

1 **Case:** **FS16-304**
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3 **Project Name:** Salad and Go
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5 **Council District:** 5 - PALM
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7 **City Council Date:** **October 18, 2016**
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10 **Planner:** Sergio Angulo
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13 **Owner:** Litchfield Bell/Grand, LLC
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15 **Applicant:** Jeff Kamtz with Brissette Architects Inc.
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17 **Request:** Final Plat to subdivide Parcel 20-L of Surprise Village at West Point
18 Towne Center into two (2) parcels; Parcel 20-P and Parcel 20-Q.
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20 **Site Location:** Generally north of Bell Road and east of Litchfield
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22 **Site Size:** 64,650 sq. ft. (1.484 acres approx.)
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25 **Findings:**
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27 • The proposed Final Plat is consistent with the Surprise General Plan 2035.
28 • The proposed Final Plat is consistent with the Surprise Municipal Code.
29 • The proposed Final Plat is consistent with the West Point Towne Center PAD.
30
31 **Staff**
32 **Recommendation:** **Approve** [no stipulations on final plats]
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34 **History:**
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36 • On June 20, 1984 the Mayor and City Council approved the annexation of the subject property.
37 • On December 2, 2014 the Mayor and City Council approved the Final Plat of Surprise Village at
38 West Point Towne Center.

39 **Additional Information:**

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41 The applicant is requesting a Final Plat approval that will subdivide Parcel 20-L of Surprise Village at
42 West Point Towne Center, a 64,650 sq. ft. (1.484 acres approx.) parcel, into two (2) parcels; Parcel
43 20-P and Parcel 20-Q. Parcel 20-P will be 32,401 sq. ft. (0.744 acres approx.) and Parcel 20-Q will be
44 32,249 sq. ft. (0.74 acres approx.). The applicant proposes a new 667 sq. ft. Salad and Go drive-
45 thru/walk-up restaurant on Parcel 20-Q. At this time there are no development plans for Parcel 20-
46 P. The final plat will not be dedicating any right-of-way.

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48 This Final Plat application is in conjunction with a related Conditional Use Permit for a Salad and Go
49 Drive-Thru/Walk-up Restaurant which is being processed under the same case number. The
50 Planning and Zoning Commission will take action on the Conditional Use Permit on October 20,
51 2016.

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53 **Attachments:**

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55 01 Vicinity Map

56 02 Final Plat

57 03 Luke AFB Comments

58 04 ADOT Comments

59 05 MWD Comments

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61 **Enclosure:**

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63 Sealed mylars