SURPRISE
ARIZONA

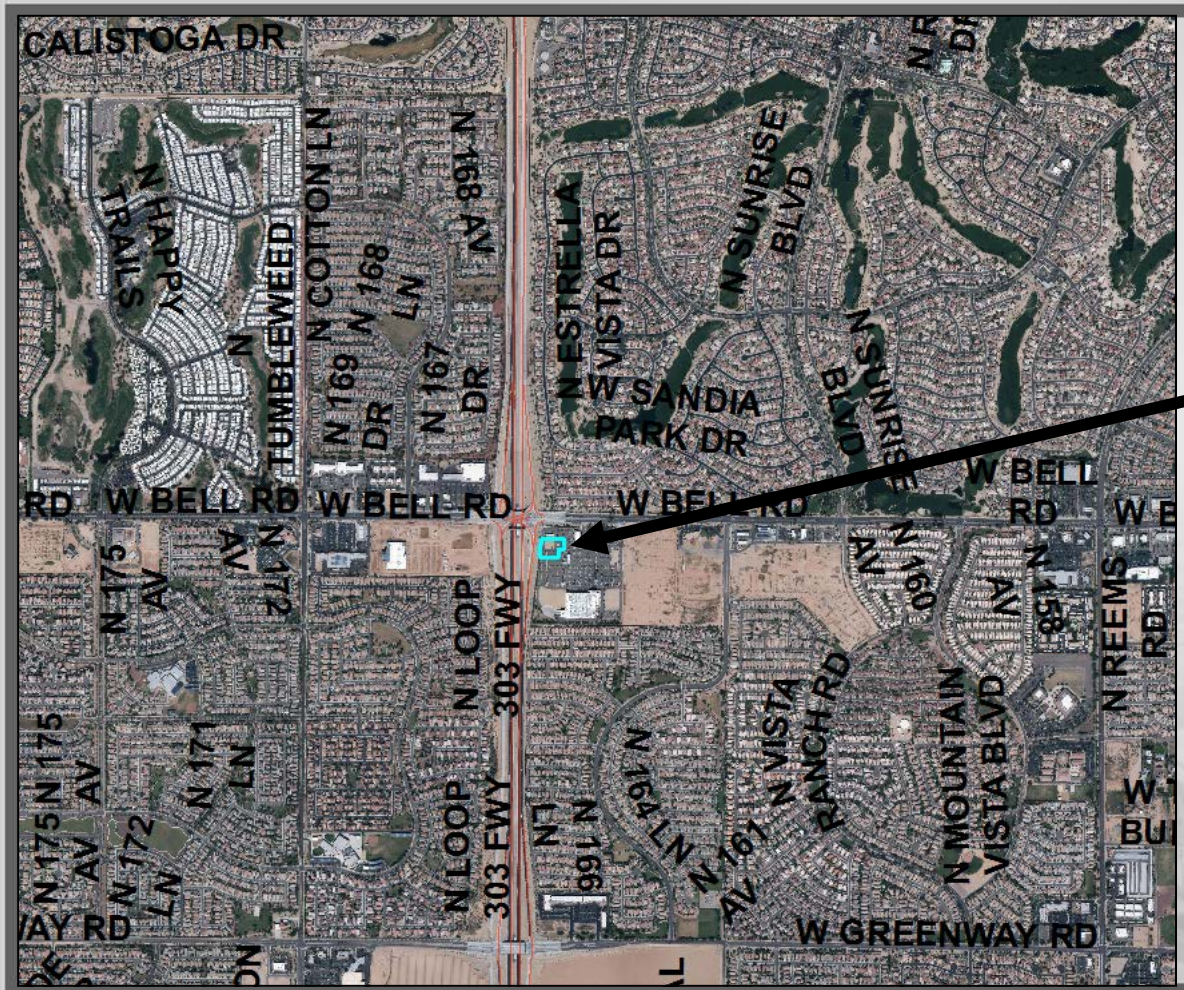
FS16-320
Greulich's Automotive
CONDITIONAL USE PERMIT

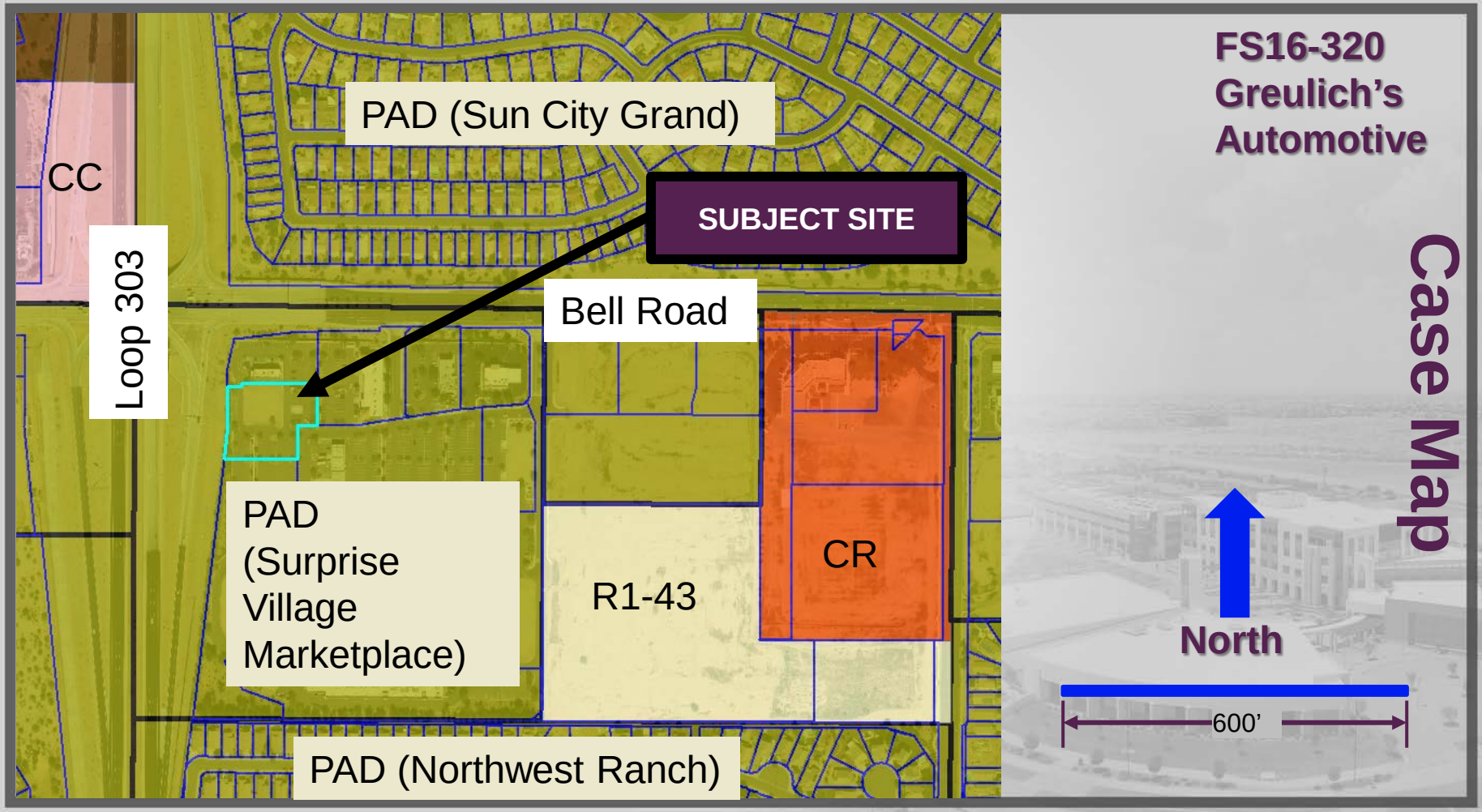
Planning and Zoning Commission

November 17, 2016

FS16-320
Greulich's Automotive

Vicinity Map




FS16-320
Greulich's
Automotive
Case Map
PAD (Sun City Grand)
CC
SUBJECT SITE
Loop 303
Bell Road
PAD
(Surprise
Village
Marketplace)
R1-43
CR
PAD (Northwest Ranch)
North
600'

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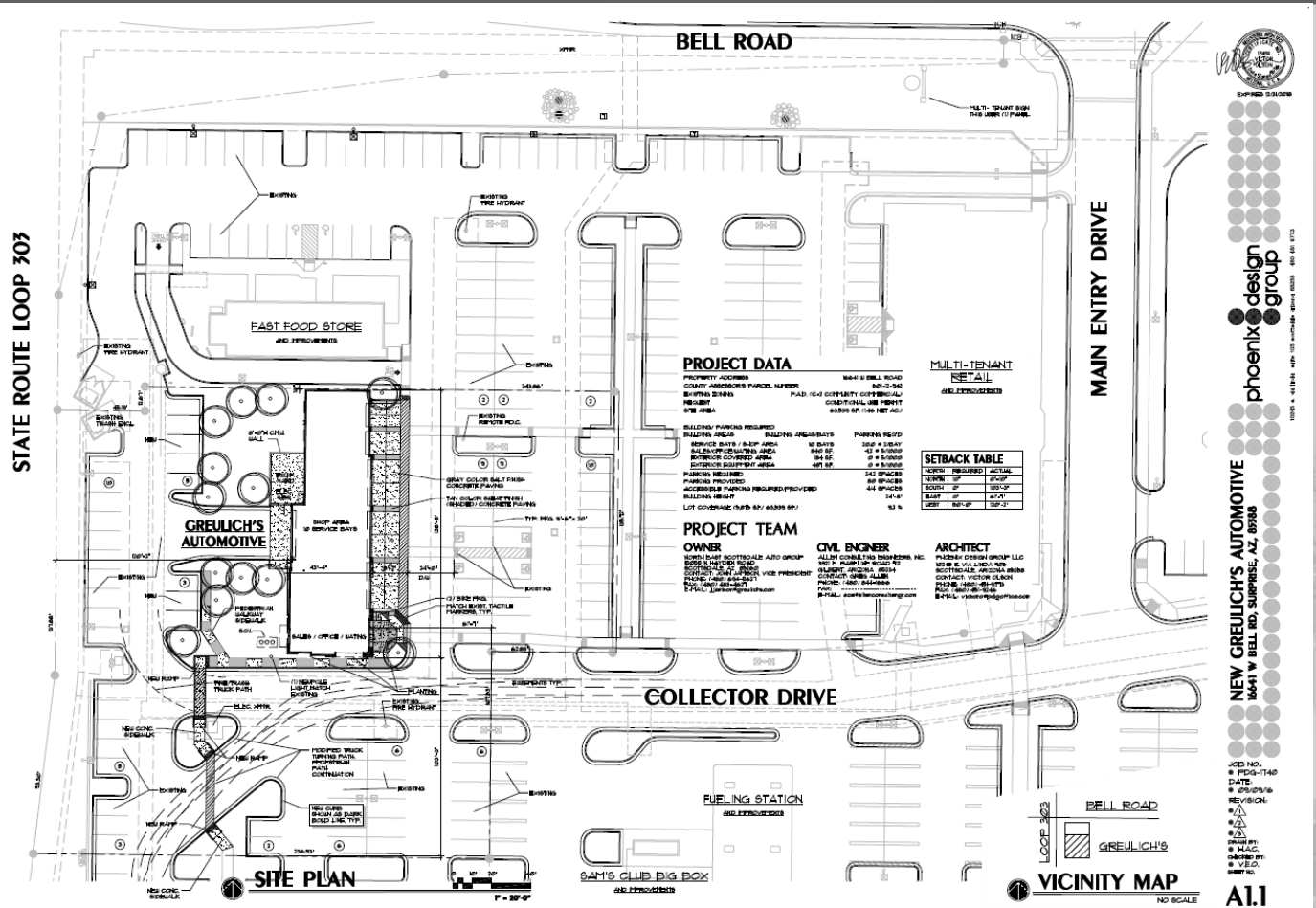
Site Plan



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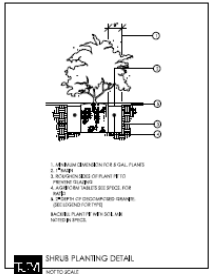
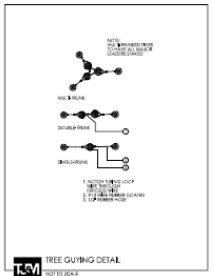
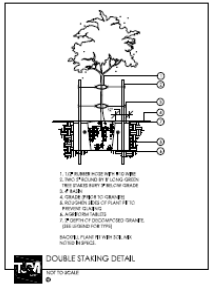
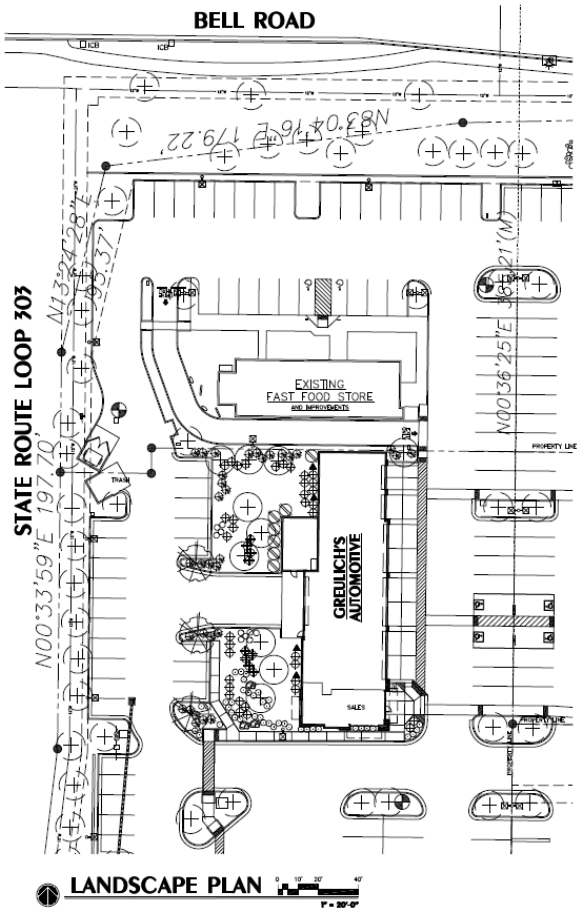
Landscape Plan







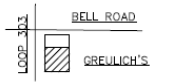


PROJECT DATA

PROPERTY ADDRESS	16641 W BELL ROAD
COUNTY ASSESSOR'S PARCEL NUMBER	501-13-942
EXISTING ZONING	P.A.D. (C-2 COMMUNITY COMMERCIAL)
REQUEST	P.A.D.
SITE AREA	63,539 S.F. (1.46 NET AC.)

BUILDING/ PARKING REQUIRED

BUILDING AREAS	BUILDING AREAS	PARKING REQ'D
SHOP AREA	4,048 S.F.	22.7 @ 5/1000
SALES/OFFICE/WAITING AREA	940 S.F.	4.2 @ 5/1000
BUILDING TOTAL	5,388 S.F.	27 @ 5/1000
EXTERIOR COVERED AREA	184 S.F.	0 @ 5/1000
EXTERIOR EQUIPMENT AREA	457 S.F.	0 @ 5/1000
PARKING PROVIDED		54 SPACES
PARKING PROVIDED		50 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED		4/4 SPACES
BUILDING HEIGHT		24'-0"
LOT COVERAGE (5,875 S.F./ 63,539 S.F.)		9.2 %



VICINITY MAP
NO SCALE

LANDSCAPE LEGEND

- CERCIDIUM 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE — 24"BOX (MATCHING)
- DALBERGIA SISSOO / SISSOO TREE — 24"BOX
- EXISTING TREE — PROTECT FROM CONSTRUCTION
- TECOMA 'ORANGE JUBILEE' / ORANGE JUBILEE — 5 GALLON
- HESPERALOE PARVIFLORA / RED YUCCA — 5 GALLON
- DASYLIRION WHEELERI / DESERT SPOON — 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' — 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' — 1 GALLON
- CONVOLVULUS CNEORUM / BUSH MORNING GLORY — 5 GALLON
- BOUGAINVILLEA 'BARBARA KARST' / BOUGAINVILLEA — 5 GALLON
- MATCH PHASE 1 GRANITE / DECOMPOSED GRANITE — 2" DEPTH IN ALL LANDSCAPE AREAS
- 3/4"AST SURFACE SELECT GRANITE BOULDER / MINIMUM 2000lbs EACH

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

SIGNS REQUIRE A SEPERATE PERMIT

ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.

PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3' RADIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A DEEP ROOT BARRIER SYSTEM.

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR ENCROACH INTO ANY SIGHT VISIBILITY TRIANGLES AS DEFINED IN THE CITY OF SURPRISE ENGINEERING STANDARDS DETAIL 4-02.

TREES WITH THORNS WILL NOT BE LOCATED WITHIN TEN FEET OF ANY PARKING SPACE OR PEDESTRIAN ROUTE.

TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 130-136 (D) 6. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

TREES SPECIES WITHIN CITY RIGHTS-OF-WAY BE CONSISTENT WITH SECTION 8.1.2 OF THE CITY OF SURPRISE ENGINEERING STANDARDS.

LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8435 East Gray St., Suite 101
Scottsdale, Arizona 85260
P. (480) 367-7579 F. (480) 367-2048
EMAIL: tjmcqueen@cox.net

NEW GREULICH'S AUTOMOTIVE
SURPRISE, AZ

phoenix design group

JOB NO.:
DATE: 05/24/16
REVISION:
DRAWN BY:
R.A.C.
CHECKED BY:
V.E.C.
SHEET NO.
La.01

FS16-320 Greulich's Automotive

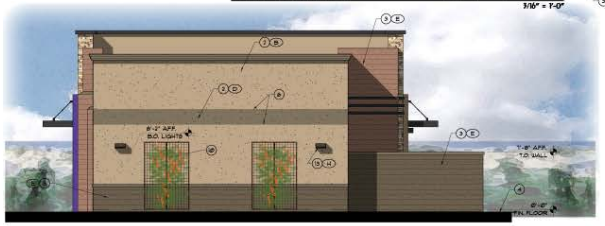
Elevations

SOUTH ELEVATION

3/16" = 1'-0"

EAST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

WEST ELEVATION

3/16" = 1'-0"

KEY NOTES

1. PAINTED SHEET METAL CAP FLASHING
2. COLORED STUCCO OVER CMU COURSE
3. SPLITFACE CMU
4. FINISH GRADE
5. PAINTED GROUTED CAP
6. CONTROL JOINT
7. POWDER COATED SHEET METAL POPOUT
8. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL
9. "CULTURED STONE" ADHERRED VENEER
10. STEEL "GREEN SCREEN" - UNFINISHED
11. ALUMINUM 4 GLASS STOREFRONT SYSTEM
12. PAINTED STEEL CANTILEVERED AWNING 4 SUPPORTS
13. WALL PACK LIGHT FIXTURE
14. TENANT SIGN BACKLIT. PERMITTED SEPARATELY
15. HEAVY DUTY COIL OVERHEAD DOOR - PAINTED
16. ADDRESS NUMBERS - 21" HIGH, BLACK METAL
17. ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH WALL
18. FIRE DEPARTMENT CONNECTION (FDC)
19. APPROXIMATE LOCATION OF HVAC EQUIPMENT
20. APPROXIMATE ROOF DECK LINE BEYOND PARAPET WALL
21. ROOF DRAIN AND OVERFLOW DRAIN
22. LOUVERS
23. KNOX BOX
24. SIGNS SEE DOOR SCHEDULE
25. DECORATIVE LIGHT FIXTURE - PRE-FINISHED METAL ENAMELED PAINT. SEE ELECTRICAL PLANS

MATERIAL AND COLOR SCHEDULE

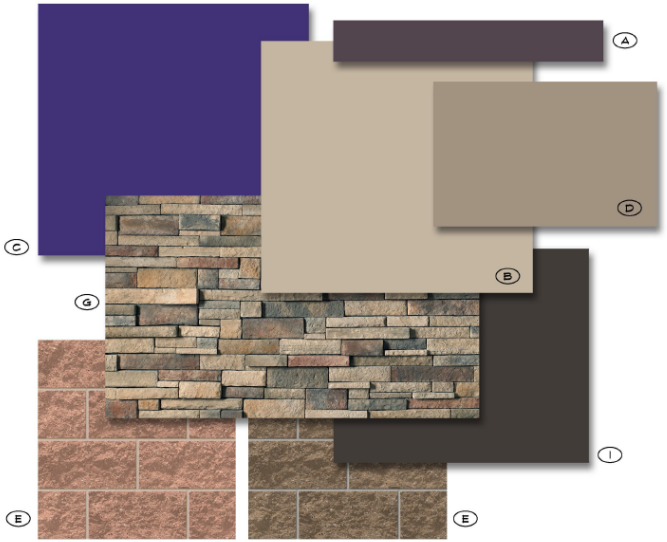
SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	PAINTED SHEET METAL	CHOCOLATE PUDDING DE6376D	DUNN EDWARDS
(B)	STUCCO ON CMU	ALMOND LATTE DE6143	DUNN EDWARDS
(C)	STUCCO ON CMU	FRESH EGGPLANT DE6344	DUNN EDWARDS
(D)	STUCCO ON CMU	TAIL DUST DE6103	DUNN EDWARDS
(E)	SPLITFACE CMU	(3) CUSTOM COLORS	SUPERLITE BLOCK
(F)	POWDER COATED STEEL	CHOCOLATE PUDDING DE6376D	DUNN EDWARDS
(G)	DRYSTACK LEDGESTONE	CARAMEL DRYSTACK	CULTURED STONE
(H)	ENAMELED STEEL	DARK BRONZE	-
(I)	ENAMELED STEEL	DARK BRONZE ANALOGTE	GOOKSON
(J)	ALUMINUM FRAMING	CLEAR ANODIZED	ALCOA

phoenix design group

NEW GREULICH'S AUTOMOTIVE
16641 W BELL RD, SURPRISE, AZ, 85388

JOB NO.: FDG-1140
DATE: 05/09/16
REVISION:
DRAWN BY: H.A.C.
CHECKED BY: V.E.C.
SHEET NO.: A3.1

COLOR AND MATERIALS BOARD
FOR
GREULICH'S AUTOMOTIVE
16641 W BELL RD, SURPRISE, AZ, 85388



MATERIAL AND COLOR SCHEDULE

	PURPOSE	MFG.	NAME	DETAIL
A	POWDER COAT STEEL	DUNN EDWARDS	CHOCOLATE PUDDING	DE6340
B	STUCCO ON C.M.U.	DUNN EDWARDS	ALMOND LATTE	DE6143
C	STUCCO ON C.M.U.	DUNN EDWARDS	FRESH EGGPLANT	DE5444
D	STUCCO ON C.M.U.	DUNN EDWARDS	TAIL DUST	DE6129
E	PAINTED SPLIT FACE C.M.U.	OLDCASTLE	2 CUSTOM COLORS	---
G	DRYSTACK LEDGESTONE	CULTURED STONE	CARAMEL DRYSTACK	CSV-2007
I	COILING SERVICE DOORS	COOKSON DOOR	DARK BRONZE FINALCOTE	226A

* ALL COLORS HEREIN ARE TO BE VERIFIED IN FIELD TO MATCH THE COLORS AND MATERIALS ON THE ADJACENT BUILDINGS.

phoenix design group

JOB NO.: PDG-1740 DATE: 09/27/16 10245 e. via linda suite 105 scottsdale arizona 85258 480 451 9773

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Colors and Materials

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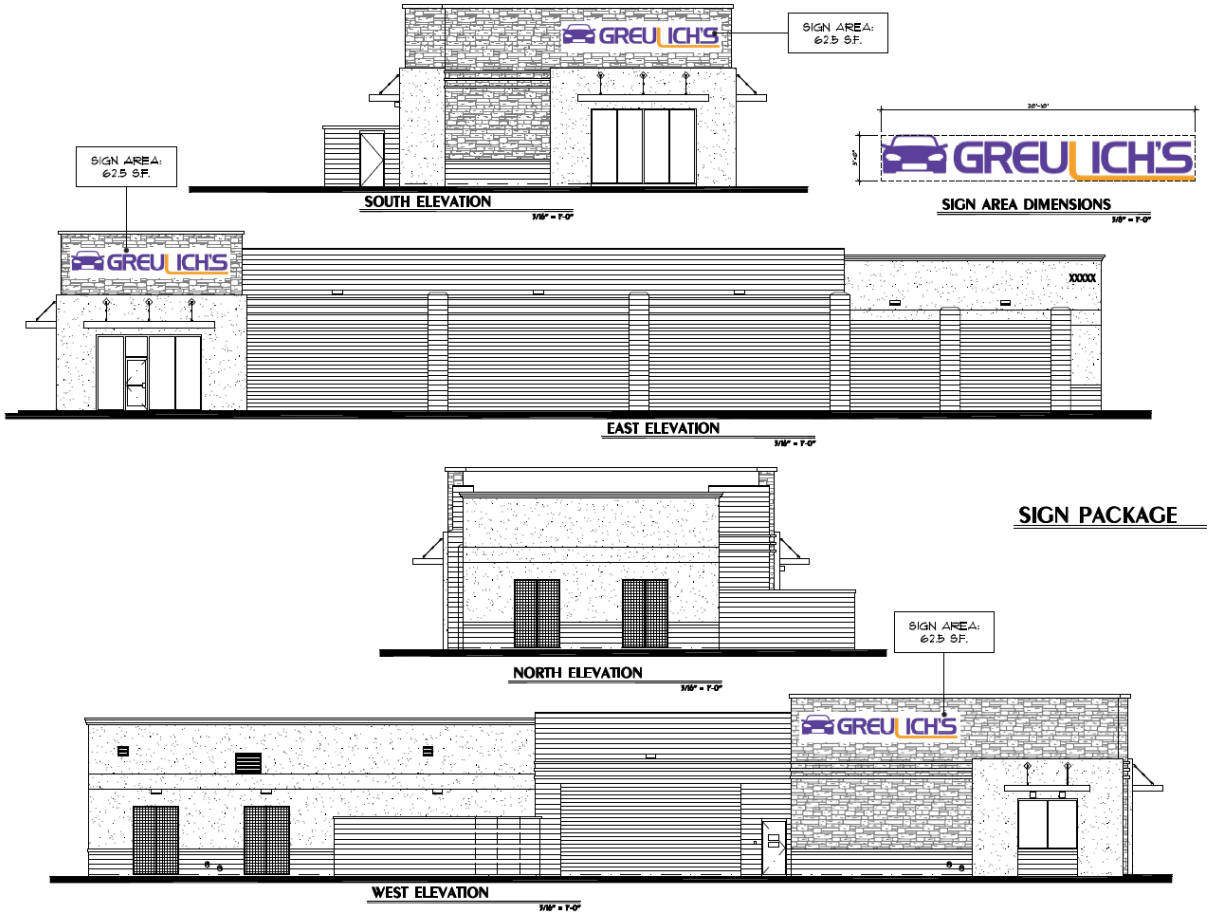
Signage



NEW GREULICH'S AUTOMOTIVE
16441 W BELL RD, SURPRISE, AZ, 85388

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JOB NO.: PDG-1140
DATE: 07/07/16
REVISION:
DRAWN BY: HAC
CHECKED BY: VEC
SHEET NO.

A3.2

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You