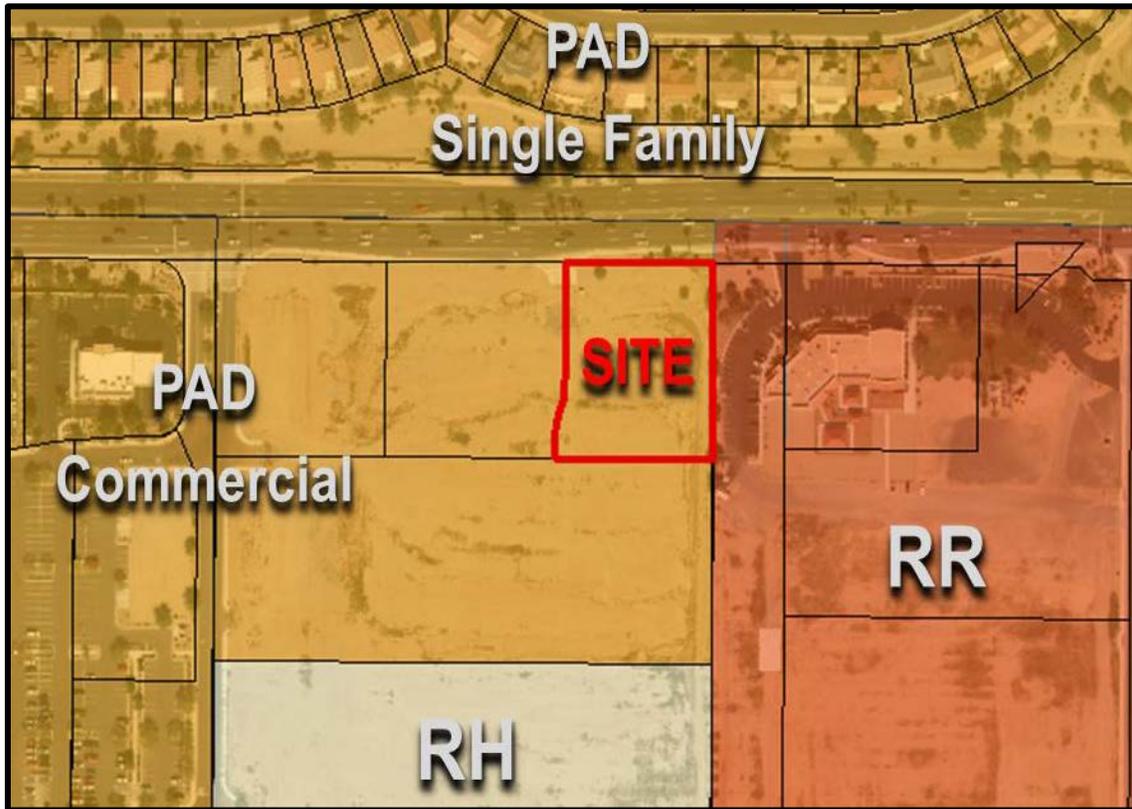




30 **Surrounding Land Zoning:**



31 **History:**

32

33 **June 20, 1984:** The subject parcel was annexed into the City.

34

35 **September 28, 2006:** The Surprise Village Marketplace PAD was approved by the City Council.

36

37 **May 19, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled  
38 Concept Review meeting under CR16-205.

39

40 **September 21, 2016:** The applicant filed a request for a Conditional Use Permit approval for a  
41 Popeyes Louisiana Kitchen Restaurant with a Drive-Through Facility.

42

43 **November 2, 2016:** The applicant held a Citizen Review Meeting which was properly advertised. No  
44 one from the public attended.

45 **Project Description:**

46  
47 ID Studio 4 on behalf of Popeyes Louisiana Kitchen, requests approval of a Conditional Use Permit  
48 to allow for a new restaurant with a drive-through facility in Parcel 3 of Surprise Village Marketplace  
49 East in Phase 2A of the Surprise Village Marketplace PAD located south of Bell Road and west of  
50 Sarival Avenue.

51  
52 The Surprise Village Marketplace PAD references the C-2 (CC) uses listed under the Zoning Code  
53 permitted uses. The Surprise Unified Development Code (SUDC) lists “Drive-Through Facilities” as a  
54 Conditional Use in CC zoning districts, but requires an analysis of any proposed Conditional Use to  
55 be based on the use specific standards listed under section 122-78 of the SUDC. This Conditional  
56 Use Permit application has been reviewed against those standards. Staff finds that this Conditional  
57 Use Permit application conforms to the requirements set under this section of the SUDC.

58  
59 The site is to be accessed through an existing shared driveway west of the property; this driveway  
60 has direct access to and from Bell Road to the north. The applicant is also proposing to extend the  
61 shared driveway south of the property which will provide access to the development to the west  
62 and any future development to the south and east.

63  
64 The applicant proposes a two-lane drive-through which starts northwest of the proposed building  
65 and continues to the north, where the menu boards ordering equipment is proposed, and  
66 continues along the west of the building where the pick-up window location is being proposed. The  
67 drive-through lanes will be screened from Bell Road with a four (4) foot tall block wall.

68  
69 The site proposes good pedestrian connectivity internally, to the existing sidewalk along Bell Road  
70 and to the adjacent existing and future developments. For the safety of pedestrians, the applicant is  
71 proposing stop signs wherever a pedestrian pathway crosses the drive-through lane.

72  
73 The site proposes twenty parking spaces which meets the minimum and maximum parking  
74 requirements of the SUDC. Two (2) of the subject spaces will be handicap-accessible. The refuse bin  
75 is proposed to be located on the west side of the property and will be screened with a block wall  
76 and landscape and will be painted to match the colors of the building.

77  
78 The proposed landscape meets the requirements of the SUDC and the Surprise Village Marketplace  
79 PAD. On-site the applicant is proposing shrubs and trees along the western property line to help  
80 screen the vehicles on the drive-through lane. The landscape and retention area along Bell Road  
81 already exists and will remain as is.

82  
83 The proposed building is a 2,844 sq. ft. restaurant with drive-through facility and the main entrance  
84 is proposed to be on the east side. The proposed building color and material palette is similar to the  
85 Babbo’s building directly to the west. The proposed exterior design will complement the existing  
86 architecture on the site.

87 The applicant also included a lighting photometric study with the application which meets the  
88 lighting requirements of the SUDC.

89 **Summary:**

90

91 Staff believes by accepting and incorporating stipulations 'A' through 'C', which are very minor in  
92 nature, the proposed Conditional Use Permit and Site Plan will meet the requirements of the  
93 Surprise Village Marketplace PAD, SUDC, and the General Plan while helping to meet the Economic  
94 Development vision from the City Council Strategic Plan.

95

96 **Findings:**

97

- 98 • The proposed Conditional Use Permit and Site Plan are consistent with the Surprise General  
99 Plan 2035.
- 100 • The proposed Conditional Use Permit and Site Plan will meet the provisions of the Surprise  
101 Village Marketplace PAD and the SUDC as applicable once all stipulations are met.

102

103 **Recommendation:**

104

105 Based on the findings noted above, staff recommends the Commission move to **approve** case FS16-  
106 412, subject to stipulations 'A' through 'C' as outlined below:

107

108 A. The Site Plan prepared by ID Studio 4, date received December 16, 2016, will be  
109 revised and submitted for review to include the following modifications:

- 110 1. The Site Plan Data table will show the zoning of the adjacent properties as  
111 follows:
  - 112 a. West: PAD
  - 113 b. South: PAD
  - 114 c. East: RR
- 115 2. Include the Site Plan Key Note "Minimum turning radius AASHTO SU-40" or  
116 provide the dimensions on the plan of 36.4 feet minimum and 52.8 feet maximum.
- 117 3. Show the proposed scupper and spillway on the east side of the drive from Bell  
118 Road at the north of this project as shown on the civil plans.
- 119 4. Show the valley gutter across the entrance at the southwest corner of this  
120 project as shown on the civil plans.
- 121 5. Show the correct 1" = 20' scale graphic.
- 122 6. The owner address on the site plan and civil plans will be revised to show the  
123 correct owner address on both plans.
- 124 7. The boundary bearings and distances are not complete. There is a small curve  
125 section near the southwest corner and a line segment labeled L1 with no other  
126 information. The site plan will provide this information.

- 127 8. Note 23 will say "Stop Sign", not "Pedestrian Stop Sign".
- 128 9. Include Note 23 on the stop sign for southbound at T-intersection.
- 129 B. The Elevations prepared by ID Studio 4, date received December 16, 2016, will be  
130 revised and submitted for review to include the following modifications:
- 131 1. North Elevation: The black and white elevation will show the three (3) light  
132 fixtures above the proposed sign as shown in the color rendering.
- 133 C. 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 recommend **denial** of the request, the Commission  
138 should make its own findings and base its decision on those alternative findings.

139  
140 **Attachments:**

- 141
- 142 01 Vicinity Maps
- 143 02 Site Plan
- 144 03 Landscape Plan
- 145 04 Elevations
- 146 05 Luke AFB Comments
- 147 06 MWD Comments
- 148 07 ADOT Comments