



Community Development Department
Current Planning Division
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January 13, 2021

Darren V. Gerard, AICP, Planning Services Manager
Maricopa County Planning and Development Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008-6526

Via Email

Re: **Request for Continuance** of Z2018106 Zone Change from RU-43 to C-3 CUPD for Storage
Surprise (Surprise planning case # PS18-671)

Dear Mr. Gerard,

Thank you for the opportunity to review and comment on this application once again. As we discussed, the City of Surprise received the original application in late 2018. That application included a rudimentary site plan, the review of which resulted in written comments, which we sent to the County on February 5, 2019 (see attached), and again on December 31, 2020.

The aforementioned letter identified a number of concerns, and requested that the City be included in subsequent routings of this case; however, for reasons beyond our control, we were not included in the subsequent routings as requested. We learned of the pending public hearings through the standard notification processes, and requested copies of the most recent application materials, which we received on December 30, 2020. Upon review, it became apparent that while the site design and related application materials had evolved since the original application, many of the issues identified on the aforementioned letter were not addressed, and new issues had emerged. These issues are outlined below:

- Potential for future legal non-conformity
- Setbacks
- Perimeter edge treatment

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- Access and internal circulation
 - Emergency vehicles
 - Fire lanes
 - Customer parking
 - Turning radius
 - Load capacity
 - Sprinklers
 - Fire hydrants
 - General public
 - Turning radius
 - Gate refusal
- Right-of-way dedications and improvements
 - 40' half-width along 162nd Drive
 - Right turn and left turn pockets at 162nd Drive and 163rd Avenue
 - Paving cross-section
 - Driveway improvements
 - Site improvements within the future Williams Road right-of-way
- Water and sewer services

In the interest of brevity, we will forego any detailed explanations at this time, except as may occur during the upcoming public hearings, but we would like the opportunity to discuss these issues with the applicant prior to the case moving forward. We, therefore, respectfully request the Commission continue the case to allow the applicant time to properly address these issues with the City. Should the Commission, however, wish to forward a recommendation of approval to the Board of Supervisors, we would ask that the following stipulations be included in that recommendation:

“The following City of Surprise stipulations shall apply:

1. If for any reason, the facility is required to connect to City water or City sewer, annexation into the City of Surprise will be required. If the facility includes a dump station connected to City sewer, the dump station must be properly identified in the field. Food vendors would be prohibited from dumping into the city sewer system unless an approved interceptor is installed.
2. The applicant shall dedicate the western 40 feet of APN 503-57-004C to the City of Surprise as half-width right-of-way for North 162nd Drive. The applicant shall further create a Public Utility Easement (PUE) over the western eight (8) feet of the remaining fifteen (15) feet of said parcel.

3. Setbacks shall be as follows:
 - a. Front (west) – Five (5) feet
 - b. Street-side (north) - Twenty (20) feet, as measured from the southern edge of the future Williams Road right-of-way
 - c. Side (south) – Fifteen (15) feet
 - d. Rear (east) – Fifteen (15) feet
4. The wall located along the front of the site (west) shall be designed with decorative masonry columns such as faux stone. One (1) column should be located at each corner with additional columns spaced 80' on center. The wall should be located along the west setback line leaving a 20' landscaped area between the wall and the west property line of APN 503-57-004D.
5. Improvements within the 162nd Drive right-of-way to include northbound right turn and left turn pockets at the intersection of 162nd Drive and 163rd Avenue, with appropriate tapers and pavement cross-sections meeting City of Surprise requirements. Driveway aprons leading into and out of the subject property shall meet appropriate MAG specifications.
6. The interior drive aisles must be designed to meet the AASHTO SU-40 turning radius to accommodate fire apparatus. Fire lanes must be not less than 26 feet in width. The interior paving surface must be able to support 75,000 pounds. Fire sprinklers, if any, may require connection to City water, in which case annexation will be required. If customer parking is to occur within the interior drive aisles, the width of those drive aisles shall be increased by ten (10) feet to accommodate parked vehicles.
7. Primary access to the facility must allow for vehicular turn around in the event of gate refusal. Entrance onto the public right-of-way shall be through the forward motion of the vehicle only.
8. Maintenance of landscaping within the 162nd Drive right-of-way adjacent to the site is the responsibility of the applicant.

Again, we respectfully ask the Planning and Zoning Commission to continue the case until these matters are properly addressed; however, should the Commission wish to recommend approval, we request the above stipulations be attached to that recommendation.

Please do not hesitate to contact me at 623-222-3137 with any questions.

Respectfully,



Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department

cc: Keith Tanner, Fire Marshall, Surprise Fire/Medical Department
Martin Lucero, Transportation Planning Manager, City of Surprise
Dana Owsiany, Traffic Engineering Supervisor, City of Surprise
Lloyd Abrams, Assistant Community Development Director, City of Surprise
Chris Boyd, Community Development Director, City of Surprise
Lee Lambert, Water Resources Director, City of Surprise
Rod Jarvis, Attorney, Earl, Curley P.C.

Attachments:

February 5, 2019 Letter to Maricopa County



**Community Development Department
Current Planning Division
16000 N Civic Center Plaza
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February 5, 2019

Jaclyn Sarnowski, Planner
Maricopa County Planning and Development Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008-6526

Via Email

Re: Z2018106 Zone Change from RU-32 to C-3 CUPD for Storage Surprise
(Surprise planning case # PS18-671)

Dear Ms. Sarnowski,

Thank you for the opportunity to comment on the proposed zone change for Storage Surprise. We apologize for the tardiness of these comments, but we hope you find them useful.

1. Storage of recreational vehicles is allowed as a primary use in the City of Surprise under Regional Commercial (CR) zoning, which is the equivalent zoning should annexation occur in the future.
2. The subject site is located within the Commercial and Office Character Area of the Surprise General Plan. A zone change to C-3 would be consistent with the General Plan.
3. The proposed CUPD Overlay seeks to reduce the setbacks to zero feet (0') along all four sides. The City of Surprise does not object to the proposed reduction of the setbacks adjacent to the north, east and south; however, Section 122-36 of the Surprise Unified Development Code (SUDC) requires not less than a 35' front setback. That said, we would not object to the reduction of the front (west) setback to 20' as measured from the west line of APN 503-57-004D as the additional 15' will be accommodated through the dedication of necessary right-of-way as discussed below.
4. The aforementioned CUPD Overlay also seeks a 40' maximum building height. We would request that building heights be limited to 35' in accordance with SUDC 122-36.

5. We have no objections to the proposed wall heights; however, we would ask that the wall located along front of the site (west) be designed with decorative masonry columns such as faux stone. One column should be located at each corner with additional columns spaced 80' on center. The wall should be located along the west setback line leaving a 20' landscaped area between the wall and the west property line of APN 503-57-004D.
6. The subject property is located in the City of Surprise water service area. A water main is located within the right-of-way adjacent to the site. Should the County require connection to the city's water system the city will require the site to be annexed as we will not provide water service outside of our corporate boundary.
7. The subject property is located in the City of Surprise sewer service area. The city's sewer system is located in general proximity to the site. Should the County require connection to the city's sewer system the city will require the site to be annexed as we will not provide sewer service outside of our corporate boundary.
8. The corporate boundary is coincident with the west line of the subject site. Immediately to the west of the subject site is APN 503-57-004C, which is entirely located within the City of Surprise. Prior to development of the subject site, regardless of annexation of the subject site, the City of Surprise will require the following of the applicant:
 - a. The applicant will dedicate 40' half-width right-of-way adjacent to the site.
 - b. The applicant will construct a 26' wide paved roadway along their property frontage and continuing northerly to the stop sign located at 163rd Avenue. Improvements to include mill and overlay from the south property line northward to the edge of good pavement. Slurry Seal to be used from that point to the edge of pavement on 163rd Avenue. Improvements to occur 9' on the west side of monument line, and 17' on the east side of the monument line, plus the tie-in onto 163rd Avenue. Curb, gutter and sidewalk will not be required.
 - c. The remaining 15' sliver parcel located between the newly dedicated right-of-way and the subject parcel will be landscaped.
9. The dedication of the aforementioned 40' right-of-way will result in a 15' wide sliver parcel. Normally, this parcel would be substandard and therefore undevelopable; however, we will allow and request landscape improvements to occur within this parcel in support of the front setback requirements of the subject site.

Also, while not specifically included in the zone change request, we offer the following preliminary comments based on the conceptual site plan provided to us. These comments should be considered as cursory and we request that any future site plan requests be forwarded to the City of Surprise for review and formal comment.

1. The main entrance drive should provide for vehicle stacking to occur on site and include a turnaround to allow egress from the site through the forward motion of the vehicle in the event of gate refusal.
2. Off street parking should occur entirely within APN 503-57-004D in a manner that said parking is not located within the required front setback.
3. The site plan should show paved access capable of supporting 75,000 pounds. The minimum driveway width should be no less than 32'.
4. There should be a secondary fire access located generally opposite the primary entrance. This secondary access should also be capable of supporting 75,000 pounds.
5. All turning movements into and within the site should be designed to at least the SU-40 design standard.
6. RV/boat/outdoor storage shade canopies, if provided, should be sprinklered.
7. Fire hydrants should be located within the walled area for rolling stock protection.

Please do not hesitate to contact me at 623-222-3137 with any questions.

Respectfully,



Robert H. Kuhfuss, ACIP, MPA
Current Planning Supervisor
City of Surprise Community Development Department

cc: Pete Pervi, Fire Inspector/Plans Examiner, Surprise Fire/Medical Department
Martin Lucero, Transportation Planning Manager, City of Surprise
Dana Owsiany, Traffic Engineering Supervisor, City of Surprise
Lloyd Abrams, Assistant Community Development Director, City of Surprise
Eric Fitzer, Community Development Director, City of Surprise
Terry Lowe, Assistant City Manager/Water Resources Director, City of Surprise
Greg Loper, Planning Consultant, Earl, Curley & Lagarde, P.C.

