BNSF Railroad Vacant Residential
South	R1-43	Vacant Residential
West	Burke Property PAD	Vacant Residential

The applicant plans to develop this site into a mini-storage facility. The C-2 designation conditionally permits residential storage warehouses (mini-warehouse). The applicant will be required to submit a Conditional Use Permit for this use.

Circulation:

Primary access to the property will be from Grand Avenue along the northeast edge of the property. Emergency access is also available along the western edge of the parcel where a road will be provided within the Burke Property. At the time of site plan review, the project will require two points of access.

Community Outreach Meeting:

A community outreach meeting was held at 6 pm on April 14, 2008, at the Cimarron Springs Elementary School located at 17032 West Surprise Farms Loop South. No residents attended the meeting.

Departmental Review: All departments are recommending approval of the site subject to staff's findings.

ITEM 13

Traffic Division: Traffic had concerns regarding access points from Grand Avenue. The Traffic division was able to work with the applicant to reduce the number of access points along Grand Avenue to one, and relocate the emergency access elsewhere on the site.

Fire Department: Fire had no concerns regarding the rezone.

Planning Division: Planning had no concerns regarding the rezone. Staff will review the site plan at the time a conditional use permit is submitted.

Building Division: Building safety had no concerns regarding the rezone.

Water Services Department: Water services had no concerns regarding the rezone.

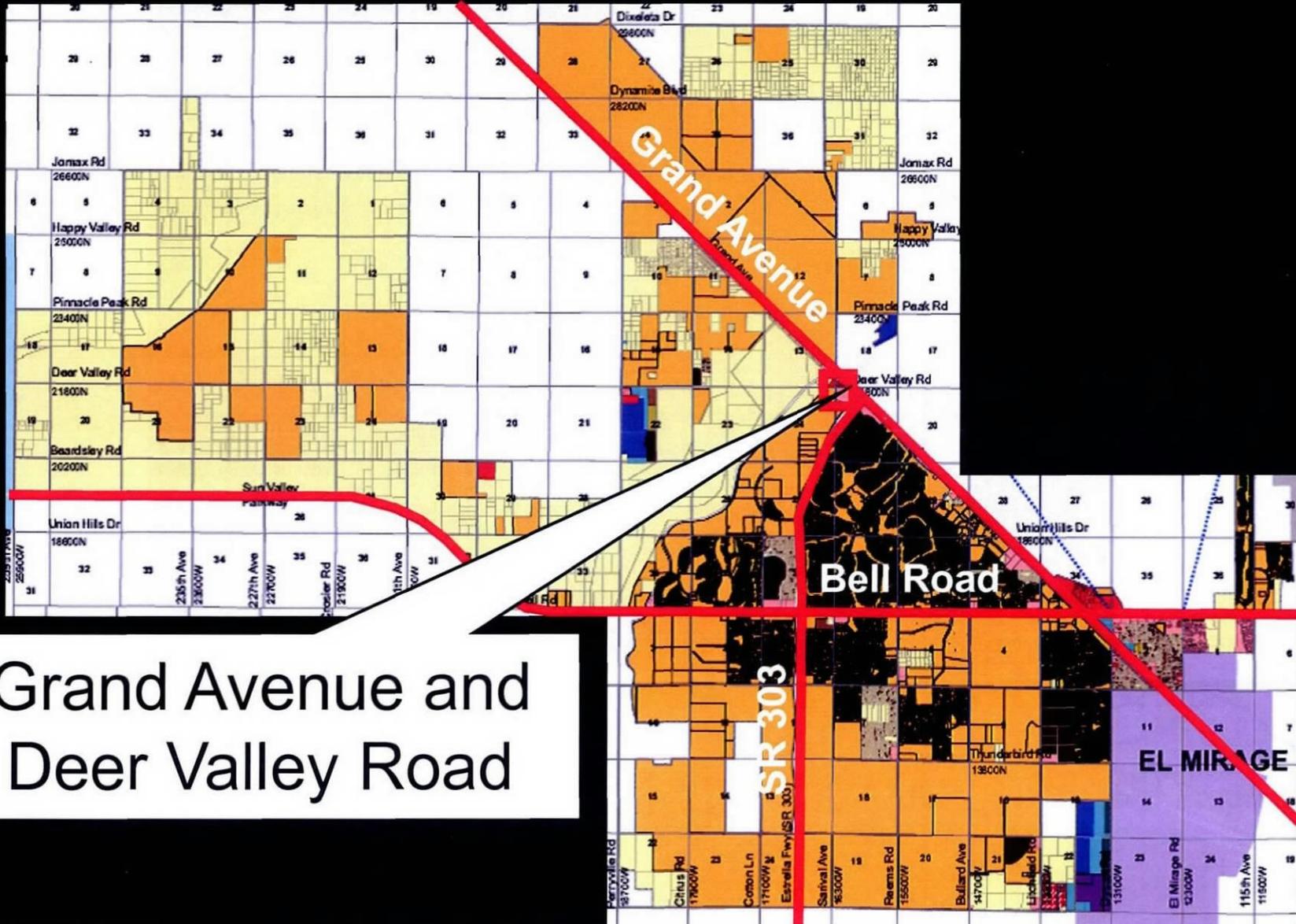
Engineering Department: Engineering had no concerns regarding the rezone. Engineering will require a preliminary drainage report when a site plan is submitted.

FINDINGS

1. Staff finds that the proposed rezone is consistent with the Surprise General Plan 2020 medium-density residential land use category that allows supporting land uses such as neighborhood shops and services.
2. Staff finds that the proposed rezone complies with Section 125-30 of the Surprise Municipal Code, which allows the change of zoning of parcels of land within the municipality.

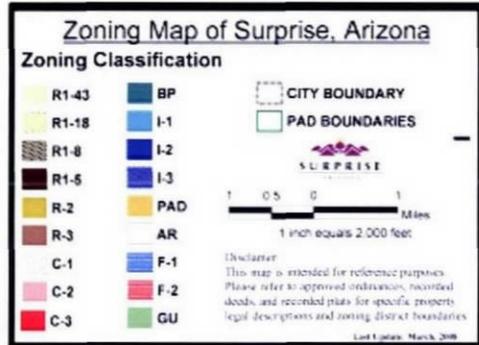
Location Map

Grand Avenue and Deer Valley Road



Grand Avenue and
Deer Valley Road





Zoning Map – City of Surprise, AZ
 Grand Ave & Deer Valley Rd
 Rezone Case #: RZ07-432

Before Rezone



After Rezone





DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

24 January 2008

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #GPA07-431 and RZ07-432 Grand Avenue and Deer Valley Road

Dear Ms. Dager

Thank you for the opportunity to comment on the Minor General Plan Amendment and Rezone Applications for the Grand Avenue and Deer Valley Road Mini Storage Facility. The site is located on 1.47 gross acres west of the southwest corner of Grand Avenue and Deer Valley Road. The request is to rezone the property from C-2 Commercial and R1-43 Residential to C-2 Commercial to build a Mini Storage Facility. Plans call for the development of 99 storage units, a 400 square foot office and 900 square foot apartment. The site is approximately 3 1/2 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, this rezone and general plan amendment application for the mini storage facility will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 13,000 flight operations per year, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the resident about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:
Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

March 10, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Mini Storage** / GPA07-431 & RZ07-432 / NWC of Grand & Deer Valley Rd.

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment and Zoning Change on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have impact on our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

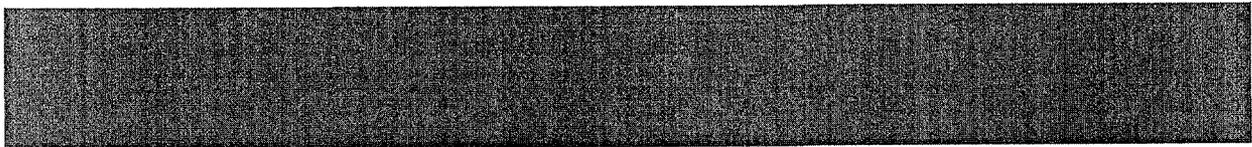
Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



SAAGER PROPERTIES
GRAND AVENUE & DEER VALLEY ROAD



REZONING SUBMITTAL
CASE # RZ07-432

Revised March 3, 2008

RECEIVED
APR 25 2008
COMMUNITY
DEVELOPMENT

SUBMITTED TO:

City of Surprise
Community Development Department
12425 W. Bell Road, Suite D-100
Surprise, Arizona 85374

SUBMITTED BY:

 DIOGUARDI
FLYNN
JONES LLP
ATTORNEYS AT LAW

RELATIONSHIPS • RESULTS

DIOGUARDI FLYNN JONES LLP
2940 N. Litchfield Road, Suite 120
Goodyear, Arizona 85395
623.435.6710
623 547.0045 fax



TABLE OF CONTENTS

Page	
2	SECTION 1 PROJECT PROFILE
3	SECTION 2 NARRATIVE
	2.1 Introduction
	2.2 Surrounding Land Uses and Regional Influences
	2.3 General Plan Conformance
	2.4 Conceptual Development Plan
	2.5 Access and Parking
6	SECTION 3 INFRASTRUCTURE
	3.1 Water
	3.2 Wastewater
	3.3 Drainage
	3.4 Development Schedule
	APPENDIX AERIAL CONTEXT EXHIBIT
	GENERAL PLAN LAND USE EXHIBIT
	EXISTING/PROPOSED ZONING EXHIBIT
	CONCEPTUAL SITE PLAN
	ADOT - GRAND AVENUE RIGHT OF WAY PLAN



Section 1 - PROJECT PROFILE

PROJECT NAME: GRAND AVENUE & DEER VALLEY ROAD

ASSESSOR PARCEL #'S: 503-73-042

PROPERTY SIZE: 1.47 +/-Acres (approximate)

PROJECT LOCATION: Generally located on southwest side of Grand Avenue, approximately 700 feet northwest of Deer Valley Road, City of Surprise, Maricopa County, Arizona

CURRENT LAND USE CONDITION: Vacant Land

CURRENT ZONING: C2 and R1-43

GENERAL PLAN LAND USE: Medium Density Residential (5-8 DU/AC)

DEVELOPMENT TEAM:

Legal Counsel
Dioguardi Flynn Jones LLP
Attn: Dustin C. Jones, Esq.
djones@dfjlaw.com
Shaine T. Alleman, AICP
salleman@dfjlaw.com
2940 N. Litchfield Road, Suite 120
Goodyear, Arizona 85395
623.435.6712
623.547.0045 fax

Architect
Brock, Craig, and Thacker Architects, Ltd.
Attn: Daniel W. Brock III, AIA
145 East University Drive, Suite 3
Mesa, Arizona 85201
480.969.3081
480.969.8283 fax



Section 2 – NARRATIVE

2.1 INTRODUCTION

The subject property is approximately 1.47+/- acres and is generally located on the southwest side of Grand Avenue, approximately 700 feet northwest of Deer Valley Road. The property is zoned as C-2 on an approximately 75' section that fronts onto Grand Avenue and as R1-43 on the remaining southwest portion of the property. The current size and configuration of the property is due to historical conditions that occurred during the development of Grand Avenue. The triangular property was once the corner a state land piece that became bifurcated when the Grand Avenue corridor was constructed. This creates a unique development challenge for the property owner to develop under the current residential and commercial zoning designation. Additionally, the current commercial zoning that is on the property demonstrates the original intent of allowing some of these properties to develop as commercial.

In accordance with the conceptual site plan provided herein, Saager Properties requests to rezone the entire parcel to a C-2 zoning designation to allow for commercial uses. This submittal particularly contemplates the development and construction of a mini-warehouse storage business on the property. The particular details regarding the configuration of the conceptual site layout are described within this submittal. The zoning designation requested is compatible with both existing and planned designations of surrounding properties. This request is also consistent with the current General Plan land use designation of Medium Density Residential, which allows for supporting commercial land uses such as neighborhood shops and services.

2.2 SURROUNDING LAND USES AND REGIONAL INFLUENCES

The subject property is located approximately one mile from the major interchange of SR303 and Grand Avenue. The close freeway proximity and location on a major thoroughfare creates a highly desirable commercial location for this property that can be accessed regionally. The proposed rezoning will also provide a land use solution that provides commercial services on a local level for the surrounding neighborhoods.

This provides a more viable land use solution for this property than the current general plan land use and zoning designations on the site.

Surrounding properties include the following:

- | | |
|--------------|---|
| North | Across Grand Avenue to the north is the Asante master planned community development that is currently under construction. This area is zoned with a PAD designation. |
| South | These lands are currently vacant with Deer Valley Road being less than a ¼ mile from the property. This area is zoned primarily as Single-family residential (R1-43). |



East	Across Grand Avenue to the east is also the Asante master planned community development that is currently under construction. This area is zoned with a PAD designation.
West	These lands are currently vacant. It is recognized as Burke Properties with a Map of Dedication being approved by the City of Surprise at the end of 2006. The Austin Ranch PAD is also located to the west of the subject property and will be a large master planned community development. These areas are zoned primarily as Single-family residential (R1-43) and with PAD designations.

2.3 GENERAL PLAN CONFORMANCE

This application is in compliance with the current goals and policies of the City of Surprise General Plan, which designates the property as Medium Density Residential. This land use allows for commercial uses such as neighborhood shops and services that support residential land uses predominantly in this land use category.

Ultimately, the proposed development for this property will provide a commercial use that will bring necessary services for future surrounding neighborhoods. This rezoning submittal will provide a positive land use solution in this area for the City of Surprise.

2.4 CONCEPTUAL DEVELOPMENT PLAN

The proposed development for the subject property is to construct a mini-warehouse storage facility. This use will consist of approximately 13,558 square feet of mini storage space consisting of approximately 100 units. There will also be an approximately 900 square feet apartment to accommodate an on-site manager and 400 square feet of office space.

The storage space will be constructed using tilt up concrete walls and will be constructed in a manner that is aesthetically pleasing and in compliance with the City of Surprise's architectural standards. The configuration of the storage buildings will be situated mainly around the perimeter of the development site with a cluster of storage spaces in the center of the property. The office and apartment quarters for the on-site manager will be located in the northern portion of the property. As allowed by existing City of Surprise codes and ordinances, all buildings that are visible from a public street shall exhibit architectural enhancements, including such elements as variation of rooflines, uses of multiple material types, and color variations compatible with surrounding uses.

The mini-warehouse storage facility is intended to operate in a clean, quiet and safe manner in compliance with all City of Surprise codes and ordinances.

See attached *Conceptual Site Plan* for additional details.

2.5 ACCESS AND PARKING

The subject property's close proximity to SR303 increases the accessibility of the development to a larger population area, which would include both customers and employees. The site will be directly accessible from Grand Avenue, which forms the project's northeastern boundary. Grand Ave also provides the opportunity for greater accessibility for customers and employees. The Arizona



Department of Transportation (ADOT) has designated a 60' wide access point in the northern corner of the property, which will serve as the primary entrance for the property. An encroachment permit will be provided by the ADOT to allow access to Grand Avenue through the 60' easement. It is anticipated that this entrance will be a right-in, right-out only, facilitated by a "pork chop" island to direct traffic circulation.

The implementation of an efficient circulation system within the property is highly important to the overall quality of the development. The efficient and safe movement of traffic through the property and out onto Grand Avenue will enhance the overall value of the future surrounding neighborhoods, promote mobility, and reduce the potential for traffic conflicts. The conceptual site plan provides an interior circulation system that provides safe and efficient transportation opportunities, safe connections to the adjacent Grand Avenue and the proposed Burke properties development to the west, and an efficient configuration of interior roadways for movement of tenants and employees. Traffic direction and parking shall be designated by signing and painting. A secondary access point is provided in the southeastern corner of the property, which will be dedicated to the access of emergency vehicles only.

Parking spaces have been provided in accordance with the standards set forth in the City of Surprise Zoning Ordinance. The current conceptual site plan shows 10 spaces, which includes 1 ADA space and 2 other parking spaces for the on-site manager.



Section 3 – INFRASTRUCTURE

3.1 WATER

There is currently no water service to the subject property. The Beardsley Water Company has informed the applicant that there is water available approximately 2,800 feet northwest of the subject property. The Beardsley Water Company has also agreed to issue a “Will-Serve” for the subject property. This letter will be provided to the City of Surprise when it is received.

The Burke Property development adjacent to the west will eventually connect into the existing water system and provide water lines that will be adjacent to the subject property. The applicant will coordinate the extension of these water lines per agreements with the Beardsley Water Company and the Burke Property owners to comply with City requirements at the time of development.

It is anticipated that the only use on the property that will require water service will be the on-site manager’s office and apartment.

3.2 WASTEWATER

There is currently no wastewater service to the subject property. The applicant plans to install a septic system on site as part of the development to provide for these services. This will be constructed in accordance with the City of Surprise development standards.

It is anticipated that the only use on the property that will require wastewater service will be the on-site manager’s office and apartment.

3.3 DRAINAGE

The site slopes slightly from the northwest to the southeast at an approximately 1% slope.

The site will be designed to divert the natural flow of drainage for onsite and half street drainage. A natural drainage way will be built off of the existing box culvert to the northeast of the property and will divert drainage to a new culvert that will be constructed under the property’s primary entrance. This flow will then continue within the setback area of the western property boundary and out into the existing drainage way on the southern property boundary.

A retention basin will also be provided along the southern property boundary within the 25’ setback area. All drainage ways, culverts, and retention basins will be designed and constructed in accordance with the City of Surprise standards.

3.4 DEVELOPMENT SCHEDULE

The applicant’s desire is to be able to construct and develop the property as soon as conditions permit. However, the timing of development for the property will largely be market driven and be particularly dependent on the availability of water services to the property. The applicant is willing to work with the City of Surprise and other surrounding property owners to ensure a timely construction schedule.



APPENDIX

AERIAL CONTEXT EXHIBIT

GENERAL PLAN LAND USE EXHIBIT

EXISTING/PROPOSED ZONING EXHIBIT

CONCEPTUAL SITE PLAN

ADOT - GRAND AVENUE RIGHT OF WAY PLAN

SITE DATA

Location:
Grand Avenue, North of Deer Valley Road,
City of Surprise, Maricopa County, Arizona

Parcel #:
503-73-042

Property Size:
1.82 Acres (Approx.)

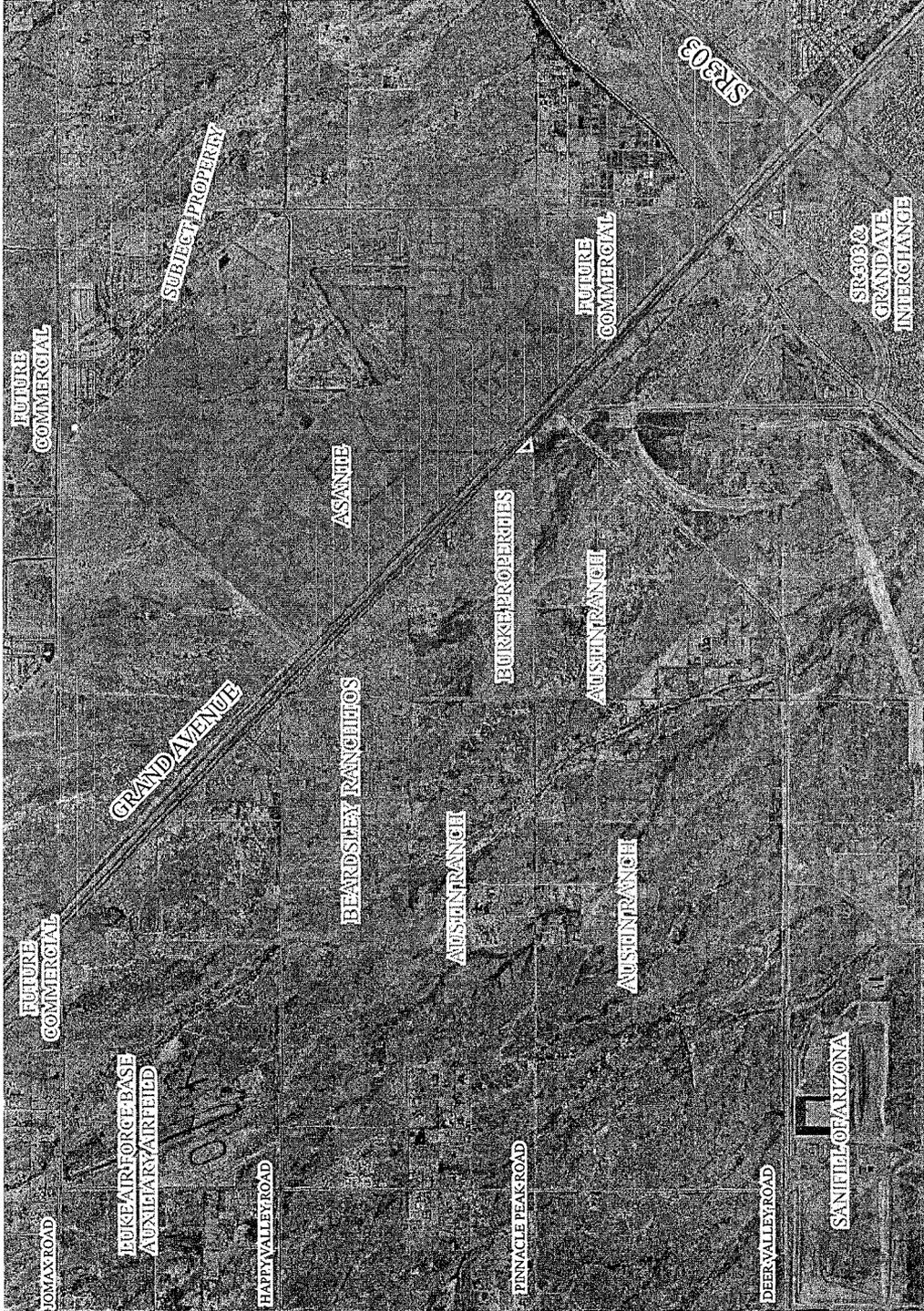
Current Property Use:
Vacant Land

Current Zoning:
R1-43 Single Family Residential
C-2 Community Commercial Zoning

Surrounding Zoning:
North: PAD (Planned Area Development)
East: R1-43 (Single Family Residential)
South: R1-43 (Single Family Residential)
West: PAD (Planned Area Development)
West: R1-43 (Single Family Residential)

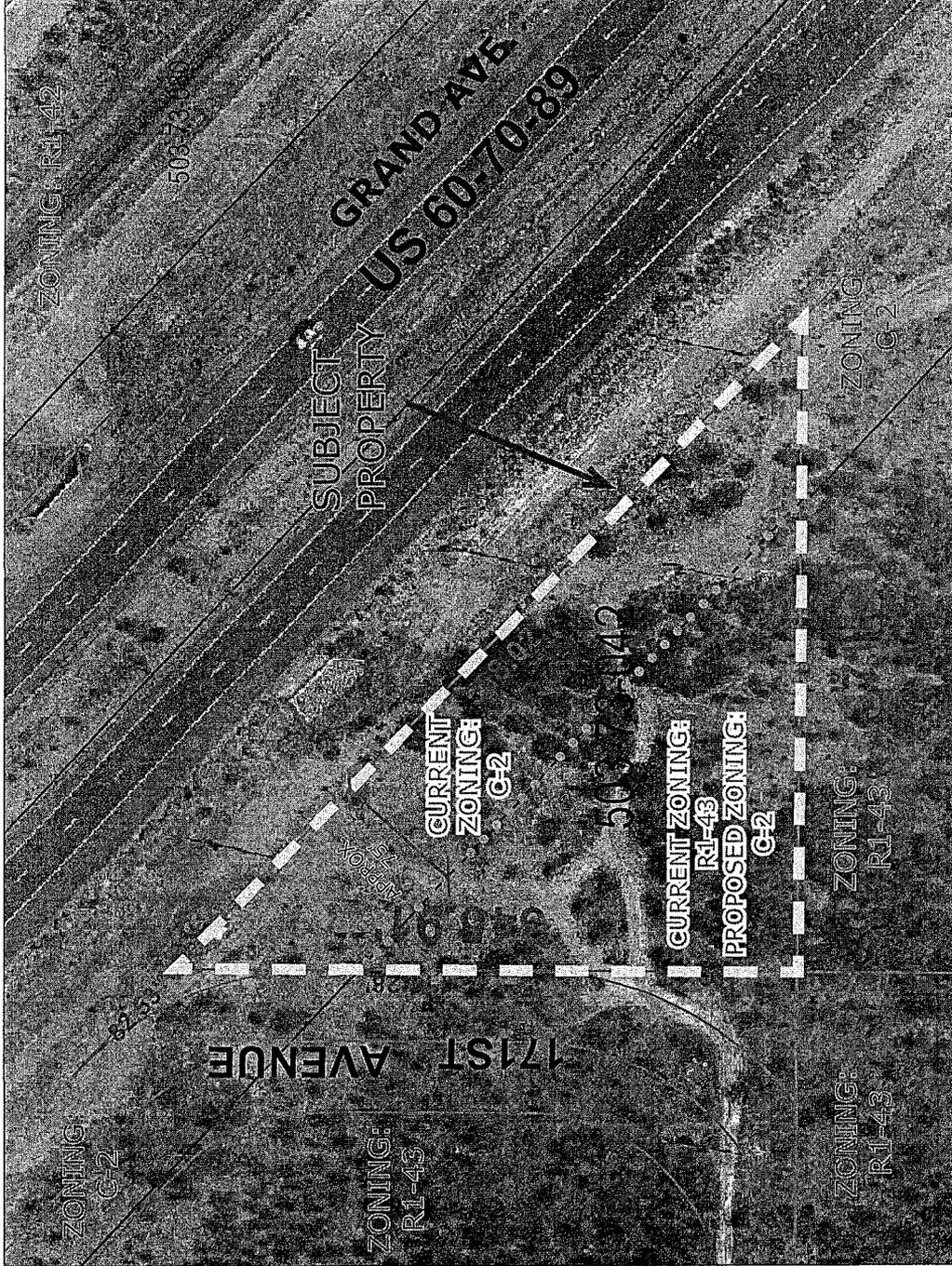
General Plan Land Use:
Medium Density Residential (5-8 Du's/Ac)

Council Member District:
District One-John Longbaugh



↑ N NOT TO SCALE

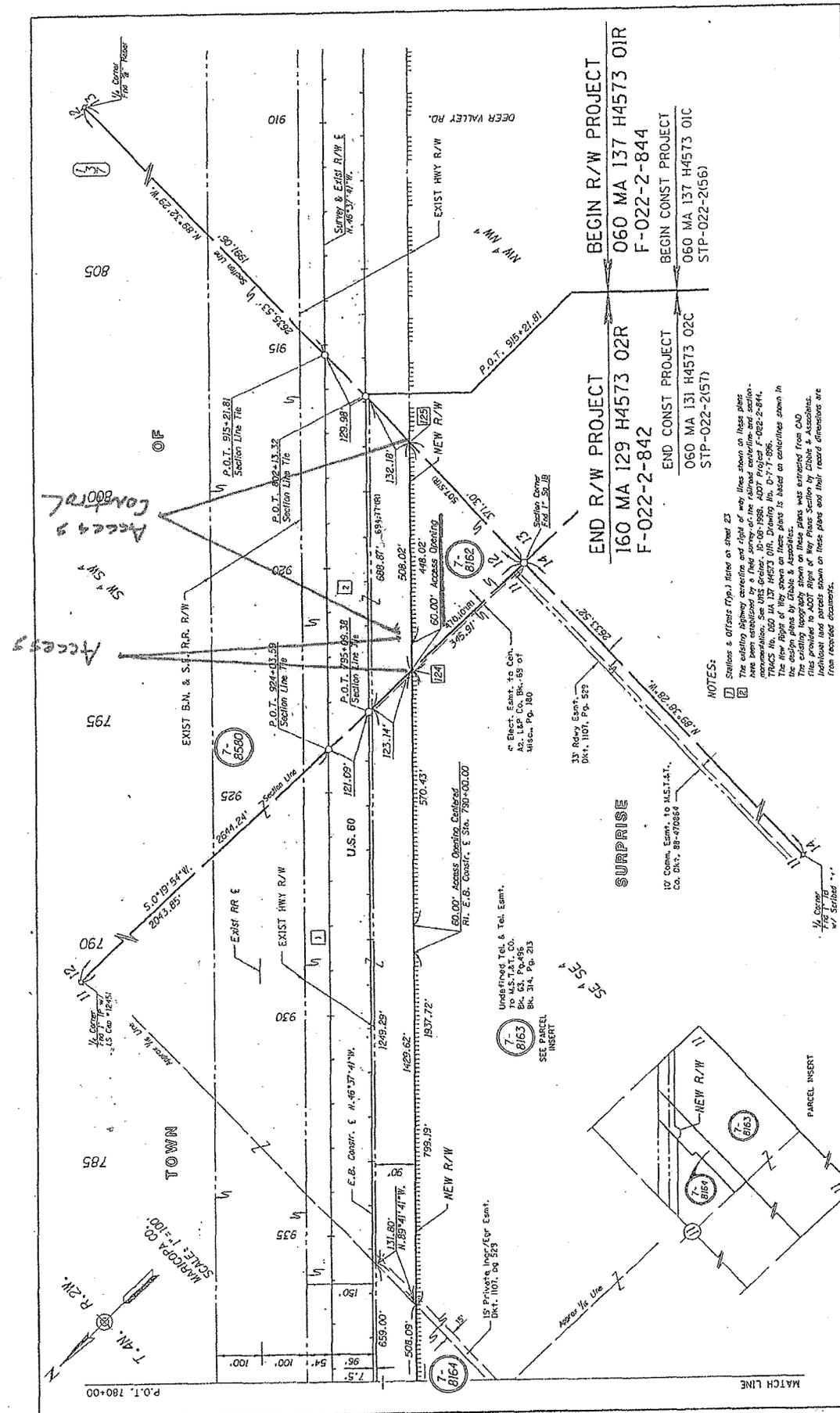
AERIAL CONTEXT EXHIBIT
Saager Properties - Grand Avenue & Deer Valley Road
Surprise, Arizona



↑ N
NOT TO SCALE

EXISTING/ PROPOSED ZONING EXHIBIT
 Saager Properties - Grand Avenue & Deer Valley Road
 Surprise, Arizona

DATE: 12.06.07
 DIOGUARDI
 FLYNN
 JONES LLP
 ATTORNEYS AT LAW



DRAWING NO.		DATE		BY		REVISIONS		DESCRIPTION		DRAWN/DATE		CHECKED		PROJECT NO.		PROJECT NAME	
D-17-097		11/11/99		JMS				Remove ICE from Parcel 7-8580, end		DTH/1/99		RCO/4/99		F-022-2-842		WICKENBURG - PHOENIX	
8449								Revise Sheet Total & General Note 2									
8580								Revise Sheet Total & General Note 2									
8162								Revise Sheet Total & General Note 2									
8164								Revise Sheet Total & General Note 2									
8165								Revise Sheet Total & General Note 2									
8166								Revise Sheet Total & General Note 2									
8167								Revise Sheet Total & General Note 2									
8168								Revise Sheet Total & General Note 2									
8169								Revise Sheet Total & General Note 2									
8170								Revise Sheet Total & General Note 2									
8171								Revise Sheet Total & General Note 2									
8172								Revise Sheet Total & General Note 2									
8173								Revise Sheet Total & General Note 2									
8174								Revise Sheet Total & General Note 2									
8175								Revise Sheet Total & General Note 2									
8176								Revise Sheet Total & General Note 2									
8177								Revise Sheet Total & General Note 2									
8178								Revise Sheet Total & General Note 2									
8179								Revise Sheet Total & General Note 2									
8180								Revise Sheet Total & General Note 2									
8181								Revise Sheet Total & General Note 2									
8182								Revise Sheet Total & General Note 2									
8183								Revise Sheet Total & General Note 2									
8184								Revise Sheet Total & General Note 2									
8185								Revise Sheet Total & General Note 2									
8186								Revise Sheet Total & General Note 2									
8187								Revise Sheet Total & General Note 2									
8188								Revise Sheet Total & General Note 2									
8189								Revise Sheet Total & General Note 2									
8190								Revise Sheet Total & General Note 2									
8191								Revise Sheet Total & General Note 2									
8192								Revise Sheet Total & General Note 2									
8193								Revise Sheet Total & General Note 2									
8194								Revise Sheet Total & General Note 2									
8195								Revise Sheet Total & General Note 2									
8196								Revise Sheet Total & General Note 2									
8197								Revise Sheet Total & General Note 2									
8198								Revise Sheet Total & General Note 2									
8199								Revise Sheet Total & General Note 2									
8200								Revise Sheet Total & General Note 2									

TRAIL	SUBDIVISION	SECTION	R.	ACD.	FROM	TYPE	F/E	IBC/DKT.	PAGE	WIDTH	YEAR	PARCEL NO.
1	8174	11	4N	2E	A.R.S. 1001-C	FORMERLY	2B-1881-B1	1	57	100'	1917	8174
2	8174	12	4N	2E	S.L.D.	R/W	452-1-1	1	150'	150'	1917	8174

INDEX TO EXISTING R/W	SECTION	R.	ACD.	FROM	TYPE	F/E	IBC/DKT.	PAGE	WIDTH	YEAR	PARCEL NO.	
1	8174	11	4N	2E	A.R.S. 1001-C	FORMERLY	2B-1881-B1	1	57	100'	1917	8174
2	8174	12	4N	2E	S.L.D.	R/W	452-1-1	1	150'	150'	1917	8174

ADOT Grand Avenue Right of Way Plan
 Saager Properties - Grand Avenue & Deer Valley Road

ADOT DEPARTMENT OF TRANSPORTATION
 PHOENIX OFFICE
 PROJECT NO. WICKENBURG - PHOENIX
 F-022-2-842
 DRAWN BY RCO/4/99
 CHECKED BY RCO/4/99
 DATE 11/11/99
 SCALE 1"=400'
 SHEET 22 OF 23

NOTES:
 1) Station & Offset (Pipe) shown as sheet 23
 2) The existing right-of-way shown on this plan is based on the railroad centerline and section monumentation. See URS Engineer, 10-06-1998, ADOT Project F-022-2-842, TRACS No. 060 MA 137 H4573 OIR, Drawing No. D-7-1-98.
 The new Right of Way shown on these plans is based on centerlines shown in the plan view. The location of the centerlines is based on the centerlines shown in the plan view. The location of the centerlines is based on the centerlines shown in the plan view. The location of the centerlines is based on the centerlines shown in the plan view.
 Individual land parcels shown on these plans and their record dimensions are from recorded documents.