

1 **Case:** **FS16-381**
2
3 **Project Name:** Marketplace at the City
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **November 3, 2016**
8
9 **Planner:** Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
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12 **Owner:** Bill Molloy of Marketplace at the City LLC
13
14 **Applicant:** Matthew Budge of Matthew Budge and Associates, Inc.
15
16 **Request:** Site Plan approval of the Marketplace at the City Medical and Retail
17 Facility within the Surprise Center Planned Area Development (PAD)
18
19 **Site Location:** Generally, on the southwest corner of Litchfield Road and Staler
20 Blvd.
21
22 **Site Size:** Approximately 3.27 acres of the 86.68 acre southeastern portion of
23 the Surprise Center PAD
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** No expressions of support or opposition were encountered
28
29 **Staff Recommendations:** Staff recommends the Commission move to **approve** the proposed
30 Site Plan for the Marketplace at the City Medical and Retail Facility
31 within the Surprise Center PAD subject to stipulations a) through d).
32
33
34 **Project Description:**
35 Matthew Budge of Matthew Budge and Associates, Inc., on behalf of the Marketplace at the City
36 LLC, seeks approval of a Site Plan for a medical and retail facility to be known as the Marketplace at
37 the City. The proposed 26,200 square foot facility will be comprised of a single story building
38 located on a 4.53 acre site within the Surprise Center PAD.
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40
41
42

43 **Existing Zoning:**

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

Vacant Surprise Center Mixed Use PAD	Vacant Surprise Center Mixed Use PAD	West Point Towne Center PAD
Surprise Center Mixed Use PAD	Surprise Center Mixed Use PAD	West Point Towne Center PAD
Vacant Surprise Center Mixed Use PAD	Vacant Surprise Center Mixed Use PAD	West Point Towne Center PAD

45 **Background:**

46 **June 12, 1980:** The subject parcel was annexed into the City of Surprise.

47

48 **January 25, 2001:** The Mayor and City Council approved a PAD for Surprise Center under case
49 PAD00-105.

50

51 **June 7, 2016:** Staff met with the applicant to discuss the subject project during a regularly
52 scheduled Concept Review meeting under CR16-263.

53

54 **September 6, 2016:** The applicant filed a request for a Site Plan for a medical and retail facility to be
55 known as the Marketplace at the City under case FS16-381, the subject case.

56

57 **September 15, 2016:** The applicant filed a request for a Final Plat for a medical and retail facility to
58 be known as the Marketplace at the City under case FS16-398.

59

60 **Analysis and Discussion:**

61 The proposed Marketplace at the City development is proposed to be a 26,200 square foot
62 medical office/retail building to be located on a 3.27 acre site near the southwest corner of
63 Statler Boulevard and Litchfield Road, adjacent to the existing Surprise Medical Plaza to the
64 west. A shared drive with the existing Surprise Medical Plaza and entry drive along Litchfield
65 Road, will serve this parcel as well as future development in the area.

66

67 The medical office/retail building will be a single-story building, with a central tower as a focal
68 point. The medical portion will be located along the southern border of the property and the
69 retail portion will parallel Litchfield Road. A pedestrian plaza will be located at the central tower
70 of the "L" shaped building.

71

72 The building materials and massing will be similar to those on the Surprise Medical Plaza. The
73 materials will include ground-face masonry block, sandstone, exterior insulation and finish
74 system, storefront window system, and synthetic wood trellis structures/shading elements.

75

76 The parking improvements will be located on the westerly portion of the site, where they will
77 be screened from Litchfield Road by this building. Approximately 130 vehicle spaces will be
78 provided as well as bicycle parking. A loading area will be situated on the west side of the
79 medical office/retail building.

80

81 Other site improvements will include sidewalks, water retention facilities, and desert tolerant
82 landscaping. Sidewalks will extend into the plaza and building entry area from both Statler
83 Boulevard and Litchfield Road. An eight (8) foot high matching masonry trash enclosure will be
84 located towards the rear of the site.

85

86 **Surprise General Plan 2035:**

87 The Surprise General Plan 2035 shows the subject project as lying within the Commerce and Office
88 Character Area. The proposed Site Plan demonstrates consistency with this land use category.

89

90 **Reviewing Agencies:**

91 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
92 Luke Air force Base, Maricopa Water District, EPCOR Water, ADOT, and Maricopa Association of
93 Governments (MAG) were included in the routing of this case.

94

95 **Summary:**

96 Staff believes the proposed Site Plan will allow appropriate development on a vacant site within the
97 Surprise Center PAD. The project is designed to complement the design of the existing uses
98 surrounding the site and is consistent with the City's General Plan.

99

100 **Findings:**

- 101 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
- 102 • The proposed Site Plan is consistent with the Surprise Center PAD.
- 103 • The reviewing agencies have indicated no objections to the request.

104

105

106 **Recommendation:**

107 Based on the findings noted above, staff recommends the Commission **approve** the proposed Site
108 Plan for the Marketplace at the City Medical and Retail Facility under case **FS16-381**, subject to
109 stipulations a) through d) as outlined below:

110

111 a) The Site Plan prepared by Matthew Budge Associates, Inc., date received October 7,
112 2016, will be revised and submitted for review to include the following modifications:

- 113 1) The proposed site plan cannot be deemed approved until all comments are
114 addressed and the associated Final Plat under Case FS16-398 is approved by the
115 Mayor and City Council.

- 116 2) When warrants are met with the next development a right-turn deceleration lane
117 will be required to be located at the southeastern entrance of the site. The right-
118 turn deceleration lane will be a minimum of 160 feet plus an appropriate, staff
119 approved, transition distance.
- 120 3) A raised landscaped median along Litchfield Road adjacent to the property is
121 required to ensure 3/4 access. The minimum storage length for the left turn lane on
122 Litchfield Road is 160 feet. The developer will provide a cash-in-lieu payment for the
123 raised median and landscaping along Litchfield Road street frontage.
- 124 b) The elevations prepared by Matthew Budge Associates, Inc., date received October 7,
125 2016, will be revised and submitted for review to include the following modifications:
- 126 1) Staff will work with the applicant after consideration to ensure mutually acceptable
127 materials and color tones are agreed upon and reflect the intent of the color
128 elevations presented to the Planning and Zoning Commission.
- 129 c) Approval of the Site Plan and all preliminary supporting civil documents does not include
130 approval of the Civil Engineering Plans. Any proposed infrastructure elements and
131 easements are subject to change pending final Civil Engineering Plans approved under
132 FS16-399 and Final Plat Case FS16-398.
- 133 d) Non-compliance with the stipulations of approval of this case will be treated as a
134 violation in accordance with the provisions of Article XIV of the Surprise Unified
135 Development Code.

136
137 However, should the Commission wish to deny the request, the Commission should make its own
138 findings and base its decision on those alternative findings.

139
140 **Attachments:**

- 141 01 – Vicinity Maps
142 02 – Site Plan
143 03 – Elevations
144 04 – Landscape Plan