



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, April 6, 2023 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the March 16th, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 3 | Consideration and action pertaining to a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane. Case FS22-0866. | Trevor Fleetham
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 3 | Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat Unit R – Toll at Prasada", dated February 09, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-1331 | Tanner Wessel
Community
Development |
| 4. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD. | None

Scott Phillips
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection

(A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Wednesday March 29, 2023 @ 2:00 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: April 6, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the March 16th, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the March 16th, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 03-16-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 16, 2023 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on March 16, 2023.

A. ROLL CALL

In attendance was Chair Kevin Sartor, Vice Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, and Commissioner Ken Chapman. Commissioner Dennis Smith had an excused absence.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- HSCV housing impact study
- HSCV community input open house is April 10th location and time is TBD

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Sartor opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Sartor closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the March 2, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Keating abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to change the land use designation for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The site is generally located at the southwest corner of Greenway Road and Loop 303. Case FS22-1332

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

The Commission discussed the following:

- None

Chapman made a motion to approve the proposed Major PAD Amendment to the City Council subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 3 – District 6 – Consideration and action pertaining to a Major PAD Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue. Case FS22-1245.

Trever Fleetham, Current Planner, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

- Kent Xander, Scottsdale, AZ – Owns property adjacent proposed PAD, agrees the intersection needs to be fixed but doesn't believe the proposed circulation plan will alleviate the issue. Believes the property needs to stay commercial for the city. Wishes to have stipulation added for existing access points to stay the same.

The Commission discussed the following:

- Premature timing for the public comment of losing access of easements and roadway access, there will be another meeting with more information and clear up concerns on the preliminary plat.
- Increasing traffic and congestion while removing the larger premium lots.
- Negative impact on landowners in surrounding areas.
- Keeping roadway access for surrounding areas.

Commissioner Keating made a motion to approve proposed Major PAD Amendment to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Rosen seconded the motion. Motion passed with 5 votes in favor. Vice Chair Holland voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 4 – Internal – Presentation of the industrial building height study findings.

Jason Moquin, Planning Manager, presented item 4 to the Commission.

The Commission discussed the following:

- Adjust LDO
- Solely bringing forth height increases from existing PAD's

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

Hearing no further business, Chair Sartor called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn; Vice Chair Holland seconded the motion. All voted in favor.

Meeting adjourned at 6:51 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: April 6, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane. Case FS22-0866.

Motion:

Motion to recommend approval of the proposed Sycamore Farms Major PAD Amendment to the City Council subject to stipulations 'a' through 'f' as outlined in the staff report for Case FS22-0866.

Background:

Withey Morris, PLC and Burch & Cracchiolo, P.A. request a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The request includes reducing the amount of commercial in parcels 1 and 11 to allow for multi-family development, changing parcel 16 from commercial to multi-family, and changing parcel 6 from institutional to multi-family. Also included in the request are associated changes to development standards and dwelling unit calculations to accommodate the land use changes.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0866 Sycamore Farms Major PAD Amendment - Staff Report 040623 PZ
 2. 01 - FS22-0866 Sycamore Farms Major PAD Amendment - Vicinity Map
 3. 02 - FS22-0866 Sycamore Farms Major PAD Amendment - Zoning Map
 4. 03 - FS22-0866 Sycamore Farms Major PAD Amendment - Amendment Document
 5. 04 - FS22-0866 Sycamore Farms Major PAD Amendment - Luke Letter
 6. 05 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Participation Report
 7. 06 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Comments
 8. 07 - FS22-0866 Sycamore Farms Major PAD Amendment - Affidavit of Site Posting
 9. 08 - FS22-0866 Sycamore Farms Major PAD Amendment - Market Study
 10. 09 - FS22-0866 Sycamore Farms Major PAD Amendment - DUSD Comments
 11. FS22-0866 Sycamore Farms Major PAD Amendment - 040623 PZ
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0866

Project Name: Sycamore Farms Major PAD Amendment

Council District: 3 – Mesquite

Meeting Date: April 6, 2023

Planner: Trever Fleetham, AICP

Owners: KCI Cactus 303 LLC, Taylor Trust Farms LLC, Moore Ranches Inc, Garcia Family Living Trust

Applicant: Withey Morris PLC, Burch & Cracchiolo PA

Request: Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts

Site Location: Generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS22-0866**, subject to stipulations 'a' through 'f'.

37 **Project Description:**

38 Withey Morris, PLC and Burch & Cracchiolo, PA, on behalf of the collective owners,
39 request a Major Amendment to the Sycamore Farms Planned Area Development (PAD)
40 to revise the land use plan, development standards, and dwelling unit counts. The
41 proposed amendment would convert 73.8 acres of commercial/institutional area to multi-
42 family residential. Associated development standards are also proposed to be amended, as
43 well as the overall dwelling unit counts and density calculations for the Sycamore Farms
44 PAD.

45
46 **Background:**

47
48 **July 22, 2004:** The Mayor and City Council approved Ordinance #04-21, annexing the
49 subject property into the City of Surprise.

50
51 **July 22, 2004:** The Mayor and City Council approved Ordinance #04-22 for the
52 Sycamore Farms PAD (PAD03-153).

53
54 **February 21, 2017:** The Mayor and City Council approved Ordinance #2017-07 for an
55 amendment to the Sycamore Farms PAD for a land use revision, case number FS16-
56 231.

57
58 **March 5, 2019:** The Mayor and City Council approved Ordinance #2019-04 for an
59 amendment to the Sycamore Farms PAD for a land use revision, case number FS18-
60 554.

61
62 **December 17, 2020:** A Minor Amendment to the Sycamore Farms PAD was
63 administratively approved under case FS20-663.

64
65 **September 7, 2021:** A Minor Amendment to the Sycamore Farms PAD was
66 administratively approved under case FS21-487.

67
68 **March 3, 2022:** Staff met with the applicant to discuss the proposed amendment during
69 a regularly scheduled Concept Review meeting.

70
71 **June 22, 2022:** The applicant submitted for a Major PAD Amendment under FS22-
72 0866, the subject case.

73
74 **December 5, 2022:** The applicant held a virtual neighborhood meeting for the subject
75 case.

76
77 **January 11, 2023:** The applicant held an in-person neighborhood meeting for the
78 subject case.

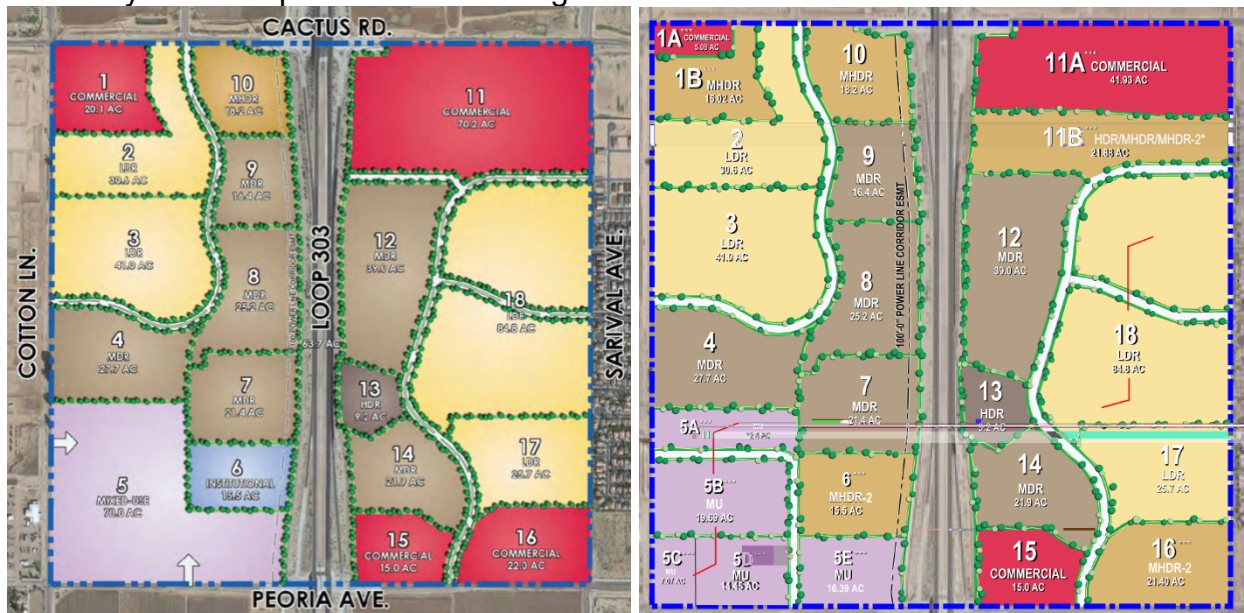
79
80 **March 6, 2023:** The applicant held a third, voluntary, in-person neighborhood meeting
81 for the subject case.

Analysis and Discussion:

The Sycamore Farms PAD encompasses a square mile bounded by Cactus Road on the north, Sarival Avenue on the east, Peoria Avenue on the south, and Cotton Lane on the west, with Loop 303 traversing the site through the center. To date, the majority of Sycamore Farms has been entitled or built out, primarily with single-family residential and some multi-family development. What remains are parcels located at the corners, most of which are the subject of this proposed amendment.

The primary objective of the subject proposal is to amend the land use plan for Parcels 1, 6, 11, and 16. The existing land use designations for Parcels 1, 11, and 16 is commercial, while Parcel 6 is designated as institutional. The proposal seeks to convert Parcel 1 from 20.1 acres of commercial to 15.02 acres of medium-high density residential and 5.08 acres of commercial. Parcel 11 is proposed to be changed from 70.2 acres of commercial to 21.88 acres of medium-high density, to high density, residential and 41.93 acres of commercial. The entirety of the 21.4 acre Parcel 16 is proposed to be converted from commercial to medium-high density residential. Parcel 6 is proposed to be converted from 15.5 acres of institutional to medium-high density residential. In total, the proposed amendment would result in 73.8 acres of commercial/institutional land being redesignated as multi-family residential.

A side-by-side comparison of the changes is shown below:



The current PAD includes the land use designations of medium-high density residential (MHDR) and high density residential (HDR). The subject amendment proposes to include an additional designation of MHDR-2 to specifically accommodate the single-family for rent or build-to-rent development type. Parcels 11B, 16, and 6 are proposed to hold this designation, and the mixed-use Parcel 5 will also allow for this development type. Associated development standards have been created for MHDR-2 and are consistent with the other multi-family residential development standards within the PAD.

In addition to the inclusion of MHDR-2 to the development standards table, some other changes were made throughout to provide clarity for applicability and density. Table 3 of the PAD was also revised and expanded for additional clarity on maximum units allowed per parcel and density calculations. The proposed new multi-family residential parcels have been assigned the following dwelling unit counts:

Parcel 1B	288 units
Parcel 6	128 units
Parcel 11B	400 units
Parcel 16	130 units

With the creation of the additional land use designation within the Sycamore Farms PAD, the land use matrix in Table 4 has been amended accordingly. Additionally, the subject amendment includes a change for the "Home Improvement Center" use. Currently, the PAD allows this use within commercial parcels with a Conditional Use Permit and is limited to "indoors." The amendment proposes to allow this use by-right within the newly created Parcel 11A, with or without outdoor ancillary uses. In order to accommodate the change, specific development standards for this use on this parcel have been included in the PAD. The Home Improvement Center use in other parcels within Sycamore Farms would still be subject to a Conditional Use Permit.

Luke AFB Graduated Density

As shown in Exhibit C of the attached PAD Amendment document, the majority of Sycamore Farms is located within the 0-6 band of the Luke AFB Graduated Density Concept (GDC). Since the primary objective of the proposed amendment is to convert commercial area to multi-family residential, the applicant conducted an analysis of the existing or entitled dwelling units within the PAD to calculate the number of additional dwelling units that could be accommodated. There are approximately 2,855 residential units currently allocated within Sycamore Farms, which includes the 1,120 units allocated to the mixed-use Parcel 5.

The subject amendment proposes 946 dwelling units across the newly created/designated Parcels 1B, 6, 11B and 16. This results in a total allowed dwelling unit count of 3,801 across the entirety of Sycamore Farms, which encompasses 637.6 acres, and a density of 5.96 du/ac. As such, the amendment has been found to be in compliance with the Luke AFB GDC. A letter from Luke AFB is included as an attachment.

Remainder of PAD

While the changes outline above are the bulk of the subject amendment, the remainder of the PAD document includes additional minor modifications throughout. The extent of these modifications is largely to the text of the document to ensure clarity and reduce conflicts given the overall changes, and to provide a general update. Rather than only amending applicable sections, the applicant has provided a complete and updated PAD document for Sycamore Farms.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
School District	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. Locally oriented commercial uses are also permitted within the Neighborhood Character Area to support residential areas. The subject property is also located within the Transit Oriented Development Overlay.

The proposal has been found to advance the following goals and policies of the General Plan:

- Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.
- Policy: The City shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city.
- Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and Luke AFB were included in the routing of this request.

MCDOT provided comments regarding Peoria Avenue as it is a jointly maintained roadway with the County and that any work within MCDOT right-of-way shall be reviewed and approved by MCDOT and be consistent with current plans/projects.

Luke AFB stated: "The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB." See attached Luke Letter for full comments.

No agencies indicated objections to the request.

Citizen Outreach:

The applicant held a virtual neighborhood meeting on December 5, 2022 at 6pm that was attended by 31 interested individuals. The applicant also held an in-person neighborhood meeting on January 11, 2023 at 6pm at the Sonoran Heights Middle School that was attended by approximately 40 interested individuals. Both meetings were posted and noticed per the requirements of the LDO and State Statute. Questions and concerns that were expressed through the outreach included the nature of the residential development, request for HOA presentations, roadway improvement requirements, timing of development, impacts to schools and bus stops, lack of open space and amenities within Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and building heights and privacy.

The applicant also held a voluntary, in-person follow-up neighborhood meeting that was attended by approximately 44 interested individuals. Questions and comments fielded during this meeting included topics of density, commercial trends, impacts to schools and bus safety, traffic, crime, pedestrian connectivity and open space, rezoning stipulations, and overall PAD density.

In addition to the neighborhood meetings, the applicant's consultant team also conducted individual outreach to neighbors via door-to-door knocking and phone calls.

See the attached Citizen Participation Report for a detailed summary of the outreach efforts.

Stipulations:

During the voluntary follow-up neighborhood meeting, updated conceptual site plans for Parcel 11B were presented to the attendees to show changes based on their initial feedback. Those in attendance provided additional feedback and discussions were had regarding additional elements that the neighborhood would like incorporated. However, the proposed PAD Amendment does not incorporate these conceptual plans nor specific development standards for Parcel 11B to guarantee these elements are included. As such, staff has worked with the applicant to draft stipulations of approval to help ensure these elements are incorporated into the future plans for Parcel 11B.

230 **Summary:**

231
232 The subject request to amend the Sycamore Farms PAD includes reducing the amount
233 of commercial in Parcels 1 and 11 to allow for multi-family development, convert Parcel
234 16 from commercial to multi-family, convert parcel 6 from institutional to multi-family,
235 and amend associated development standards and dwelling unit calculations to
236 accommodate these land use changes.

237
238 **Findings:**

- 239
240
 - The proposed Major PAD Amendment has been found to be consistent with the
241 Surprise General Plan 2035.
 - The proposed Major PAD Amendment has been found to be consistent with the
242 Surprise Municipal Code.243

244
245 **Possible Motions:**

246
247 Should the Commission wish to recommend **approval** of case FS22-0866 to the City
248 Council, staff recommends stipulations 'a' through 'f' as follows:

- 249
250 a. Development and use of the site shall be consistent with the PAD Amendment
251 document entitled "Sycamore Farms Planned Area Development 5th Amendment,"
252 prepared by Withey Morris, PLC and dated March 3, 2023.
253
254 b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a
255 minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced
256 landscaping shall be provided, including tree plantings as follows:
257 1. Minimum 2-inch caliper (50% of required trees)
258 2. Minimum 3-inch caliper (50% of required trees)
259 3. Tree spacing 25-feet on center or in equivalent groupings
260
261 c. Building height for Parcel 11B shall be limited to a maximum of three stories; and,
262 any three story structures shall be set back a minimum of 100 feet from the property
263 line adjacent to Parcel 12.
264
265 d. Parcel 11B shall be limited to a maximum density of 380 units.
266
267 e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to
268 provide a north/south connection from the residential subdivisions south of Parcel
269 11B to the northern property line between Parcel 11B and Parcel 11A (the
270 "Pedestrian Trail").
271
272 f. Non-compliance with the stipulations of approval of this case will be treated as a
273 violation in accordance with the applicable provisions of the Surprise Municipal
274 Code.

275
276 However, should the Commission wish to recommend **denial** of the request, the
277 Commission should make its own findings and base its decision on those alternative
278 findings.

279
280 **Attachments:**

281
282 01 Vicinity Map
283 02 Zoning Map
284 03 PAD Amendment Document
285 04 Luke Letter
286 05 Citizen Participation Report
287 06 Citizen Comments
288 07 Affidavit of Site Posting
289 08 Market Study
290 09 DUSD Comments
291 PPT





PLANNED AREA DEVELOPMENT

SYCAMORE FARMS

5TH AMENDMENT



Case No. FS22-0866

3rd Submittal: March 3, 2023

2nd Submittal: February 7, 2023

1st Submittal: June 15, 2022

A 637.6-acre community located within Surprise, AZ and bounded by
Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane.

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INTRODUCTION

Sycamore Farms (the “Site”) is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004 and it was intended to implement the City's at-the-time General Plan vision of the Site as a "Gateway" mixed-use employment-oriented development at the “southern gateway into the City.” Accordingly, the PAD provided a framework for development of the Site as a mixed-use area with detached single-family residential, attached single-family residential, multi-family residential, commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) and institutional uses, along with a community linear park, pedestrian trail system, and the Loop 303 freeway, which bisects the Site and includes two freeway interchanges.

The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a “Gateway” to a designation of “Neighborhood” instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasada an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment (“Sycamore Farms PAD, as amended”) proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16, as detailed herein. While minor modifications to the PAD are incorporated throughout this narrative, this amendment does not seek to modify any permitted uses or development regulations for parcels other than for Parcels 1, 6, 11, and 16.

The Site encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west (see Vicinity Map, **Exhibit A**). All the existing adjacent arterials are improved with two lanes of paving. Portions of the Site are currently developed with existing single-family attached and detached residential and relatively flat agricultural uses with a slight slope from the northwest to the southeast.

Adjacent properties in the immediate surrounding area are either general agricultural uses or in various phases of the city review process or construction. Adjacent properties to the east and southeast are built, and there are other surrounding sites that are planned and/or zoned with a mixture of residential and commercial land uses including Greer Ranch to the east, which is a built-out one-square-mile residential master planned community. To the southeast is a commercially zoned site within Glendale’s jurisdiction and to the southwest is a vacant site zoned RU-43 in Maricopa County, a general placeholder zoning district. Toll Brothers at Prasada is located to the west and northwest of the Site, which is a platted 700 plus-acre residential master planned community that is anticipated to include a planned 105,790 square foot Safeway-anchored shopping center at the northwest corner of Cotton Lane and Peoria Avenue. Properties to the north, within Prasada, are envisioned and platted as commercial subdivisions. (see Surrounding

Property & Adjacent Ownership, **Exhibit B**).

Also relevant to the surrounding context is that the 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately 1½ miles southeast of Sycamore Farms near the intersection of Reems Road and Peoria Avenue (see Luke AFB Graduated Density Analysis, **Exhibit C**).

GENERAL PLAN

The City of Surprise General Plan 2035 designates the entire Sycamore Farms Site as “Neighborhood” with a Transit Orientated District Overlay (see General Plan Land Use Map, **Exhibit D**). “Neighborhood” is defined as various neighborhoods that are predominantly residential areas that can also be supported by locally oriented commercial and public facilities and can range from established to emerging and urban to rural in nature. The General Plan envisions a variety of housing options within the Neighborhood category to ensure that “lifecycle” housing—which includes a number of life phases including pre-marriage, married, pre-child, child-bearing, child-rearing, and post-child—is provided in the City of Surprise, which ultimately promotes stability within the City and better supports the City’s retail and employment areas. Sycamore Farms seeks to provide a community consistent with the vision of the General Plan, including by providing various housing product types to address the various needs of residents in different life cycles and to provide the necessary housing density and diversity to ensure the City’s employment and retail areas are healthy and vibrant.

The General Plan notes that the City encourages diversity and innovation through master planning and emphasizes the establishment of projects that create a “sense of place”. This Sycamore Farms PAD, as amended, is consistent with the Neighborhood use designation and the general principles of the Surprise General Plan 2035 and complies with the intent of the Transit Oriented Development designation by incorporating safe and convenient walking and biking connections to current and future planned transit operations.

Additionally, the Economic Element of the General Plan sets a community goal to increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside the community. In addition to employment and retail opportunities which are already envisioned within Prasada, an adjacent master planned community, Sycamore Farms has been carefully planned to include meaningful commercial and/or office opportunities on approximately 62.01-acres. The planned commercial and/or office uses will generate new jobs, and importantly, retain a tax base for the City of Surprise. The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. Sycamore Farms incorporates the following objectives and policies from the General Plan, including the Housing Element, Land Use Element, Alternate Modes Element and others:

Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise (Pg. 33).

Policy: The city shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city (Pg. 33).

Policy: The City shall review and consider updating its development standards to incorporate new housing product types (Pg. 95).

Policy: Locate higher density housing along transit corridors to maximize direct patron access and buffer proximate lower density housing neighborhoods (Pg. 95).

Policy: Update City ordinances and policies to proactively support housing diversity (Pg. 95).

Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents (Pg. 95).

Policy: Preserve and expand quality, affordable rental options within various areas of the community (Pg. 95).

Policy: Promote physical planning and design techniques that facilitate access to, and use of, transit services and other multi-modal circulation options (Pg. 26).

Policy: The City shall require all new development to comply with the “Western Maricopa County/Luke Air Force Base Compatibility Plan” or city approved alternative document(s) (Pg. 32).

Policy: Ensure businesses are providing adequate bicycle parking for their patrons (Pg. 162).

The Sycamore Farms PAD Conceptual Land Use Plan (**Exhibit E**) is consistent with the vision of the City of Surprise General Plan Land Use map, which designates and envisions the Site as a “Neighborhood” Character Area with a Transit Oriented Development District overlay.

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PAD DEVELOPMENT PLAN

This Sycamore Farms PAD, as amended, seeks only to amend the conceptual land use plan for **Parcels 1, 6, 11, and 16** (the "Amendment Parcels"); Parcels 1 and 11 are further sub-categorized as Parcels 1A and 1B and Parcels 11A and 11B. This proposal designates key neighborhood-servicing commercial nodes in strategic locations, while maintaining a balance with other, more regionally significant planned commercial nodes, adjacent or in proximity to the Site. It also proposes to allocate residential densities across the Amendment Parcels, in a manner consistent with Luke Air Force Base's Graduated Density Concept. New Residents to the area will support concentrated retail and services. This proposal will also provide a framework for new housing opportunities near existing and future employment sites, including Luke Air Force Base.

As noted, there are Sycamore Farms development parcels which are not subject to this amendment, and already provide for existing or planned residential density (built, platted or site planned units). Additionally, Parcel 5 is already approved for 1,120 dwelling units. Thus, this amendment does not seek to change the overall unit count for Parcel 5. However, because of the vast commercial opportunities in the area, including a new 105,790 square foot shopping center across the street from Parcel 5 to the west, and access limitations due to freeway proximity, the criteria for development of Parcel 5 are amended herein to provide increased land use flexibility for that parcel.

The Sycamore Farms PAD, as Amended, incorporates an appropriate and compatible mixture of land uses in accordance with the intent of the "Neighborhood" designation of the General Plan. The following paragraphs describe the proposed PAD in terms of the circulation system, non-residential uses, residential uses, and open spaces that comprise Sycamore Farms. The land use arrangements are shown parcel by parcel within the Conceptual Land Use Plan, **Exhibit E**, which conceptually illustrates the intended land uses and demonstrates how each parcel could be interconnected (Illustrative Plan, **Exhibit F**). This Illustrative Plan is intended to show the potential land use combinations that could occur within Sycamore Farms. The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The Illustrative Plan shows how the planned land uses can be linked with pedestrian trails and the street system. The Illustrative Plan establishes a level of quality from which future site plans on parcels shall be measured.

LUKE AIR FORCE BASE GRADUATED DENSITY

The Luke Air Force Base (Luke AFB) Graduated Density Policy is a document that was created to ensure housing options, community safety and target densities for areas directly surrounding Luke AFB. An analysis of Sycamore Farms in context to the approved noise contour map for the Luke AFB was conducted and it was determined that the Sycamore Farms property is generally located within a zone that allows for a maximum of 6 dwelling units per acre.

Taking into account existing and/or approved residential development, there are approximately 2,855 residential units that have already been assigned across Sycamore Farms, including 1,120 units allocated to Parcel 5. This amendment allocates an additional 946 units across Parcels 1B, 6, 11B and 16, which equates to 5.96 dwelling units per acre over the aggregate Site area.

In accordance with the Luke Air Force Base Graduated Density Policy, which requires the PAD area to be capped at a maximum overall residential density of 6 dwelling units per acre, portions of the property may

exceed the overall maximum density so long as the aggregate overall density does not exceed 6 dwelling units per acre. Therefore, this amendment complies with the Luke AFB Graduated Density Policy, as confirmed by Luke AFB (**Exhibit C**).

CIRCULATION

Vehicular Circulation

The Sycamore Farms PAD provides a framework for Arterial and Collector street alignments that ensure efficient and safe distribution of traffic relative to the regional roadway and freeway network. The roadway hierarchy within and proximate to the Site is described below.

Loop 303 Freeway

The recently constructed Loop 303 freeway corridor extends through the center of the Site within a typical 300-foot right-of-way, with flaring for the Cactus and Peoria Avenue interchanges. The freeway is constructed at or above grade with the most elevated portions located at the two interchanges. Existing sound wall segments have been constructed adjacent to existing residential uses (Parcels 12 & 13) on the eastern side of the corridor. Additional segments are planned to buffer planned residential development along the freeway.

Arterial Streets

The Sycamore Farms PAD area is bounded by arterial roadways on each of its four perimeters. Arterial roadways accommodate larger volumes of local and regional traffic at higher design speeds, and therefore seek to limit the number of access points.

- **Cactus Road** – a major arterial roadway that traverses the northern edge of the Sycamore Farms PAD area. The ultimate configuration will include a 68-foot half street right of way with three eastbound traffic lanes on the southern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.
- **Cotton Lane** – a major arterial roadways that traverses the western edge of the PAD area. The ultimate configuration will include a 68-foot half street right-of-way with three northbound traffic lanes on the eastern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.
- **Sarival Avenue** – a minor arterial roadway that extends along the eastern edge of the property. The ultimate configuration will include a 55-foot half street right-of-way dedication with two southbound traffic lanes on the western half. Sycamore Farms will be responsible for the construction of a raised landscaped median along the project frontage, with median breaks where

appropriate. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

- **Peoria Avenue** – a major arterial roadway that extends along the southern edge of the PAD area. The ultimate configuration will include a 55-foot half street right-of-way dedication with three westbound traffic lanes on the northern half. 16' median improvements are proposed. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

Unless otherwise approved by the City, all streets within the Site, including the adjacent arterials, shall be designed and constructed in accordance with the City's adopted street cross sections in place at the time of Site Plan review. Due to the unique characteristics of some of the planned land uses, special street cross sections may be needed to accommodate individual project designs including private streets or special public streets as approved by the City.

Collector Streets

The Sycamore Farms collector street network is designed to facilitate the movement of vehicles from the local street level to arterial roadways. The implementation of a collector network reduces the need for multiple street intersections along arterial roadways and establishes safer intersections and ideal spacing for signalization progression. The curvilinear character of collector streets is designed to slow traffic speeds and create different view angles of buildings that front or back to these streets.

Collector/Arterial intersections as depicted on the Illustrative Land Use Plan shall be reviewed and confirmed by the City Traffic Engineer at the time of site plan or final plat approval. All residential parcels within the Sycamore Farms PAD have access to at least one of the collector street segments depicted on the Illustrative Land Use Plan where direct arterial access is not otherwise provided.

- **Collector 1** alignment is depicted in the west half of the Site and extends from Cactus Road to Cotton Lane. Seven of the residential parcels will utilize this alignment to access perimeter arterial roadways. Collector 1 shall be designed to include an 80-foot right-of-way dedication with two traffic lanes separated by a 14-foot landscape median and left turn pockets. The roadways will provide 6-foot detached sidewalks on both sides of the street. A minimum 20-foot landscape tract is provided beyond the right-of-way along the entire alignment.
- **Collector 2** alignment is depicted in the southwestern portion of the Site and provides on-site circulation for the mixed use parcels.
- **Collector 3 (Poinsettia/165th Dr)** extends from Sarival Avenue (1/4-mile south of Cactus Road) to Peoria Avenue (1/4-mile west of Sarival Road). With the exception of Parcel 11A, this segment may provide direct access to all parcels within the eastern half of Sycamore Farms. Collector 3 is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.
- **Collector 4 (Cholla Street)** is a short existing segment that extends from Sarival Avenue (1/2-mile south of Cactus) and intersects with Collector 3. This segment is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.

Local Streets

Local streets within the Sycamore Farms may include the option for public and private street improvements. All streets will comply with the City of Surprise typical improvements and will include detached sidewalks. Street trees will be planted within the parkway strip to confirm with City of Surprise typical spacing requirements.

Lighting

The lighting standard for the PAD shall be subject to further review and approval by the Community Development Director or designee, and the developers of all parcels shall comply with any adopted lighting standards that exist prior to the first final plat approval.

Pedestrian Circulation

Non-vehicular circulation is a crucial component in creating strong communities. Pathways and sidewalks create opportunities for recreation and connections to various uses, thereby reducing the need for reliance on vehicular trips. Sycamore Farms is founded on a premise of connectivity, providing for a hierarchy of trail types and complementary open spaces that promote a connected community.

Community Trail

The basis for the trail network on the west half of the Site is focused around the linear open space corridor adjacent to the Loop 303 freeway. An existing high-voltage powerline easement that runs parallel to the freeway requires a corridor of approximately 100 feet in width that extends from Cactus Road to Peoria Avenue, a total length of a mile. The planned Community Trail segment to be constructed within this corridor will be a minimum of 8 feet in width constructed of concrete, allowing for pedestrian and bicycle circulation along the west portion of the Site. Branching out from the Community Trail will be community trail connections that will extend west into the residential parcels, connecting to respective community parks and non-residential use parcels. At the approximate mid-point of the linear open space (Cholla Street alignment), area will be available for an optional pedestrian bridge connection that may extend over the Loop 303 freeway to connect the east and west halves of Sycamore Farms in the future. This bridge improvement is not a requirement of the Sycamore Farms developers and would likely be funded with City funds or other public sources.

Neighborhood Trail

Development of parcels along the pedestrian trail system shall provide site plans and building orientations to take full advantage of the trail system. A 6-foot-wide concrete pedestrian trail connection will link the residential subdivisions to the linear open space corridor, including a decorative pedestrian crosswalk on the local street. The requirement is to provide maximum visibility and accessibility to the park. No walls or fences, except to enclose yards for individual homes or residential units, are permitted between the subdivision and the linear open space corridor amenity. Where enclosure is necessary, view walls shall be used.

Trail Crossing & Activity

Pedestrian trail crossings will be provided where trail segments cross collector roadways within the project area. The pedestrian trail crossings shall be clearly identified with standard crosswalk striping in locations identified as being subject to pedestrian connectivity. Four pedestrian crossing locations have been identified on the Conceptual Trails Plan in the northwest portion of the Sycamore Farms Property. Additional locations may be identified concurrent with preliminary site plan submittal. Any trail crossing location changes are subject to City administrative approval.

High, medium-high density residential, and medium density residential uses or non-residential uses adjacent to the open spaces along the 303 Freeway are encouraged to provide site plans that orient buildings, and not parking spaces, next to the open spaces. These site plans shall provide one or more Neighborhood Trail connections to the Community Trail system located within the open space corridor (see Typical Pedestrian Connection Between Residential Parcel & Linear Open Space, **Exhibit G**). Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the linear open space corridor or open spaces as part of the pedestrian link to the primary trail system in the park or open spaces (see Typical Non-Residential Parcel Connection to Linear Open Space, **Exhibit H**). These courtyards and plazas may be fenced with view fences as needed for security purposes only, however solid walls are not permitted. Where provided, visual access is required between the plazas, courtyards and the adjacent open spaces.

Future transit stops are planned at the arterial/arterial intersections and at the collector/arterial intersections. Transit stop intervals will preclude a rider from having to walk more than a quarter mile to public transit stop. Park and Ride facilities may be incorporated into the site design of commercial land uses depending on final site plan approvals and written agreements with the end users.

COMMERCIAL LAND USES

The Sycamore Farms PAD, as amended, concentrates commercial land uses in strategic locations within the PAD area, including an anticipated major anchor on Parcel 11A. Given the retail and employment opportunities that have been created along the 303 freeway and the cumulative commercial and employment uses within the vicinity of the Property, including within Prasada, Sycamore Farms has been re-envisioned to focus commercial uses on Parcels 1A and 11A and 15. By reshaping and resizing these commercial areas, an opportunity for new residential density is created, which will support the existing and future retail and employment uses in the immediate area. Additionally, where the former Sycamore Farms PAD contemplated institutional and commercial uses along the west side of the Loop 303 along Cotton Lane, vehicular access encumbrances and other factors make development of those types of land uses unlikely, particularly in light of other nearby planned clusters of commercial and employment uses. This has necessitated an updated vision of Parcels 5 and 6. The combination of the planned commercial uses, now properly shaped and sized given the new realities in the area, and the adjacent residential uses, contribute to creating a "sense of place" and community within Sycamore Farms. Together with the employment opportunities in the surrounding area, residents can work, live and play within this up-and-coming area in the City of Surprise.

Commercial

The three (3) planned commercial sites are located at the arterial-arterial intersections for maximum accessibility and visibility from surrounding residential neighborhoods, arterial streets and the Loop 303 freeway. By focusing the PAD's commercial development into these areas, the PAD is maximizing the likelihood that these commercial areas will attract and retain quality commercial users and will not cannibalize other, less-viable, commercial areas that have now been replaced within this PAD amendment. The commercial sites account for 62.01 acres of land. Parcels 1A and 11A have

direct access to two arterial streets. Parcel 15 is contemplated to have access from both an arterial and collector street. Pedestrian trail connections shall be provided to each commercial parcel, where feasible, as part of the Sycamore Farms pedestrian trail system (except for Parcel 11A). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The commercial parcels shall be integrated with adjacent land uses, for example, using landscape retention areas and pedestrian trail connections as open space would provide appropriate transitions. Screen walls shall be used when needed for aesthetic or security purposes only. Land uses shall be integrated by building orientation, architecture, shared parking, pedestrian walkways and compatible landscape themes.

Uses in Commercial Parcel

- Permitted uses as listed in the C-2 Zoning District per the Zoning Use Matrix in **Table 4**
- Conditionally permitted uses as listed in the C-2 Zoning District per the Zoning Matrix in **Table 4** with a Conditional Use Permit
- Home Improvement Center
- Retailer over 50,000 square feet with an ancillary garden center.
- New vehicle dealership and ancillary uses permitted with a Conditional Use Permit

Commercial parcels shall be developed in accordance with the Non-residential Development Standards Table listed in **Table 2** of this PAD narrative and all applicable City development regulations in effect at the time of approval.

MIXED USE LAND USES

The mixed-use parcel creates the opportunity for different land uses to interface through the use of site planning, building architecture, building orientation, shared open space, shared driveway entries, and pedestrian linkages. The mixed-use parcel is comprised of 70-acres of land within the PAD. The Mixed-Use parcel shall provide a combination of three or more of the following land uses: high-density residential, medium-high density residential or medium-high density residential-2, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix. Each land use within the mixture must be a distinct land use integrated with the other land uses. If there is any question whether a land use is distinct enough to be a legitimate contributor to the mix, the final decision will be made by the City.

The mix of buildings shall include similar character by providing similar architectural styles including complementary materials and colors. Mixed-Use parcels shall also include a common landscape palate. Buildings on a mixed-use parcel shall incorporate the use of courtyards and pedestrian connections between buildings when possible. View fencing is encouraged where fencing is needed for security or aesthetics. All buildings shall provide four-sided architecture and buildings and land uses in mixed-use parcels shall integrate the design of entries off arterial streets to provide a common entry theme.

There are no limitations (except the minimum of three different land uses) on the combination of land use(s) that can occur within the mixed-use category as long as the land uses are listed as permitted uses. For example Mixed-Use parcels may be developed with: residential units in the same building above or adjacent to retail or office uses; offices in the same building over or adjacent to retail uses; retail, institutional, office and residential uses on the same floor or different floors in the same building; a campus of buildings with residential, institutional, office and retail in different buildings with a shared architectural, and landscape theme; retail, institutional, office and residential uses on adjacent properties with shared vehicular entry access; or any combination of land uses designated for Mixed-Use parcels in this PAD (see Conceptual Mixed-Use Project, **Exhibit J**). This exhibit is to illustrate how the integration of buildings and land uses on mixed-use parcels may occur. It does not reflect a specific project or design but does reflect intended quality.

Mixed-Use parcels may develop in sequential phases with one land use preceding others, or all land uses may develop in a single phase. In the case where land uses are developed in sequential phases, the following shall apply: 1) A conceptual site plan shall be provided that includes the proposed land use project, and how any remaining undeveloped acreage within the mixed-use parcel can be developed with the minimum required mixture of land uses. The conceptual site plan shall illustrate how the proposed project and the conceptual mixture of land uses can be integrated. This conceptual site plan is required until the last of the undeveloped acreage within the mixed-use parcel is part of an application for a specific project; 2) The first land use shall establish the basic architectural use of color and materials, landscape palate, and pedestrian connection for the mixed use parcel; 3) Each sub-parcel within the mixed-use parcel is responsible for perimeter improvements adjacent to its street frontages or project boundaries; and 4) The exact location and configuration of buildings, structures and improvements shall be submitted at the site plan review stage. In the site plan review stage, the orientation of buildings, pedestrian linkages, landscape open spaces, parking fields, and interface with other existing or future conceptual uses shall be illustrated to provide an overall context within the mixed-use parcel. The context of the planned land uses shall also show adjacent existing uses in the PAD that are not within the mixed-use parcel.

Depending on site plan submittals the Mixed-Use parcel could conceptually result in approximately: 1,120 residential units; 134,165 (4) square feet of retail or 268,330 square feet of office space (5). There is potential for the office space square footage to exceed these figures if the site plans include multi-story structures and higher Floor Area Ratios (FAR). The mixed-use parcel will be developed in accordance with the permitted use list below. Additionally, at the time of a site plan application, applicable development standards shall be determined based on the proposed “base” land use (i.e. a base residential district or C-2) and corresponding standards provided in **Tables 1 & 2**. Development shall comply with all other applicable City development regulations in effect at the time development is occurring.

(4) Assuming 25% in retail on 80 percent net acreage and a .22 FAR.

(5) Assuming 50% in office on 80 percent net acreage at a .22 FAR.

Uses in Mixed Use Parcel

- Permitted uses as listed in the Land Use Matrix (see **Table 4**).
- Conditionally permitted uses as listed in Land Use Matrix (see **Table 4**).
- Auto Mall or new vehicle dealerships and ancillary support facilities.
- Conference Center.
- Motion picture, art or photo studio (indoors only).
- Radio or Television studio (not including transmitters or towers).
- Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan (not to exceed 24 months per project).

RESIDENTIAL LAND USES

Approximately 435.5-acres or 68 percent of the developable site area is planned with a mixture of residential densities and unit types, not inclusive of the mixed-use parcel, which will assign additional residential uses to the mix. All residential parcels on the western half of the Site will have access to a network of primary and secondary pedestrian trail improvements or sidewalks along public right-of-way that will promote non-vehicular multi-modal transportation within the Site. The residential component of the master plan contemplates a range of residential product options including, but not limited to, detached single-family, attached single-family, attached and detached build-for-rent units, condominiums and apartment multi-family housing types. This variety of housing types and densities creates diversity of backgrounds and life stages among residents, a sustainable housing supply, and housing options for residents.

High Density Residential

High-density residential uses are intended to be more intense than other residential use categories with densities up to 43 units per acre and allowed building heights up to four stories. These HDR units are intended to include, for example, owner-occupied condominiums, renter-occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units. These residential parcels shall include on-site open space, recreation amenities, and pedestrian trail connections (see Typical High-Density Residential Project, **Exhibit L**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Buildings shall incorporate the use of open space amenities and pedestrian connections between buildings. No physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Physical barriers between adjacent land use parcels shall be minimized as much as practical depending on the adjacent land use. Parking lots or covered parking spaces shall not be located along collector or arterial street frontages unless setback a minimum of 30 feet from edge of right-of-way. The high-density parcels shall be developed under the HDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Medium High Density Residential

Medium-high density residential uses are intended to be more intense with densities up to 20 dwelling units per acre, not to exceed permitted unit counts beyond that which is provided by **Table 3**, and building heights up to four stories. These residential units are intended to include, but are not limited to, owner-occupied condominiums, renter-occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units.

Proposed uses on the MHDR parcels shall adhere to the Residential Development Standards (**Table 1**) which dictates perimeter setbacks and a maximum of four stories. The allowed distance between buildings in the MHDR use varies depending on the product type.

MHDR parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR parcels shall be developed under the MHDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. This corridor will also serve as a linear open Space Park and will combine with similar reservations on parcels to the south to create a 1-mile linear open space corridor with trail and landscape improvements. This trail will serve as a backbone segment that will stretch from Cactus Road to Peoria Avenue and will extend secondary connections to residential and non-residential uses project wide. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail or sidewalk connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. Exhibit M is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium High Density Residential-2

The MHDR-2 use category is intended for an emerging residential product type commonly known as single-family for rent or build-to-rent horizontal units which are limited to 1 or 2-stories and commonly include unique features such as private backyard open space. This product type provides for a maintenance-free and lock-and-leave lifestyle more like a single-family home than apartment community, while maintaining professional management.

MHDR-2 parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings, where possible. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR-2 parcels shall be developed under the MHDR-2 district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR-2 district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR-2 parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium Density Residential

MDR uses will predominantly be single family development with flexibility for attached product types and build-for-rent product types (or similar). Minimum lot size for MDR uses is 2,600 square feet, and a maximum building height of 36 feet.

The MDR parcels are generally located proximate to the Loop 303 corridor on both the east and west halves of the Site, with Parcel 16 being located at the northwest corner of the Peoria Avenue and Sarival Road intersection. Parcel 12 on the east side of the Site has been previously developed and includes a mixture of single family and detached auto-court cluster product. Access to the MDR parcels is provided via the established and proposed collector roadway network, with no proposed direct access connections to adjacent arterial roadways. MDR parcels along the west half of the Site that are adjacent to the Loop 303 Freeway will include a 100-foot powerline corridor easement reservation that will also include open space and trail improvements. These improvements combine to establish a public trail corridor (8-foot pathway) that will link to adjacent residential parcels and non-residential parcels between Cactus Road and Peoria Avenue. This linear open space corridor and the MDR development will be buffered from the adjacent freeway by a planned sound wall that will extend along the property line. Similar sound attenuation measures will be implemented for Parcel 14 on the east half of the Site. The medium density residential uses provide the most compatible land uses next to trails, commercial, mixed-use, high-density residential and lower density residential uses (see Conceptual Medium Density Residential Project, **Exhibit N**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The medium density parcels are intended to be platted subdivisions with common open spaces, recreation amenities, connections to the pedestrian trail system and pedestrian linkages via common open spaces to adjacent land uses if practical depending on the adjacent land use. However, horizontal build-to-rent is also contemplated as an emerging product type and is permitted within this use category. Variations in lot configuration and unique house products are encouraged. All development of MDR parcels shall be per the Residential Development Standards (**Table 1**) and site specific permitted density standards (**Table 3**). All common areas shall be owned and maintained by a homeowners' association or professional property management company. The medium-density parcels shall be developed under the permitted use list in the MDR district with the intention to allow detached single-family homes on cluster lots, Z lots, shared driveway lots or other equivalent lot configurations that may be introduced into the future residential market, including horizontal build-to-rent units. Residential density shall not exceed the units allocated in **Table 3**.

Low Density Residential

The Low Density Residential (LDR) component of the Sycamore Farms PAD is comprised of four parcels that are intended for single family residential development accounting for approximately 182.1 acres or 29% of the overall project area. Lots developed in LDR designated parcels shall be a minimum of 58 feet in width with a maximum density of 5.0 dwelling units per acre. These parcels are located in both the east and west halves of the community and are strategically offset from the immediate freeway corridor and therefore buffered by higher density residential and non-residential uses. Access to the LDR parcels is gained primarily from the established and proposed collector roadway network, with limited direct access connections to adjacent arterial roadways. Homes will be limited to one and two story homes and 30 feet in height, and a minimum lot area of 6,000 square feet. All LDR development is subject to the Residential Development Standards (**Table 1**) provided in this PAD and all current development City of Surprise development regulations. Residential density shall not exceed the units allocated in **Table 3**.

Parcel 18 has been previously developed with single family homes, with Parcels 2, 3 and 17 planned for near-term residential development. Parcel 3 will provide for a community amenity area that will include such items as a clubhouse, pool and other passive and active amenities that will be presented in conjunction with the landscape plans for each parcel. This improvement will serve as a centralized recreational facility for a majority of the residential uses on the west half of the Sycamore Farms site, and pedestrian trail connections are proposed that extend to adjacent parcels and the broader community trail network. These connections will ultimately extend to connect with the commercial and mixed use parcels, where feasible, to promote a walkable community and reduce reliance on vehicular travel to access nearby employment, goods & services.

Single Family Design Guidelines

The Single-Family Design Guidelines have been removed from this document and are no longer applicable to the single family uses as described.

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PARKS AND OPEN SPACES

The major open space feature in Sycamore Farms is a centrally located linear open space corridor (the “Park”) that runs vertically adjacent to the Loop 303, which includes a primary pedestrian trail system. The linear open space corridor (**Exhibit O**) adjacent to the Loop 303 freeway is a private open space but the trail is accessible for public use. These areas shall be maintained by respective HOA’s and property management companies.

Open space amenities may be provided within residential areas and shall be privately maintained. These active amenity areas may incorporate all or some of the following: paved trails, multi-use recreation fields, swimming pool, ball courts, playgrounds, benches, workout stations, amphitheater, picnic tables, Ramada, BBQ grills and parking lots.

A community-wide trail system will connect public and private open spaces, courtyards, plazas or recreational amenities within the mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system as depicted on the Conceptual Trails Plan. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval. Specific locations for trail connections and trail crossings over collector streets are identified in the Conceptual Trails Plan illustrated in **Exhibit P**.

The Park may accommodate regional storm water retention and/or retention for land uses in the PAD. The trail system throughout the Site shall be designed in a manner to ensure that connections to the trail system can be accommodated by adjacent land uses. The Linear Open Space Corridor exhibit is intended to show how the linear Park and open space may be developed with a variety of community recreational uses, and how trail connections to adjacent land uses may be provided.

Pedestrian trails within the Park are designed to allow connection to residential and non-residential parcels throughout Sycamore Farms (see Conceptual Trails Plan, **Exhibit P**). Additionally, this trail system encourages multi-modal activity including walking, jogging, skateboarding or biking between planned residential and non-residential uses. There may be an opportunity for the provision of a pedestrian bridge under or over the 303 Freeway in the southern half of the community or the half-mile collector street alignment in the future. Due to the expense of this bridge or underpass, it will need to be publicly financed.

By submittal of the PAD, landowner agrees and approves to the approximate open space delineations designated in the approved PAD plan.

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ECONOMIC IMPACTS

Sycamore Farms could have substantial financial impact on the City of Surprise. The combination of retail uses could potentially generate hundreds of new jobs for residents and the potential retail sales tax that could be generated by the retail uses in Sycamore Farms may be in the millions per year. Additionally, new residents will be added to the area which will work, dine, shop and seek entertainment within the larger area, including Prasada, furthering the opportunity of success for the area.

The regional access and balance of residential and non-residential uses creates a formula that will engender economic success for this area.

DEVELOPMENT STANDARDS & USES

Each parcel in Sycamore Farms is designated with a land use which corresponds to the Zoning Use Matrix (**Table 4**). All land uses identified in the PAD Land Use Plan for Sycamore Farms extend to the existing ownership property lines. All agricultural land uses on each parcel within the Sycamore Farms PAD Land Use Plan are permitted to continue and expand as exempted uses until each parcel is developed with the land uses identified in the PAD Land Use Plan and this narrative.

The land uses identified in the Sycamore Farms PAD Land Use Plan shall be developed under the permitted use list identified under each land use category discussed in this PAD narrative, and any additional permitted principal uses, conditional uses, and accessory uses identified in the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**). Where the PAD is silent on a permitted use, the Zoning Administrator may determine analogous uses.

The land uses shall be developed under development standards identified in the Development Standards Table listed on the next page of this PAD and all applicable City development regulations in effect at the time development is occurring, however residential density for each parcel within Sycamore Farms shall be limited to the allocations per **Table 3**.

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TABLE 1**Sycamore Farms Development Standards - Residential Uses**

Parcel	2, 3, 17, 18	4, 7, 8, 9, 12, 14	1B, 10, 11B*	6, 11B*, 16	11B*, 13
Description	LDR Single Family	MDR Single Family	MHDR Multi Family	MHDR- 2 SFR	HDR Multi Family
Min Area	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres
Max Density (Gross)	5 du/ac and per Table 3*	6 du/ac and per Table 3*	20 du/ac and per Table 3*	13.5 du/ac and per Table 3*	43 du/ac and per Table 3*
Min Lot Width	58'	30'	N/A	N/A	N/A
Min Lot Depth	110'	80'	N/A	N/A	N/A
Min Lot Area/Unit	6,000 sq/ft	2,600 sq/ft	N/A	N/A	N/A
Front (Ind. Lot)	12' /20' (8)	12' /20' (8)	N/A	N/A	N/A
Side (Ind. Lot)	5' and 8'	0' attached, 5' and 5' detached	N/A	N/A	N/A
Street Side (Ind. Lot)	13' single story, 15' multi story (2)	10' (2)	N/A	N/A	N/A
Rear (Ind. Lot)	15' Living, 5' for garage or unenclosed patio (1)	10' Living, 5' for garage or unenclosed patio (1)	N/A	N/A	N/A
Perimeter Building Setback (10)	N/A	N/A	20 Feet	10 Feet (8)	20 Feet
Interior Building Setbacks per Project (11)	N/A	N/A	N/A	0'	N/A
Landscape Setback Adjacent to Collector 1	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)

Rear or Side Adjacent to Residential	N/A	N/A	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20 Feet	20 Feet	N/A	N/A	N/A
Outdoor Living Area/Unit	N/A	Per Site Plan	Per Site Plan	Per Site Plan	Per Site Plan
Distance Between Adjacent Building or Home	10 Feet	0' Attached, 10' Detached	8' for single story buildings; 20' for 2+ story buildings	0' Attached, 8' for 1 and 2-story buildings	20 Feet
Lot Coverage	N/A	N/A	N/A	N/A	N/A
Minimum Open Space	20% (7)	20% (7)	20% (7)	20% (9)	20% (7)
Max Building Height	30'	36'	4 Stories	2 Stories	4 Stories

*Parcel 11B may develop under the MHDR, MHDR-2, or HDR options, subject to the maximum density permitted by Table 3.

In the event of a conflict between this table and **Table 3 pertaining to residential density, **Table 3** shall apply.

- (1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) For single family development, in no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.
- (8) May overlap with required building or other setbacks; 12' for side facing garages or forward living areas; 20' to front facing garages
- (9) Minimum Open Space calculation may include private backyards for MHDR-2 parcels
- (10) Perimeter setbacks are measured per project from the boundary of a lot, tract, or parcel of land.
- (11) Only applies to Parcel 5E and 6

TABLE 2**Sycamore Farms Development Standards Non-Residential Uses**

Parcel	1A, 11A, 15,	5
Description	Commercial	Mixed Use
Min Area	1 Acre	1 Acre
Max Density	N/A	Per Table 3.B
Max House Width	N/A	Per Base Standards of Applicable Use
Min Lot Width	100'	
Min Lot Depth	N/A	
Min Lot Area/Unit		
Front (4)	35'	
Side (4)	15; Interior; 25' Corner	
Street Side (4)	25'	
Rear (4)	15'	
Rear or Side Adjacent to Residential(4)	45'	
Rear Adjacent to Arterial Street (4)	20'	
Outdoor Living Area/Unit	N/A	
Distance Between Adjacent Building or Home	N/A	
Lot Coverage	0.30 FAR	
Minimum Open Space	10% (7)	
Max Building Height	40'	

- (1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.

LANDSCAPE & DESIGN THEME

Landscape Theme

There is an integrated landscaping and wall theme for Sycamore Farms. Plant materials shall be selected from the Arizona Department of Water Resources low water user plant list. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The primary pedestrian trail system through the linear park and along the Freeway open spaces shall be a minimum of 8-feet wide, surfaced with concrete or other equivalent materials approved by the City. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Theme Walls and Entry Features

The PAD provides: 1) a decorative theme wall design that may be developed along arterial and collector street frontages next to the planned low-density residential parcels; 2) a decorative view wall design that may be developed along open spaces next to planned low density residential parcels; and 3) a low decorative screen wall and/or landscaped berm that may be developed along street frontages next to parking spaces in non-residential projects. The perimeter theme wall and the view wall are to be located along arterial or collector street frontages when the single-family lots or open spaces in the planned low-density parcels back or side to these streets (see Wall Design Elevations, **Exhibit V**). The perimeter theme wall or view wall are not intended to be implemented on other planned parcels. Any theme wall, view wall or screen wall in locations other than those mentioned above shall require the review and approval of the City at the time of preliminary plat or the development plan review.

Sycamore Farms incorporates a theme wall design where different non-residential projects may create variations of the theme wall design if for some reason the theme wall is needed. Variations of the theme wall are permitted as long as they share some of the theme wall design elements, colors and materials. This gives non-residential of mixed-use parcel users some flexibility in design that ties to the theme of the PAD. The theme wall design incorporates single-scored smooth face block with repeating cultured stone veneer columns, and occasional stucco or trellis bar accents that match the entry feature designs. Cultured stone veneer columns repeat approximately every 250-feet. View walls include a single-scored smooth block base with a wrought iron top and repeating cultured stone veneer columns. The 3-foot high accent walls will provide single-scored smooth block with repeating cultured stone veneer columns. The Loop 303 Freeway sound attenuation design and timing will be based on ADOT policy. The sound attenuation shall be consistent with the PAD theme wall in colors and materials as much as is practical.

The Sycamore Farms entry features incorporate stone panels and cultured stone veneer columns with a beam laid horizontally across the top of the panels. Trellis bars provide accents at either end of the entry feature with one set of trellis bars supporting the Sycamore Farms sign. The entry feature incorporates vent louvers that are typically found on top of barns and other large farm buildings to vent hot air from the top of the roof. The vent louvers are repeated at different entry features to provide an agricultural historical context to the overall master plan.

Smaller entry features are designed to provide an entry feature theme for residential subdivisions, retail

centers, institutional uses, and office centers. All of the smaller entry features use common materials and design elements found in the main Sycamore Farms entry features (see Conceptual Entry Features & Monumentation Plan, **Exhibit R**).

LANDSCAPE CONCEPT STATEMENT & PLANT PALETTE

Enhanced landscaping that creates continuity throughout the project area utilizing both arid and lush plant materials shall be provided. Select project theme trees and colorful ground covers within streetscapes that create a continuous landscape character for the project. Use turf in recreation open space areas, retention basins and at select project entries. Establish a project plant list that is sensitive to the environmental concerns and adheres to City and ADWR approved plant lists.

A street tree program will be required for all single-family residential development within the Sycamore Farms PAD area. Tree plantings will be in conformance with City of Surprise size and spacing requirements. Timing of street tree installation will be concurrent with the completion of horizontal and vertical construction on a per-block basis to ensure that plant materials do not incur damage as a result of construction activity, and simultaneous installation will ensure for a consistent appearance.

ARCHITECTURE

Sycamore Farms will incorporate a variety of architectural styles for commercial/office and residential. The architectural styles will vary, but the quality will be consistent throughout the PAD. All residential and non-residential architectural designs must comply with City adopted Planning and Design Guidelines. Exact architectural elevations, floor plans and color schemes for single-family residential development will be submitted for approval during the Home Product Review process. The intent of the Sycamore Farms PAD is to provide diversity in the residential architecture and floor plans offered throughout the project area.

FLOOD CONTROL & DRAINAGE

The historical terrain of the surrounding area to Sycamore Farms generally slopes from the northwest to the southeast from the White Tank Mountains to the Agua Fria River. The McMicken Dam, which was constructed in the 1950's, intercepts immediate runoff departing the White Tank Mountains and disposes the stormwater through a series of channels that ultimately discharge to the Agua Fria River. The upper limits of the overarching drainage area, therefore, are defined by the McMicken Dam. Over the years, several developments have been constructed along with several regional drainage infrastructure improvements, most of which have been corresponding to the installation of the Loop 303. In 2009, the Maricopa County Flood Control District prepared a drainage master plan titled the Loop 303 Corridor/White Tanks Area Drainage Master Plan Update (ADMPU) Area Hydrology Analysis (AHA) to document the improvements and model the drainage patterns for the area. The study was updated in 2015 with the report titled Phase I – Updating the CIP in Hydrology Model. This study was used by recent adjacent developments to develop drainage plans and propose adequate improvements to satisfy the

proposed regional drainage concept for the area.

Per the ADMPU and review of the adjacent developments, there are two primary locations where offsite stormwater impacts the Sycamore Farms project site. The first location is the intersection of Cactus Road and Cotton Lane. The second location is along Sarival Avenue, where an existing channel along the eastern frontage of Sycamore Farms – Parcel 13 terminates at the northern boundary of the subject project.

At Cactus and Cotton, stormwater currently ponds at the northwest corner of the intersection and then overtops in a sheet flow condition and continues southeasterly across the Sycamore Farms project site, west of the Loop 303. According to the ADMPU, the ultimate condition for Cactus Road features a regional drainage channel along the north side of the right-of-way that incepts and conveys stormwater to the Loop 303 channel. Portions of this channel have been constructed with neighboring developments including from Citrus Road to 175th Avenue and from Cotton Lane to the Loop 303, leaving just the portion from 175th Avenue to Cotton Lane to be completed. Per correspondence with the City of Surprise, the adjacent development to the west, Toll at Prasada, includes plans to complete this portion of the channel with Phase 2 of the development. Offsite storm water impacts at Cactus and Cotton will be mitigate with the completion of this portion of the channel.

According to Final Drainage Report for Sycamore Farms – Parcel 13, the development was impacted by offsite flows from the north and east. The proposed drainage concept for this development included intercepting and conveying offsite flow in a channel along the frontage of Sarival Avenue. In the current condition, the channel terminates at the southern boundary of Sycamore Farms – Parcel 13 where offsite stormwater overtops and continues south along the west side of Sarival Avenue where it ultimately reaches Peoria avenue and splits flow to the south, southeast and east. Upon investigation of historical imagery, further development has occurred upstream of Sycamore Farms – Parcel 13 and it is likely offsite flows in the Sarival Avenue channel have been significantly reduced. The proposed development intends to accommodate this offsite flow with improvements to Sarival Avenue and will maintain the historical discharge condition.

Offsite runoff produced west of the Project, north of Peoria Avenue proceeds under the Future 169th Avenue via a culvert system. The runoff continues east in a proposed earthen channel (Garcia Farms Channel) located along the southern boundary of the site. On site retention for Garcia Farms will remain separate from channel and will not contribute to the offsite flow. Offsite flow through the Garcia Farms Channel will be conveyed through a box culvert to allow access to the APS easement and into another cast in place concrete wing wall structure to discharge into the ADOT drainage channel, similar to the Waddell and Cactus Road structure.

According to the Flood Insurance Rate Map 04013C1660L, revised October 16, 2013, the project site is located within Flood Zone “X”:

Areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Per City of Surprise requirements, all storm water runoff generated onsite and within the adjacent offsite half-street will be retained onsite and disposed of within 36 hours. The required retention on this site is the 100-year, 2-hour storm event.

PUBLIC UTILITIES & SERVICES

Sewer

The estimated average daily flows and peak daily flows for this PAD are approximately 0.8 MGD and 2.4 MGD respectively. The Sycamore Farms PAD (project) is surrounded by existing wastewater infrastructure to serve the demands and land uses proposed. Peoria Road includes a 27-inch sewer line from Cotton Lane to Sarival Avenue and increases to a 36-inch main that continues east. Cactus Road includes a gravity sewer system that varies in size from 8-inches to 15-inches at the intersection of Auto show Avenue along the project frontage. An existing 21-inch sewer increasing to 24-inches exists in Cotton Lane from Cactus Road to Peoria Avenue. A 15-inch sewer main exists in Sarival Avenue along the project frontage, connecting to the Peoria Avenue 36-inch line at the intersection. Refer to **Exhibit Z** for the Conceptual Wastewater System Exhibit.

Sycamore Farms will ultimately connect sewer lines via collector streets to the gravity sewer mains in the surrounding arterial roadways. The existing City of Surprise Wastewater Treatment Plant located 3.5 miles east of Sycamore Farms has the capacity to serve the project demands. The City plans to expand the plant to increase capacity to a range of 24 to 28 MGD.

Water

The estimated average daily flows, maximum daily flows and peak daily flows for this PAD are approximately 1.2 MGD, 2.5 MGD and 3.7 MGD respectively. An existing 16-inch water main in Cactus Road and Cotton Lane exists along the project frontage. Sarival Avenue includes a 12- inch water main along the project frontage. Sycamore Farms will construct water lines in the collector streets and individual projects will connect to the collector roadway system and directly into the arterial roadway water system surrounding the property where applicable. The applicant has received a “Will Serve” letter from EPCOR Water Arizona, Inc. to serve water to the site. Refer to **Exhibit AA** for the Water System Exhibit.

Streets

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half- width rights-of-way in accordance with City of Surprise arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross section standards. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations. Sycamore Farms will be required to construct, at a minimum, half of the raised landscaped median along all arterial frontages, with median break where appropriate. At arterial intersections, additional right-of-way may be required per Surprise EDS Detail 3-14.

Open Space / School

The Sycamore Farms PAD area will not be providing public park or school sites. The public park use originally designated on the subject property was removed by the City of Surprise during a 2019 amendment to the PAD. School uses are allowed by right as indicated in the Land Use Matrix on any of the PAD parcels. The Dysart Unified School District has not requested the reservation of a school site within the PAD area.

Utility Providers

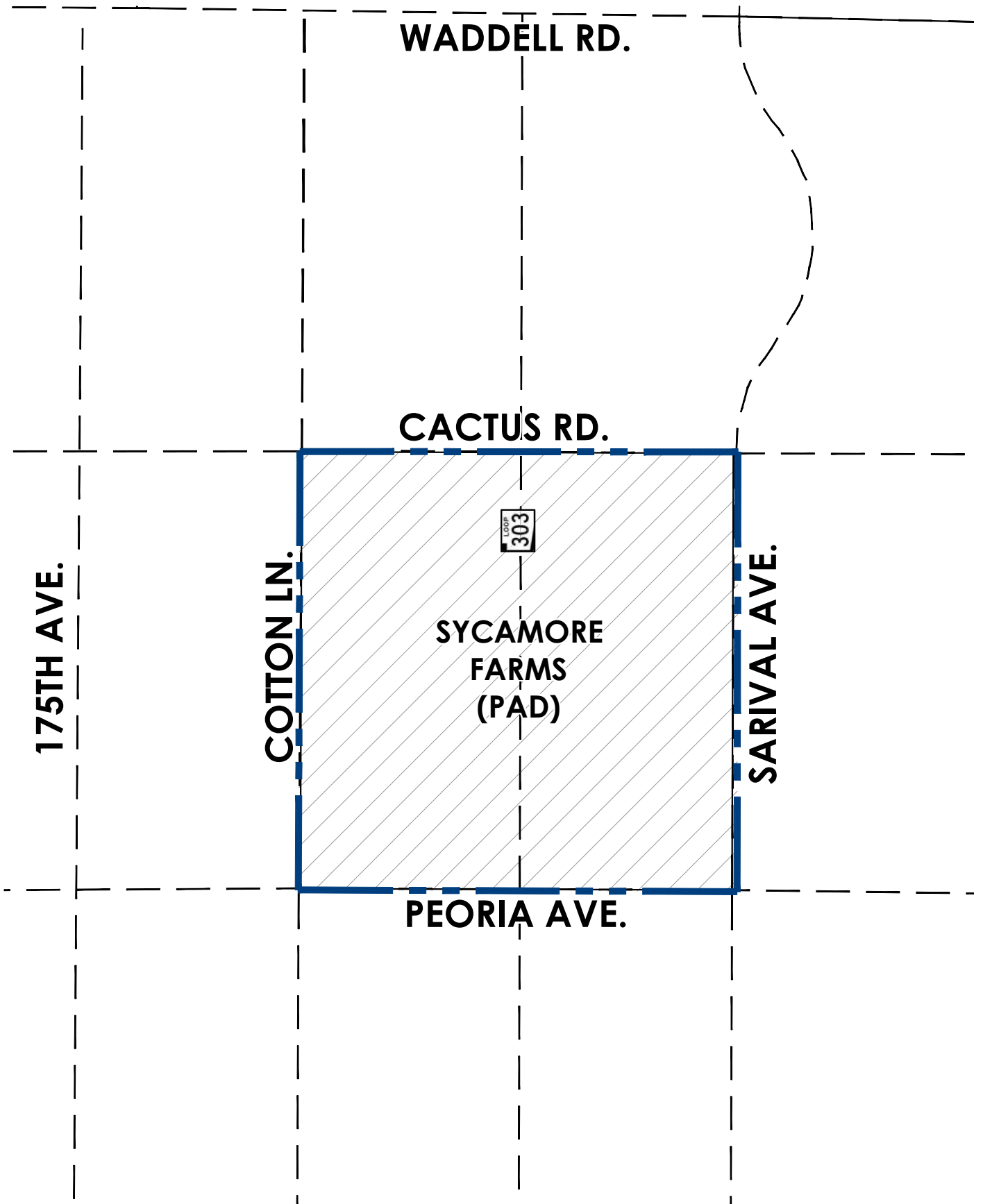
Below is a list of the main utility providers for the Sycamore Farms PAD area:

Sewer	City of Surprise
Water	EPCOR Water Arizona, Inc.
Electricity.....	Arizona Public Service
Telephone/Internet.....	Various
Cable TV	Cox Communications & Century Link
Gas	Southwest Gas Company
Refuse	City of Surprise & private
Fire and Emergency.....	City of Surprise
Police	City of Surprise
Schools	Dysart Unified District #89

All infrastructure shall be constructed pursuant to the provisions of the current standards of the Surprise Municipal Code or an approved development agreement.

PHASING

Sycamore Farms may be constructed on a parcel-by-parcel basis depending on market demand. The exact phasing of infrastructure improvements shall be determined at the time each project within each parcel is to be constructed within the PAD. The phasing of infrastructure shall comply with all City Codes. All needed off-site and on-site improvements shall be constructed at the time each parcel is developed with a specific user, and in accordance with the City's adopted timing chart for arterial streets construction. When a parcel is developed it shall include needed sewer connections to the City system, water connections to the EPCOR water system, on-site storm water retention, and street improvements as required by the City. Water distribution system and water line connections shall be made per agreements with the EPCOR Water Company and comply with the fire- flow needs of the Surprise Fire Department. Entry features shall be constructed when development occurs on a parcel that is contiguous to a street improvement where an entry feature is identified in the PAD.



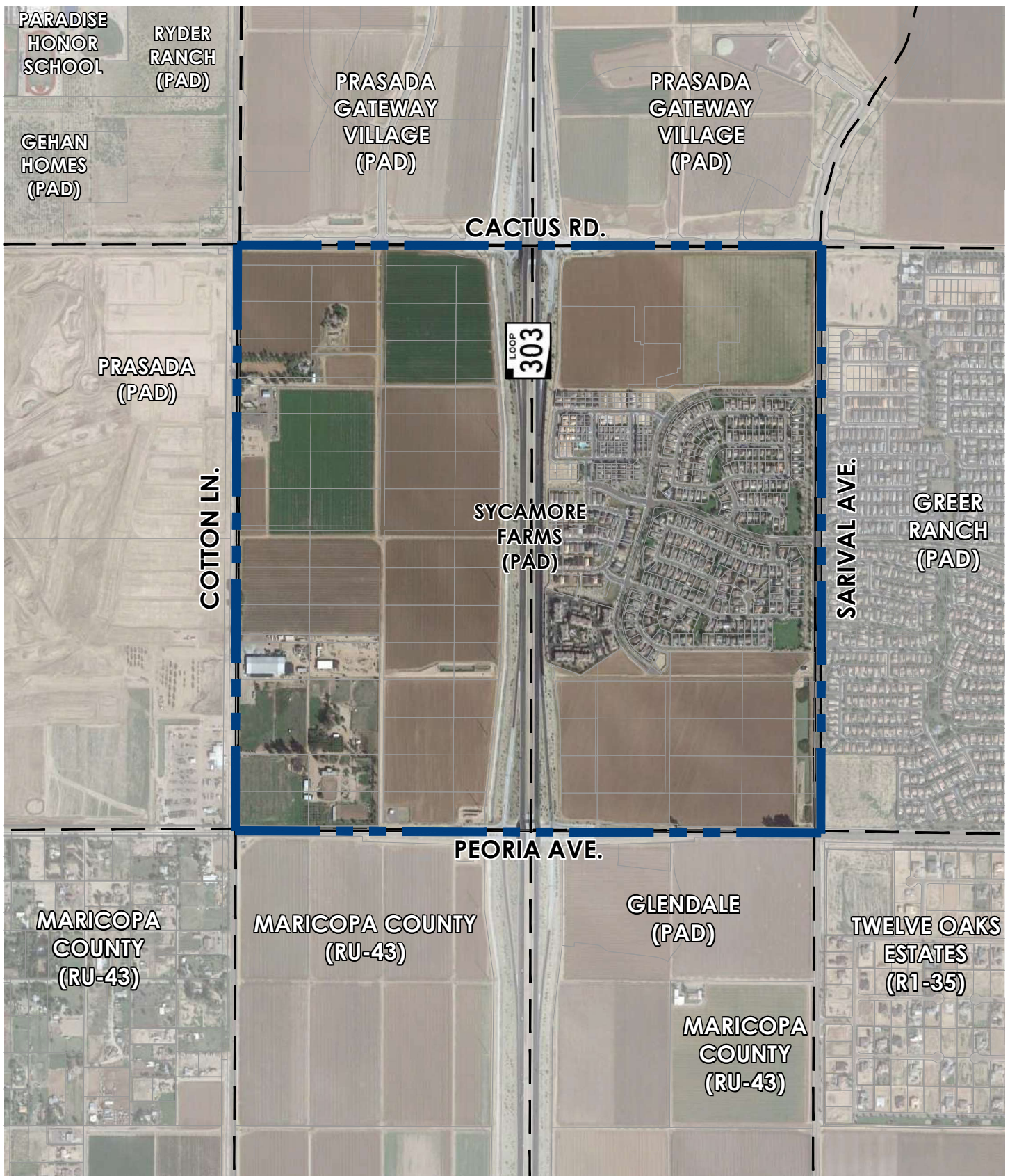
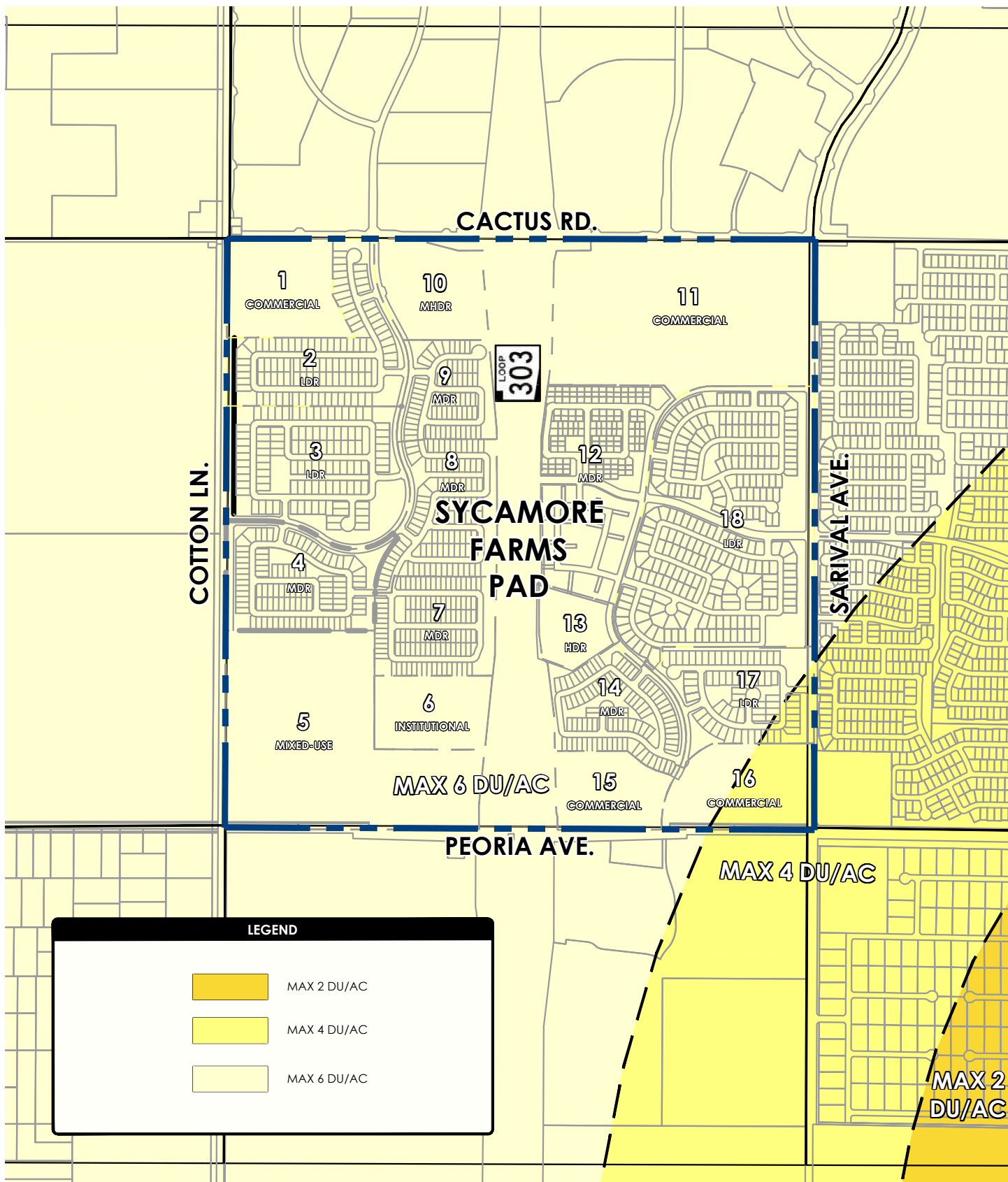


EXHIBIT B: SURROUNDING PROPERTY & ADJACENT OWNERSHIP







**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

5 July 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the “territory in the vicinity of a military airport,” and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

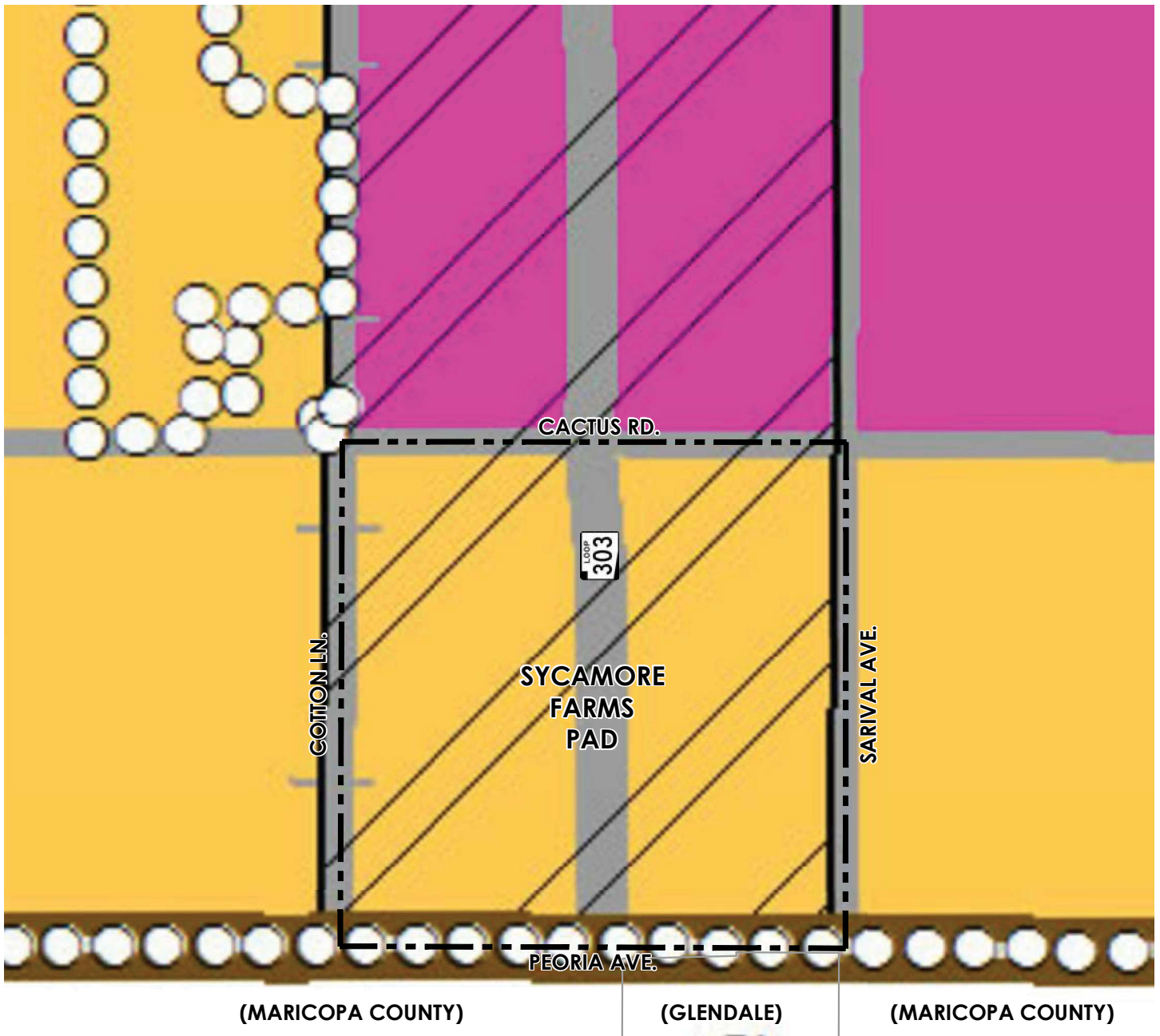
Sincerely

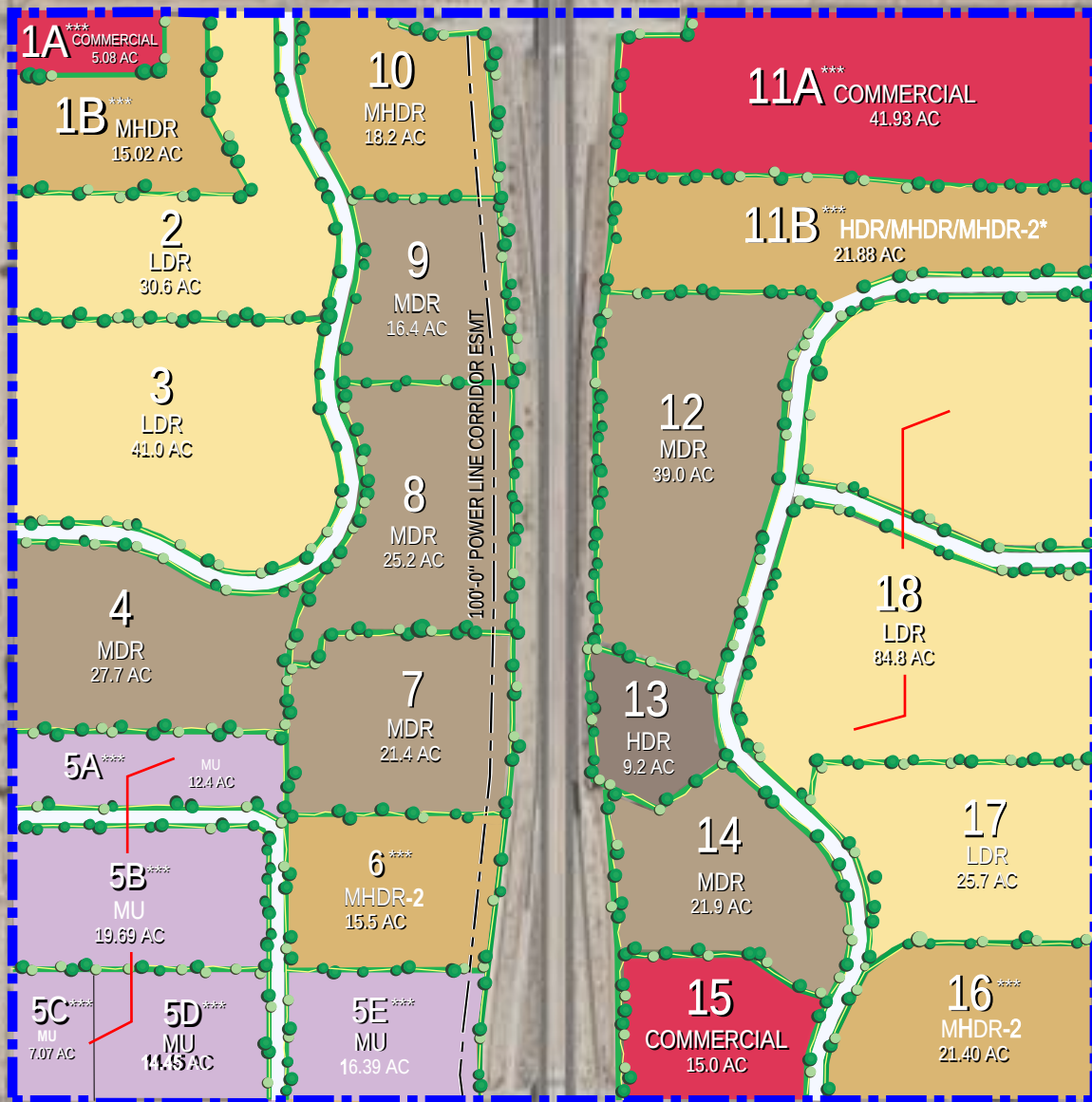
CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing





*Parcel 11B may develop as HDR/MHDR/
MHDR-2, subject to Table 3.
*** Parcels included in this PAD amendment
(Parcels 1, 6, 11, and 16)



TABLE 3-A: Conceptual Plan Data

Parcel	Sub-Parcel	Gross Acres	Proposed Use	Approved PAD Units (*2)	Built/Platted/ Site Planned Units (Excluding Parcel 5)	Total Units Accounted for by PAD Parcels (Excluding Parcel 5)	Surplus of Unused Units from Existing PAD (*3)	New Proposed Units	Total Units
1				0	0	0	0	288	See 1B
	A	5.08	Commercial	0	0	0	n/a	n/a	0
	B	15.02	Medium High Density Residential (MHDR)	0	0	0	n/a	288	288
2		30.6	Low Density Residential (LDR)	153	102	102	-51	n/a	102
3		41	Low Density Residential (LDR)	205	106	106	-99	n/a	106
4		27.7	Medium Density Residential (MDR)	166	0	166	n/a	n/a	166
5		70	Mixed-Use (1)	1120	n/a	n/a	n/a	n/a	1120
6		15.5	Medium High Density Residential (MHDR-2)	0	n/a	0	0	128	128
7		21.4	Medium Density Residential (MDR)	128	128	128		n/a	128
8		25.2	Medium Density Residential (MDR)	151	93	93	-58	n/a	93
9		16.4	Medium Density Residential (MDR)	98	61	61	-37	n/a	61
10		18.2	Medium High Density Residential (MHDR)	364	0	364		n/a	364
11								n/a	See 11B
	A	41.93	Commercial					n/a	0
	B	21.88	Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	0	0	0		400	400
12		39	Medium Density Residential (MDR)	217	147	147	-70	n/a	147
13		9.2	High Density Residential (HDR)	168	0	168		n/a	168
14		21.9	Medium Density Residential (MDR)	131	85	85	-46	n/a	85
15		15	Commercial (C)	0	0	0		n/a	0
16		21.4	Medium Density Residential (MHDR-2)	0	0	0		130	130
17		25.7	Low Density Residential (LDR)	129	65	65	-64	n/a	65
18		84.8	Low Density Residential (LDR)	250	0	250		n/a	250
SR303		63.7	SR303	0	0	0		n/a	0
Total		637.6		1637	579	1361	-275	658	3801

Table 3-A Notes/Assumptions

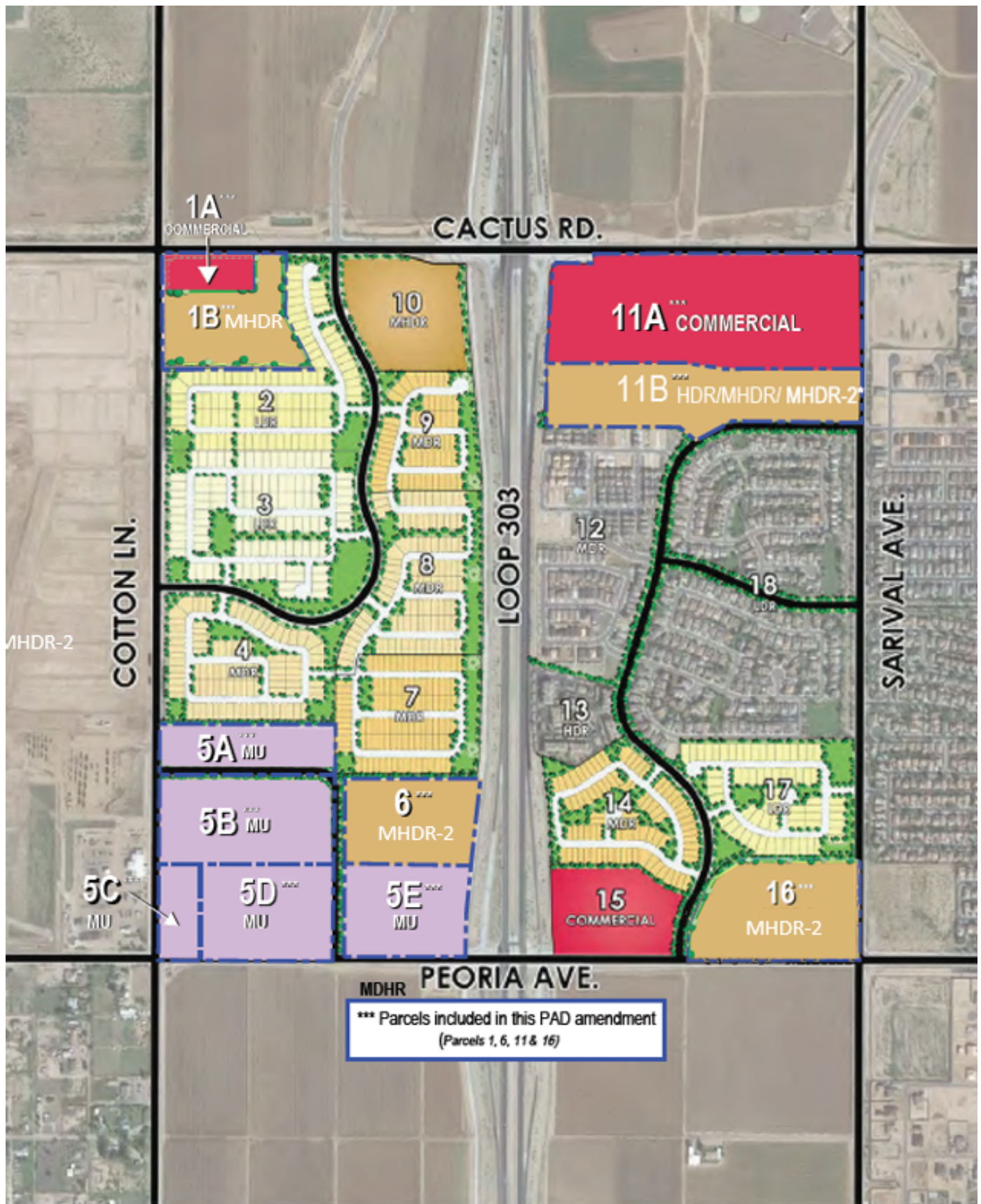
- 1,120 mixed-use units are approved for Parcel 5; The Conceptual Plan Data is provided in Table 3.B.
- If a residential parcel has not been site planned and/or platted and/or developed, this matrix assumes the PAD allocation for the respective parcel remains as-is per the PAD matrix
- PAD amendment will utilize surplus of unused units from existing PAD
- Based on the PAD, the GDC should allow 3,791 units (a combination of the PAD's 6 du/ac and its 4 du/ac area) per **Exhibit C**

Table 3-B: Parcel 5 Sub-Parcel Conceptual Plan Data

Parcel 5	Sub-Parcel	Gross Acres	Proposed Use	Maximum Approved Density	Built/Platted/ Site Planned Units	Per Project Maximum Density	Remaining Parcel 5 Units (*1)
		70		1120	---	---	861
	A	12.4	Mixed Use (TBD)	---	---	Varies	---
	B	19.69	Mixed Use (TBD)	---	---	Varies	---
	C	7.07	Mixed Use (Residential)	---	---	Varies	---
	D	14.45	Mixed Use (Residential)	---	259	259	---
	E	16.39	Medium High Density Residential (MHDR)	---	---	128	---

Table 3-C: Land Use Summary Table

LAND USE SUMMARY						
Land Use	Existing PAD			Proposed PAD Amendment		
	Acres	Density	Units	Acres	Density	Units
Low Density Residential (LDR)	182.1	5 Du/Ac	737	182.1	5 Du/Ac	523
Medium Density Residential (MDR)	151.6	6 Du/Ac	893	173.6	4.68 Du/Ac	680
Medium High Density Residential (MHDR)	18.2**	20 Du/Ac	364	33.22	20 Du/Ac	652
Medium High Density Residential-2 (MHDR-2)	N/A	N/A	N/A	15.5	8.26 Du/Ac	258
High Density Residential (HDR)	9.2	43 Du/Ac	168	9.2	43 Du/Ac	168
Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	N/A	N/A	N/A	21.88	18.28 Du/Ac	400
Institutional (I)	15.5	N/A	-	0	-	-
Mixed Use (MU)	70.0	16 Du/Ac	Varies*	70	16 Du/Ac	Varies*
Commercial (C)	127.3	N/A	-	62.01	N/A	-
SR303	63.7	N/A	-	63.7	N/A	-
Totals	637.6	-	2,161	637.6		2681
*Depends on Mix of Uses; Max 1,120 **For-Rent Medium High Density Residential product is estimated at 10 to 12 du/ac ***Parcel 11B may develop under the MHDR, MHDR-2 or HDR options, subject to the maximum density permitted by Table 3. ****In the event of a conflict between this table and Table 3 pertaining to residential density, Table 3 shall apply.						



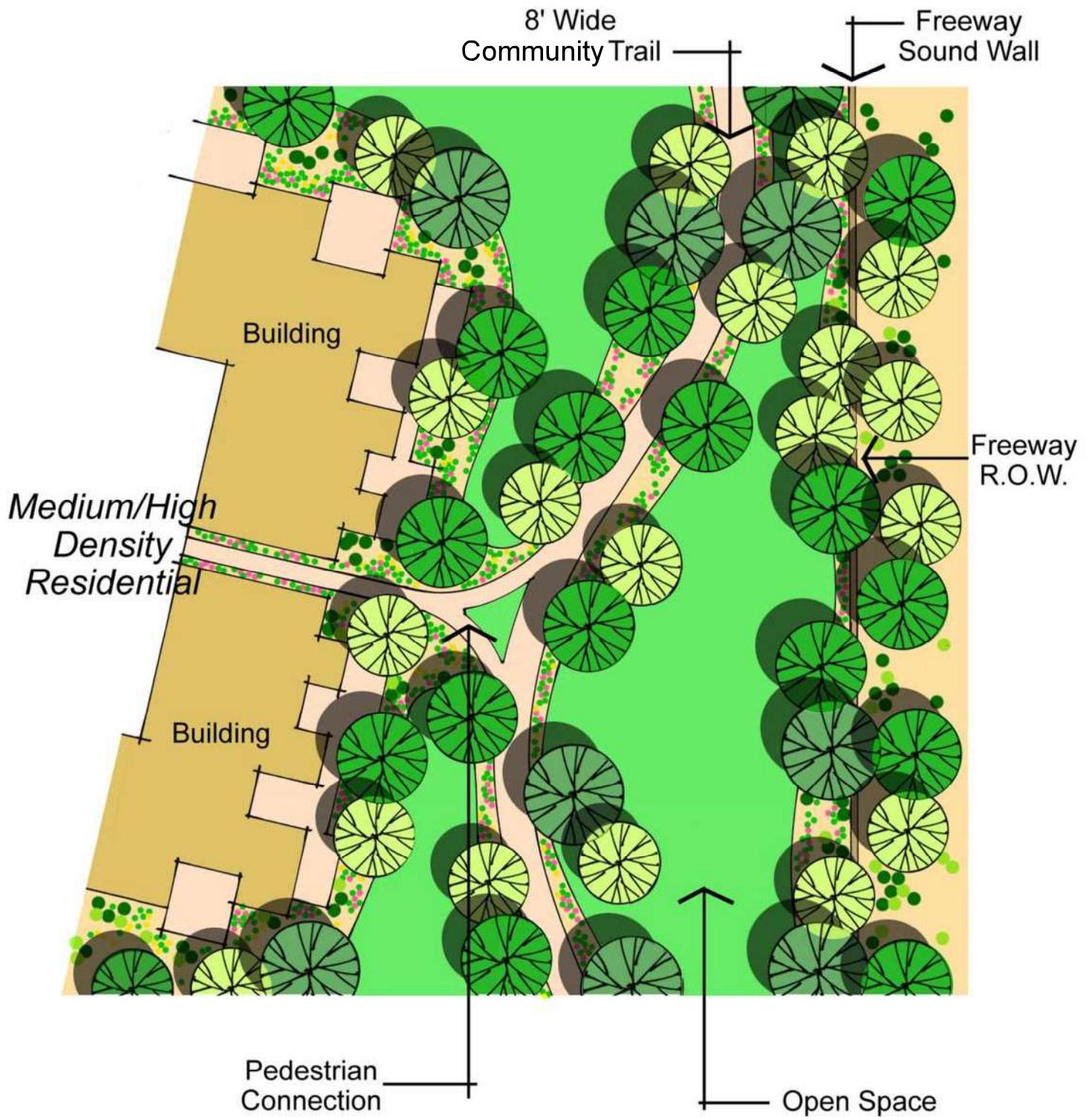


EXHIBIT 6:

TYPICAL PEDESTRIAN CONNECTION BETWEEN RESIDENTIAL PARCEL AND LINEAR OPEN SPACE

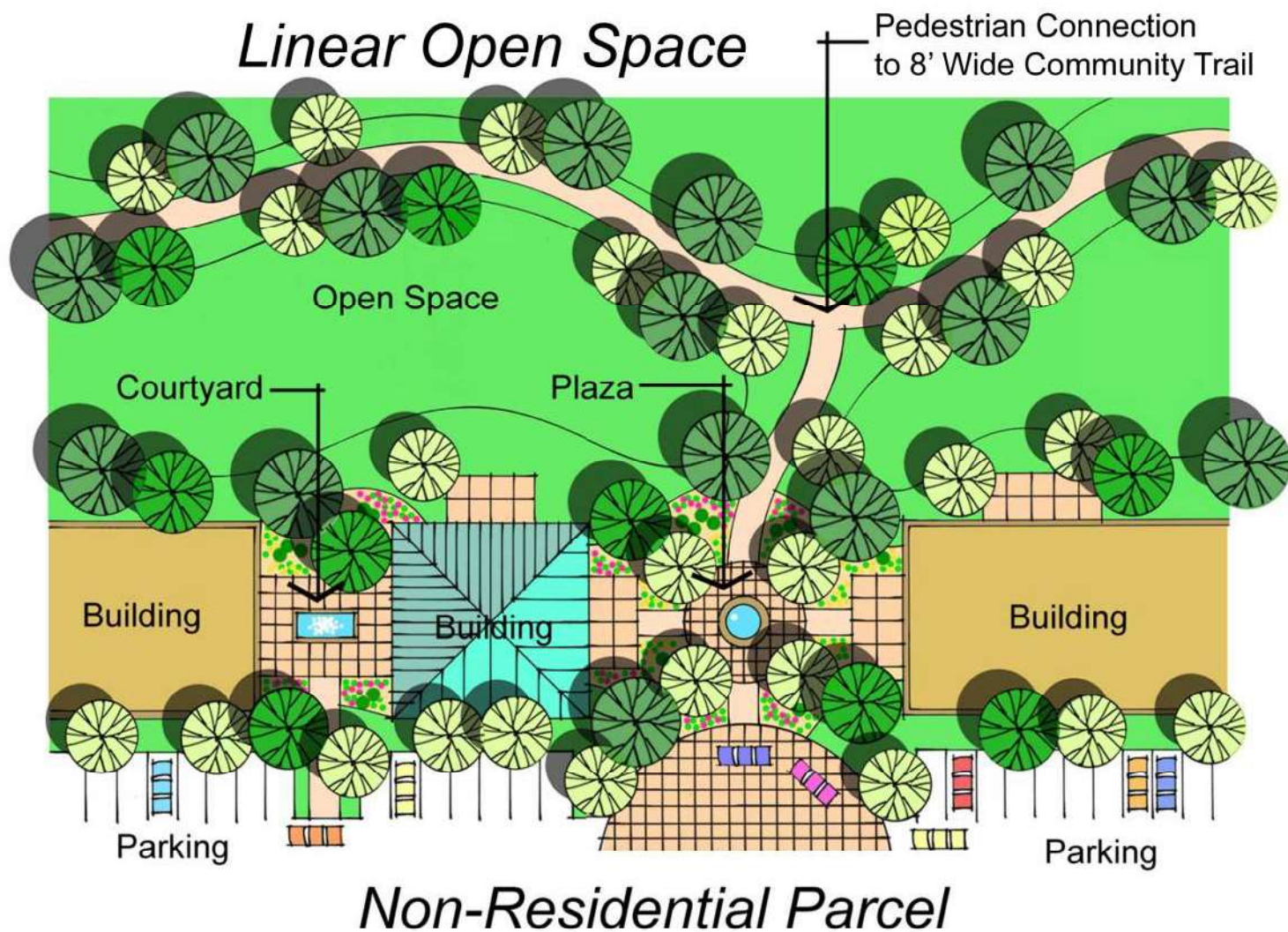


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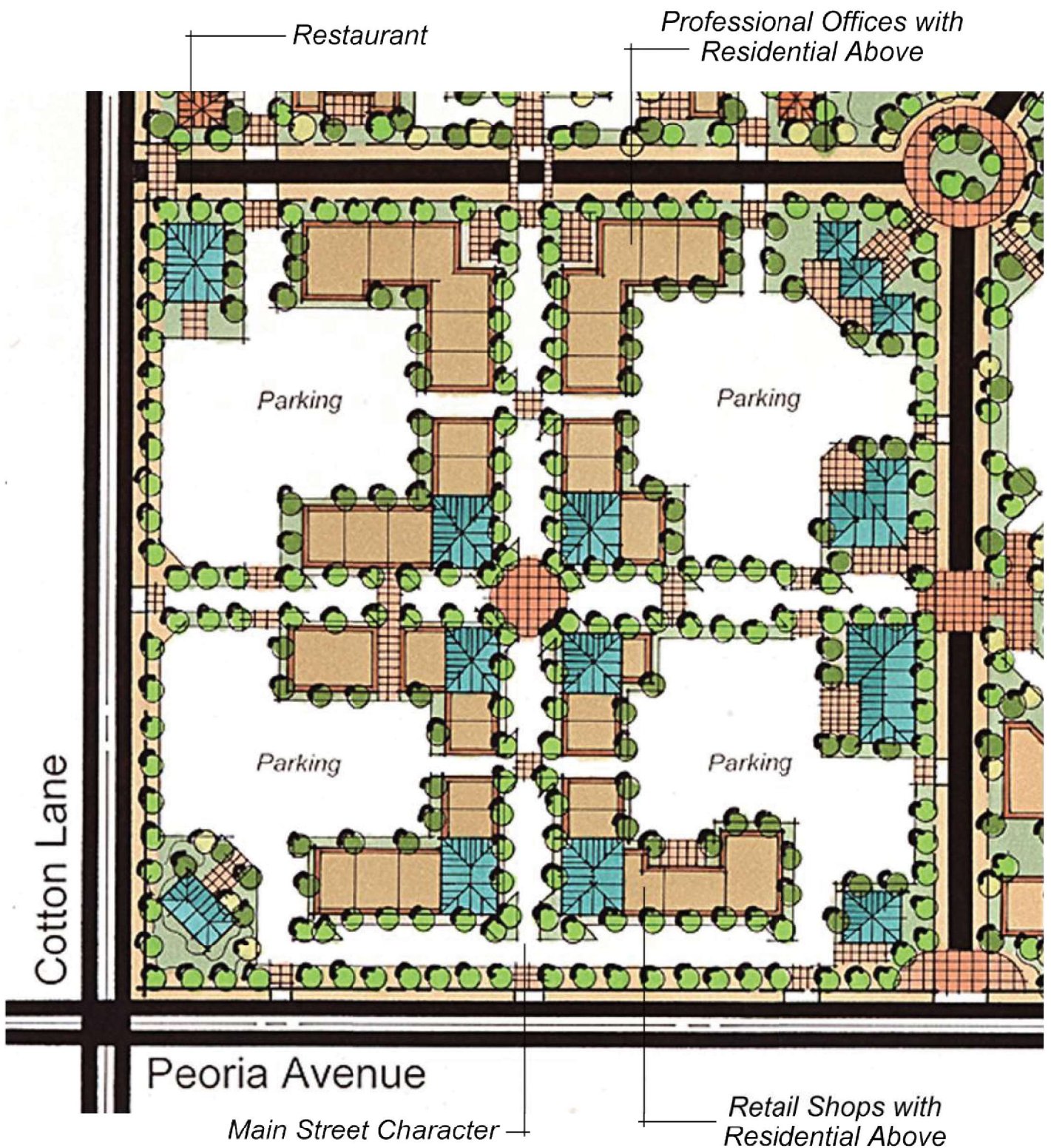
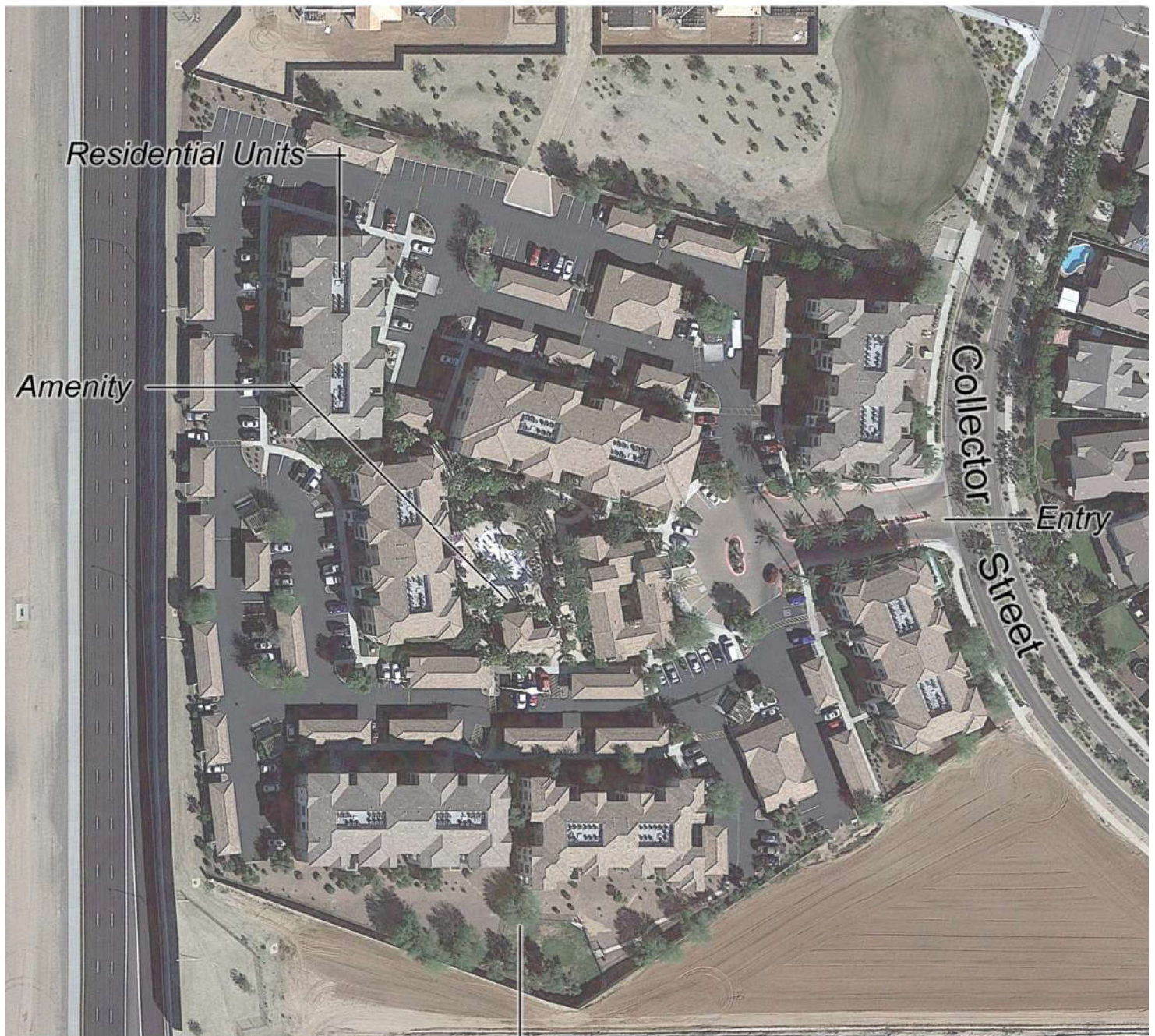
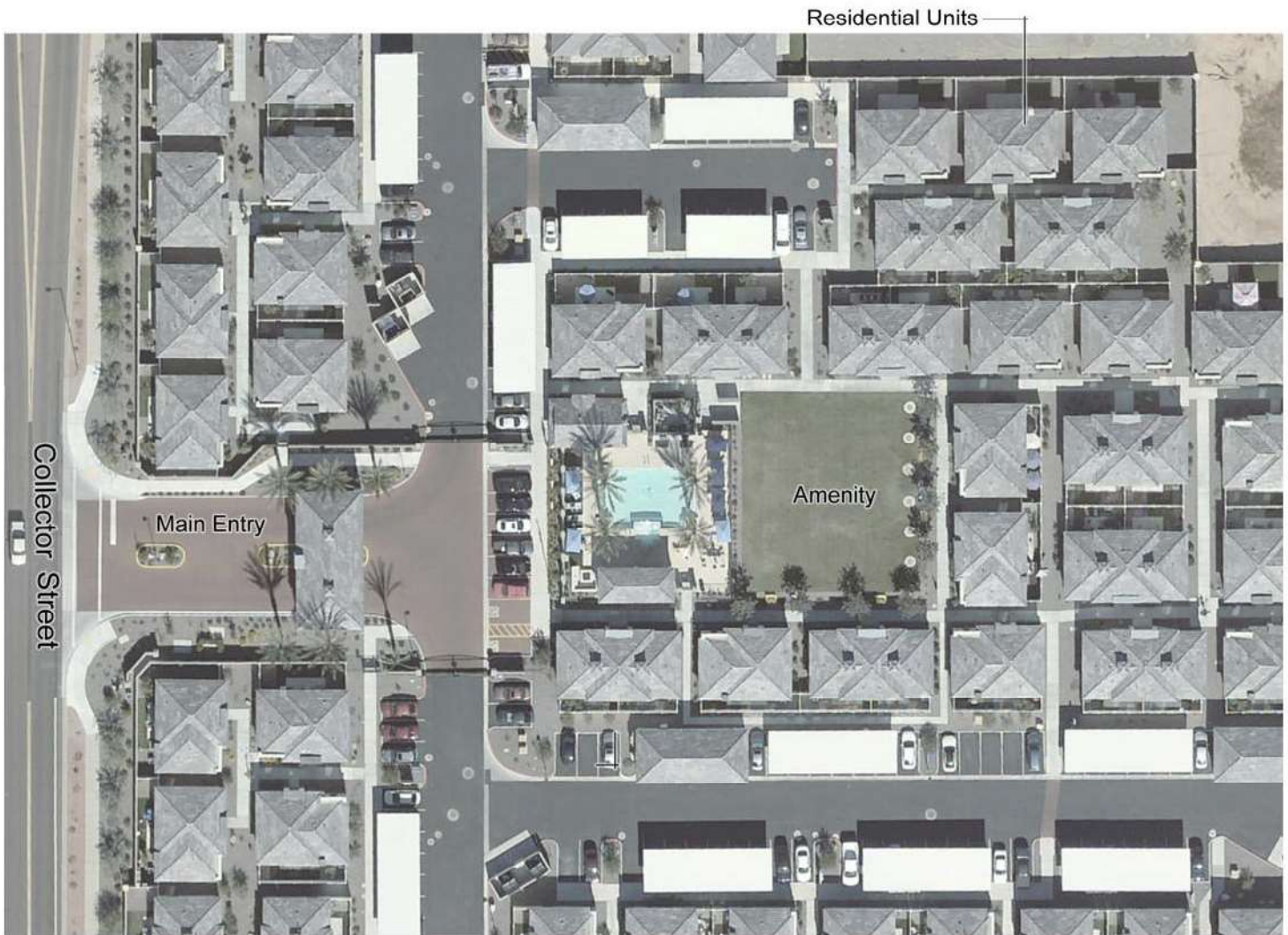


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Open Space Corridor

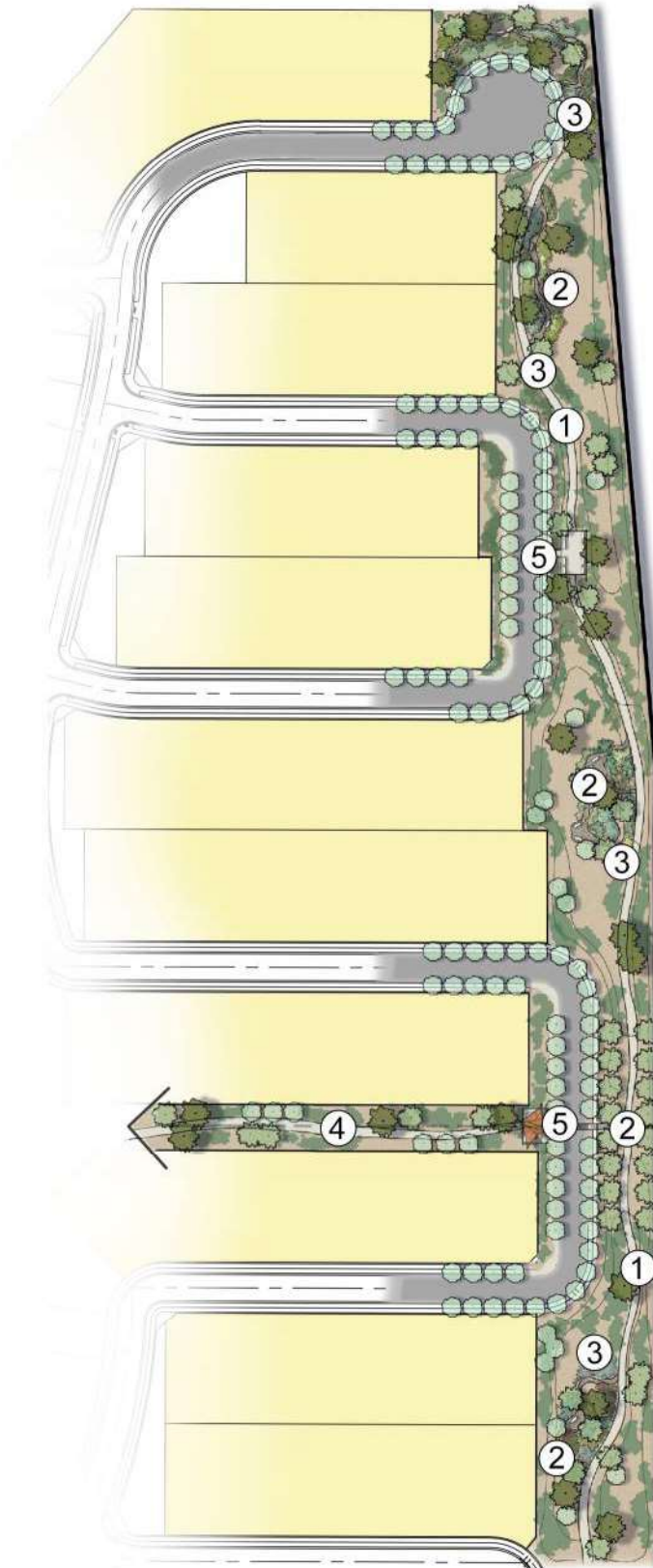
Parcel 13: Wyngate Apartments



Example shown is single-story for rent product type.



EXHIBIT N: CONCEPTUAL MEDIUM DENSITY
RESIDENTIAL PROJECT

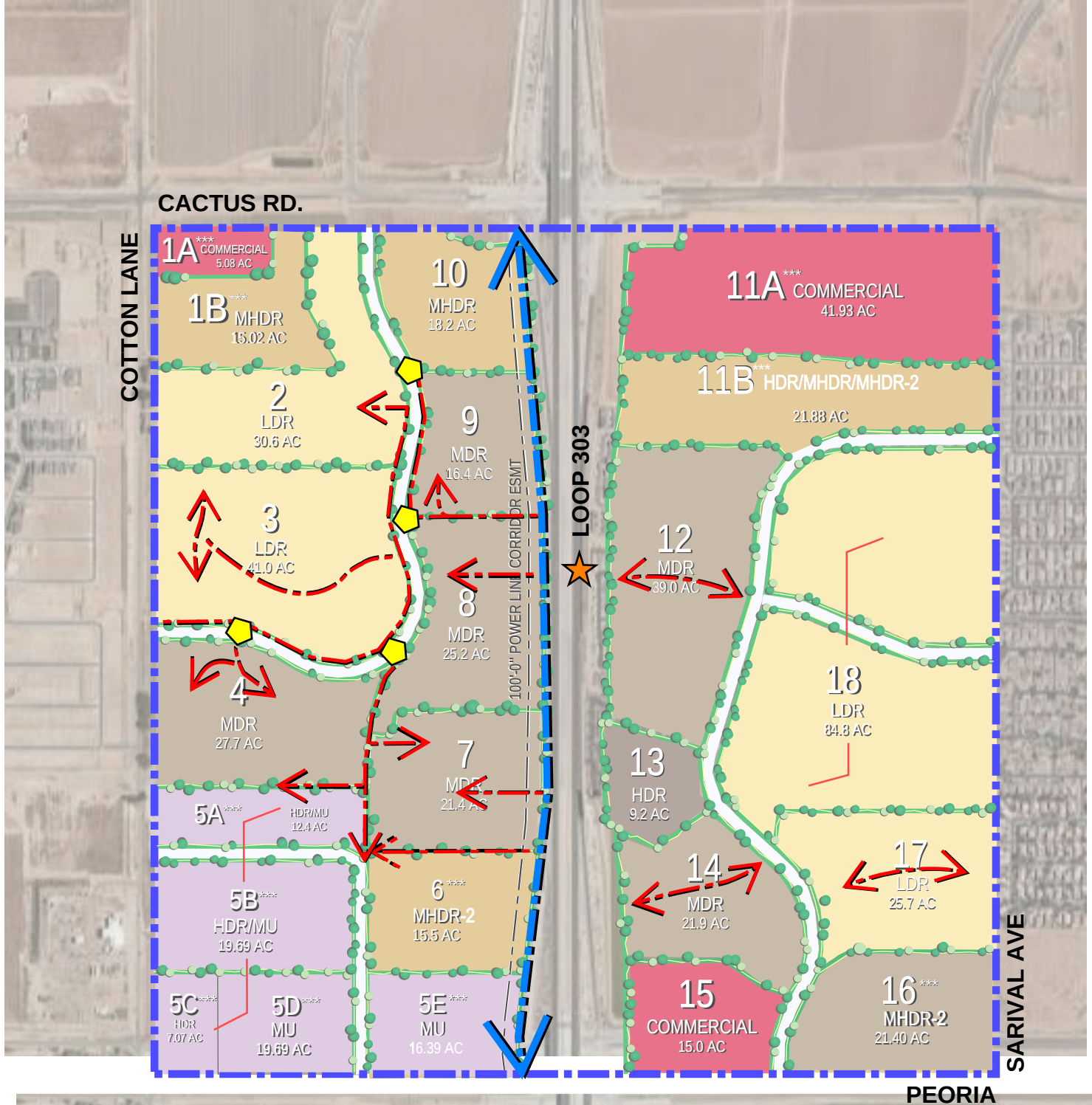


LEGEND

1. 8' COMMUNITY TRAIL
2. EDUCATIONAL NODES
3. INTERPRETIVE SIGNAGE
4. NEIGHBORHOOD TRAIL CONNECTION
5. TRAIL ENTRY PLAZA

LOOP 303

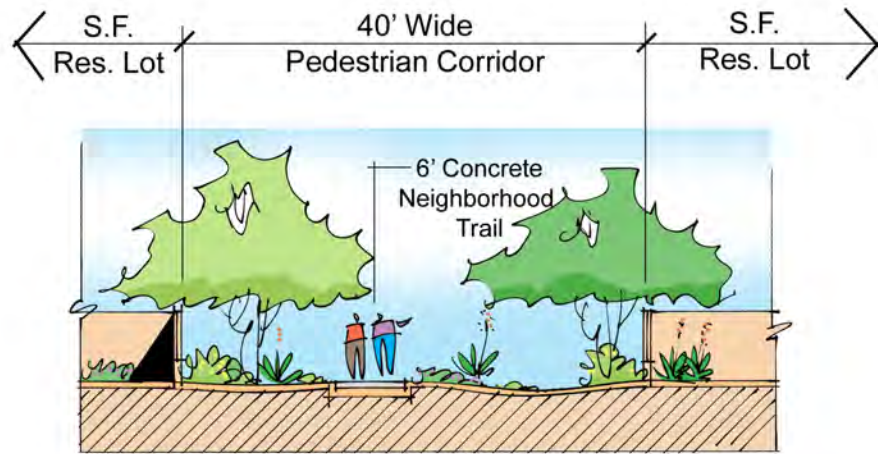




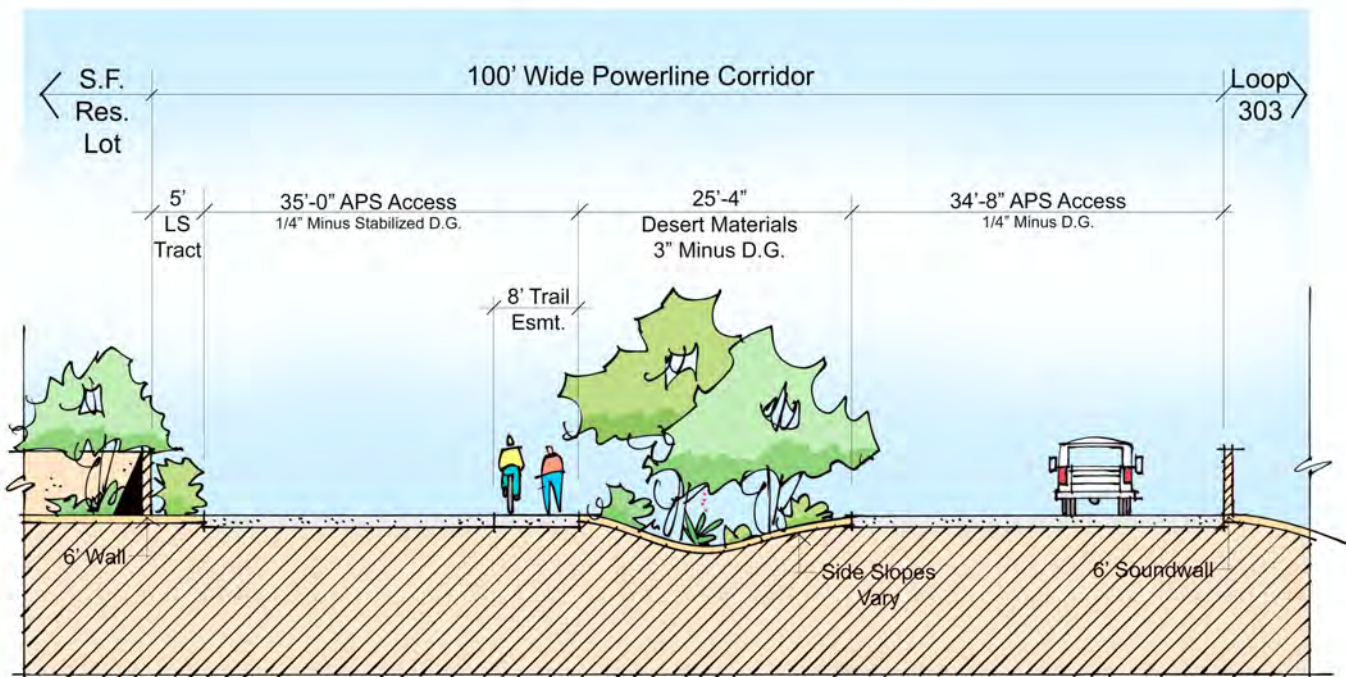
LEGEND

- MIN. 8' CONCRETE COMMUNITY TRAIL
- - - MIN. 6' NEIGHBORHOOD TRAIL
- PEDESTRIAN CROSSING
- ★ OPTIONAL PEDESTRIAN BRIDGE

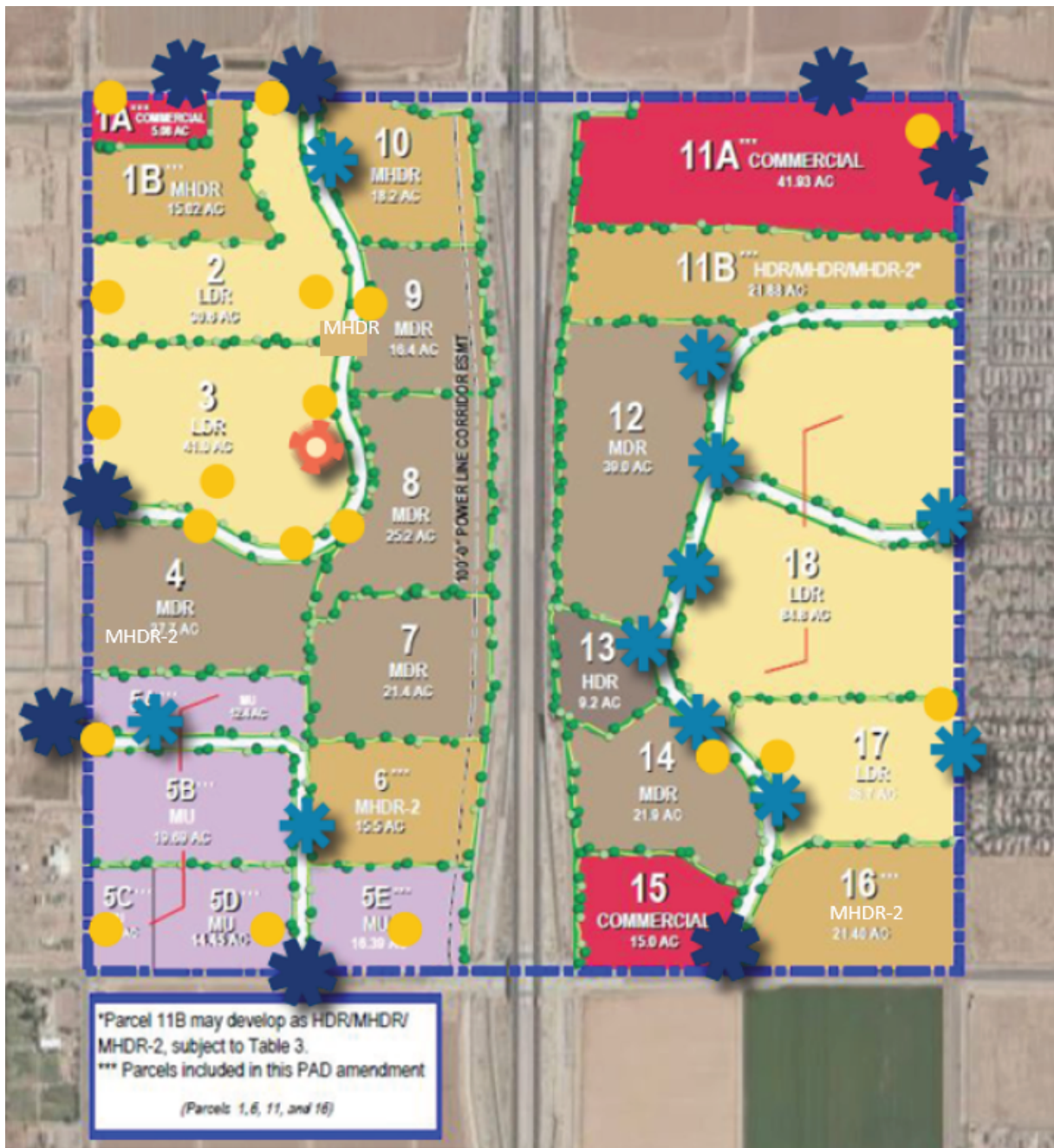
NOTE: Community trail alignments are conceptual and may be subject to change.



Neighborhood Open Space Corridor
Cross-Section



Linear Open Space Corridor
Cross-Section



LEGEND



PRIMARY MONUMENTATION



SECONDARY MONUMENTATION



AMENITY SIGNAGE



TEMPORARY DIRECTIONAL SIGNAGE

NOTES:

1. All sign locations are conceptual



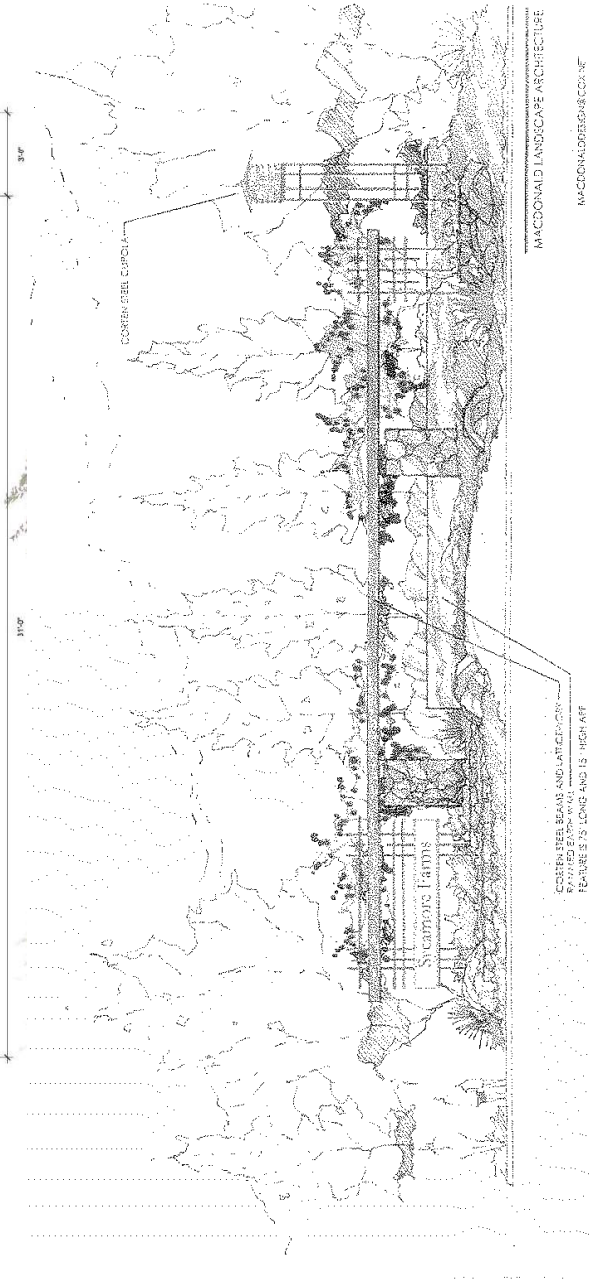
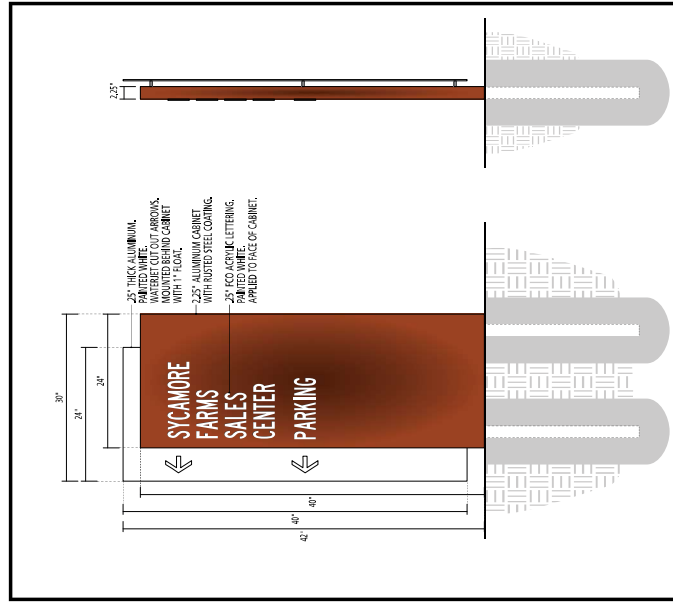
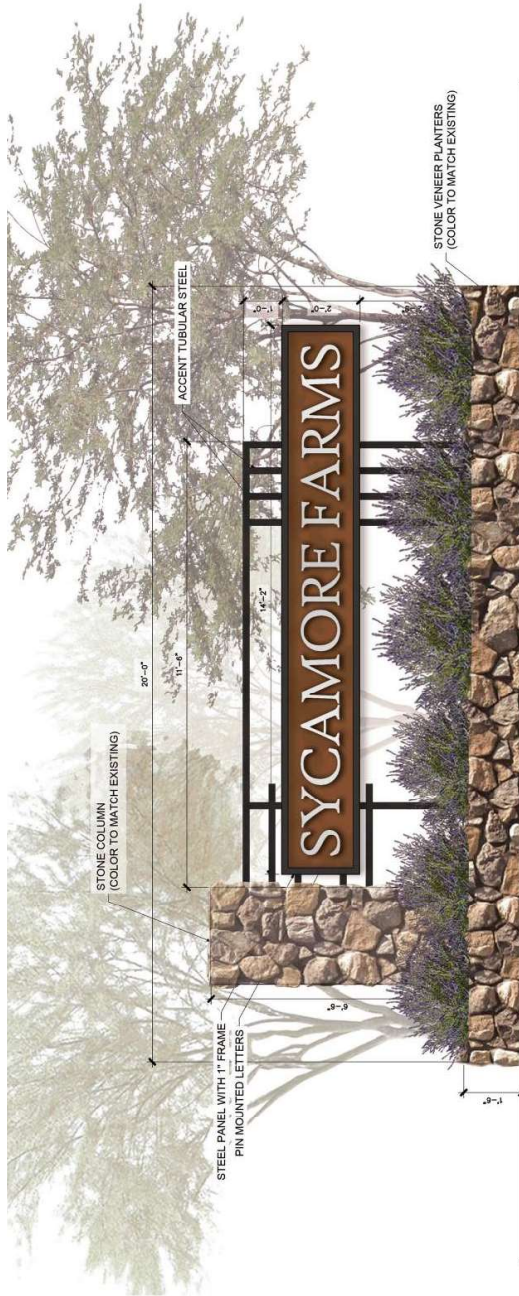
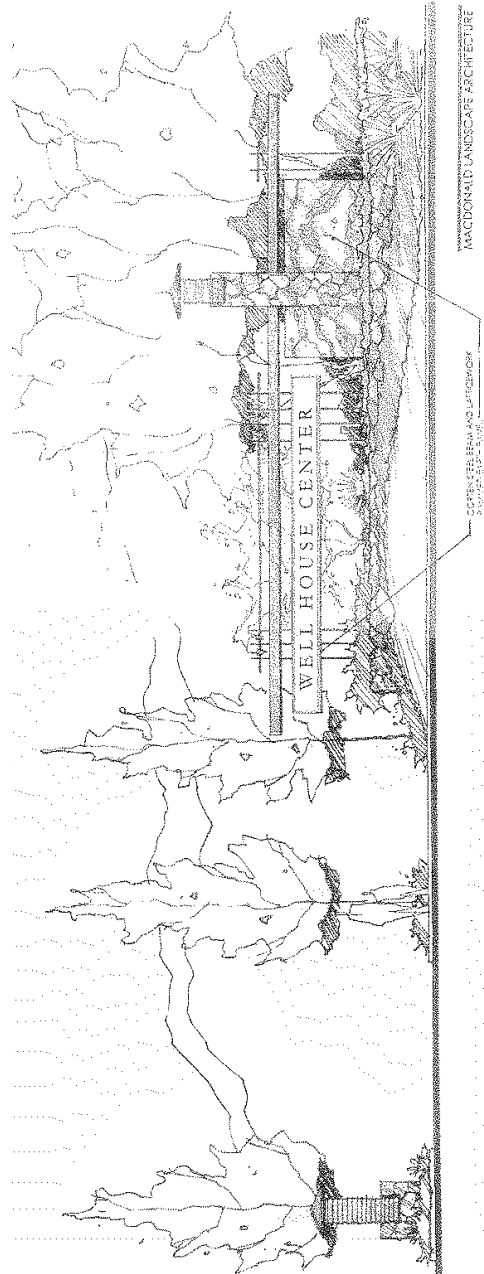
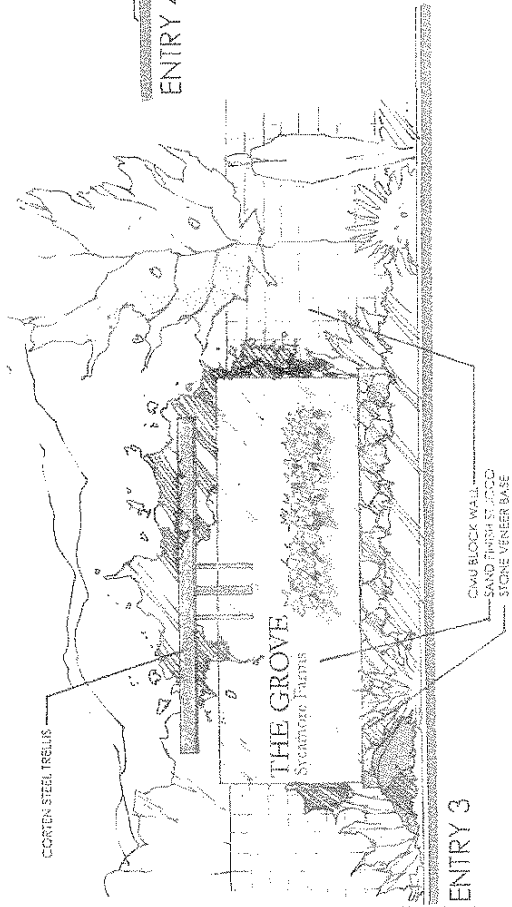
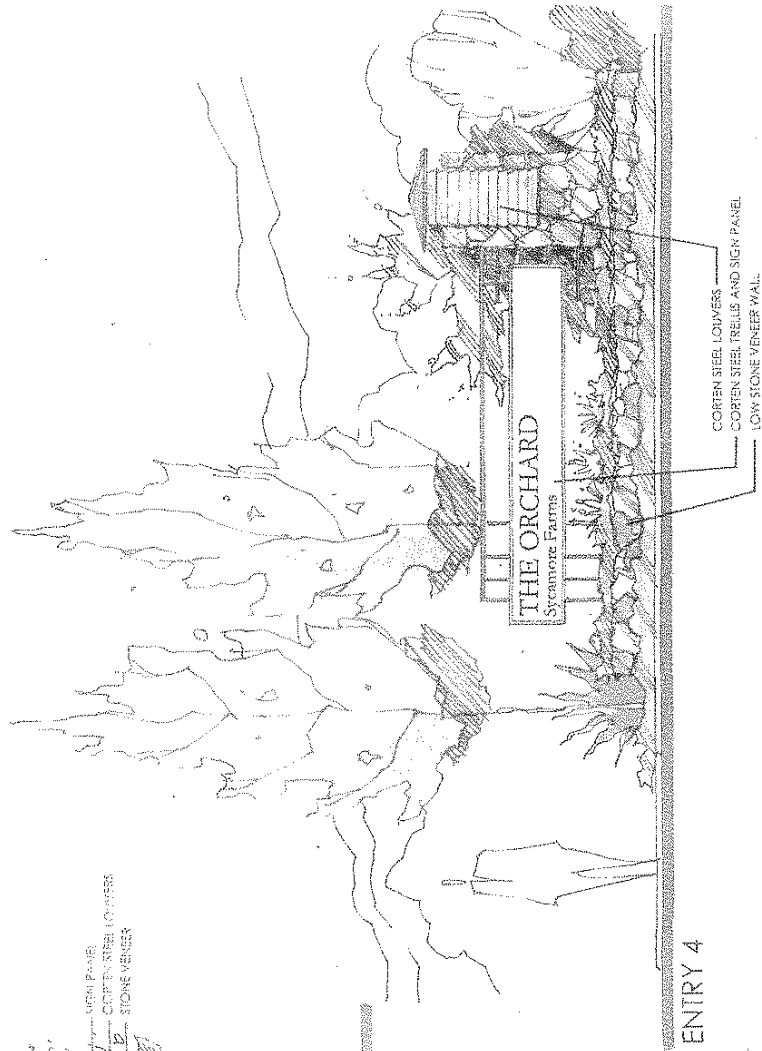
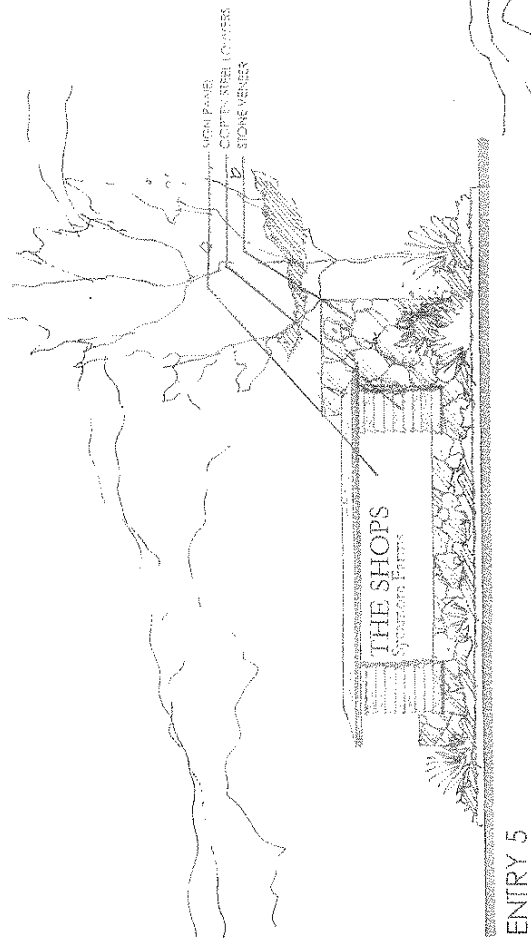


EXHIBIT S: PRIMARY ENTRY FEATURE ELEVATION



FREESTANDING DIRECTIONAL SIGN



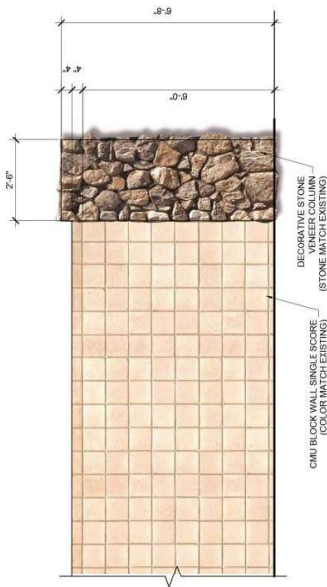


MACDONALD LANDSCAPE ARCHITECTURE

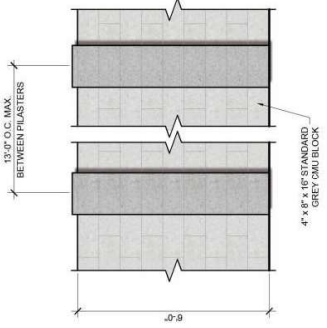
MACDONALDDDESIGN@COX.NET

ENTRY FEATURES

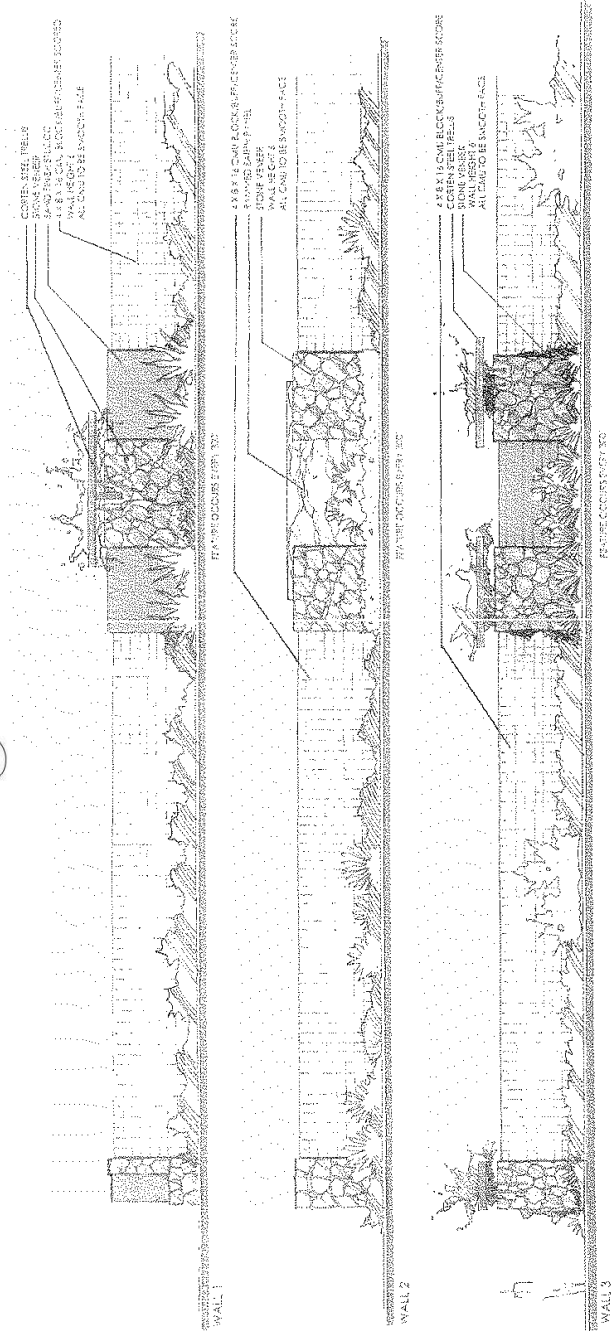
5.12.03



THEME WALL
SCALE: 1/2" = 1'-0"



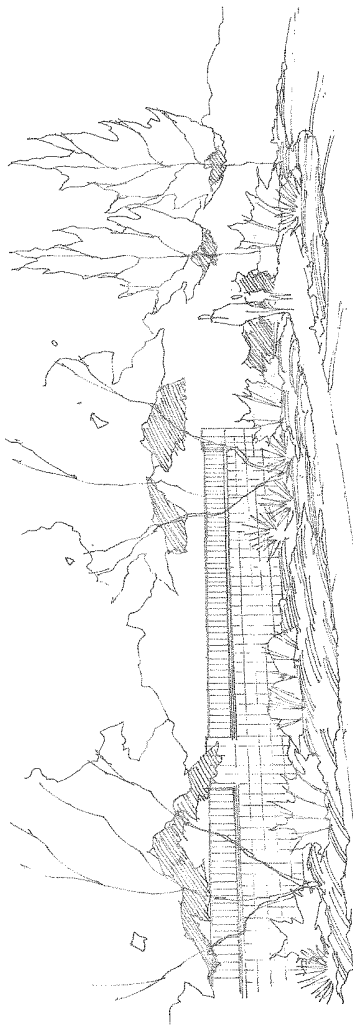
BUILDER WALL
SCALE: 1/2" = 1'-0"



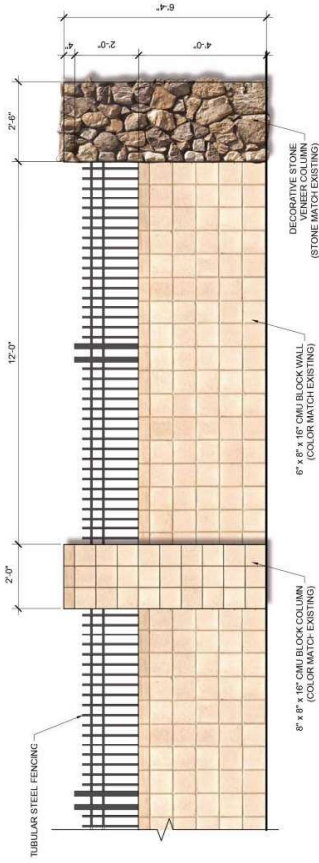
THEME WALL
SCALE: 1/2" = 1'-0"

EXHIBIT V: WALL DESIGN ELEVATIONS

MACDONALD LANDSCAPE ARCHITECTURE

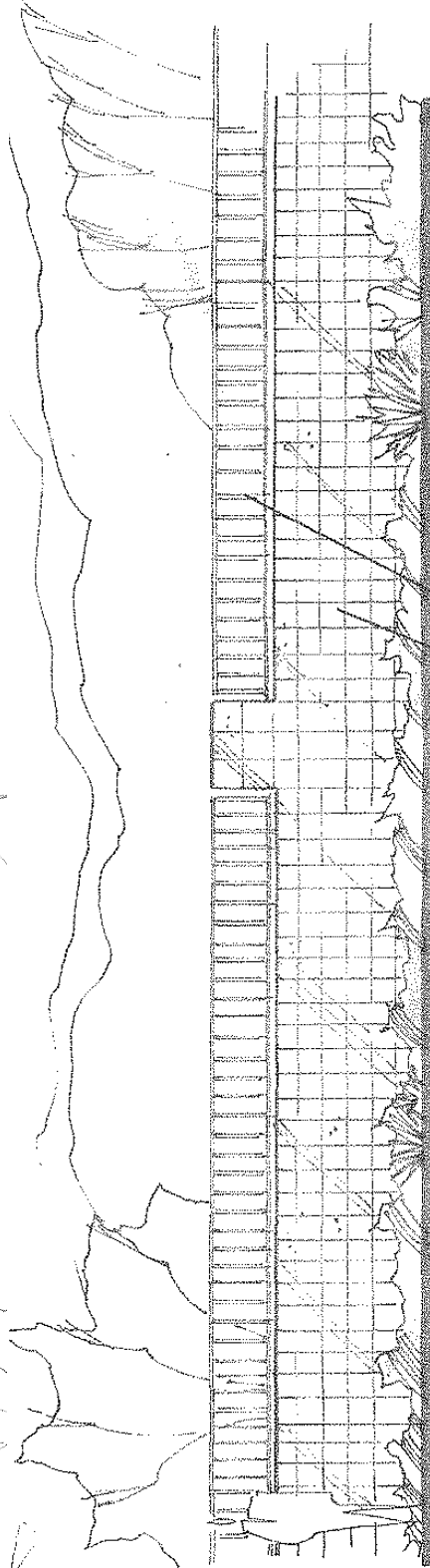


PERSPECTIVE



PARTIAL VIEW WALL

SCALE: 1/2" = 1'-0"

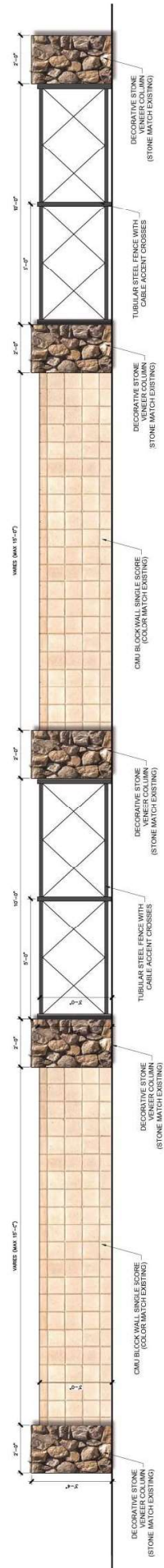


ELEVATION

4 X 8 X 16 SINGLE SCORE CMU BLOCK/SMOOTH/COLOR BUFF
2" VIEW FENCE/ALL VIEW WALLS TO BE POOL CODE COMPLIANT

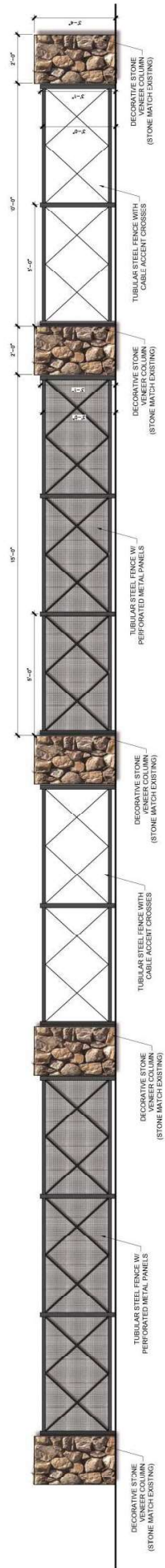
PARTIAL VIEW WALL

MACDONALD LANDSCAPE ARCHITECTURE



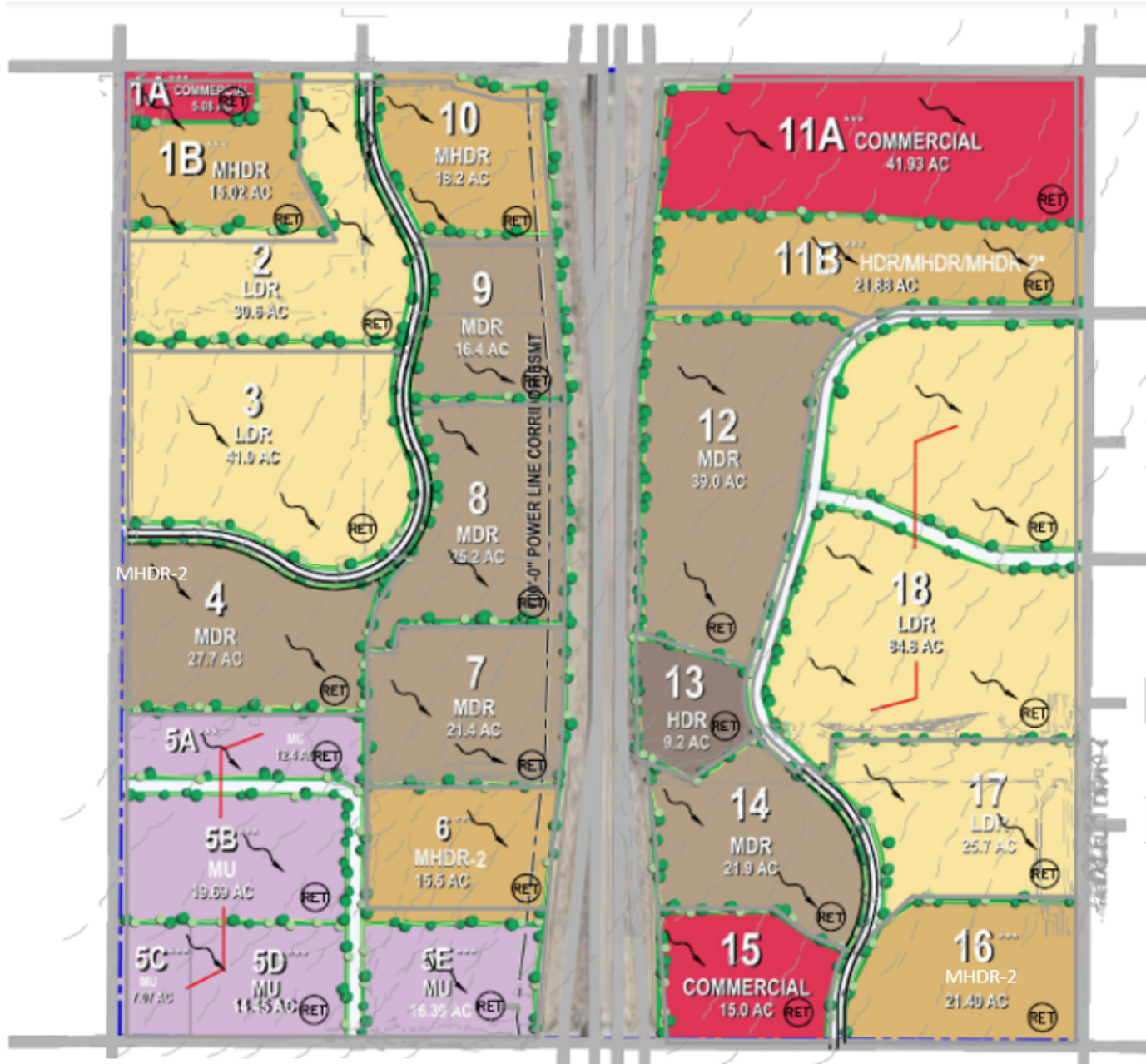
LOW ACCENT WALL AND ACCENT FENCE

SCALE: 1/2" = 1'-0"



LOW ACCENT WALL AND ACCENT FENCE - ALTERNATIVE A

SCALE: 1/2" = 1'-0"



LEGEND

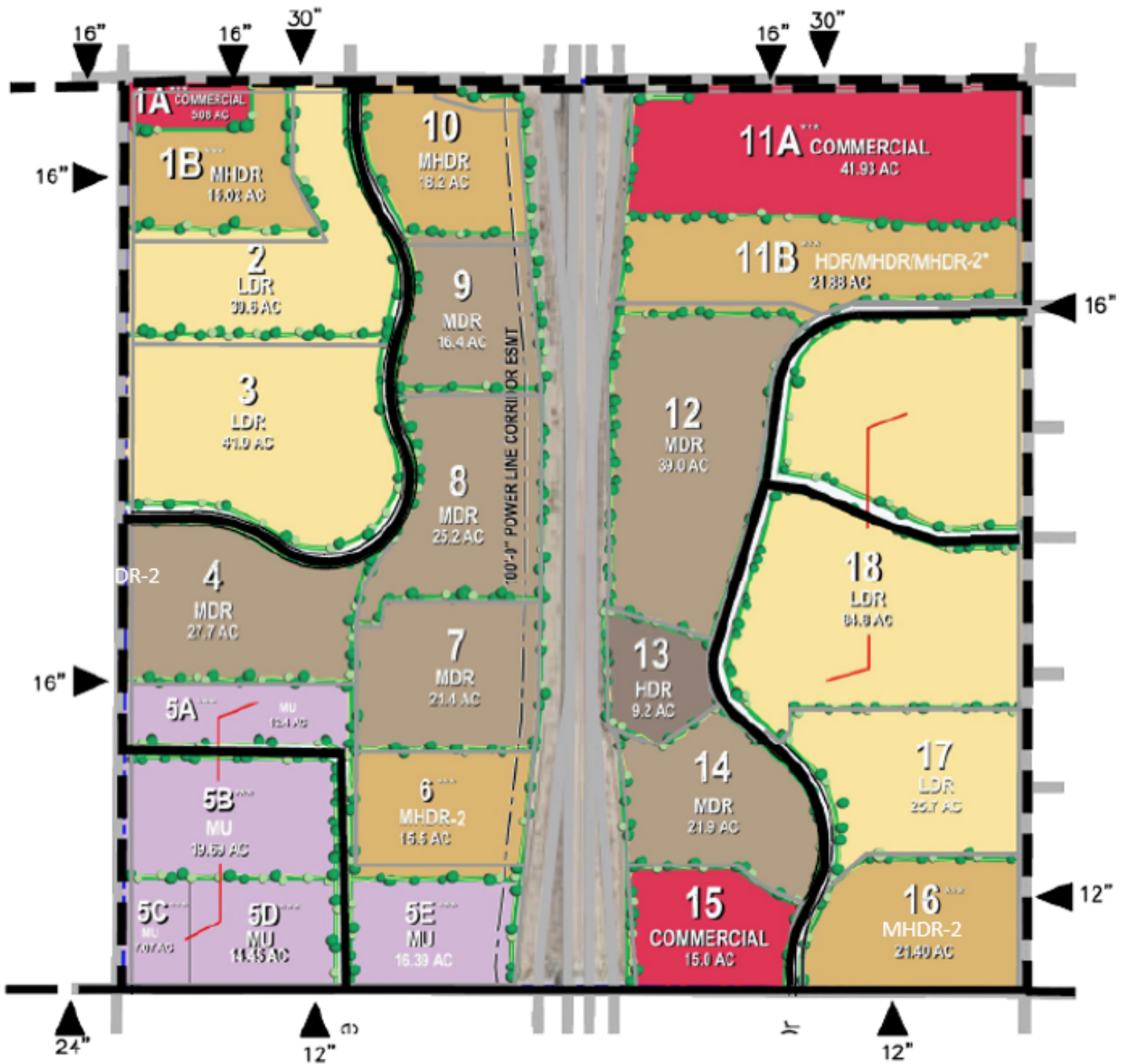
- Direction Of Stormwater Flow
- 100-yr 2-hr Retention Basin

EXHIBIT Y: PROPOSED ON-SITE DRAINAGE PATTERNS



LEGEND

- SEWER BY SYCAMORE FARMS
- EXISTING SEWER (SIZE AS SHOWN)



LEGEND

- WATER BY SYCAMORE FARMS
- EXISTING WATER (SIZE AS SHOWN)



Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Agricultural, Ranching & Open Space Uses		
Animal Hospitals, Clinic, and Boarding Facilities	Commercial ("C")	
Equestrian Center, Stables, and Riding Academies	C	Low Density Residential "LDR"
Parks, Recreation, and Open Lands	All Districts	
Residential Uses		
Assisted Living Facility	Medium Density Residential ("MDR"), Medium-High Density Residential ("MHDR" / MHDR-2), High Density Residential ("HDR"), Institutional ("I")	
Bed And Breakfast Establishments		LDR
Congregate Care Facility	MDR, MHDR/ MHDR-2, HDR, I	
Group Home	LDR, MDR, MHDR/MHDR-2 HDR	
High Density Dwellings	MHDR/MHDR-2, HDR, Mixed Use ("MU")	
Hotels, Timeshares	C	
Low Density Dwellings	LDR	
Medium Density Dwellings	MLD	
Model Home Complex	LDR, MDR, MHDR/MHDR-2, HDR	
Residential Setting Care Facility	LDR, MDR, MHDR/MHDR-2, HDR	
Retail & Service Uses		
Alcohol - Bar and/or Tavern, Microbrewery	C, MU	
Alcohol - Beverage Retail Sales	C, MU	
Ambulance Service	C, MU	
Ammunition and Firearms Sales	C, MU	
Auto Mall or New Vehicle Dealership (and ancillary uses)	MU	C
Cemetery - Pets (<i>limited to small animals</i>)		C
Cemetery or Mausoleum		LDR, MDR, MHDR/MHDR-2, HDR, C

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Day Care Center - Child and/or Adult Care		LDR, MDR, MHDR/MHDR-2, HDR, C
Drive-Through Facilities		C
Funeral Home, Mortuary	C	
Home Improvement Center, with or without outdoor ancillary uses	C (Parcel 11a)**	C
Massage - Therapeutic	C, MU	
Medical Clinic or Laboratory	C, Institutional ("I")	
Medical Hospital or Outpatient Facility	I	
Medical Office	C, MU, I	
Mobile Vending	C, MU, I	
Motion picture, art or phot studio (indoors only)	MU	
Nursery (<i>Growing, display, or sale of plant stock, seeds, or other horticultural items</i>)	C	
Pawn Shop	C, MU	
Personal Services Establishment (<i>A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair</i>)	C, MU	
Radio or Television studio (<i>not including transmitters or towers</i>)	MU	
Retail Shopping Establishment over 50,000 sq. ft. (<i>Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home decor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed</i>)	C	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan <i>(not to exceed 24 months per project)</i>	MU	
Vehicle Fueling Stations	C	
Vehicle Service - Minor Repair		C
Vehicle Washing Facilities		C
Wholesale Shopping Establishment <i>(Uses Listed Above in Retail Shopping Establishment)</i>		C
Wireless Facilities	All Districts	
Office Uses		
Office	C, I	
Public & Quasi-Public Facility Uses		
Animal Shelter		C
Clubhouse, Private including Lodges	C	
Community Facilities, Conference Center or Public Meeting Hall	LDR, MDR, MHDR/MHDR-2, HDR, C, I, MU	
Hospital, Out-Patient Care, Medical Offices	I	
Library	LDR, MDR, MHDR/MHDR-2, HDR, C, I	
Medial Research and Laboratories	I	
Post Office	C	
Public Facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings	I	
Public or Private Museums	I	
Utility Equipment Infrastructure	All Districts	
Education, Religious & Assembly Uses		
Places of Worship	All Districts	
Quasi-public facilities for use by civic or non-profit organizations	I	
School – University, College, Specialty, or Trade	I	C
School - Pre-K - 12	LDR, MDR, MHDR/MHDR-2, HDR	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Recreational & Amusement Uses		
Athletic or Fitness Club, Commercial Recreation Facilities	HDR, C, I	
Athletic or Fitness Club, Commercial Recreation Facilities (<i>Less than 5,000 GFA and Indoor Activities Only</i>)	LDR, MDR, HDR, C, I	
Athletic Fields - Non-commercial	LDR, MDR, MHDR/MHDR-2, HDR, C	
Bowling Alley, Dance Hall, Pool Hall	C	
Galleries, Auditoriums, Museums	C	
Golf Course, Driving Range, & Miniature Golf Facilities	C	
Public or Private Theatre or Concert Hall (<i>with live entertainment or other similar uses as approved by the City of Surprise</i>)	I	
Skating Rink - Ice or Roller Skating	C	
Theater - Indoor including Dinner Theatres	C	

Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Municipal Code.

**Home Improvement Center, with or without outdoor ancillary uses, is permitted by right in parcel 11a, with outdoor ancillary uses being subject to the performance standards listed below. A Home Improvement Center, with or without outdoor ancillary uses, shall require a conditional use permit in all other commercial parcels.

Home Improvement Center –Outdoor Ancillary Uses and Associated Performance Standards

The following uses shall be permitted as outdoor ancillary uses to a Home Improvement Center in Parcel 11A, subject to the performance standards listed under each outdoor ancillary use:

SHED DISPLAY AREA - An area to display various for-sale shed products:

- Shed Display Area shall be located within the 25' Side Setback area adjacent to Loop 303 Freeway property line.
- Shed display area will be pervious/gravel rock surface.
- Shed display area is permitted to have rotating inventory, as sales occur.
- Shed display area is permitted to be in-use all-year (24 hr / 7 days per wk).

- Shed display area shall not exceed 3,500 SF.

SEASONAL SALES AREA - An area to display seasonal products, such as live goods (plants), rugs, and other “holiday goods” (Christmas trees, etc.).

- Seasonal Sales Area shall be located in front parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Seasonal sales area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Seasonal sales area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Seasonable Sales Area shall not exceed 12,000 SF.

PLANT TABLES AREA – Area for display of live goods/plants for sale.

- Plant Tables Area shall be located in front of a garden center, within front concrete apron.
- Tables shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on concrete apron and not within vehicle travel way.
- Plant Tables Area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Plant tables is permitted to be in-use all-year (24 hr / 7 days per wk).
- Plant Table Area shall not exceed 4,500 SF

OUTDOOR STORAGE & DISPLAY AREAS – Areas to display various live goods/plants, and outdoor equipment for sale, such as grills, mowers, patio furniture, etc.

- Outdoor Storage & Display Areas permitted to be located across the store frontage, within the concrete apron.
- Outdoor Storage & Display Areas shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on apron and not within vehicle travel way.
- Outdoor Storage & Display Areas are permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Outdoor Storage & Display Areas are permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Storage & Display Area shall not exceed 6,000 SF.

OUTDOOR PICK-UP LOCKERS AREA – Area provided to customers for on-line purchases that do not require entry into the retail store.

- Outdoor Pick-Up Lockers Area shall be located along building frontage, within the concrete apron.
- Outdoor Pick-Up Lockers Area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Pick-Up Lockers Area shall not exceed 200 SF.

PROPANE SALE AREA – Propane cage provided to customers for 20-lb propane tank exchange.

- Propane Sale Area shall be located along building frontage, within concrete apron.
- Propane sale area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Propane Sales Area shall not exceed 150 SF.

TEMPORARY TOOL RENTAL OVERFLOW AREA – Area designated for temporary storage of large tools/equipment that has been returned to store, temporarily stored

outside a tool rental center, awaiting pick-up for service/maintenance (including such tools/equipment as scissor lifts, log splitters, etc).

- Temporary Tool Rental Overflow Area shall be located within concrete apron area directly outside of a tool rental center.
- Temporary Tool Rental Overflow Area is permitted to be used all-year, with tools/equipment being rotated out for service/maintenance.
- Temporary Tool Rental Overflow Area shall not exceed 4,500 SF.

EQUIPMENT RENTAL AREA (LARGE EQUIPMENT) – Area designated for large equipment for rent, such as scissor lifts, concrete mixer, ditch excavators, etc.

- Equipment Rental Area (Large Equipment) shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Equipment Rental Area (Large Equipment) is permitted to be used all-year, with tools/equipment being rotated in/out as rental sales occur.
- Equipment Rental Area (Large Equipment) shall be limited to 1,700 SF.

RENTAL BOX TRUCK PICK-UP & RETURN AREA - Area designated for parking of rentable box trucks.

- Rental Box Truck Pick-Up & Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Rental Box Truck Pick-Up & Return Area is permitted to be use all-year, with trucks being rotated in/out as rental sales occur.
- Rental Box Truck Pick-Up & Return Area shall be limited to 2,100 SF.
- Rental trucks may be those of the Home Improvement Center or a third-party commercial rental company.

FLATBED TRUCKS PICK-UP AND RETURN AREA – Area designated for parking of rentable flatbed trucks.

- Flatbed Trucks Pick-Up and Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Flatbed Trucks Pick-Up and Return Area shall be permitted to be used all-year, with trucks being rotated in/out as rental sales occur.
- Flatbed Trucks Pick-Up and Return Area shall not exceed 700 SF.

TRAILER FOR SALE / TRAILER DISPLAY AREA – Area designated for permanent parking of tow-behind trailers for sale.

- Trailer For Sale / Trailer Display Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Trailer For Sale / Trailer Display Area is permitted to be used all-year, with trucks being rotated in/out as sales occur.
- Trailer For Sale / Trailer Display Area shall be limited to 1,400 SF.

TEMPORARY RENTAL TRUCK AREA – Area designated for temporary parking of rentable box trucks, awaiting pick-up by third-party commercial rental company representatives for off-site relocation.

- Temporary Rental Truck Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Temporary Rental Truck Area shall be permitted to be used all-year, with trucks being parked on a temporary basis, awaiting pick-up for off-site relocation.
- Temporary Rental Truck Area shall be limited to 1,400 SF.

REAR STORAGE/CANTILEVER STORAGE AREA – Area designated for “palletized” storage of store inventory, where delivery pallets are unloaded, awaiting breakdown and distribution of product in-store during off-peak business hours.

- Rear Storage/Cantilever Storage Area shall be located behind building.
- Rear Storage/Cantilever Storage Area shall be permitted to be used all-year (24 hr / 7 days per wk).
- Rear Storage/Cantilever Storage Area shall be limited to 7,500 SF.

TEMPORARY GARDEN CENTER STORAGE AREA – Area designated for palletized seasonable garden center storage items such as pavers, landscaping items, decorative stone, etc.

- Temporary Garden Center Storage Area shall be located along the side of a garden center, utilizing no more than 13 parking stalls next to the garden center and no more than 30 parking stalls across the drive.
- Temporary Garden Center Storage Area is permitted to have rotating inventory, as sales occur.
- Temporary Garden Center Storage Area is permitted to be used for a cumulative duration of six months out of the year (24 hr / 7 days per wk).
- Temporary Garden Center Storage Area shall be limited to 7,353 SF.

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

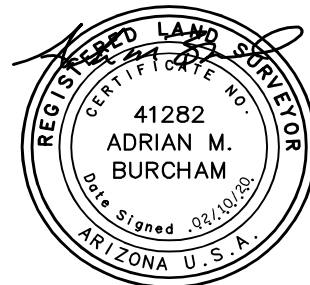
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.

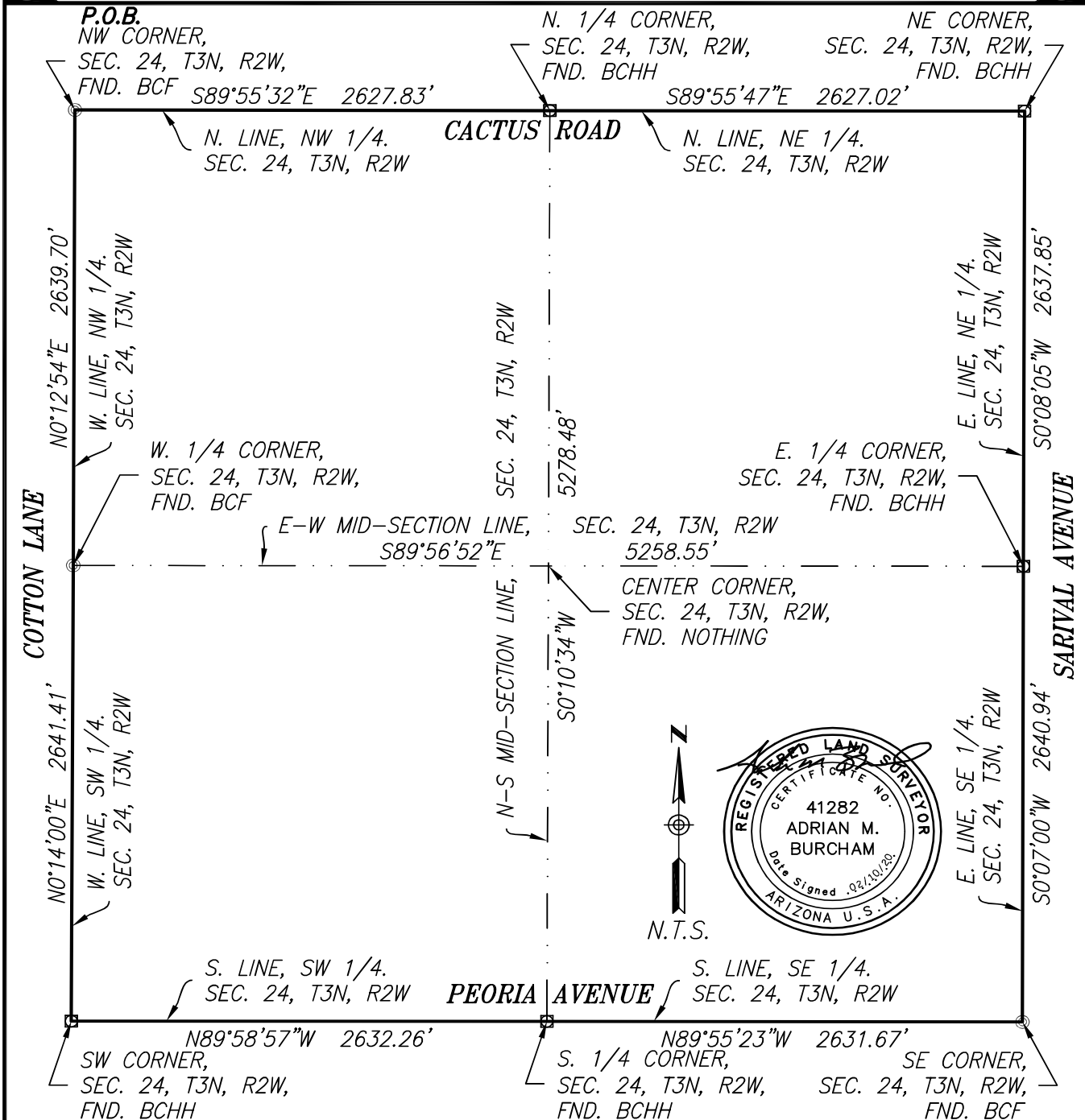




HUBBARD
ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313



SYCAMORE FARMS
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST
EXHIBIT "A"
City of Surprise, Maricopa County, Arizona

Project No. 19127	Date 02/10/20	Sht: 1 of 5
Project Manager ADRIAN BURCHAM	Project Eng.	



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

5 July 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the “territory in the vicinity of a military airport,” and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2022.07.05 10:33:47 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

1. CITIZEN PARTICIPATION REPORT FOR SYCAMORE FARMS PAD AMENDMENT (CASE NO. FS22-0866)

Submitted:
March 2023



2. Project Description/Request

Sycamore Farms (the “Site”) is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004. The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a “Gateway” to a designation of “Neighborhood” instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasad an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment (“Sycamore Farms PAD, as amended”) proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16 to allow multi-family residential uses for those parcels, or portions thereof, as more thoroughly discussed in the PAD narrative.

The requested PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

3. Outreach/Notification Timeline

- **November 2022:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.
- **November 17, 2022:** The subject site was posted with eight (8) neighborhood meeting signs.
- **December 5, 2022:** A Virtual neighborhood meeting for the proposed project was held via Zoom software, in accordance with the City’s requirements.
- **January 11, 2023:** An in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.
- **February 21, 2023:** Neighborhood meeting notice letters were mailed for a third (voluntary) neighborhood meeting by the applicant to all property owners within 300 feet of the Property and all applicable registered neighborhood associations. Additionally, individual outreach (door knocking and phone calls) was conducted by Bilsten Consulting for

attendees which attended the initial neighborhood meetings and provided their contact information.

- **March 6, 2023:** A third, voluntary, in-person neighborhood meeting was held in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.

4. Notification Affidavits, Letters & Mailing Lists

- See **Tab 1**.

5. Neighborhood Meeting Summaries

A. Initial (Required) Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff attended the virtual neighborhood meeting. In addition, approximately 31 interested individuals attended the virtual neighborhood meeting. The attendee list for the virtual neighborhood meeting is enclosed at **Tab 2**.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes, including the emerging core of Prasad; an overview of the proposed amendment and further specifics regarding each amendment parcel.

Attendees had general questions regarding: nature of residential development, HOA presentations, roadway improvement requirements, and timing for development. The applicant responded to attendee comments as outlined below:

Nature of residential development

It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

Request for Presentation to HOAs

The applicant confirmed that outreach to individual HOA's would be conducted. As follow up to the neighborhood meeting, Bilsten Consulting conducted outreach to applicable area HOA's. The applicant also discussed that direct contact could be made to the applicant for further meeting coordination to HOAs

Roadway Improvements

It was confirmed by the applicant that half-street improvements would be completed by the respective developments along their respective frontages. It was also noted that a city CIP is planned along Cactus Road. Further, it was discussed that signalization may occur in several locations depending on the project's traffic impact analysis and signal warrant analysis, but that all four (4) major intersections would be signalized as a minimum.

Timing for Development

The applicant responded with a summary of the public hearing process, further city review processes and indicated that opening for Parcel 11B is targeted for late 2025 and Parcel 11A would be mid-2024.

B. Initial (Required) In-Person Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the initial in-person neighborhood meeting. In addition, approximately 40 interested individuals attended the neighborhood meeting. See the sign-in sheets enclosed at **Tab 3**.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees to provide an overview of the overall PAD request, including: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; and an overview of the amendment parcels. Following the presentation, an opportunity for questions was provided, which together with the applicant presentation lasted approximately 40 minutes. Following the presentation-style portion of the meeting, attendees were encouraged to visit project "stations" where further information would be provided by the respective developer teams about each respective project.

Attendees had general questions regarding: school and bus stop impacts, city park and amenity concerns for Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and privacy. The applicant responded to attendee comments as outlined below:

1. School Impacts and Bus Stop Impacts

The applicant confirmed that, per the School District, there is sufficient capacity including with additional children generated by the PAD amendment. It was also discussed that typically, multi-family residential communities produce less school aged kids than single-family residential. It was discussed that the applicant would study the bus stop location with the school district to ensure there are no safety concerns with traffic.

2. City park and lacking amenities for the Sycamore Farms PAD

Several attendees expressed concerns that the Sycamore Farms PAD and the individual subdivisions within it do not provide adequate open space and parks amenities. The applicant acknowledged that there were changes over time to the PAD by others, however with this amendment there is a 100' wide linear open space corridor that would be retained, which is provided on the west side of the Loop 303.

**The respective development teams have further studied this concern, and they have since revised site plans to provide a public benefit on Parcels 11B and 16, including public open space. Additionally, it has been confirmed that there is a planned city park to the west of Sycamore Farms, at Perryville Road and Cactus Road.*

3. Police and Fire Facilities

Residents discussed that there are few emergency protection facilities within the area, and that adding additional uses to the area would further impact those facilities. The applicant advised that additional research would be performed to better understand emergency service locations.

**It has since been confirmed that a Fire Station is planned at the intersection of Cactus Road and Perryville Road.*

4. Crime

Several attendees expressed concerns regarding existing multi-family in the area and crime. The applicant discussed the general tenant profiles and application parameters for future residents.

5. Nature of Multi-Family Uses

It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

6. Traffic

It was confirmed by the applicant that typical half-street improvements would be completed by the respective developments along their respective frontages, which would improve traffic conditions. It was also noted that a city CIP is planned along Cactus Road.

7. Nature of Commercial Uses for Parcel 11A

The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well.

8. Building Height and Privacy (Parcel 11B)

Attendees expressed concerns with privacy due to the height of Parcel 11B. The applicant discussed the significance of the buffer between land uses, and indicated that further review of the buffer would be performed to address privacy concerns.

In response to neighbor input for Parcel 11B, the applicant made several site plan changes for that parcel and scheduled a voluntary follow-up neighborhood meeting to share the updated plan with interested neighbors, as summarized in **Section C below.*

C. Voluntary Follow-Up In-Person Neighborhood Meeting

Number of Participants

The applicant, along with the project development team, attended the voluntary follow up in-person neighborhood meeting. In addition, approximately 44 interested individuals attended the neighborhood meeting.

Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of: the PAD amendment process and where the application stands, site and general plan history; retail trends and context; and an overview of the amendment parcels. The applicant discussed modifications to the Parcel 11B conceptual site plan which were made in response to neighbor feedback from prior neighborhood meetings; and, an update regarding Parcel 16 and the conceptual site plan for that site. The proposed changes for Parcel 11B were noted as including park open space, introduction of carriage style homes for buffering, unit adjustments and more. The applicant also offered that, for interested parties, tours of existing communities by IDM could be arranged so that attendees could get a sense of quality and management.

The attendees had general questions regarding: density for Parcel 11B; commercial trends for the area; school impacts; school bus safety; traffic; crime; pedestrian connectivity and possibility of HOA subsidies to support open spaces; rezoning stipulations; and, overall PAD density. The applicant responded to attendee comments as outlined below:

1. **Density of Parcel 11B**

Attendees questioned why Parcel 11B could not mirror Parcels 6 and 16 with single-story rental casitas. The applicant discussed that Parcel 11B serves as a buffer between an arterial street and commercial retail center, which traditionally incorporates some denser product than single-family residential.

2. **Commercial trends for area**

The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well. The applicant advised that there are some retail limitations and considerations for Parcel 11A and the remainder of Sycamore Farms commercial areas given non-compete requirements of the anchors for the site, as well as trends emerging at Prasad.

It was further discussed that, if traffic is a concern, the proposal would generate less traffic than additional commercial uses.

3. **School impacts and bus safety**

The applicant confirmed that, per the School District, there are no capacity concerns, and that we would continue to work with the School District on appropriate bus stop modifications, if necessary.

4. **Traffic**

It was discussed that 165th Avenue currently experiences unsafe traffic conditions and concerns were raised regarding the addition of additional vehicles on that road. The applicant discussed that the City is reviewing the project's TIA and that the development would need to conform to the city's requirements for traffic mitigation.

5. Pedestrian connectivity and possibility of HOA subsidies from developers

Attendees discussed that the trails provided throughout the community are maintained by the HOA's and that additional users would create more wear and tear. A question arose of whether the developers would contribute to the HOA maintenance and the applicant advised that this is something that could be considered. The applicant also mentioned that a pocket park concept was added to Parcel 11B for the community's benefit. There was mixed feedback about the need for such an amenity.

6. Rezoning stipulations

Attendees questioned the ability for the City to stipulate to specific site plans, which would guarantee a certain development layout. The applicant advised that there would be a willingness to work with city staff on language to provide more certainty for development.

7. Overall PAD density

There were questions about the overall density for Sycamore Farms. The applicant provided background that the subject site is subject to the Luke Graduated Density Concept, which limits the total number of residential dwellings within the Sycamore Farms PAD to approximately 3,800. This number is inclusive of Parcel 5 and all of the subject amendment sites.

There were two (2) nearby residents from outside of Sycamore Farms which requested additional information and/or a presentation to their respective HOA's. Members of the applicant team provided contact information to these attendees for further coordination.

Overall, the follow up neighborhood meeting was productive and the applicant will further review opportunities to address resident concerns pertaining to streets improvements and other concerns.

Sign-in sheets for the voluntary follow-up in-person neighborhood meetings is enclosed at **Tab 4**.

6. Individual Outreach and Summary

In addition to the neighborhood meetings, the applicant's consultant team has also conducted individual outreach to neighbors via door-to-door knocking and phone calls, which has led to productive dialogue and understanding. This outreach will continue throughout the application process.

The applicant will continue to be available to neighbors to answer questions throughout the rezoning process. The applicant will also continue to review opportunities to address specific neighbor inputs including regarding traffic access and more.

Tab 1

AFFIDAVIT OF POSTING

Application No: FS22-0866
Applicant Name: Withey Morris
Location: SEC Cactus & Cotton
Date Site Posted: 11/17/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

11/17/22
Date

This instrument was acknowledged before me on 11/17/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public

10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

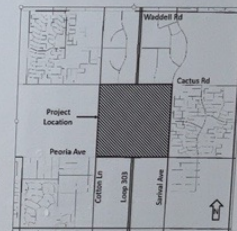
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSzEpsQT09>

CALL IN: +1-253-215-8782

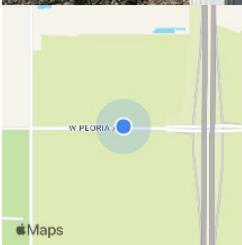
MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Case number: FS22-0866



Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 11:27AM
16700-16836 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Sonoran Heights Middle School

Media Center

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

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Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdDkxSNEVudVA5aGxFSFSEpsQT09>

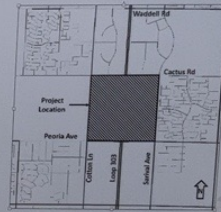
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

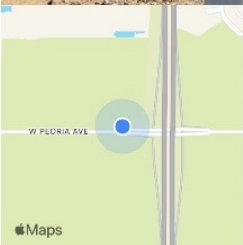
Case number: FS22-0866

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 11:26AM
16700-16836 W Peoria Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

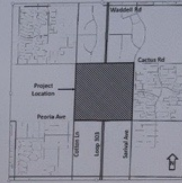
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdXkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

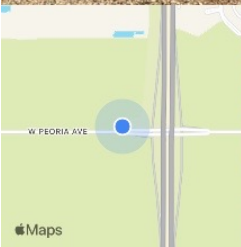
MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 10:56AM
16700-16836 W Peoria Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

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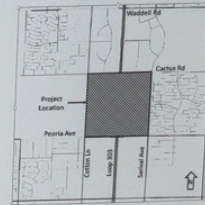
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CALL IN: +1-253-215-8782

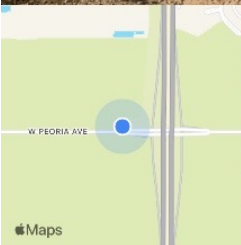
MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 10:55AM
16700-16836 W Peoria Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 **Time:** 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

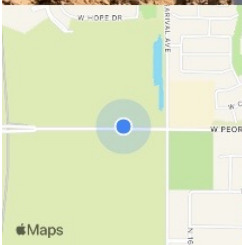
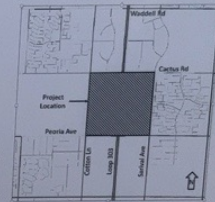
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 **PASSCODE:** 941408

Case number: FS22-0866

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 17, 2022 10:20AM
16358-16504 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

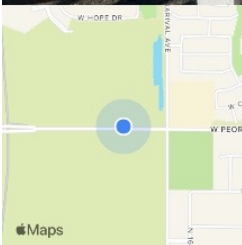
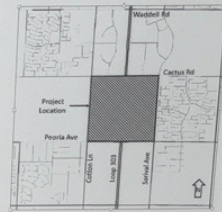
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSzEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 10:20AM
16358-16504 W Peoria Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

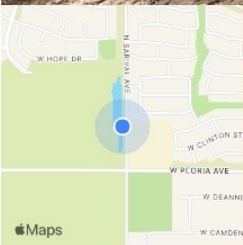
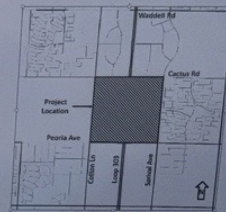
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxkFSEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 09:48AM
N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

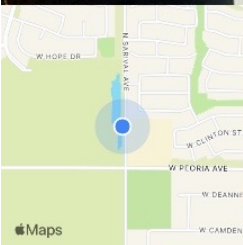
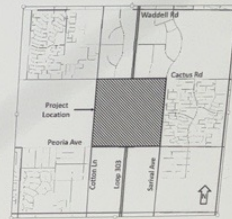
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSSEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 09:48AM
N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFEpsQT09>

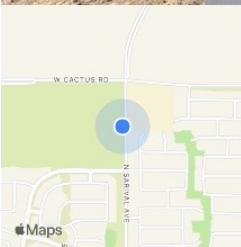
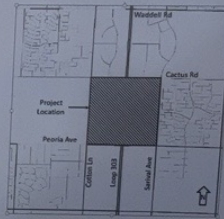
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 09:21AM
11812-12114 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza

Location: 16000 N Civic Center Plaza

Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Surprise, AZ 85374

Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

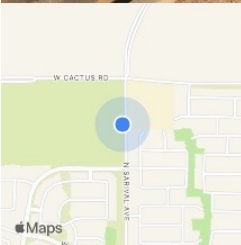
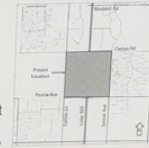
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dHhQdDkxSNEVudVA5aGxkFSEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 17, 2022 09:21AM
11812-12114 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

Location: 16000 N Civic Center Plaza,

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

Case number: FS22-0866

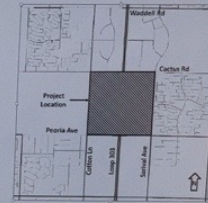
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CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 08:01AM
W Cactus Rd
Maricopa County

Apple Maps

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

Location: 16000 N Civic Center Plaza,

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

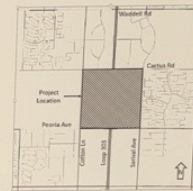
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CALL IN: +1-253-215-8782

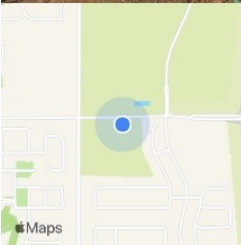
MEETING ID: 818 0897 9175 PASSCODE: 941408

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Nov 17 2022 08:01AM
W Cactus Rd
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

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Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

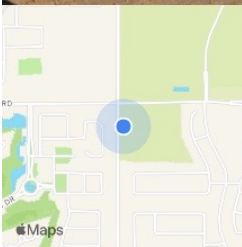
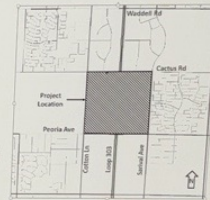
CALL IN: +1-253-215-8782

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Case number: FS22-0866



Nov 17, 2022 08:25AM
11887-11889 N Cotton Ln
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

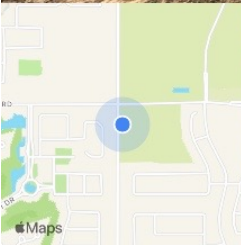
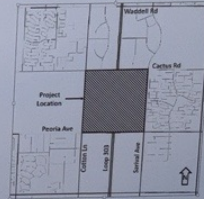
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSF5pQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

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Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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Date: TBD

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Time: 6:00 P.M.

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Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

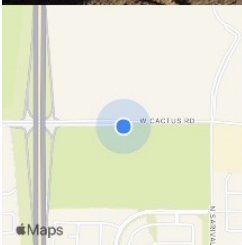
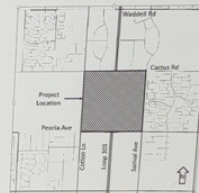
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 08:54AM
16501-16641 W Cactus Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza

Location: 16000 N Civic Center Plaza

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

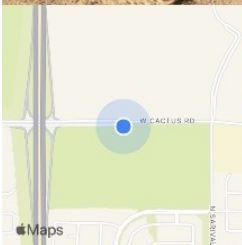
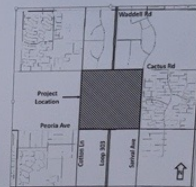
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 17, 2022 08:54AM
16501-16641 W Cactus Rd
Maricopa County

[NOTICE OF UPCOMING NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that Neighborhood Meetings are scheduled to review and solicit public input on Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

One meeting will be conducted virtually and a second meeting will be conducted in-person.

At both meetings, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

You are welcome to attend the following meetings:

Virtual

December 5, 2022 | 6:00 PM

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dHhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1 253 215 8782
MEETING ID: 818 0897 9175
PASSCODE: 941408

In-Person

January 11, 2023 | 6:00 PM

Location: Sonoran Heights
Middle School Media Center
11405 N. Greer Ranch Pkwy.
Surprise, AZ 85379

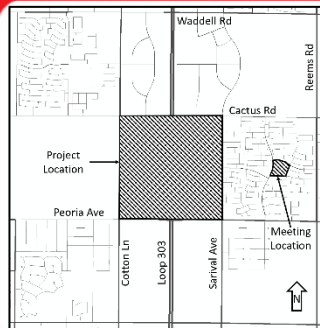
*To learn more or provide input,
please contact:*

Trevor Fleetham at 623.222.3156 or
trevor.fleetham@surpriseaz.gov





PROJECT LOCATION:



DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a voluntary follow-up Neighborhood Meeting is scheduled to review and solicit public input regarding Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

Please note that the City of Surprise is not the host of this meeting, however, the assigned City Planner may be contacted to provide information as needed in response to inquiries received from residents.

Applicant: Withey Morris, PLC, 602.230.0600, stephanie@witheymorris.com

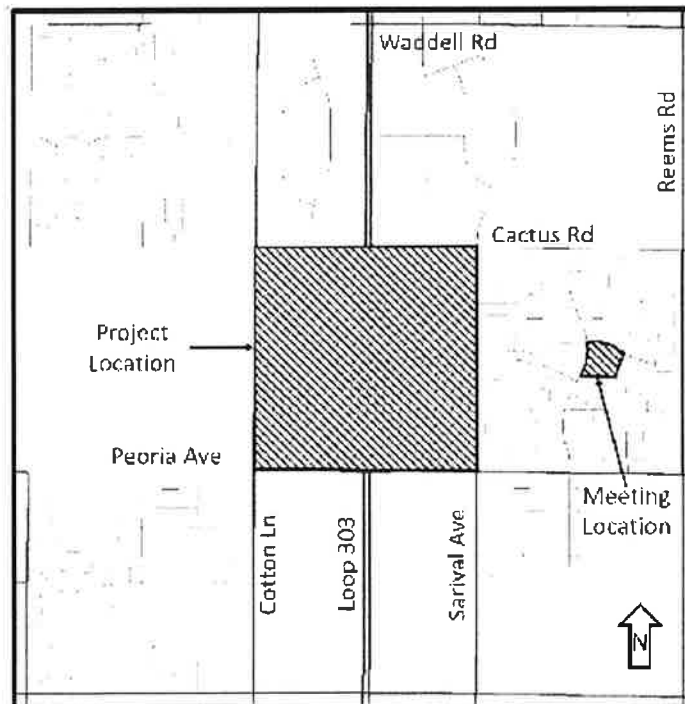
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting

DATE: Monday, March 6, 2023
TIME: 6:00 PM
LOCATION: Sonoran Heights Middle School
Media Center
11405 N. Greer Ranch Pkwy.
Surprise, AZ 85379

PROJECT & MEETING LOCATION



Tab 2

Name (Original Name)	User Email	Total Duration (Minutes)
Withey Morris	public@witheymorris.com	60
terryclark		60
JC and Tammy Schnurr		56
MIKE		59
Terry Carawan		59
Laurie Johnson		39
iPhone		125
Catalina Ramirez		51
1623 [REDACTED]		56
Andrew		55
chuck.wright		55
Dwayne P		54
bob.myers		54
pedroolea		54
Daniel G Perez		53
Brett.Anderson		53
Trever.Fleetham		52
Colby Fincham		52
Ashley Hannah		51
16413302066		45
Craig H Lintner -Pedcor		50
Tom Crowe		57
Scott's iPhone		50
1480 [REDACTED]		49
ChuckMackie		49
Lawson (Lawson Fann�y w/ Kimley-Horn)		49
krys		49
Dave.Leyvas		48
Jordan		38
Jonathan Heilman		44
1603 [REDACTED]		3
jeffreygordon		43
Brlat		42
Mary Gomez		41
1623 [REDACTED]		7
1602 [REDACTED]		17
1515 [REDACTED]		34
1712 [REDACTED]		34
Kim's iPhone		2
Danielle's iPad		31
kcn01		31
pgs		27
Jeanine Jerkovic		21
Jordan Gaither		2

Tab 3

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
85. Jim Sullivan			
86.			
87.			
88.			
89.			
90.			
91.			
92.			
93.			
94.			
95.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
63. Danielle Fredette	[REDACTED]	[REDACTED]	[REDACTED] COR
64. Sue Clark	[REDACTED]	[REDACTED]	[REDACTED]
65. TERRY CLARK	[REDACTED]	[REDACTED]	[REDACTED] MAIL
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SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
52. JERARD Buglione	[REDACTED]	[REDACTED]	[REDACTED]
53. Debra Zayas-Buglione	[REDACTED]	[REDACTED]	[REDACTED].com
54. Janice Biondi	[REDACTED]	[REDACTED]	[REDACTED]
55. Susan Draper	[REDACTED]	[REDACTED]	[REDACTED]
56. Susan VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED].com
57. Jesse VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED]
58. Kyle VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED]
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NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. DAVE LEYVAS	[REDACTED]	[REDACTED]	[REDACTED]
12. Helena Kulikowski	[REDACTED]	[REDACTED]	[REDACTED]
13. Jozef Kulikowski	[REDACTED]	[REDACTED]	[REDACTED]
14. ANDREW NAVARRO	[REDACTED]	[REDACTED]	[REDACTED]
15. Elizabeth Richardson	[REDACTED]	[REDACTED]	[REDACTED]
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NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Sean V. Schmidt	[REDACTED]	[REDACTED]	[REDACTED]
2. Paulette Jimenez	[REDACTED]	[REDACTED]	[REDACTED]
3. Jennifer Ragan	[REDACTED]	[REDACTED]	[REDACTED]
4. Eric Ragan	[REDACTED]	[REDACTED]	[REDACTED]
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SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
74. Mike Sauerbrei	[REDACTED]	[REDACTED]	[REDACTED] mail
75. Bobby Parks	[REDACTED]	[REDACTED]	[REDACTED]
76. Chamhall Cabrera	[REDACTED]	[REDACTED]	[REDACTED]
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SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. J.C. SCHWARTZ +rammy	[REDACTED]	[REDACTED]	[REDACTED]
22. Joe Judy Luchany	[REDACTED]	[REDACTED]	[REDACTED]
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NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
32. Brittney Muldrow			
33. Mary Sherwood			
34. MARCY COPELAND			
35. Donna Williams			
Tiffany Gagne			
36. Tony Reed			
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NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
42. Nick Nelson			
43. Rochell Montelongo			
44. Vince Montelongo			
45. Esperanza Vargas			
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INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
43. Patton Family Jeremy & Kinchen	[REDACTED]	[REDACTED]	[REDACTED].com
44. Cooper	[REDACTED]	[REDACTED]	[REDACTED].com
45. Nick Nelson	[REDACTED]	[REDACTED]	[REDACTED].com
46. Helena & Jozef Kulikowski	[REDACTED]	[REDACTED]	[REDACTED].com
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
101. Daniel Betthauer			
102. Andrew Schoonaver			
103. Jenn Bodie			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

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NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
32. PAUL + DANIEL FRIE			
33. Susan Draper			
34. Kelly & Mike Sauerbrei			
35. Ken V Schmidt			
36. ANDREW NAVARRO			
37. Pedro Oliva			
38. Brian Luthers			
39. Susan VanderAhe			
40. Ryan/Jana Haggard			
41. Penny Maxwell			
42. Lori Stades			

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INVESTMENT DEVELOPMENT MANAGEMENT
SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
91. Will Randolph	[REDACTED]	[REDACTED]	[REDACTED]
92. Mark Ferrell	[REDACTED]	[REDACTED]	[REDACTED]
93. Michelle Ferrell	" "	" "	" " com
94. Gephraic & John Nasar	[REDACTED]	[REDACTED]	[REDACTED]
95. Debra Zayas-Bugliosi	[REDACTED]	[REDACTED]	[REDACTED]
96. Janice Biondi	[REDACTED]	[REDACTED]	[REDACTED]
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

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MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
112. Briana Stivers	[REDACTED]	[REDACTED]	[REDACTED]
Tiffany Gagne	[REDACTED]	[REDACTED]	[REDACTED]
113. Tony Reed	[REDACTED]	[REDACTED]	[REDACTED]
114. Judy Turchany	[REDACTED]	[REDACTED]	[REDACTED]
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INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Terry & Sue Clark			
2. Marcy Copeland			
3. Richard Monzon			
4. Josh Walduogel			
5. Val Walduogel			
6. ERIC LAUFER			
7. Rochell Montelongo			
8. Vince Montelongo			
9. Donna Williams			
10.			

From: [brandy harris](#)
To: [Trever Fleetham](#)
Subject: Case FS22-0866
Date: Friday, December 2, 2022 8:06:06 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hi Trever,

I am reaching out regarding some information that was brought to our attention today in regards to the open field next to Sycamore Farms. We were informed that multi-family homes would be going into the open location. The development would include 2-3 story buildings which, what was explained, would not be able to see into our home or yards.

I am completely against this plan.

When purchasing our home we informed that the plan would be more single family homes...now we are informed it's multiple which could be up to 3 floors high.

This is extremely frustrating and concerning. We already have people walking the path next to the fields in which they are able to view into our homes during their walks.

Again, this is not okay and is concerning for our safety of privacy.

Thank you
Brandy

Sent from my iPhone

From: [Tanner Wessel](#)
To: [Trever Fleetham](#)
Subject: FW: Cactus & Cotton
Date: Tuesday, January 17, 2023 8:43:42 AM

Tanner Wessel

Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax:** (623) 222-3001

-----Original Message-----

From: Robin Lederman [REDACTED]
Sent: Saturday, January 14, 2023 11:00 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Cactus & Cotton

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I am very concerned about the proposed building at Cactus & Cotton. I am a resident of Sterling Grove. There is a tremendous amount of building here right now in addition to what has already been approved.

Sterling Grove will have over 2000 homes. Traffic will be a major concern in the surrounding area as well as lack of schools and police.

I am very opposed to the high density building that is proposed.

Thank you,

Robin Lederman

From: [Tanner Wessel](#)
To: [Trever Fleetham](#)
Subject: FW: High Density Housing
Date: Tuesday, January 17, 2023 8:43:09 AM
Attachments: [image001.png](#)

City of Surprise Logo



Tanner Wessel

Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax:** (623) 222-3001

From: Matthew Moore [REDACTED]
Sent: Thursday, January 12, 2023 11:48 AM
To: Development Services <DevelopmentServices@surpriseaz.gov>; Planning <Planning@surpriseaz.gov>
Subject: High Density Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello,

I'm writing in regards to all the high density housing that is being proposed along Cotton and Reems. It is outrageous that you are considering taking so many residential communities and surrounding them with exorbitant amounts of apartment buildings. We moved to this community to avoid the crime and violence that comes with large amounts of apartment buildings and now we find that you are trying to increase those same issues here. If the commercially zoned properties along cactus and cotton are rezoned for high density housing, I will ensure the community holds you accountable and encourage everyone we speak to to leave Surprise. You have a responsibility to honor the wishes of the residents of this community, not just rubber stamp any request that brings in more money.

Matthew Moore

Trever Fleetham
City of Surprise/Community Development
16000 N Civic Center Plaza
Surprise, AZ 85374

Hello Mr. Fleetham,

My name is Andrew (Andy) Navarro, and I'm a resident of the Villas at Sycamore Farms. Our property adjoins the Sycamore Farms planned area development (PAD), with our backyard wall forming the northern property line of the Villas. I and 13 of our neighbors have this wall as our yard boundary. The builders of our community, KB Homes, ensured that the one-story homes such as ours were built on the far edge of our shared driveways, so that the two-story homes did not block our views, sunlight, air, or compromise our privacy.

I attended the community meeting hosted by the developers, and the attorney for the developers of the Sycamore Farms PAD on January 11, 2023.

We knew when we moved here in April of 2019 that the radish farm to our north would soon be zoned commercial. But one of the reasons we moved to Surprise was the building regulations that prevented a commercial property putting a loading dock or commercial dumpster right on the other side of someone's backyard wall. In researching the Planning and Development rules for the City, we saw that there were mandated buffers and setbacks that would be employed to mitigate negative effects, as well as a City-wide trail system to prevent vehicle traffic from being the width of a wall away from a house.

Several months ago, one of our Facebook members on the Villas FB page posted a map of a proposed commercial development including a Fry's, an EOS gym, and other properties that would be in the lot to our north, adjoining our property. While we certainly welcome a much-needed grocery store to serve the sheer thousands of homes going into Surprise District 3, the plan did seem like the backs of these buildings would be uncomfortably close to our back yard. That plan seemed to disappear with the advent of this new subdivided PAD.

At the meeting, when I looked at the PAD, I was extremely alarmed. Many of the other residents were too, and they were mainly taking issue with the apartment complex. I don't necessarily take issue with an apartment complex, and I'm aware of the need for housing here in Surprise. But the sheer number of high and medium density residential developments going into just this 1 mile square (Cactus/Sarival/Peoria/Cotton) is bordering on extreme. We already have an apartment complex not 1/2 mile from our driveway, with a casita complex on Cotton, another going in near Peoria, and who knows where else. In talking to the HOA President from our neighbors at Sycamore Farms, she stated there were no less than four high- and medium-density complexes going into this 1 mile square, and without a lick of City owned green space.

But on to the specifics of the proposed plan, which is causing me the most alarm. The plan divides the commercially zoned space of roughly 42 acres into 2 separate spaces, roughly in half, 20 zoned commercial and 20 zoned high-density residential.

The commercial space looks fine, but the apartments proposed look disastrous to me. They are proposing shoe-horning in 16 buildings, some 2 story and some 3 story, into that space. This complex will have all the amenities: gym, pool, dog park, multimodal trail, landscaping, parking, playgrounds, and *gated* access.

There will be 3 two-story buildings, situated east-west, labeled 5, 6, and 7. They will be 60 feet from my backyard wall. They will destroy whatever view I have of the Bradshaw Range, White Tank Mountain, and hills around Lake Pleasant. But it gets much, much worse.

The parking lot for those buildings, according to the plans, extends right up to my wall itself, with the direction of parking going towards my wall. In talking to one of the designers, they will attach an 8 foot wall directly to my 6 foot wall, and the parking lot will extend right up to it. This will mean we will have idling cars, exhaust, stereos, engine noise, and car doors slamming approximately the width of a 4" (yes, inch) wall from my Adirondack chairs and gas grill. Then, to top it all off (no pun intended), there will be a parking ramada over this apartment parking, which will rise anywhere from 10-12 high, right above my wall. Naturally, I'm assuming the roofing for this will be angled towards my property, so that we will get all the debris, thrown garbage, and water runoff cascading down into our yard.

Whatever view, sunlight, air, or privacy we have will disappear, not to mention the added danger of someone's vehicle crashing through my wall into my living room.

The plans call for no buffer, no setback, no multimodal trail that ties into the City's trail system, which itself could work as a buffer. In fact, the current farm has a raised dirt roadway which extends around all four sides of the lot, which would be a perfect location and direction as a future multimodal trail leading directly to a crosswalk near the 303/Cactus Road traffic lights, and on to the Prasada entertainment district we look forward to going to.

Is this one of the reasons that they want to zone a piece of this property as residential? To get them out of the necessity of putting any of these things in place? Why does it have to be an apartment complex? Can it be single-story homes, whose backyards face ours?

This whole plan looks like the developer is trying to wring every available cent of value out of this space with no thought to the impact it will have on neighboring property.

The developer's lawyer asked me what would make it more palatable to me as a neighboring resident, and he warned me not to suggest a park, 'because that's not gonna happen.'

I told him to scrap the high density apartment complex, and that was a NO as well. I suggested at least getting rid of buildings 5, 6, and 7, and he stated his reluctance to suggest that, as it would mean about a 20% reduction in their available housing square footage.

So here we are. If this proposed property development goes through as planned, it will destroy whatever health, safety, comfort, and repose we now enjoy, and will make our neighborhood look

cramped, overcrowded, and overdeveloped.

Please do not let this property go through as planned.

Respectfully,

Andy Navarro

[REDACTED]

[REDACTED]

[REDACTED]

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:27 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:53 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: Sycamore Farms PAD

From: Susan [REDACTED]
Sent: Thursday, February 9, 2023 3:59 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for “Paradisi”. On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That’s **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.

In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a “bait and switch” on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.

- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side (“right sizing” as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend

school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.

- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Friday, February 24, 2023 9:11 AM
To: Trever Fleetham
Subject: FW: Sycamore farms

Follow Up Flag: Follow up
Flag Status: Flagged

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Jackie Moucheron <Jackie.Moucheron@surpriseaz.gov> **On Behalf Of** Ken Remley
Sent: Friday, February 24, 2023 9:09 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: Sycamore farms

From: atlantissus [REDACTED]
Sent: Thursday, February 9, 2023 10:15 PM
To: Ken Remley <Ken.Remley@surpriseaz.gov>
Subject:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Councilman Remley,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning

because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and the risk and safety concerns and will increase the chance of a child being struck by a vehicle as there is an elementary bus stop located where they are looking to create the entrance to the high density and with a parking lot slated for 735 vehicles that is a drastic increase and an unnecessary risk I ask for you to consider...would you want to put your child or grandchild at the same risk we are being asked to except for our children?

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms. Please do not allow this rezoning to proceed. The balance of single family to high density will cause the eventual exodus of families and Surprise will deteriorate as we have seen happen countless times across countless suburban areas.

Thank you for your time and consideration.

Sincerely,

Marcy Copeland
Sycamore Farms Resident

Trever Fleetham

From: Alyssa Carpenter
Sent: Tuesday, January 31, 2023 3:03 PM
To: Trever Fleetham
Subject: FW: Sycamore PAD
Attachments: Letter to P&D.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, January 31, 2023 2:58 PM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore PAD

Hi Alyssa,

Please see the attached letter.

Regards,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | **Office:** 623.222.1300

Web: www.surpriseaz.gov

Proclamation Request: [Proclamation Request Form](#)



From: andrew navarro [REDACTED]
Sent: Tuesday, January 31, 2023 12:46 PM
To: Nick Haney <Nick.Haney@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Sycamore PAD

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello All,

Attached is a letter explaining my opposition to the Sycamore Farms PAD, so that members of the Planning & Zoning Commission and City Council are aware. I've already shared this with Patrick Duffy and Trever Fleetham.

I want to ensure that all members involved in the decision making are aware of my feelings on the project; feelings that are shared with many residents of our square mile.

Thank you for listening,

Andy Navarro
16616 W Jenan Drive
Surprise, AZ 85388
(607) 425-5507

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 9:05 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

From: Michelle Sussman [REDACTED]
Sent: Friday, February 10, 2023 2:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Mayor,

Thank you for taking your time to read this email.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing) Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)

Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.

Please, consider voting no on this project.

Thank you for your help in this matter,

Michelle Sussman

[REDACTED]

https://ascendatsycamorefarms.com/home/about?fbclid=IWAR2XCR1W-ET_GWSE3J1QFAEZLYWZZPMMQYHHUGSLJ TZ-FJN7CHHL7QJAYS

Trever Fleetham

From: Michelle Sussman [REDACTED]
Sent: Tuesday, February 28, 2023 10:32 AM
To: Trever Fleetham; Patrick Duffy
Subject: Fwd: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Trever,

Please, consider not allowing the zoning of this land to be change from commercial to housing.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing)

Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)

Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.

We moved here, because Surprise was beautiful and functional. Not alot of traffic. And not like Phoenix. Please, keep our city beautiful and functional.

I would urge you to vote no on these changes.

Thank you for your help in this matter,

Michelle Sussman

https://ascendatsycamorefarms.com/home/about?fbclid=IWAR2XCR1W-ET_GWSE3J1QFAEZXYWZZPMMQYHHUGSLJ TZ-FJN7CHHL7QJAYS

Trever Fleetham

From: kimberly navarro [REDACTED]
Sent: Monday, January 16, 2023 2:57 PM
To: Trever Fleetham
Subject: Surprise Farms PAD

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Kimberly A. Navarro

[REDACTED]

[REDACTED]

I am writing in regards to the proposed development for the lot of land on the corner of Sarival Ave & Cactus Road, adjacent to my home in the Villas at Sycamore Farms. I listened to what was discussed at the community meeting on January 11th and I have several concerns about the proposal that was presented, especially about the high density residential complex.

We understood that this acreage would eventually be developed when we bought our home in the Villas at Sycamore Farms five years ago. We were told at the time it would be zoned for commercial use only, not high density residential housing.

I am most concerned about the part of the development that would be directly behind the wall of the homes in the Villas. During the meeting it sounded like the developer was unaware that those homes have their backyard areas facing north, directly where they propose parking to be put up against that wall. To have parking basically touching our yards with no buffer whatsoever seems like very poor planning on the developer's part. It will leave us zero privacy, potential for dangerous situations (trash, exhaust, fire, excessive noise, etc.) occurring right behind the wall of our private outdoor space, highly impacting our quality of life. I have looked at other apartment complexes in our area and have not seen one that does not have a large space between their residential homes and that parking area of the complex. As I understand, there is supposed to be a walking path or fire lane between the two.

Another concern is having 2-3 story homes looking down into our private space. The reason our one story homes in the Villas were put on the inside end of our shared driveways was so to prevent the two story homes looking down into our backyards and bedrooms, blocking views and sunlight. This plan in development to our north would take that privacy away from us.

A major concern is the traffic pattern problems that will occur with this development, with an entrance/exit proposed for West Jenan Drive. That street is a two-way street divided by a median, and all the traffic exiting this proposed complex will have to turn right, away from Sarival Ave. They will be doing U-turns right in the next intersection, which is our residential street. I feel this traffic plan was not well thought out for all residents in the area.

I know developers need to make money but there have to be other options available, such as one story small homes that are currently being built everywhere in Surprise. Perhaps small houses, or just a better design plan for the apartments, where they sit, how they're oriented, or the number put in that will not negatively affect the small strip of homes that are already here.

As far as retail is concerned, I feel that there is not enough consideration being made for the number of homes going in, in such a short time, for necessities like grocery stores and gas. (That you don't have to join a club to use, like Costco or Sam's Club). A Fry's or other grocery store with a gas station would be beneficial.

I plan on being at future meetings and hope we can come up with a better solution than the current proposal.

Thank you for listening to my concerns,

Kimberly Navarro

Trever Fleetham

From: Susan <[REDACTED]>
Sent: Thursday, February 9, 2023 4:09 PM
To: Trever Fleetham
Subject: FW:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

This is the email I sent to the mayor and council. Please include this in the info that the planning and zoning commission see on the Sycamore Farms PAD changes.

Thank you!

From: Susan [REDACTED]
Sent: Thursday, February 9, 2023 3:59 PM
To: 'mayor@surpriseaz.gov' <mayor@surpriseaz.gov>; 'Nick.Haney@surpriseaz.gov' <Nick.Haney@surpriseaz.gov>; Patrick Duffy <patrick.duffy@surpriseaz.gov>; 'aly.cline@surpriseaz.gov' <aly.cline@surpriseaz.gov>; 'ken.remley@surpriseaz.gov' <ken.remley@surpriseaz.gov>; 'Jack.Hastings@surpriseaz.gov' <Jack.Hastings@surpriseaz.gov>; 'chris.judd@surpriseaz.gov' <chris.judd@surpriseaz.gov>
Subject:

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for "Paradisi". On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That's **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.

In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a “bait and switch” on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.

- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side (“right sizing” as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.
- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large

apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter
Attachments: Sycamore Estates - Opposition Letter Final.pdf

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:58 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter

From: Daniel Betthauser [REDACTED]
Sent: Thursday, February 9, 2023 8:07 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Subject: Sycamore Farms PAD - Proposed Changes Opposition Letter

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall and City Council Members,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density

housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and safety.

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms.

Thank you for your time and consideration.

Sincerely,

Daniel Betthauser

[REDACTED]

Dear Mayor Hall and City Council Members,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

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In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms.

Thank you for your time and consideration.

Sincerely,

Daniel Betthauser

AFFIDAVIT OF POSTING

Application No: FS22-0866
Applicant Name: Withey Morris
Location: SEC Cactus & Cotton
Date Site Posted: 03/22/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

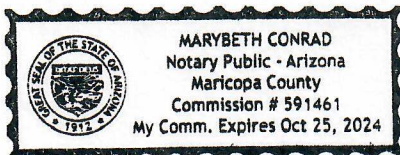
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 3/22/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 03/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

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MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

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Mar 22, 2023 at 11:00:17 AM
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Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
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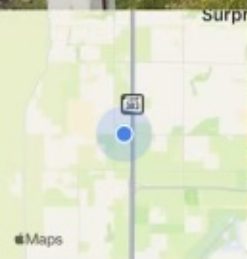
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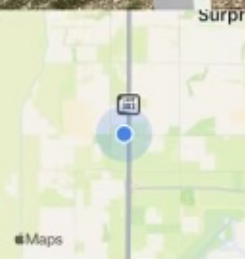
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11405 N Greer Ranch Pkwy, Surprise, AZ 85379

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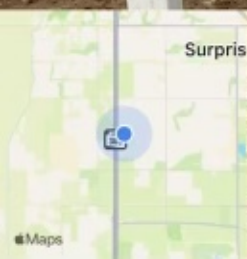
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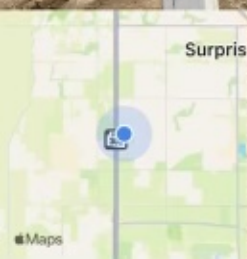
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Planning & Zoning

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Surprise, AZ 85374

City Council

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Mar 21, 2023 at 2:06:11 PM
11812-12114 N Sarival Ave
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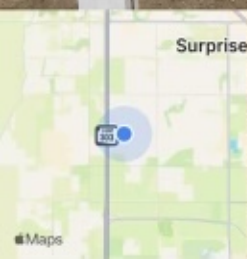
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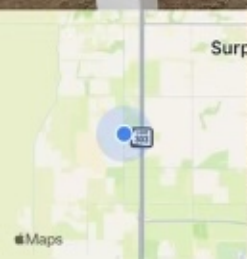
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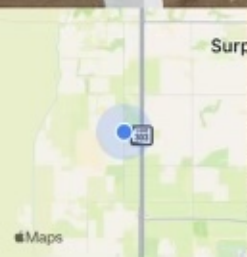
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Sycamore Farms: Economic and Market Demand Study

Winter 2022-2023



Prepared by: Rounds Consulting Group, Inc.

4450 S Rural Road, Suite C-220, Tempe, AZ 85282 | Phone: 480-508-4911 | www.roundsconsulting.com

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Executive Summary

The proposed Sycamore Farms development consists of approximately 640 acres. The site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 ("SR-303") between Cotton Lane and Sarival Avenue in Surprise, Arizona. The proposed land use map for the site is later displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

- 182 acres of low density residential ("LDR") land for the development of single-family homes.
- 253 acres of medium density residential ("MDR"), medium high density residential ("MHDR or MHDR-2"), and high density residential ("HDR") land for the development of multi-family homes.
- 70 acres of mixed-use commercial and residential.
- 62 acres of commercial land for retail and business development.

When evaluating the market demand for specific land uses and product types within a city, there is a broad-based approach that should be considered. A broad-based review of the current and future citywide demand for varying product types (i.e., retail, office, industrial, etc.) that incorporates population and employment forecasts can provide useful information in forming a planning guide for a city as a whole.

However, caution should be used when forecasting future demand, especially when long-term forecasts are being considered. Long-term forecasts are highly assumption based, meaning that changes in factors like consumer behavior, development trends, growth trends, technological advances, etc. could have a large impact on the reliability of the projections.

When assessing zoning changes, a more focused analysis of the individual site/project and smaller market area should be studied. The analysis should evaluate any features that may affect the property's use such as the site's physical characteristics, location, access, demand, and restrictions. The information gathered will provide insight in determining the highest and best use of the specific site and help address any immediate gaps such as housing availability and affordability issues.

A broader-based study of citywide demand was commissioned by Surprise. The following summarizes the key market conditions and project-specific findings of a more focused economic and market demand study (as described above) conducted for the Sycamore Farms project.

The general demographic profile, economic trends, housing demand in the region, and market area dynamics indicate that the proposed developments will help with local and regional economic development in a number of ways. ***The proposed project will address the lack of housing options and diversity in the area, will support commercial growth, and will strengthen the economic and population opportunities in the market area and in Surprise for the next decade and beyond.***



Key Considerations – General Economic Conditions

- The topic of housing supply and affordability has shifted from being considered a health and welfare policy topic into a critical economic development concern.
- Current population and employment forecasts will prove to be overstated if workforce supply and housing shortages are not aggressively addressed across the state.
- Advances in the Greater Phoenix region's ability to attract high value-added businesses at the rate experienced during the past decade is at significant risk, primarily due to shortages in workforce supply and a lack of workforce housing.
- Previous reviews community development plans have identified an overly optimistic commercial development forecast among ALL communities, with little weight placed on attracting the workers and facilitating reasonable housing opportunities.
- The City of Surprise is similarly overweighted in commercial development land planning and underweighted in more affordable workforce housing considerations.
- If a shift in the balance between excessive commercial development planning and into focusing on the significant shortages of housing does not occur, the commercial development opportunities in the City will become even less likely. In other words, the imbalance between commercial and residential planning will result in lower rates of economic growth in the City, not more.
- For fiscal perspective, the state as a whole has an accumulated shortage of housing units between 40,000 and 80,000 units. The majority of the shortage is in the larger Greater Phoenix region of the state. Without intervention from all levels of government, it is calculated that the rate of forecasted job growth in Arizona will decline by between 0.1 and 0.2 percentage points over the next decade.
- A 0.2% decline in forecasted job growth is a very small percent change in economic progress, but it translates into \$1.5B in foregone tax collections at the state, county, and individual community levels over the next ten years.
- If these same opportunity cost percentages were applied to the City of Surprise, local government tax revenues would decline by a cumulative \$1.9M from 2023 to 2032. Note: This is not an issue unique to the City; it is a common issue among all communities.
- Recommendation: The City needs to consider making a major (but strategic) shift in how it reviews the balance between housing and business development. From this more macroeconomic perspective, the City doesn't need one project like Sycamore Farms, it needs dozens more if leaders desire long-term fiscal stability.
- ***Note: Many of these considerations are applicable for most of the communities across the Greater Phoenix area. Approval of workforce/attainable housing on a project-by-project basis***



needs to be examined (as in the case of Sycamore Farms) but the approach also misses the larger issue. The region needs scores of these kinds of projects moving forward to maintain its economic momentum.

Key Findings – Project Specific Advantages

- In the City of Surprise, the median sale price for a home increased by 12.9% over the previous 12 months and as of August 2022, was \$453,100. The median price for a home in the market area increased 11.5% from the year prior to \$446,000.
- As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand.
- If the City does not address the lack of housing options, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City if other regional communities are more aggressive in addressing the housing concerns.
- Those living in the market area represent an excellent foundation upon which the City of Surprise can continue to grow. The prospective residents will be relatively young and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and, therefore, limit future growth.
- The proposed project will add residents and increase household spending in the area which will increase the demand for the local businesses that currently exist and attract new businesses to the area. Additionally, the new residents will enhance local business development by providing businesses with a durable workforce.
- It is estimated that there is a sufficient amount of vacant and undeveloped commercially zoned land within a 2-mile radius of the Sycamore Farms project to meet the projected growth needs for the market area.
- The supply of commercial land becomes even greater as the "market area" definition expands. Therefore, the proposed project will not limit future commercial growth potential, despite the rezoning of approximately 16 acres of institutionally zoned land (land zoned for use by government agencies, public/private colleges, hospitals, or non-profit organizations) and approximately 59 acres of commercially zoned land for MDR and MHDR use.
- Land that is not developed yields no additional economic and fiscal support to help the City push forward with its broader economic development agenda. The issue is not just the type of development, but also the timing.
- The construction of the proposed project will generate \$28.7M in tax revenues for the City of Surprise. After construction, the economic activity generated by the residents living at the site as



well as the activity at the commercial sites will produce nearly \$5.2M in tax revenues for Surprise each year.

Additional Considerations – Commercial Demand vs. Supply

- The broader market area includes portions of Glendale and Surprise. The calculations below are for what we will call Surprise proper, which is essentially the main part of the City.
- At the present time there appears to be approximately 15.7M square feet of potential retail space within in the vicinity of the proposed project within Surprise proper.
- According to CoStar, Surprise is currently underweighted in terms of retail space at 42.4 square feet per person. If we utilize the Phoenix metro's average of 48.1 square feet per person, then the City would need roughly an additional 1.0M square feet of retail to be developed to match its peer cities.
- Subtracting 1.0M from the undeveloped commercial designated land leaves in excess of 14.7M square feet of land designed for retail use within Surprise.
- On average, the City has developed approximately 200,000 square feet of retail space each year. Therefore, there currently exists roughly 70+ years' worth of retail designated land in the immediate area.
- This figure excludes the fact that as development progresses northwest, additional retail will follow the new population. This would increase the number of years' worth of the aforementioned commercial land volume.
- This calculation also excludes the fact that a significant number of acres is designated for commercial use just south of Surprise. This would further reduce the quantity of retail that is demand in the southern part of Surprise.
- The calculation also excludes the fact that some commercial space is already included in the current development proposal.
- ***If the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.***
- ***The City's current land use plan appears to have the flexibility to accommodate several additional housing projects. An emphasis on the inclusion of additional multifamily workforce housing is also recommended.***



Additional Considerations – Construction Pipeline

Caution should be taken when estimating what is currently in the construction pipeline when considering approval of workforce housing plans. Consider the following: According to the Maricopa Association of Governments (“MAG”), housing units in the general planning process within the City have recently summed to between 65,000 and 75,000 units in any given year. However, only 1,000 or fewer homes are typically built each year. Even if the much more conservative “platted” units are used for the comparison (defined below), the ratio of planned units vs. deliveries is still approximately 5 to 1. Therefore, there is a distinct disconnect between what is in some form of the planning process and what is being delivered.

As a residential project moves along the planning process it is first identified as “pre-submittal/pre-approval” upon preliminary application materials, eventually being classified as an “approved” project once authorized for development by a city council or planning commission. When the project has been separated into parcels and recorded with the County Assessor’s Office, the partitioned housing units are categorized as “platted.” Finally, the platted units are categorized as “active” once construction begins within master planned communities, subdivisions, neighborhoods, etc. The “active” status will continue until all proposed units are constructed.

As of 2020, there were approximately 66,000 approved housing units (i.e., single family and multi-family approved units for development), 4,800 single family and multi-family platted housing units (i.e., units separated into parcels and officially recorded), and 46,000 active housing units (i.e., units ready for construction) within Surprise according to MAG.

Since 2017 (oldest available data points), these estimates decreased from 74,900 approved housing units, 7,300 platted units, and 47,600 active units. However, over the 3-year period (2017 to 2020), only approximately 700 net housing units were delivered in Surprise, according to estimates from the U.S. Census Bureau.

The disconnect between the number of housing units moving along the planning process (i.e., approved, platted and active) and the number of housing units that are built is significant. Even though there are units ready to be constructed, the timing of when those units will be built is influenced by a variety of market factors.

For example, some of the platted and active units could be located in isolated areas that are still underdeveloped or unreachable – meaning that full construction will only happen once other areas reach capacity, or the proper infrastructure and access to the site is constructed. This could take decades.

Therefore, a near-term construction pipeline should only take into consideration housing units that are currently under construction or will begin construction within the next year or two. The longer-term construction pipeline is relevant for planning for the next ten to twenty years, but projects that are being proposed and will be built as soon as possible will address the current housing issues and should be considered.



Recommendations

Based on a detailed review of the sites and immediate market area, RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and the market area, and for the City to more actively address the balance between creating jobs and homes for the workers. Increasing the diversity and supply of housing in the area will address the most pressing needs of the area.

The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, ***increasing the area's housing and commercial supply will generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.***

If the proposed development proceeds as designed, there exists sufficient commercial land within Surprise for retail development over the next 45+ years.

The City should also consider establishing a working group that coordinates ideas and case studies with entities such as the League of Arizona Cities and Towns, among others, to help with moving the full metro area forward on this critical issue.



Introduction

Rounds Consulting Group, Inc. (“RCG”) has conducted an economic and market demand study on behalf of IDM Companies, BB Living and KCI Cactus 303 LLC (“The Group”). The purpose of which is to determine the viability and economic impact of various residential and commercial developments which are expected to be built at the Sycamore Farms Planned Area Development site (“PAD” or “site”) in Surprise, Arizona (“City” or “Surprise”).

The Sycamore Farms PAD consists of approximately 640 acres. The Site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 (“SR-303”) between Cotton Lane and Sarival Avenue in Surprise. The proposed land use map for the PAD is displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

- 182 acres of low density residential (“LDR”) land for the development of single-family homes.
- 253 acres of medium density residential (“MDR”), medium high density residential (“MHDR or MHDR-2”), and high density residential (“HDR”) land for the development of multi-family homes.
- 70 acres of mixed-use commercial and residential.
- 62 acres of commercial land for retail and business development.

The Group has proposed that the parcels highlighted in yellow in Table 1 be considered for rezoning. The details of the proposed rezoning are below.

- Parcels 1A and 1B from approximately 20 acres of commercial use to approximately 5 acres of commercial use and 15 acres of MHDR.
- Parcel 6 from approximately 16 acres of institutional to 16 acres of MHDR-2 land.
- Parcel 11A and 11B from 64 acres of commercial use land to 42 acres of commercial land and nearly 22 acres of MHDR/MHDR-2/HDR land.
- Parcel 16 from 22 acres of commercial land to 22 acres of MDR land.



Table 1: Proposed Land Use Plan at the Sycamore Farms PAD

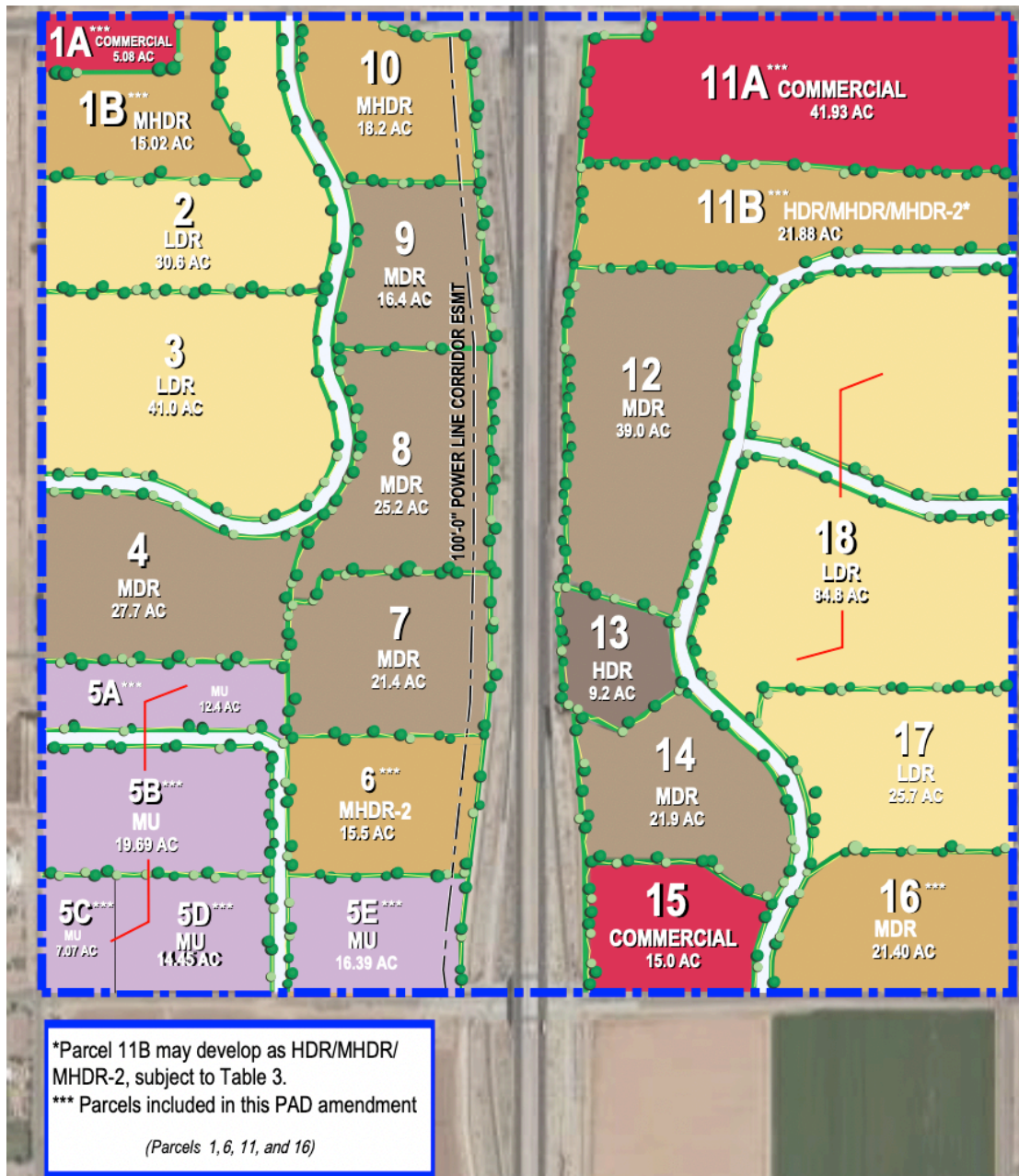
Parcel	Gross Acres	Proposed Use	Total Units	Commercial Floor Sq. Ft.*
1A	5.1	Commercial	-	66,000
1B	15.0	Medium High Density Residential	288	
2	30.6	Low Density Residential	102	
3	41.0	Low Density Residential	106	
4	27.7	Medium Density Residential	166	
5	70.0	Mixed Use	1,120	
6	15.5	Medium High Density Residential-2	128	
7	21.4	Medium Density Residential	128	
8	25.2	Medium Density Residential	93	
9	16.4	Medium Density Residential	61	
10	18.2	Medium High Density Residential	364	
11A	41.9	Commercial	-	542,600
11B	21.9	Medium High Density Residential/ Medium High Density Residential-2/ High Density Residential	400	
12	39.0	Medium Density Residential	147	
13	9.2	High Density Residential	168	
14	21.9	Medium Density Residential	85	
15	15.0	Commercial	-	194,200
16	22.0	Medium Density Residential	130	
17	25.7	Low Density Residential	65	
18	84.8	Low Density Residential	250	
Total	637.6	-	3,801*	802,800

*Sq. ft. estimated based on the average floor to area ratio of commercial land provided by the Maricopa Association of Governments.

Source: IDM Companies; BB Living; KCI Cactus 303; City of Surprise; Maricopa Association of Governments; Rounds Consulting Group, Inc.



Figure 1: Sycamore Farms PAD Boundary and Proposed Development Sites



Source: IDM Companies; BB Living; KCI Cactus 303 LLC

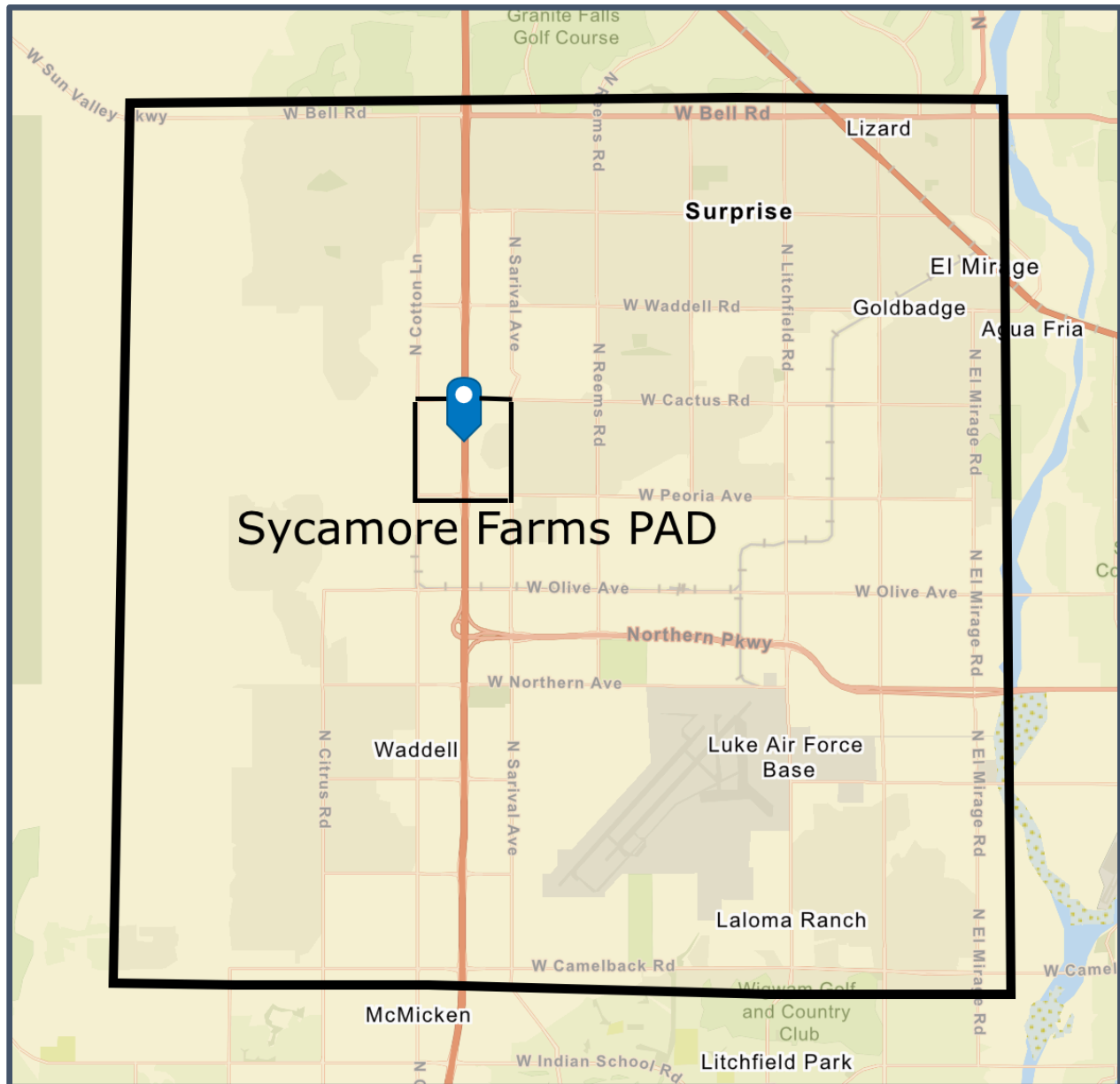
A review of economic, demographic and housing conditions in the Phoenix-Mesa-Chandler Metropolitan Statistical Area ("Phoenix MSA"), City of Surprise and the market area immediately surrounding the site will provide insight into current trends and how these trends will impact the area's demand for residential and commercial land. The market area is defined in **Figure 2**. This area was identified as the area from which a large share of demand for the proposed developments will originate.

An analysis of the residential and commercial market's performance in the market area will help identify the needs in the market area related to the proposed residential and commercial developments. The forecasted growth projections will be utilized to determine the viability of the proposed developments



based on 1) if these developments directly address the residential housing needs of the market area and the surrounding region and 2) if the rezoning of commercial land within the PAD will affect the City's commercial land availability and growth potential.

Figure 2: Sycamore Farms PAD and Market Area Boundaries



Source: Esri; Rounds Consulting Group, Inc.

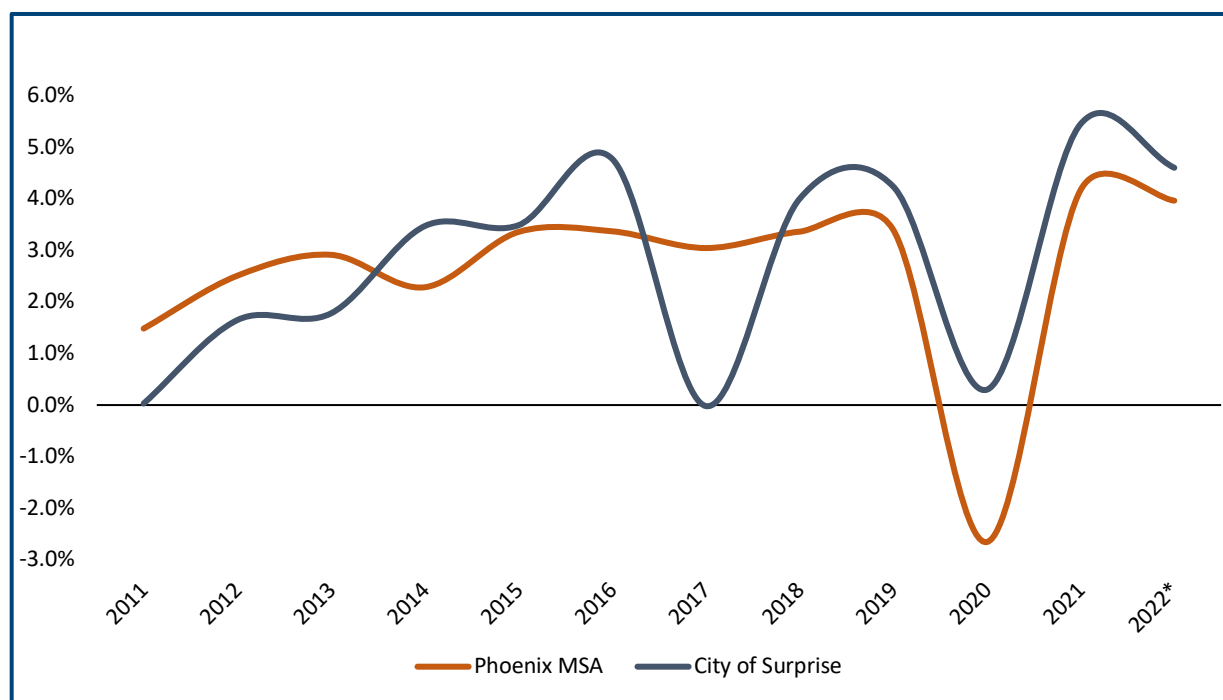


Economic and Demographic Summary

The Phoenix MSA has been among the fastest-growing regions in the U.S. for over a decade in terms of both employment and population growth. The Arizona Office of Economic Opportunity (“OEO”) estimates that as of August 2022, there were 2.3M people employed in the Phoenix MSA. This represents a 4.0% increase over the previous year. Over the last decade, employment has grown at an average rate of 2.6% per year.

Employment in Surprise has grown by 3.9% over the last year and, as of August 2022, the U.S. Bureau of Labor Statistics (“BLS”) estimated that there were 61,500 people employed in the City. Over the past decade, employment has grown at an average annual rate of 3.1% in the City, exceeding the growth of the Phoenix MSA.

Figure 3: Annual Employment Growth in the Phoenix MSA and City of Surprise



*Year-to-date through August 2022.

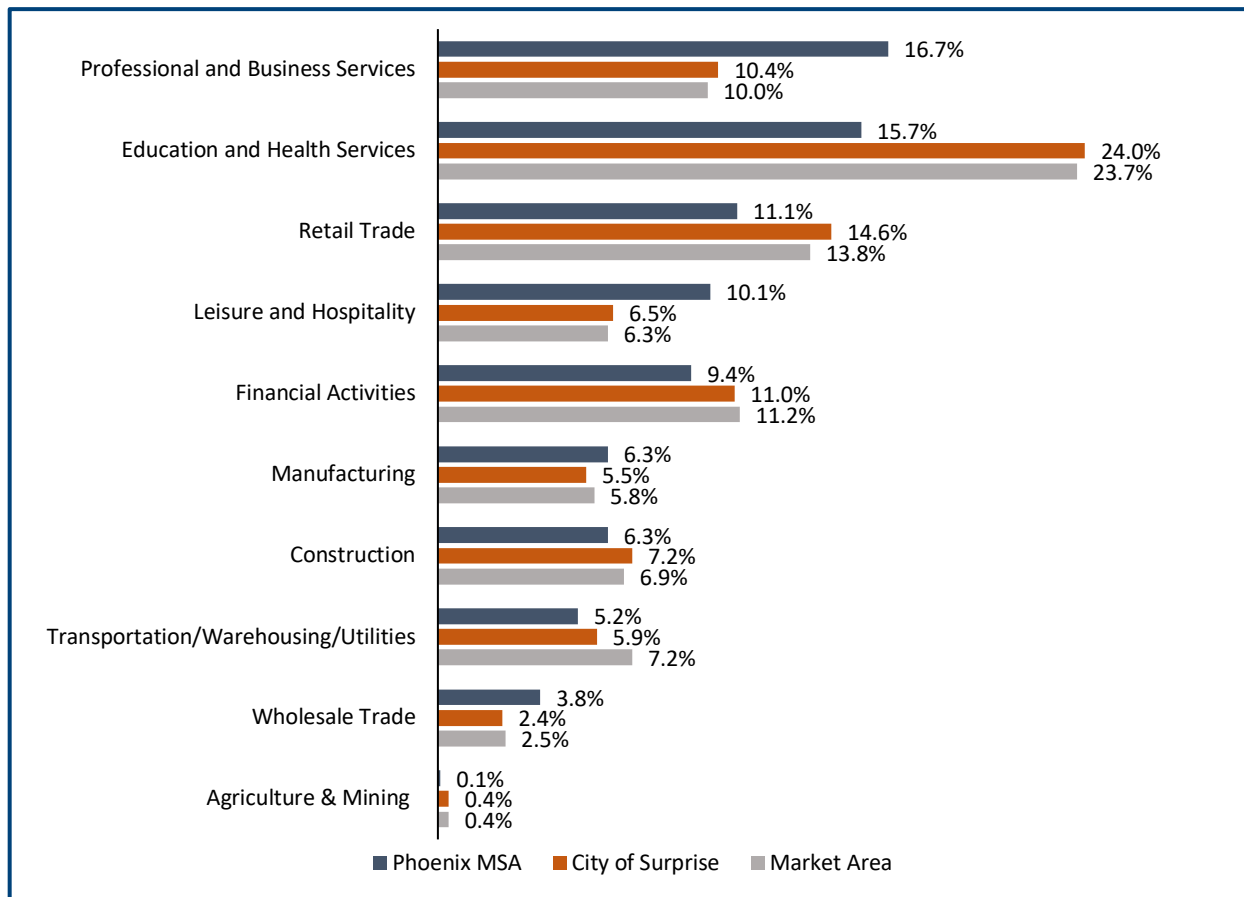
Source: Arizona Office of Economic Opportunity; U.S. Bureau of Labor Statistics

As of August 2022, the professional and business services industry was the largest industry in the Phoenix MSA and accounted for 16.7% of the workforce. The largest share of those employed in Surprise and the market area were employed in the education and health services industry. The industry employed 24.0% of the workforce in Surprise and 23.7% of the workforce in the market area (as of 2021; the latest available data).

The transportation, warehousing and utilities industry is also an important industry for the workforce in the market area. The industry employed 7.2% of the workforce in the market area. This was a higher concentration of workers in the industry than in Surprise or the Phoenix MSA.



Figure 4: Share of Employment in the Phoenix MSA, City of Surprise and Market Area by Industry



Note: Phoenix MSA data as of August 2022. City of Surprise and Market Area composition as of 2021 (latest available data).
Source: Arizona Office of Economic Opportunity

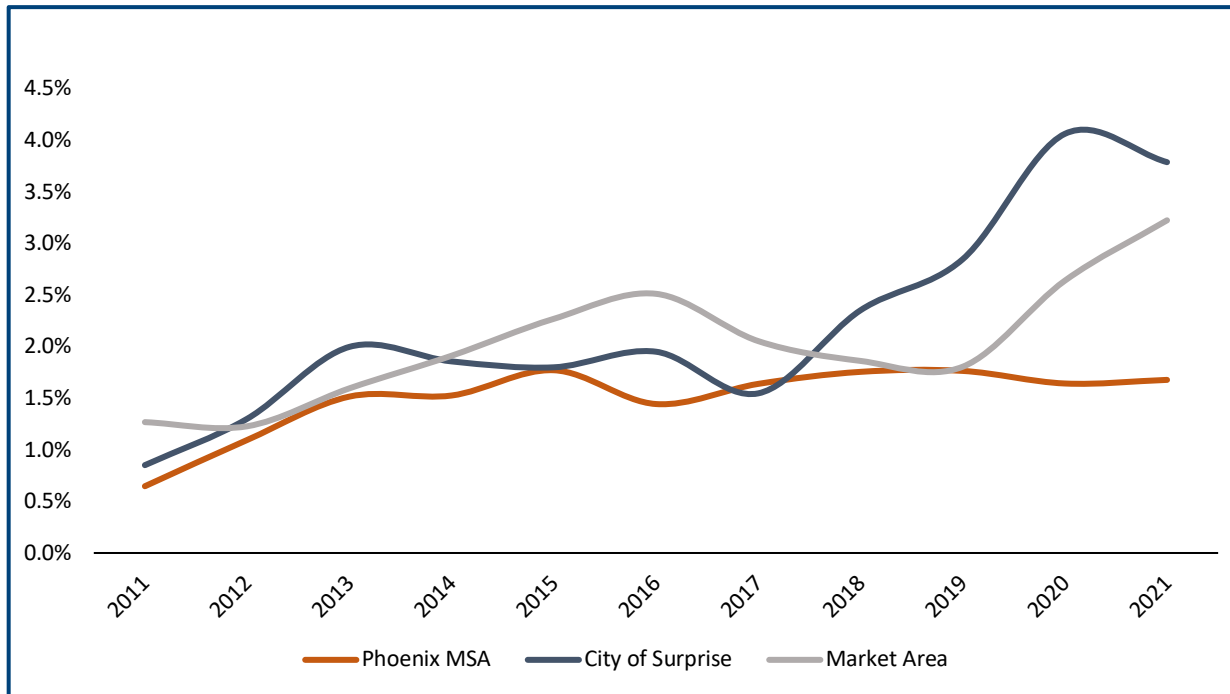
Strong employment growth has resulted in the Phoenix MSA being one of the fastest growing regions in the nation. The numerous businesses that have located and expanded operations throughout the Phoenix MSA have attracted tens of thousands of people to locate to the region seeking job opportunities.

In 2021, there were 4.9M residents living in the Phoenix MSA, according to the OEO. Since 2011, the Phoenix MSA grew at an average rate of 1.6% per year. This compares to the national population which grew at an average annual rate of 0.6% over the same time period.

The overall regional growth has spread to both Surprise and the market area. In 2021, there were 149,700 residents living in the City, a 3.8% increase since 2020. Over the last 10 years the City's population grew at an average annual rate of 2.3% per year (Figure 5). Approximately 174,200 people were living in the market area, as of 2021. This was a 3.2% increase from 2020. The population of the market area has grown at an average rate of 2.1% per year since 2010.



Figure 5: Annual Population Growth in the Phoenix MSA, City of Surprise and Market Area



Source: Arizona Office of Economic Opportunity

Those living in the market area are relatively younger than those in Surprise and the Phoenix MSA. In 2021, the median age of those living in the market area was 32.4 years old. This compares to the median age of 38.3 years for residents living in Surprise and 36.4 for the Phoenix MSA as a whole.

In 2021, 25.3% of those above the age of 25 and living in the market area reported having earned at least a bachelor's degree. This compares to 29.6% of those in Surprise and 32.7% of those in the Phoenix MSA as a whole.

The market area had a higher labor force participation rate than both the Phoenix MSA and City of Surprise as of 2021 (i.e., 67.7%, 64.8%, and 58.0%, in the market area, Phoenix MSA, and City, respectively). Households in the market area reported earning a median income of nearly \$77,500. This was higher than the median household income reported in the Phoenix MSA (\$68,700) and slightly under the household income reported in Surprise (\$78,800) in 2021.

Those living in the market area represent an excellent foundation for future residents upon which the City of Surprise can continue to grow. They are relatively young, have a high work ethic and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and therefore, limit future growth.

Additional characteristics of the Phoenix MSA, City of Surprise and market area are found in Table 2 below.



Table 2: General Demographics of the Phoenix MSA, City of Surprise, and Market Area - 2021

	Phoenix MSA		Surprise		Market Area	
	Est.	Percent	Est.	Percent	Est.	Percent
Total Population	4,946,547	-	149,710	-	174,154	-
Age						
Median Age	36.4	-	38.3	-	32.4	-
Under 5 years	331,419	6.7%	10,929	7.3%	12,887	7.4%
5 to 24 years	1,310,835	26.5%	38,026	25.4%	47,196	27.1%
25 to 59 years	2,225,946	45.0%	61,531	41.1%	77,150	44.3%
60 to 85+ years	1,078,347	21.8%	39,224	26.2%	36,921	21.2%
Educational Attainment						
Population 25 years and over	1,028,882	-	29,343	-	17,929	-
No High School Diploma	120,379	11.7%	2,171	7.4%	1,811	10.1%
High School Graduate (includes equivalency)	232,527	22.6%	7,365	25.1%	4,590	25.6%
Some College, No Degree	248,989	24.2%	8,187	27.9%	5,110	28.5%
Bachelor's Degree	214,007	20.8%	5,751	19.6%	3,012	16.8%
Graduate or Professional Degree	122,437	11.9%	2,934	10.0%	1,524	8.5%
Household Income						
Total Households	1,821,300	-	52,815	-	55,370	-
Median Household Income (dollars)	\$68,676	-	\$78,829	-	\$77,492	-
Less than \$10,000 to \$49,999	639,276	35.1%	15,158	28.7%	15,061	27.2%
\$50,000 to \$200,000 +	1,182,024	64.9%	37,657	71.3%	40,309	72.8%
Employment by Industry (of those living in the selected area)						
Civilian employed population 16 years and over*	2,263,600		60,810		81,161	
Agriculture & Mining	2,933	0.1%	220	0.4%	353	0.4%
Construction	140,500	6.2%	4,352	7.2%	5,635	6.9%
Manufacturing	141,000	6.2%	3,370	5.5%	4,676	5.8%
Wholesale Trade	86,500	3.8%	1,478	2.4%	2,034	2.5%
Retail Trade	253,500	11.2%	8,860	14.6%	11,215	13.8%
Transportation/Warehousing/Utilities	118,100	5.2%	3,569	5.9%	5,823	7.2%
Financial Activities	214,200	9.5%	6,705	11.0%	9,122	11.2%
Professional and Business Services	377,333	16.7%	6,349	10.4%	8,141	10.0%
Education and Health Services	350,833	15.5%	14,622	24.0%	19,212	23.7%
Leisure and Hospitality	225,733	10.0%	3,941	6.5%	5,090	6.3%
Labor Force Participation Rate	-	64.8%	-	58.0%	-	67.7%
Housing and Occupancy						
Total Occupied Housing Units	1,821,300	-	52,815		55,370	
Owner Occupied Housing Units	1,208,219	66.3%	42,822	81.1%	41,986	75.8%
Renter Occupied Housing Units	613,081	33.7%	9,993	18.9%	13,384	24.2%
Units in Structure (2020)						
Single-family	1,454,843	70.4%	53,815	87.6%	54,026	86.8%
Multi-family	476,688	23.1%	4,403	7.2%	4,770	7.7%
Mobile Home	131,418	6.4%	3,016	4.9%	3,276	5.3%

*Percentages may not sum to 100.

Source: U.S. Census Bureau, American Community Survey 2020 5-year estimates; U.S. Bureau of Labor Statistics; Esri; Rounds Consulting Group, Inc.



Market Analysis Summary

Residential Housing Market Conditions

The strong employment and population growth throughout the Phoenix MSA have increased the demand for housing faster than the supply. This imbalance has caused home prices to sharply rise.

As of August 2022, the median sales price for a home in the market area increased by 11.5% from a year ago to \$446,000. This compares to the median price of a home in Surprise which grew by 12.9% from a year ago to \$453,100. Overall, home prices in the Phoenix MSA grew by 12.9% over the last year, according to The Cromford Report.

Since 2011, home prices in the market area have increased at an average annual rate of 14.6%. This compared to an average annual growth of 13.9% in the Phoenix MSA and 12.9% in Surprise over the same time frame.

The market forces influencing the recent rapid rise in home prices originate back to the Great Recession of 2008 and were exacerbated by the Covid-19 recession. The housing crisis of 2008 resulted in developers nearly halting the construction of new homes for a prolonged period.

The Phoenix MSA economy was thriving in 2019 and going into 2020, which resulted in an influx of people moving to the area in search of job opportunities and a relatively affordable cost of living. Consequently, housing inventory shortages began to drive home prices up rapidly.

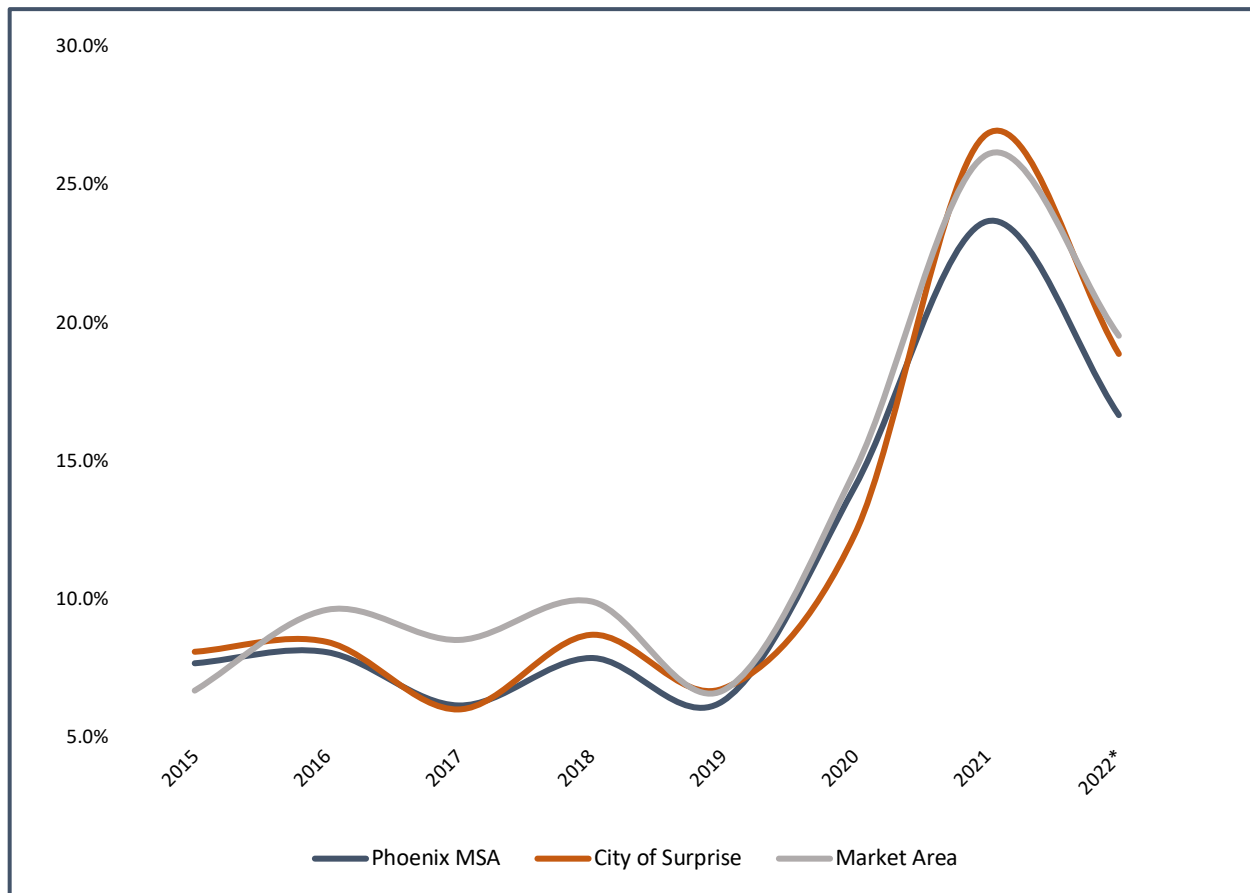
During the Covid-19 recession, lower income households were disproportionately affected. The majority of the job losses were individuals earning less than \$60,000 a year. But high-income earners fared well. During this time and post-2020, the federal government overreacted with excessive stimulus programs and kept interest rates at a historically low level for far too long.

The combination of low interest rates and excessive stimulus spending put further pressure on housing prices as high-income individuals and potential homebuyers that were waiting for the right market conditions seized on the opportunity to buy starter homes, trade-up homes, investment properties, and/or second homes.

This unique circumstance has raised the cost of housing to levels that many cannot afford. New housing products of all types (e.g., starter homes, trade-up homes, multi-family, etc.) are necessary to mitigate affordability issues and alleviate housing shortages.



Figure 6: Annual Change in Median Sale Price for the Phoenix MSA, City of Surprise and Market Area



*Through August 2022
Source: The Cromford Report

As mentioned, the sharp increase of home prices in recent years has prevented many would-be homebuyers from entering the market, forcing them to seek alternative housing options. This includes those living in the market area, who, despite their relatively young age, are earning above average incomes.

For example, as of August 2022, The Cromford Report estimates that the median sale price for a home in the market area was \$446,000 and according to the National Association of Homebuilders (NAHB), a household in the market area would need to be earning in excess of \$100,000 annually to afford a home at the median sale price.¹ This was well above the 2021 household income reported in the market area.

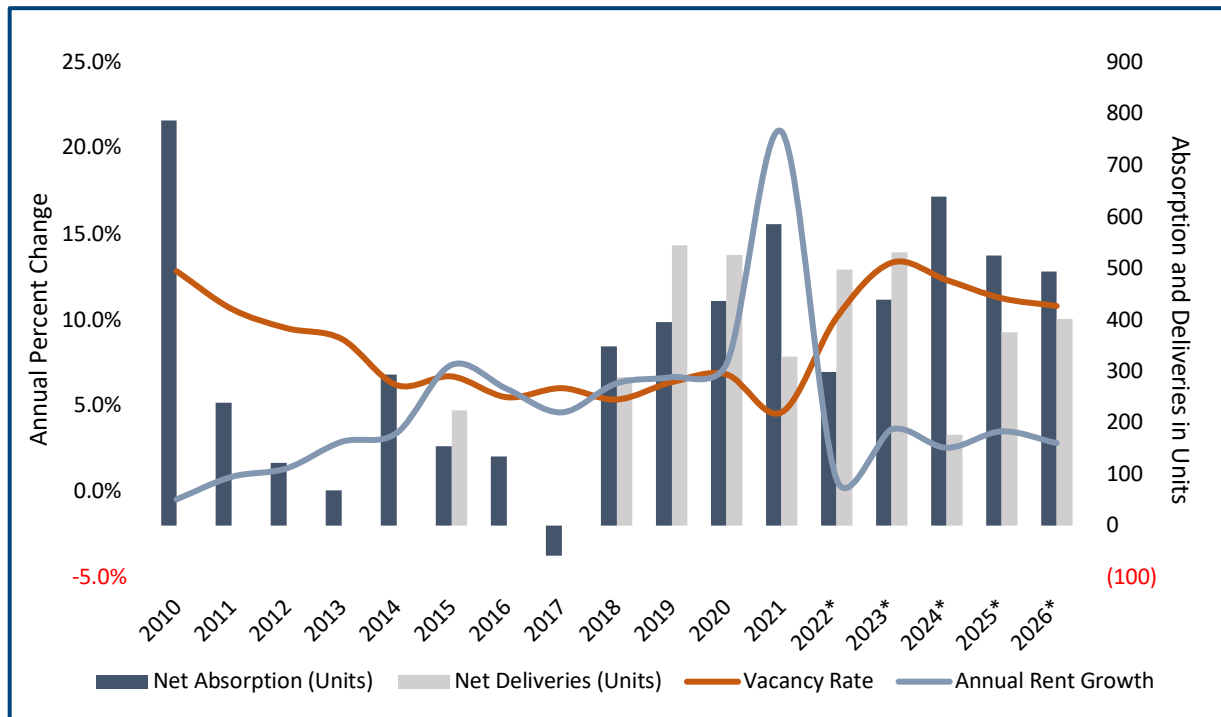
As a result, would-be homebuyers have shifted away from homeownership to rental homes, increasing the demand for multi-family housing. Figure 7 displays the supply and demand for multi-family housing in the market area. Demand is indicated by the annual change in rental rates, vacancy rates and net absorption. Supply is indicated by units delivered. Rising rental rates and below average vacancy rates, even as the supply of units increases, is an indication of persistent demand.

¹ Based on the NAHB standard that the total mortgage sum (including principal amount, interest, property tax, homeowners' property insurance, and private mortgage insurance premium) be no more than 28% of gross monthly income. Calculation assumes a 10% down payment, 30-year mortgage rate of 5.29% (the average national rate at the time of calculation).



Over the previous 12 months (as of October 2022), CoStar estimates that approximately 1,100 multi-family units have been delivered to the market area, but 1,900 units were absorbed, meaning that demand outpaced supply. As a result, rental rates increased by 17.0% to nearly \$1,500 per month over the since 2021.

Figure 7: Supply and Demand of Multi-Family Housing in the Market Area



*Projected values
Source: CoStar

The robust demand for multi-family housing is expected to continue over the coming years. There are over 1,700 units under construction in the market area, as of October 2022. CoStar estimates that all these units will be delivered in the next 2 years and that even as the supply increases, vacancy rates will remain stable through 2026.

Population projections indicate that in the next 10 years, the population in the market area will increase at an average rate of 2.1% per year and add nearly 41,000 residents to the area. These new residents will generate additional tax revenues, support local development, and generate economic activity. In order to provide housing for these residents, an additional 13,100 housing units will be needed over the next 10 years, or approximately 1,300 units per year.

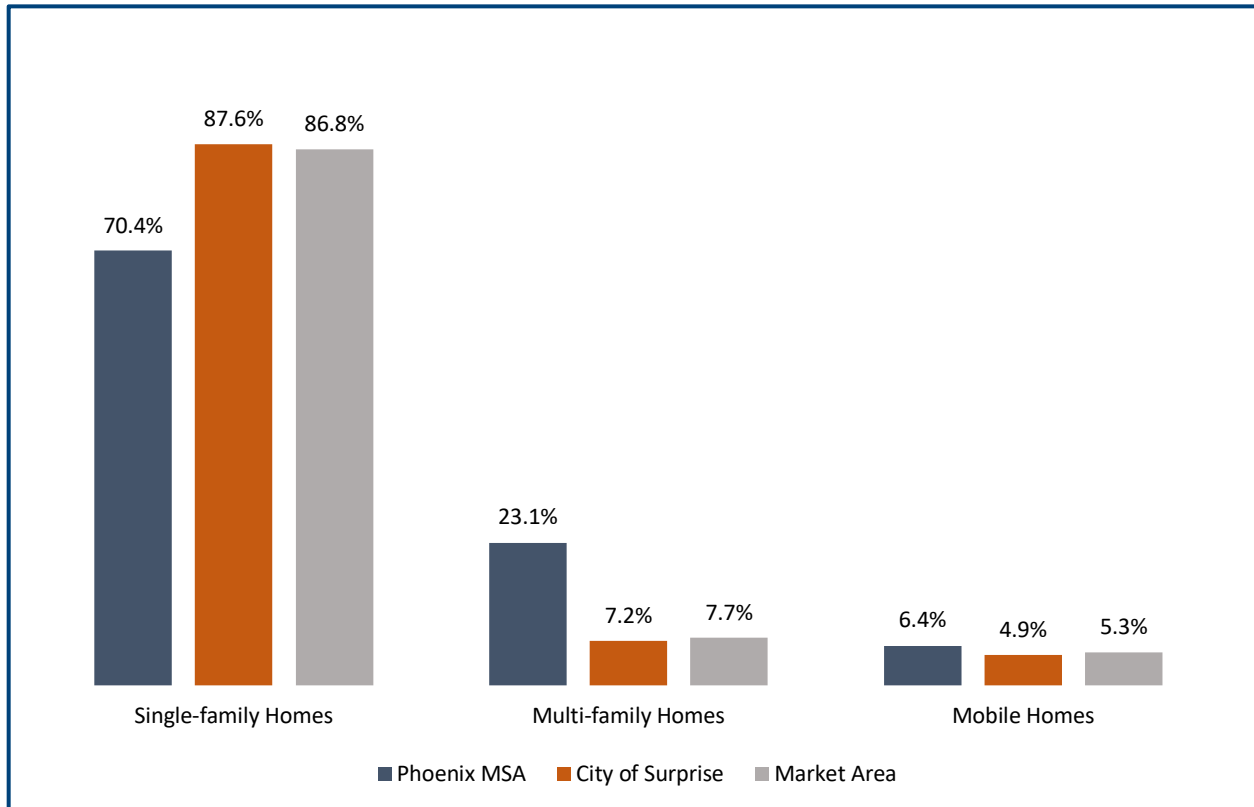
As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand. If the City does not address the housing shortages, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City where there are more housing options.

In 2021, it was estimated that 87.6% of the homes in the City and 86.8% of the homes in the market area were single-family homes. This is a higher concentration than the overall Phoenix MSA, in which 70.4% of



the homes were single-family. However, the rapid escalation of home prices, which is causing housing affordability issues, can be mitigated by adding additional single-family homes and other housing product types like multi-family homes.

Figure 8: 2021 Share of Homes in the Phoenix MSA, City of Surprise and Market Area by Type



Source: U.S. Census Bureau; Esri

Commercial Real Estate Market Conditions

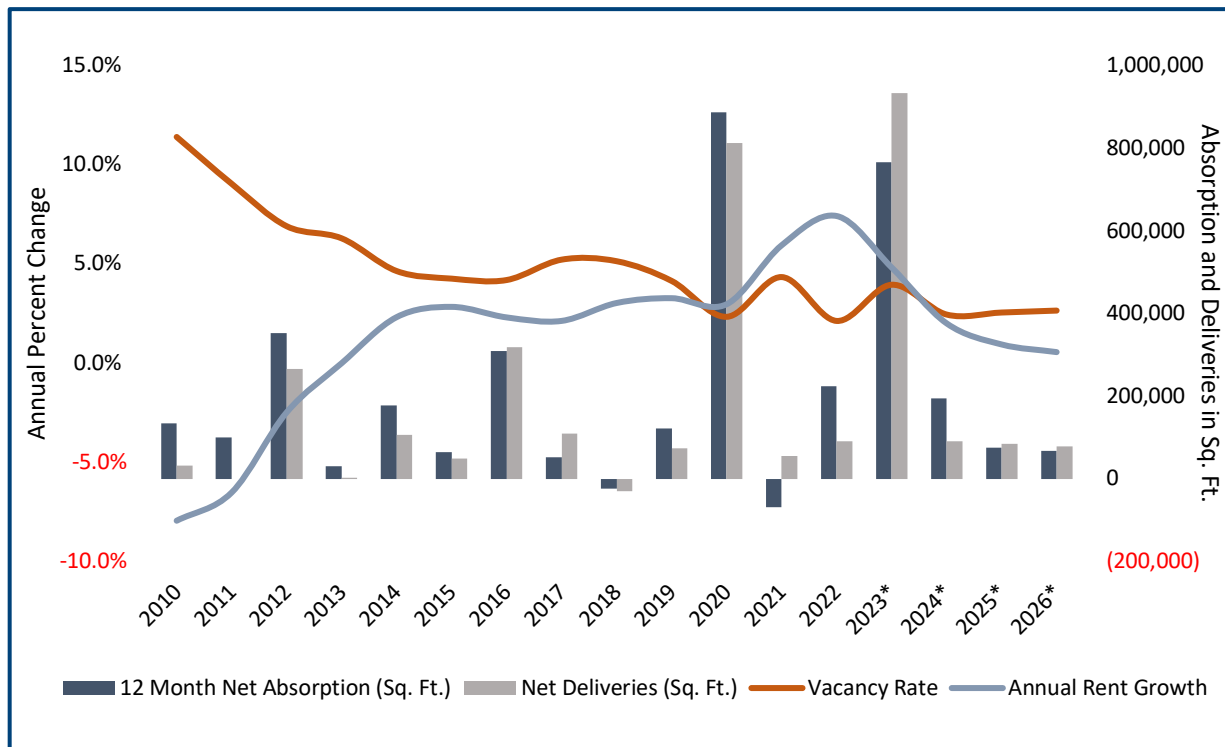
As of the third quarter of 2022, there was approximately 1.0M square feet of commercial real estate is being built within the market area. As of October 2022, rental rates grew by 7.4% over the last 12 months to \$22.72 per sq. ft., which exceeded the average price of the overall Phoenix MSA. Vacancies expected to remain relatively stable through 2026 (Figure 9).

By providing additional housing supply and diverse housing options, the proposed project will add new residents and increase the household spending in the area which will increase the demand for local businesses (e.g., retail, grocery stores, gas stations, shopping centers, restaurants, etc.). This will help the market to absorb the new inventory.

Additionally, the new residents will enhance local business development by providing local businesses with a durable workforce. The additional workforce living in the area will advance economic and business development efforts by attracting new businesses to the area since businesses locate where they can easily recruit new employees.

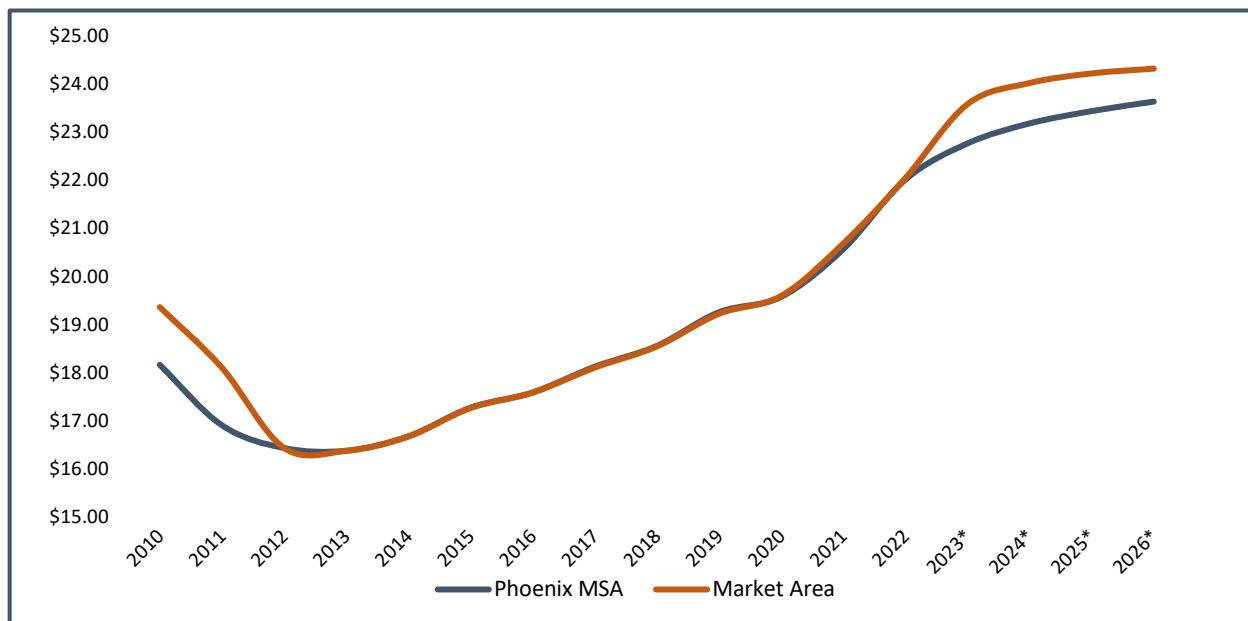


Figure 9: Supply and Demand of Commercial Real Estate in the Market Area



*Projected values
Source: CoStar

Figure 10: Average Annual Commercial Rental Rate per Sq. Ft. in the Phoenix MSA and Market Area



*Projected Values
Source: CoStar



Current Zoning & Benefits of Rezoning

The proposed project will require the rezoning of approximately 75 acres of land in the Sycamore Farms PAD. Approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land would be rezoned to residential (MDR/MHDR/MHDR-2/HDR).

In total, the Sycamore Farms PAD will contain approximately 3,800 residential housing units and over 800,000 sq. ft. of commercial space (estimated based on preliminary estimates and the available acreage).

Employment growth throughout the market area will help drive demand for residential and commercial real estate in the coming decade. The Maricopa Association of Governments (“MAG”) estimated that employment in the market area will grow by 46.9% and add over 19,000 jobs over the next 10 years. Of these 19,000 additional jobs, over 2,600 will require commercially zoned land similar to what is being proposed for rezoning.

For context on how much land is needed for this growth to occur, consider the following. According to the MAG, a total of 1.7M sq. ft. of commercial building space is required to accommodate 2,600 jobs. In order to properly support the 1.7M sq. ft. of building space with the appropriate amount of parking, infrastructure, utilities, etc., a total of 5.8M sq. ft. (133.2 acres) of land is required.

An analysis of the current and future zoning and land use designations of the market area indicated that there was an excess of 54.3M sq. ft. (1,243.4 acres) of vacant land within a 2-mile radius of the Sycamore Farms PAD that is either currently zoned for commercial use, assigned a future commercial designation, or is currently vacant or undeveloped.

This is enough land to accommodate nearly 24,400 jobs. If it is assumed that employment in the area continues to grow at the same pace (i.e., 2,600 jobs that require commercial and are added every 10 years), there is sufficient land for the next 90+ years of growth. *Note: A similar estimate for the supply of land in the City (instead of the market area) is presented on page 21.*

In other words, under the most extreme circumstances in which all the projected jobs were to locate within a 2-mile radius of the Sycamore Farms PAD, there would still be sufficient land to accommodate these jobs, even with the rezoning.

If rezoned, the entire project will produce significant benefits for Surprise and the surrounding area. An economic and fiscal impact model was developed to quantify these benefits. In the short term, the construction of the proposed projects will support 11,150 jobs, generate \$595.8M in labor income, and generate \$1.6B in economic activity (Table 3).

Construction will also generate one-time tax revenues for the City. Over the long term, the day-to-day operations of the commercial developments and economic activity generated by the future residents will produce a more lasting impact.

During construction, revenues are generated from sales taxes levied on construction expenditures and as the construction workers purchase local goods and services. One-time construction activities will generate a total of \$98.5M in state and local revenues. These include the \$28.7M in tax revenues generated for the



City of Surprise from construction sales taxes, other sales taxes, and State Shared Revenues. The construction tax revenue impact is summarized in Table 4.

Once construction is complete and residents have occupied the new homes, ongoing annual revenues related to property taxes, lease taxes, sales taxes on local goods and services, and personal income taxes, among others, will be generated. In total, the annual tax revenue impact is equal to \$19.0M in additional state and local tax revenues (Table 6). In total, the City of Surprise will collect \$5.2M in additional tax revenues each year.

Table 3: Economic Impacts of Construction Activities			
Category	Economic Output ¹⁾	Jobs ²⁾	Labor Income ³⁾
Direct	\$899,328,600	6,690	\$357,524,400
Indirect	\$275,439,300	1,400	\$90,623,800
Induced	\$457,063,600	3,060	\$147,655,700
Total	\$1,631,831,500	11,150	\$595,804,000

1) Total value of goods and services produced in the region.

2) Number of full-time equivalent jobs (FTE).

3) Total wages received by the jobs generated.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

Table 4: Total Construction Tax Revenue Impact by Category				
Category	State of Arizona	Maricopa County	City of Surprise	Total
Construction Sales Tax ¹⁾	\$30,835,100	\$4,406,700	\$22,618,200	\$57,860,000
Sales Taxes ²⁾	\$7,193,000	\$1,021,100	\$3,937,900	\$12,152,000
State Shared Revenues ³⁾	-	\$4,135,200	\$394,100	\$4,529,300
Other Taxes ⁴⁾	\$19,984,200	\$2,273,900	\$1,713,800	\$23,971,900
Total	\$58,012,300	\$11,836,900	\$28,664,000	\$98,513,200

1) Sales taxes levied on construction expenditures.

2) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.

3) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.

4) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

Table 5: Economic Impacts of Day-to-Day Annual Activity			
Category	Economic Output ¹⁾	Jobs ²⁾	Labor Income ³⁾
Direct	\$211,940,300	2,533	\$98,148,200
Indirect	\$80,648,200	505	\$24,482,400
Induced	\$124,971,200	837	\$40,372,700
Total	\$417,559,700	3,874	\$163,003,200

1) Total value of goods and services produced in the region.

2) Number of full-time equivalent jobs (FTE).

3) Total wages received by the jobs generated.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.



Table 6: Annual Ongoing Activities Tax Revenue Impact by Category

Category	State of Arizona	Maricopa County	City of Surprise	Total
Sales Taxes ¹⁾	\$2,447,800	\$350,200	\$1,337,700	\$4,135,700
Lease Taxes ²⁾	-	\$304,200	\$1,338,200	\$1,642,400
Property Taxes ³⁾	-	\$2,904,700	\$2,327,000	\$5,231,700
State Shared Revenues ⁴⁾	-	\$2,259,200	\$150,300	\$2,409,500
Other Taxes ⁵⁾	\$5,573,200	-	-	\$5,573,200
Total	\$8,021,000	\$5,818,300	\$5,153,200	\$18,992,500

1) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.

2) Lease taxes levied on residential monthly leases.

3) Property taxes imposed on real property.

4) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.

5) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

The potential retail space in Surprise proper, which is essentially the main part of the city, and not the broader market area that includes portions of both Glendale and Surprise should also be considered.

The analysis of the area revealed that there is around 15.7 million square feet of potential retail space in the vicinity of the proposed project within Surprise proper. According to CoStar, Surprise is underweighted in terms of retail space at 42.4 square feet per person, compared to the Phoenix metro's average of 48.1 square feet per person, indicating that the City would need an additional 1.0 million square feet of retail space to match its peer cities. Subtracting this from the undeveloped commercial designated land reveals there is still over 14.7 million square feet of land designed for retail use within Surprise proper.

On average, the City has developed approximately 200,000 square feet of retail space each year, meaning that there is around 70+ years' worth of retail designated land in the immediate area.

Additionally, the calculation excludes the fact that as development progresses northwest, additional retail will follow the new population, increasing the number of years' worth of commercial land volume.

Furthermore, commercial space is included in the current development proposal and a significant number of acres are designated for commercial use just south of Surprise, further reducing the quantity of retail that is in demand in the main part of Surprise.

Overall, if the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.



Conclusions & Recommendations

Supply and demand imbalances in the housing market (as a result of the recent influx of new residents to the state, inflation, and the recent low interest rate levels, among others) have led to rapid increases in the cost of housing at all levels. Affordability issues will be exacerbated, and economic growth will be hindered if housing availability is not improved.

Enhancing residential development at the Sycamore Farms PAD will directly address the most pressing needs of the area, among which is the lack of housing options of all types (i.e., single-family homes, starter homes, trade-up homes, multi-family homes, etc.). The proposed developments will attract new residents that will bring additional economic activity, support business development, and provide a foundation upon which the City can continue to grow.

Conversely, if the issue is not addressed, the housing shortage may limit the population growth of the City as many would-be residents and renters will locate outside the City, in areas with more housing availability.

Additionally, the rezoning of approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land is not likely to hinder the potential for commercial and retail growth. There is a sufficient amount of vacant and undeveloped commercial land within a 2-mile radius of the Sycamore Farms PAD to accommodate the projected employment growth for next decade and beyond.

Furthermore, the mix of those most likely to locate to the Site will provide the area with a sustained and durable workforce. This is critical for business attraction as companies will not locate to areas where they will face employee recruitment concerns like long commutes due to limited housing options. This means that the proposed developments will support further economic and business development in the area.

RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and in the market area. Increasing the diversity and supply of housing in the area will address the most pressing needs of the area. The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, increasing the area's housing and commercial supply will also generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.



Appendix: Detailed Market Statistics

Multi-Family Market – Phoenix MSA					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q3	282,443	7.8%	\$901	7,076	600
2013 Q4	282,862	7.8%	\$905	7,972	419
2014 Q1	284,190	7.4%	\$911	7,865	1,328
2014 Q2	286,693	7.8%	\$918	8,197	2,503
2014 Q3	288,061	7.5%	\$927	8,158	1,325
2014 Q4	289,528	7.7%	\$937	8,632	1,510
2015 Q1	290,945	6.9%	\$952	8,373	1,417
2015 Q2	292,192	7.2%	\$967	8,140	1,247
2015 Q3	293,354	7.1%	\$982	7,848	1,162
2015 Q4	295,965	7.4%	\$992	6,714	2,611
2016 Q1	296,548	7.2%	\$1,010	8,973	583
2016 Q2	297,769	7.4%	\$1,020	8,897	1,221
2016 Q3	299,674	7.3%	\$1,031	9,470	1,905
2016 Q4	300,848	7.3%	\$1,037	10,038	1,174
2017 Q1	301,578	6.6%	\$1,053	11,166	730
2017 Q2	303,197	7.0%	\$1,064	13,328	1,619
2017 Q3	306,020	7.3%	\$1,073	12,904	2,823
2017 Q4	307,240	7.1%	\$1,084	14,980	1,220
2018 Q1	310,108	6.8%	\$1,102	14,217	2,868
2018 Q2	311,500	6.6%	\$1,123	14,158	1,392
2018 Q3	313,520	6.4%	\$1,140	14,586	2,020
2018 Q4	315,691	6.5%	\$1,154	13,533	2,171
2019 Q1	316,778	6.2%	\$1,181	16,192	1,087
2019 Q2	318,852	6.3%	\$1,199	17,880	2,074
2019 Q3	320,364	6.2%	\$1,214	17,524	1,512
2019 Q4	324,749	6.6%	\$1,230	15,286	4,385
2020 Q1	327,322	6.8%	\$1,235	17,551	2,573
2020 Q2	329,516	7.0%	\$1,244	20,416	2,194
2020 Q3	331,033	6.2%	\$1,270	22,368	1,517
2020 Q4	333,238	6.0%	\$1,296	23,000	2,205
2021 Q1	335,891	5.3%	\$1,349	25,038	2,653
2021 Q2	339,985	5.1%	\$1,464	25,093	4,094
2021 Q3	342,131	5.0%	\$1,542	29,262	2,146
2021 Q4	344,853	5.8%	\$1,568	30,903	2,722
2022 Q1	348,538	6.5%	\$1,594	31,011	3,685
2022 Q2	352,614	7.6%	\$1,611	30,644	4,076
2022 Q3	355,825	8.1%	\$1,586	28,897	3,211

Source: CoStar



Multi-Family Market – Market Area					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q1	10,843	8.6%	\$794	-	-
2013 Q2	10,843	8.3%	\$803	-	-
2013 Q3	10,843	7.8%	\$808	-	-
2013 Q4	10,843	8.9%	\$812	-	-
2014 Q1	10,843	7.6%	\$815	-	-
2014 Q2	10,843	7.1%	\$818	-	-
2014 Q3	10,843	6.5%	\$828	-	-
2014 Q4	10,843	6.2%	\$840	224	-
2015 Q1	10,843	5.6%	\$855	224	-
2015 Q2	10,843	5.7%	\$872	224	-
2015 Q3	10,843	6.3%	\$888	224	-
2015 Q4	11,067	6.7%	\$902	-	224
2016 Q1	11,067	6.3%	\$922	-	-
2016 Q2	11,067	6.0%	\$931	-	-
2016 Q3	11,067	5.5%	\$950	-	-
2016 Q4	11,067	5.5%	\$955	-	-
2017 Q1	11,067	4.5%	\$967	469	-
2017 Q2	11,067	5.0%	\$977	622	-
2017 Q3	11,067	5.7%	\$991	622	-
2017 Q4	11,067	6.0%	\$999	622	-
2018 Q1	11,356	6.7%	\$1,016	460	289
2018 Q2	11,356	5.5%	\$1,040	460	-
2018 Q3	11,356	5.6%	\$1,044	677	-
2018 Q4	11,356	5.3%	\$1,062	884	-
2019 Q1	11,356	5.3%	\$1,075	884	-
2019 Q2	11,689	6.8%	\$1,103	551	333
2019 Q3	11,601	6.0%	\$1,119	551	-
2019 Q4	11,901	6.4%	\$1,133	646	300
2020 Q1	11,935	6.2%	\$1,138	801	34
2020 Q2	11,935	5.2%	\$1,159	1,528	-
2020 Q3	11,935	4.4%	\$1,197	1,528	-
2020 Q4	12,427	6.8%	\$1,217	1,613	492
2021 Q1	12,427	4.1%	\$1,268	1,764	-
2021 Q2	12,755	4.5%	\$1,372	1,436	328
2021 Q3	12,755	4.4%	\$1,447	1,814	-
2021 Q4	12,755	4.6%	\$1,473	2,453	-
2022 Q1	13,252	7.8%	\$1,507	1,956	497
2022 Q2	13,584	9.8%	\$1,530	1,744	332
2022 Q3	13,869	10.3%	\$1,483	1,651	285

Source: CoStar



Retail Market – Phoenix MSA					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	225,250,093	10.5%	\$13.94	803,293	323,465
2013 Q2	225,693,899	10.4%	\$13.90	707,578	526,721
2013 Q3	225,748,332	10.0%	\$13.72	955,733	148,915
2013 Q4	226,187,291	10.0%	\$13.61	654,125	546,632
2014 Q1	226,100,447	10.1%	\$13.60	680,983	236,466
2014 Q2	226,109,236	9.8%	\$13.66	1,004,730	268,561
2014 Q3	226,294,266	9.5%	\$13.63	1,098,555	205,094
2014 Q4	226,421,020	9.1%	\$13.54	931,046	406,580
2015 Q1	226,651,970	9.1%	\$13.48	951,949	461,962
2015 Q2	226,822,526	8.8%	\$13.60	1,139,159	316,611
2015 Q3	227,117,517	8.5%	\$14.04	1,168,519	473,259
2015 Q4	227,373,093	8.3%	\$13.89	1,506,006	322,065
2016 Q1	227,509,110	8.1%	\$14.06	2,064,291	382,889
2016 Q2	227,920,368	8.1%	\$14.27	2,236,856	522,912
2016 Q3	228,745,843	8.1%	\$14.31	1,851,989	967,537
2016 Q4	229,123,328	7.8%	\$14.20	1,886,081	638,636
2017 Q1	229,977,126	8.0%	\$14.29	1,733,958	757,268
2017 Q2	230,724,946	7.9%	\$15.03	1,315,725	781,780
2017 Q3	231,019,920	7.7%	\$14.77	1,339,717	372,923
2017 Q4	231,670,768	7.2%	\$14.75	1,243,408	723,648
2018 Q1	231,973,620	6.9%	\$14.76	1,250,560	450,348
2018 Q2	232,331,935	6.8%	\$15.12	1,208,167	386,889
2018 Q3	232,794,425	6.6%	\$15.21	1,151,176	493,594
2018 Q4	233,129,735	7.0%	\$15.37	957,785	384,367
2019 Q1	233,181,182	6.9%	\$15.47	1,911,218	339,781
2019 Q2	233,516,901	6.9%	\$15.58	1,963,374	372,339
2019 Q3	233,766,502	6.9%	\$15.73	2,069,875	341,095
2019 Q4	234,148,919	6.8%	\$15.92	2,755,016	479,393
2020 Q1	235,345,040	6.9%	\$16.03	1,742,086	1,254,608
2020 Q2	235,447,361	7.1%	\$15.71	1,583,515	291,578
2020 Q3	235,886,282	7.4%	\$15.68	1,441,664	531,056
2020 Q4	236,600,944	7.5%	\$15.80	989,602	717,758
2021 Q1	236,834,422	7.4%	\$15.81	1,182,888	395,156
2021 Q2	237,144,277	7.7%	\$16.01	1,085,727	418,887
2021 Q3	235,995,205	6.8%	\$16.00	1,514,194	247,691
2021 Q4	236,330,947	6.5%	\$16.35	1,516,863	367,118
2022 Q1	236,806,764	6.1%	\$16.67	1,991,637	512,891
2022 Q2	236,995,030	5.7%	\$16.67	1,819,167	436,958
2022 Q3	237,192,388	5.5%	\$16.76	2,215,603	197,358

Source: CoStar



Retail Market – Market Area					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	4,587,373	6.4%	\$16.45	-	3,309
2013 Q2	4,587,373	6.4%	\$16.47	-	-
2013 Q3	4,587,373	6.4%	\$16.40	6,300	-
2013 Q4	4,587,373	6.3%	\$16.72	6,300	-
2014 Q1	4,593,673	6.4%	\$16.37	81,809	6,300
2014 Q2	4,593,673	6.4%	\$16.55	94,649	-
2014 Q3	4,598,775	6.1%	\$16.40	99,993	5,102
2014 Q4	4,694,181	4.6%	\$16.62	19,469	95,406
2015 Q1	4,698,768	4.7%	\$16.48	14,882	4,587
2015 Q2	4,713,650	4.3%	\$16.83	25,000	14,882
2015 Q3	4,713,650	3.9%	\$16.84	80,928	-
2015 Q4	4,743,612	4.3%	\$16.44	215,738	29,962
2016 Q1	4,794,578	4.9%	\$16.64	265,719	50,966
2016 Q2	4,835,350	5.6%	\$16.99	269,790	40,772
2016 Q3	4,975,711	4.6%	\$17.73	168,029	140,361
2016 Q4	5,063,347	4.2%	\$17.81	90,978	87,636
2017 Q1	5,096,800	4.9%	\$18.06	67,408	33,453
2017 Q2	5,154,325	4.5%	\$15.77	19,733	57,525
2017 Q3	5,164,208	4.5%	\$15.81	15,660	9,883
2017 Q4	5,174,058	5.2%	\$12.35	5,810	9,850
2018 Q1	5,130,229	4.6%	\$15.64	4,500	5,810
2018 Q2	5,130,229	5.7%	\$15.78	19,100	-
2018 Q3	5,130,229	5.4%	\$15.94	25,304	-
2018 Q4	5,144,829	5.1%	\$15.07	17,641	14,600
2019 Q1	5,162,470	5.2%	\$17.89	602,853	17,641
2019 Q2	5,162,470	4.0%	\$17.23	635,039	-
2019 Q3	5,178,496	4.1%	\$16.97	662,476	16,026
2019 Q4	5,219,222	4.2%	\$20.31	804,656	40,726
2020 Q1	5,848,830	4.0%	\$21.55	177,048	629,608
2020 Q2	5,869,460	2.8%	\$22.01	161,818	20,630
2020 Q3	6,023,878	2.9%	\$21.46	50,959	154,418
2020 Q4	6,031,278	2.3%	\$23.55	45,857	7,400
2021 Q1	6,070,037	2.1%	\$23.39	19,385	38,759
2021 Q2	6,077,135	3.7%	\$21.11	29,287	7,098
2021 Q3	6,086,902	4.3%	\$20.98	94,625	9,767
2021 Q4	6,086,902	4.3%	\$20.48	149,121	-
2022 Q1	6,097,642	3.1%	\$21.48	943,503	12,280
2022 Q2	6,152,841	3.2%	\$21.41	892,183	55,199
2022 Q3	6,178,322	2.2%	\$22.72	929,992	25,481

Source: CoStar



Appendix: Impact Model Methodology

Economic and fiscal impact models are an effective way to demonstrate regional implications of a particular project, policy, business, development, or other activities in a given area. The study area can range from a single neighborhood or city to an entire state or country. Typically, the level of effects resulting from the activity is estimated in terms of output, labor income, employment, and tax revenues.

RCG developed an economic and fiscal impact model to analyze the effects resulting from the residential and commercial development at the Sycamore Farms PAD. The RCG proprietary model employs an input-output model methodology commonly used by economists to determine impacts. This method was used to estimate the “multiplier” or “ripple” effects caused by the activities being analyzed. The activity was then converted into tax revenues in each of the relevant categories.

Economic Impact Methodology

An economic impact model provides a quantifiable method to estimate the economic activity of a particular activity in a given area. Impacts can be used to measure existing activity and to measure potential expansions/contractions of an area’s economy resulting from changes in economic activity. Typically, the level of economic effects resulting from the activity is estimated in terms of *output*, *labor income*, and *employment*. These are defined as:

- *Output* captures the broader level of economic activity or the total value of goods and services produced in the region, similar to how statistics like gross domestic product (GDP) capture economic volume in individual states and across the country.
- *Labor income*, a component of output, represents employee-earned income and wages. The labor income component is used to measure the total change in income throughout the economy due to economic or business activity.
- *Employment* is the total number of full-time (or equivalent) jobs created in the economy on an annualized basis.

The economic effects occurring as a direct consequence of the initial activity create additional activity in the regional economy. This relationship is known as the “multiplier” or “ripple” effect. The basis for multiplier effects is the interdependencies between industries, how one industry impacts other sectors, and the cycle of spending and re-spending within the regional economy.

An input-output model is used to generate these multipliers. These multipliers quantify relationships among industries and estimate the extent that the area being analyzed can capture sales, labor income, and the job impacts within the region.

Input-output models measure impacts based on their source. *Direct* effects are the result of the initial activity being analyzed. The multiplier effects, or secondary effects, are measured as either *indirect* or *induced*. These are defined as:



- *Direct effects, or impacts*, measure business activity at an individual site or the initial change in the economy attributed to the development under consideration.
- *Indirect impacts* capture additional output, labor income, and employment changes generated as a result of increased demand in the industries which supply services or products to the direct business or development under consideration.
- *Induced impacts* capture additional output, labor income, and employment changes generated as a result of increased spending in the local economy made by the households of both the direct and indirect employees.

A commonly used input-output model used to generate economic multipliers is IMPLAN (short for “impact analysis for planning”). Originally developed by the U.S. Forest Service in the 1970s, the responsibility for developing IMPLAN data sets shifted to the University of Minnesota as demand grew for regional models. Now, IMPLAN runs as a private organization and is the leading provider of nationwide economic impact data and analytical software.

The RCG custom economic impact model employs this input-output model methodology and uses Arizona-specific IMPLAN multipliers.

Fiscal Impact Methodology

Fiscal impact models provide estimates for the government revenues that are generated by a particular project, policy, business, development, or activity in a given area. Typically, fiscal impacts examine revenues that are likely to result from a project or activity and are determined by the study area’s tax structure. In general, the types of government taxes analyzed include sales taxes, excise taxes, lease taxes, income taxes, and property taxes. The type of activities subject to these taxes include payrolls, retail sales, utility use, leases, and construction, to name a few.

Fiscal impacts are categorized similar to economic impacts and are broken down at the direct, indirect, and induced levels in which they are created. In general, direct revenues can be estimated by definable sources such as sales taxes generated by taxable business expenditures and direct employees’ retail purchases. Indirect and induced revenues are generated by the wages, residency, and spending of those indirect and induced employees who are supported by the direct economic activity.

The RCG fiscal impact model employs this methodology. The model was designed to produce revenue information for the state and local governments.

The data and assumptions used in this report are subject to marginal uncertainty and variation. Therefore, actual impacts may vary, and some impacts may not materialize due to unanticipated events and changing circumstances. However, RCG has made extensive efforts to confirm the accuracy of the information contained in this analysis.



Date: 3/1/2023

Ms. Stephanie Watney
Withey Morris, PLC
2525 E Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016

Re: Sycamore Farms 5th PAD Amendment

Ms. Watney - This letter will serve as official comments regarding the 5th PAD Amendment for Sycamore Farms. Regarding the capacity of DUSD schools to serve, we are ready to welcome the new students this amendment and development will bring to the district. The existing developer donation agreement in place applies to parcels 1B and 16; with a \$400 per apartment unit voluntary donation. This addresses the cumulative effects of the 5th PAD amendment sufficiently and no other agreement is requested.

The district has discussed the proposal including traffic, access, school capacities, and busing. We have no objections to the PAD amendment. In our discussions you noted citizen comment on access to parcel 11B. This included concerns about bus access and bus stop locations near Jenan Dr. The district doesn't have any concerns about bus access and stop changes from the amendment. Access at parcel 11B looks reasonable. While we cannot make bus stop location decisions before the projects are complete, we don't expect any significant challenges. We do expect that all students can maintain bus service in the area after the projects are complete, consistent with our standard practices and walk to bus stop distances.

Please share this letter with any regulatory body as needed to document DUSD has no objections. Thank you for reaching out and collaborating with the district.

Sincerely,

Kevin Shipman, AICP, GISP
Planning Administrator
Dysart Unified School District
p: 623 876 7976
a: 15802 N Parkview Place, Surprise, AZ 85374

Power in the Preparation...Excellence in the Journey...Success for a Lifetime...
Governing Board: Chrystal Chaffin, Dawn Densmore, Jennifer Drake, Jo Grant, Christine A.K. Pritchard



FS22-0866
Sycamore Farms
Major PAD Amendment

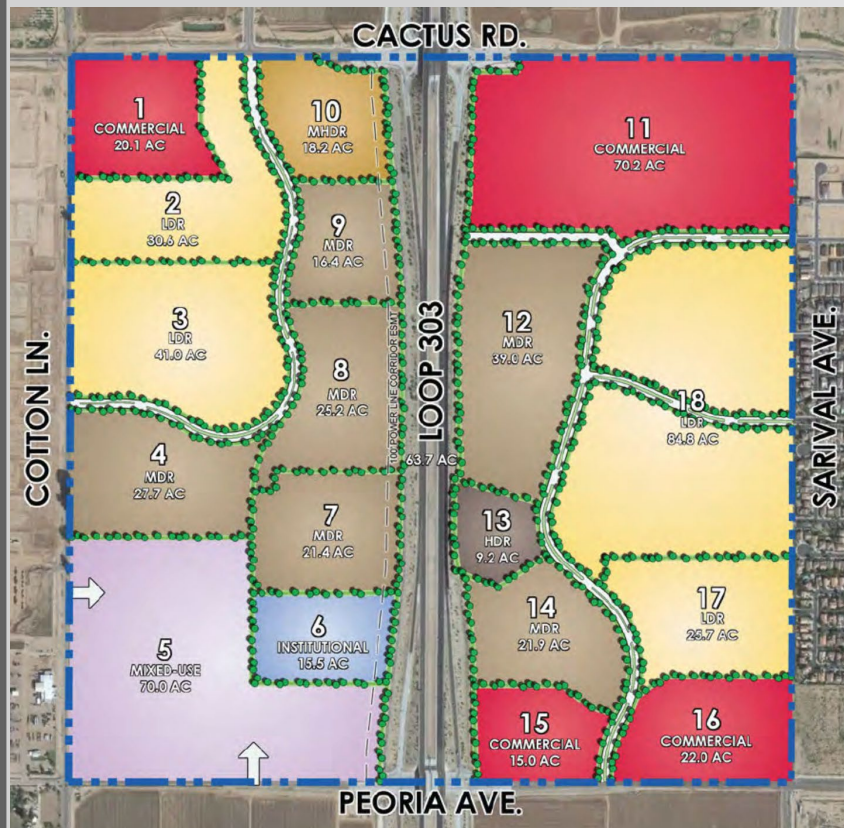
Planning & Zoning Commission

April 6, 2023

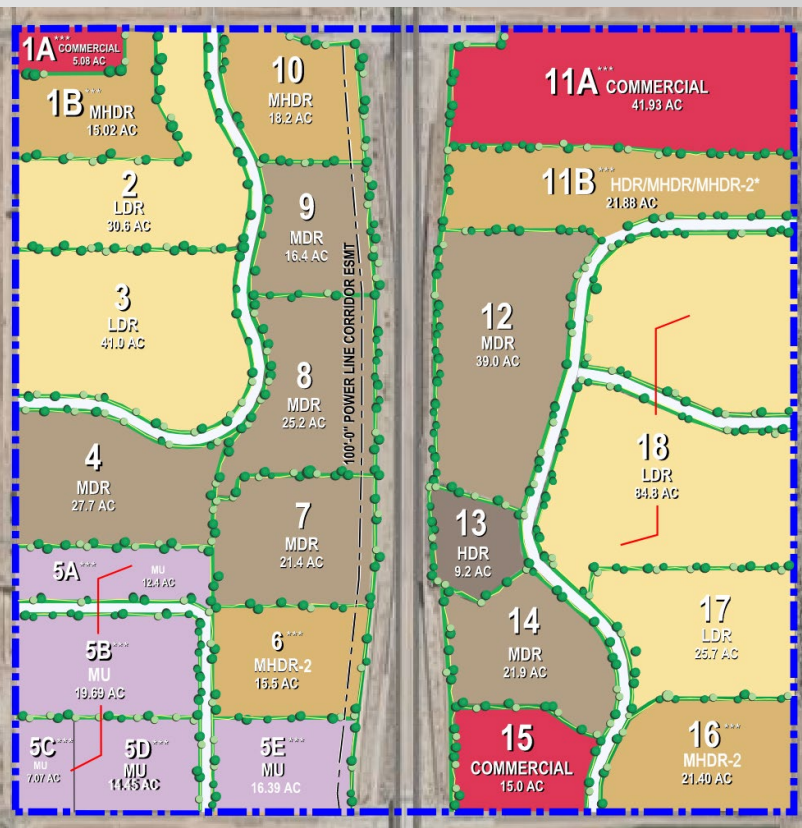


FS22-0866 VICINITY MAP





Current



Proposed

- 73.8 acres of commercial/institutional land to multi-family
 - Parcels 1, 6, 11 and 16
- Creation of MHDR-2
 - Build-for-rent development type
 - Parcels 6, 11B, and 16
 - Parcel 5 (Mixed-Use) will also allow this development type
- Recalculation of dwelling units and density
- Home Improvement Center use allowed by-right on Parcel 11A
 - Creation of associated development standards



- Units allowed, not including mixed-use parcels: 2,681
 - Increase from 2,161
- Mixed-use allowance remains at 1,120
- Total allowed units: 3,801
- 637.6 acres total
- 5.96 du/ac overall density

Per Parcel Breakdown

- Parcel 1B: 288 units
- Parcel 6: 128 units
- Parcel 11B: 400 units
- Parcel 16: 130 units





OUTREACH

Neighborhood Meetings:

- Virtual: December 5, 2022
 - 31 attendees
- In-Person: January 11, 2023
 - 40 attendees

Additional Outreach:

- Voluntary Follow-Up Meeting
- Door-to-door
- Phone calls

Questions/Comments

- Nature of developments
- Traffic/roadways
- Development timing
- Impacts to schools/bus stops
- Open space/amenities
- Public safety
- Building heights/privacy
- Density



MOTION

Staff has found the proposal to be consistent with the
Surprise General Plan and Municipal Code

- If recommending approval, staff suggests stipulations
'a' – 'f'

-OR-

- Recommend denial



STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Sycamore Farms Planned Area Development 5th Amendment,” prepared by Withey Morris, PLC and dated March 3, 2023.
- b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
 - 1. Minimum 2-inch caliper (50% of required trees)
 - 2. Minimum 3-inch caliper (50% of required trees)
 - 3. Tree spacing 25-feet on center or in equivalent groupings
- c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.
- d. Parcel 11B shall be limited to a maximum density of 380 units.
- e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the “Pedestrian Trail”).
- f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: April 6, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations:

Consent: No	Regular: Yes	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 09, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-1331

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 09, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit R of the Toll at Prasada project. The proposed Preliminary Plat contemplates 46 standard lots consisting of three (3) lot products. Unit R was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS22-1331 - Toll at Prasada Unit R Preliminary Plat - Staff report
2. 01-FS22-1331 Toll at Prasada Unit R Preliminary Plat - Vicinity Map
3. 02-FS22-1331 Toll at Prasada Unit R Preliminary Plat - Zoning Map

4. 03-FS22-1331 Toll at Prasada Unit R Preliminary Plat - Preliminary Plat
 5. 04-FS22-1331 Toll at Prasada Unit R Preliminary Plat - Preliminary Landscape
 6. FS22-1331 Toll at Prasada Unit R Preliminary Plat - PZ Presentation
-

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit R of the Toll at Prasada project. The proposed Preliminary Plat contemplates 46 standard lots consisting of three (3) lot products. Unit R was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Sarah Ann Ranch PAD Residential	Sarah Ann Ranch PAD Residential	RM-6 W/PUD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

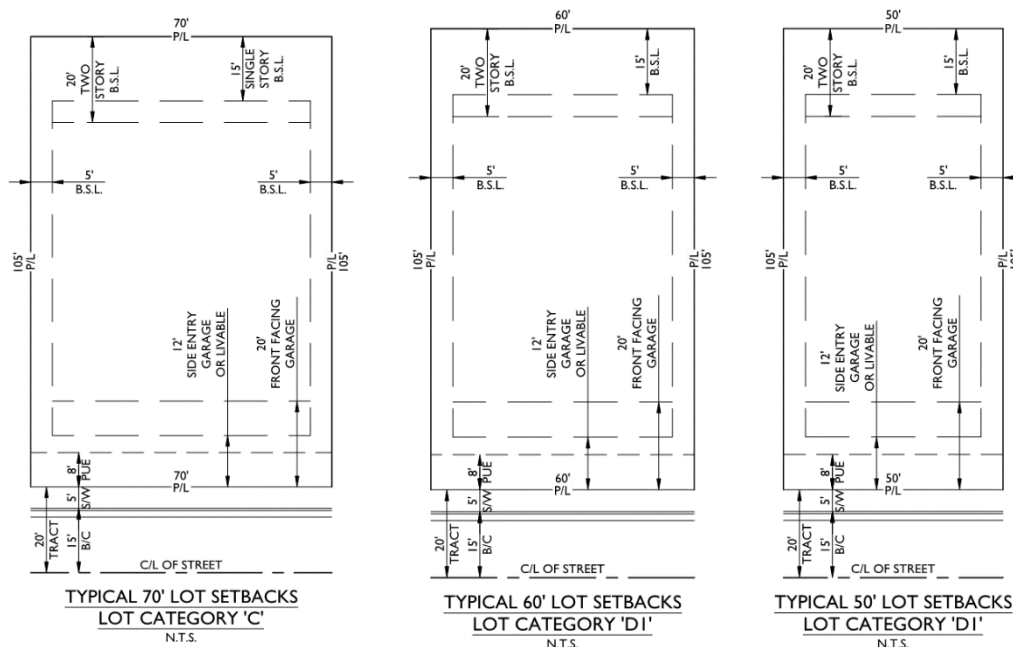
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

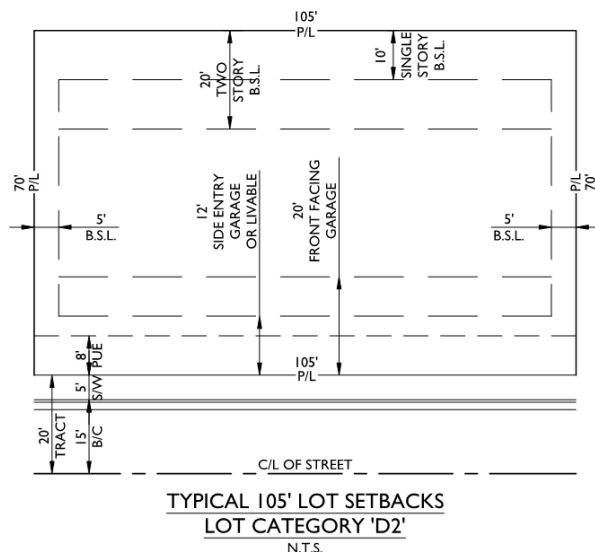
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

January 25, 2022: The applicant filed for Preliminary Plat approval for Unit R under case FS22-1331, the subject case.

ANALYSIS AND DISCUSSION

The proposed subdivision anticipates 46 lots and three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Access to this subdivision will be from Dana Point Boulevard to the southwest. Additionally, a 26-foot wide emergency access road from Cactus Road is proposed at the northeast corner of the site between Lots 3319 & 3320. The subject site has frontage to the golf course and will have 0.96 acres of passive open space. The landscaping proposed within this plat is consistent with the remainder of the development and the Prasada PAD.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.465 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC

102 **REVIEWING AGENCIES:**

103
104 In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa Water
105 District, and the Maricopa County Department of Transportation were included in the routing
106 of this request. None of the reviewing agencies indicated any concerns over the request.
107

108 **SUMMARY:**

109
110 Staff concludes the subject Preliminary Plat is consistent with the Prasada PAD and the
111 applicable requirements of the City of Surprise Land Development Ordinance. All city
112 reviewing departments have reviewed the request and expressed no concerns.
113

114 **FINDINGS:**

- 115
116
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Prasada PAD.
 - The reviewing agencies have indicated no objections.
119

120 **RECOMMENDATION:**

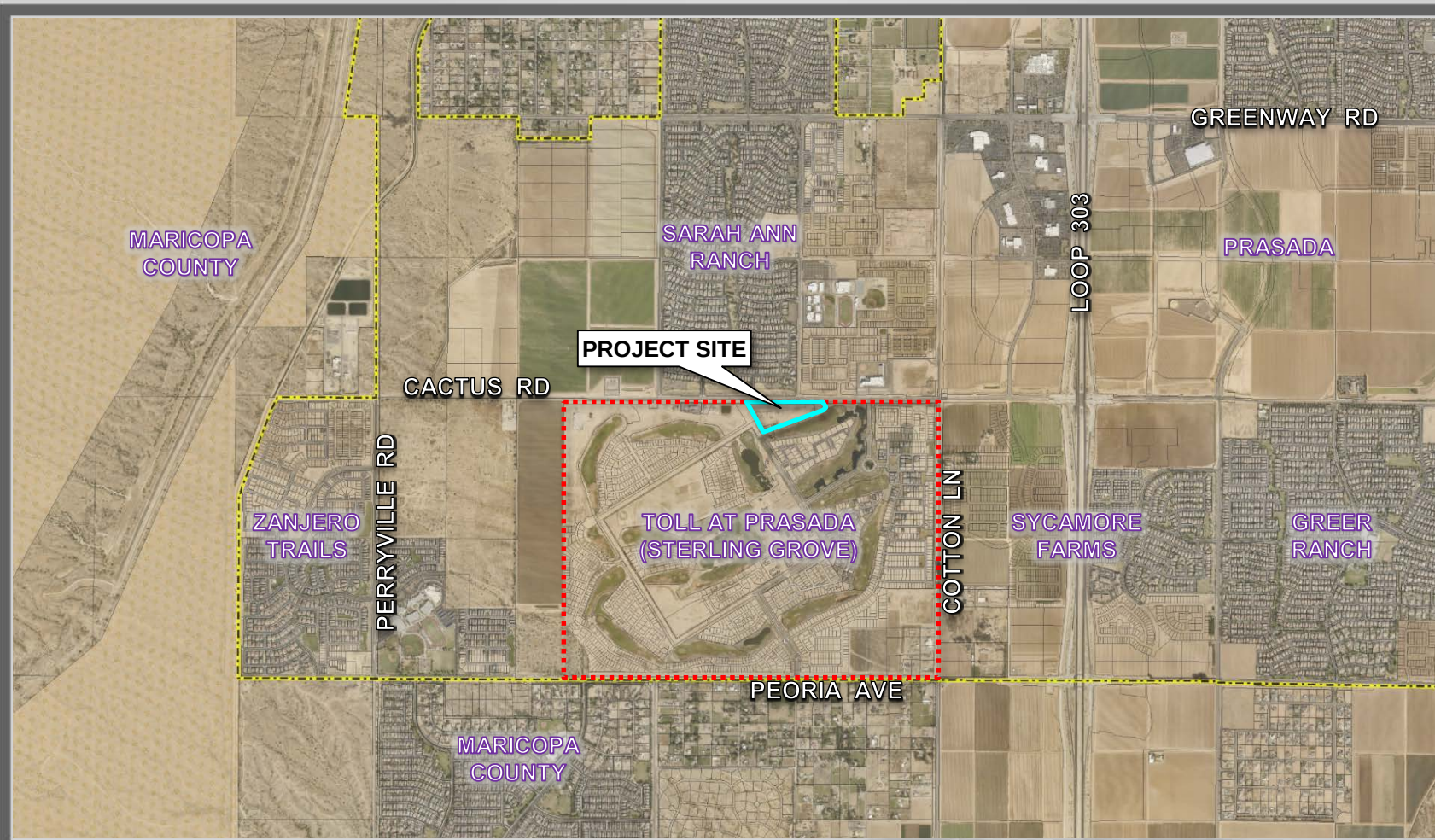
121
122 Based on the findings noted above, staff recommends the Commission **approve** the subject
123 Preliminary Plat request, subject to stipulations 'a' through 'c' as outlined below.

- 124 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
125 "Preliminary Plat Unit R – Toll at Prasada", prepared by EPS Group, and received
126 02/09/2023
127
128 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
129 "Prasada – Unit R", prepared by Greey Pickett, and received 02/09/2023
130
131 c. Non-compliance with the stipulations of approval of this case will be treated as a
132 violation in accordance with the applicable provisions of the Surprise Municipal Code
133

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

137 **ATTACHMENTS:**

138 01 Vicinity Map
139 02 Zoning Map
140 03 Preliminary Plat
141 04 Preliminary Landscape Plans
142 PowerPoint



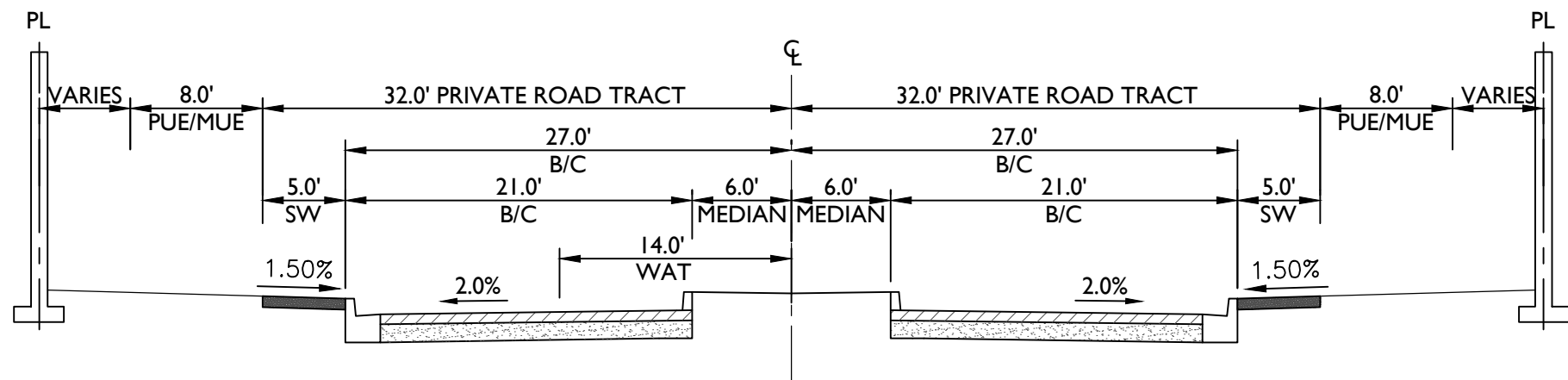
FS22-1331 VICINITY MAP



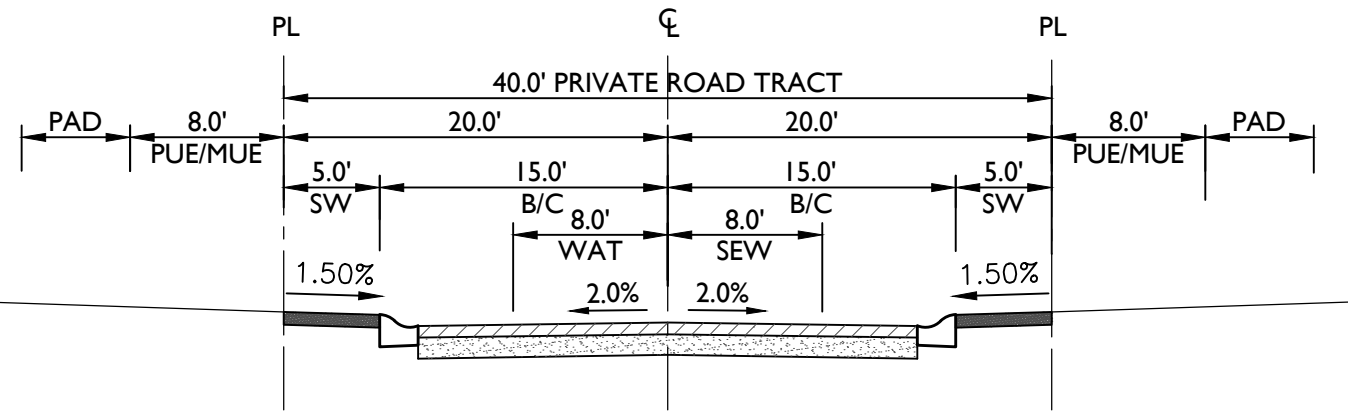
FS22-1331 ZONING MAP

PRELIMINARY PLAT UNIT R - TOLL AT PRASADA

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN



LOCAL STREET
TWO-WAY WITH ON STREET PARKING (ONE SIDE)
N.T.S.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION:

A REPLAT OF UNIT R AS PLATTED BY 'TOLL AT PRASADA' PHASE 2 MASTER PLAT MCR-20210239022

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000
CERTIFICATE NUMBER

11/14/2018
DATE

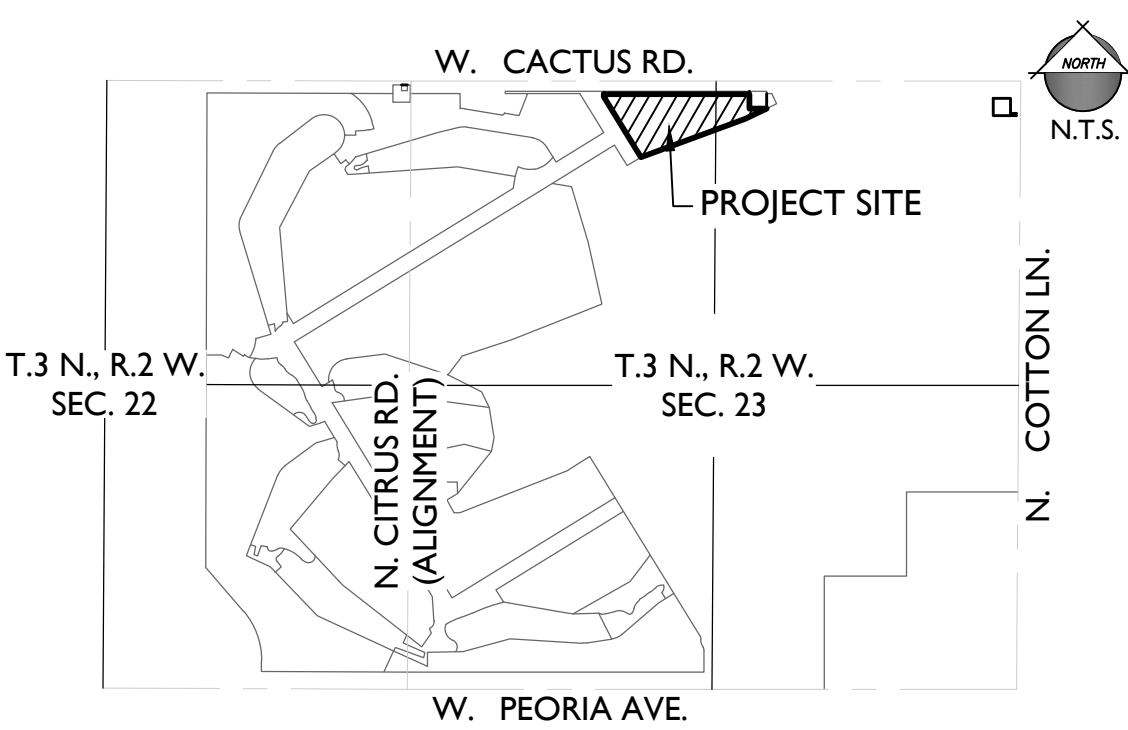
UTILITIES

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 5	PP01 - PP02	PRELIMINARY PLAT

VICINITY MAP



PROJECT TEAM

DEVELOPER: TOLL BROTHERS 8767 E VIA DE VENTURA, SUITE 390 SCOTTSDALE, AZ 85258 TEL: (602) 999-5684 CONTACT: AARON INSCO	CIVIL ENGINEER: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JAMES ROGERS, P.E.
--	--

PROJECT DATA

A.P.N.	502-13-733
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA: NET AREA:	+/- 10.30 ACRES +/- 10.30 ACRES
PRIVATE STREET TRACT AREA: LOT AREA TRACT/OPEN SPACE:	+/- 2.36 ACRES +/- 9.34 ACRES +/- 0.96 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE					
Development Pad	Acreage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	FS18-260	FINAL
B	47.999	230	4.792 DU/AC	FS17-700	FINAL
D	21.939	90	4.102 DU/AC	FS18-289	FINAL
P	17.602	49	2.784 DU/AC	FS19-471	FINAL
E	18.961	81	4.272 DU/AC	FS19-472	FINAL
Unit A, Lot 322/323	N/C	-1	4.277 DU/AC	FS19-508	Re-Plat
Unit A	N/C	-2	4.216 DU/AC	FS21-831	Re-Plat
F	24.10	110	3.701 DU/AC	FS20-684	FINAL
C	12.70	47	4.720 DU/AC	FS20-684	FINAL
N (PH1)	15.810	64	4.048 DU/AC	FS20-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	FS20-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	FS20-720	FINAL
Q (PH2)	13.158	38	2.888 DU/AC	FS21-186	FINAL
Q (PH3) SINGLE FAMILY	8.014	30	3.868 DU/AC	FS22-0974	FINAL
Q (PH3) CONDO	7.463	84	11.256 DU/AC	FS22-0152	FINAL
G	18.560	80	4.310 DU/AC	FS21-429	FINAL
H	13.587	60	4.490 DU/AC	FS21-561	FINAL
I	20.04	90	4.49/AC	FS21-791	FINAL
K	42.210	176	4.17/AC	FS21-853	FINAL
J	13.442	32	2.38/AC	FS21-757	FINAL
M	34.505	168	4.898/AC	FS21-701	FINAL
L	28.370	124	4.371/AC	FS22-0176	Preliminary
N (PH2)	33.830	146	4.316/AC	FS22-0594	Preliminary
O	17.145	176	10.265/AC	FS22-1338	FINAL
R	10.3020	46	4.465/AC	FS22-1331	Preliminary
Total	466.70	2201	4.72		

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FS17-587 & FS16-400.

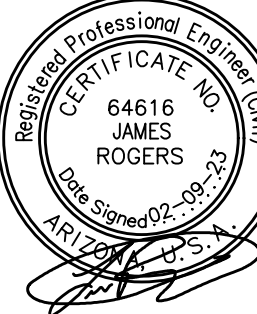
TOLL AT PRASADA
Unit R - PRELIMINARY PLAT

Cover Sheet

Revisions:



Designer: JMR
Drawn by: EPS

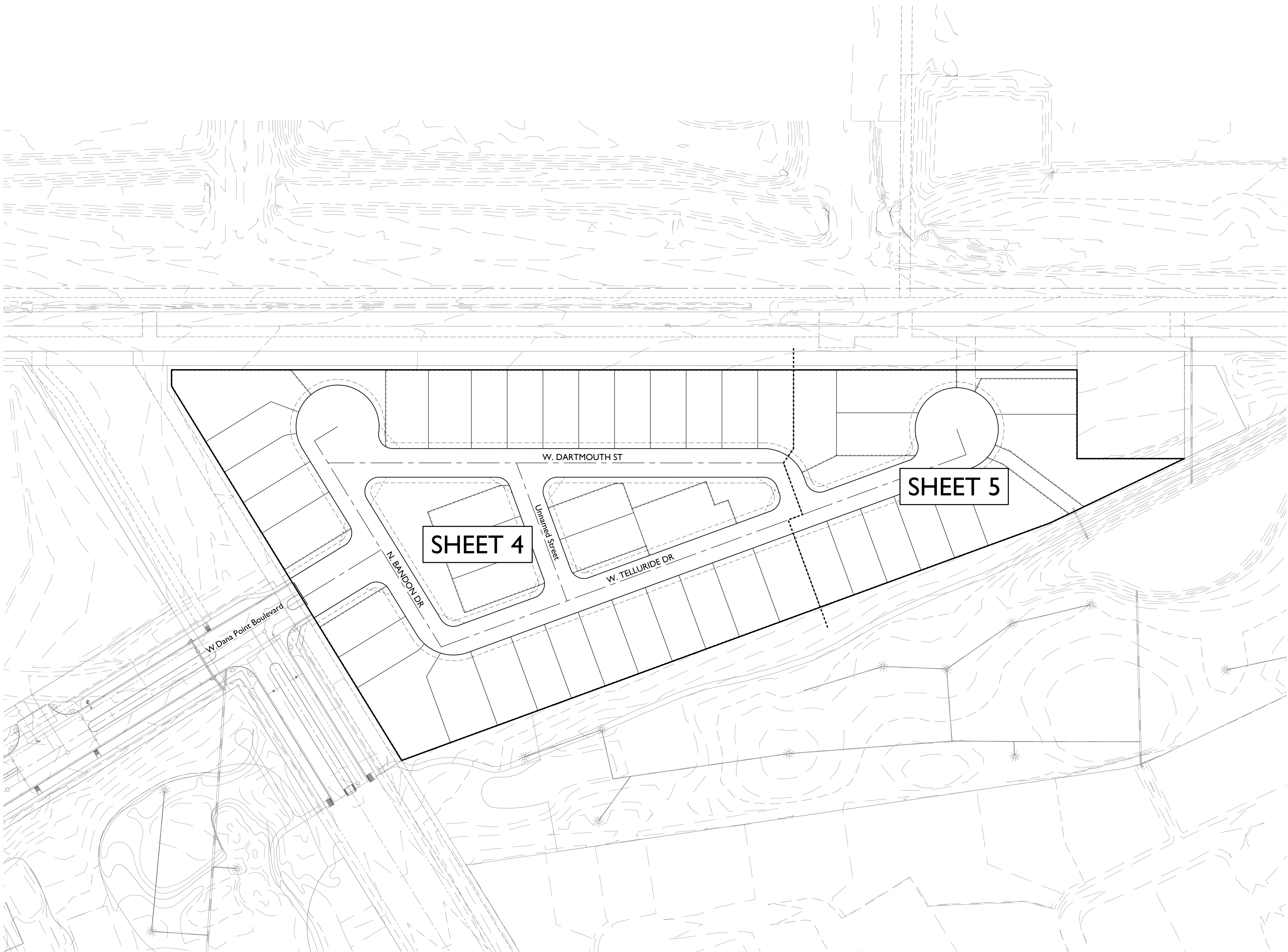


Job No.
16-339
CS01
Sheet No.
1
of 5

I6-339 - Unit R - PRELIMINARY PLAT

Feb 09, 2023 1:58pm S:\Projects\2016\16-339\Civil\Phase 3\Unit R\PrePlat\Pre Plat\16-339 - PP - Ph 3 - Unit R - CS02.dwg

jkluce



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TOLL AT PRASADA
Unit R - PRELIMINARY PLAT
SURPRISE, ARIZONA

Index Sheet

Project:

Revisions:

Call or text me at least two full working days before you need a revision

DESIGNER: JMR
DRAWN BY: EPS

Job No.
16-339

CS02

Sheet No.
2
of 5

80 0 80 160
scale feet

Page 233 of 265

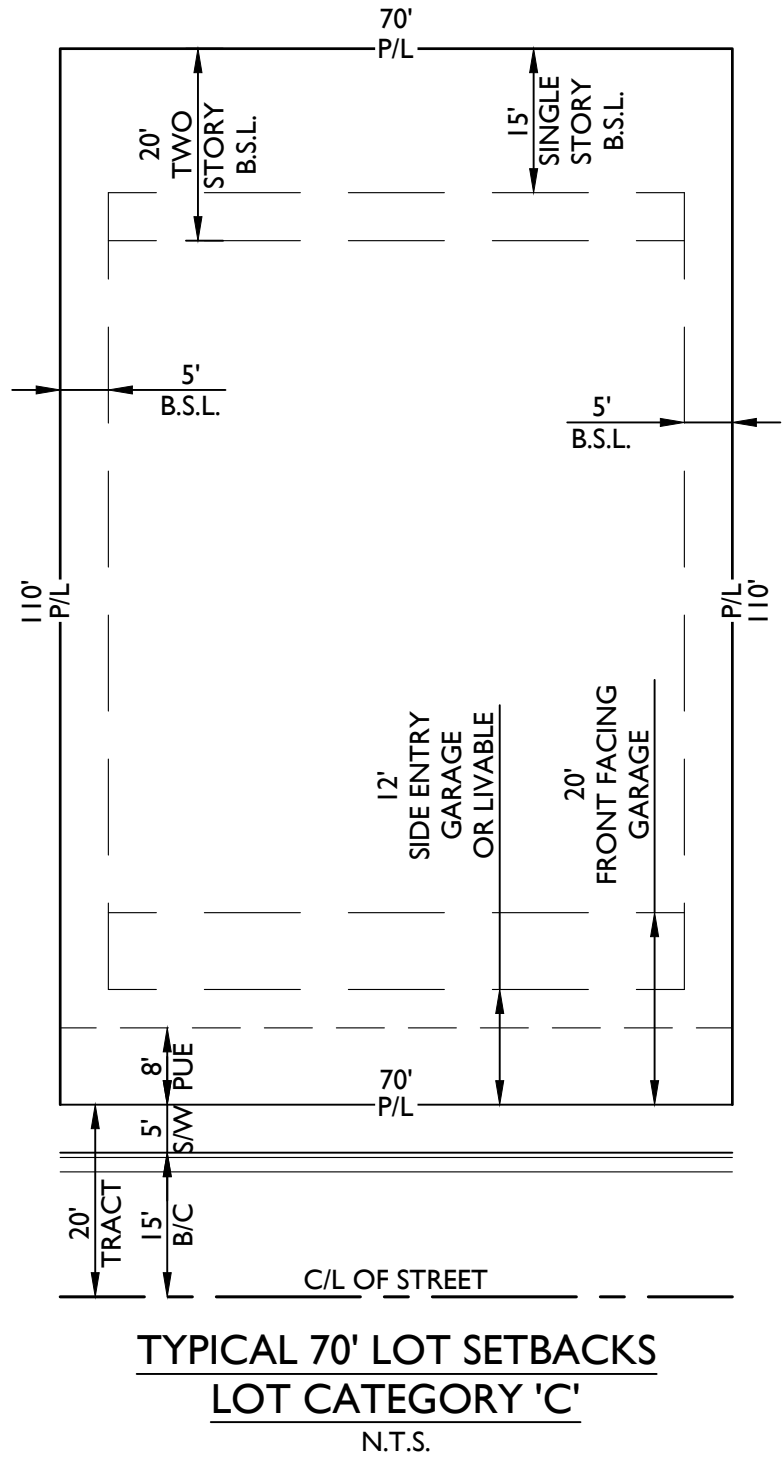
FS22-1331

EPS-01

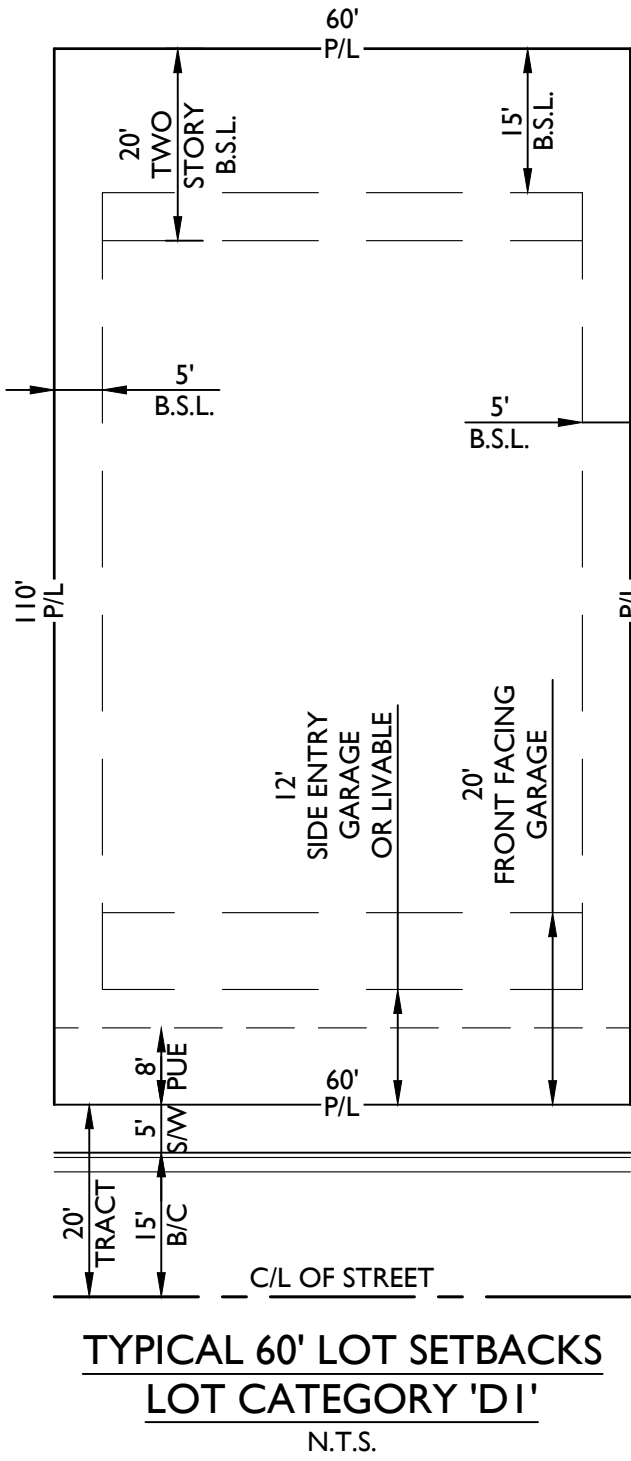
Development Standard C - FS16-400		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽³⁾⁽⁴⁾	5 Feet / 5 Feet	
Rear ⁽⁴⁾⁽⁶⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D1 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾		35 Feet
Notes		
1.	Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

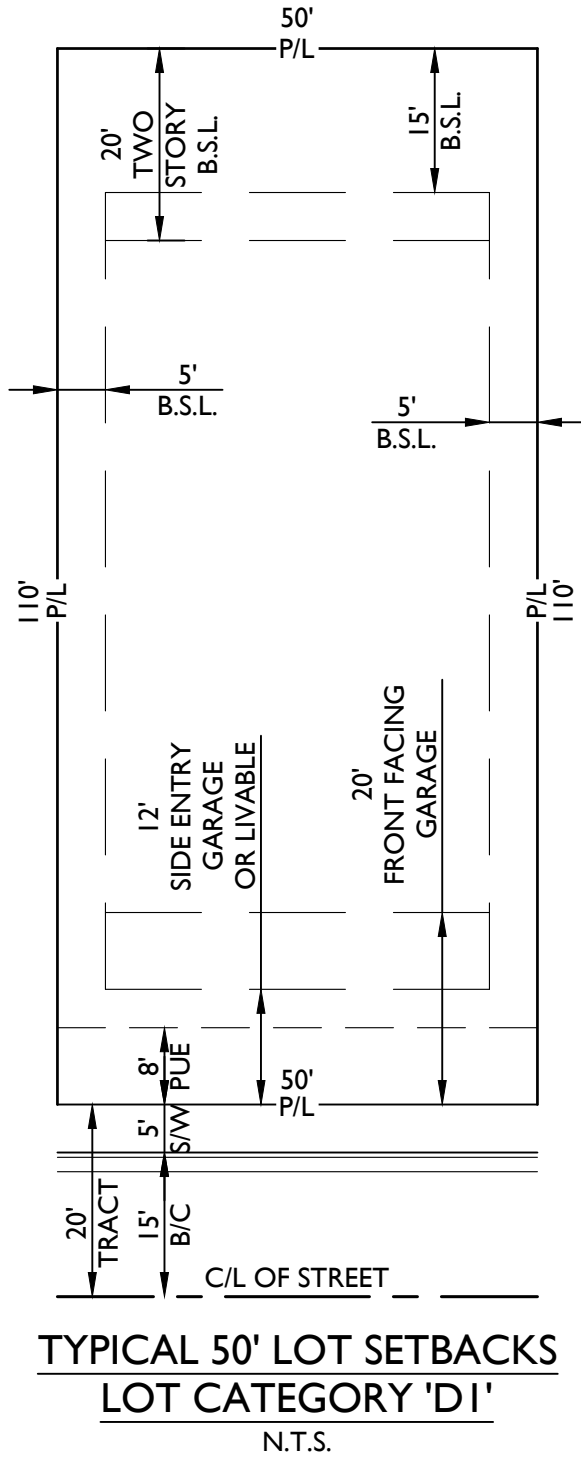
Development Standard D2 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾ 12 Feet		
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	



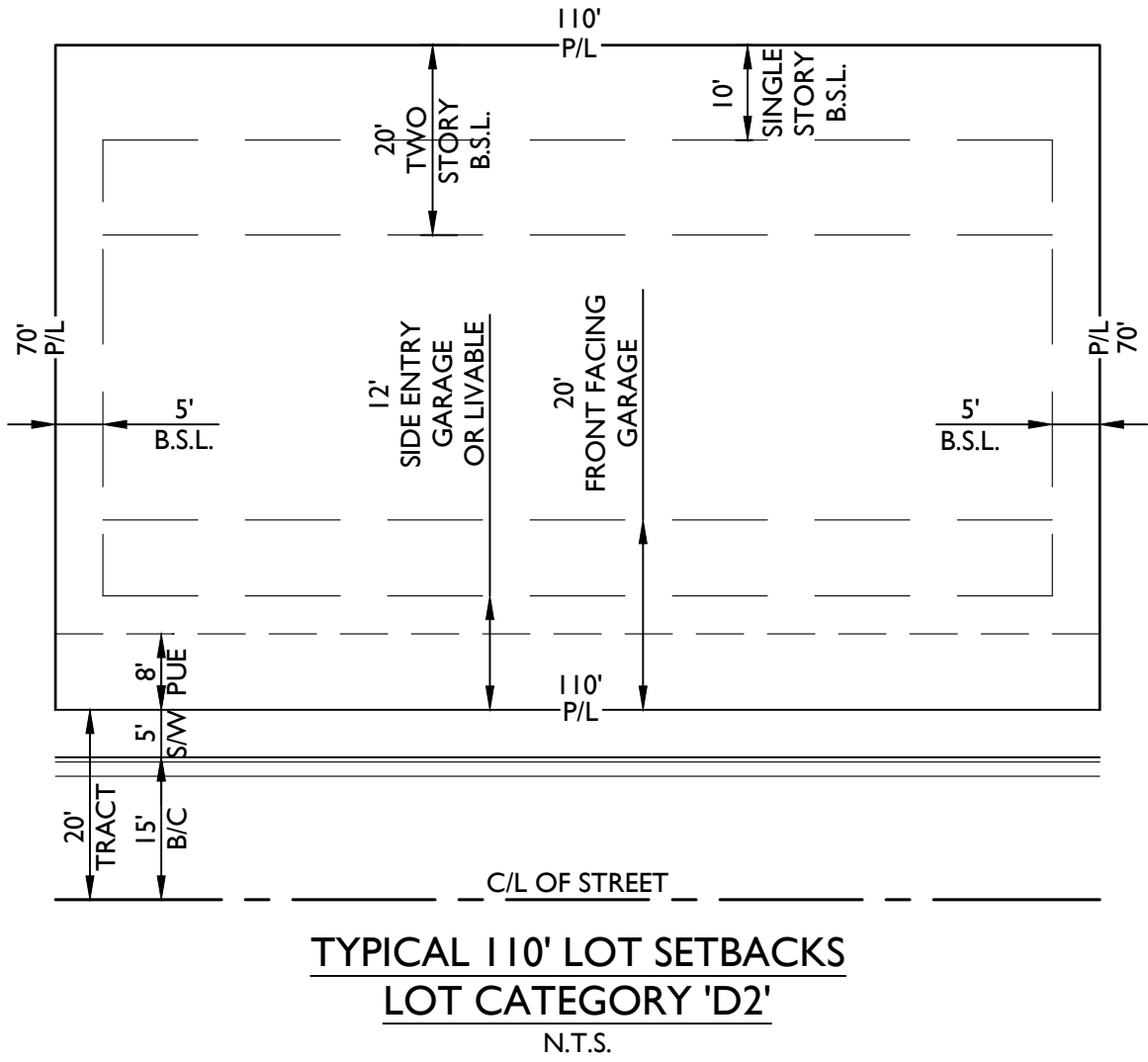
TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.



TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 110' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.

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TOLL AT PRASADA
Unit R - PRELIMINARY PLAT
SURPRISE, ARIZONA

Lot Diagrams and Development Standards

Project:

Revisions:

Call at least two full working days before you begin construction

800-851-1 or 1-800-874-1111 (Toll-Free)
In Maricopa County, (602) 953-1100

Designer: JMR
Drawn by: EPS

Job No.
16-339

DT01

Sheet No.
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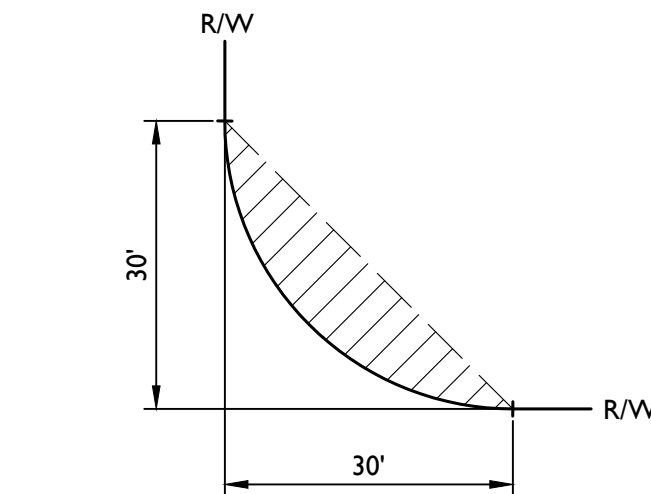
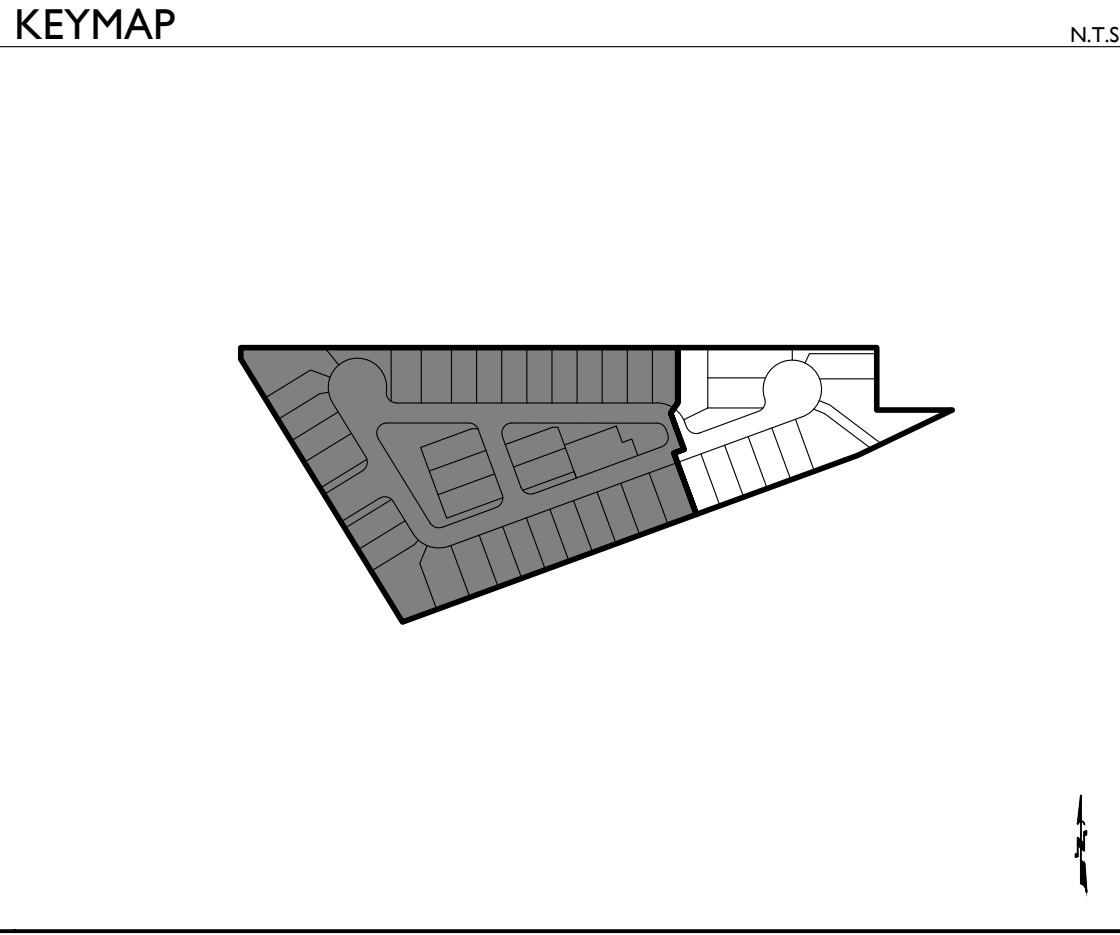
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16-339 - Unit R - PRELIMINARY PLAT

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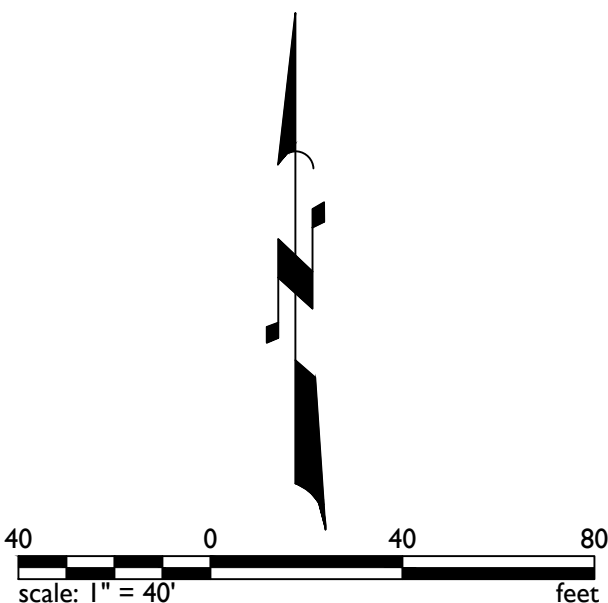
TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02

ABBREVIATIONS

FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

-----	MATCH LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	GOLF TRACT BOUNDARY LINE



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TOLL AT PRASADA
Unit R - PRELIMINARY PLAT
Preliminary Plat

Revisions:



Designer: JMR
Drawn by: EPS



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16-339 - Unit R - PRELIMINARY PLAT

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dwood

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	31.42'	20.00'	28.28'	090°00'00"
C2	222.17'	58.00'	109.19'	219°28'11"
C3	34.17'	20.00'	30.16'	097°53'13"
C4	73.17'	60.00'	68.72'	069°52'34"
C5	31.42'	20.00'	28.28'	090°00'00"
C6	30.90'	20.00'	27.92'	088°31'51"
C7	271.83'	58.00'	83.07'	268°31'51"
C8	82.25'	60.00'	75.96'	078°32'27"
C9	31.42'	20.00'	28.28'	090°00'00"
C10	42.44'	20.00'	34.91'	121°34'58"
C11	24.39'	20.00'	22.91'	069°52'34"
C12	38.44'	20.00'	32.79'	110°07'26"
C13	24.39'	20.00'	22.91'	069°52'34"
C14	31.42'	20.00'	28.28'	090°00'00"
C15	31.42'	20.00'	28.28'	090°00'00"
C16	31.42'	20.00'	28.28'	090°00'00"
C17	27.42'	20.00'	25.32'	078°32'27"
C18	26.36'	20.00'	24.49'	075°31'21"
C19	5.05'	20.00'	5.04'	014°28'39"
C20	22.43'	58.00'	22.29'	022°09'22"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	30.34'	58.00'	30.00'	029°58'35"
C22	30.34'	58.00'	30.00'	029°58'35"
C23	139.05'	58.00'	108.06'	137°21'37"
C24	23.34'	20.00'	22.03'	066°51'07"
C25	10.83'	20.00'	10.70'	031°02'06"
C26	36.59'	60.00'	36.02'	034°56'17"
C27	30.29'	60.00'	29.97'	028°55'46"
C28	6.29'	60.00'	6.29'	006°00'32"
C29	11.34'	20.00'	11.19'	032°29'24"
C30	19.56'	20.00'	18.79'	056°02'27"
C31	42.43'	58.00'	41.49'	041°55'03"
C32	67.56'	58.00'	63.80'	066°44'09"
C33	25.93'	58.00'	25.71'	025°36'44"
C34	43.80'	58.00'	42.77'	043°16'18"
C35	44.23'	58.00'	43.17'	043°41'40"
C36	20.42'	58.00'	20.31'	020°10'17"
C37	27.46'	58.00'	27.21'	027°07'40"
C38	39.16'	60.00'	38.47'	037°23'54"
C39	26.21'	60.00'	26.00'	025°01'36"
C40	16.88'	60.00'	16.82'	016°06'57"

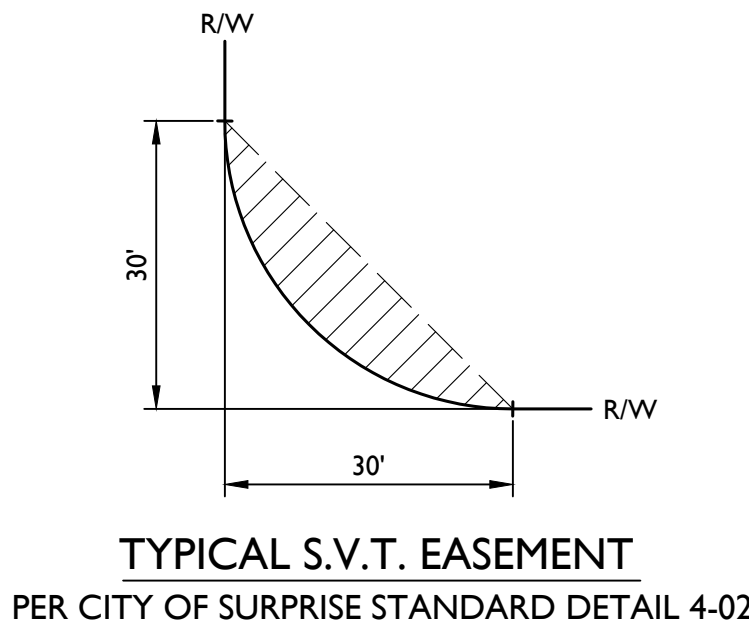
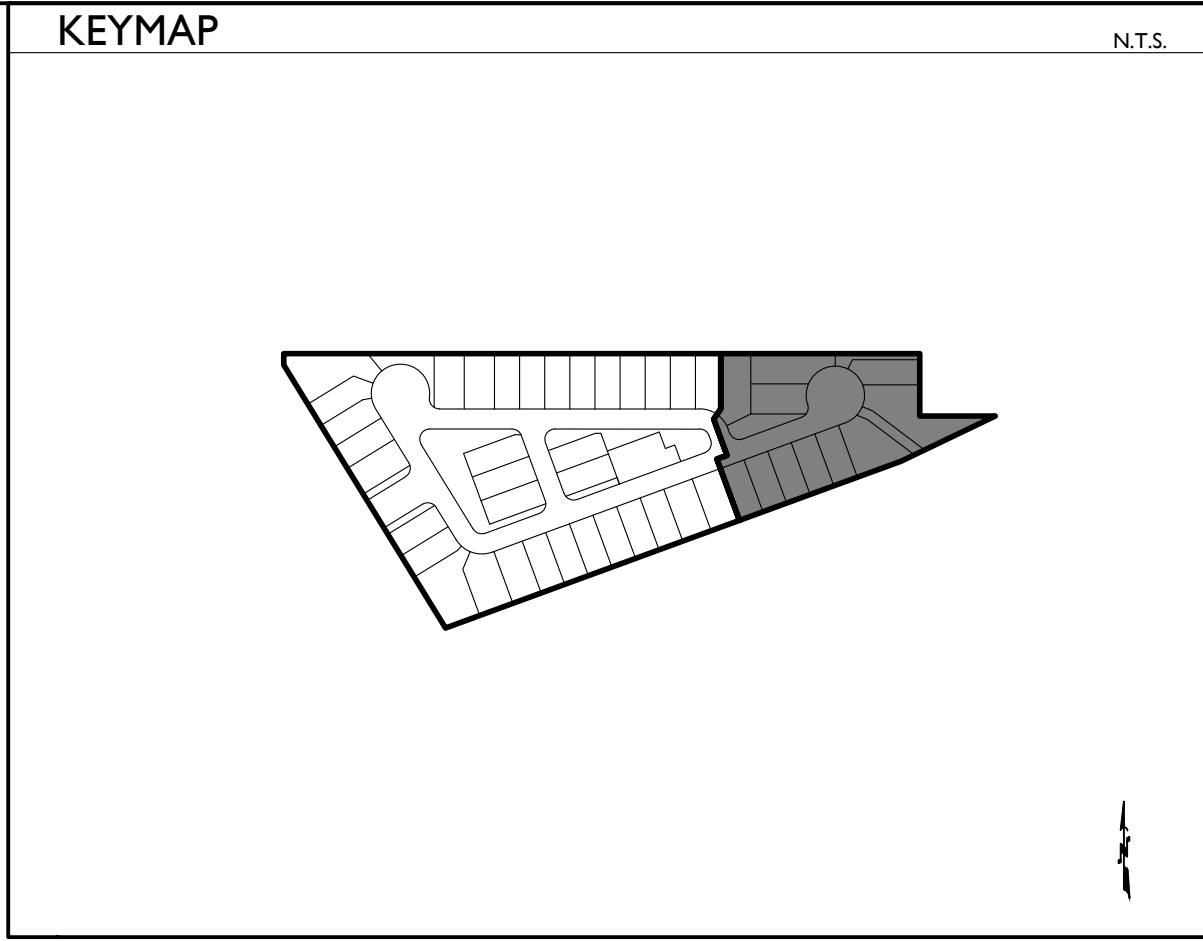
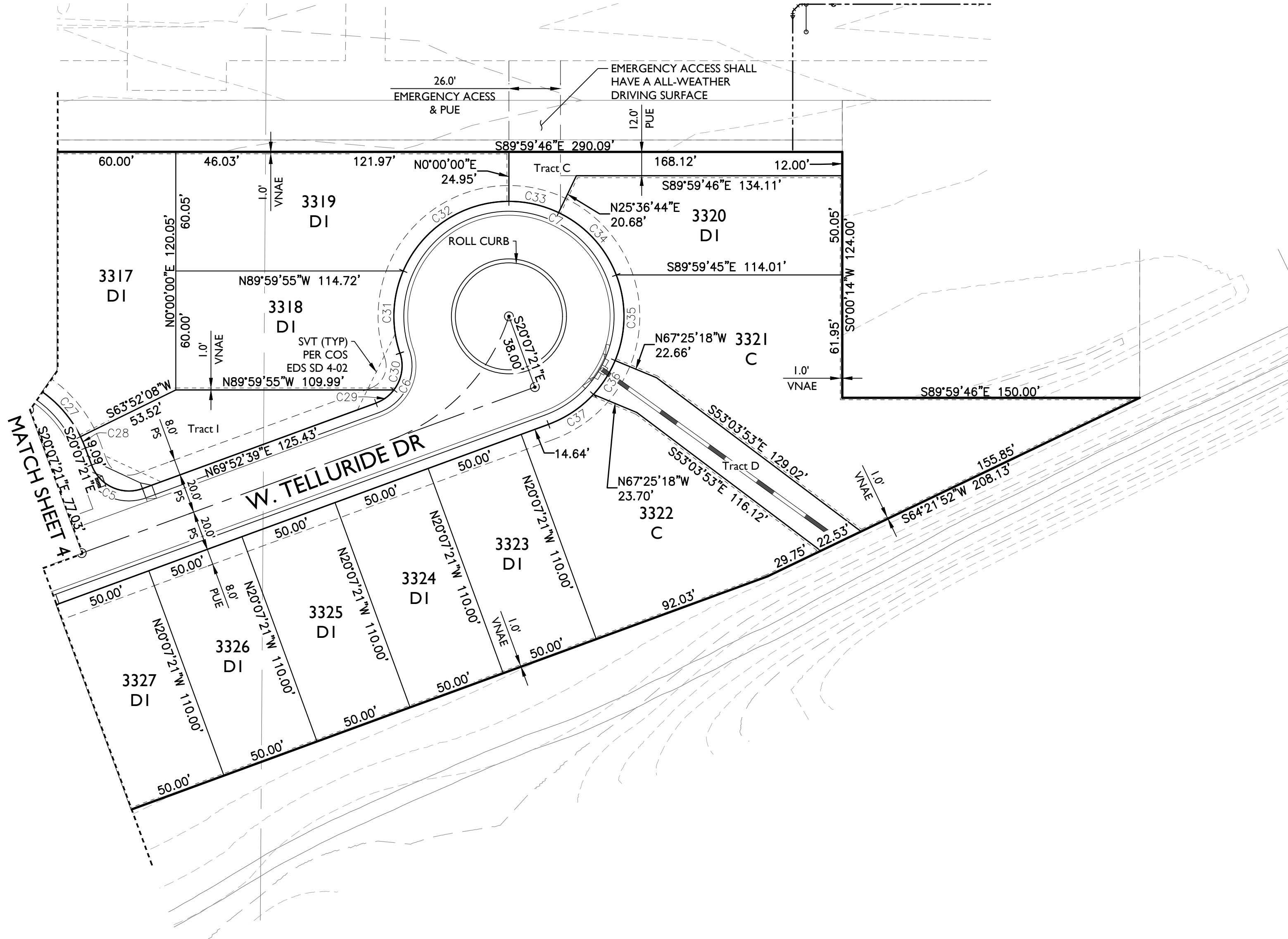
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C41	5.05'	20.00'	5.04'	014°28'39"
C42	26.36'	20.00'	24.49'	075°31'21"
C43	22.49'	20.00'	21.33'	064°26'11"
C44	1.90'	20.00'	1.90'	005°26'23"
C45	25.05'	20.00'	23.44'	071°45'36"
C46	6.37'	20.00'	6.34'	018°14'24"
C47	6.37'	20.00'	6.34'	018°14'24"
C48	25.05'	20.00'	23.44'	071°45'36"

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3301	6,600	0.1515	D1
3302	5,501	0.1263	D1
3303	5,505	0.1264	D1
3304	6,123	0.1406	D1
3305	11,829	0.2716	C
3306	6,593	0.1514	D1
3307	6,602	0.1516	D1
3308	5,502	0.1263	D1
3309	5,502	0.1263	D1
3310	5,502	0.1263	D1
3311	5,502	0.1263	D1
3312	5,502	0.1263	D1
3313	5,502	0.1263	D1
3314	5,502	0.1263	D1
3315	5,502	0.1263	D1
3316	5,662	0.1300	D1
3317	8,004	0.1837	D1
3318	6,712	0.1541	D1
3319	8,739	0.2006	D1
3320	6,503	0.1493	D1

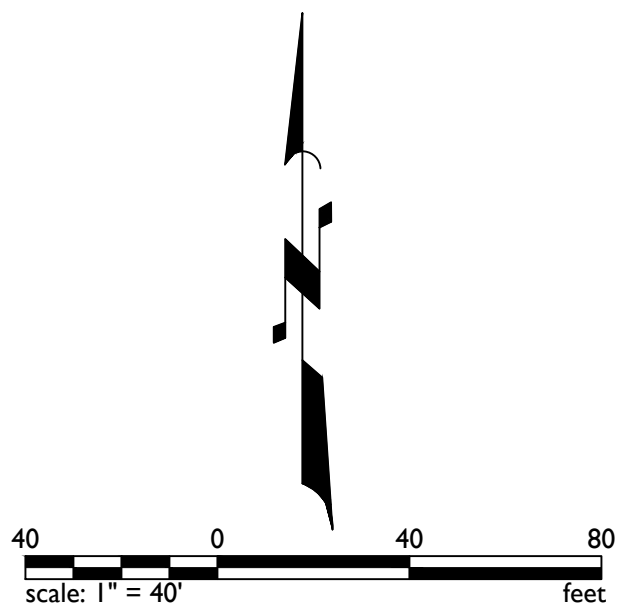
LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3321	14,357	0.3296	C
3322	9,677	0.2221	C
3323	5,500	0.1263	D1
3324	5,500	0.1263	D1
3325	5,500	0.1263	D1
3326	5,500	0.1263	D1
3327	5,500	0.1263	D1
3328	6,600	0.1515	D1
3329	6,600	0.1515	D1
3330	5,500	0.1263	D1
3331	5,500	0.1263	D1
3332	5,500	0.1263	D1
3333	5,500	0.1263	D1
3334	5,500	0.1263	D1
3335	5,500	0.1263	D1
3336	6,600	0.1515	D1
3337	7,848	0.1802	C
3338	11,512	0.2643	C
3339	5,502	0.1263	D1
3340	5,500	0.1263	D1

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3341	5,974	0.1371	D1
3342	6,000	0.1377	D1
3343	5,998	0.1377	D1
3344	5,207	0.1195	D1
3345	5,498	0.1262	D1
3346	8,400	0.1928	D2

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPENSACE	1565	0.036
Tract B	LANDSCAPE, OPENSACE	4319	0.099
Tract C	LANDSCAPE, OPENSACE	2472	0.057
Tract D	LANDSCAPE, OPENSACE	2903	0.067
Tract E	LANDSCAPE, OPENSACE	1565	0.036
Tract F	LANDSCAPE, OPENSACE	17215	0.395
Tract G	LANDSCAPE, OPENSACE	10090	0.232
Tract H	LANDSCAPE, OPENSACE	1428	0.033
Tract I	LANDSCAPE, OPENSACE	4201	0.096
Tract R PSI	PRIVATE STREET TRACT & PUBLIC UTILITIES EASEMENT	102867	2.362



- ABBREVIATIONS**
- FT FEE TITLE
 - CE COMMON ELEMENT
 - LCE LIMITED COMMON ELEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - F/C FACE OF CURB
- LINETYPE LEGEND**
- MATCH LINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - GOLF TRACT BOUNDARY LINE



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TOLL AT PRASADA
Unit R - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

Call at least two full working days before you begin construction.

See A.S.E. or T.A.S.E. STATE ENGINEER in Maricopa County (900283-110)

Designer: JMR
Drawn by: EPS

Job No.
16-339
PP02
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of 5

EPS-01

FS22-1331

Prasada - Parcel R

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND FACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, IDENTIFYING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.I.E.** ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SURPRISE
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST IRON DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

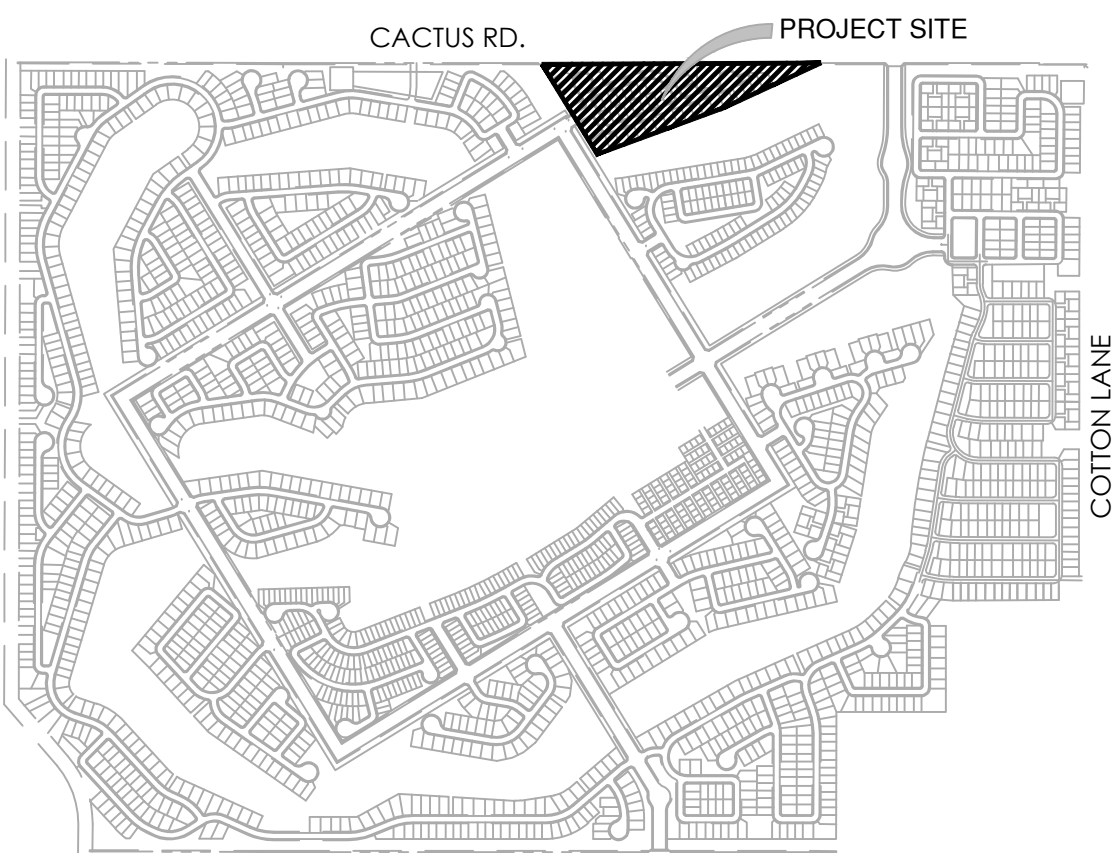
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF, AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5' BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
- THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

- ALL LANDLINES AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE CURB. MEDIAN SIDING NOSSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 14.
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
- TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
- THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
- UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
- DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
- ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
- PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
- LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
- A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
- ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THE MAIN LEADERS INTACT.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE-RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROWN, NON-SKID FINISH WITH 1 1/2" RADIUS TOOL-EDGED.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

TRACT USE TABLE - PARCEL R			
TRACT	USE	AREA (SF)	AREA (AC)
A	PASSIVE OPEN SPACE	1,565	0.0359
B	PASSIVE OPEN SPACE	4,319	0.0992
C	EMERGENCY ACCESS & UTILITY EASEMENT	2,472	0.0568
D	PASSIVE OPEN SPACE, PUBLIC UTILITY EASEMENT	2,903	0.0666
E	PASSIVE OPEN SPACE	1,565	0.0359
F	ACTIVE OPEN SPACE	17,215	0.3952
G	ACTIVE OPEN SPACE	10,089	0.2316
H	PASSIVE OPEN SPACE	1,428	0.0327
I	PASSIVE OPEN SPACE	4,201	0.0964

CONSULTANT TEAM

DEVELOPER:

TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: AARON INSCO

LANDSCAPE ARCHITECT/PLANNER:

GREEY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

EPS GROUP
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET L0.0

WALL PLAN L1.1

LANDSCAPE PLANS L3.1-L3.3

PLANTING DETAILS L7.1

LANDSCAPE SPECIFICATIONS L8.1

NOTE:

Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

NOTE:

a.All irrigation systems will be installed with purple pipe.
b.The Landscape and Irrigation design will comply with City of Surprise EDSper Chapter 8.

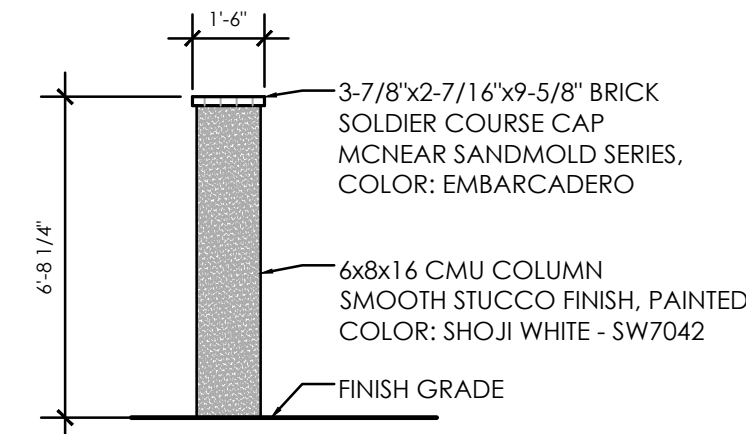
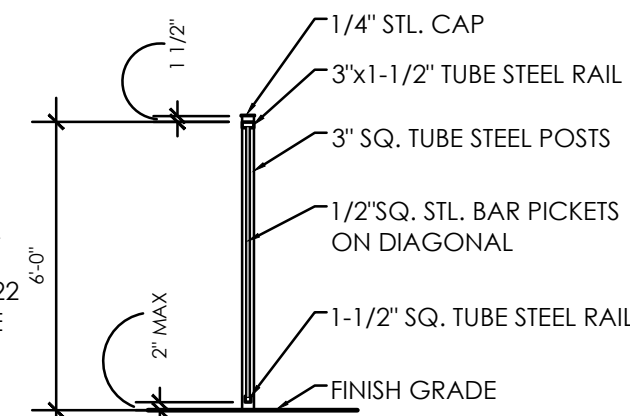
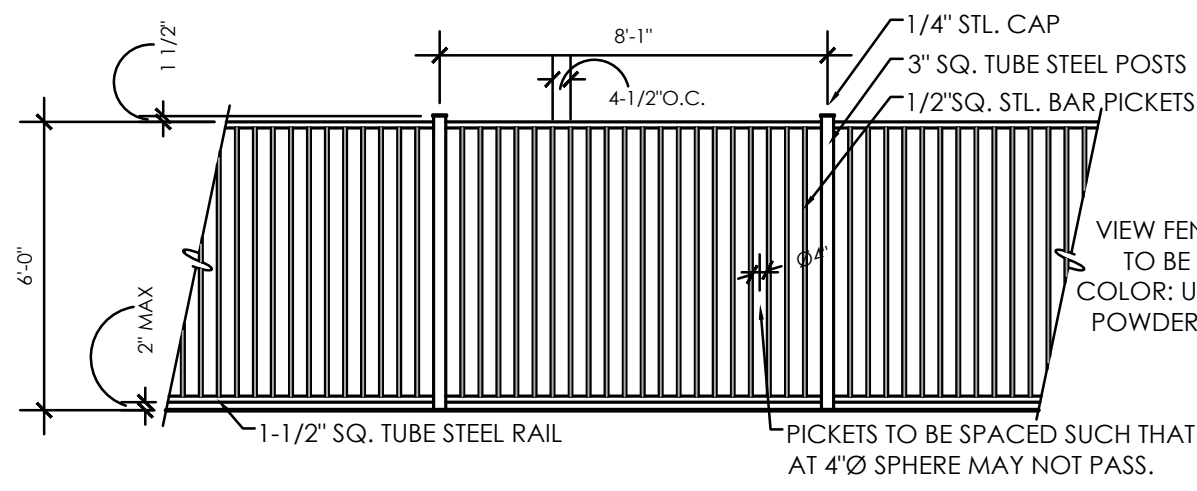
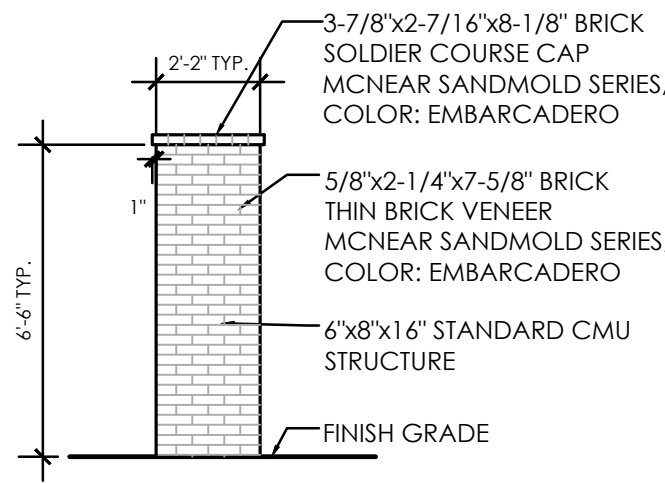
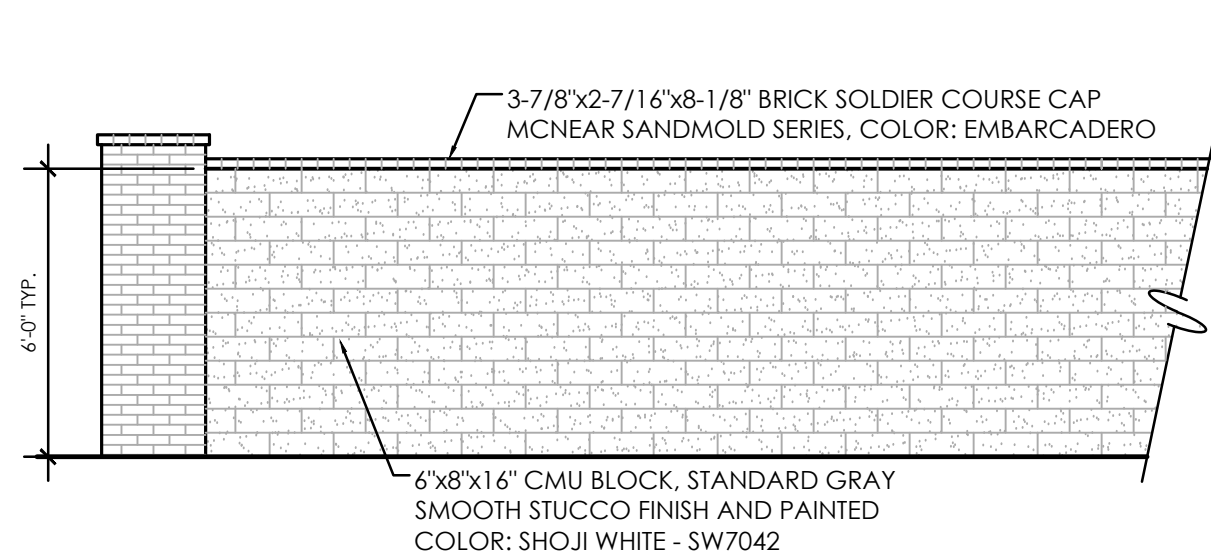


REVISIONS:

PROJECT #: TOL267
SCALE: NTS
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 12.16.2022
DRAWING: COVER SHEET

SHEET:

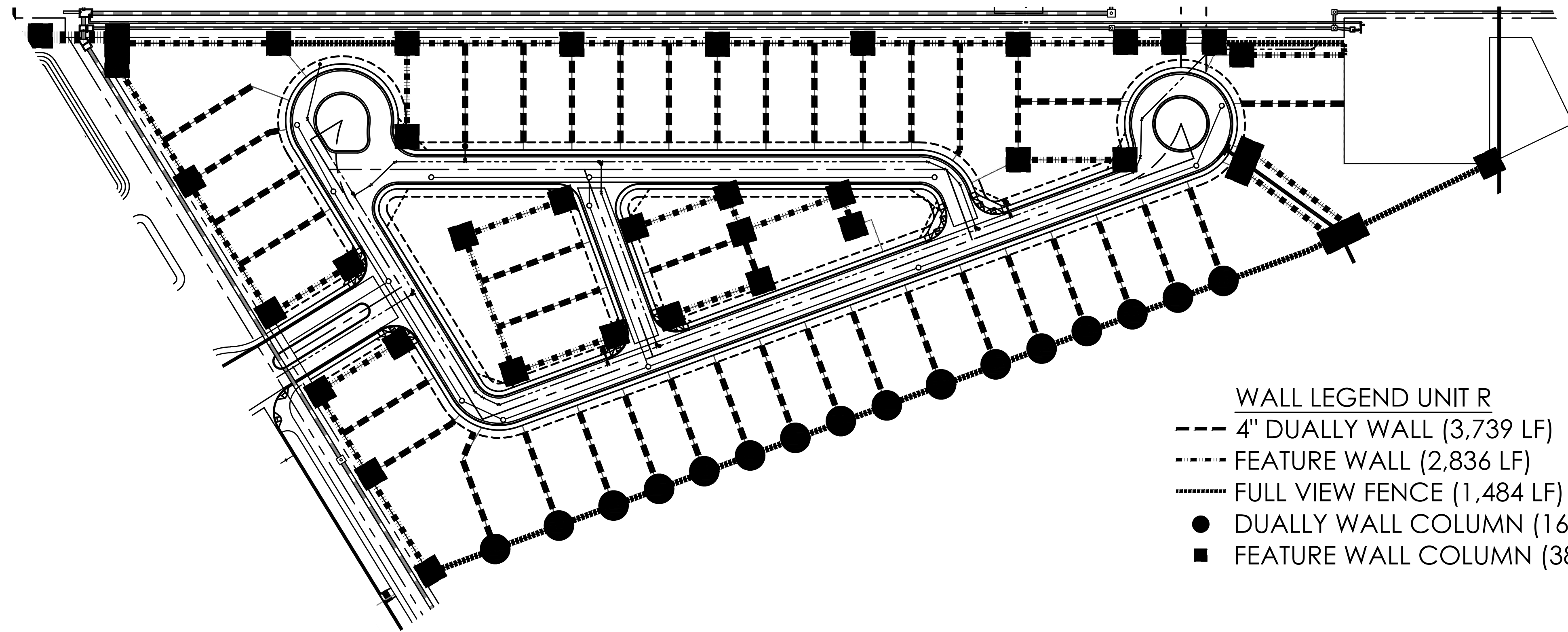
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FW Feature Wall Details
Scale: 1/4" = 1'-0"

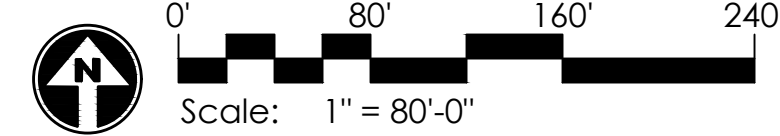
VF View Fence Details
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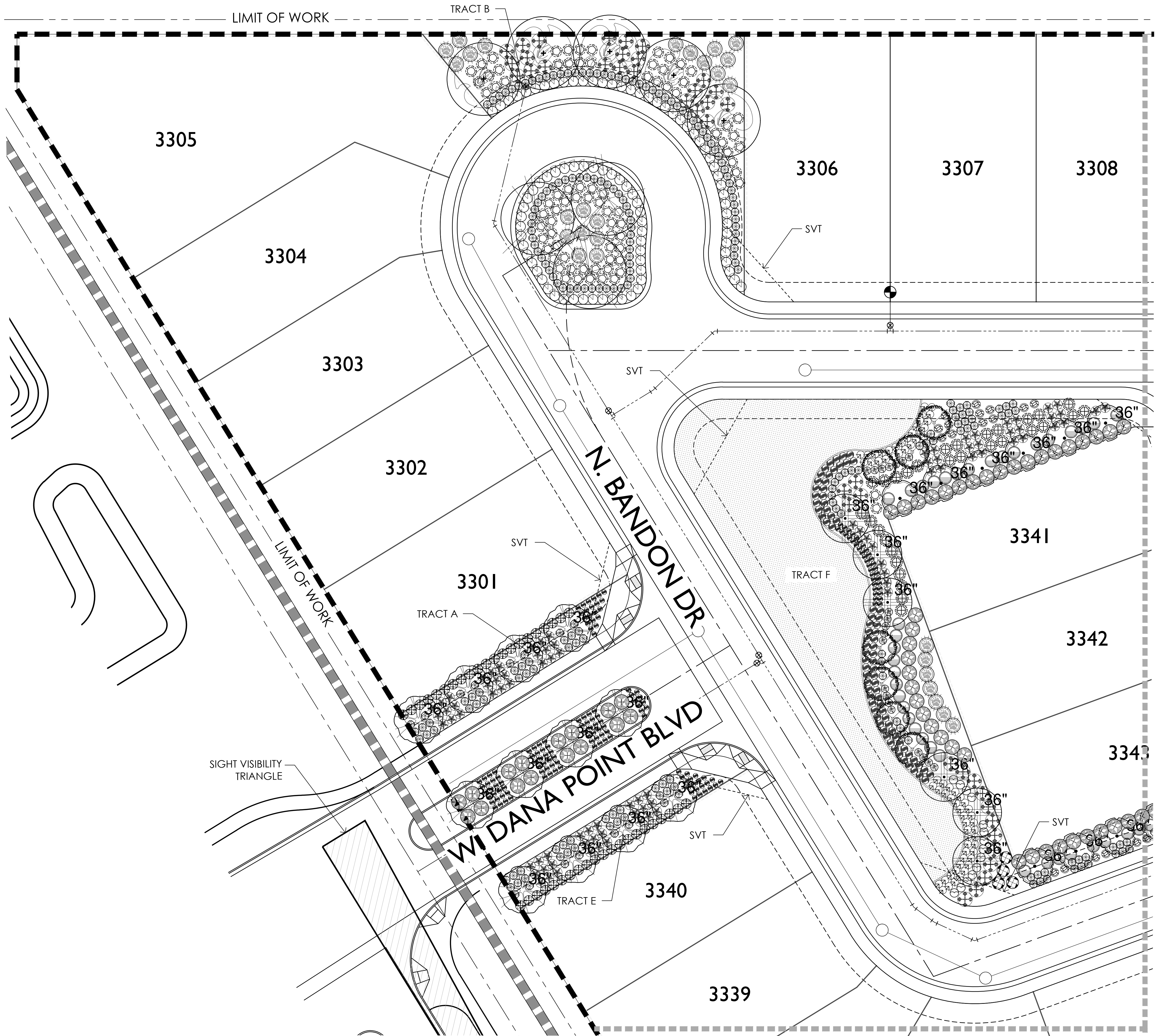
DFC Dually Wall Feature Column
Scale: 1/4" = 1'-0"



- WALL LEGEND UNIT R
- 4" Dually Wall (3,739 LF)
 - - - Feature Wall (2,836 LF)
 - Full View Fence (1,484 LF)
 - Dually Wall Column (16)
 - Feature Wall Column (38)

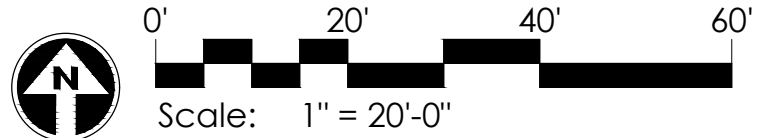
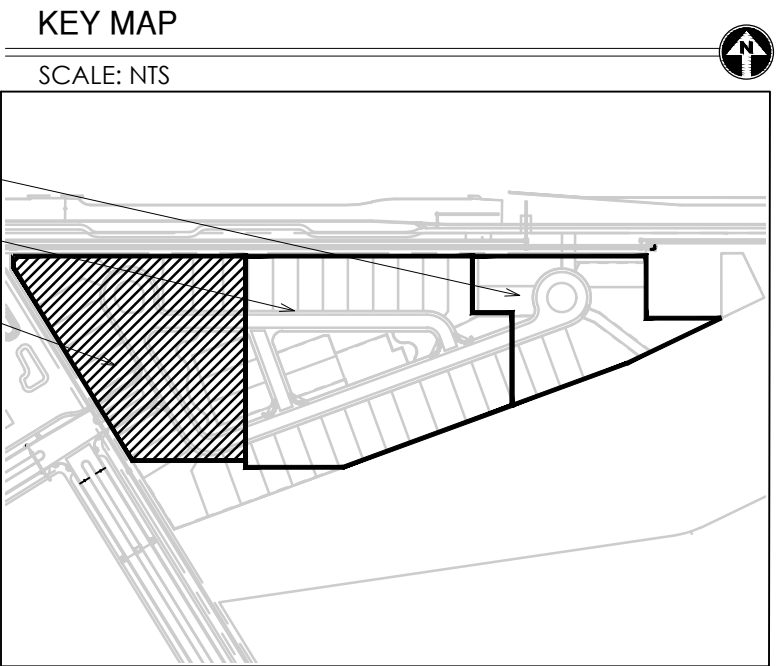
PARCEL R WALL PLAN





NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PRASADA PARCEL R			
PLANT Sym.	MATERIALS Plant Name	LEGEND Size	Qty
Trees			
	<i>Fraxinus velutina</i>	36" Box	13
	Arizona Ash		
	<i>Pistacia x 'Red Push'</i>	36" Box	10
	Red Push Pistache		
	<i>Tipuana tipu</i>	36" Box	6
	Tipu Tree		
	<i>Olea europaea 'Swan Hill'</i>	36" Box	6
	Swan Hill Olive		
	<i>Quercus virginiana</i>	36" Box	12
	Southern Live Oak		
	<i>Vitex agnus-castus</i>	36" Box	28
	Chaste Tree		
Shrubs			
	<i>Bougainvillea 'Rosenka'</i>	5 gal.	85
	Bougainvillea		
	<i>Callistemon viminalis 'Little John'</i>	5 gal.	31
	Bottlebrush		
	<i>Convolvulus cneorum</i>	5 gal.	135
	Bush Morning Glory		
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	36
	Valentine Shrub		
	<i>Eremophila hygrophana 'Blue Bells'</i>	5 gal.	55
	Blue Bells Eremophila		
	<i>Justicia californica 'Yellow'</i>	5 gal.	12
	Yellow Chuparosa		
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 gal.	118
	Thunder Cloud Sage		
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	5 gal.	59
	Lynn's Legacy Sage		
	<i>Nerium oleander 'Petite Pink'</i>	5 gal.	42
	Petite Pink Oleander		
	<i>Nolina microcarpa</i>	5 gal.	40
	Bear Grass		
	<i>Ruellia brittoniana</i>	5 gal.	103
	Purple Ruellia		
	<i>Russelia equisetiformis</i>	5 gal.	379
	Coral Fountain		
	<i>Salvia clelandii</i>	5 gal.	104
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	117
	Autumn Sage		
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	17
	Orange Jubilee		
Groundcovers			
	<i>Lantana camara 'Dallas Red'</i>	1 gal.	97
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	115
	Purple Trailing Lantana		
	<i>Lantana 'New Gold'</i>	1 gal.	224
	New Gold Lantana		
	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal.	65
	Dwarf Rosemary		
Accents / Vines			
	<i>Hesperaloe funifera</i>	5 gal.	58
	Giant Hesperaloe		
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	41
	Yellow Hesperaloe		
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal.	151
	Regal Mist		
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		



PARCEL R PLANTING PLAN - L3.1

STERLING GROVE

PARCEL R

LANDSCAPE CONSTRUCTION DOCUMENTS

SURPRISE, ARIZONA

GREY PICKETT

landscape architecture

community design

7144 e stinson drive, suite 205
scottsdale, arizona 85251
P. 480.609.0009 F. 480.609.0068

REVISIONS:

PROJECT #:

TOL267

SCALE:

1" = 20'-0"

ISSUED FOR:

REVIEW

DRAWN BY:

TEAM

DATE:

12.16.2022

DRAWING:

Planting Plan

SHEET:

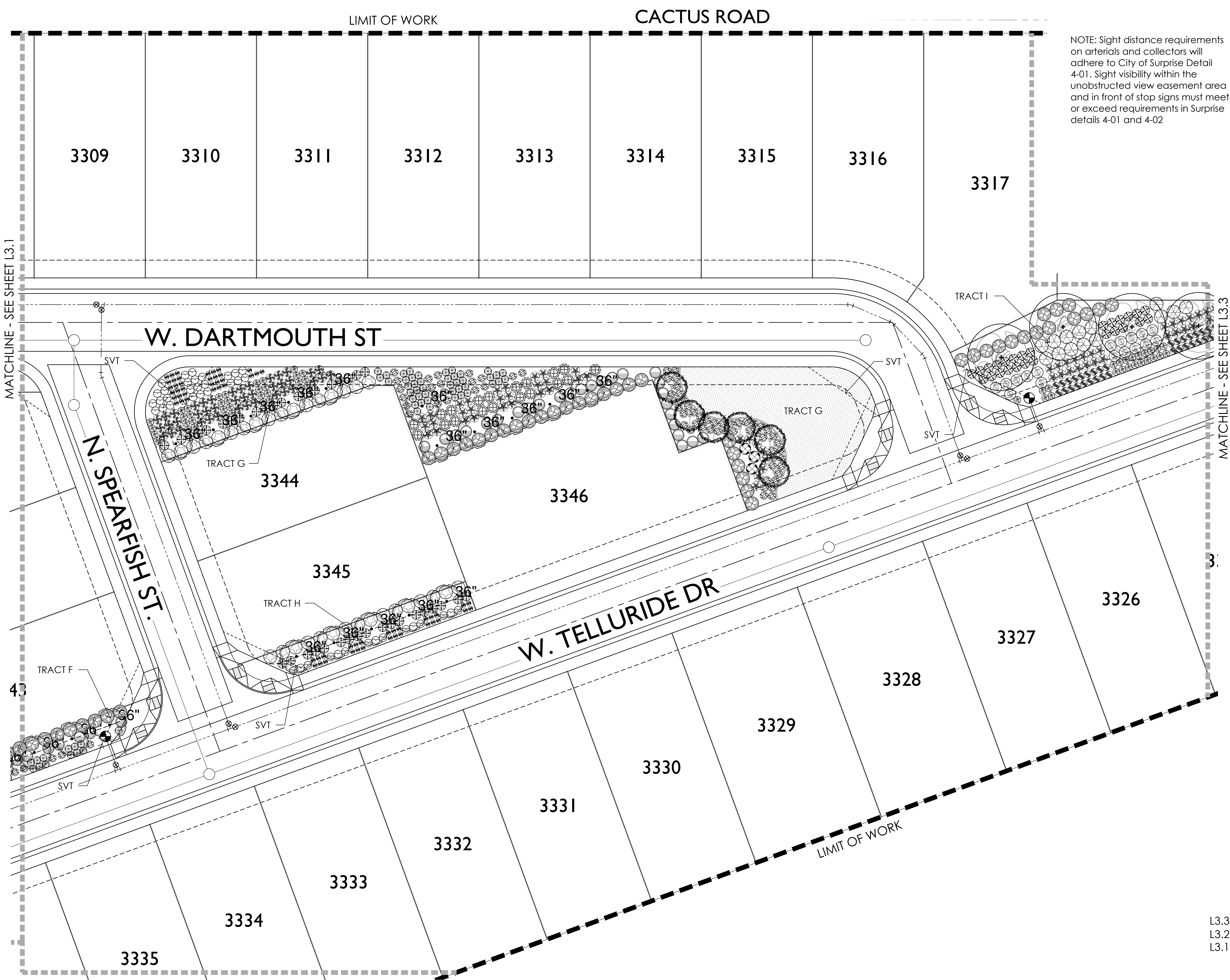
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PAGE:

03 OF 07

FS22-1331

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NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PRASADA PARCEL R

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	13
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	10
	<i>Tipuana tipu</i> Tipu Tree	36" Box	6
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	6
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	12
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Shrubs			
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	85
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	31
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	135
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	36
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	55
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	12
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	118
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	59
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	42
	<i>Nolana microcarpa</i> Bear Grass	5 gal.	40
	<i>Ruellia brittoniana</i> Purple Ruellia	5 gal.	103
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	379
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	104
	<i>Salvia greggii</i> Autumn Sage	5 gal.	117
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	17

Groundcovers

	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	97
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	115
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	224
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	65

Accents / Vines

	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	58
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	41
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	151

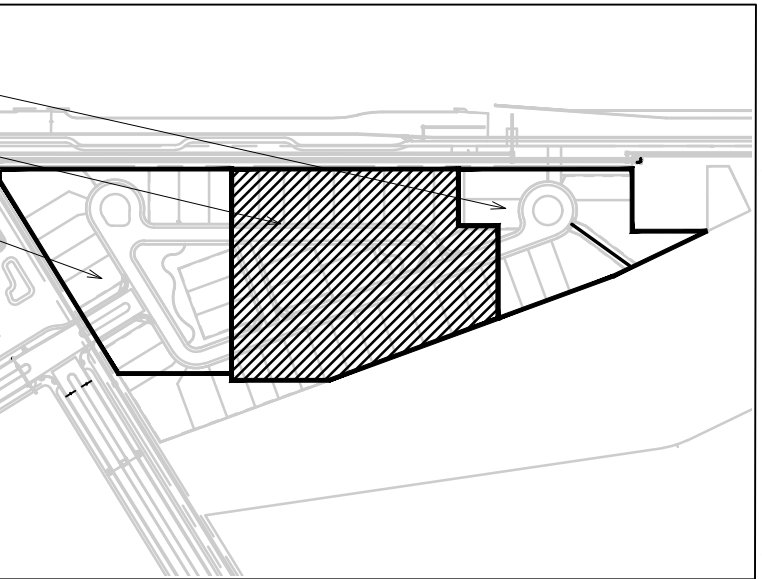
MASS PLANTING

	SODDED GRASS
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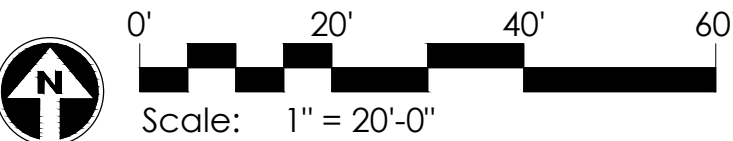
INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP
SCALE: NTS



PARCEL R PLANTING PLAN - L3.2



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STERLING GROVE
PARCEL R
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

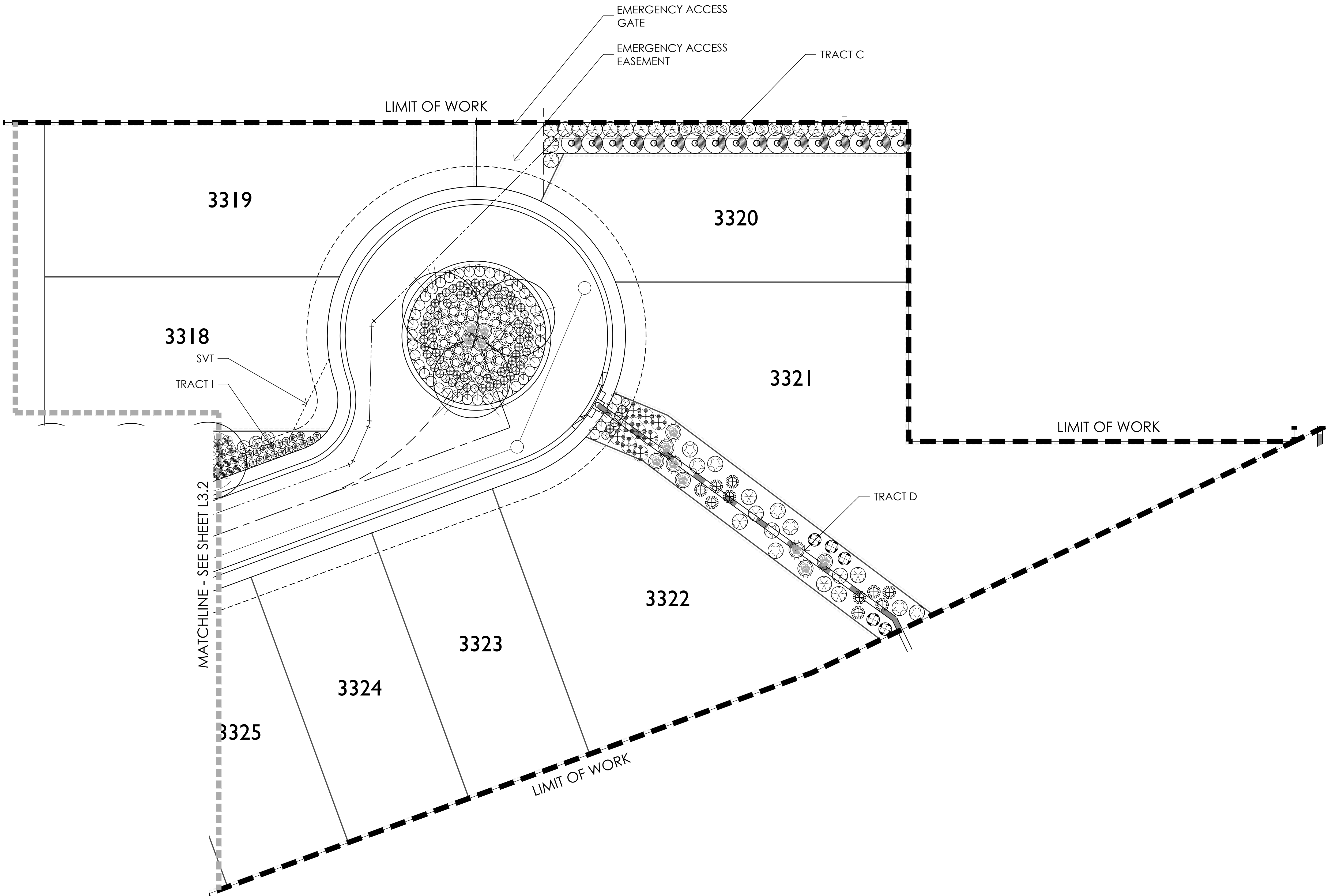
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PROJECT #:
TOL267
SCALE:
1" = 20'-0"
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
12.16.2022
DRAWING:
Planting Plan

SHEET:
L3.2

PAGE:
04 OF 07
FS22-1331



NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PRASADA PARCEL R

PLANT Sym.	MATERIALS Plant Name	LEGEND Size	Qty
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Trees

	<i>Fraxinus velutina</i> Arizona Ash	36" Box	13
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	10
	<i>Tipuana tipu</i> Tipu Tree	36" Box	6
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	6
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	12
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	28

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	85
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	31
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	135
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	36
	<i>Eremophila hygraphana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	55
	<i>Justicia californica 'Yellow'</i> Yellow Chuparoso	5 gal.	12
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	118
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	59
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	42
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	40
	<i>Ruellia brittoniana</i> Purple Ruellia	5 gal.	103
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	379
	<i>Salvia clelandii</i> Chaparral Sage	5 gal.	104
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MASS PLANTING

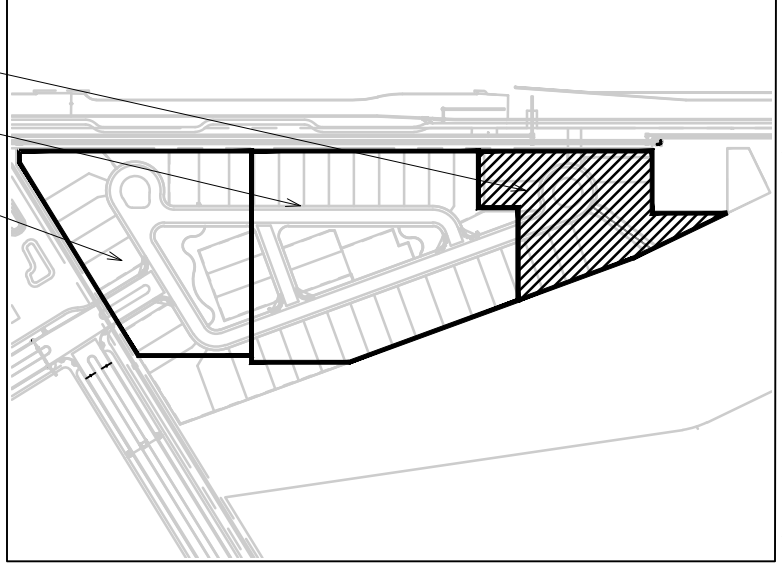
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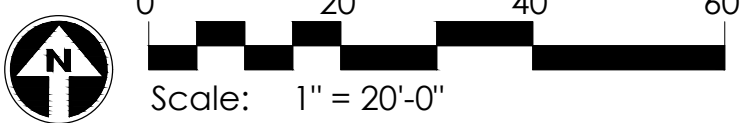
Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS



PARCEL R PLANTING PLAN - L3.3



STERLING GROVE
PARCEL R
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

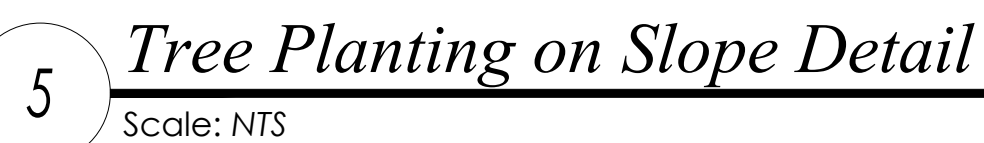
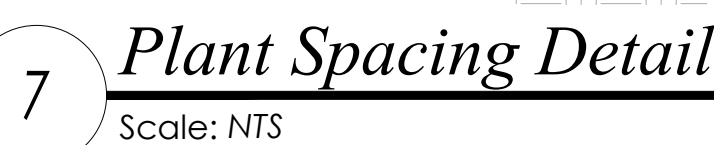
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:

PROJECT #:
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05 OF 07
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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf. Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor - Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5; no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: "ArborGard+" by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.





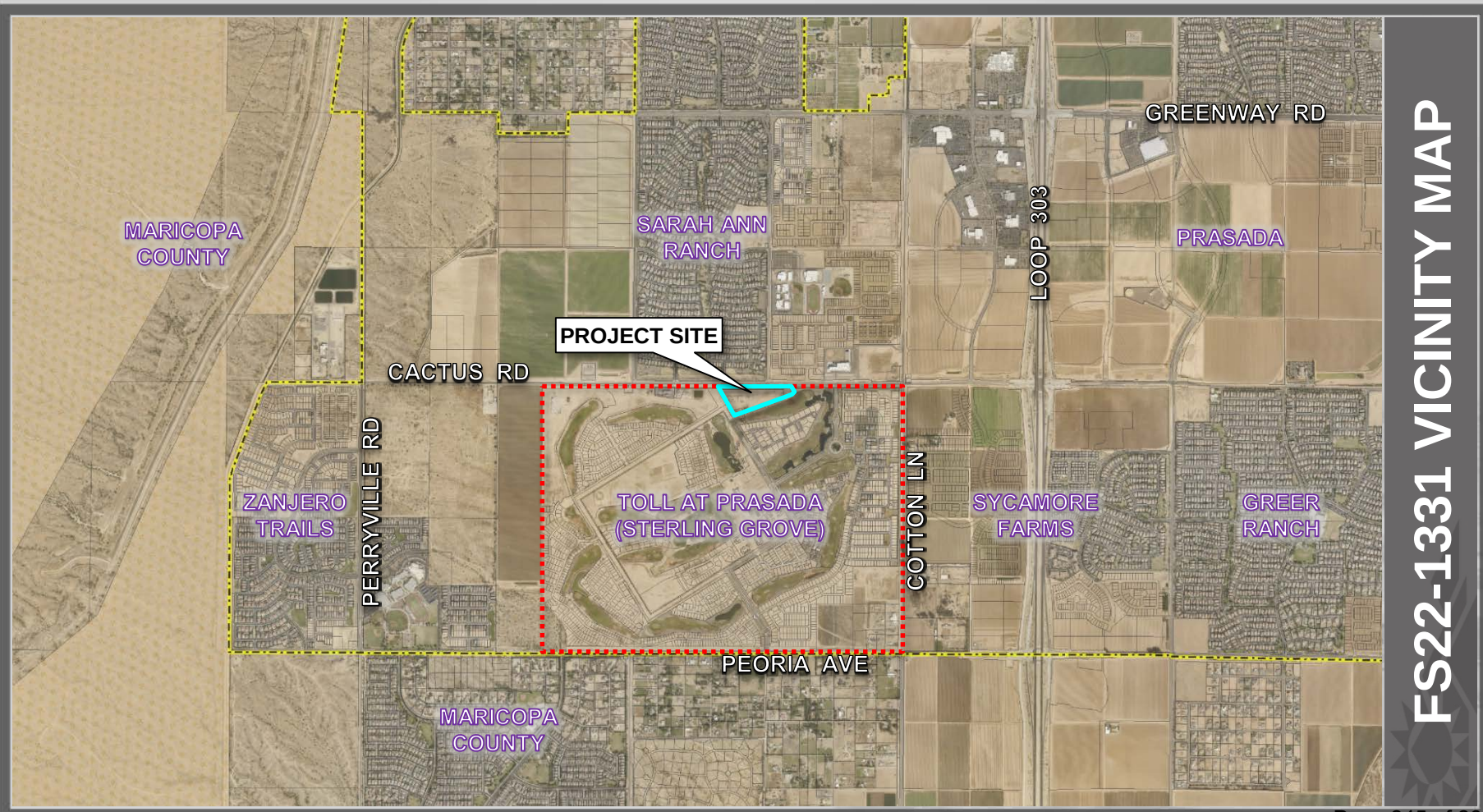
FS22-1331

Toll at Prasada Unit R

Preliminary Plat

Planning & Zoning Commission

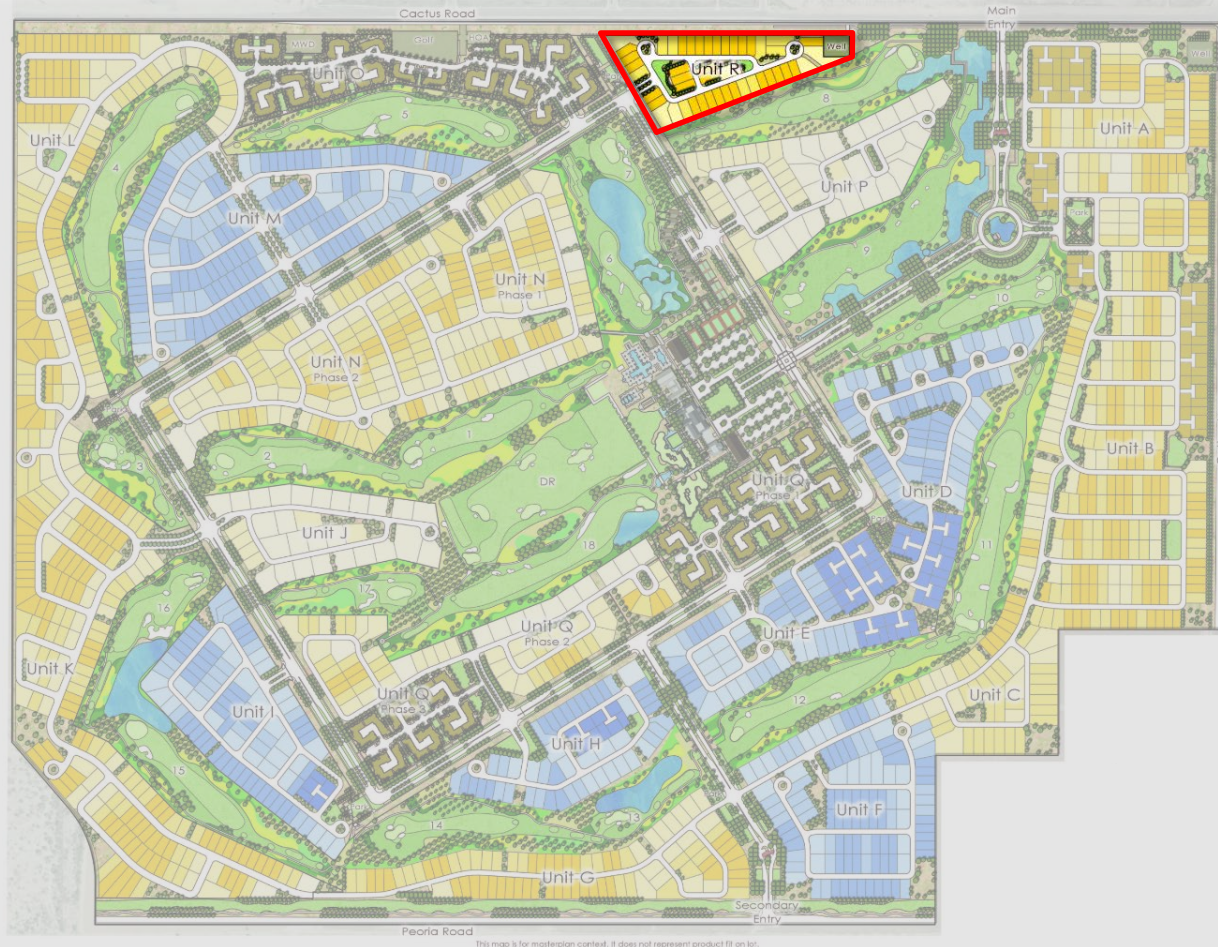
April 06, 2023



FS22-1331 VICINITY MAP



FS22-1331 ZONING MAP



This map is for masterplan context. It does not represent product fit or lot.

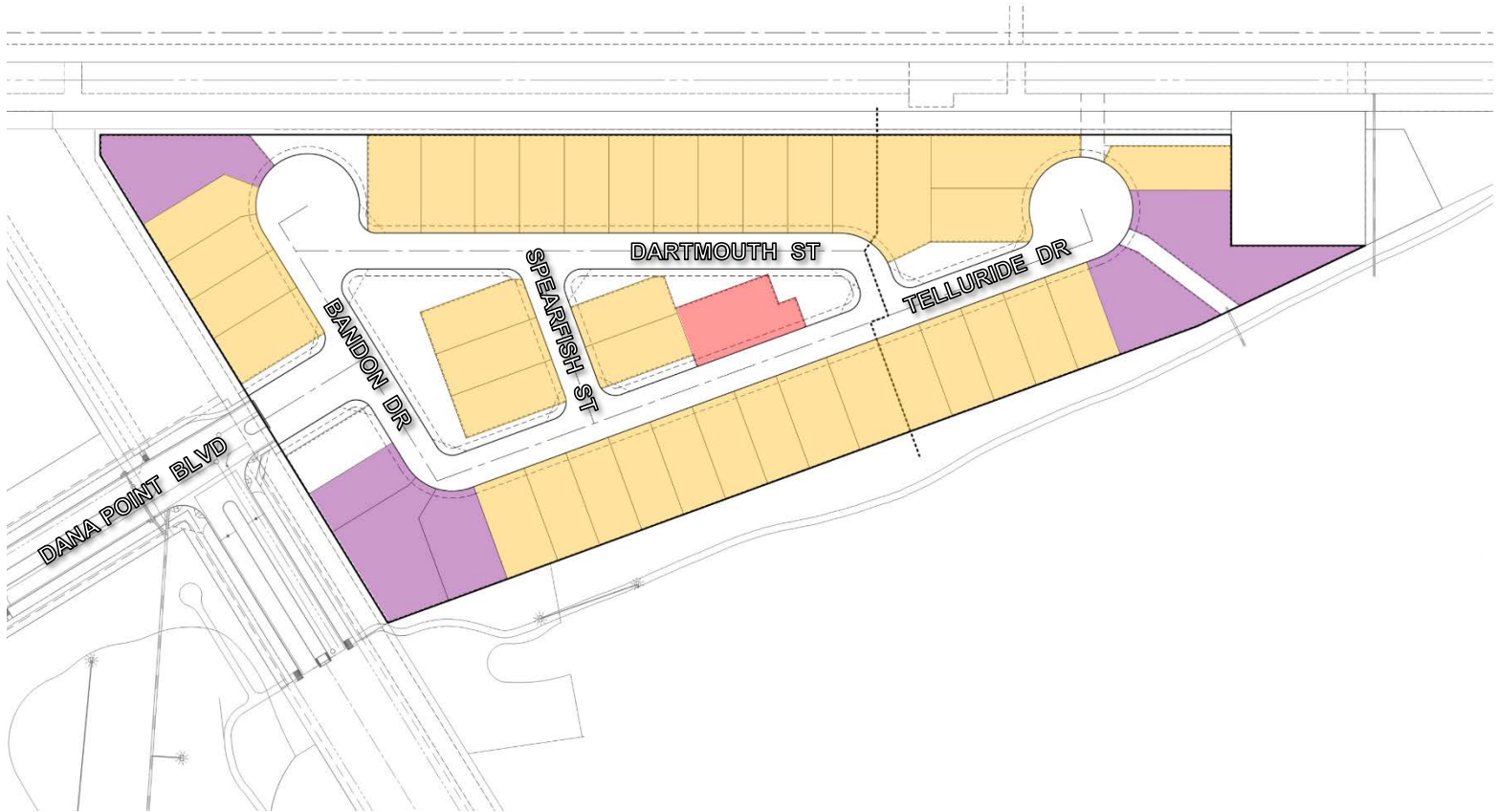
FS22-1331 MASTER SITE PLAN



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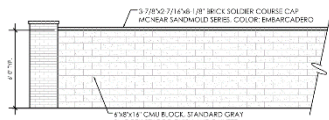
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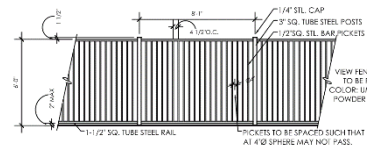
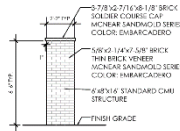
FS22-1331 PRELIMINARY PLAT



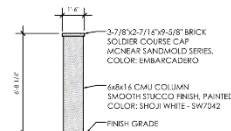
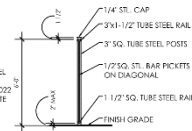
05 OF 07



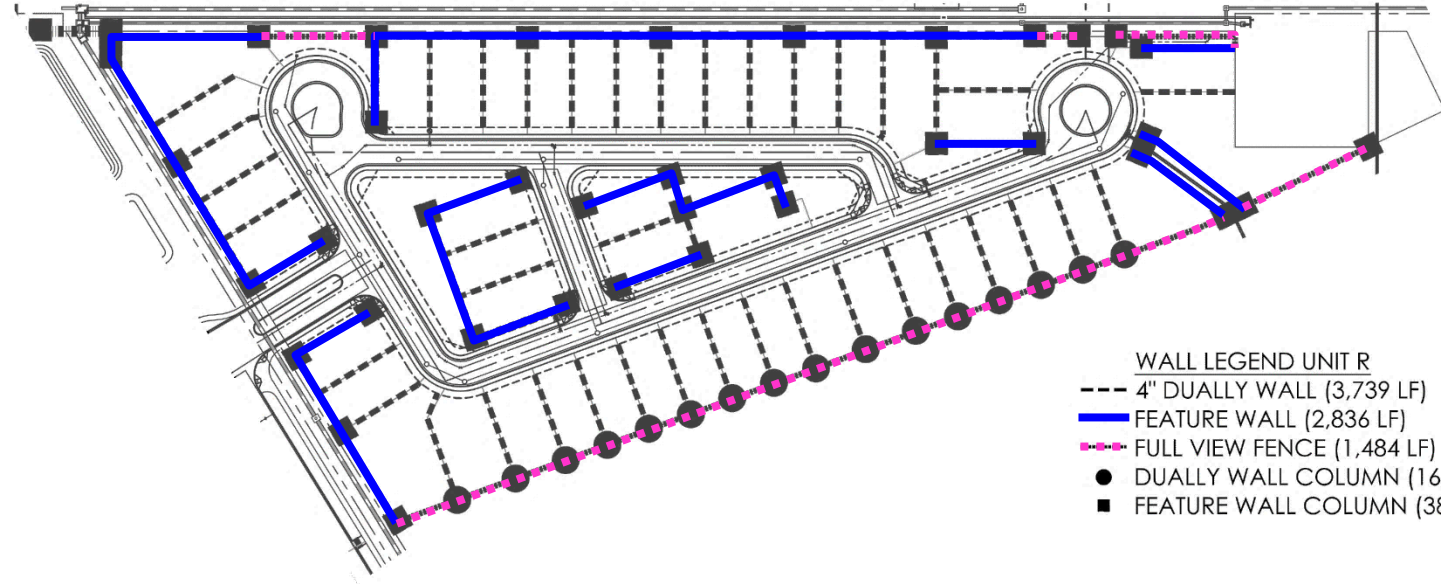
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VF *View Fence Details*
Scale: 1/4" = 1'-0"

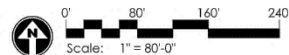


DFC *Dually Wall Feature Column*
Scale: 1/4" = 1'-0"



- WALL LEGEND UNIT R**
- 4" DUALY WALL (3,739 LF)
 - FEATURE WALL (2,836 LF)
 - - - FULL VIEW FENCE (1,484 LF)
 - DUALY WALL COLUMN (16)
 - FEATURE WALL COLUMN (38)

PARCEL R WALL PLAN



Staff Recommendation

Approval subject to stipulations 'a' through 'c'

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit R – Toll at Prasada", prepared by EPS Group, and received 02/09/2023
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit R", prepared by Greey Pickett, and received 02/09/2023
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: April 6, 2023 Contact Person: Scott Phillips
Submitting Department: Community Development District: District 5
Staff Recommendations: None

Consent: No Regular: No Public Hearing: No Report/Discussion: Yes

Agenda Wording:

Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Motion:

Presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

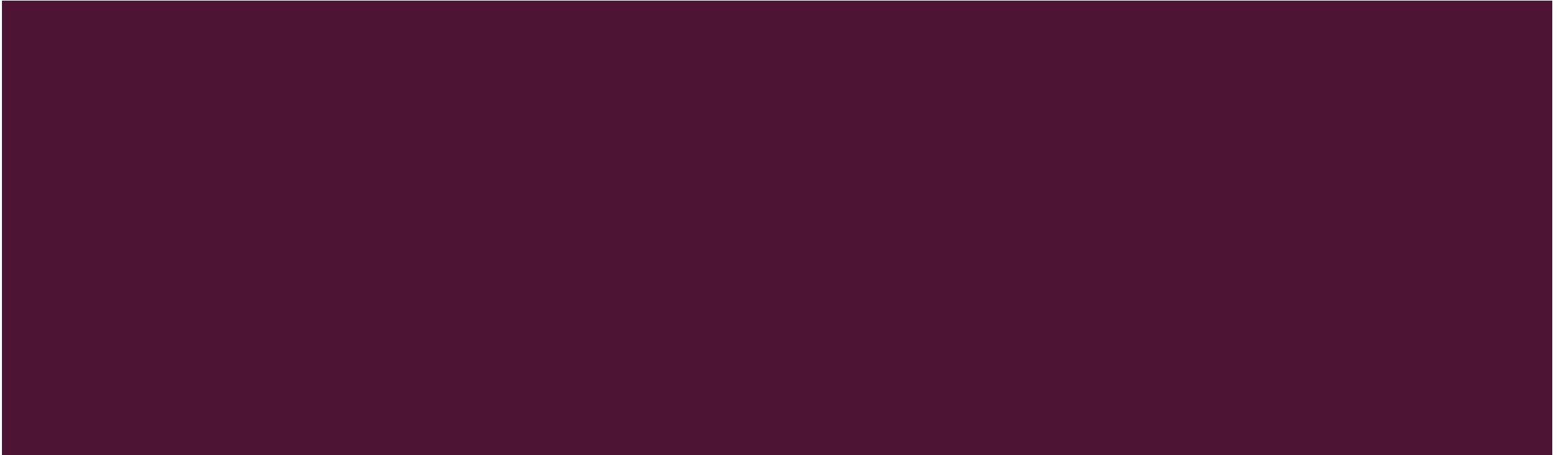
FTE Impact:

ATTACHMENTS:

1. P and Z April 2023
-

CITY OF SURPRISE PLANNING AND ZONING COMMISSION

CITY CENTER PRESENTATION, APRIL 6, 2023



PLANNING AND ZONING COMMISSION INPUT

Overall Design

Architectural Quality

Walkability/Connectivity

Adherence to City Center
Principles



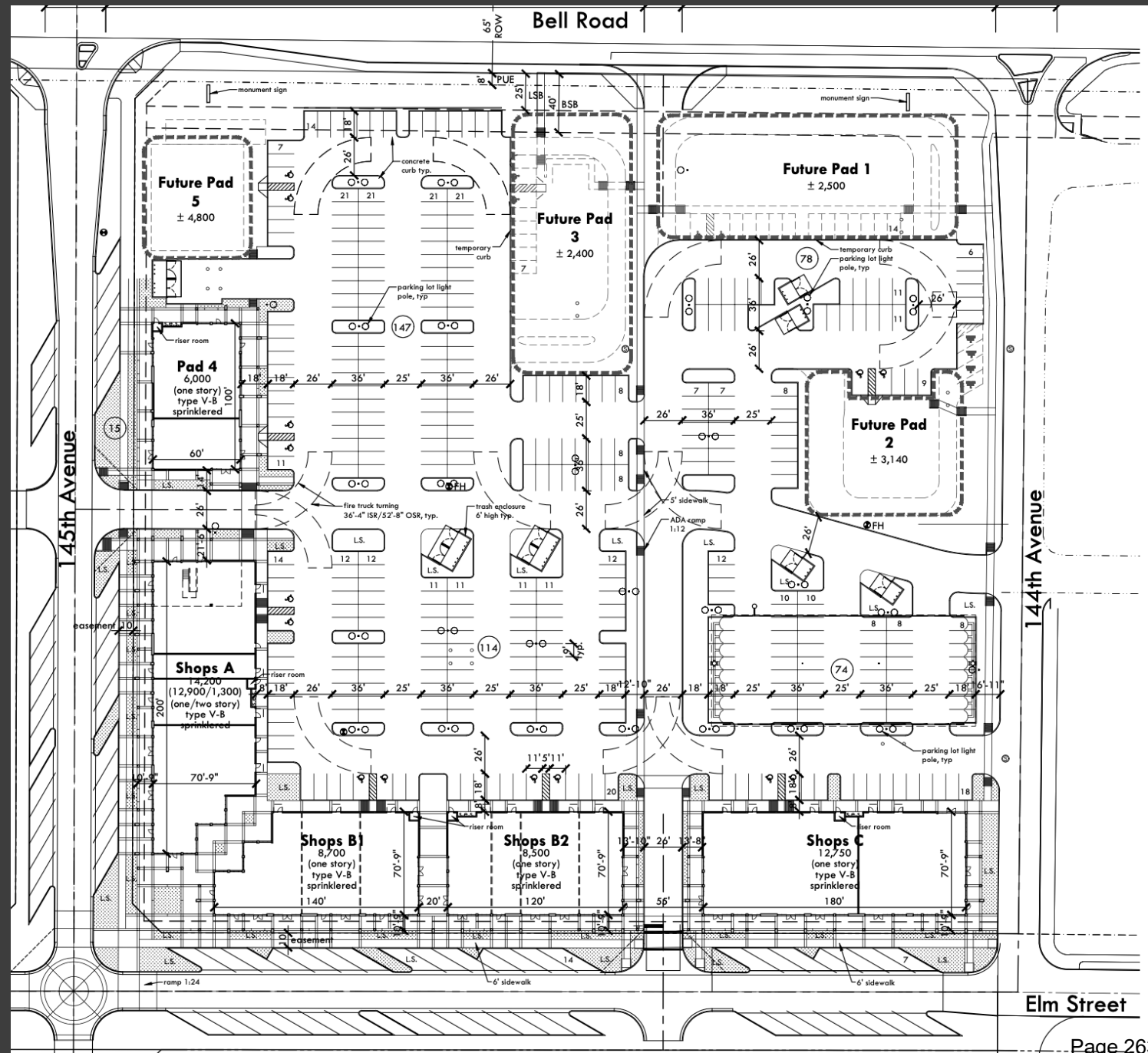
SUMMARY TABLE PROPOSED DEVELOPMENT			PROPOSED GROSS SQUARE FEET / RESIDENTIAL UNITS				
BLOCK	Conceptual Description of Uses:	Known As:	Retail / F&B	Office	Residential Units	Hospitality/ Entertainment	Notes
1	Retail / Mixed-Use		75,000	50,000		25,000	
2	Retail / Mixed-Use		50,000	100,000			
3	Retail / Mixed-Use		40,000	25,000		10,000	
4	Retail / Mixed-Use		Existing			70,000	Hotel
5	Multifamily Residential	Oakdale Apartments	25,000		315		
6	City Park / Mixed-Use		50,000		320		City Park / Plaza

An aerial rendering of a city center master plan. The image shows a dense urban development with a mix of building types. In the foreground, there are several large, low-rise commercial buildings with flat roofs and parking lots filled with cars. Behind these, a large residential complex with multiple stories and red-tiled roofs is visible. To the right, a long, low-rise building with a white facade runs along a street. In the background, taller office buildings with glass facades are situated. The surrounding area includes a desert landscape with sparse vegetation and a highway with traffic. A dark purple banner with white text is overlaid at the bottom.

EVOLUTION CITY CENTER MASTER PLAN

RETAIL AT ELM STREET

- Retail Transition
- Walkable on Elm, 144th and 145th
- Shops fronting on Walkable Streets
- Finalized Street Cross Section





RETAIL AT ELM DESIGN CONCEPT

- Large Arcades
- Significant Glass Line
- High Quality Materials
- Transitional Architecture



RETAIL AT ELM DESIGN CONCEPT

- Varied Parapet Heights
- Emphasis at corners
- Unique sign placements
- Alternative signage concepts