



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, September 17, 2015 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/ PRESENTED BY
ITEM # DISTRICT #	ITEM DESCRIPTION		

- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action on the September 3, 2015 Planning and Zoning Commission minutes.</u> | Approve
Heather Donaldson,
Community Development |
| #2 | District Citywide | <u>Community Development staff and consultant will provide an update to the city initiated General Plan 2035 Major Amendment. The presentation will focus on the Land Use Element, the foundation piece for this Major General Plan Amendment.</u> | No Action
Eric Fitzer,
Community Development |
| #3 | District 3 | <u>Consideration and action on a Preliminary Plat entitled 'Sycamore Farms Parcel 12, Phase 1.'</u> | Approve
Hobart Wingard -
Community Development |
| #4 | District 3 | <u>Consideration and action on a Preliminary Plat entitled Sycamore Farms Parcel 12, Phase 2.</u> | Approve
Hobart Wingard -
Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM DISTRICT		ITEM DESCRIPTION	STAFF RECOMMENDATION/
#	#		PRESENTED BY
#5	District Citywide	<u>Consideration and action on a Zoning Text Amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size.</u>	Approve Hobart Wingard - Community Development
#6	District Citywide	<u>Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #7 | District Internal | <u>Discussion pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community Development |
|----|-------------------|--|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: September 10, 2015 at 9:40 AM

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

September 17, 2015 @ 6:00:00 PM

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Board Meeting Date: September 17, 2015 Contact Person: Heather Donaldson, Community Development
Submitting Department: District: Internal
Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the September 3, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 3, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [September 3, 2015 P&Z Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 3, 2015 / 6:00 PM

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

CALL TO ORDER.

Chair Steve Somers 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 Thursday, September 3, 2015.

Chair Somers introduced the two new Planning and Zoning Commissioners, Shari C. Martin and Jim Ferguson.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Jim Ferguson, Shari C. Martin, Jerry Hoyler and Mathew Keating. Commissioner Dennis Smith was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Neighborhood Services Interim Supervisor Jason Hughes, Neighborhood Services Program Coordinator Alicia Rubio, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Community Development Director Eric Fitzer advised the Commission of a Community Workshop to discuss the General Plan Amendment taking place on Wednesday, September 9th at 6:00 p.m. at the Agua Fria Room – Cimarron Center located in Sun City Grand.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the July 23, 2015 Planning and Zoning Commission minutes.

Vice Chair Chapman made a motion to approve the Planning and Zoning Commission Minutes for July 23, 2015. Commissioner Ferguson seconded the motion. The motion passed with 5 yes votes, 1 abstention (Commissioner Martin) and 1 absence (Dennis Smith).

Item 2 – DISTRICT 6 – Consideration and action item regarding a site plan for Iris USA located at the southwest corner of Cactus Road and Solar Canyon Way within the Skyway Business Park.

Eric Fitzer, Community Development Director, presented the project to the Commission. Staff recommends approval of a Site Plan for IRIS USA.

The Commission discussed:

- Loading bays
- Hours of operation
- Fire lanes

Vice Chair Chapman made a motion to approve a Site Plan for IRIS USA subject to staff's recommended stipulations 'a' and 'b' as listed in the Staff Report. Commissioner Hoyler seconded the motion. The motion passed with 6 yes votes and 1 absence (Dennis Smith).

Item 3 – DISTRICT 4 – Consideration and action regarding a Comprehensive Sign Program Site Plan for the AZ TechCelerator located at 12425 W Bell Road.

Eric Fitzer, Community Development Director, presented the project to the Commission.

The Commission discussed:

- Square footage of current sign compared to proposed sign
- Difficulty in reading names of businesses on current sign
- Illumination of proposed sign
- Illumination adjustments of proposed sign

Vice Chair Chapman made a motion to approve a Comprehensive Sign Program Site Plan for the AZ TechCelerator. Commissioner Hoyler seconded the motion. The motion passed with 6 yes votes and 1 absence (Dennis Smith).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – CITYWIDE – Consideration and action of the Consolidated Annual Performance and Evaluation Report 2014-2015.

Jason Hughes, Interim Neighborhood Services Supervisor, presented the project to the Commission. Staff recommends approval of the CAPER 2014-2015.

Chair Somers opened the Call to the Public.

Hearing no comments, Chair Somers closed the Call to the Public.

The Commission discussed:

- Rollover of unexpended funds
- Allotment of 20% cap mandated by HUD in comparison to neighboring cities

Commissioner Hoyler made a motion to approve the Consolidated Annual Performance and Evaluation Report 2014-2015. Commissioner Ferguson seconded the motion. The motion passed with 6 yes votes and 1 absence (Dennis Smith).

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion for future agenda items.

Vice Chair Chapman requested to have a staff orientation for the two new members of this Commission as well as the current members of general information and the general plan.

Donna Bronski, Deputy City Attorney, advised the Commission that there will be a Commission briefing on open meeting laws and other laws that apply to public bodies in October, and she will have the date available for the Commission at their next regularly scheduled meeting.

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:33 p.m.

Eric Fitzer
Community Development Director

Steve Somers, Chair
Planning and Zoning Commission

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:

Heather Donaldson, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

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Board Meeting Date:	September 17, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Community Development staff and consultant will provide an update to the city initiated General Plan 2035 Major Amendment. The presentation will focus on the Land Use Element, the foundation piece for this Major General Plan Amendment.

Motion:

No Action – discuss General Plan Land Use Element with City Staff and Consultant.

Background:

In lieu of the development of Village Plans, a holistic approach to developing a 'One Surprise', while respecting the city's unique character areas, requires an update to the General Plan 2035. Previous presentations and discussions resulted in directing staff, and the consultant, to prepare a new Land Use Element, with supporting changes throughout the General Plan 2035, utilizing the 'Character Area' planning approach.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

- ☐ [FS15-173 - General Plan 2035 Major Amendment - Staff Report](#)
- ☐ [FS15-173 - General Plan 2035 Major Amendment - Surprise Land Use Element](#)
- ☐ [FS15-173 - General Plan 2035 Major Amendment - Land Use Map](#)
- ☐ [FS15-173 - General Plan 2035 Major Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Eric Fitzer, Community Development Director

Kevin Kugler, Consultant, Michael Baker International, LLC



COMMUNITY DEVELOPMENT

Date: September 17, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Lloyd Abrams, Long Range Planning Manager
Joshua Mike, Planner II

Re: General Plan Elements Update

Introduction/History

In lieu of the development of Village Plans, a holistic approach to developing a 'One Surprise', while respecting the city's unique character areas, requires an update to the General Plan 2035. The foundation of this change lies within the Land Use Element, with necessary text amendments to various supporting Elements. After initial public input was received, comments and baseline data were presented to a joint meeting with City Council and the Planning and Zoning Commission on February 3, 2015.

Input from the community, stakeholders, Commission, and Council was used to identify various alternative concepts for updating the Land Use Element of the General Plan 2035 in order to provide a better tool for guiding new development and the placement of appropriate uses within the City.

Two land use planning approaches were developed, along with a visual survey, to aid in the identification of a final preferred approach. The Planning and Zoning Commission met on April 16, 2015, and the City Council met on April 21, 2015 to review each approach and make a final recommendation. These discussions resulted in directing staff and the consultant to prepare a new Land Use Element, with supporting changes throughout the General Plan 2035, utilizing the 'Character Area' planning approach.

Location

This General Plan Elements Update covers the entire 302 square miles of the Surprise Planning Area, including the incorporated municipal land area of approximately 108 square miles.

Planning Process

The 'Character Area' approach places a greater emphasis on a common vision of land use concepts and built form for a defined area, rather than assigning traditional land use categories to a specific area. With fewer traditional land use categories, the 'Character Area' approach utilizes planning concepts that depend on descriptive Development Types and Sup-Areas to determine appropriate uses and compatibility with adjacent properties, land uses, built form, and neighboring municipal plans. As a result, this new approach to land use planning is represented with a different style and composition to the General Plan 2035 Land Use Element and accompanying Land Use Character Area Map.

This approach is designed to provide more flexibility in determining an area's or development proposal's land use options. However, the 'Character Area' approach still includes guidelines and policies to support and steer what the character and built form will look like, as opposed to a prescriptive application of land uses. It is further recognized that these changes will also require modifications to the current Surprise Unified Development Code, which is currently undergoing a revision and will incorporate the appropriate adjustments to support this approach.

While the Land Use Element is the foundation piece for this Major General Plan Amendment, it is also necessary to amend the text of additional Elements to ensure a consistent vision and policy throughout the General Plan 2035. Consequently, supporting text and mapping changes are included in the Growth, Economic Development, Housing, Roadway Systems, Transit, and Water Resources Elements as well as the Implementation chapter. The Urban Design Element (not required through state statute) will be removed in order to address these goals and policies holistically within the proposed Land Use Element.

Furthermore, changes to the Recreation & Open Space Element is included in this Major Amendment to support this 'Character Area' approach and provide consistency to the recently updated Parks and Recreation Master Plan and the Parks and Trails Master Plan made by Community Recreational Services (CRS).

Both stakeholders and the public were presented with the "Character Area" approach through the proposed Land Use Element during a workshop and a Community Open House in September, 2015. These presentations allowed direct contact with staff for them to learn and ask questions prior to the 60-day review period.

Future Steps

In accordance with state statute, staff will conduct the required 60-day review period by providing all proposed amendments to the General Plan 2035. Full draft copies of all Elements will be assembled, distributed to stakeholders, and made available to the general public, commencing on September 18, 2015. Comments and concerns will be collected and the final draft will be presented through the public hearing process. Major Amendments are required to be heard twice by the Planning and Zoning Commission, in separate locations, with a recommendation forwarded to City Council, requiring a 2/3 majority vote to be adopted.

Recommendation

No Action – discuss General Plan Land Use Element with City Staff and Consultant.

Attachments:

1. Powerpoint presentation by Michael Baker International, LLC
2. Land Use Element – Summary
3. Land Use Character Area Map

Land Use Element

INTRODUCTION

The purpose of the Land Use Element is to shape the desired future physical composition of Surprise while also supporting and enhancing the City's existing quality of life. Through the application of policy guidance and supporting land use maps, this element directs and defines the desired development patterns within the City as well as establishes a framework for future land use planning and decision-making within Surprise's overall planning area. This causes the Land Use Element to have one of the broadest scopes amongst all the elements in the Surprise General Plan, making it the most frequently used and referenced section of the plan.

DISCUSSION

Currently, the City's incorporated land area is approximately 108 square miles. In contrast, the City's Planning Area – the unincorporated land area outside of the city's boundary that it may consider annexing at some point in the future – encompasses over 302 square miles. With such a large planning area in relation to the City's current municipal limits, Surprise is a community that is poised for continued growth in the future. Defining where and how this growth will occur is imperative to maintaining a community character that is distinct to Surprise.

The Land Use Element of the General Plan provides the critical foundation upon which to guide this expected growth. While there are many ways in which Surprise can grow, this Land Use Element utilizes a sustainable approach that balances development and conservation within the Surprise planning area to ensure that infrastructure is maximized and adequate distribution of services, employment, open space and recreation are provided in proximity to where people live.

The Land Use Element is divided into three sections. The first section provides a general overview of Surprise's existing community form and land ownership composition. The second section lists goals and policies that provide guidance to Surprise on land use decisions. The third and final section provides detailed descriptions of the character areas and associated strategies, along with a map, that form the vision for future land use within Surprise.

CHARACTER AREA APPROACH

In order to retain and improve its identity as a distinct city, Surprise seeks to manage future growth by promoting physical development that is not only attractive, but also expresses a unique overall community character.

To work towards this vision for development, the City has moved away from the 'Village Planning' model which focused on the rigid placement of individual land use types within specific geographic areas, to a more holistic 'Character Area' approach which places a greater emphasis on delineating areas of common identity or desired characteristics.

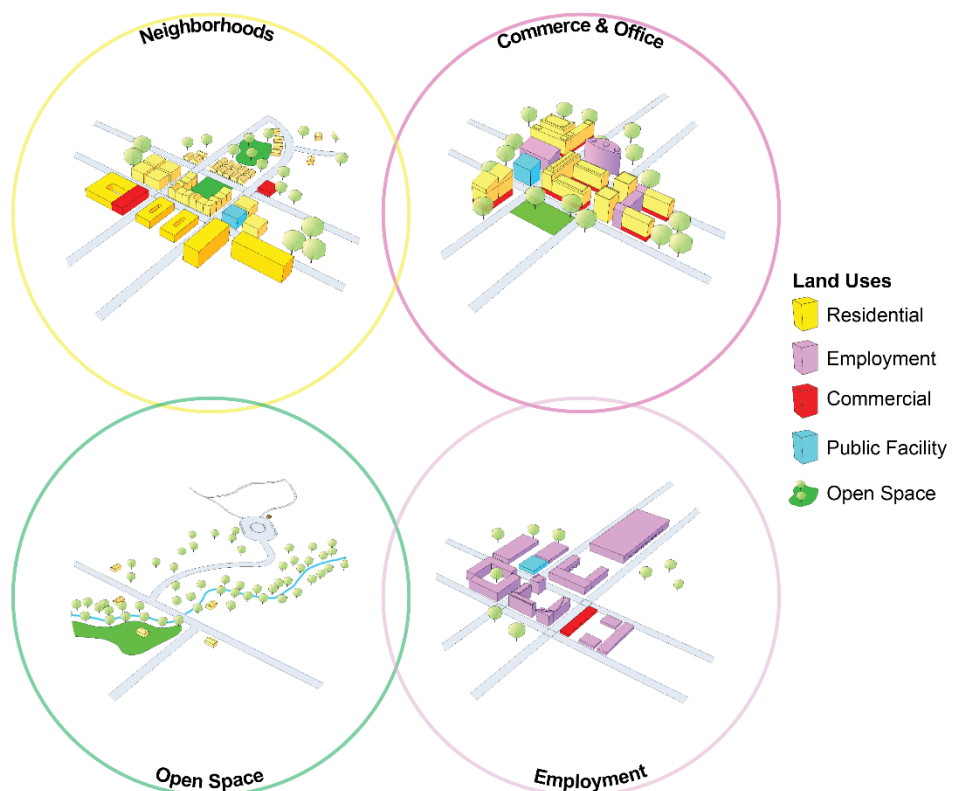
Land Use Character Areas

Character Area-based planning recognizes that; rather than promote the traditional division of like land uses into large homogenous planning areas; it is the combined form, density, intensity, and development pattern of a defined area that gives it an identifiable character. In turn, it is the collection of these individual character areas that then combine to create a truly unique community.

The Surprise General Plan embraces this understanding by establishing Character Areas that first define the desired look or "feel" of an area and then provide more detailed guidance relevant to the specific use of land within those areas in order to achieve the desired overall character. This approach gives growth an enhanced capacity to fit into the "big picture" in terms of achieving the overall land use goals of the General Plan, while still addressing development issues or concerns of particular importance to specific areas of the community. By placing a larger focus on the character of an area, greater flexibility can also be applied to future development decisions while still maintaining an area's overall sense of place.

The Surprise Land Use Character Areas are grouped into four (4) different functional types, which are identified and described in greater detail on the following pages:

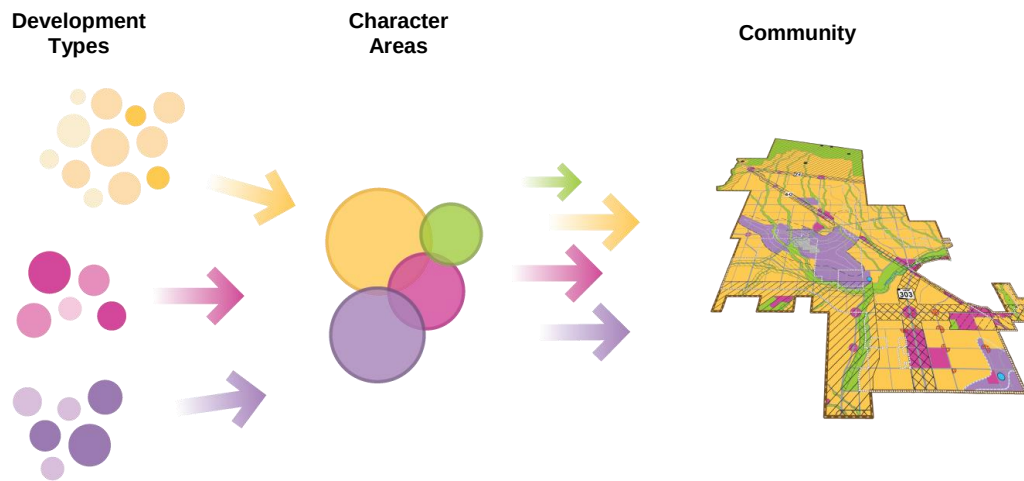
- Neighborhoods
- Commerce & Office
- Employment
- Open Space



Development Types

The Land Use Character Areas establish the basic framework that will guide development within Surprise. The broad nature of development possibilities within some of these Character Areas requires additional refinement to better clarify the desired land use pattern within these large planning areas. Therefore, several Character Areas are further defined by sub-descriptions or 'Development Types'.

Development Types provide a higher level of detail to ensure land use compatibility is maintained within each Character Area, but still provide a degree of flexibility that allows development to adjust to unknown future conditions. Each Development Type provides further descriptions of different functional characteristics that are prevalent with a given Character Area and can be applied based on many factors including the need to preserve existing special features, establish a desired future state, or respond to specific, unique development issues.



Organization of Land Use Character Area, Sub-Area and Development Type Descriptions

Each of the following Land Use Character Area, or corresponding Development Type, descriptions includes a general narrative that presents the intent of the individual category. Narratives are then followed by common planning development guidelines (such as density limits, transition measures, aesthetics and built form standards, and typical uses) that are intended to provide enough detail to envision the future built environment associated with that category. These planning descriptions are also provided to give specific guidance about how land use decisions should be made regarding future individual development applications.

While these guidelines help to inform the development process, they are not meant to strictly limit the design process. Creative and innovative design solutions are encouraged to help achieve the desired overall community character.

Land Use Character Area Map

The following Land Use Character Area map is a key component of the Surprise General Plan. This map is a graphic representation of the desired Character Area pattern for all land within Surprise's planning area. The map specifically indicates the intended distribution and type of Land Use Character Areas and Sub-Areas. The map should be used in conjunction with the application of goals, policies, and guidelines outlined in this Land Use element as well as all other applicable elements of this General Plan. Although not a zoning map, this Land Use Character Area map should also be referenced to guide future development and zoning decisions as they pertain to the City of Surprise, or its Planning Area.

Neighborhood Land Use Character Area

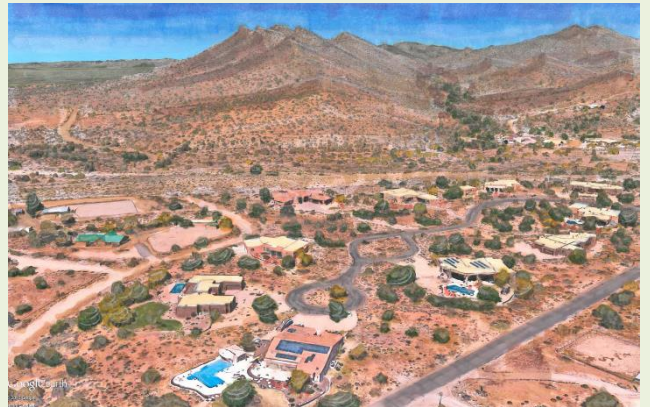
Covering the largest geographic planning area, the Neighborhood Land Use Character Area represents the various residential neighborhoods within Surprise. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses, and can range from established to emerging and urban to rural in nature. The combination of the majority of residential uses into the Neighborhood Character Area, makes this one of the most character defining features of the City. While each neighborhood can have particular elements that make it unique (i.e. architectural style, streetscape design, recreational amenities, etc.), all neighborhoods can generally be classified into three basic Development Types based on their existing or desired mix of uses, building type, and density.

The Neighborhood Land Use Character Area includes the following Development Types:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Rural Neighborhoods

Rural Neighborhoods represent areas defined by low-density residential uses, and limited low intensity neighborhood commercial and civic uses that are necessary to support the rural lifestyle. These areas typically lie just outside the Suburban Neighborhoods and are intended to preserve and enhance the natural desert landscape and appropriate agricultural uses. Housing is scattered across the landscape in a random pattern, within large-lot subdivisions, or clustered to preserve open space, views, and other natural features. Because trip distances are typically too long for walking, transportation mobility is largely dependent on automobiles but non-motorized trail facilities are included where appropriate. The availability of public infrastructure is limited.



Density Range:

0-2 du/ac

Typical Uses

- Agricultural uses and accessory uses such as barns or stables
- Large-lot single-family residential uses
- Neighborhood Commercial uses necessary to support the rural lifestyle including small-scale retail or grocery stores, feed and tack stores, and commercial nurseries
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.

Land Use Element



Suburban Neighborhoods

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.



Density Range

2-8 du/ac

Typical Uses

- Medium-lot single-family residential uses
- Small-lot single-family residential uses – such as alley loaded, duplexes, court and patio homes, and townhouses
- Neighborhood and Community Commercial uses – such as full service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office, small-business services
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.

Urban Neighborhoods

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly residential in nature and are characterized by a diverse mix of residential types; from small-lot to vertical multi-unit development. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture



of residential and nonresidential uses are typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, improved transit options and the greatest degree of public infrastructure services.

Density Range

8+ du/ac

Typical Uses

- Small-lot single-family attached residential uses – such as duplexes, court or patio homes, and townhouses
- Multi-family residential uses – such as condominiums and apartments
- Vertical mix of residential uses, while integrating commercial development
- Community Commercial uses – such as full service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office and small-business services
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.

Land Use Element



Commerce & Office Land Use Character Area

Due to their prominent geographic location, relationship to adjacent land uses and/or proximity to regional transportation corridors, some areas within the City allow for and encourage greater flexibility in the application of future land uses. The Commerce & Office Land Use Character Area defines those unique areas within the City that, because of their broad development potential, can comfortably accommodate a variety of land uses. These areas contain the highest intensity of development in the City and are intended to provide opportunities for a mixture of commercial and retail uses, office and employment areas, higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices to encourage a true live, work, play environment.

Unlike smaller urban mixed use developments that are typically dedicated to the vertical integration of uses within a single building, the Commerce & Office Land Use Character Area supports both a horizontal and vertical mixture of uses on a larger scale. However, the development pattern for this character area remains walkable and accommodates other forms of transportation including cars, bicycles, and transit to encourage a more urban style living environment.

Commerce & Office Character Areas can generally be classified into four basic Development Types based on their existing or desired mix of uses:

- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

Typical Uses

- Multi-family residential uses – such as condominiums and apartments
- Regional Commercial uses – such as restaurants, clothing apparel, department stores, big box anchor stores, resorts, hotels, and movie or entertainment centers.
- Professional Office uses – such as medical campus, corporate campus, and small-business services
- Civic uses such as City government, cultural facilities, education campuses, and municipal parks

Commerce & Office development guidelines unique to each Development Type:

See the following sections for development guidelines specific to each Commerce & Office development type

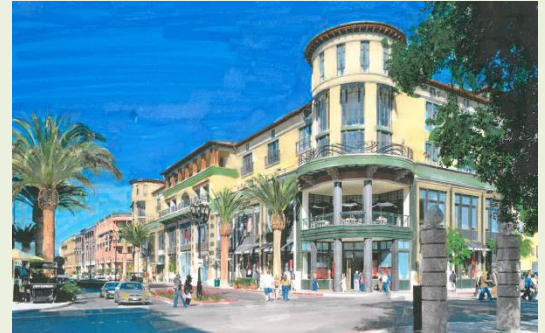
Mixed Use – Residential:

Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.



Mixed Use – Commercial:

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.



Regional Commercial:

Includes retail and service oriented businesses that can serve a 5 to 10 mile trade area. Regional shopping centers, lifestyle centers, power centers, “big box” anchor stores, entertainment centers, resorts, hotels and other supporting restaurants and specialty stores.



Commercial Office:

Consists of a more intensive collection of mid-rise professional office buildings that are concentrated in an urban development form that, by their very nature, also attract supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion.



Land Use Element



Employment Land Use Character Area

The Employment Land Use Character Area is intended to promote economic and business development opportunities that create jobs that are vital to the economic sustainability and growth of the City of Surprise. The largest concentration of the Employment Land Use Character Area is located in close proximity to the Luke AFB Auxiliary 1 field. This designation of large acreage around the Luke Aux 1 field is intended to support and protect the mission of Luke AFB, but also is designated to maximize the clustering of employment-related uses for specialization, synergy, transportation efficiency and exchange of knowledge. Strong access to transportation and water/wastewater infrastructure is necessary to attract and support value-added employment generating businesses into these areas.

Typical employment sites and building development should promote the specific needs of large-scale activities and/or clustering of smaller, complimentary businesses designed in a cohesive, campus style setting. Appropriate uses within the Employment Character Area include those that generate employment such as research/development/hi-tech parks, corporate campuses or business parks, manufacturing/processing facilities, distribution centers, medical campuses, and office/industrial flex spaces.

The Employment Character Area includes a distinct set of development types that include the following:

- Business Parks
- Industrial

Business Parks

The Business Park Development Type can contain a variety of businesses, offices and light industrial oriented uses that are connected in their street access, site design and orientation and architectural design. Typical uses will consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities with limited indoor fabrication/assembly. Heavier industrial operations with outdoor fabrication and/or storage are not appropriate in the Business Park development type.



Industrial

The Industrial Development Type are those locations that are suitable for light and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities.

These areas are major employment and economic providers for the city, but may come with special zoning concerns relating to truck access, infrastructure needs and, depending on the nature of their operational characteristics, may require additional buffer or separation from encroachment of incompatible land uses.

Industrial facilities include the operation of laboratories, warehousing and distribution facilities, and a wide variety of light to heavy manufacturing and assembly of products; including compounding, processing, packaging or treatment of various goods. Manufacturing processes using animal products and by-products as component parts in finished materials are not permitted in Surprise. Objectionable vibrations, glare, noise, odors, and dust must be appropriately mitigated to protect adjacent non-industrial uses. Supporting retail, office and caretaker resident uses are appropriate where integral to the operation of the industrial facility.



Open Space Character Area

Open Space

The Open Space designation includes public and privately held lands that are to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to establish a large conservation and recreation area at this location. Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade.

The Land Use Plan also identifies a series of north-south linear open spaces that follow existing desert wash and drainage facilities. The City's intent is to establish an off-street trail system along these wash corridors to enhance non-motorized mobility and connectivity. Please refer to the Recreation & Open Space Element for additional details. Other Open Space designations include areas within designated floodways such as the Hassayampa River, McMicken Dam and Outlet Channel, and the Agua Fria River.

Development Types Common to Multiple Character Areas

Land Use Element



Community Commercial

The Neighborhood, Commerce & Office, and Employment Land Use Character Areas include parcels of land appropriate for Community Commercial use, even though they are not specifically illustrated on the Character Area Map. Community Commercial use is intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area. Community Commercial uses are typically sited at the intersection of arterial roadways and may also be served by transit. Their typical building configuration is to contain at least one anchor (typically a grocery store) with additional secondary stores (i.e. drug, specialty, sports).



Public Facility

The Land Use Character Area Map includes the designation (by PF icon) of large scale public facilities. These uses are important to identify and make the public aware of the adjacency or proximity of non-residential uses that exist and/or are planned within the Surprise Planning Area. Such uses are typically of a size that serves a larger area of Surprise and can be located within any Character Area. These large scale public facilities may require on and off-site mitigation and/or buffering. Appropriate uses include but are not limited to: amphitheater/stadium (indoor/outdoor), electrical generation stations, electrical receiving stations, post-secondary educational facility, renewable/conventional energy production facility, solid waste landfill facility, solid waste transfer facility, wastewater treatment plants, water treatment plants, and worship facility.



While not shown on the Land Use Character Area Map, Neighborhood level public facilities can also be located in the Neighborhood, Commerce & Office, and Employment Character Area designations. These public facilities typically include primary (K-8) and secondary (8-12) schools, churches, fire/police stations, municipal/county governmental buildings or electrical substations because they serve the educational, religious and public safety needs of Surprise residents, employees and visitors within their own or several adjacent neighborhoods.

Character Sub-Areas

The City of Surprise has identified select geographies within the Municipal Planning Area where Character Sub-Areas are recognized. The intent of the Character Sub-Areas are to recognize the underlying Land Use Character Areas, but also provide added planning guidance in order to preserve and/or promote the unique qualities of that Sub-Area. Future specific area plans that provide a greater level of detail - character defining attributes including a refined integration of land uses, motorized and non-motorized circulation systems, and urban form design guidance is suggested. Each specific area plan will expressly identify the city's vision and design expectations for each individual Sub-Area. Proposed development activity within these designated Sub-Areas will then utilize the specific area plan guidance to embrace, preserve, or enhance the unique characteristics that define that particular development area. The following Character Sub-Areas are identified:

- Scenic Lands Development
- Surprise Center District
- Heritage District – Original Town Site
- Luke Compatibility District
- Transit Oriented Development
- Wildlife Linkage Corridors
- Aggregate Zones

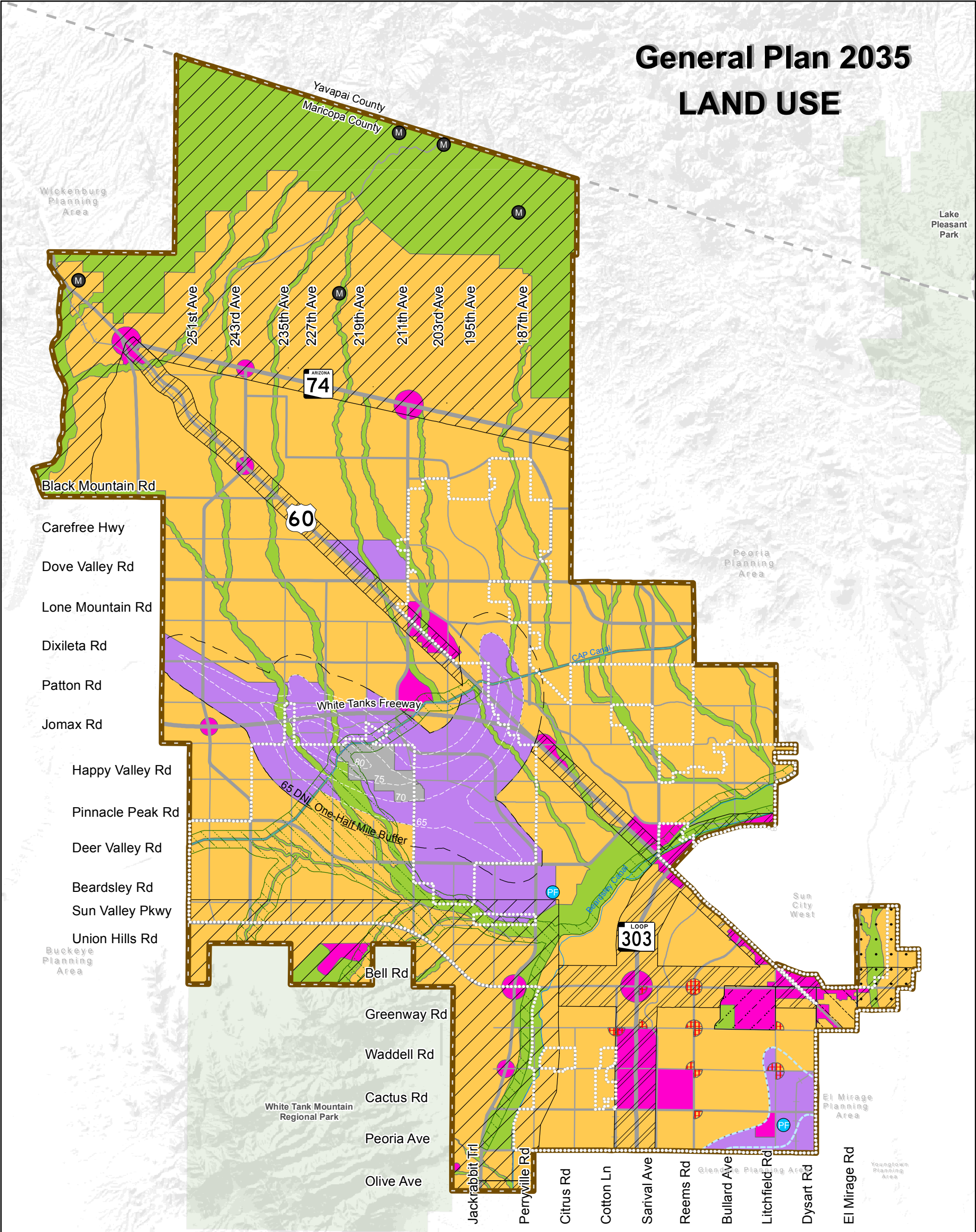
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CHARACTER AREA & ZONING COMPATIBILITY

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General Plan 2035

LAND USE



Character Areas

- Neighborhood
 - Rural
 - Suburban
 - Urban
- Commerce & Office
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment
 - Business Park
 - Industrial
- Open Space

Sub Areas

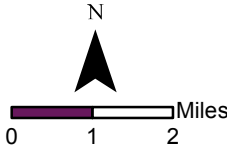
- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Wildlife Linkages Corridor
- Aggregate Resource Areas

Features

- Planning Area
- Aux 1 Noise Contours
- Luke AFB Noise Contours
- Canals
- Military
- Existing Community Commerical
- Public Facility
- Mining

Circulation

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- BNSF Rail



Planning and Zoning

General Plan Elements Update

September 17, 2015



Today's Agenda



- I. Project Update – Review Project Status
- II. Land Use Planning Approach
- III. Character Area Description
- IV. Surprise Character Area Approach
- V. Next Steps
- VI. Questions & Discussion

Review Project Scope

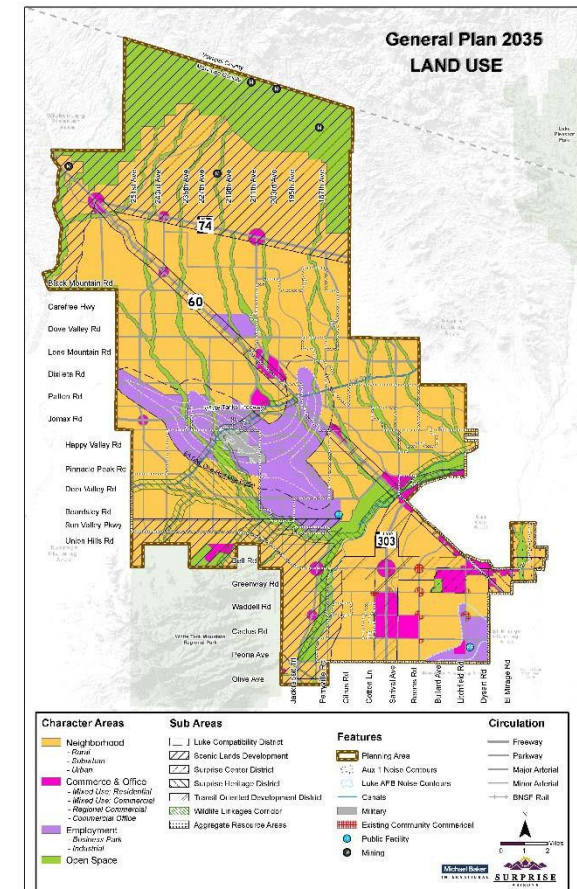
The City is updating key elements of the current General Plan 2035:

- Land Use
- Economic Development
- Circulation (Roadway Systems)
- Housing
- Growth Areas
- Recreation & Open Spaces
- Implementation

Tonight's Focus

The City is updating key elements of the current General Plan 2035:

- **Land Use** 
- Economic Development
- Circulation (Roadway Systems)
- Housing
- Growth Areas
- Recreation & Open Spaces
- Implementation

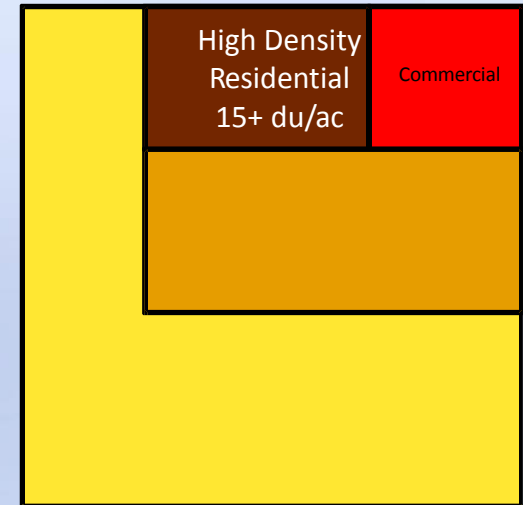


III. Character Area Description



- A more modern approach used by many communities.
- Fewer/broader land use categories to define the character and relationship of land uses.
- Is more flexible and quantitative; less prescriptive.
- Combines concepts of land use with building form to help guide development in each character area.

Conventional Land Use Plans



Character Area Land Use Plans

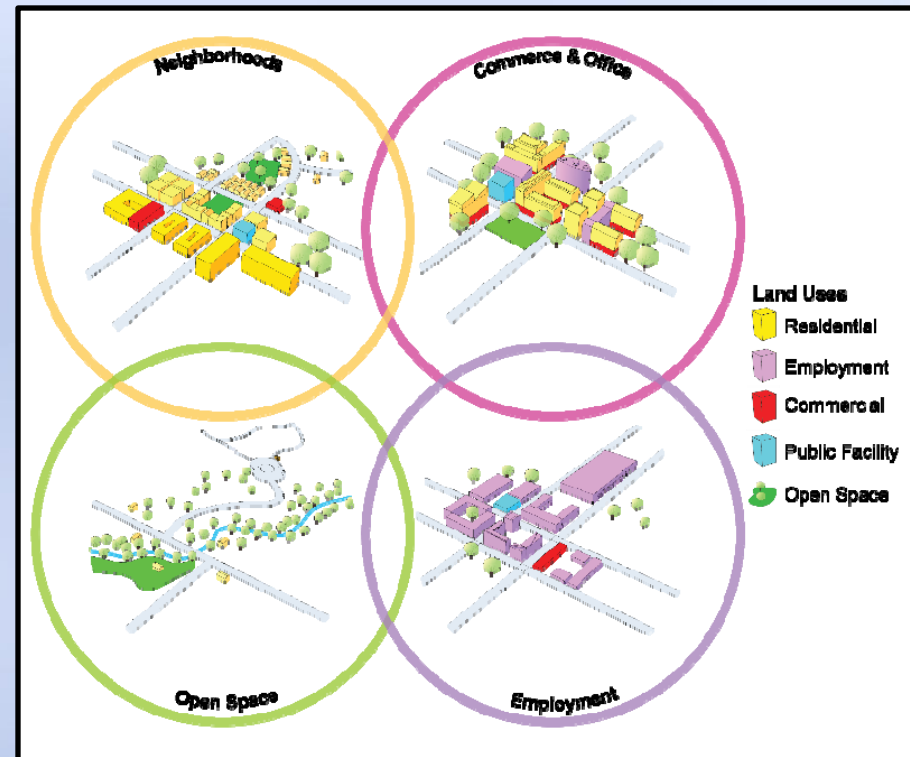


IV. Surprise Character Area Approach



Surprise Land Use Character Areas

- The combined form, density, intensity, and development pattern of a defined area is what gives it an identifiable character or “feel”.
- The collection of these individual character areas combine to create a truly unique community.
- Surprise Land Use Character Areas are grouped into four (4) different functional varieties:
 - Neighborhoods,
 - Commerce & Office,
 - Employment, and
 - Open Space

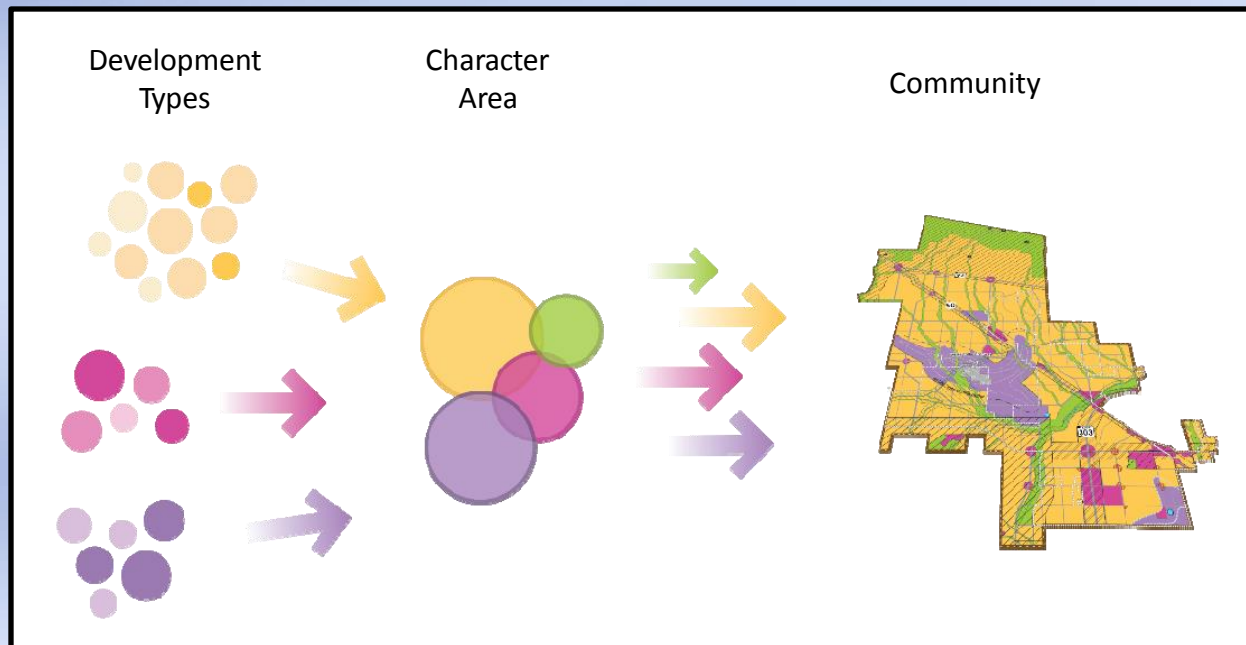


IV. Surprise Character Area Approach



Surprise Development Types

- The broad nature of development possibilities within some of these Character Areas requires additional refinement.
- Development Types provide a higher level of detail.
- Still provide a degree of flexibility that allows development to adjust to unknown future conditions.

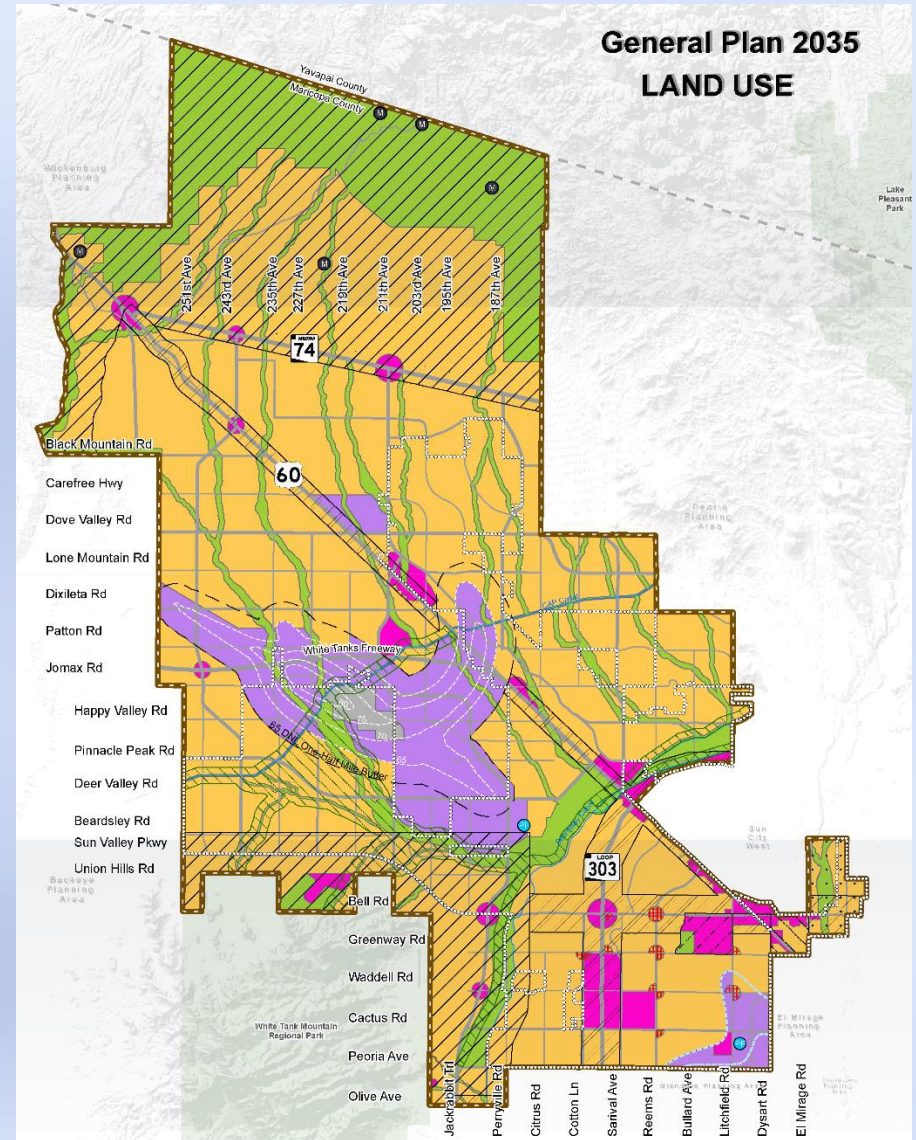


IV. Surprise Character Area Approach



Character Areas/Development Types

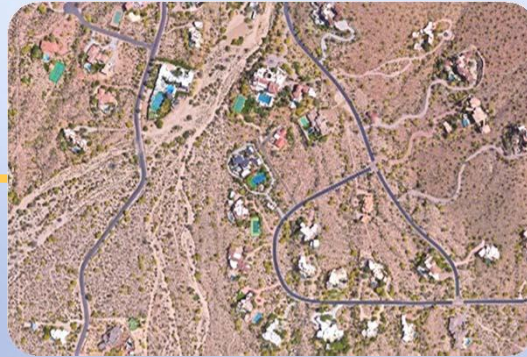
- Neighborhood
 - Rural
 - Suburban
 - Urban
- Commerce & Office
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment
 - Business Park
 - Industrial
- Open Space



Neighborhood Character Area Rural Development Type



- 0-2 DU/AC
- Typical uses include large-lot single family homes, accessory agricultural uses, neighborhood commercial and civic uses



- Buildings should be generously set back from the street and oriented in a manner that preserves major community views of surrounding mountains.
- All buildings heights should be respectful of the surrounding view shed.
- Neighborhood commercial uses should be located on parcels that are up to 15 acres or a combined total of 15 acres with adjacent commercial parcels.

Neighborhood Character Area

Suburban Development Type



- 2-8 DU/AC
- Typical uses include medium and small lot single family homes, community commercial, professional office and civic uses



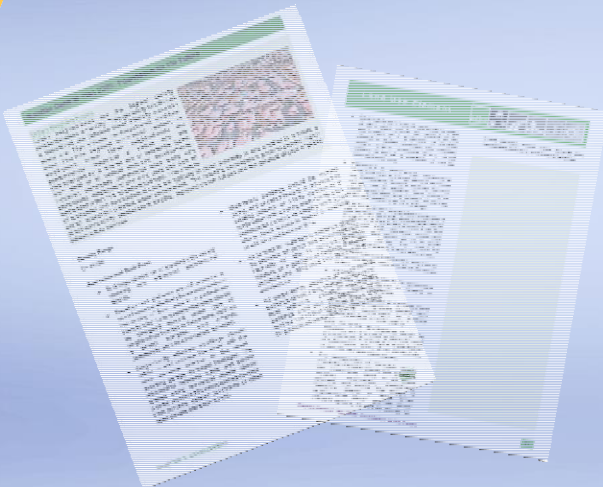
- Residential front building setbacks should vary to create a more interesting and attractive streetscape.
- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.

Neighborhood Character Area

Urban Development Type



- 8+ DU/AC
- Typical uses include small lot attached and multi-family homes, community commercial, professional office, and civic uses



- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian-friendly way.
- Multi-family buildings should be located along, and oriented toward, a proposed or existing collector or arterial corridor
- The incorporation of “complete streets” should be utilized to enable safe, attractive, and comfortable travel for all users.

Commerce & Office Character Area



Mixed Use - Residential

- Includes a vertical and/or horizontal mix of residential (75%) & non-residential (25%) land uses



Mixed Use - Commercial

- Includes a vertical and/or horizontal mix of non-residential (75%) & residential (25%) land uses



Regional Commercial

- Includes retail and service oriented businesses that can serve a 5 to 10 mile trade area



Commercial Office

- Collection of mid-rise professional office buildings with supporting retail, restaurant, and hotels



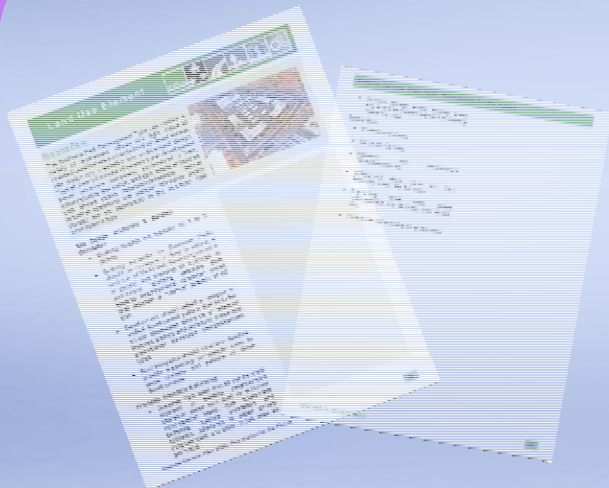
- Multi-family residential uses should be vertically integrated above street level retail uses
- Development should minimize the use of surface parking in favor of underground or aboveground structured parking
- A traditional or modified-grid pattern street network that incorporates shorter block lengths is encouraged to promote increased pedestrian connectivity

Employment Character Area

Business Park Development Type



- Typical uses consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities



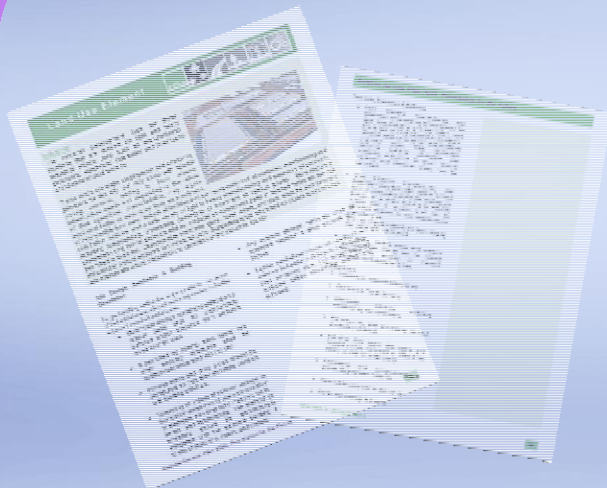
- Building heights will typically be 1 to 3 stories
- Building setbacks for Business Parks should be moderate to deep in nature
- Development should reflect a campus or unified development pattern
- Outdoor storage and/or loading areas should not be located adjacent to existing residential uses

Employment Character Area

Industrial Development Type



- Suitable for light and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities.



- Large building setbacks, appropriate to the scale of industrial uses, should be incorporated to buffer adjacent non-industrial uses.
- Screening of industrial outdoor storage or fabrication areas should use a combination of elements including solid masonry walls, berms, and landscaping.
- Bay doors, loading areas and outdoor storage areas should not be located adjacent to existing or planned neighborhood character areas.

Open Space Character Area



- Public and privately held lands that are to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities.



- Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors.
- The Recreation & Open Space Element will provide additional details.

Community Commercial Development Type



- Intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area



- Appropriate for Neighborhood, Commerce & Office, and Employment Land Use Character Areas
- The total acreage of any one parcel, or assemblage of several parcels for such use, shall not exceed 25 acres
- Locate uses along public transportation routes
- Connect the site with interior and exterior sidewalks, trails, and paths to adjacent neighborhoods to reduce vehicle use and enhance community health and air quality

Public Facility Development Type



- Typically include primary and secondary schools, churches, fire/police stations, municipal/county governmental buildings and electrical substations



- Appropriate for Neighborhood, Commerce & Office, and Employment Land Use Character Areas
- Access drives and parking lots should be located to collect/disperse traffic in a manner that is safe and does not promote neighborhood cut-through traffic
- Connect buildings or campus with sidewalks, trails, paths to surrounding neighborhoods
- All buildings should be designed with four-sided architecture

Character Area Compatibility



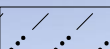
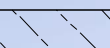
Encouraged Discouraged				Adjacent Use											
				Neighborhood Character Area			Commerce & Office Character Area				Employment Character Area		Open Space Character Area	Community Commercial Development Type	Public Facility Development Type
				Dev. Type			Dev. Type				Dev. Type				
				Rural	Suburban	Urban	Mixed Use: Residential	Mixed Use: Commercial	Regional Commercial	Commercial Office	Business Park	Industrial			
Proposed Use	Neighborhood Character Area	Dev. Type	Rural	○	○	●	●	●	●	●	●	○	●	●	
			Suburban	○	○	○	○	○	●	○	○	●	○	○	○
			Urban	●	○	○	○	○	○	○	○	●	○	○	○
	Commerce & Office Character Area	Dev. Type	Mixed Use: Residential	●	○	○	○	○	○	○	○	○	○	○	○
			Mixed Use: Commercial	●	○	○	○	○	○	○	○	○	○	○	○
			Regional Commercial	●	●	○	○	○	○	○	○	○	○	○	○
			Commercial Office	●	○	○	○	○	○	○	○	○	○	○	○
	Employment Character Area	Dev. Type	Business Park	●	○	○	○	○	○	○	○	○	○	○	○
			Industrial	●	●	●	●	●	●	○	○	○	○	○	○
	Open Space Character Area			○	○	○	○	○	○	○	○	○	○	○	○
Community Commercial Development Type			●	○	○	○	○	○	○	○	○	○	○	○	
Public Facility Development Type			●	○	○	○	○	○	○	○	○	○	○	○	

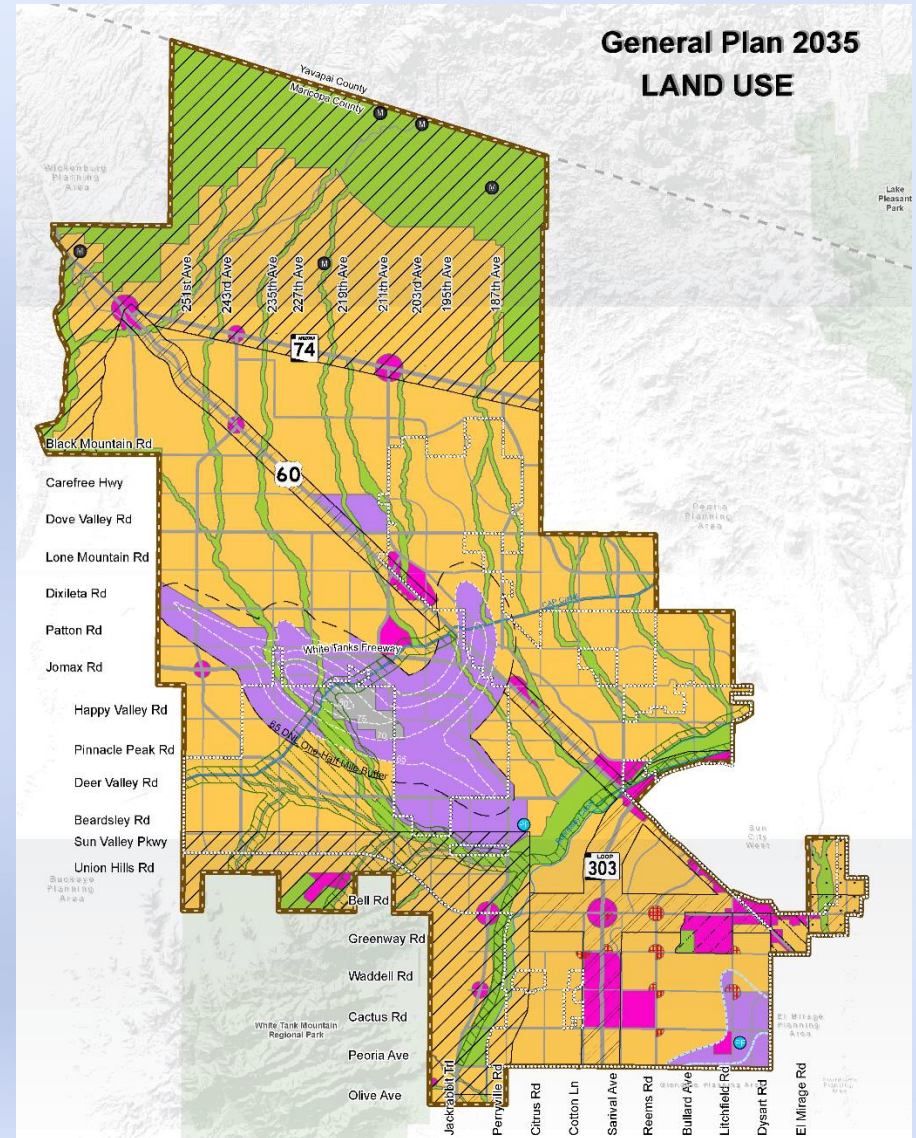
- Encouraged
● Discouraged

[illegible]

Character Sub-Areas

The intent of the Character Sub-Areas are to recognize the underlying Land Use Character Areas, but also provide added planning guidance in order to preserve and/or promote the unique qualities of that Sub-Area.

-  *Scenic Lands Development*
-  *Luke Compatibility District*
-  *Surprise Center District*
-  *Surprise Heritage District*
-  *Transit Oriented Development District*
-  *Wildlife Linkages Corridor*
-  *Aggregate Resource Areas*



Important Dates

The City continues to conduct outreach:

- Sept 9: Stakeholder Meeting & Community Open House
- Sept 15: City Council Work Session
- Sept 18: Start of 60-day review period
- Nov 6: Joint City Council and Planning and Zoning meeting – General Plan Summit
- Nov 16: End of 60-day review period
- Nov 18: Offsite Planning and Zoning - discussion
- Dec 3: Regular Planning and Zoning Public Hearing – provide recommendation to City Council
- Dec 15: City Council Public Hearing – consideration and action

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Consideration and action on a Preliminary Plat entitled 'Sycamore Farms Parcel 12, Phase 1.'

Motion:

I move to recommend approval to the City Council of a Preliminary Plat for Sycamore Farms Parcel 12, Phase 1 and to adopt staff's findings and condition 'a.'

Background:

Sycamore Farms North Parcel 12, Phase 1 is a 13.33-acre vacant parcel located between SR303 and North 165th Drive approximately 1,200 feet south of Cactus Road. The proposal is to plat 78 medium density single-family residential lots for a density of 5.85 dwelling units per acre.

Financial Impact Statement:

The construction of the 78 residential uses will provide construction sales tax as well as any additional sales tax revenue created by the increase of residents. Conversely, an increase in demand for city services will be generated.

ATTACHMENTS:

Click to download

- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Staff Report](#)
- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Vicinity Maps](#)
- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Preliminary Plat](#)
- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Auto Court Exhibit](#)
- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Landscape Plans](#)
- ☐ [FS15-191 - Sycamore Farms Parcel 12 North - Phase 1 - Preliminary Plat - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-191

Project Name: Sycamore Farms Parcel 12, Phase 1

Council District: 3 - Mesquite

Meeting Date: September 17, 2015

Planner: Hobart Wingard, Planner II, 623.222.3156

Owner: KB Homes Inc.

Applicant: EPS Group Inc.

Request: Preliminary for a 78 lot, medium density single-family subdivision in the Sycamore Farms Planned Area Development (PAD)

Site Location: Generally south of Cactus Road between North 165th Drive and SR303

Site Size: 13.33 acres

Density: 5.85 DU/Ac

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

Support/Opposition: No communications of support or opposition received

Staff Recommendation: Staff recommends the Commission recommend approval to the City Council a Preliminary Plat for Sycamore Farms Parcel 12, Phase 1 and to adopt staff's findings and condition 'a.'

Project Description:

Sycamore Farms Parcel 12 North is approximately 21.24 acres of medium density residential land within the Sycamore Farms PAD. The medium density residential designation within the PAD has a target density of 8 dwelling units per acre. A previous site plan for this parcel contained 171 units with a density of 9.09 dwelling units per acre. This preliminary plat, Phase 1, proposes 78 units with a density of 5.85 dwelling units per acre. This and the second phase of this project will combine to provide 148 dwelling units with a density of 6.97 dwelling units per acre overall.

PARCEL 12 NORTH	PHASE 1	PHASE 2	TOTALS
UNITS	78	70	148
AREA	13.33 Acres	7.91 Acres	21.24 Acres
DENSITY	5.85 DU/Ac	8.85 DU/Ac	6.97 DU/Ac
OPEN SPACE	3.53 Acres	0.42 Acres	3.95 Acres

The type of housing proposed is auto court layout. This type of housing provides a higher density by providing common driveways for clusters of 4, 6, or 8 dwelling units. The individual units will have back and side yards that utilize use and benefit easements to maximize the usable space in the yard areas. Use and benefit easement is a grant to an adjacent lot for ingress/egress for the purpose of repair, maintenance, drainage, and improvement of any of the lots that are contiguous to the easement area. No structure and/or other permanent improvement of any nature shall be placed, maintained, or permitted to remain on or within the easement area.

Students from this development will be within the Dysart School Districts. Discussions with the district and the developer have resulted in a central bus stop to transport students while providing an efficient way of collecting students for transportation to school.

Surrounding Land Zoning:

ADJACENCY	ZONING DISTRICT	PAD LAND USE
North	PAD	Commercial
East	PAD	Low Density Residential
South	PAD	Medium Density Residential
West	PAD	Medium Density Residential

Background:

July 22, 2004: The subject project area was annexed into the City of Surprise.

July 22, 2004: The Mayor and City Council approved the Sycamore Farms PAD.

November 1, 2005: The Planning and Zoning Commission approved a site plan for a medium density project for the same location, which has since expired.

July 31, 2013: An amendment to the PAD was administratively approved by the Community Development Director to adjust setbacks for medium density parcels.

September 24, 2013: The Mayor and City Council approved a preliminary plat for the subject project, which has since expired.

April 15, 2014: The Mayor and City Council approved a final plat for the subject project, which has since expired.

May 8, 2015: The applicant filed dual requests for preliminary and final plats for Phases 1 and 2 of Parcel 12 North.

Analysis and Discussion:

The proposed project does meet the density and development standards of the Sycamore Farms PAD with the exception of certain items regarding the landscape plan. Stipulation 'a' provides requirements that, when resubmitted, will meet all applicable criteria.

Development Standards Table:

DEVELOPMENT STANDARDS FOR SYCAMORE FARMS MEDIUM DENSITY RESIDENTIAL	
Minimum Lot Area:	2,500 Square Feet
Minimum Lot Width:	30 Feet
Minimum Lot Depth:	39 Feet
Minimum Front Setback (Auto Court):	13 Feet
Minimum Front Setback (Livable):	5 Feet
Minimum Side Yard Setback:	4 Feet
Minimum Street Adjacent Setback:	10 Feet
Minimum Rear Yard Setback:	5 Feet
Maximum Building Height:	36 Feet
Maximum Lot Coverage:	As Per Setbacks

Utility and Services Table:

Electric:	APS
Water:	EPCOR Water
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart

Reviewing Agencies: In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, Dysart School District, APS, Cox Communications, and Century Link were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

96 **Summary:**

97
98 This preliminary plat for Sycamore Farms Parcel 12, Phase 1 proposes 78 medium density lots with
99 a density of 8.85 dwelling units per acre. Overall density of Parcel 12 will be 6.97 dwelling units per
100 acre on 148 lots with 3.95 acres (18.60 percent) of open space provided.

101
102 **Findings:**

- 103
104
 - The proposed Preliminary and Final Plats are consistent with the Surprise General Plan
 - 105 2035.
 - 106 • The proposed Preliminary Plat is consistent with the Sycamore Farms PAD.

107
108 **Recommendation:**

109
110 Based on the findings noted above, should the Commission first move to recommend approval of
111 the preliminary plat under Case FS15-191, staff then recommends the Commission **approve** case
112 **FS15-191**, subject to stipulation 'a' as outlined below:

- 113
114 a. The Landscape Plan prepared by Andersonbaron dated June 30, 2015 will be revised and
115 submitted for review to include the following modifications:
- 116 1. Sheet LA2.2, Note 11 will include a note that indicates the design of the pool
117 building will follow the administrative amended site plan process.
 - 118 2. Sheets LA3.0 through LA3.4 will provide 24 inch box trees every 50 linear feet of
119 collector streets.
 - 120 3. Trees provided in the rights-of-ways will be a species listed in Chapter eight (8) of
121 the Engineering Development Standards.
 - 122 4. The wall and sign design illustrated on Sheets LA6.1 and LA6.2 will be reflective of
123 the design provided in the Planned Area Development (PAD) document and the
124 adjacent single family residential neighborhood. The wall will incorporate single-
125 scored smooth face block with repeating cultured stone veneer columns.
 - 126 5. Sheet LA7.1 will include a note that requires deep root barriers for trees within ten
127 (10) feet of curbs sidewalks, or pavement.

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

130
131 **Attachments:**

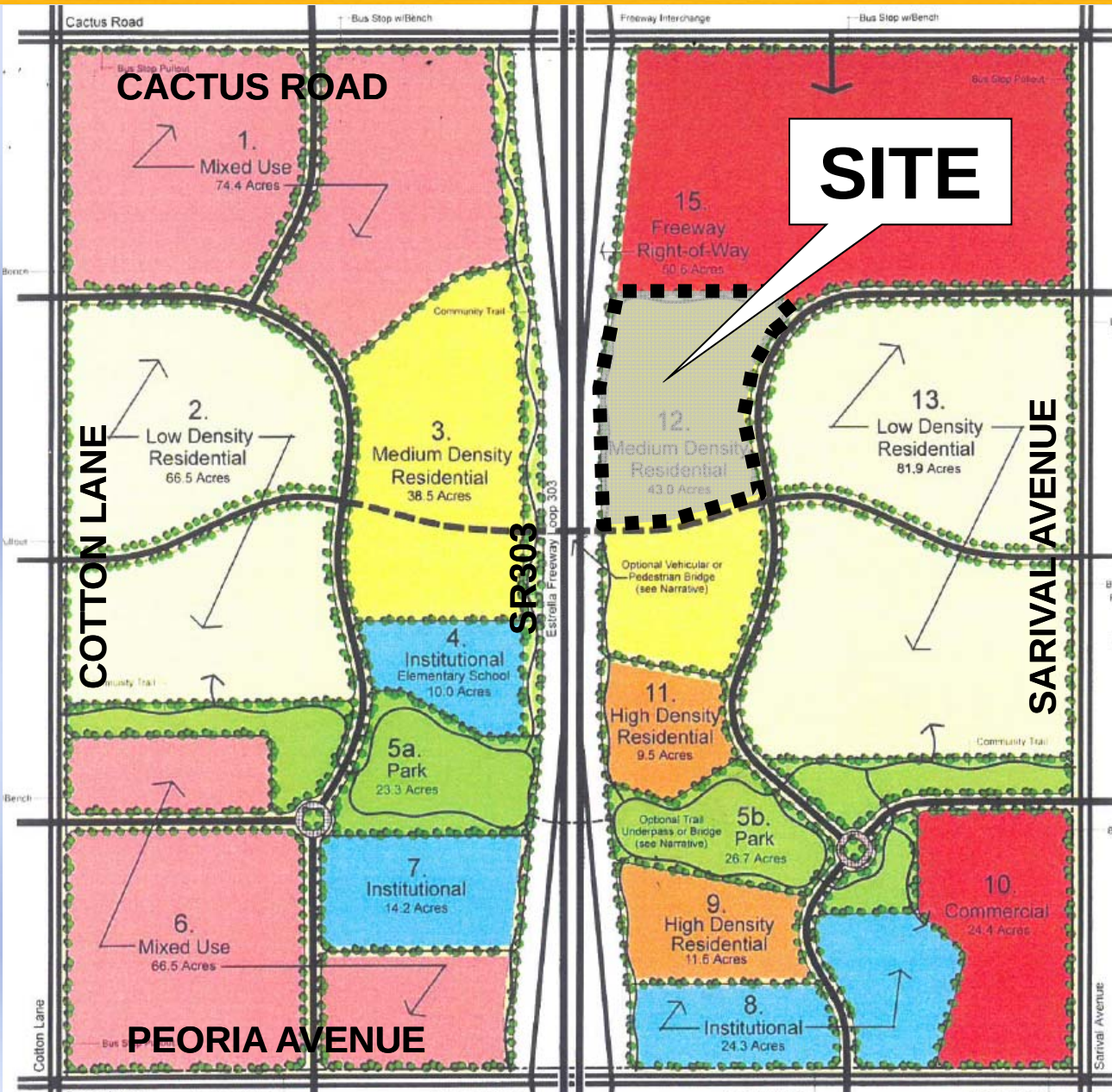
132
133 Vicinity/Contextual Maps (3 pages)
134 Preliminary Plat (11 x 17 reductions, 3 sheets)
135 Preliminary Landscape Plan (11 x 17 reductions, 12 sheets)
136 Auto Court Exhibit (1 page)

VICINITY MAP



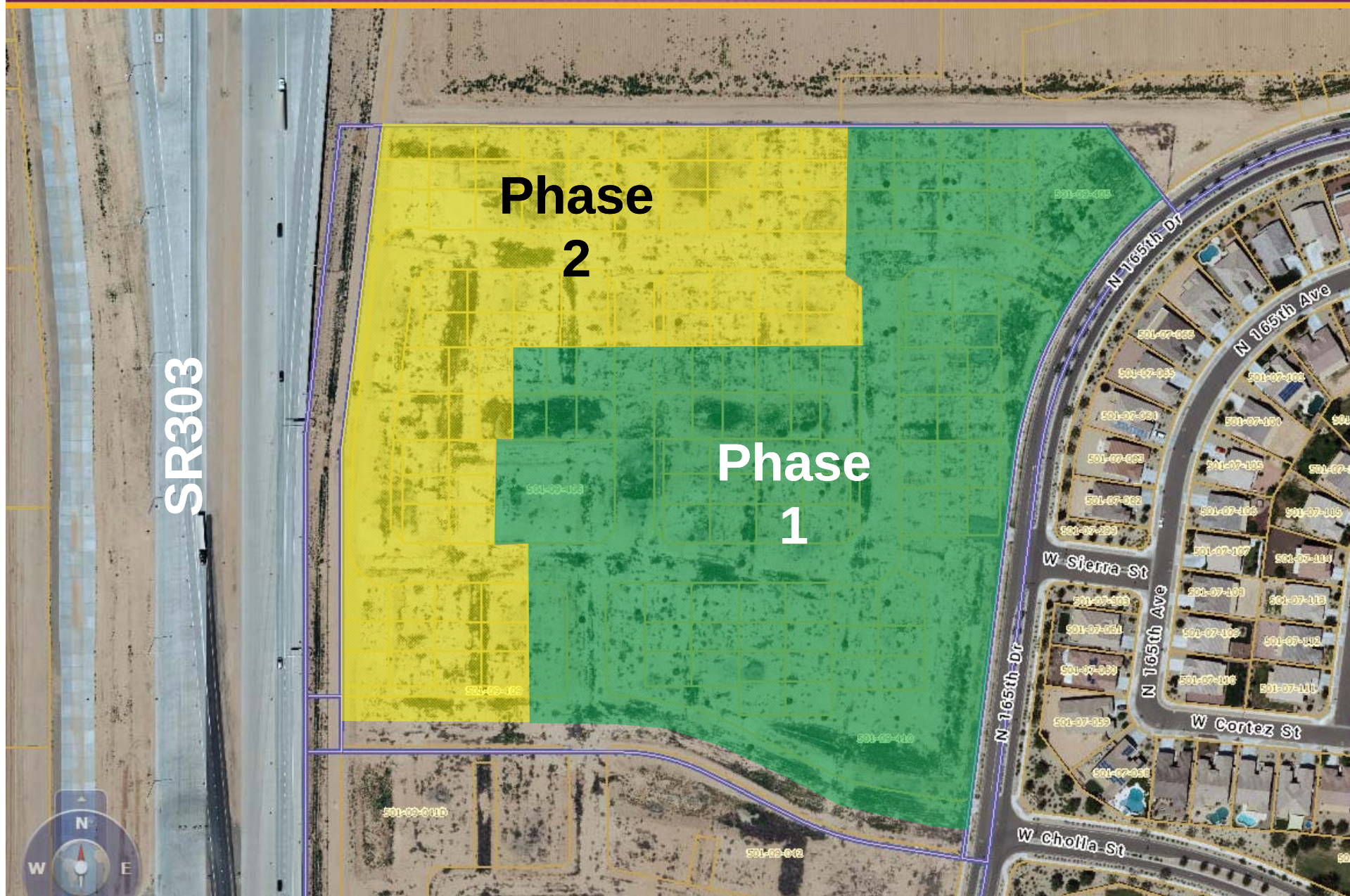
VICINITY MAP

PRASADA



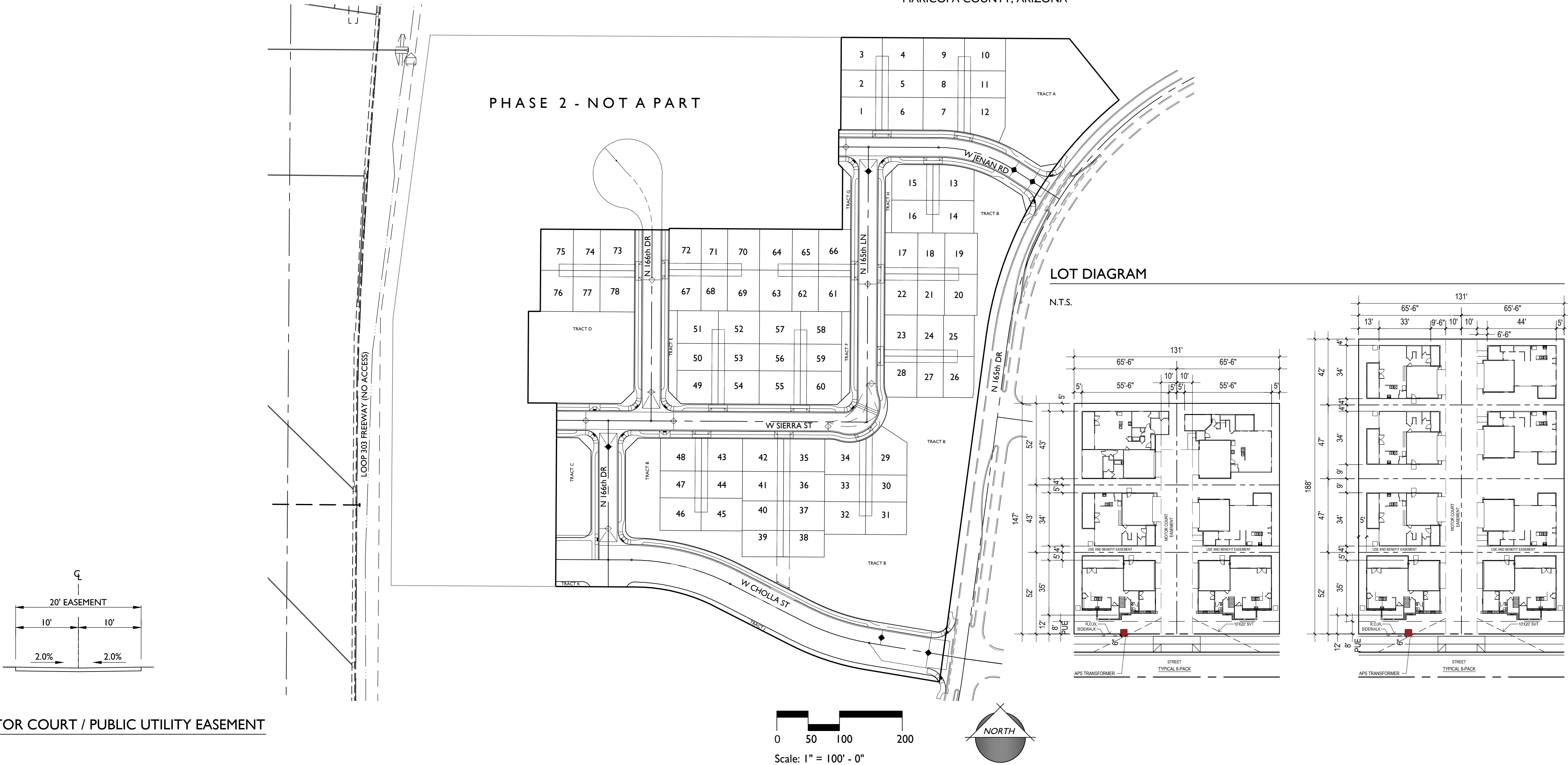
GREER
RANCH

VICINITY MAP

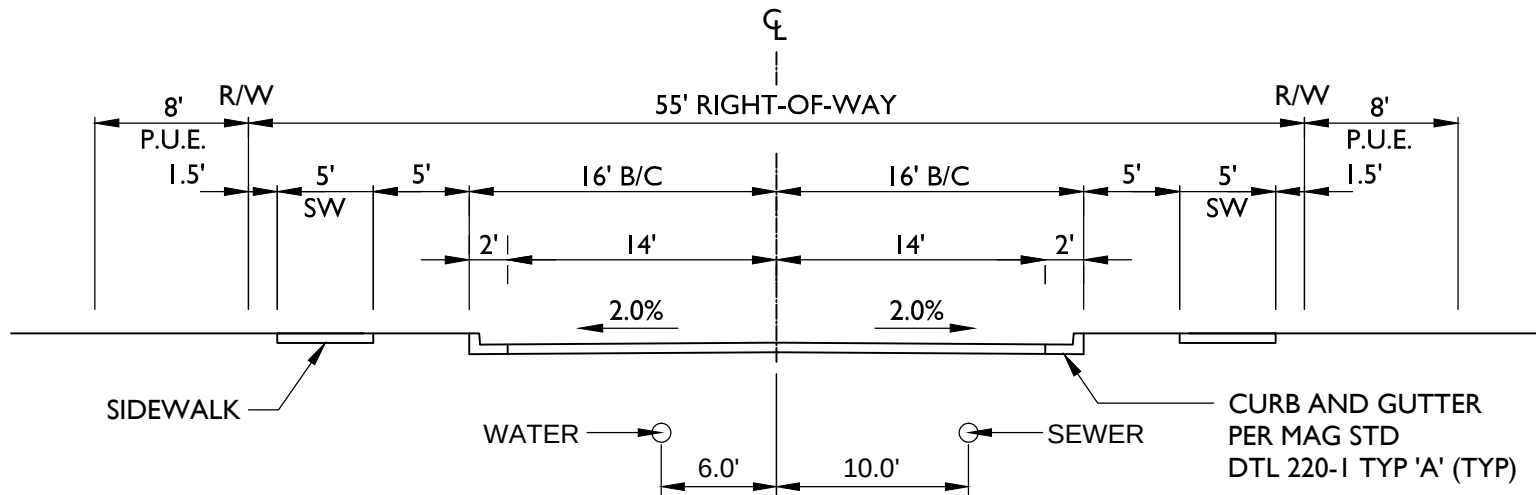


PRELIMINARY PLAT FOR SYCAMORE FARMS, PARCEL 12, PHASE I SURPRISE, ARIZONA

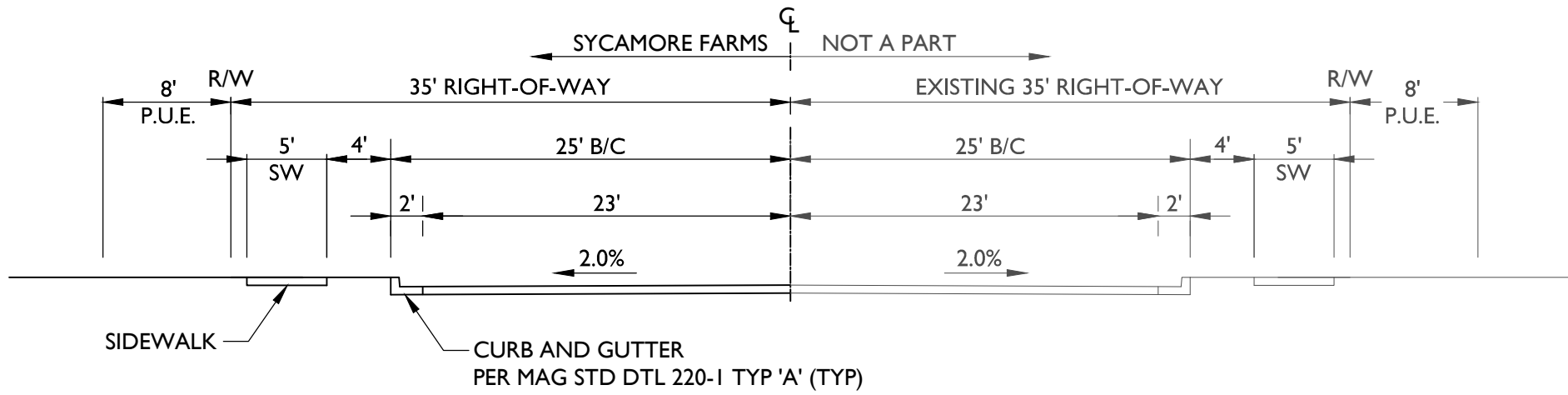
A PORTION OF THE EAST HALF, SECTION 24, T.3 N., R.2 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



20' MOTOR COURT / PUBLIC UTILITY EASEMENT
N.T.S.



LOCAL STREET WITH ON-STREET PARKING (LOOKING NORTH OR EAST)
N.T.S.



CHOLLA STREET (LOOKING EAST)
N.T.S.

TRACT TABLE

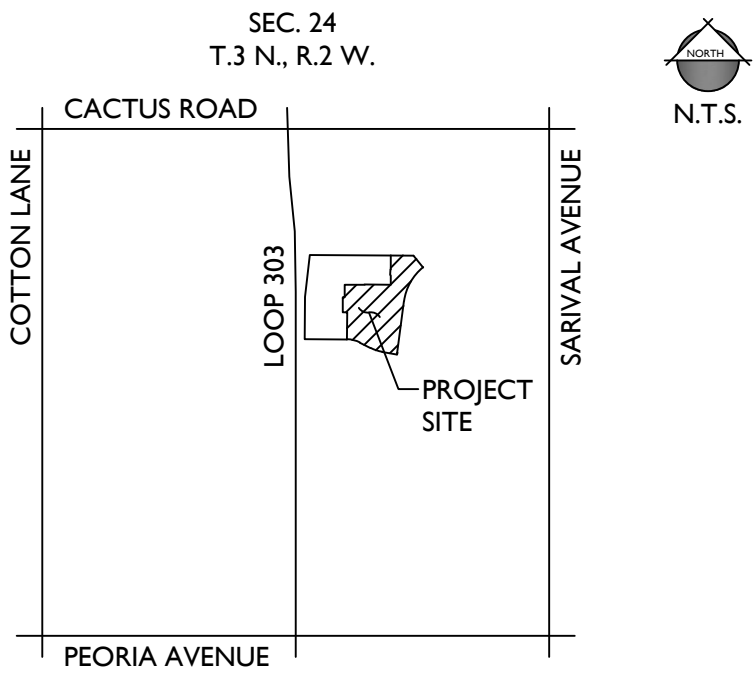
TRACT	USE	AREA (ACRES)
A	LANDSCAPE OPEN SPACE / RETENTION	0.60 AC.
B	LANDSCAPE OPEN SPACE / RETENTION	1.94AC.
C	LANDSCAPE OPEN SPACE / RETENTION	0.20 AC.
D	LANDSCAPE OPEN SPACE / RETENTION/PARK	0.56 AC.
E	LANDSCAPE OPEN SPACE	0.04 AC.
F	LANDSCAPE OPEN SPACE	0.04 AC.
G	LANDSCAPE OPEN SPACE	0.03 AC.
H	LANDSCAPE OPEN SPACE	0.02 AC.
J	LANDSCAPE OPEN SPACE	0.09 AC.
K	LANDSCAPE OPEN SPACE	0.01 AC.
TOTAL		3.53 AC.

LOT TABLE

1	3,406 sq.ft.	31	3,406 sq.ft.	61	3,340 sq.ft.
2	2,817 sq.ft.	32	3,406 sq.ft.	62	2,751 sq.ft.
3	3,406 sq.ft.	33	2,817 sq.ft.	63	3,406 sq.ft.
4	3,406 sq.ft.	34	3,538 sq.ft.	64	3,406 sq.ft.
5	2,817 sq.ft.	35	3,406 sq.ft.	65	2,751 sq.ft.
6	3,406 sq.ft.	36	3,079 sq.ft.	66	3,340 sq.ft.
7	3,450 sq.ft.	37	3,079 sq.ft.	67	3,341 sq.ft.
8	2,817 sq.ft.	38	2,751 sq.ft.	68	2,751 sq.ft.
9	3,406 sq.ft.	39	2,751 sq.ft.	69	3,341 sq.ft.
10	3,406 sq.ft.	40	3,079 sq.ft.	70	3,341 sq.ft.
11	2,817 sq.ft.	41	3,078 sq.ft.	71	2,751 sq.ft.
12	4,032 sq.ft.	42	3,406 sq.ft.	72	3,341 sq.ft.
13	3,564 sq.ft.	43	3,406 sq.ft.	73	3,595 sq.ft.
14	3,406 sq.ft.	44	2,817 sq.ft.	74	2,816 sq.ft.
15	3,672 sq.ft.	45	3,406 sq.ft.	75	3,406 sq.ft.
16	3,406 sq.ft.	46	3,406 sq.ft.	76	3,406 sq.ft.
17	3,406 sq.ft.	47	2,817 sq.ft.	77	2,817 sq.ft.
18	2,817 sq.ft.	48	3,406 sq.ft.	78	3,595 sq.ft.
19	3,406 sq.ft.	49	3,472 sq.ft.		
20	3,406 sq.ft.	50	2,817 sq.ft.		
21	2,817 sq.ft.	51	3,406 sq.ft.		
22	3,406 sq.ft.	52	3,406 sq.ft.		
23	3,395 sq.ft.	53	2,817 sq.ft.		
24	2,740 sq.ft.	54	3,493 sq.ft.		
25	3,209 sq.ft.	55	3,493 sq.ft.		
26	3,198 sq.ft.	56	2,817 sq.ft.		
27	2,751 sq.ft.	57	3,406 sq.ft.		
28	3,356 sq.ft.	58	3,406 sq.ft.		
29	4,290 sq.ft.	59	2,817 sq.ft.		
30	2,817 sq.ft.	60	3,472 sq.ft.		

Total 251,619 sq.ft.

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER: KB HOME PHOENIX INC. 10429 S. 51st STREET SUITE 100 PHOENIX, AZ 85044 TEL: (480)-752-6366 CONTACT: JASON JARVIS	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DAN "OX" AUXIER, PE
--	---

PROJECT DATA

EXISTING GENERAL PLAN: EXISTING ZONING: CURRENT LAND USE: GROSS AREA: NET AREA: RIGHT-OF-WAY AREA: TOTAL NO. OF UNITS: GROSS DENSITY: NET DENSITY: TRACT OPEN SPACE:	MEDIUM DENSITY RESIDENTIAL PLANNED AREA DEVELOPMENT (PAD) VACANT +/- 13.33 ACRES +/- 11.49 ACRES +/- 1.84 ACRES 78 DWELLING UNITS 5.85 DU/AC. 6.79 DU/AC. 3.53 ACRES
---	---

PAD DEVELOPMENT STANDARDS

FRONT SETBACK FACING STREET	10'
SIDE SETBACK	4'
REAR SETBACK	5'
MINIMUM BUILDING SEPARATION	8'

UTILITIES

WATER SEWER GAS ELECTRIC TELEPHONE REFUSE CABLE TV	EPICOR WATER CITY OF SURPRISE SOUTHWEST GAS ARIZONA PUBLIC SERVICE CENTURYLINK / COX CITY OF SURPRISE CENTURYLINK / COX
--	---

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DEVELOPER TO INSTALL NO PARKING SIGNS FOR DAY OF TRASH COLLECTION.

BASIS OF BEARING

EAST LINE OF NE 1/4, SEC. 24, T. 3 N., R. 2 W.,
ASSUMED BEARING = N 00°19'18"E, PER MAP OF DEDICATION, THE
RETREAT AT SYCAMORE FARMS - PHASE I, BOOK 864, PG. 16 M.C.R.

BENCHMARK

BENCHMARK:
CHISELED SQUARE ON THE NORTH CORNER OF CONCRETE BASE FOR
STEEL POWER POLE, APPROXIMATELY 30' SOUTH OF EDGE OF
PAVEMENT OF CACTUS ROAD AT THE SW CORNER OF CACTUS ROAD
& SARIVAL AVENUE.
(AKA BM# 80)
ELEVATION = 1199.17

TBM:
3" CITY OF SURPRISE BCHH AT INTERSECTION OF SARIVAL & CACTUS
ELEVATION = 1199.50

SHEET INDEX

PRE-PLAT	PP01
SHEET 1	PP02
SHEET 2	PP03
SHEET 3	PP04

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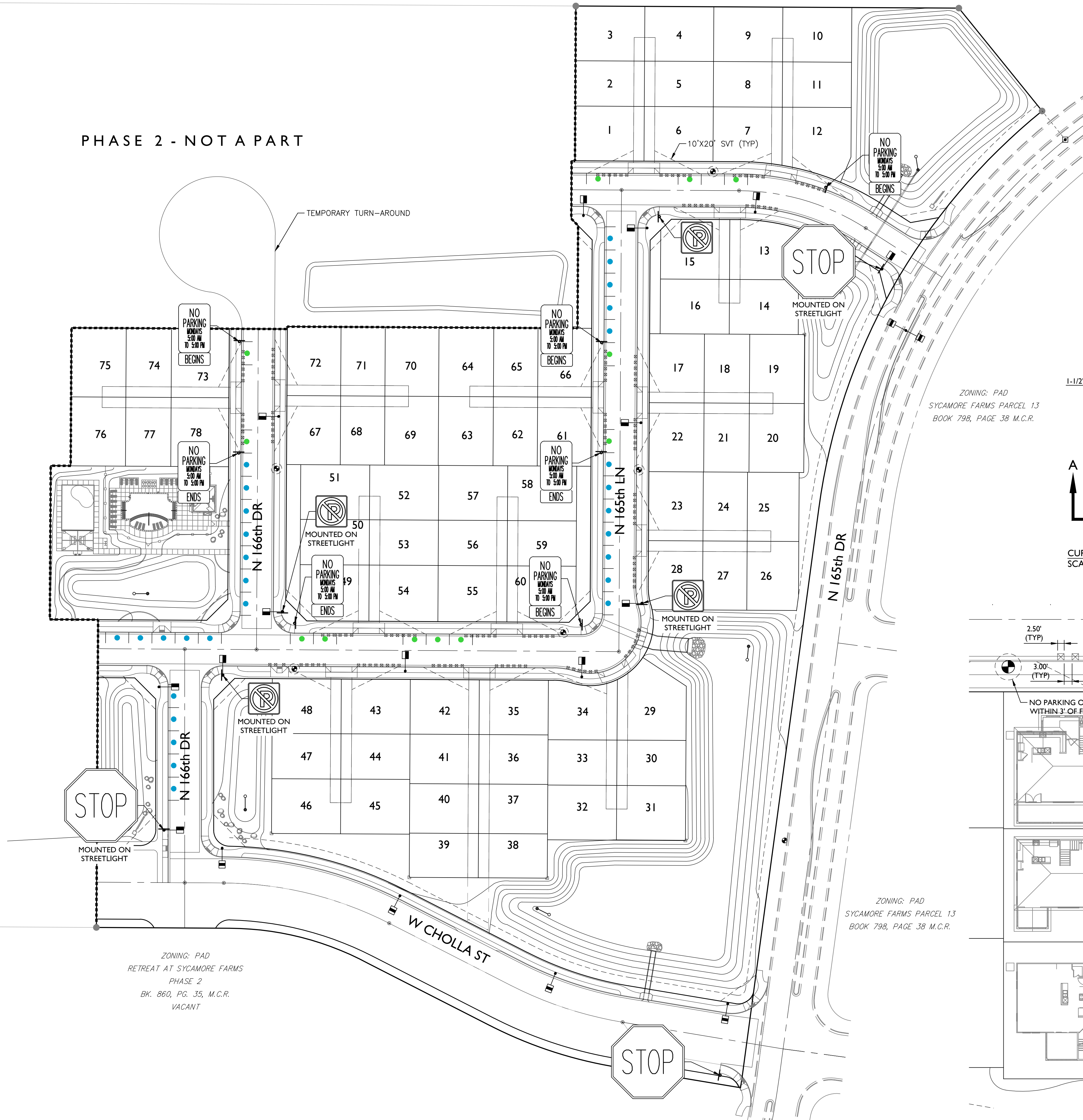


I2-128 Sycamore Farms, Parcel 12, Phase I

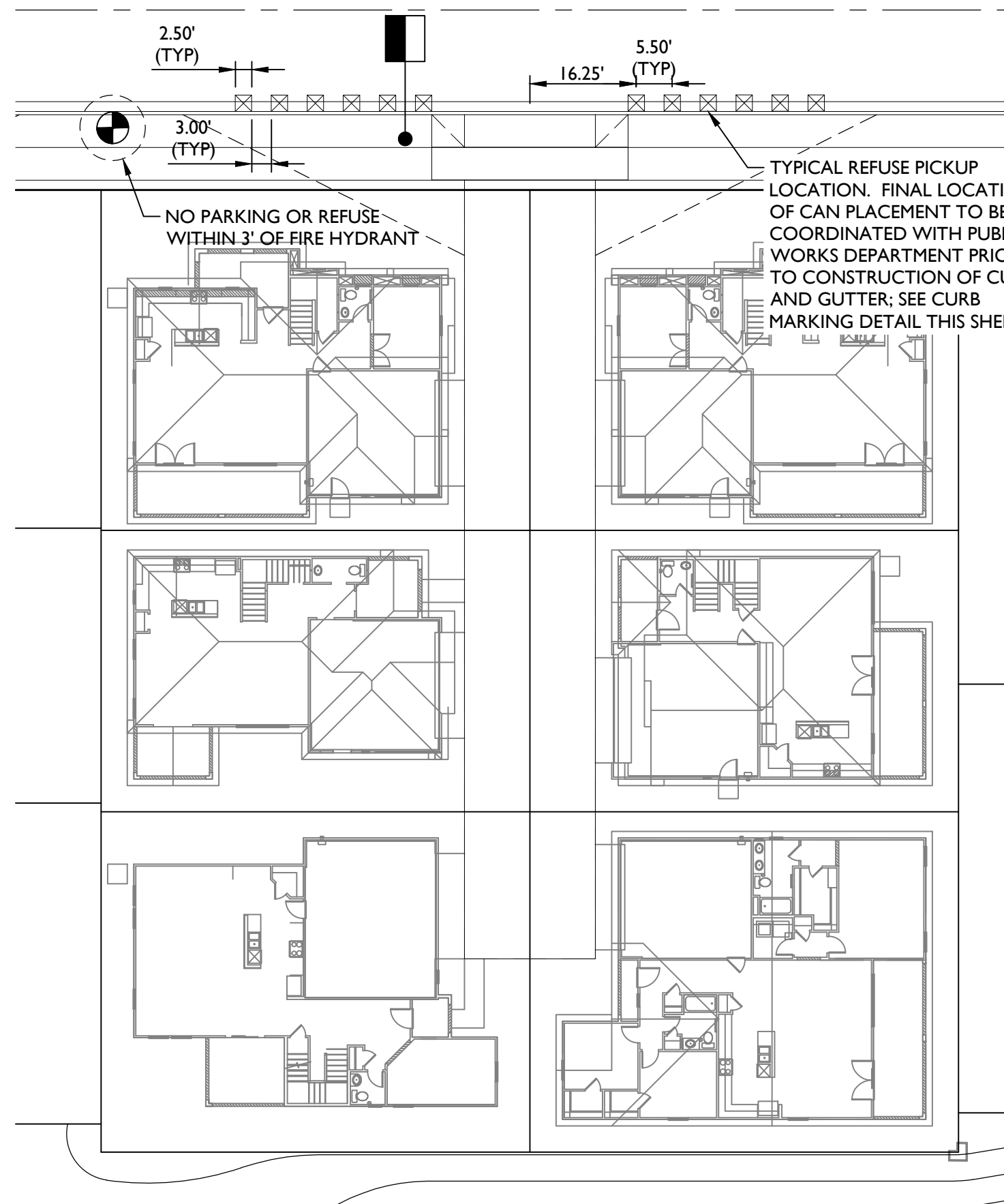
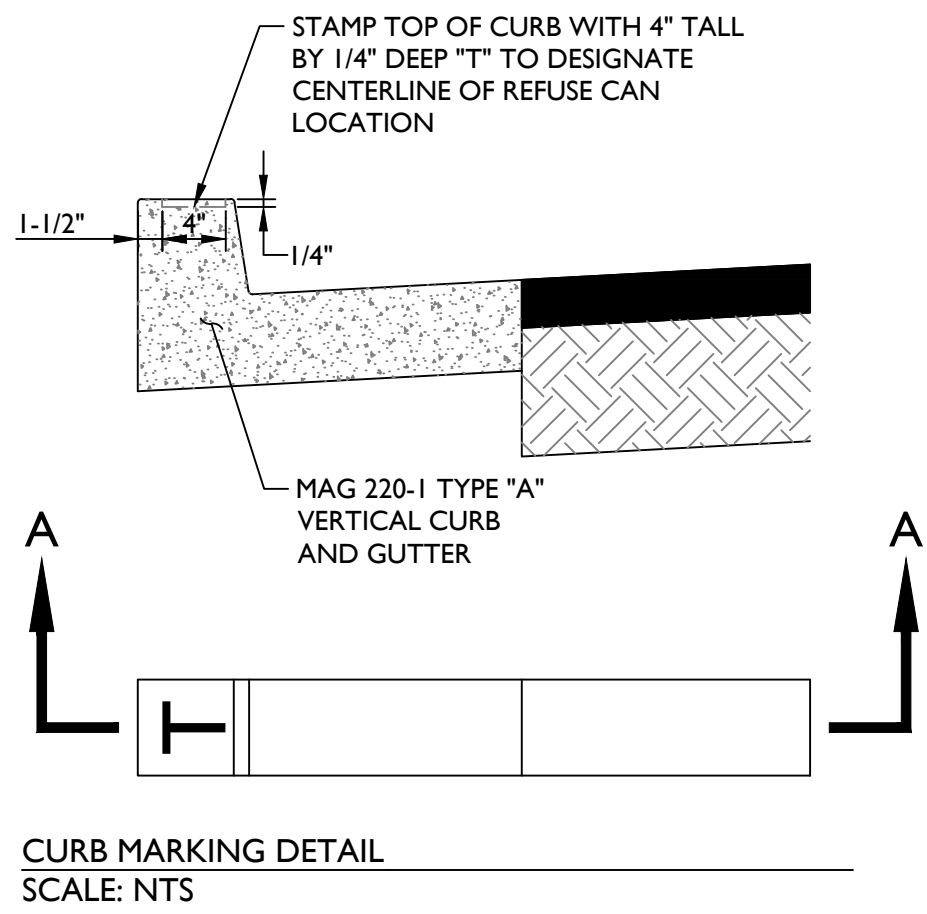
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dauxier

LOOP 303 FREEWAY (NO ACCESS)



- LEGEND
- UNRESTRICTED VISITOR PARKING (29 SPACES)
 - RESTRICTED VISITOR PARKING ON DAYS OF TRASH COLLECTION (12 SPACES)
 - STREET SIGN FOUNDATION PER C.O.S. STD. DTL 4-22
 - R1-1
 - R7-2a (MODIFIED) - CONTRACTOR TO COORDINATE DATE AND TIME OF PARKING RESTRICTIONS WITH PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION
 - R8-3 OR R7-1 (AS REQUIRED BY CITY INSPECTOR)
 - SUPPLEMENTAL "BEGIN" SIGN
 - SUPPLEMENTAL "END" SIGN



CITY OF SURPRISE CASE NUMBER: 15-191

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Preliminary Plat for Sycamore Farms, Parcel 12, Phase I
Surprise, AZ

Parking & Refuse Exhibit

Revisions:

Call at least two full working days before site begins excavation.

ARIZONA
Professional Engineer
Daniel B. Auxier
Date Signed 07/27/15
TRIZONA, U.S.A.

Expires: 12/31/2015

Job No.
12-128

PE01

Sheet No.
3
of 3

Sycamore Farms, Parcel 12 - Phase 1

Construction Documents

Surprise, Arizona

06-30-15

client

KB Home Phoenix, Inc.
4127 E. Van Buren Street, Suite 150
Phoenix, AZ 85008
p. 602-282-3064
f. 602.282.3068
contact: Jannelle Speake
email: jspeake@kbhome.com

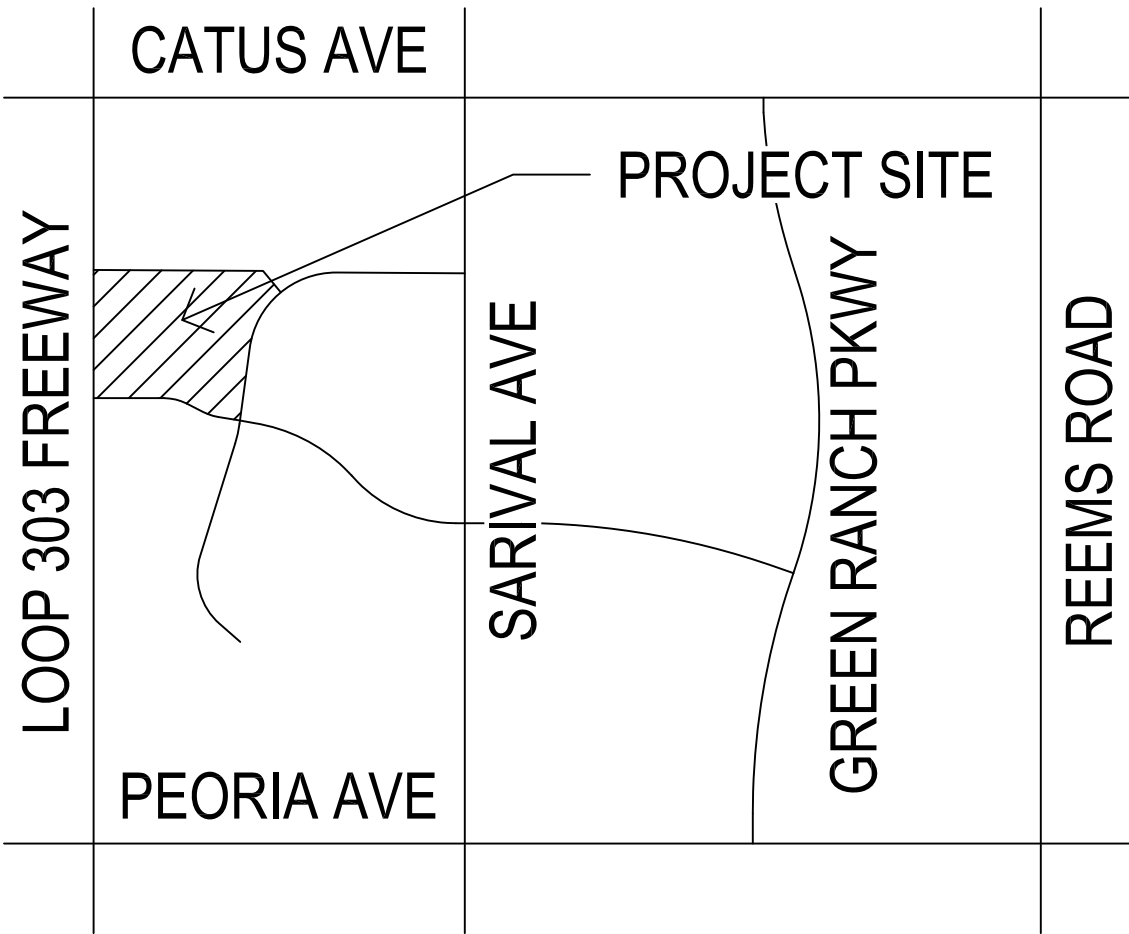
consultant team

landscape architect/planner:
andersonbaron landscape architecture, llc
50 n. mcclintock dr., ste 1
chandler, arizona 85226
p. 480.699.7956
f. 480.699.7986
contact: Andy Baron

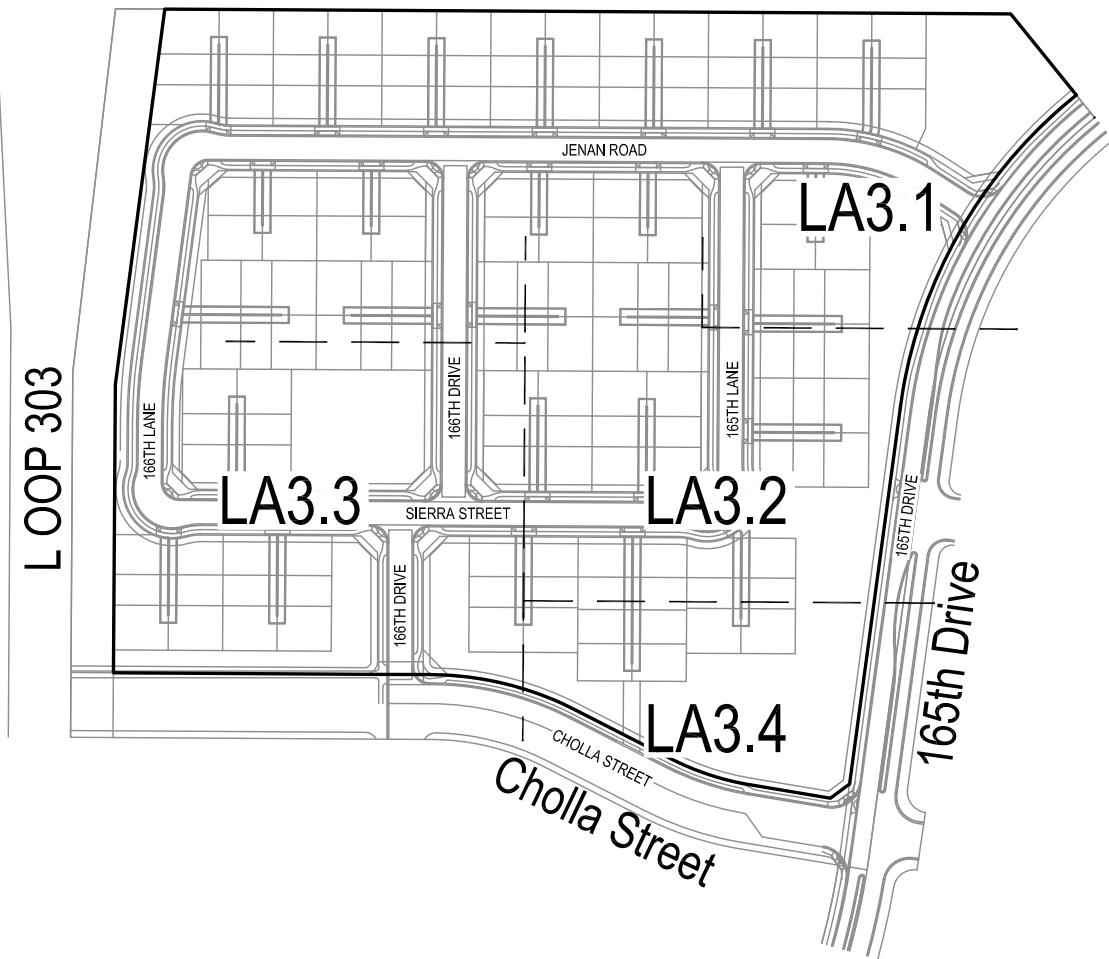
civil engineer:

EPS Group
2045 s. vineyard ave. ste 101
mesa, arizona 85210
p. 480.503.2250
f. 480.503.2258
contact: Daniel Auxier

vicinity map



key map

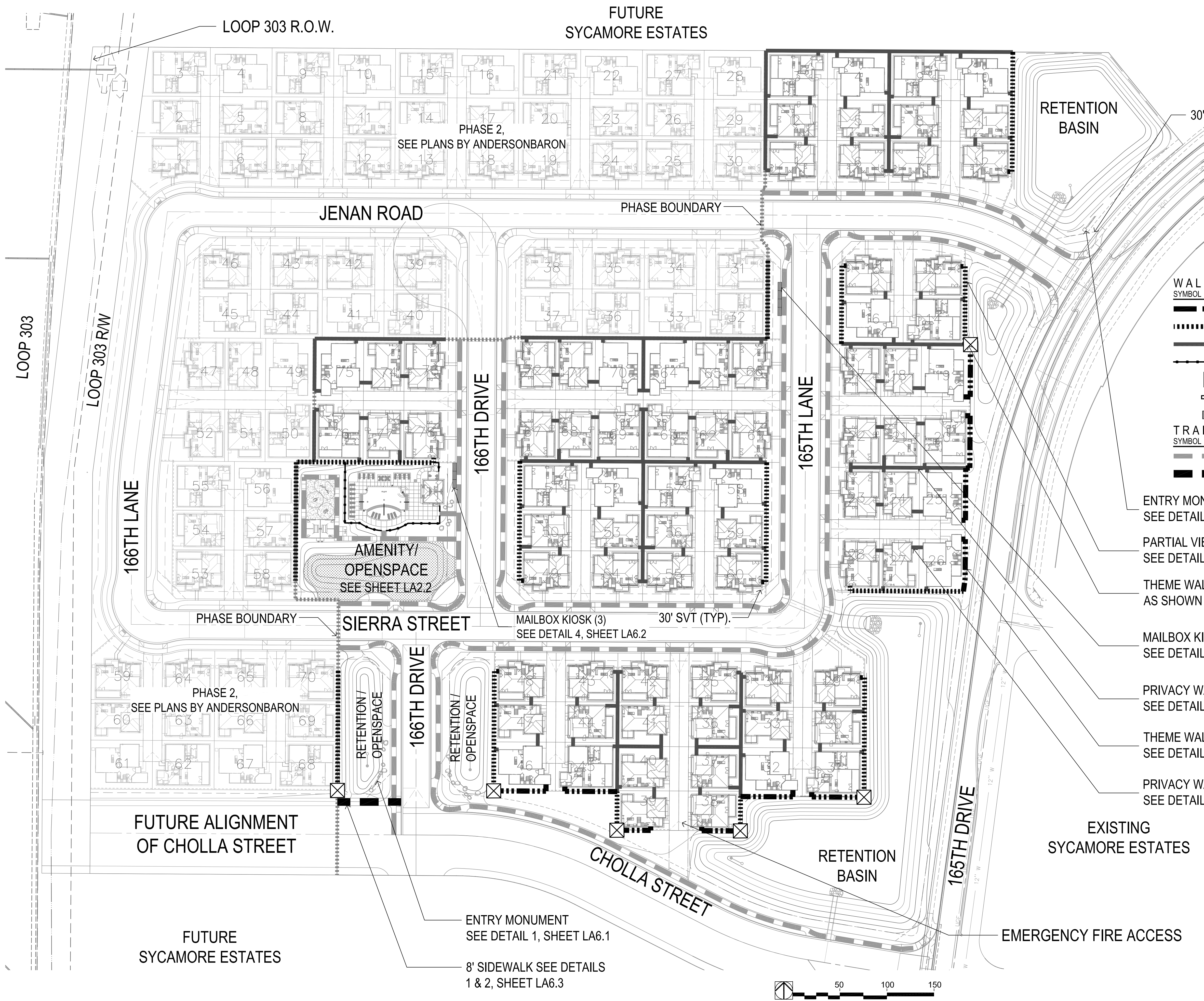


sheet index

cover sheet	
general notes	LA0.1
wall plan	LA2.0
entry plan	LA2.1
amenity plan	LA2.2
overall landscape plan	LA3.0
planting plan	LA3.1 - LA3.4
overall irrigation plan	LA4.0
irrigation plan	LA4.1 - LA4.4
construction details	LA6.1 - LA6.3
planting details	LA7.1
irrigation details	LA7.2 - LA7.3
planting specifications	LA8.1
irrigation specifications	LA8.2 - LA8.3

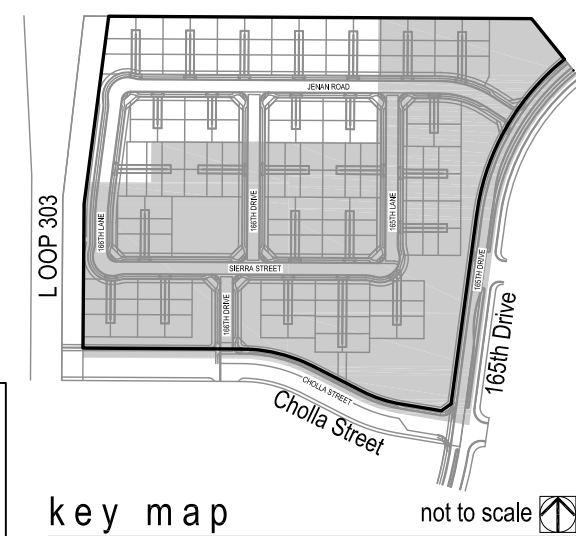
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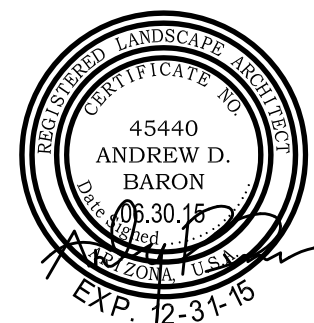


WALL LEGEND			
SYMBOL	DESCRIPTION	QUANTITY	DETAIL
	THEME WALL	583 lf.	see detail 2, sheet LA6.1
	PARTIAL VIEW WALL	1,526 lf.	see detail 2, sheet LA6.2
	PRIVACY WALL	3,199 lf.	see detail 1, sheet LA6.2
	POOL FENCE	191 lf.	see detail 5, sheet LA6.2
	THEME WALL PILASTER	6 ea.	see detail 2, sheet LA6.1
	ENTRY MONUMENT	2 ea.	see detail 1, sheet LA6.1
	MAILBOX	7 total	see detail 4, sheet LA6.2
TRAIL LEGEND			
SYMBOL	DESCRIPTION	QUANTITY	
	5' PEDESTRIAN SIDEWALK	4,128 lf	
	8' PEDESTRIAN SIDEWALK	67 lf	

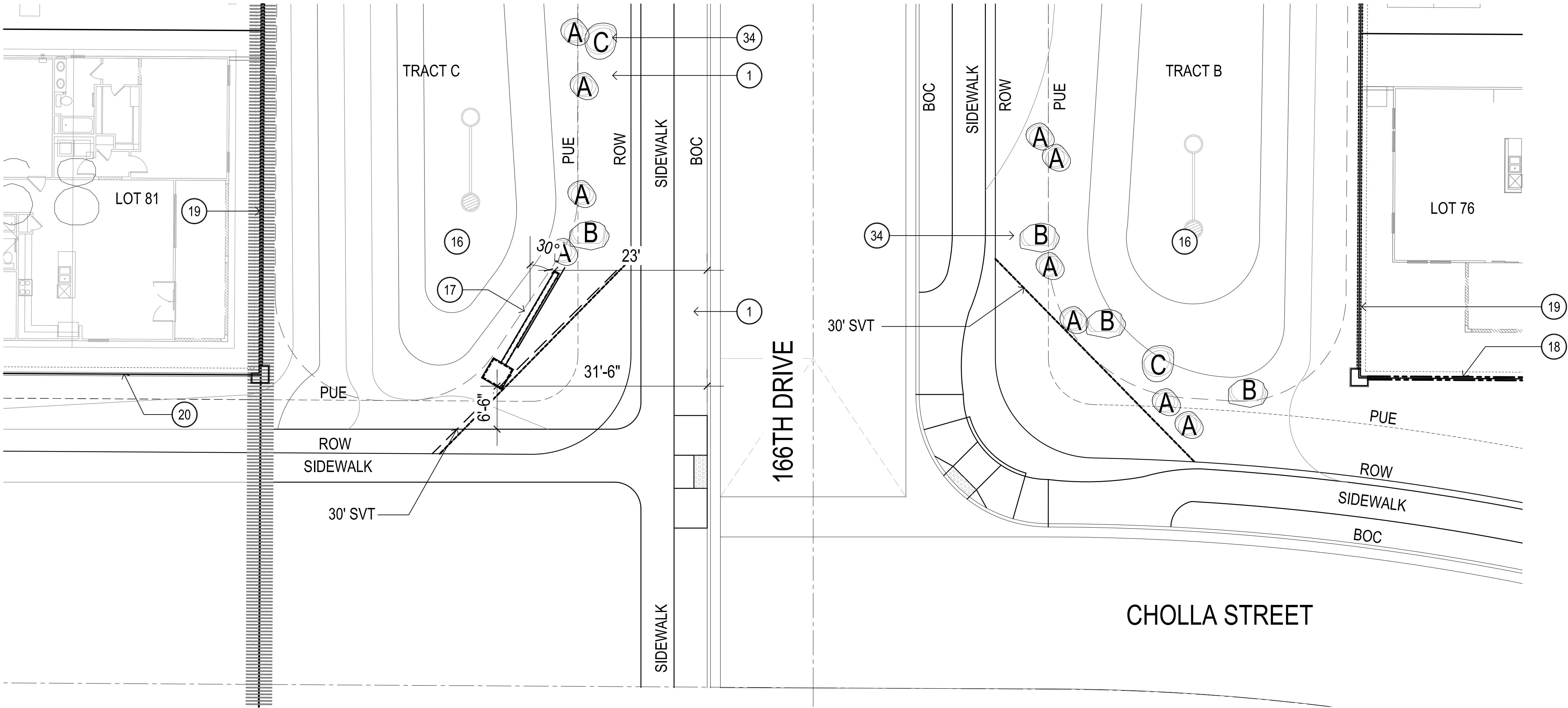
- ENTRY MONUMENT
SEE DETAIL 1, SHEET LA6.1
- PARTIAL VIEW WALL
SEE DETAIL 2, SHEET LA6.2
- THEME WALL PILASTER
AS SHOWN ON DETAIL 2, SHEET LA6.1
- MAILBOX KIOSK, (4)
SEE DETAIL 4, SHEET LA6.2
- PRIVACY WALL
SEE DETAIL 1, SHEET LA6.2
- THEME WALL
SEE DETAIL 2, SHEET LA6.1
- PRIVACY WALL
SEE DETAIL 1, SHEET LA6.2



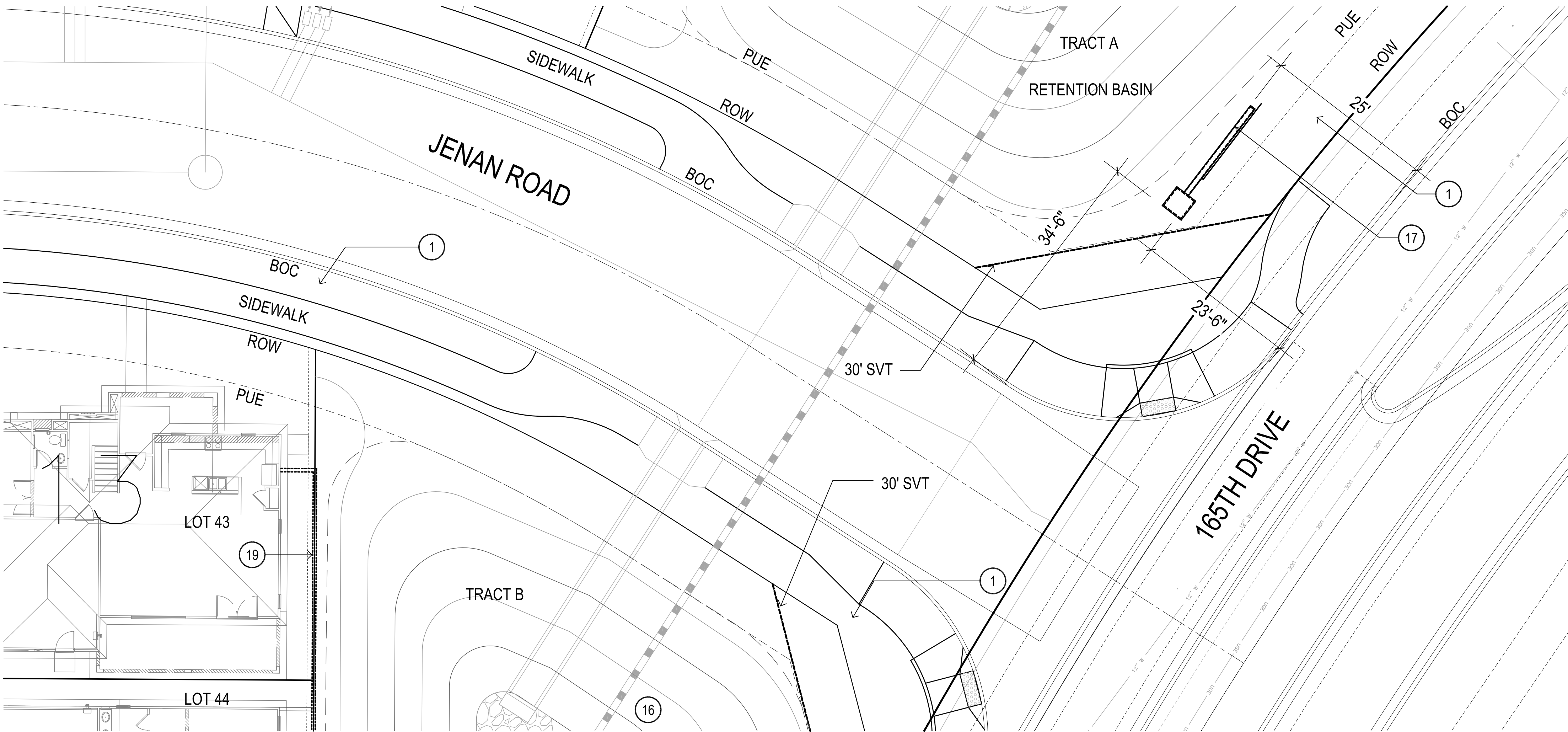
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title	
wall & trail layout plan	
date issued	
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scale	
1" = 50'-0"	
drawn by	
staff	
checked by	
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project number	
68-209-12	
review number	
FS15-191	
sheet number	



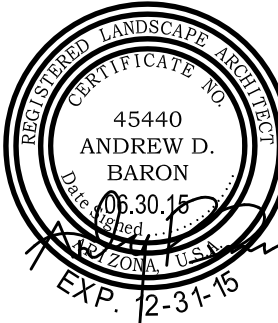
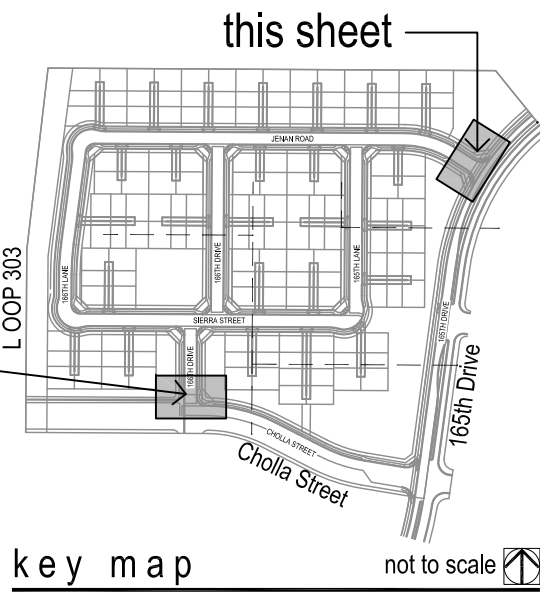
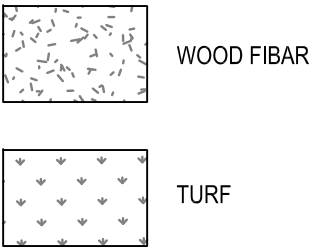
CHOLLA STREET ENTRY PLAN



165TH DRIVE ENTRY PLAN

keynotes

- 1 DECOMPOSED GRANITE - SEE DETAIL 12, SHEET LA7.1
- 2 TURF - SEE DETAIL 5, SHEET LA6.3
- 3 CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.3
- 4 CONCRETE SIDEWALK - SEE DETAIL 1 & 2, SHEET LA6.3
- 5 REFER TO ARCHITECTURAL DRAWINGS UNDER SEPARATE SUBMITTAL
- 6 STREET LIGHT TYPICAL, REFER TO ELECTRICAL PLANS UNDER SEPARATE SUBMITTAL.
- 7 SIDEWALK HANDICAP RAMP REFER TO CIVIL ENGINEERING PLANS
- 8 20' x 30' RAMADA - SEE DETAIL 3, SHEET LA6.1
- 9 TUBE STEEL POOL FENCE, 6' HIGH - SEE DETAIL 5, SHEET LA6.2
- 10 TUBE STEEL GATE - SEE DETAIL 6, SHEET LA6.2
- 11 RESTROOMS BY ARCHITECT UNDER SEPARATE SUBMITTAL AND PERMIT
- 12 OUTDOOR SHOWER, BY ARCHITECT UNDER SEPARATE SUBMITTAL AND PERMIT
- 13 LOUNGE CHAIRS AND TABLES, BY OWNER
- 14 ACCESSIBLE LIFT, POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS
- 15 POOL EQUIPMENT ENCLOSURE BY POOL CONTRACTOR
- 16 RETENTION BASIN - SEE ENGINEERING
- 17 PRIMARY ENTRY FEATURE - SEE DETAIL 1, SHEET LA6.1
- 18 PRIMARY THEME WALL AND COLUMN - SEE DETAIL 2, SHEET LA6.1
- 19 PARTIAL VIEW WALL AND COLUMN - SEE DETAIL 2, SHEET LA6.2
- 20 PRIVACY WALL - SEE DETAIL 1, SHEET LA6.2
- 21 PILASTER - SEE DETAIL 3, SHEET LA6.2
- 22 POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL
- 23 ACRYLIC POOL DECK-CREAM COLOR OR APPROVED EQUAL DECK DRAINS TO MATCH POOL DECK COLOR
- 24 CLASSIC POOL COPING, STEPSTONE INC., COLOR: 506 ALMOND
- 25 POOL ENTRY HAND RAILS BY POOL CONTRACTOR
- 26 WHITE PLASTER INTERIOR POOL FINISH
- 27 LOG CRAWL TUNNEL - SEE DETAIL 12, SHEET LA6.3
- 28 LOG STEPPERS - SEE DETAIL 12, SHEET LA6.3
- 29 CLIMBING ROCKS - SEE DETAIL 12, SHEET LA6.3
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- 31 POST MOUNTED BBQ GRILL - SEE DETAIL 7, SHEET LA6.3
- 32 TRASH RECEPTACLE - SEE DETAIL 11, SHEET LA6.3
- 33 BIKE RACK - SEE DETAIL 13, SHEET LA6.3
- 34 BOULDERS - SEE DETAIL 13, SHEET LA7.1
- 35 ENGINEERED WOOD FIBAR - SEE DETAIL 6, SHEET LA6.3
- 36 CONCRETE TURNDOWN - SEE DETAIL 8, SHEET LA6.3



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secondary entry plan

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checked by ab

project number 68-209-12

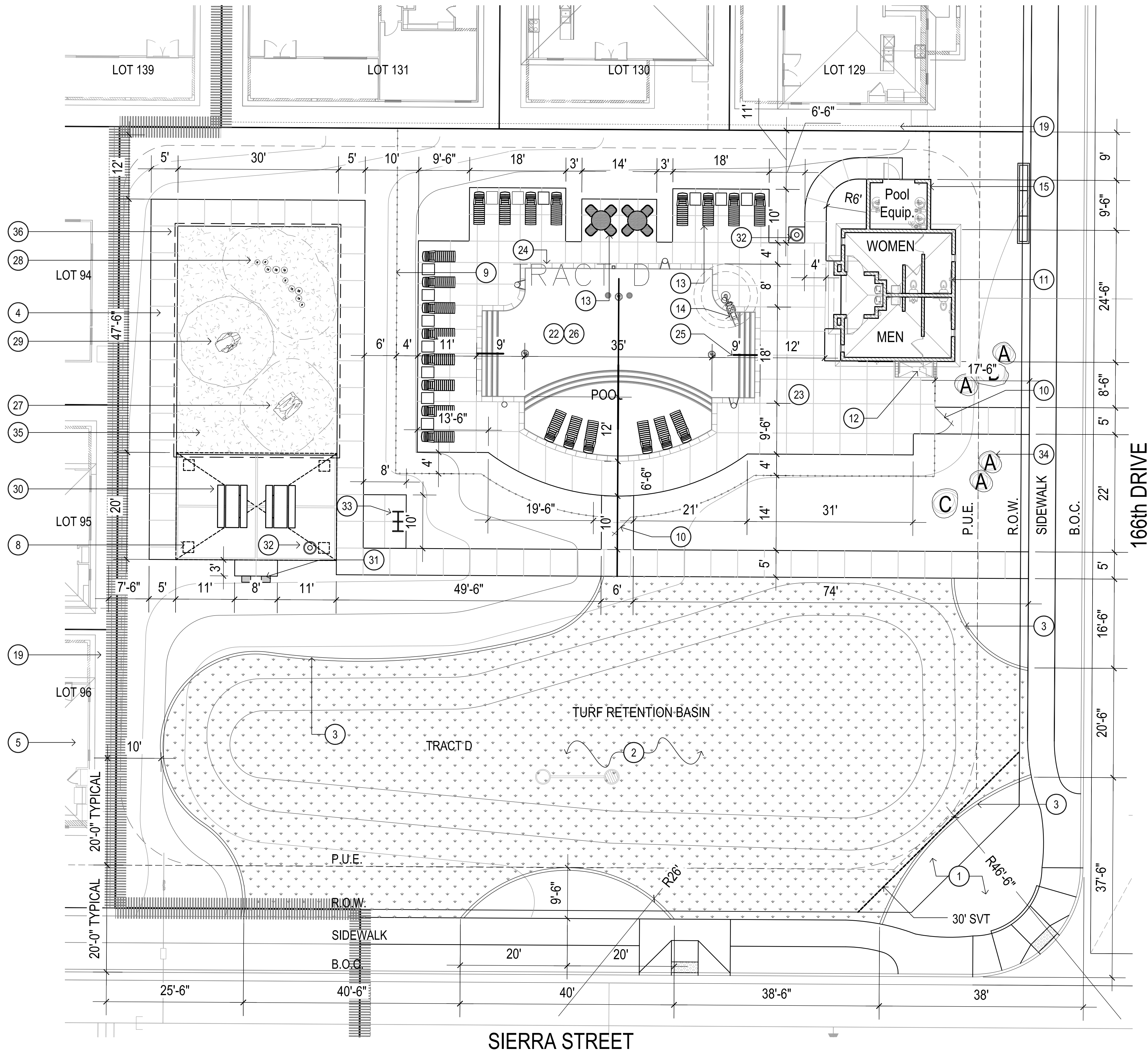
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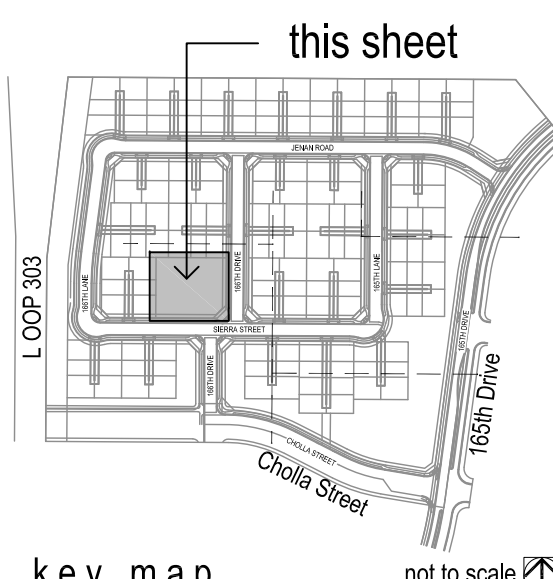
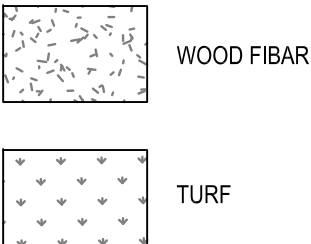
LA2.1

sheet 4 of 24



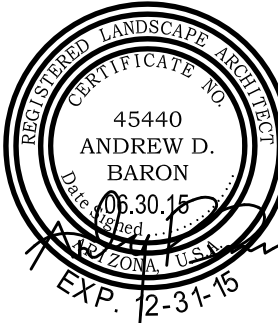
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- 27 6"x6" POOL WATER LINE TILE, #NVCC 668 WINDSOR GRAY BY NOBLE TILE SUPPLY
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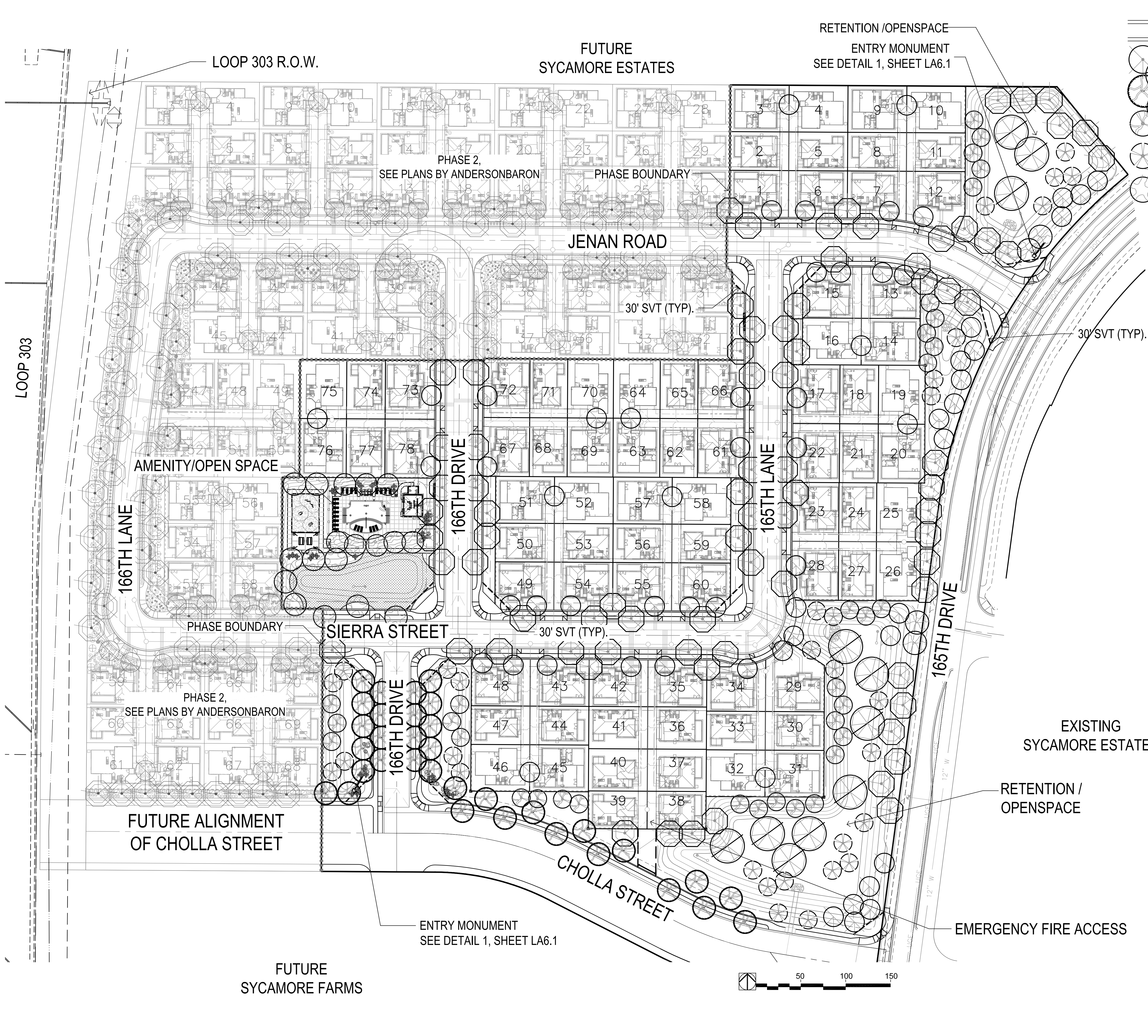
Sycamore Farms, Parcel 12 - PH 1
Construction Documents
Surprise, Arizona
amenity enlargement

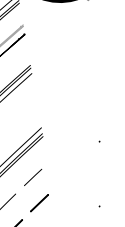
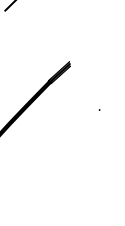
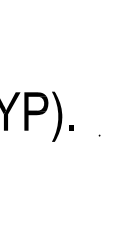


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1" = 10'-0"	
drawn by	
staff	
checked by	
ab	
project number	
68-209-12	
review number	
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sheet number	

LA2.2
sheet 5 of 24



PLANT MATERIALS LEGEND							
Plant Name			Size				
Trees			Ground Cover				
	Chilapa tashkinensis	24" Box	83		Acacia redolens	1 gal.	178
	Chilapa				Prostrate Acacia		
	Olea europaea	24" Box	4		Bougainvillea 'San Diego Red'	5 gal.	28
	'Wilson' Olive				Bougainvillea		
	Parkinsonia hybrid	24" Box	34		Dalea capitata 'Sierra Gold'	1 gal.	408
	Desert Museum				Sierra Gold Dalea		
	Pistacia chinensis	24" Box	8		Lantana montevidensis	1 gal.	175
	Chinese Pistache				Purple Trailing Lantana		
	Pinocedricum flexicaule	24" Box	33		Lantana montevidensis 'New Red'	1 gal.	398
	Texas Ebony				Trailing Red Lantana		
	Populus fremontii	24" Box	11		Lantana sp.	1 gal.	54
	Cottonwood				'New Gold' Lantana		
	Prosopis hybrid	24" Box	31		Melampodium leucanthum	1 gal.	71
	Thornless Mesquite				Blackfoot Daisy		
	Quercus virginiana 'Cathedral'	24" Box	154		Rosmarinus officinalis 'Prostratus'	1 gal.	532
	Cathedral Oak				Trailing Rosemary		
	Ulmus parvifolia 'Allee'	24" Box	12		Trachelospermum asiaticum	1 gal.	31
	Allee Elm				Asiatic Jasmine		
Extra Large Shrubs			Cacti/Succulents				
	Bougainvillea 'Rosea'	5 gal.	76		Agave americana 'Marginata'	15 gal.	34
	Bougainvillea				Variegated Century Plant		
	Caesalpinia pulcherrima	5 gal.	88		Agave bovicornuta	15 gal.	61
	Red Bird of Paradise				Cow's Horn		
	Chamaecyparis humilis	15 gal.	33		Agave geminiflora	5 gal.	263
	Mediterranean Fan Palm				Twin Flowered Agave		
	Tecoma alata 'Orange Jubilee'	5 gal.	172		Agave parryi	5 gal.	11
	Orange Jubilee				Parry's Agave		
	Bouteloua californica	5 gal.	35		Agave weberi	15 gal.	34
	Arizona Rosewood				Weber's Agave		
Large Shrubs			Blond Ambition				
	Calliandra californica	5 gal.	157		Dasyfron wheeleri	5 gal.	258
	Red Fairy Duster				Desert Spoon		
	Leucophyllum brianianae 'Rio Bravo'	5 gal.	549		Hesperaloe sp. 'Brake Lights'	5 gal.	467
	Rio Bravo Sage				Brake Lights Hesperaloe		
	Cassia artemisioides 'Silver'	5 gal.	163		Muhlenbergia capillaris 'Regal Mist'	5 gal.	172
	Silver Cassia				Regal Mist Muhly		
	Simmondsia chinensis	5 gal.	71		Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	206
	Jadea				Autumn Glow Muhly		
	Leucophyllum frutescens 'compacta'	5 gal.	294		Nolina bigelovii	5 gal.	214
	Compact Texas Sage				Beargrass		
	Nerium Oleander 'Little Red'	5 gal.	177		Opuntia santa rita	3 pad min.	27
	Oleander 'Little Red'				Purple Prickly Pear	5 gal.	27
Medium Shrubs			Pedicularis macrocarpus				
	Eremophila maculata 'Valentine'	5 gal.	375		Slipper Plant	5 gal.	27
	Valentine Shrub				Zephranthes candida	5 gal.	24
	Gaura lindheimeri	5 gal.	95		White Rain Lily		
	Pink Gaura				Yucca pallida	15 gal.	79
	Ruellia brittoniana	5 gal.	337		Pale Leaf Yucca		
	Ruellia			Vines			
	Ruellia peninsularis	5 gal.	148		Parthenocissus sp.	5 gal.	1
	Desert Ruellia				Hacinda Creeper		
	Xylosma congestum 'Compactum'	5 gal.	126		Rosa banksiae	5 gal.	2
	Dwarf Shiny Xylosma				Lady Banks Rose		
Groundcovers/Accents			Inerts				
	Callistemon species	1 gal.	493		Midiron Sod	7,933 sq. ft.	
	'Little John' Bottlebrush			Install In All Planting Areas Unless Shown			
	Carissa grandifolia	1 gal.	1041	Otherwise For Dust Control			
	Natal Plum			Decomposed Granite - 2" Depth			
	Dalea vegeta	1 gal.	27	To Match Existing Sycamore Farms			
	Bearded Iris			6" concrete header			
	Euphorbia rigida	5 gal.	118	NOTES:			
	Gopher Plant			"all trees shall comply with the latest amended			
	Hymenocallis acaulis	1 gal.	199	edition of the "Arizona Nursery Association -			
	Angellia Daley			Recommended Tree Specifications", see			
	Sphaeralcea ambigua	1 gal.	53	section 1903(b)(6), zoning code.			
	Desert Mallow						

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Sycamore Farms, Parcel 12 - PH 1
Construction Documents
Surprise, Arizona
landscape master plan

revisions
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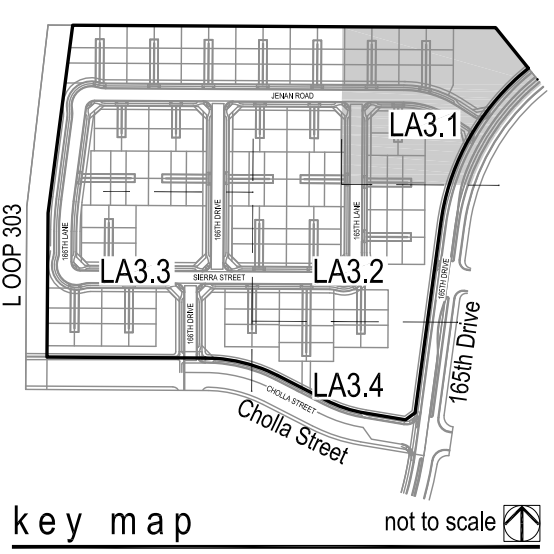
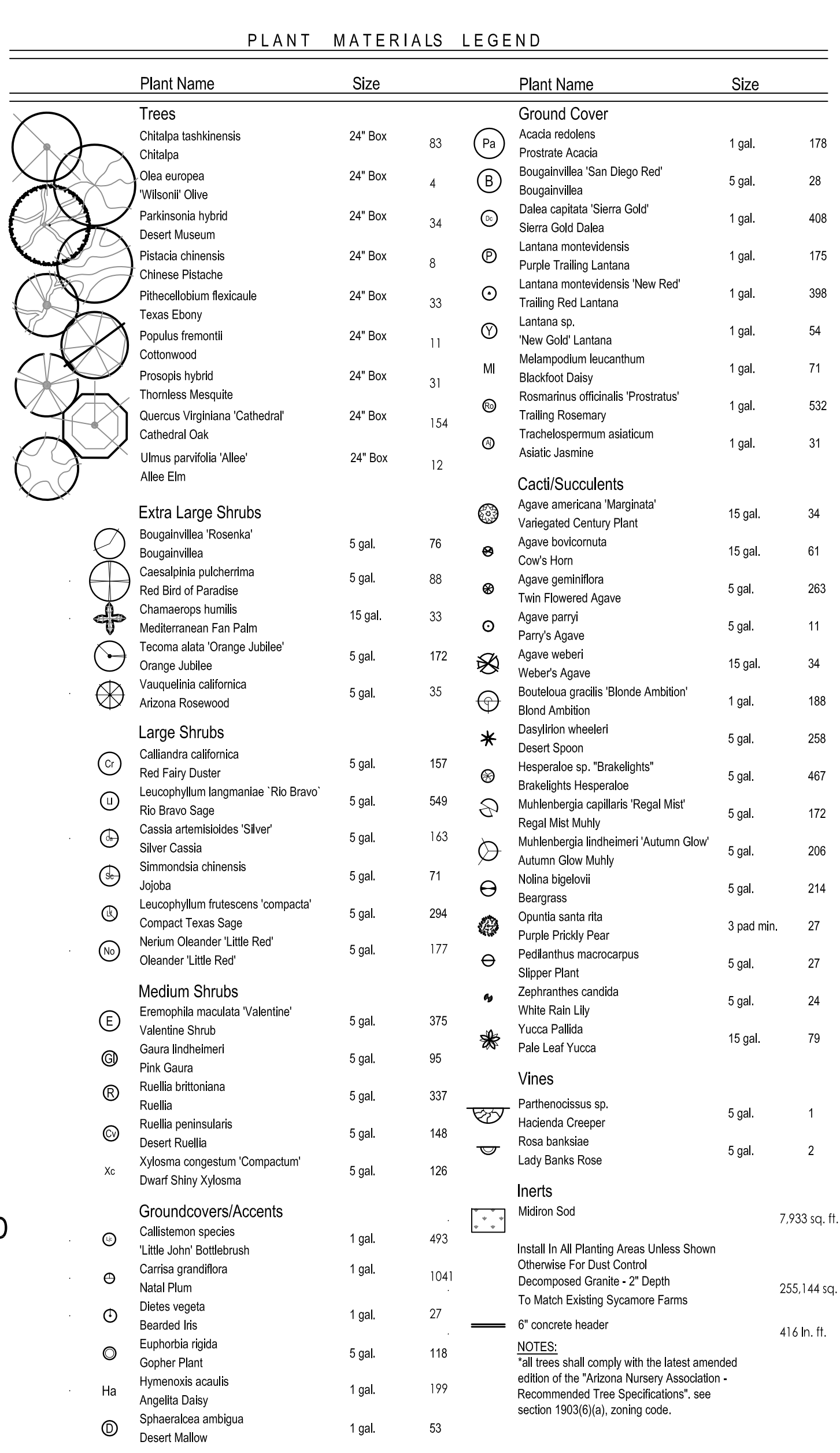
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□ construction
06.30.15

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landscape master plan
date issued
06.30.15
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staff
checked by
ab
project number
68-209-12
review number
FS15-191
sheet number

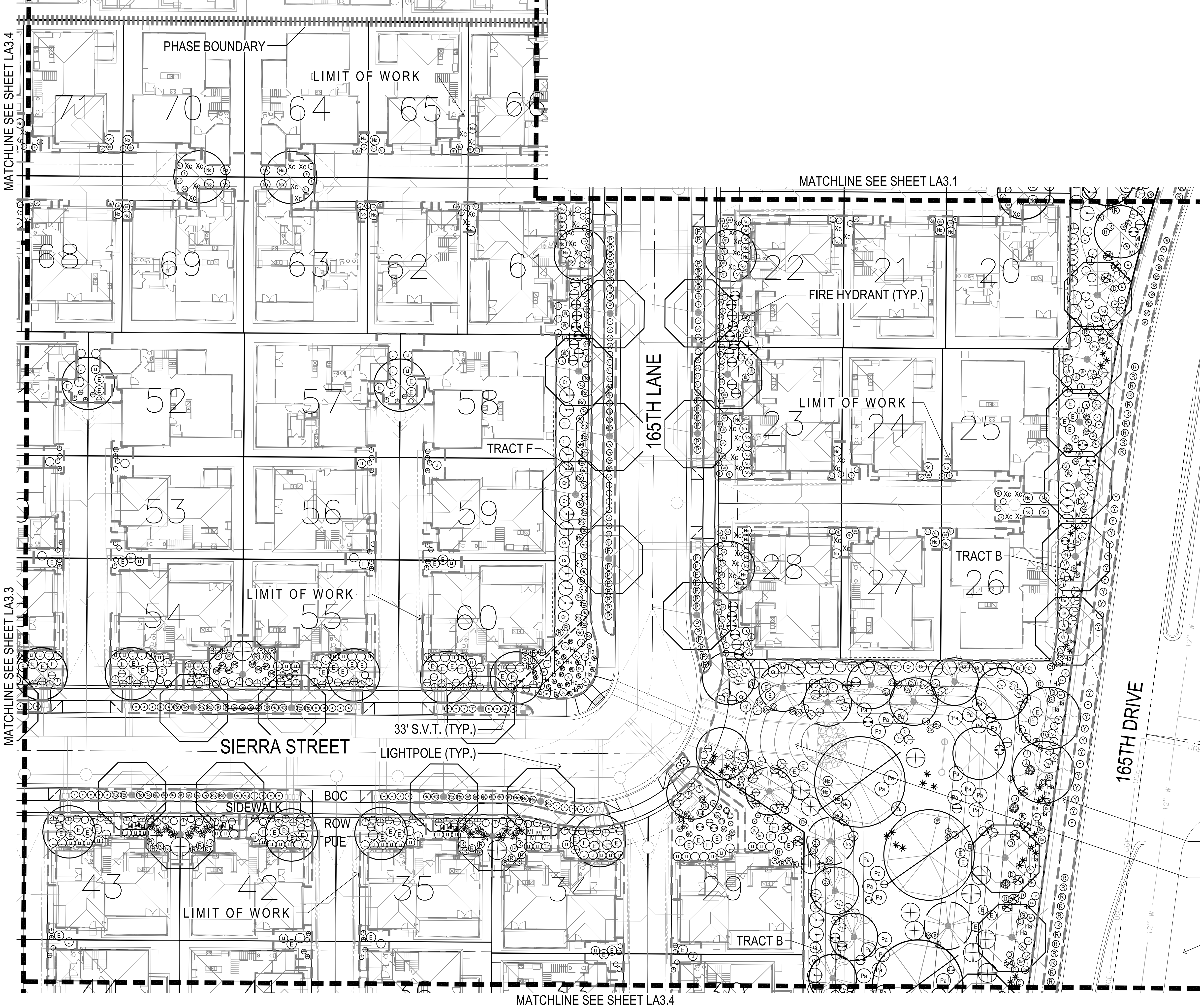
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sheet 6 of 24

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key map
not to scale



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PLANT MATERIALS LEGEND				
Plant Name		Size	Plant Name	Size
Trees				
Chilodactylus tashinensis	24" Box	83	Acacia redolens	1 gal.
Chilodactylus	24" Box	4	Prostrate Acacia	1 gal.
Olea europaea	24" Box	34	Bougainvillea 'San Diego Red'	5 gal.
Parkinsonia hybrid	24" Box	8	Bougainvillea	1 gal.
Desert Museum	24" Box	33	Dalea capitata 'Sierra Gold'	1 gal.
Pistacia chinensis	24" Box	11	Sierra Gold Dalea	1 gal.
Chinese Pistache	24" Box	31	Lantana montevideensis	1 gal.
Pithecolobium flexicaule	24" Box	154	Purple Trailing Lantana	1 gal.
Texas Ebony	24" Box	12	Lantana montevideensis 'New Red'	1 gal.
Populus fremontii	24" Box	76	Lantana sp.	1 gal.
Cottonwood	24" Box	88	'New Gold' Lantana	1 gal.
Prosopis hybrid	24" Box	172	Melampodium leucanthum	1 gal.
Thornless Mesquite	24" Box	35	Blackfoot Daisy	1 gal.
Quercus virginiana 'Cathedral'	24" Box	157	Rosemarinus officinalis 'Prostratus'	1 gal.
Cathedral Oak	24" Box	548	Trailing Rosemary	1 gal.
Ulmus parvifolia 'Allee'	24" Box	163	Trachelospermum asiaticum	1 gal.
Allee Elm	24" Box	71	Asiatic Jasmine	1 gal.
Extra Large Shrubs				
Bougainvillea 'Rosaes'	5 gal.	157	Agave americana 'Marginata'	15 gal.
Bougainvillea	5 gal.	548	Variegated Century Plant	15 gal.
Cassipouita pulcherrima	5 gal.	172	Agave boviconnata	15 gal.
Red Bird of Paradise	5 gal.	35	Cow's Horn	15 gal.
Chamaecyparis humilis	5 gal.	71	Agave geminiflora	5 gal.
Mediterranean Fan Palm	5 gal.	234	Twin Flowered Agave	5 gal.
Tecoma alata 'Orange Jubilee'	5 gal.	177	Agave parryi	5 gal.
Orange Jubilee	5 gal.	126	Pam's Agave	5 gal.
Vauquelinia californica	5 gal.	375	Agave weberi	15 gal.
Arizona Rosewood	5 gal.	95	Weber's Agave	15 gal.
Large Shrubs				
Calliandra californica	5 gal.	337	Bouteloua gracilis 'Blonde Ambition'	1 gal.
Red Fairy Duster	5 gal.	148	Blond Ambition	1 gal.
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	493	Daylily wheelert	5 gal.
Rio Bravo Sage	5 gal.	1041	Hesperaloe sp. 'Brakealights'	5 gal.
Cassia artemisioides 'Silver'	5 gal.	27	Brakealights Hesperaloe	5 gal.
Silver Cassia	5 gal.	118	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Simmondsia chinensis	5 gal.	199	Regal Mist Muly	5 gal.
Jojiba	5 gal.	53	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Leucophyllum frutescens 'compacta'	5 gal.		Autumn Glow Muly	5 gal.
Compact Texas Sage	5 gal.		Nolina bigelovii	5 gal.
Nerium Oleander 'Little Red'	5 gal.		Beargrass	3 pad min.
Oleander 'Little Red'	5 gal.		Opuntia santa rita	3 pad min.
Medium Shrubs				
Enemophila maculata 'Valentine'	5 gal.		Purple Prickly Pear	5 gal.
Valentine Shrub	5 gal.		Pedicularis macrocarpus	5 gal.
Gaura lindheimeri	5 gal.		Slipper Plant	5 gal.
Pink Gaura	5 gal.		Zephranthes candida	5 gal.
Ruellia brittaniana	5 gal.		White Rain Lily	5 gal.
Ruellia	5 gal.		Yucca pallida	15 gal.
Ruellia perisularis	5 gal.		Pale Leaf Yucca	15 gal.
Desert Ruellia	5 gal.		Vines	
Xylosma congestum 'Compactum'	5 gal.		Parthenocissus sp.	5 gal.
Dwarf Shiny Xylosma	5 gal.		Hacienda Creeper	5 gal.
Groundcovers/Accents				
Callistemon species	1 gal.		Rosa banksiae	5 gal.
'Little John' Bottlebrush	1 gal.		Lady Banks Rose	5 gal.
Carrisa grandiflora	1 gal.		Inerts	
Natal Plum	1 gal.		Midiron Sod	7,933 sq. ft.
Dalea vegeta	1 gal.		Install In All Planting Areas Unless Shown	
Bearded Iris	1 gal.		Otherwise For Dust Control	
Euphorbia rigida	1 gal.		Decomposed Granite - 2" Depth	
Copper Plant	1 gal.		To Match Existing Sycamore Farms	
Hymenocallis acutis	1 gal.		6" concrete header	
Angelita Daisy	1 gal.		NOTES:	
Sphaeralcea ambigua	1 gal.		all trees shall comply with the latest amended	
Desert Mallow	1 gal.		edition of the 'Arizona Nursery Association -	
			Recommended Tree Specifications', see	
			section 1903(6)(a), zoning code.	

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09.30.15

EXP. 2-31-16

Sycamore Farms, Parcel 12 - PH 1

Construction Documents

Surprise, Arizona

landscape plan

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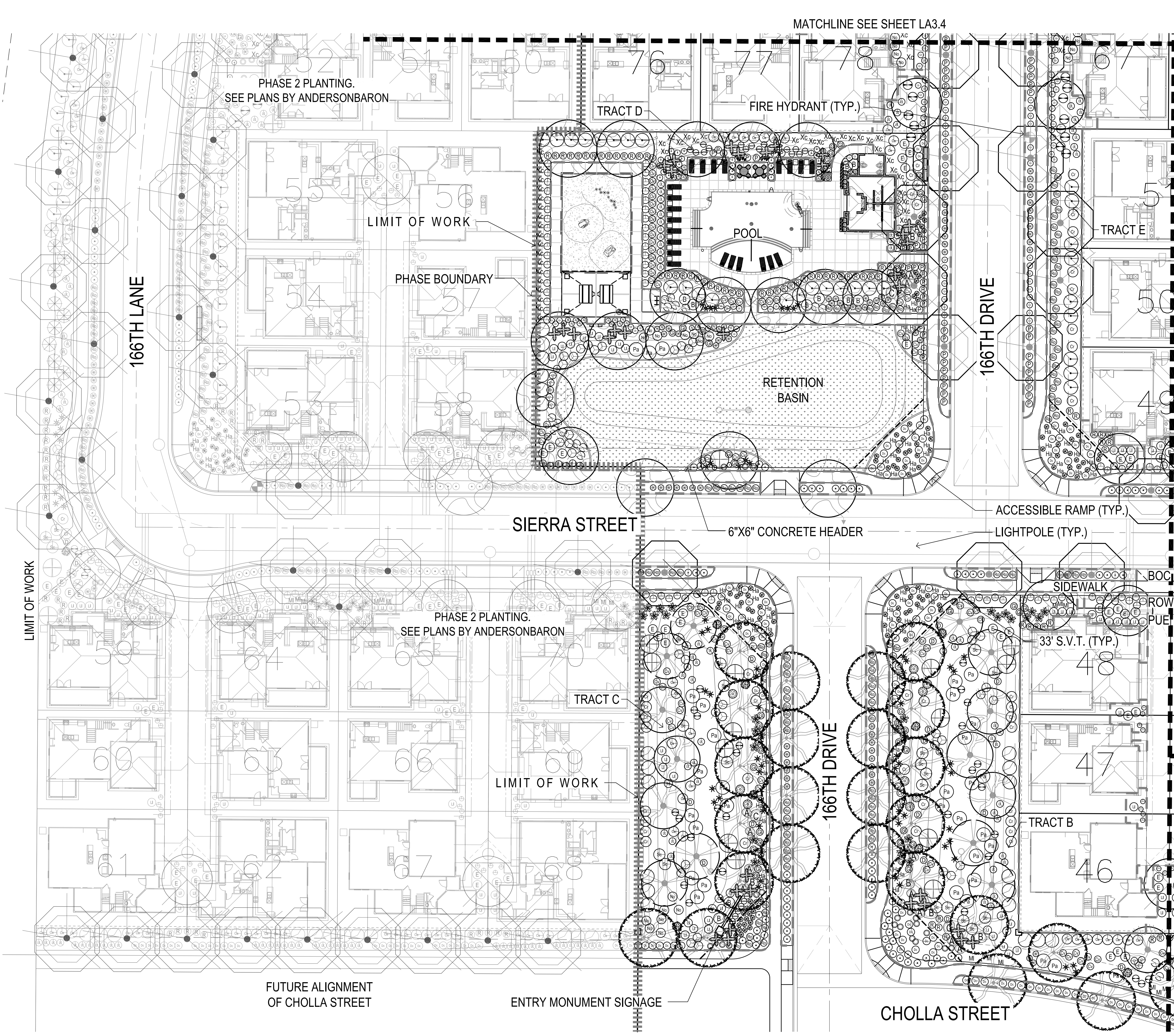
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FS15-191

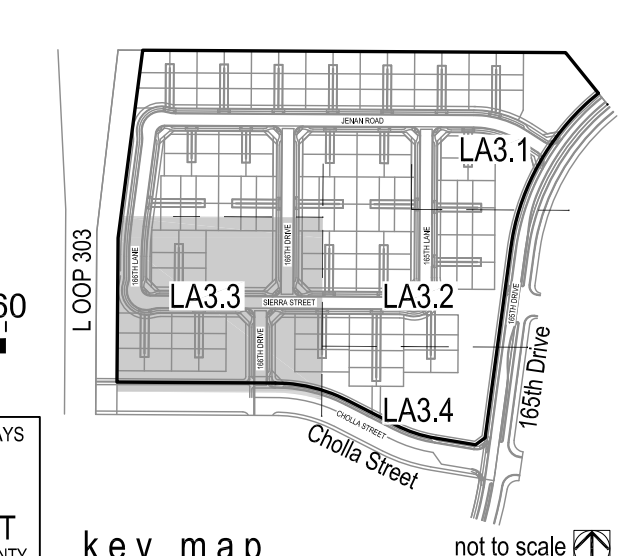
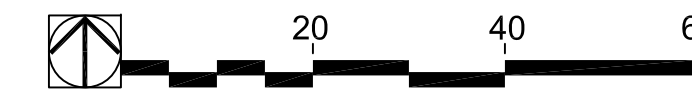
sheet number

LA3.2

sheet 8 of 24



PLANT MATERIALS LEGEND			
Plant Name	Size	Plant Name	Size
Trees			
Chilodaphne tashkentensis	24" Box	83	Pa
Chilodaphne			
Olea europaea	24" Box	4	B
Wilsoni Olive			
Parkinsonia hybrid	24" Box	34	⊙
Desert Museum			
Pistacia chinensis	24" Box	8	⊙
Chinese Pistache			
Pithecollobium flexicaule	24" Box	33	⊙
Texas Ebony			
Populus fremontii	24" Box	11	⊙
Cottonwood			
Prosopis hybrid	24" Box	31	MI
Thornless Mesquite			
Quercus virginiana 'Cathedral'	24" Box	154	⊙
Cathedral Oak			
Ulmus parvifolia 'Allee'	24" Box	12	
Allee Elm			
Extra Large Shrubs			
Bougainvillea 'Rosenka'	5 gal.	76	⊙
Bougainvillea			
Cassipouita pulcherrima	5 gal.	88	⊙
Red Bird of Paradise			
Chamaecyparis humilis	15 gal.	33	⊙
Mediterranean Fan Palm			
Tecoma alata 'Orange Jubilee'	5 gal.	172	⊙
Orange Jubilee			
Vauquelinia californica	5 gal.	35	⊙
Arizona Rosewood			
Large Shrubs			
Calliandra californica	5 gal.	157	⊙
Red Fairy Duster			
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	548	⊙
Rio Bravo Sage			
Cassia artemisioides 'Silver'	5 gal.	163	⊙
Silver Cassia			
Simmondsia chinensis	5 gal.	71	⊙
Jojoba			
Leucophyllum frutescens 'compacta'	5 gal.	234	⊙
Compact Texas Sage			
Nerium Oleander 'Little Red'	5 gal.	177	⊙
Oleander 'Little Red'			
Medium Shrubs			
Eremophila maculata 'Valentine'	5 gal.	375	⊙
Valentine Shrub			
Gaura lindheimeri	5 gal.	95	⊙
Pink Gaura			
Ruellia brittaniana	5 gal.	337	⊙
Ruellia			
Ruellia perisularis	5 gal.	148	⊙
Desert Ruellia			
Xylosma congestum 'Compactum'	5 gal.	126	⊙
Dwarf Shiny Xylosma			
Groundcovers/Accents			
Callistemon species	1 gal.	493	⊙
'Little John' Bottlebrush			
Decomposed Granite - 2" Depth	1 gal.	1041	
Natal Plum			
Dielsia vegeta	1 gal.	27	⊙
Bearded Iris			
Euphorbia rigida	5 gal.	118	⊙
Gopher Plant			
Hymenocallis acutifolia	1 gal.	199	⊙
Angelita Daisy			
Sphaeralcea ambigua	1 gal.	53	⊙
Desert Mallow			
Ground Cover			
Acacia reddens			1 gal.
Prostrate Acacia			178
Bougainvillea 'San Diego Red'			5 gal.
Bougainvillea			28
Dalea capitata 'Sierra Gold'			1 gal.
Sierra Gold Dalea			408
Lantana montevidensis			1 gal.
Purple Trailing Lantana			175
Lantana montevidensis 'New Red'			1 gal.
Lantana			398
Lantana sp.			1 gal.
'New Gold' Lantana			54
Melampodium leucanthum			1 gal.
Blackfoot Daisy			71
Rosmarinus officinalis 'Prostratus'			1 gal.
Trailing Rosemary			532
Trachelospermum asiaticum			1 gal.
Asiatic Jasmine			31
Cacti/Succulents			
Agave americana 'Marginata'			15 gal.
Variegated Century Plant			34
Agave bovicornuta			15 gal.
Cow's Horn			61
Agave geminiflora			5 gal.
Twin Flowered Agave			263
Agave parryi			5 gal.
Parry's Agave			11
Agave weberi			15 gal.
Weber's Agave			34
Bouteloua gracilis 'Blonde Ambition'			1 gal.
Blond Ambition			188
Dasylirion wheeleri			5 gal.
Desert Spoon			258
Hesperaloe sp. 'Brakealights'			5 gal.
Brakealights Hesperaloe			467
Muhlenbergia capillaris 'Regal Mist'			5 gal.
Regal Mist Muhly			172
Muhlenbergia lindheimeri 'Autumn Glow'			5 gal.
Autumn Glow Muhly			206
Nolina bigelovii			5 gal.
Beargrass			214
Opuntia santa rita			3 pad min.
Purple Prickly Pear			27
Pedicularis macrocarpus			5 gal.
Slipper Plant			27
Zephranthes candida			5 gal.
White Rain Lily			24
Yucca pallida			15 gal.
Pale Leaf Yucca			79
Vines			
Parthenocissus sp.			5 gal.
1			1
Hacienda Creeper			
Rosa banksiae			5 gal.
2			2
Lady Banks Rose			
Inerts			
Midiron Sod			7,933 sq. ft.
Install In All Planting Areas Unless Shown Otherwise For Dust Control			
Decomposed Granite - 2" Depth			255,144 sq. ft.
To Match Existing Sycamore Farms			
6" concrete header			416 in. ft.
NOTES:			
"all trees shall comply with the latest amended edition of the Arizona Nursery Association - Recommended Tree Specifications", see section 1903(6)(a), zoning code.			



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Construction Documents
Surprise, Arizona
landscape plan

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landscape plan

date issued
06.30.15

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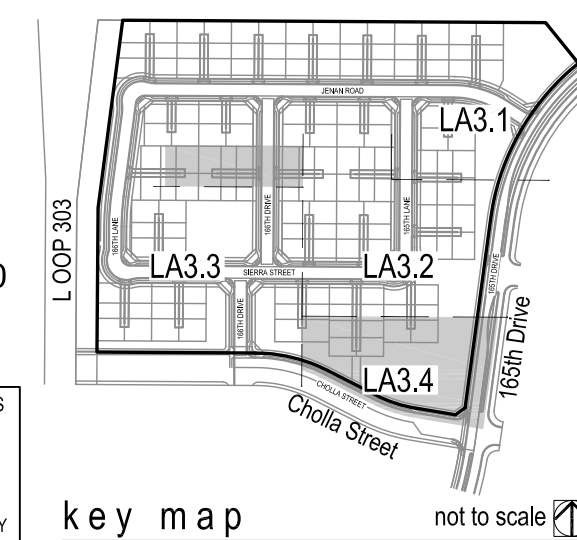
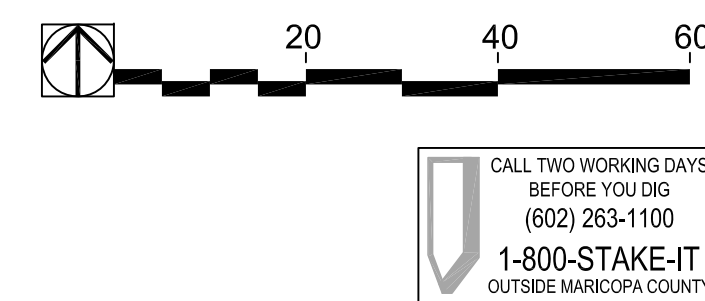
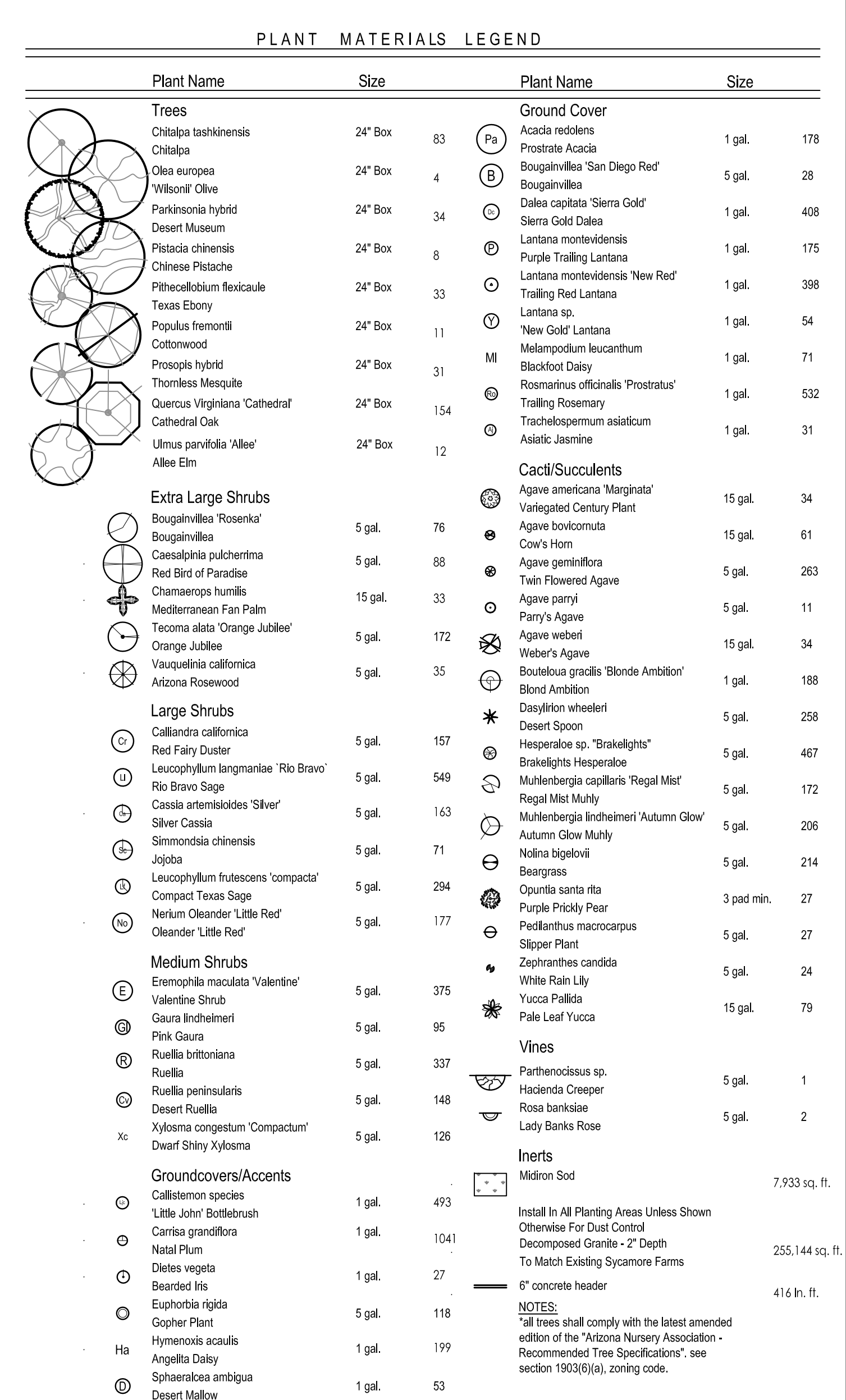
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review number
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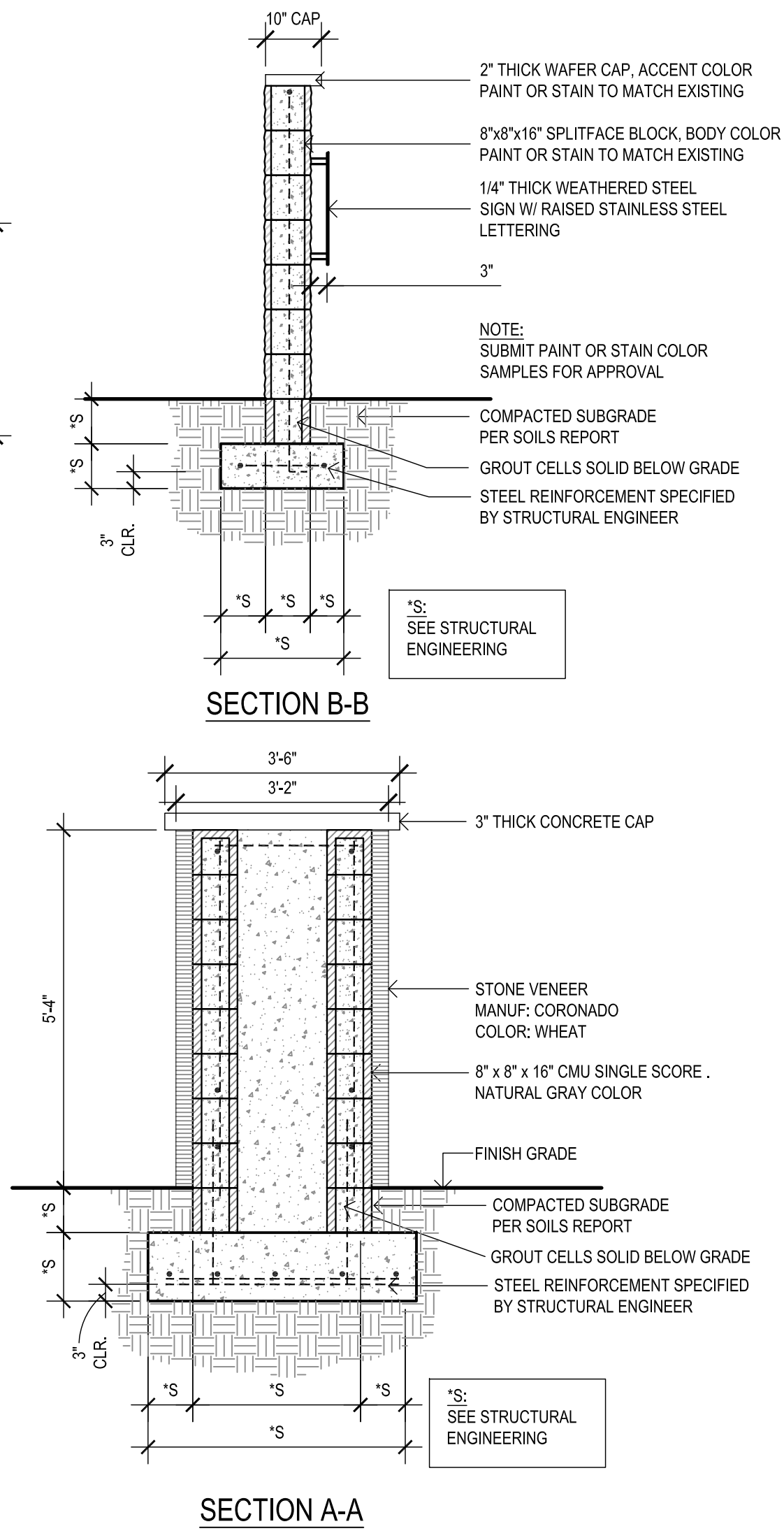
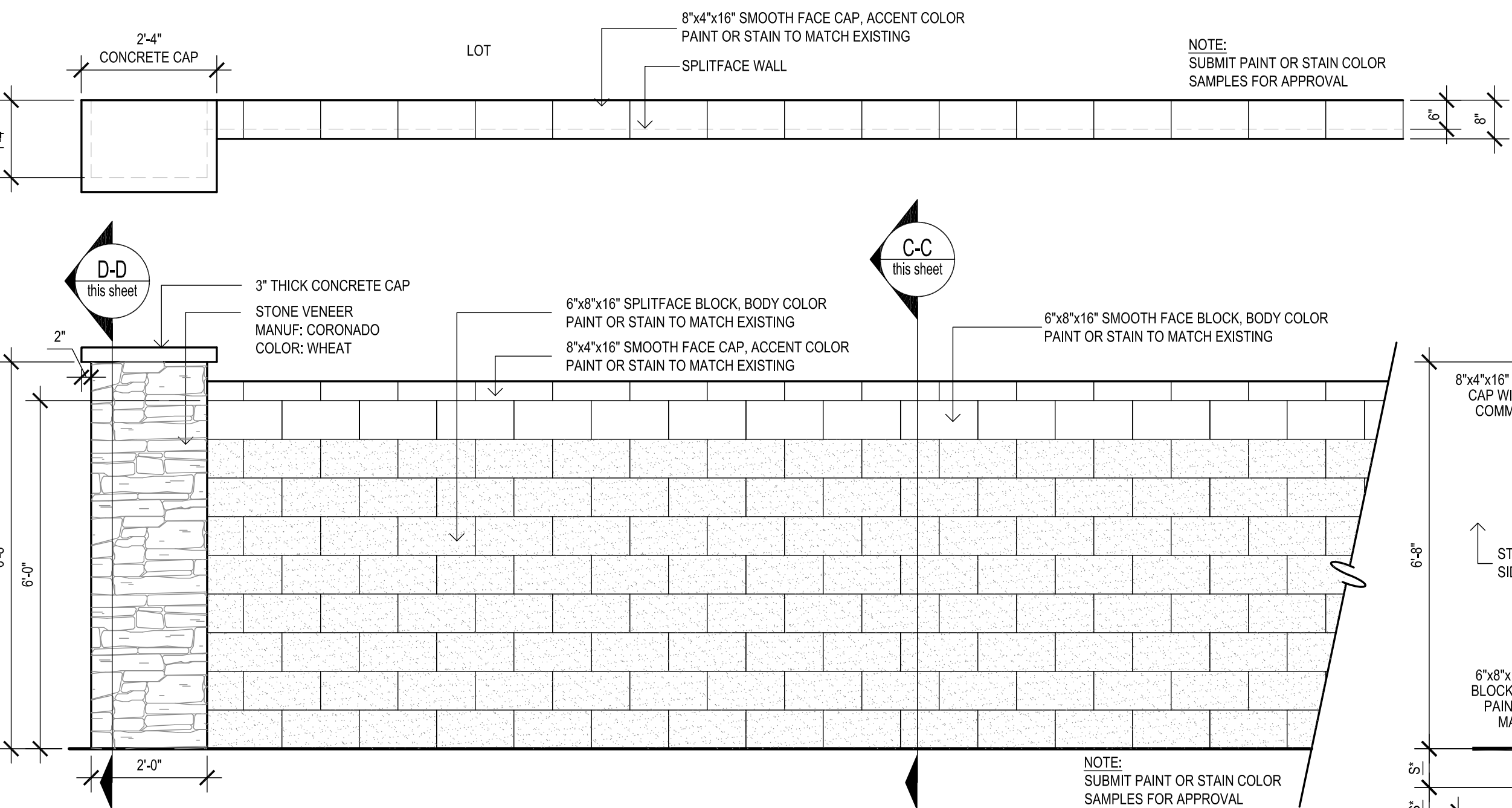
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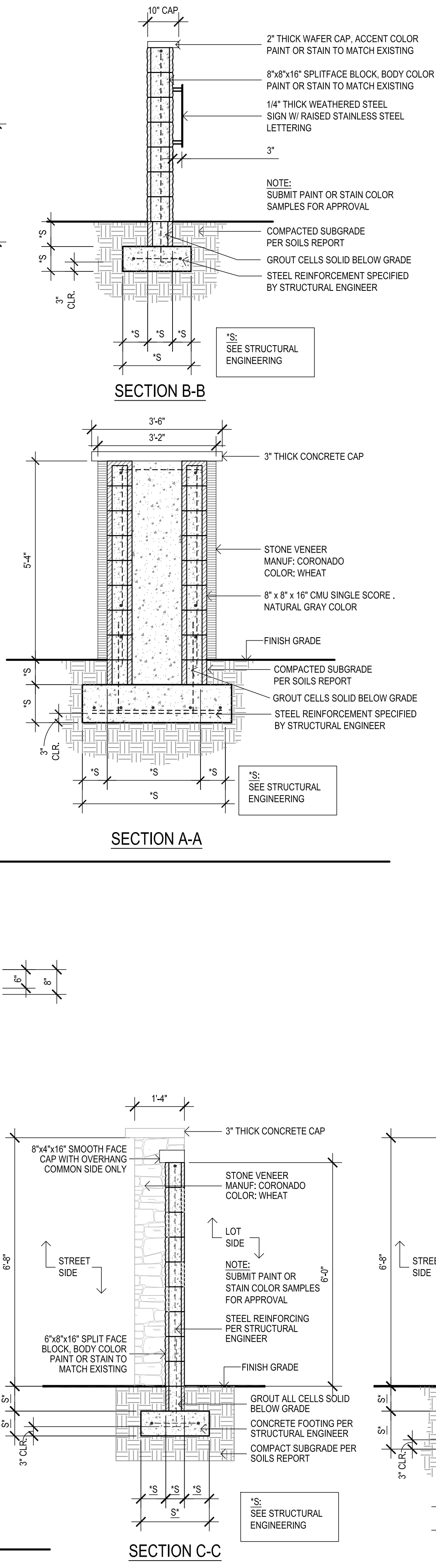
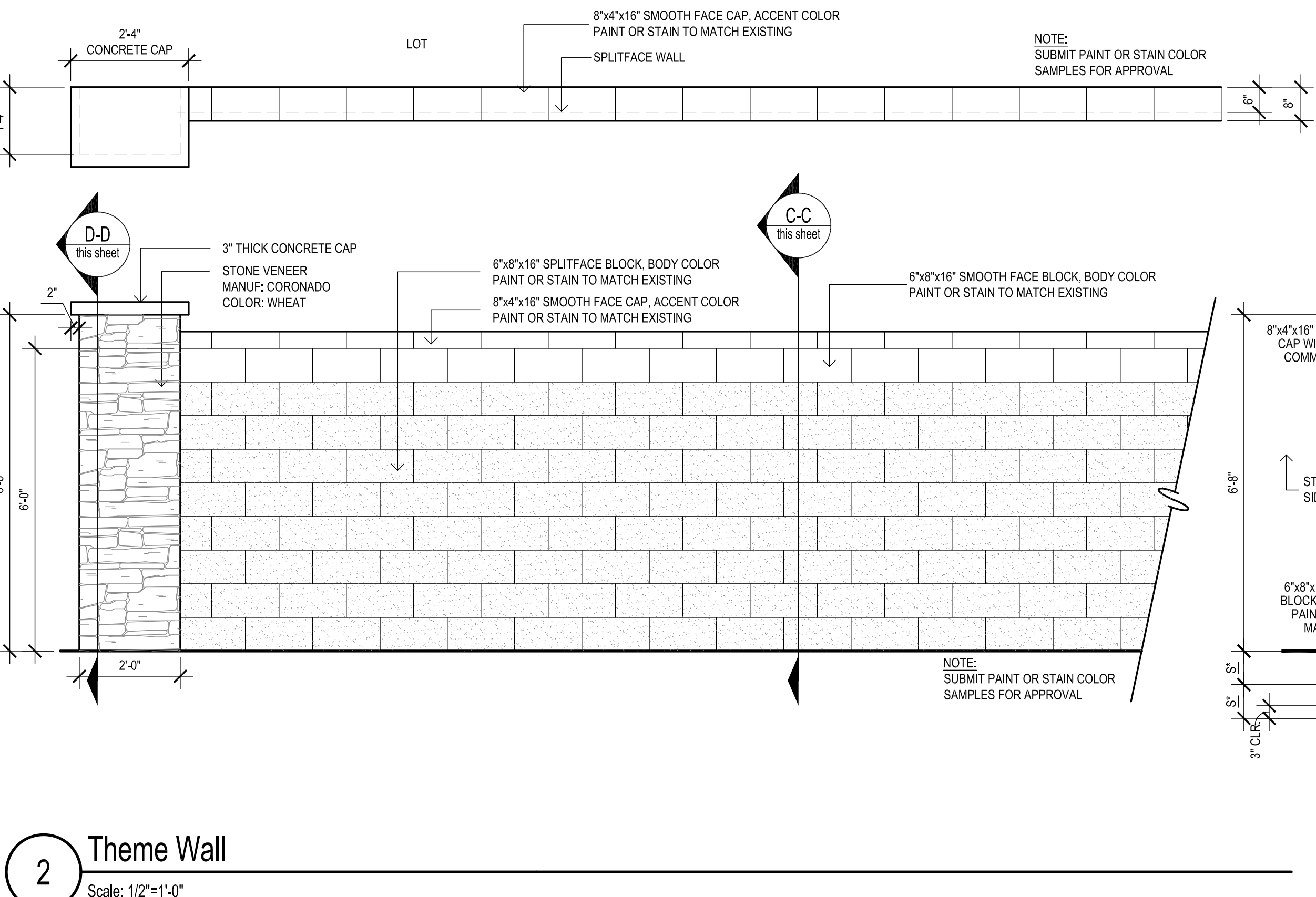
1 Entry Monument

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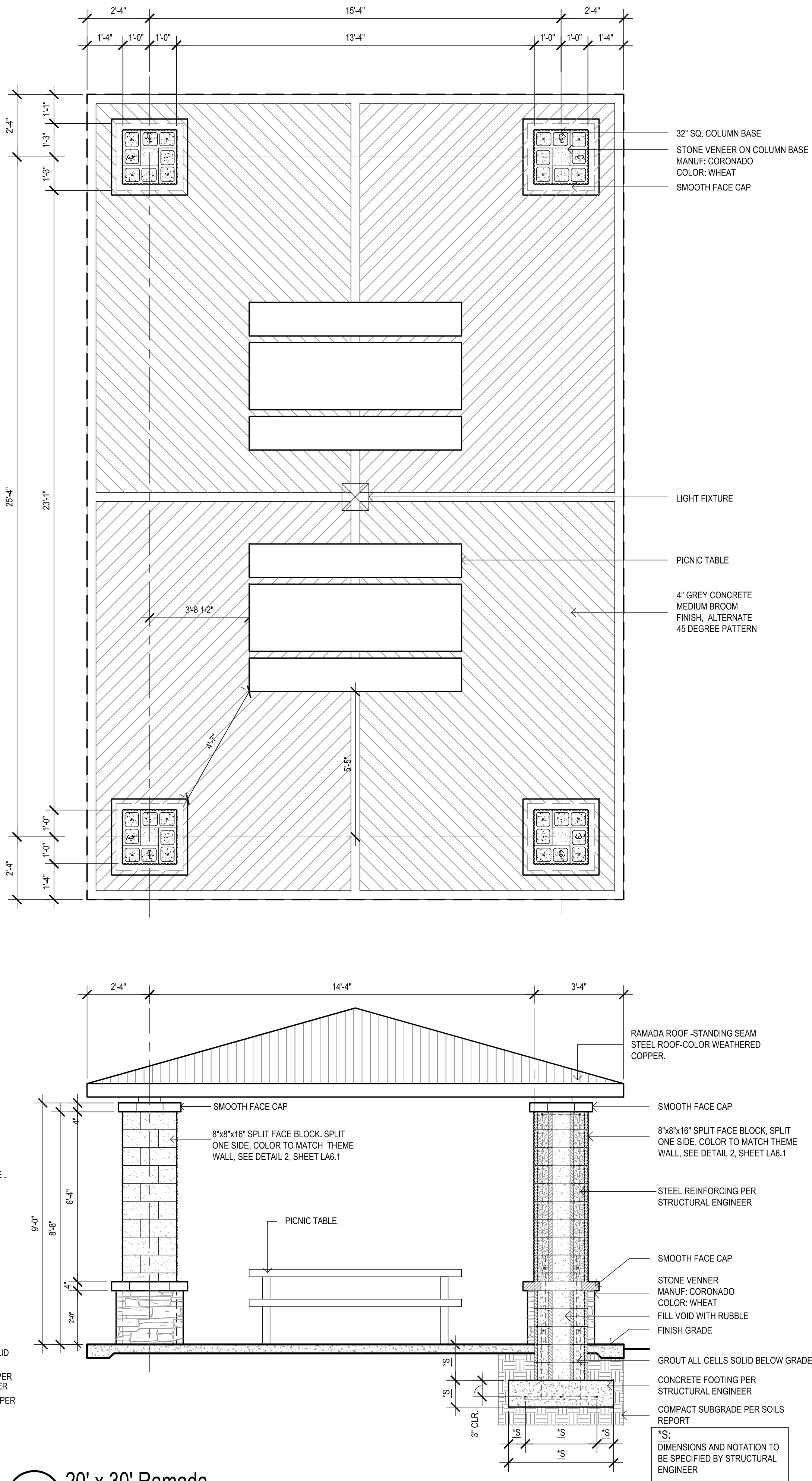
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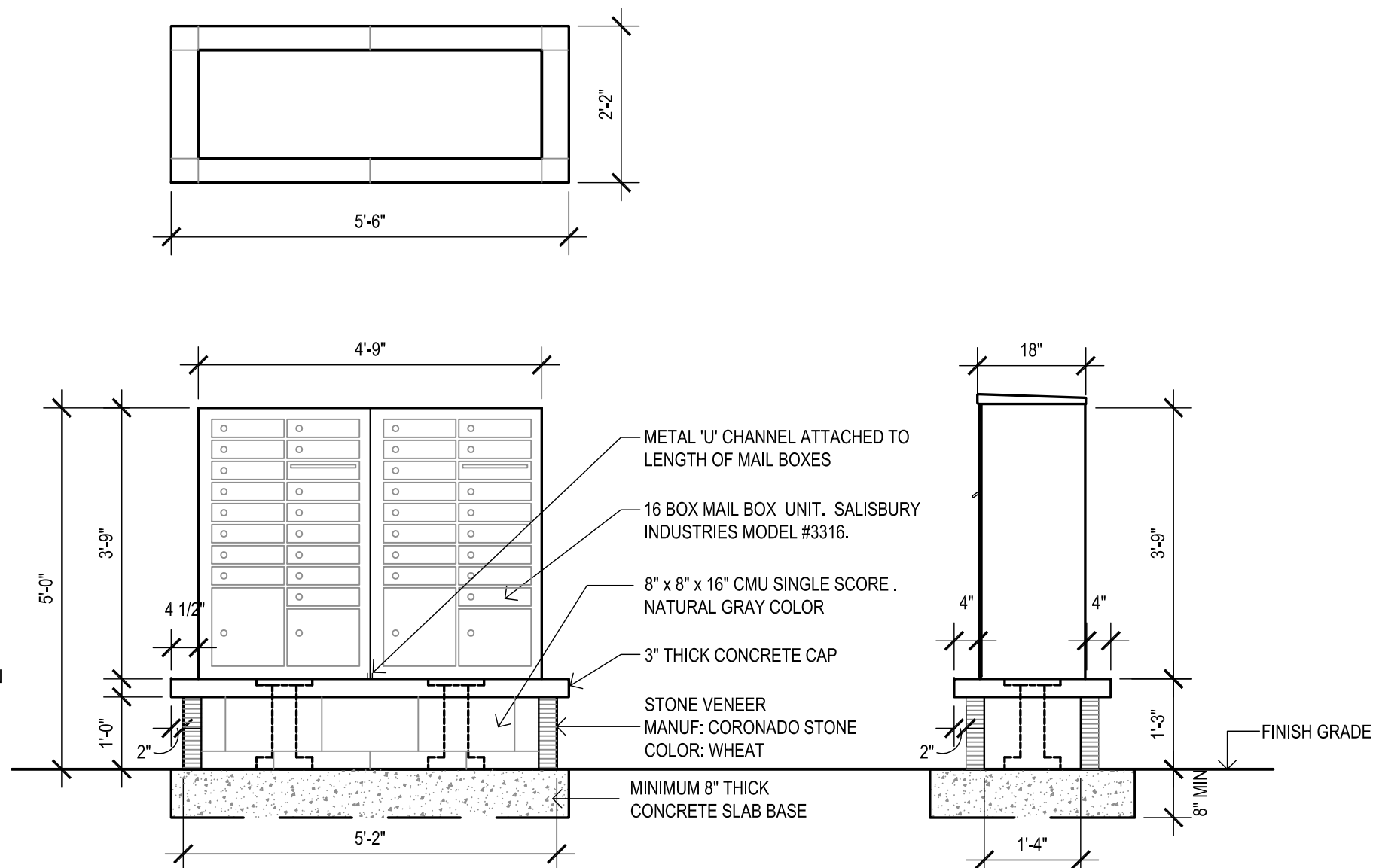
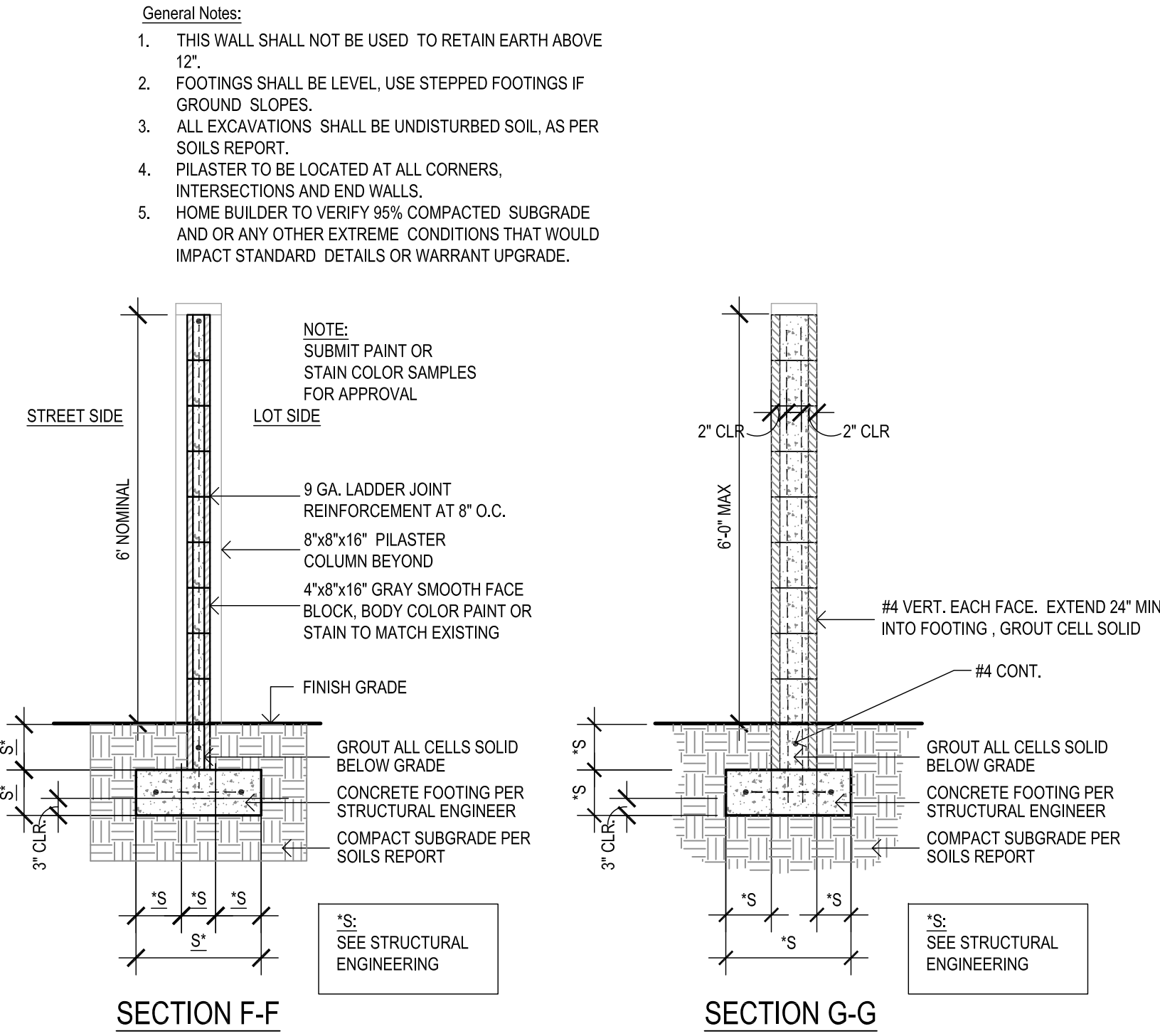
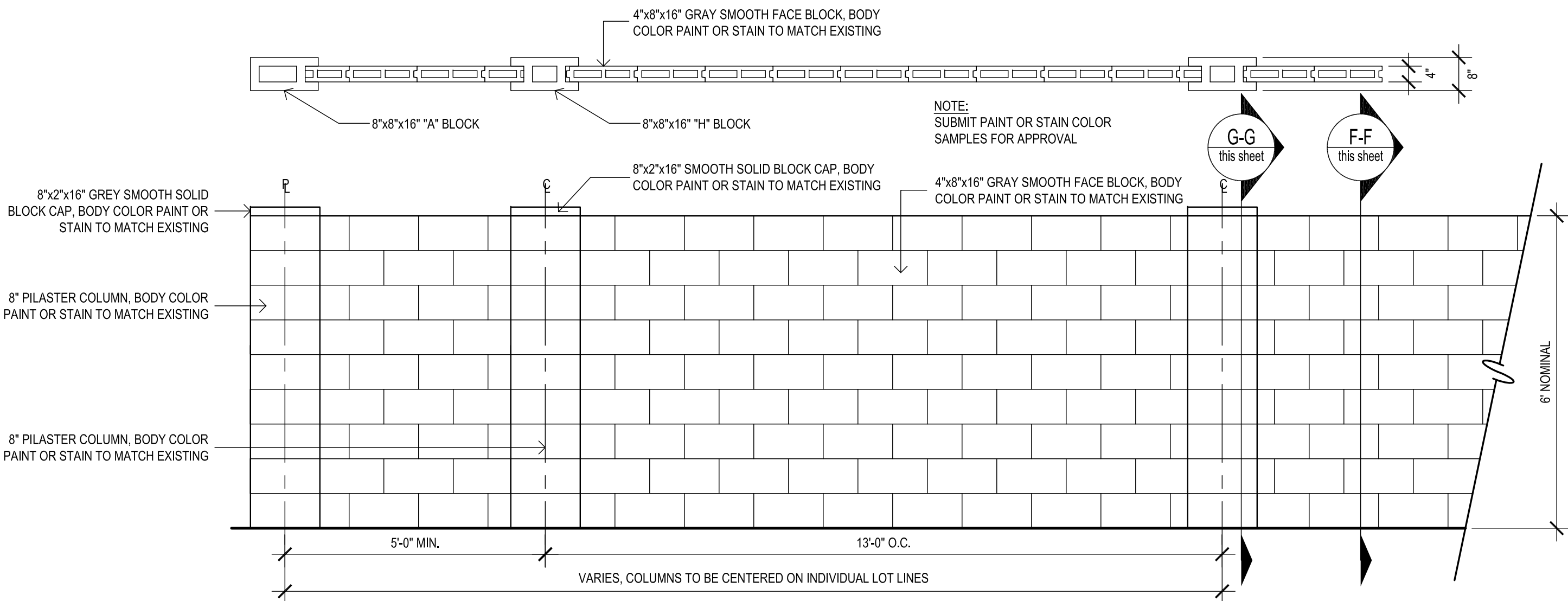
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3 20' x 30' Ramada

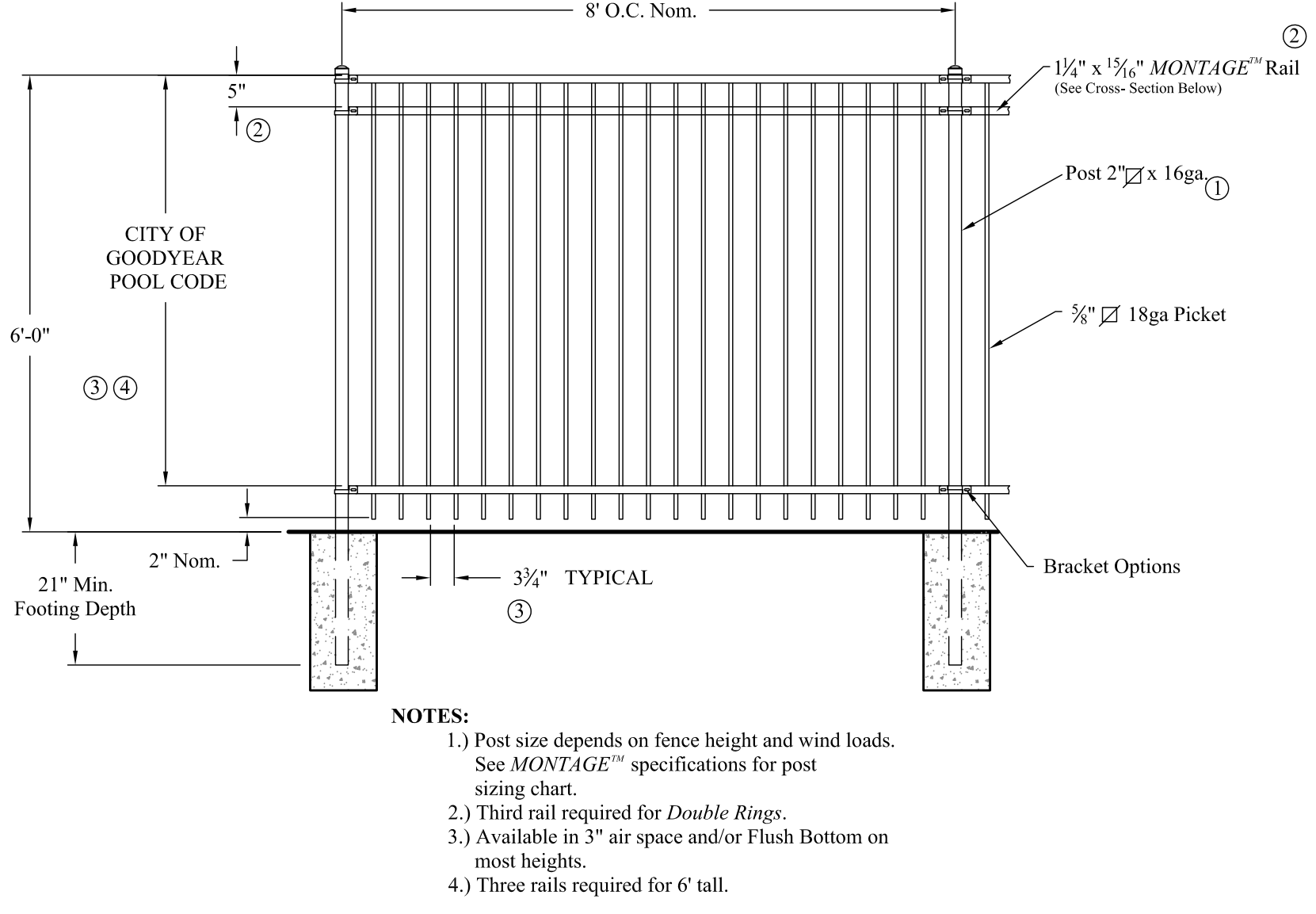
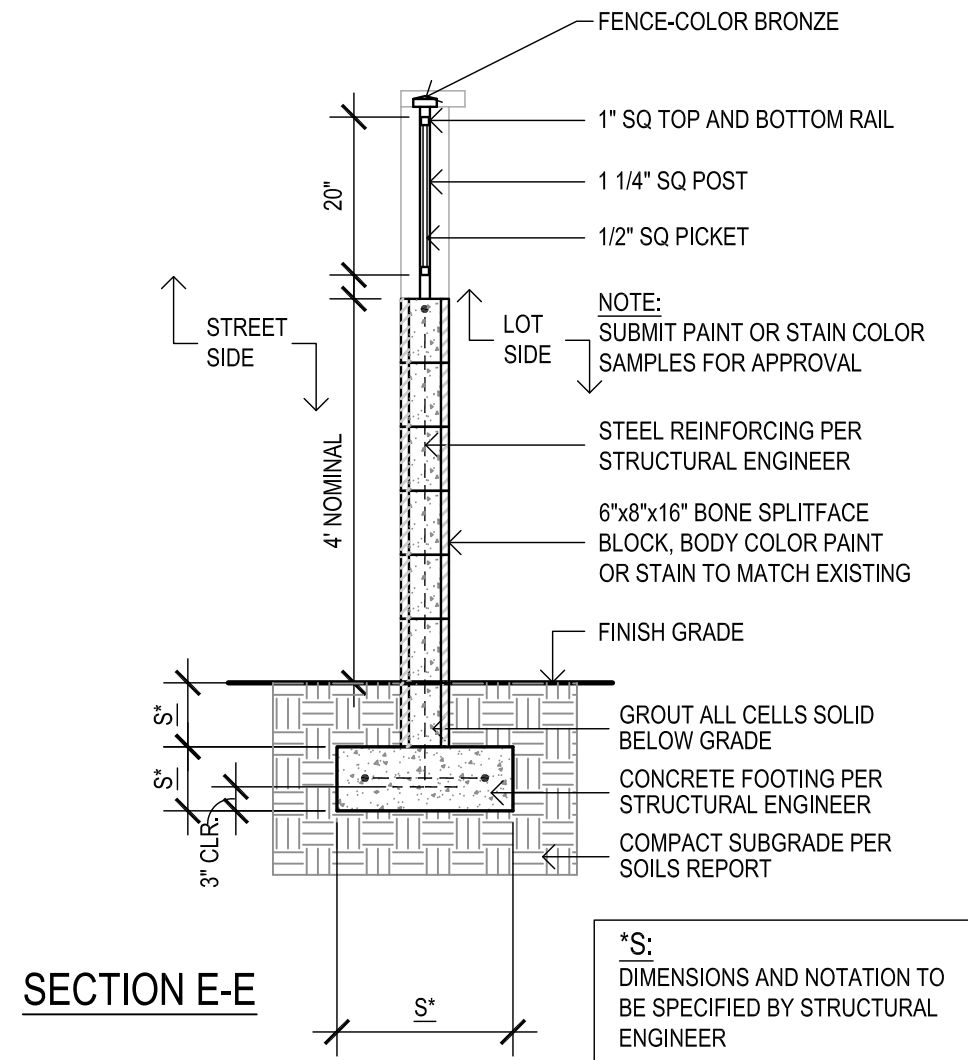
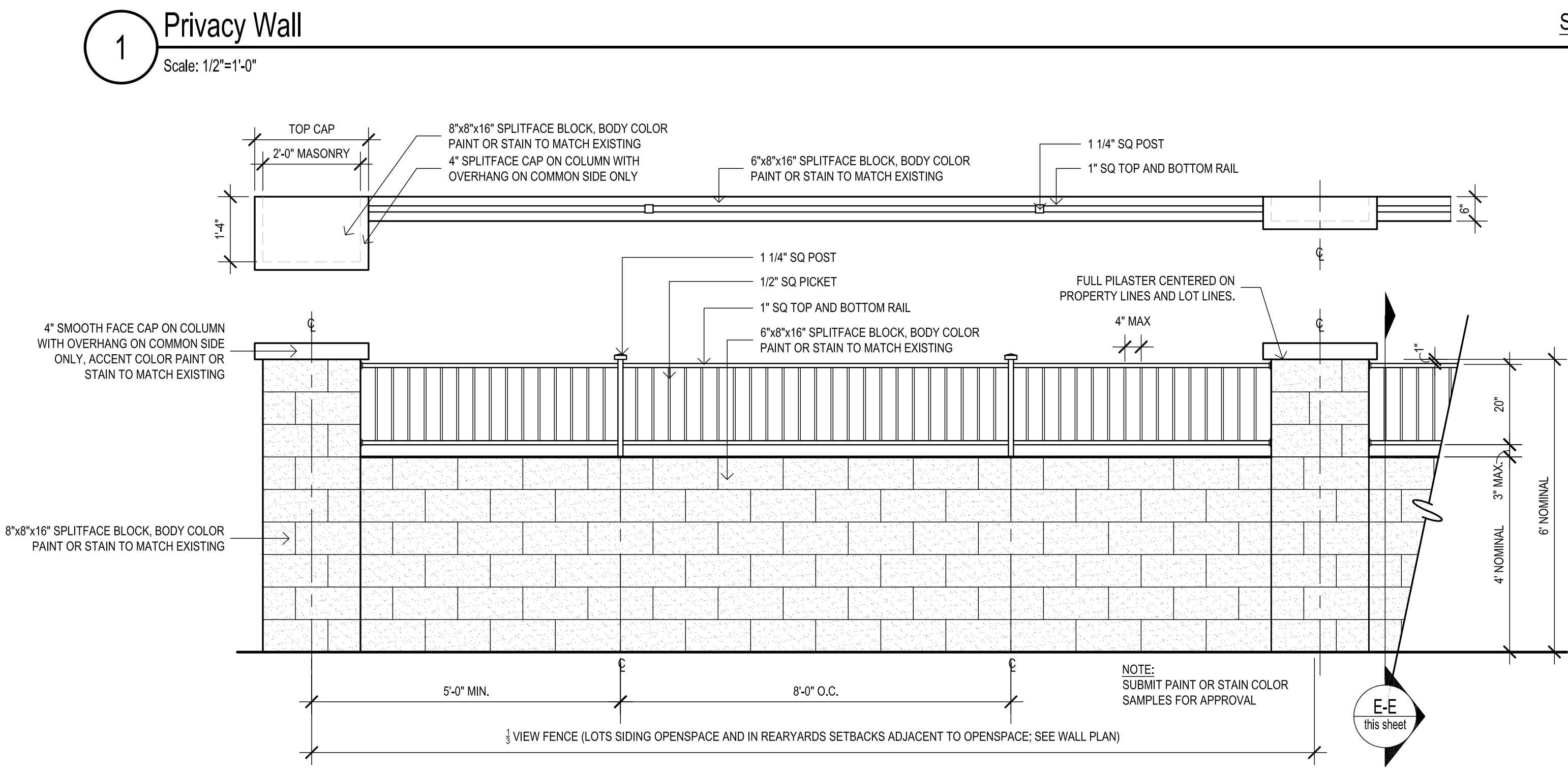
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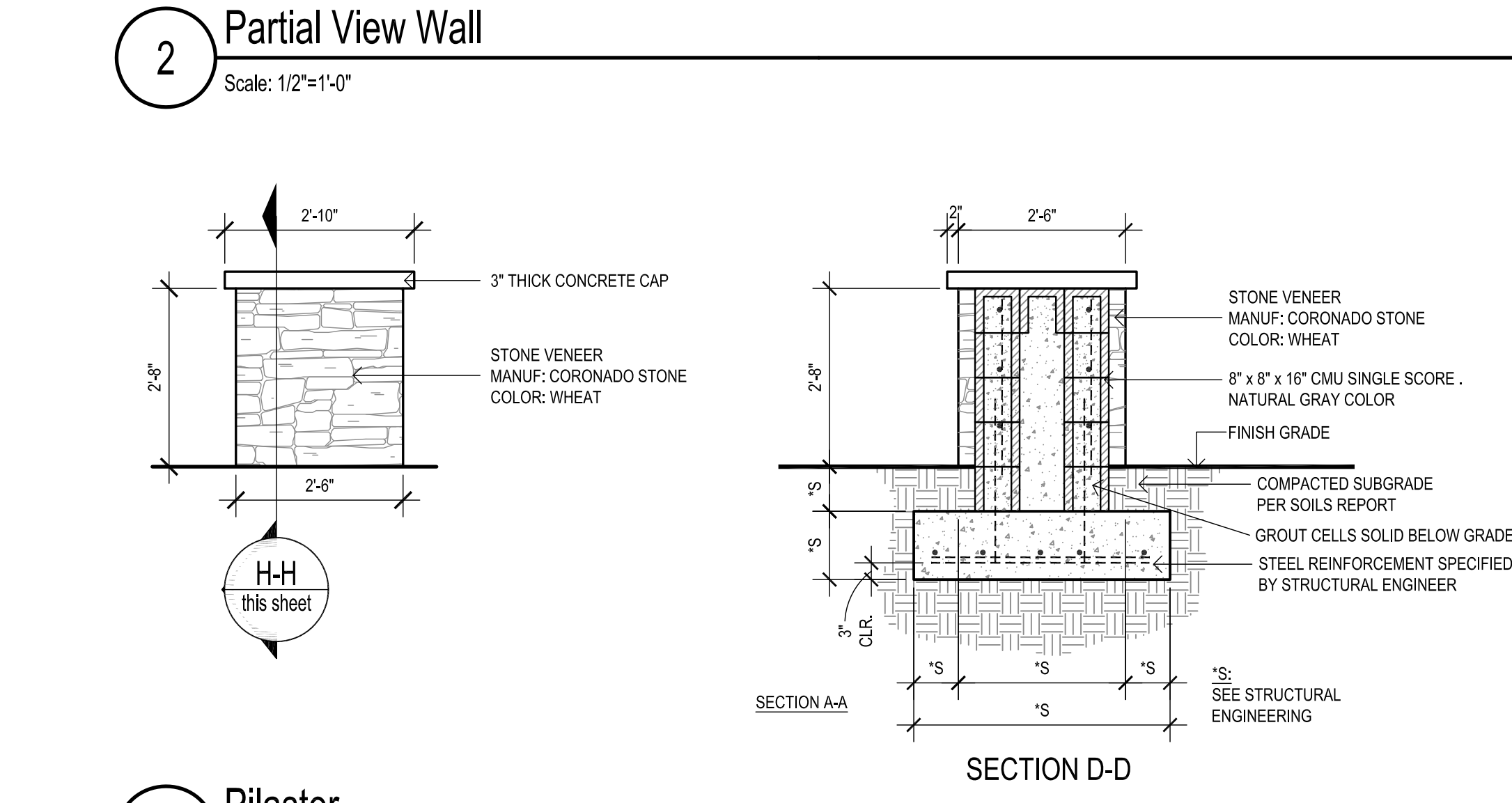
4 Mailbox Kiosk and Pedestal

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



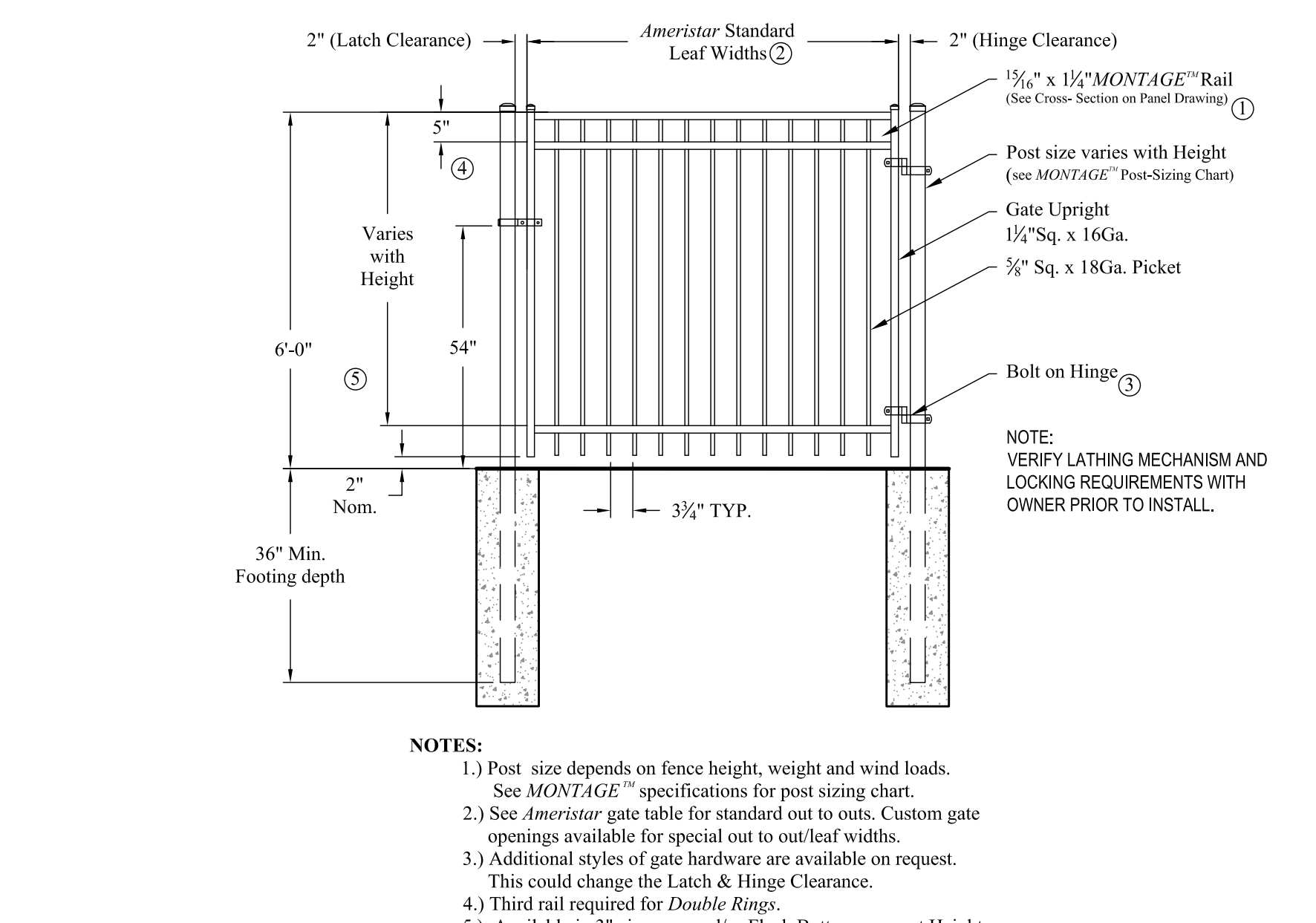
5 Tube Steel Pool Fence

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3 Pilaster

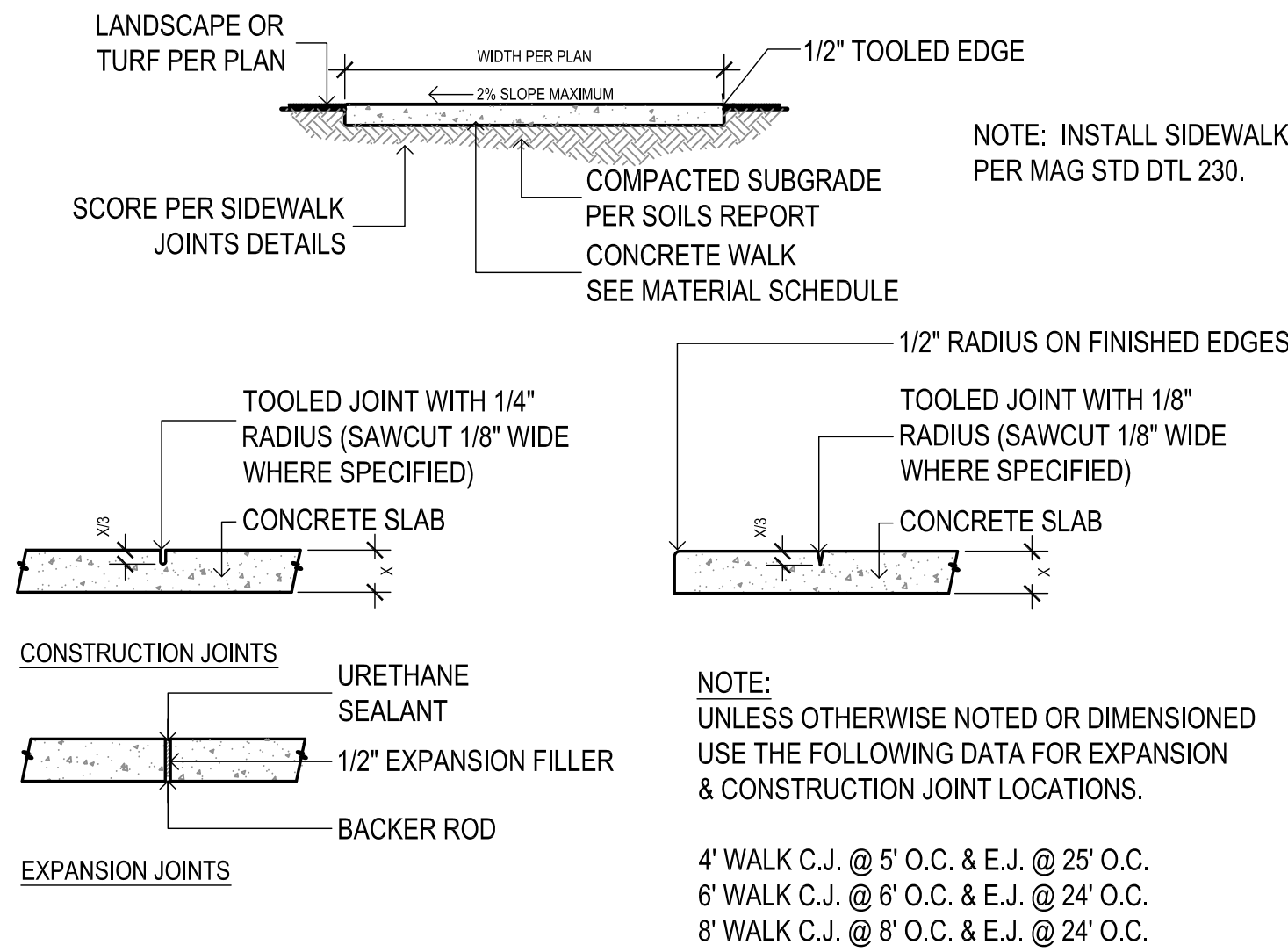
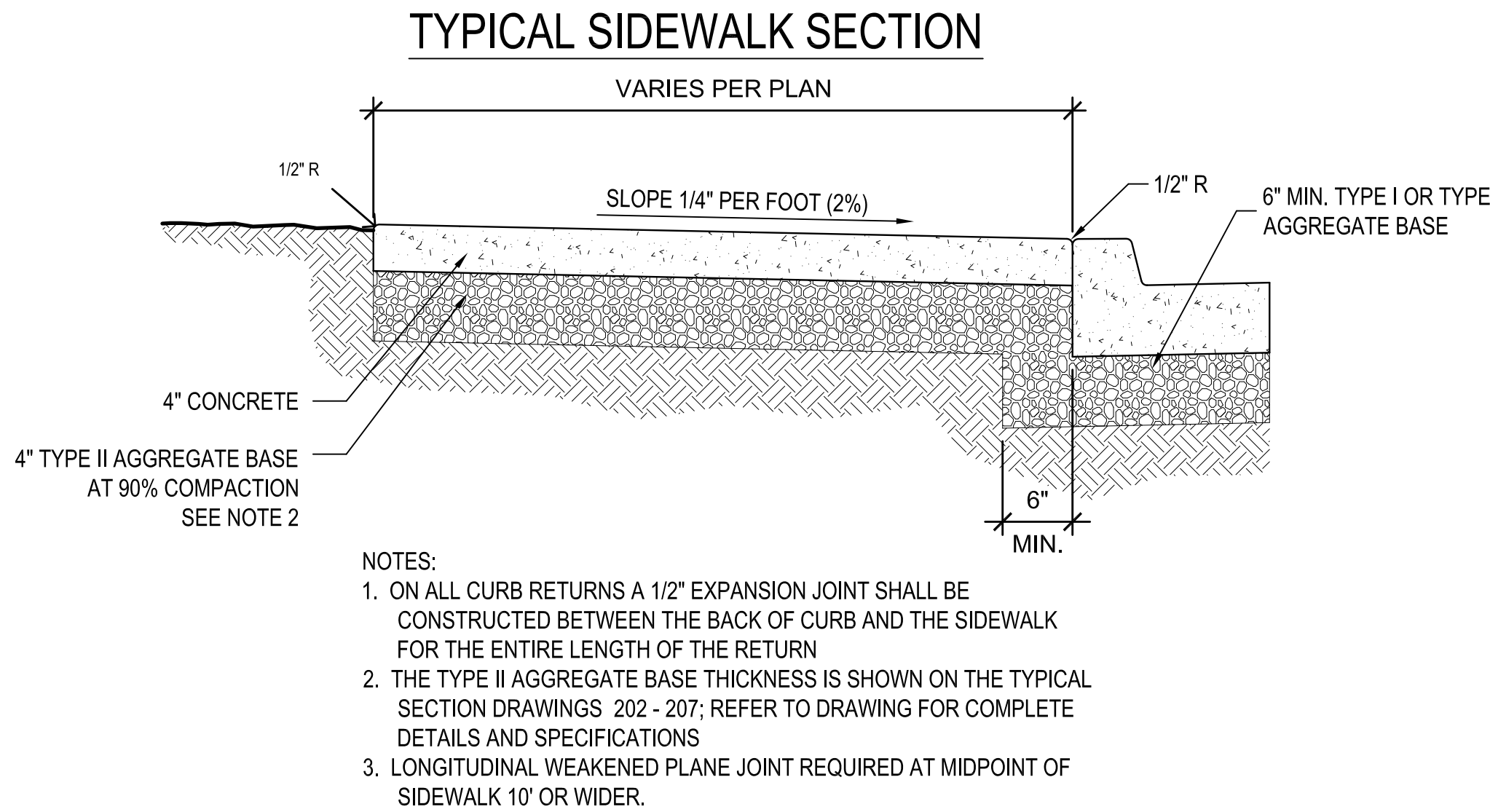
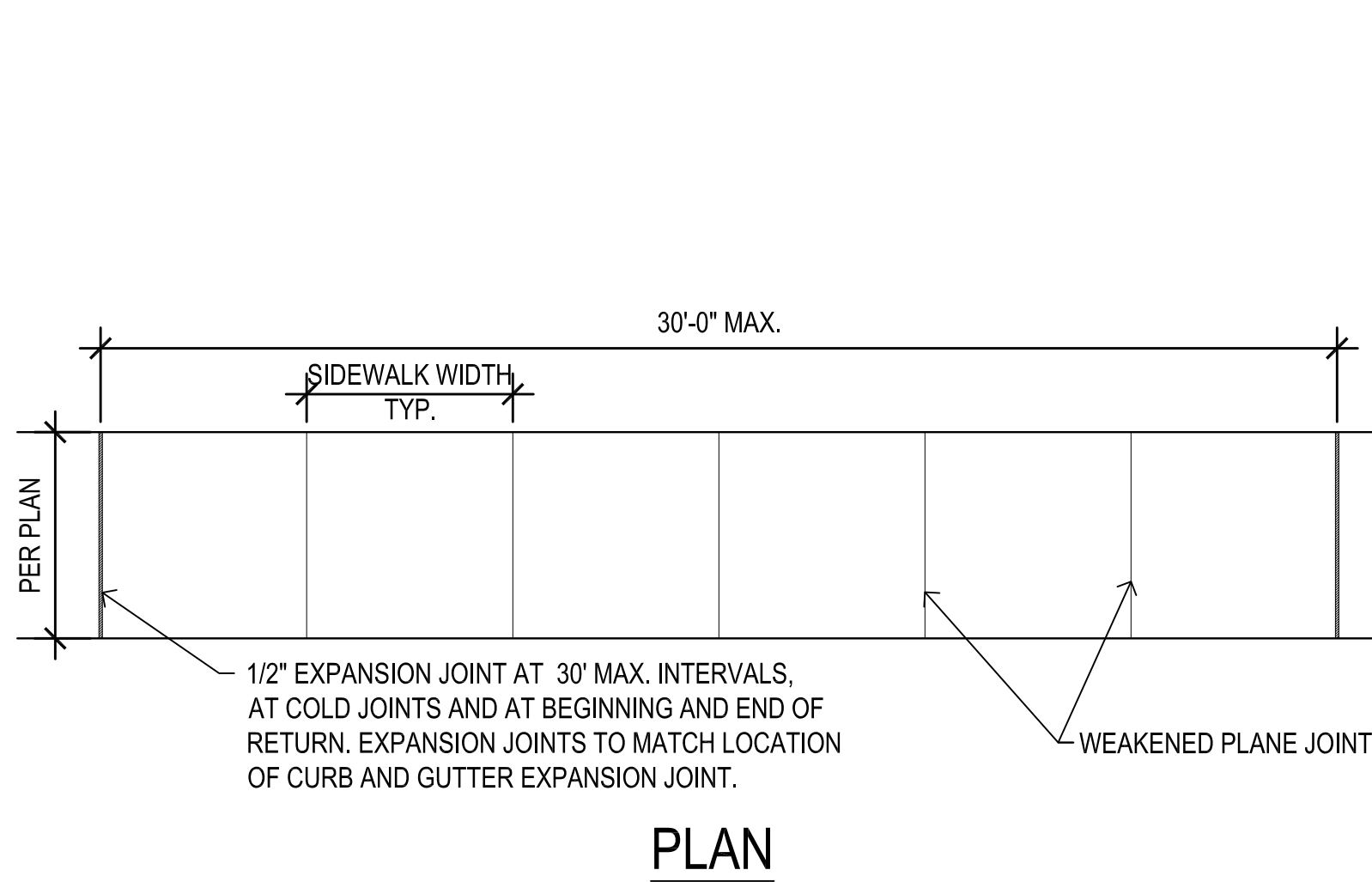
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6 Tube Steel Gate

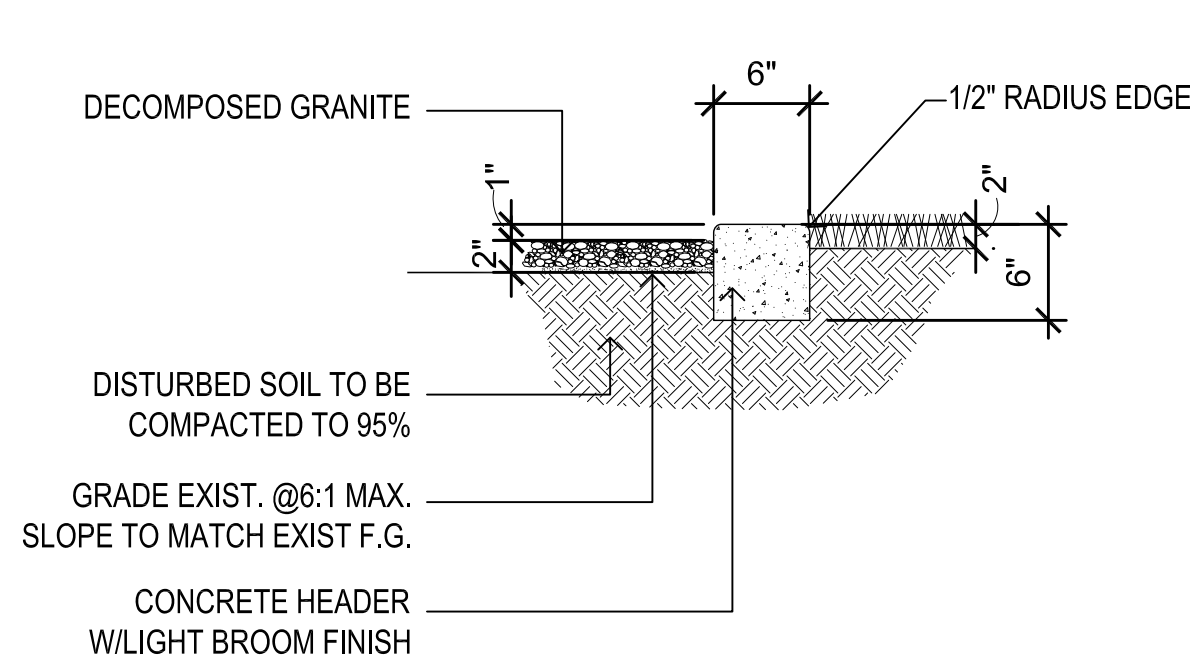
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☐ progress set	
☒ city submittal	06.30.15
☐ bid package	
☐ construction	
title	
construction details	
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checked by	ab
project number	68-209-12
review number	
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sheet number	



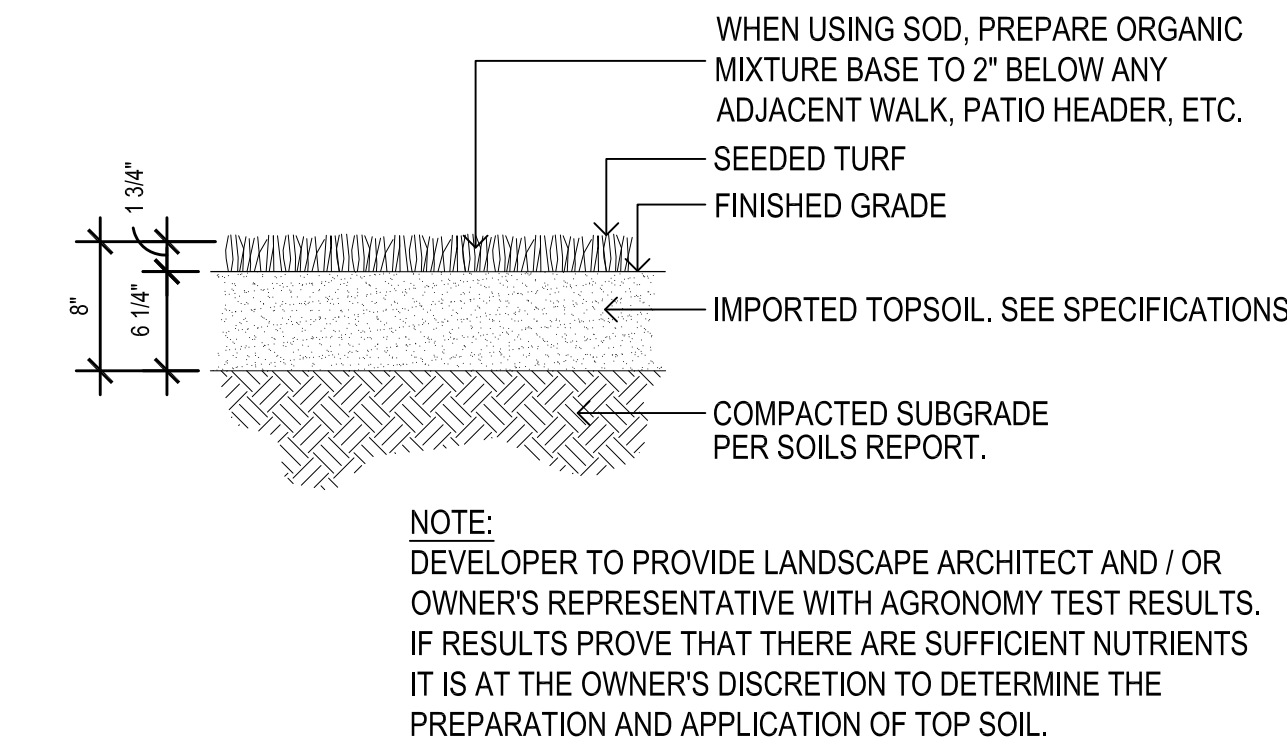
1 Concrete Sidewalk

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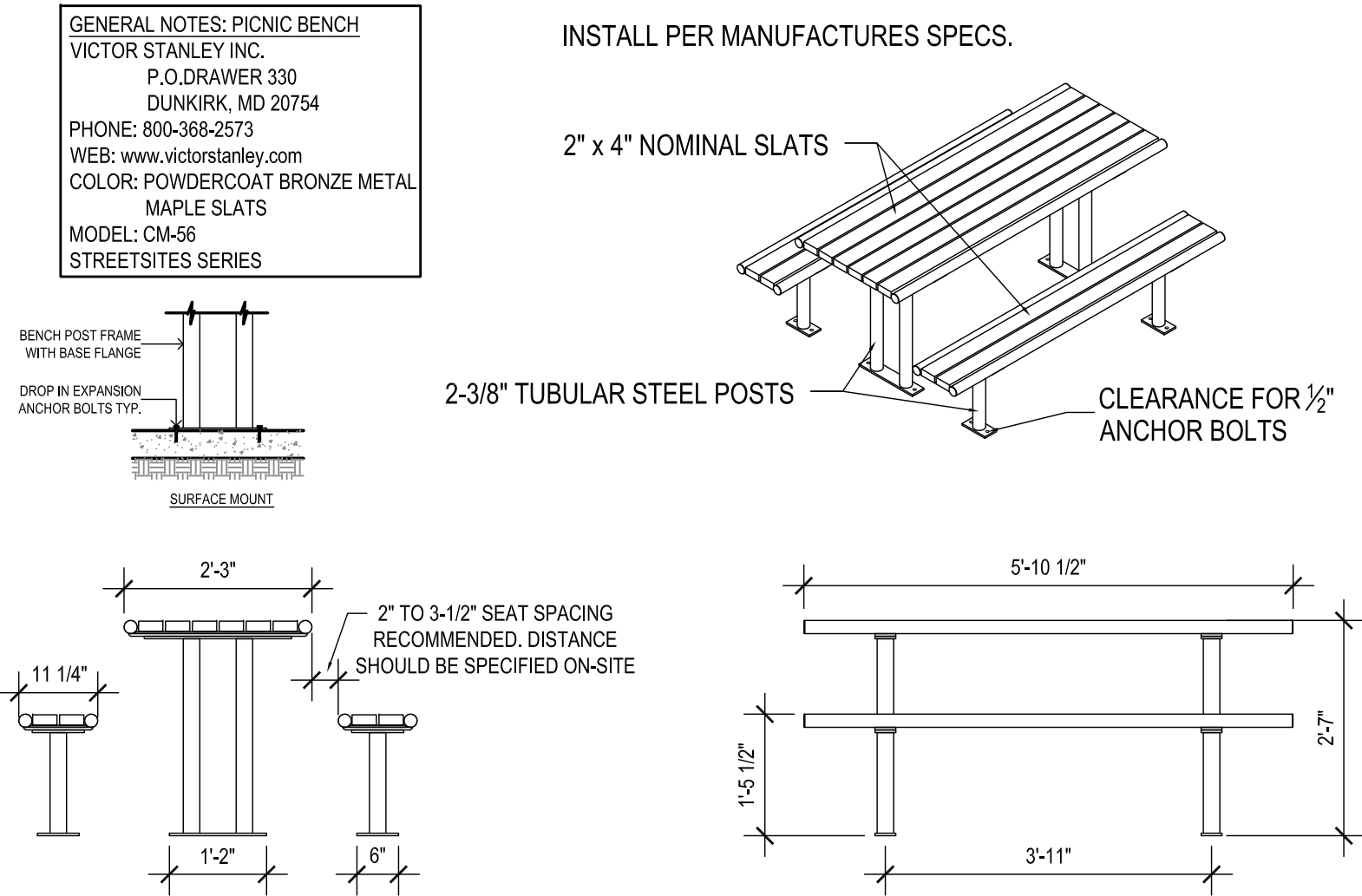
4 Concrete Header

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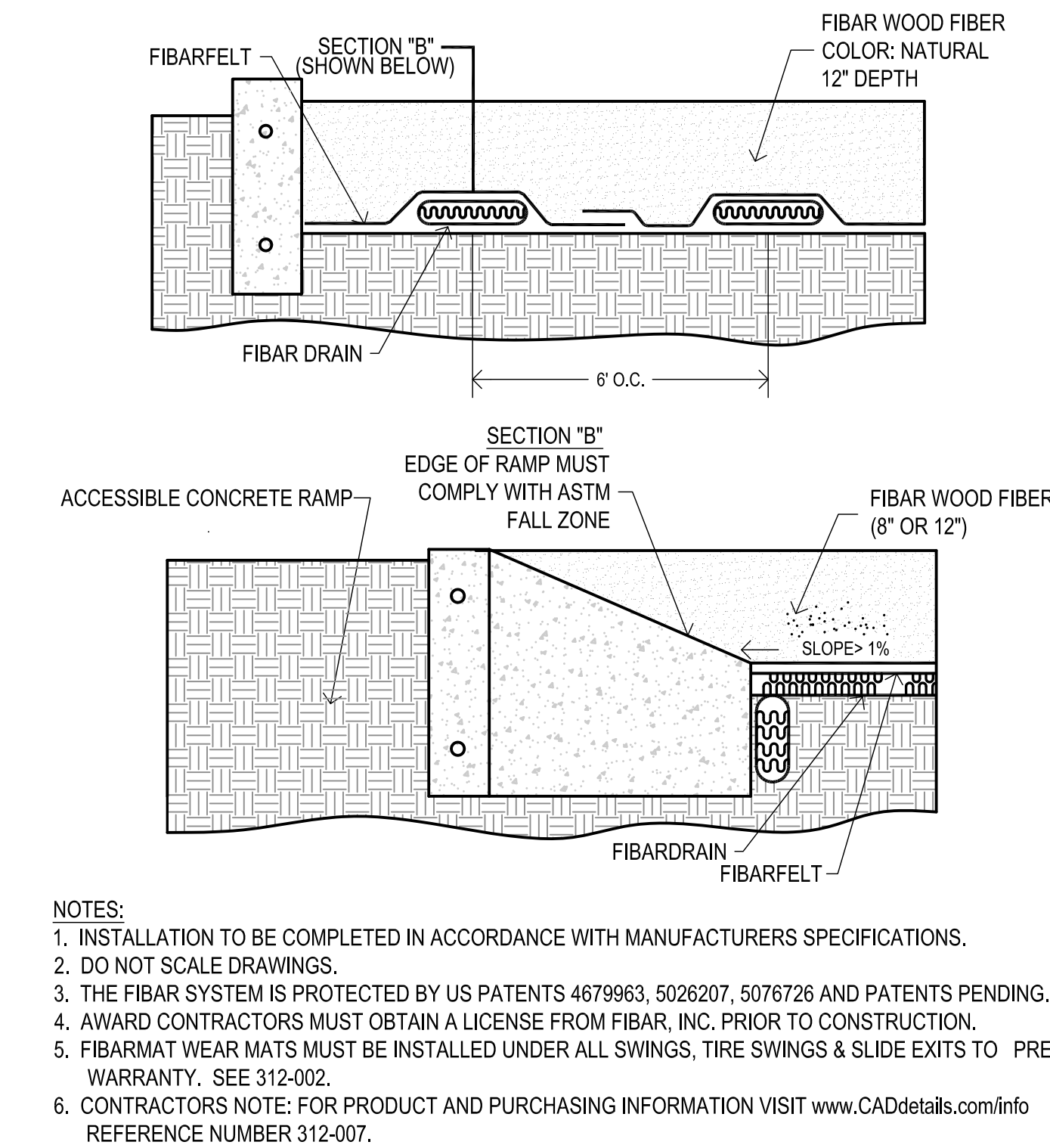
5 Turf

Scale: 1"=1'-0"



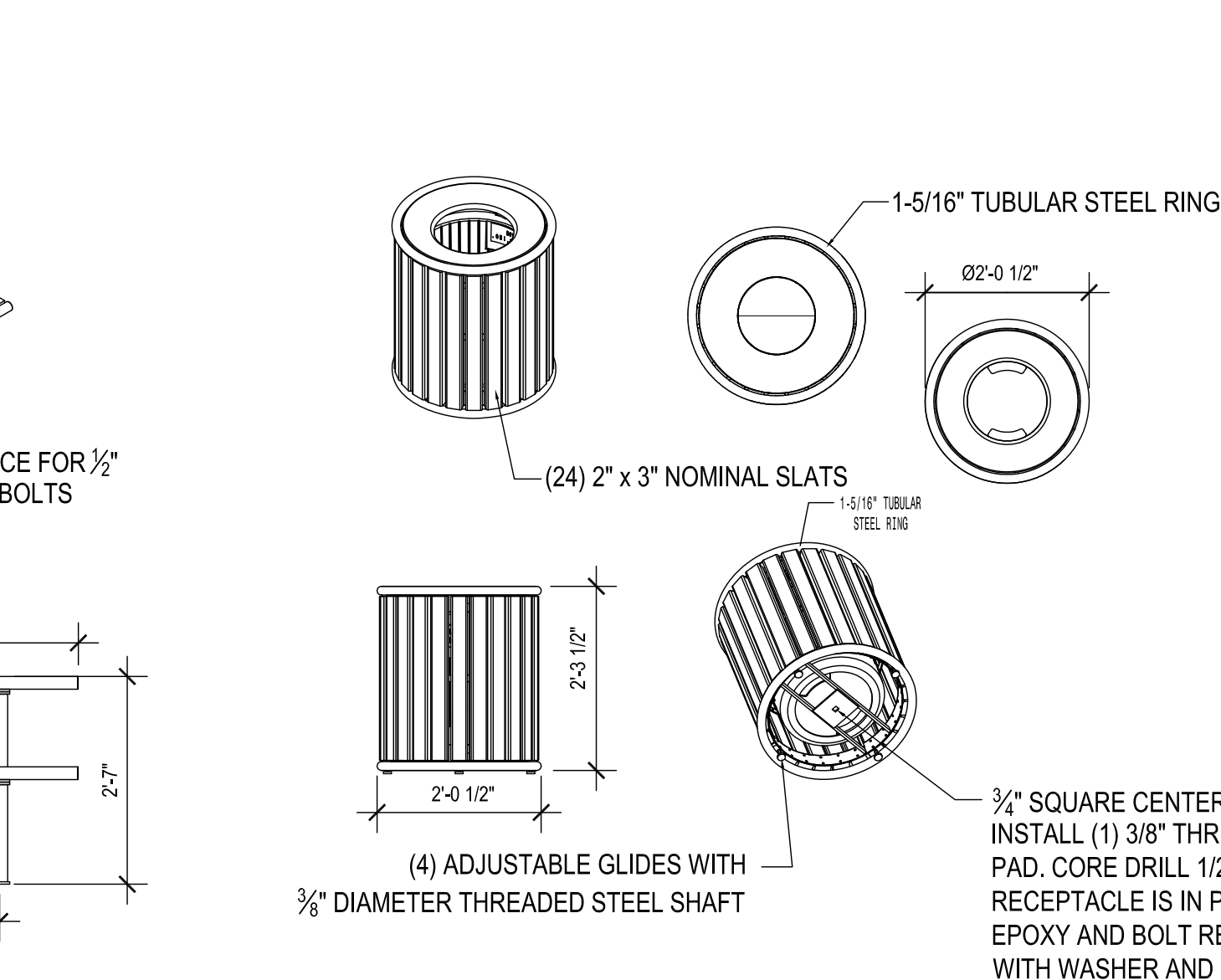
10 Picnic Table

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6 Engineered Wood Fibar

Scale: 1"=1'-0"



11 Trash Recepticle

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



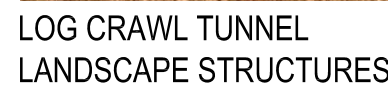
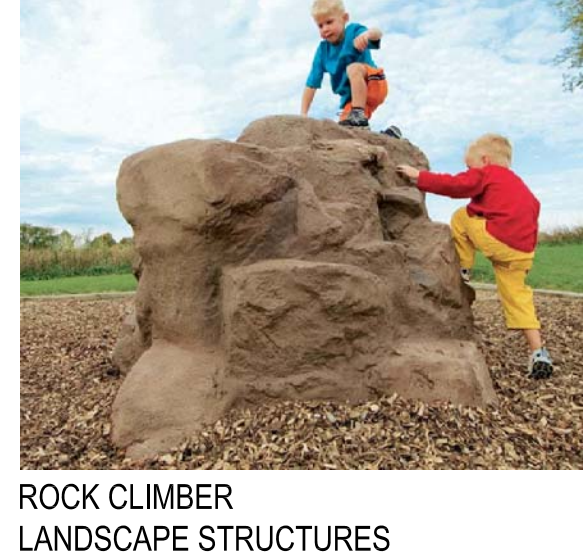
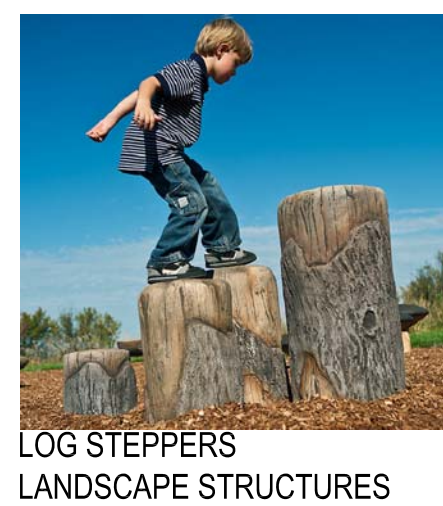
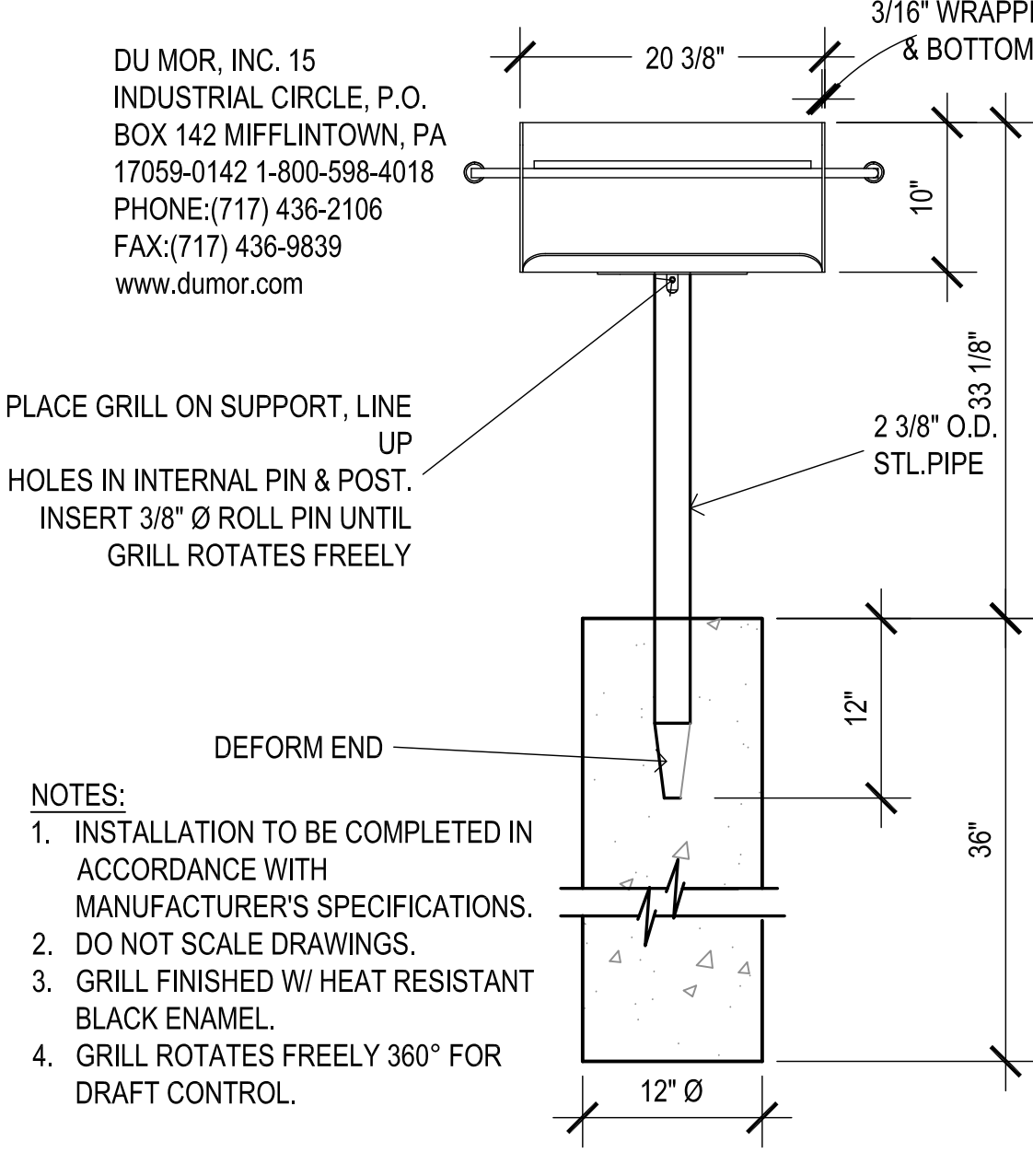
7 BBQ Grill

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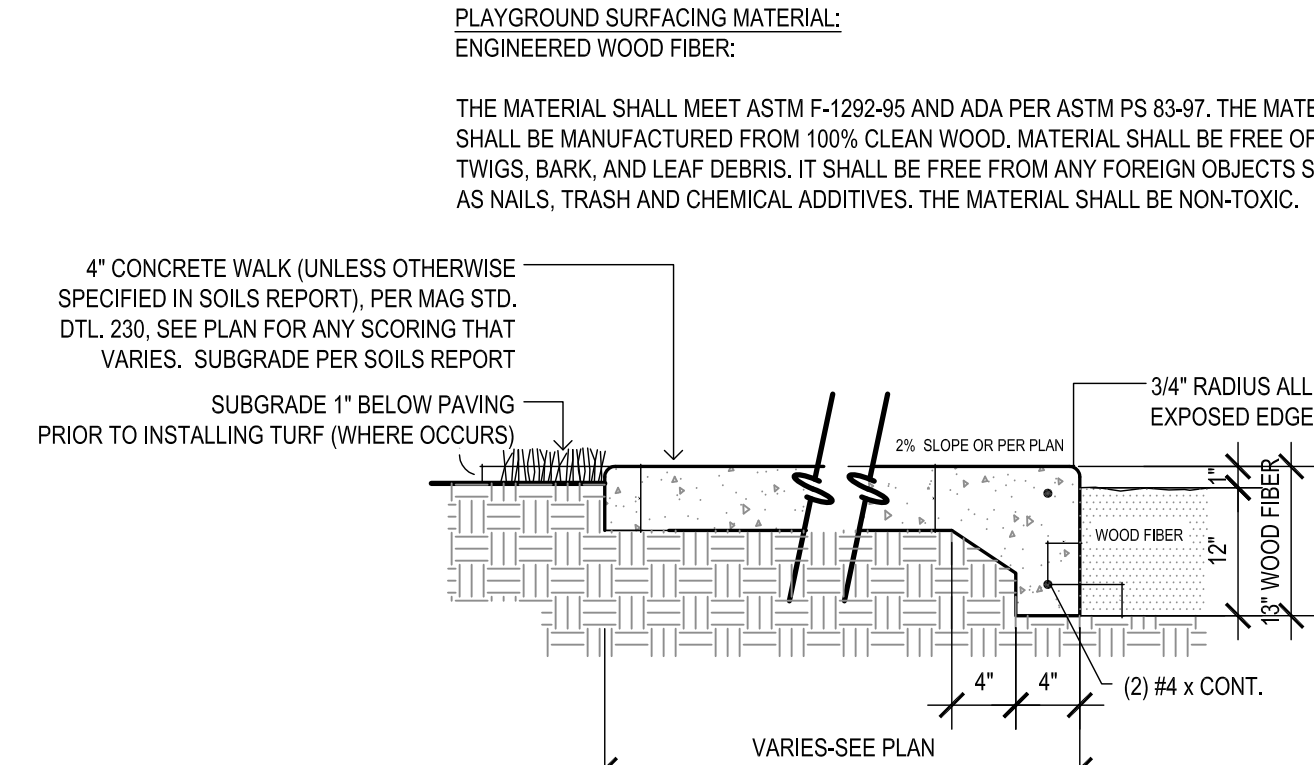
12 Climbing Rocks

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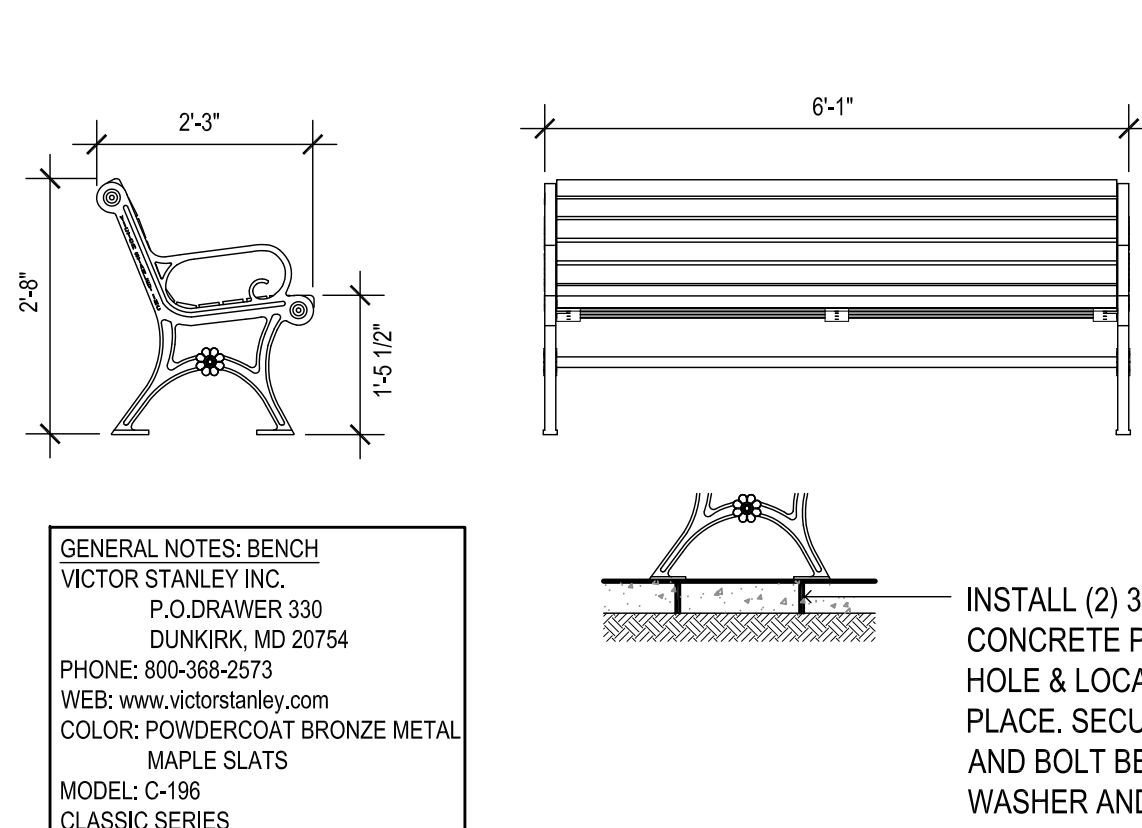
12 Climbing Rocks

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



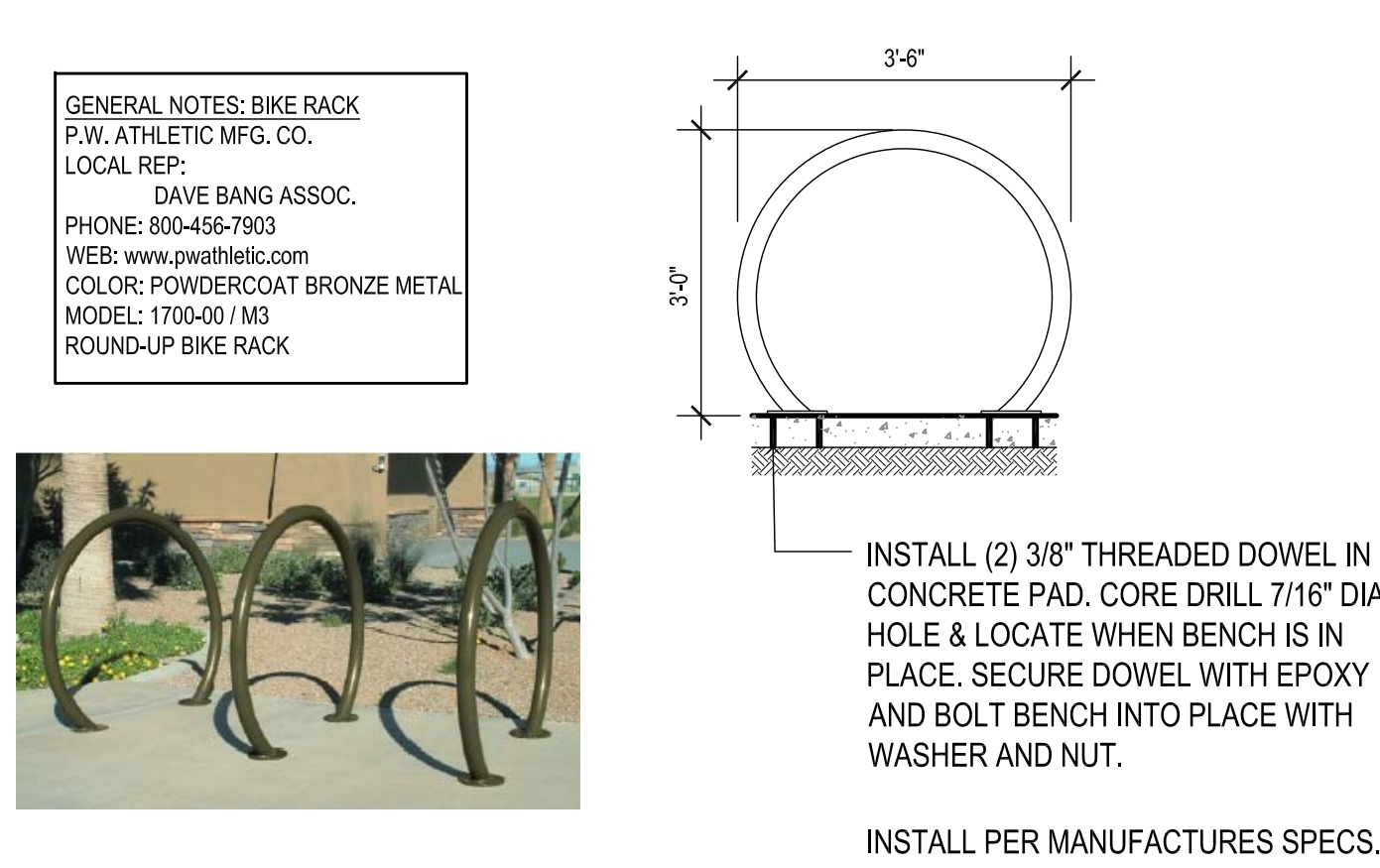
8 Concrete Turndown

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



9 6' Bench

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



13 Bike Rack

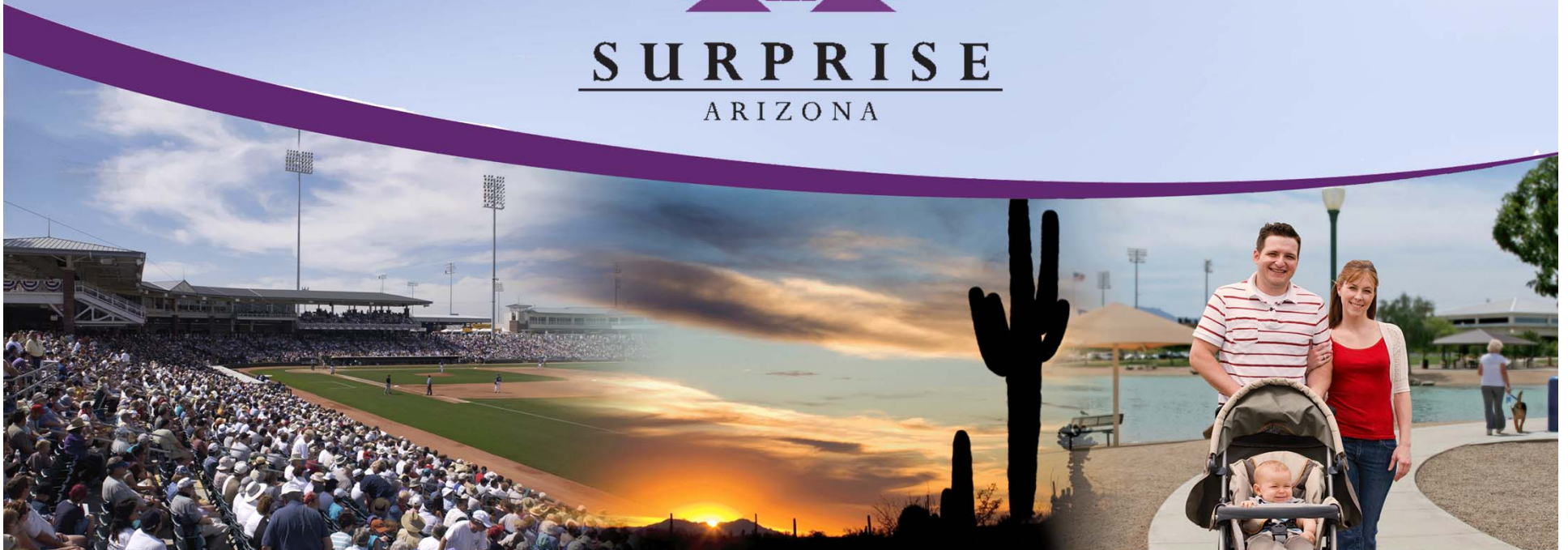
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Sycamore Farms Parcel 12

Preliminary Plat

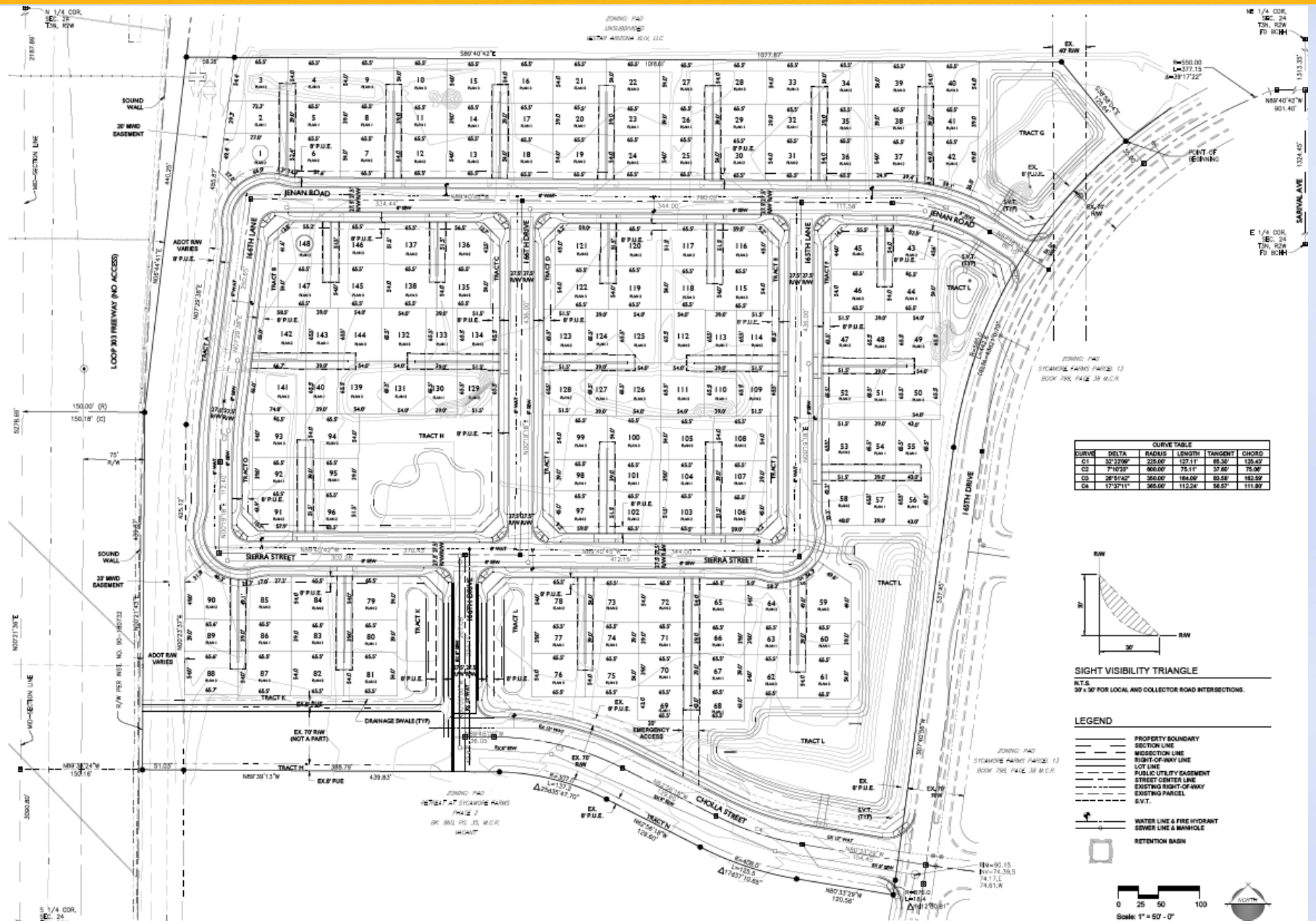
September 17, 2013

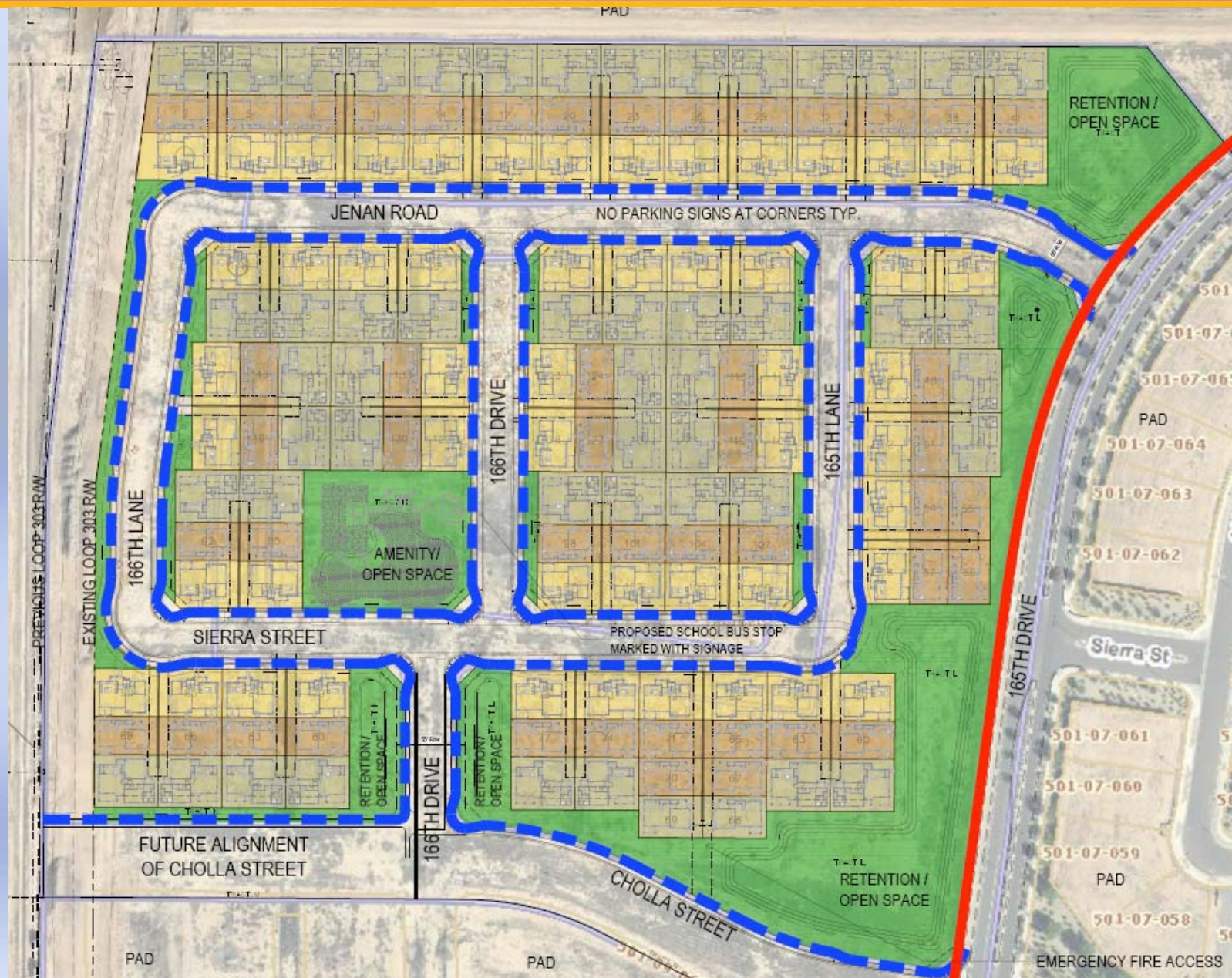
Planning and Zoning Commission



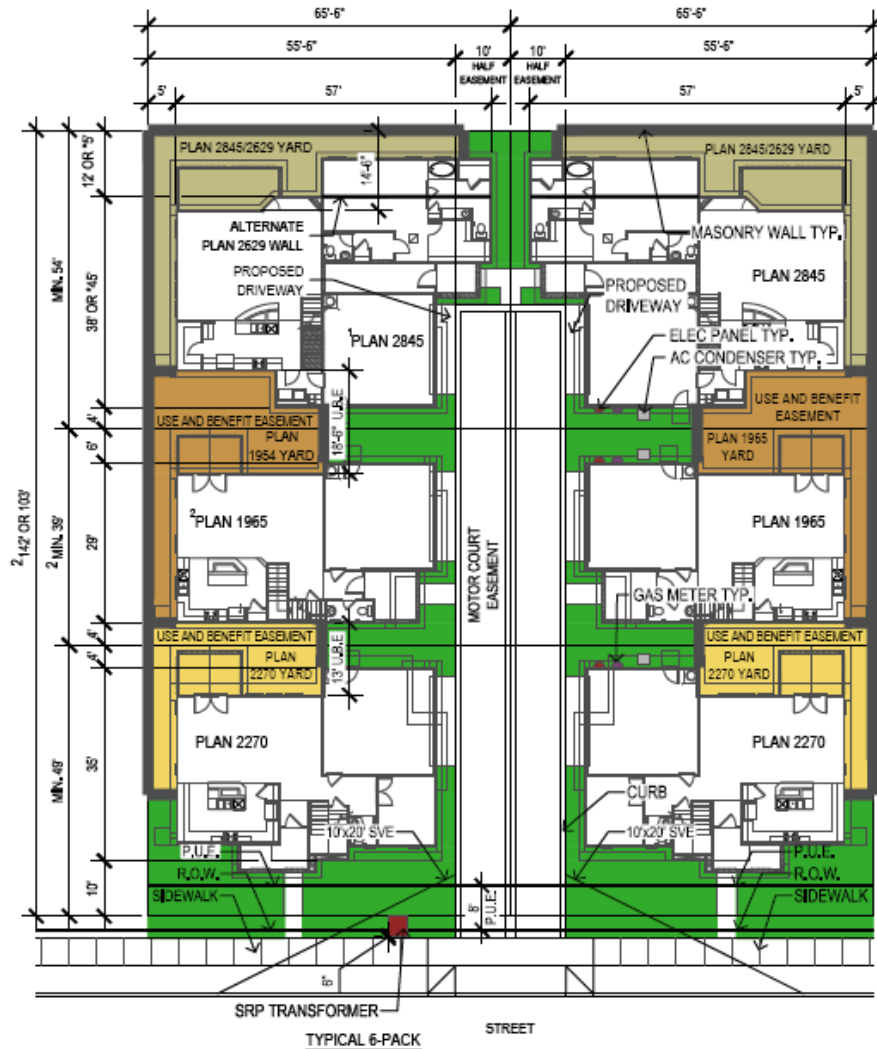
VICINITY MAP





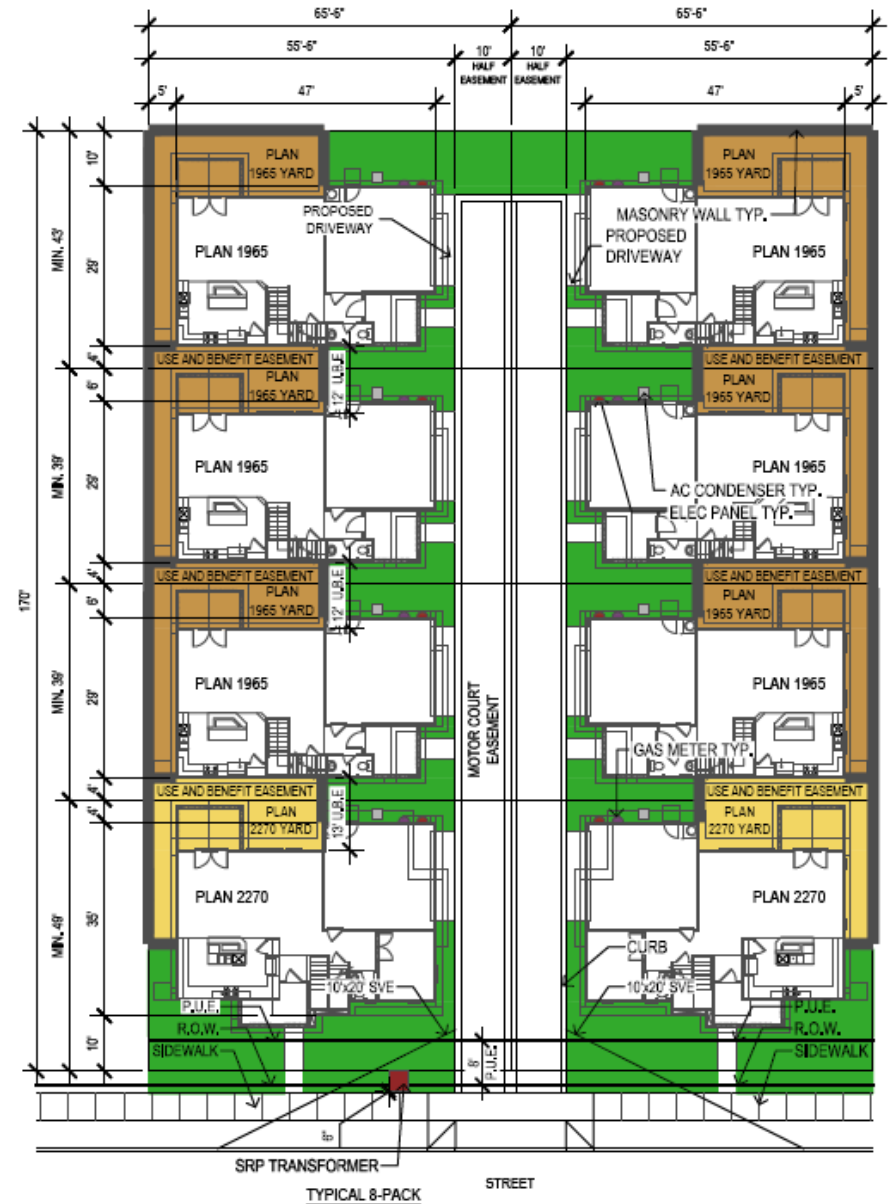


AUTO COURT



NOTE:

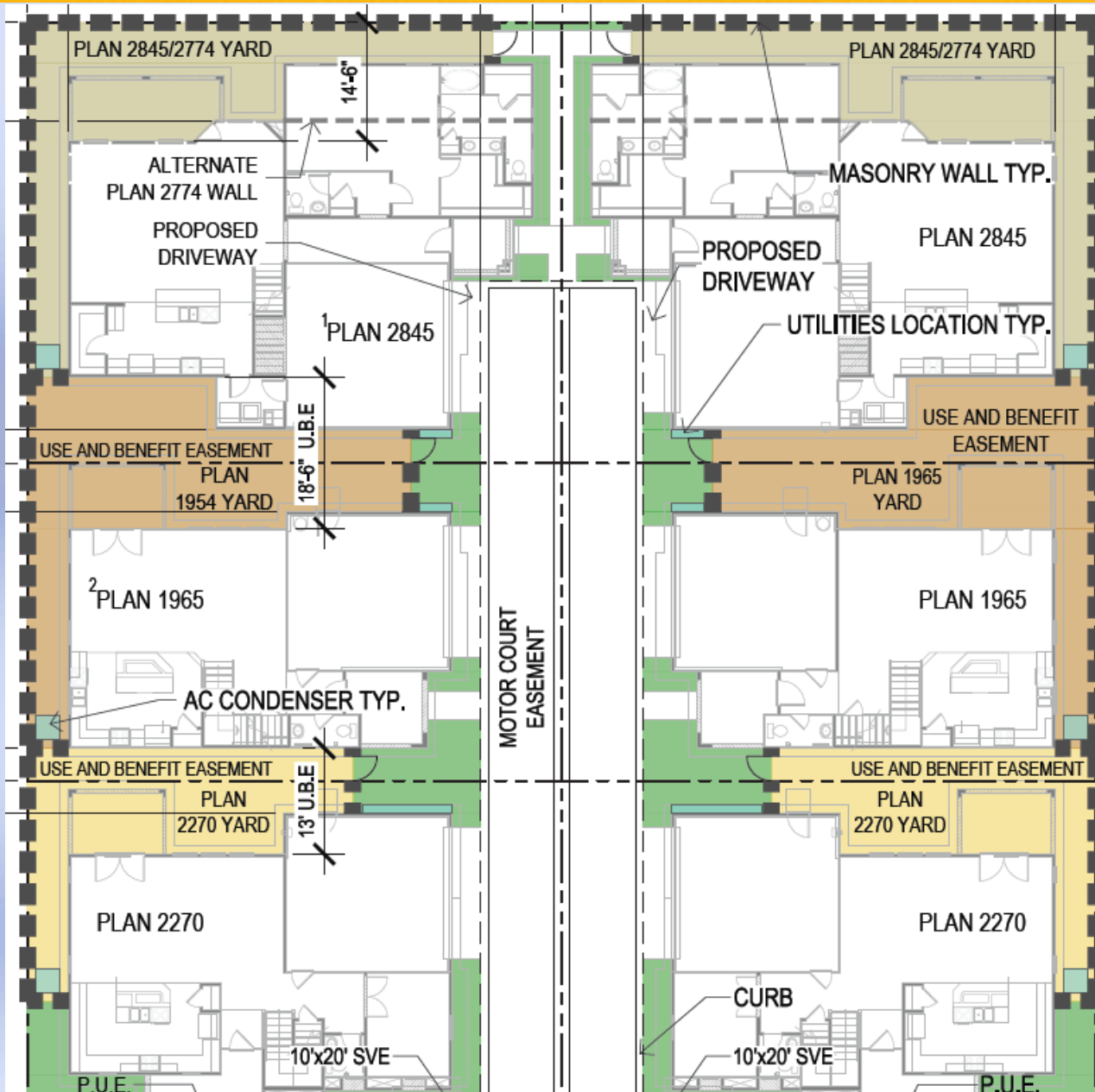
1. PLAN 2845 AND PLAN 2629 CONDITION OCCURS ON 6-PACK ENDS
2. PLAN 1965 NOT PART OF 4-PACK CONDITION



NOTE:

1. EMERGENCY FIRE ACCESS TO ADJACENT CHOLLA OCCURS AT THE END OF A BACK MOTOR COURT

AUTO COURT



LANDSCAPE



LANDSCAPE



PICNIC TABLE
VICTOR STANLEY CLASSIC SERIES
(BRONZE METAL / MAPLE SLATS)



BENCH
VICTOR STANLEY CLASSIC SERIES
(BRONZE METAL / MAPLE SLATS)



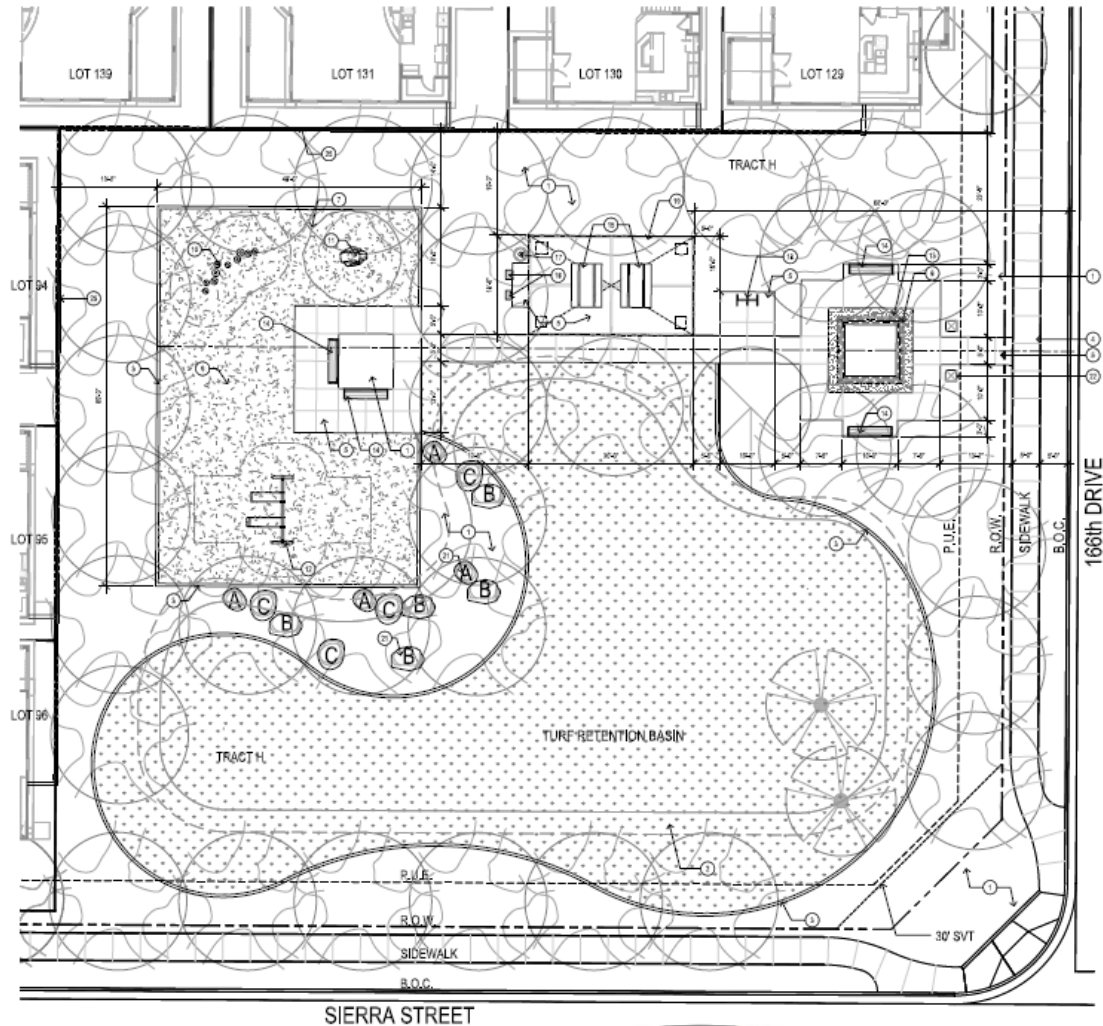
LOG TUNNEL
LANDSCAPE STRUCTURES



BIKE RACK
P.W. ATHLETIC MFG. ROUND-UP
(BRONZE METAL)



POST MOUNTED BBQ GRILL
P.W. ATHLETIC MFG. SINGLE GRILL
(BRONZE METAL)



CLIMB BOULDER
LANDSCAPE STRUCTURES



LOG STEPPERS
LANDSCAPE STRUCTURES

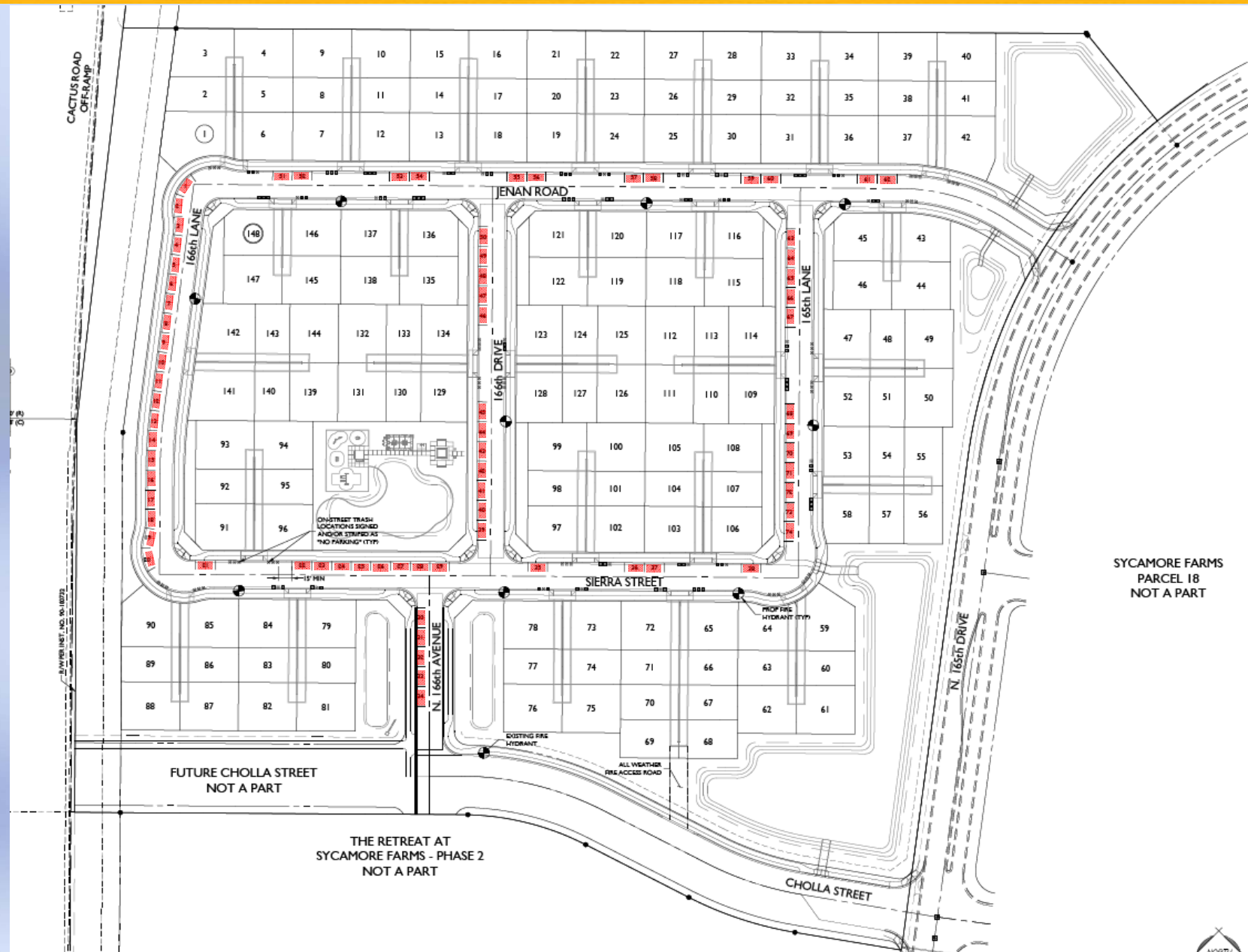


TRASH RECEPTACLE
VICTOR STANLEY STREET SITES SERIES
(BRONZE METAL / MAPLE SLATS)



ARCH SWING SET
LANDSCAPE STRUCTURES

PARKING



SYCAMORE FARMS PARCEL 12



Staff Recommends Approval



CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Consideration and action on a Preliminary Plat entitled Sycamore Farms Parcel 12, Phase 2.

Motion:

I move to recommend approval to the City Council of a Preliminary Plat for Sycamore Farms Parcel 12, Phase 2 and to adopt staff's findings and condition 'a.'

Background:

Sycamore Farms Parcel 12, Phase 2 is a 7.91-acre vacant parcel located between SR303 and North 165th Drive approximately 1,200 feet south of Cactus Road. The proposal is to plat 70 medium density single-family residential lots for a density of 8.85 dwelling units per acre.

Financial Impact Statement:

The construction of the 70 residential uses will provide construction sales tax as well as any additional sales tax revenue created by the increase of residents. Conversely, an increase in demand for city services will be generated.

ATTACHMENTS:

Click to download

- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Staff Report](#)
- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Vicinity Maps](#)
- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Preliminary Plat](#)
- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Auto Court Exhibit](#)
- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Landscape Plans](#)
- ☐ [FS15-192 - Sycamore Farms Parcel 12 North - Phase 2 - Preliminary Plat - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-192

Project Name: Sycamore Farms Parcel 12, Phase 2

Council District: 3 - Mesquite

Meeting Date: September 17, 2015

Planner: Hobart Wingard, Planner II, 623.222.3156

Owner: KB Homes Inc.

Applicant: EPS Group Inc.

Request: Preliminary for a 70 lot, medium density single-family subdivision in the Sycamore Farms Planned Area Development (PAD)

Site Location: Generally south of Cactus Road between North 165th Drive and SR303

Site Size: 7.91 acres

Density: 8.85 DU/Ac

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

Support/Opposition: No communications of support or opposition received

Staff Recommendation: Staff recommends the Commission recommend approval to the City Council a Preliminary Plat for Sycamore Farms North Parcel 12, Phase 2 and to adopt staff's findings and condition 'a.'

Project Description:

Sycamore Farms Parcel 12 North is approximately 21.24 acres of medium density residential land within the Sycamore Farms PAD. The medium density residential designation within the PAD has a target density of 8 dwelling units per acre. A previous site plan for this parcel contained 171 units with a density of 9.09 dwelling units per acre. This preliminary plat, Phase 2, proposes 70 units with a density of 8.85 dwelling units per acre. This and the first phase of this project will combine to provide 148 dwelling units with a density of 6.97 dwelling units per acre overall.

PARCEL 12 NORTH	PHASE 1	PHASE 2	TOTALS
UNITS	78	70	148
AREA	13.33 Acres	7.91 Acres	21.24 Acres
DENSITY	5.85 DU/Ac	8.85 DU/Ac	6.97 DU/Ac
OPEN SPACE	3.53 Acres	0.42 Acres	3.95 Acres

The type of housing proposed is auto court layout. This type of housing provides a higher density by providing common driveways for clusters of 4, 6, or 8 dwelling units. The individual units will have back and side yards that utilize use and benefit easements to maximize the usable space in the yard areas. Use and benefit easement is a grant to an adjacent lot for ingress/egress for the purpose of repair, maintenance, drainage, and improvement of any of the lots that are contiguous to the easement area. No structure and/or other permanent improvement of any nature shall be placed, maintained, or permitted to remain on or within the easement area.

Students from this development will be within the Dysart School Districts. Discussions with the district and the developer have resulted in a central bus stop to transport students while providing an efficient way of collecting students for transportation to school.

Surrounding Land Zoning:

ADJACENCY	ZONING DISTRICT	PAD LAND USE
North	PAD	Commercial
East	PAD	Medium Density Residential
South	PAD	Medium Density Residential
West	PAD	Medium Density Residential

Background:

July 22, 2004: The subject project area was annexed into the City of Surprise.

July 22, 2004: The Mayor and City Council approved the Sycamore Farms PAD.

November 1, 2005: The Planning and Zoning Commission approved a site plan for a medium density project for the same location, which has since expired.

July 31, 2013: An amendment to the PAD was administratively approved by the Community Development Director to adjust setbacks for medium density parcels.

September 24, 2013: The Mayor and City Council approved a preliminary plat for the subject project, which has since expired.

April 15, 2014: The Mayor and City Council approved a final plat for the subject project, which has since expired.

May 8, 2015: The applicant filed dual requests for preliminary and final plats for Phases 1 and 2 of Parcel 12 North.

Analysis and Discussion:

The proposed project does meet the density and development standards of the Sycamore Farms PAD with the exception of certain items regarding the landscape plan. Stipulation 'a' provides requirements that, when resubmitted, will meet all applicable criteria.

Development Standards Table:

DEVELOPMENT STANDARDS FOR SYCAMORE FARMS MEDIUM DENSITY RESIDENTIAL	
Minimum Lot Area:	2,500 Square Feet
Minimum Lot Width:	30 Feet
Minimum Lot Depth:	39 Feet
Minimum Front Setback (Auto Court):	13 Feet
Minimum Front Setback (Livable):	5 Feet
Minimum Side Yard Setback:	4 Feet
Minimum Street Adjacent Setback:	10 Feet
Minimum Rear Yard Setback:	5 Feet
Maximum Building Height:	36 Feet
Maximum Lot Coverage:	As Per Setbacks

Utility and Services Table:

Electric:	APS
Water:	EPCOR Water
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart

Reviewing Agencies: In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, Dysart School District, APS, Cox Communications, and Century Link were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

96 **Summary:**

97
98 This preliminary plat for Sycamore Farms Parcel 12, Phase 2 proposes 70 medium density lots with
99 a density of 8.85 dwelling units per acre. Overall density of Parcel 12 will be 6.97 dwelling units per
100 acre on 148 lots with 3.95 acres (18.60 percent) of open space provided.

101
102 **Findings:**

- 103
104
 - The proposed Preliminary and Final Plats are consistent with the Surprise General Plan
 - 105 2035.
 - 106 • The proposed Preliminary Plat is consistent with the Sycamore Farms PAD.

107
108 **Recommendation:**

109
110 Based on the findings noted above, should the Commission first move to recommend approval of
111 the preliminary plat under Case FS15-191, staff then recommends the Commission **approve** case
112 **FS15-191**, subject to stipulation 'a' as outlined below:

- 113
114 a. The Landscape Plan prepared by Andersonbaron dated June 30, 2015 will be revised and
115 submitted for review to include the following modifications:
- 116 1. Sheet LA2.2, Note 11 will include a note that indicates the design of the pool
117 building will follow the administrative amended site plan process.
 - 118 2. Sheets LA3.0 through LA3.4 will provide 24 inch box trees every 50 linear feet of
119 collector streets.
 - 120 3. Trees provided in the rights-of-ways will be a species listed in Chapter eight (8) of
121 the Engineering Development Standards.
 - 122 4. The wall and sign design illustrated on Sheets LA6.1 and LA6.2 will be reflective of
123 the design provided in the Planned Area Development (PAD) document and the
124 adjacent single family residential neighborhood. The wall will incorporate single-
125 scored smooth face block with repeating cultured stone veneer columns.
 - 126 5. Sheet LA7.1 will include a note that requires deep root barriers for trees within ten
127 (10) feet of curbs sidewalks, or pavement.

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

130
131 **Attachments:**

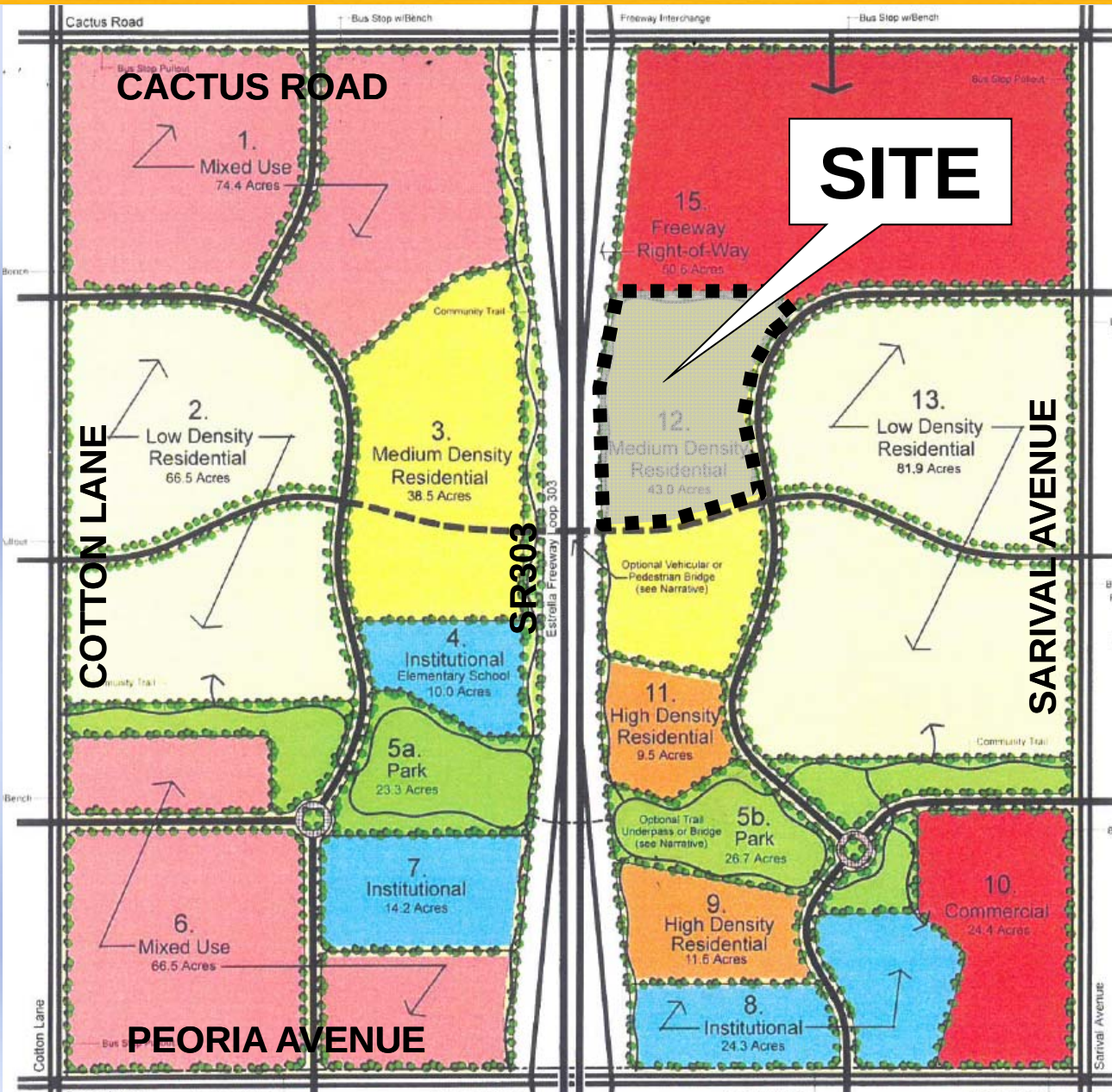
132
133 Vicinity/Contextual Maps (3 pages)
134 Preliminary Plat (11 x 17 reductions, 3 sheets)
135 Preliminary Landscape Plan (11 x 17 reductions, 7 sheets)
136 Auto Court Exhibit (1 page)

VICINITY MAP



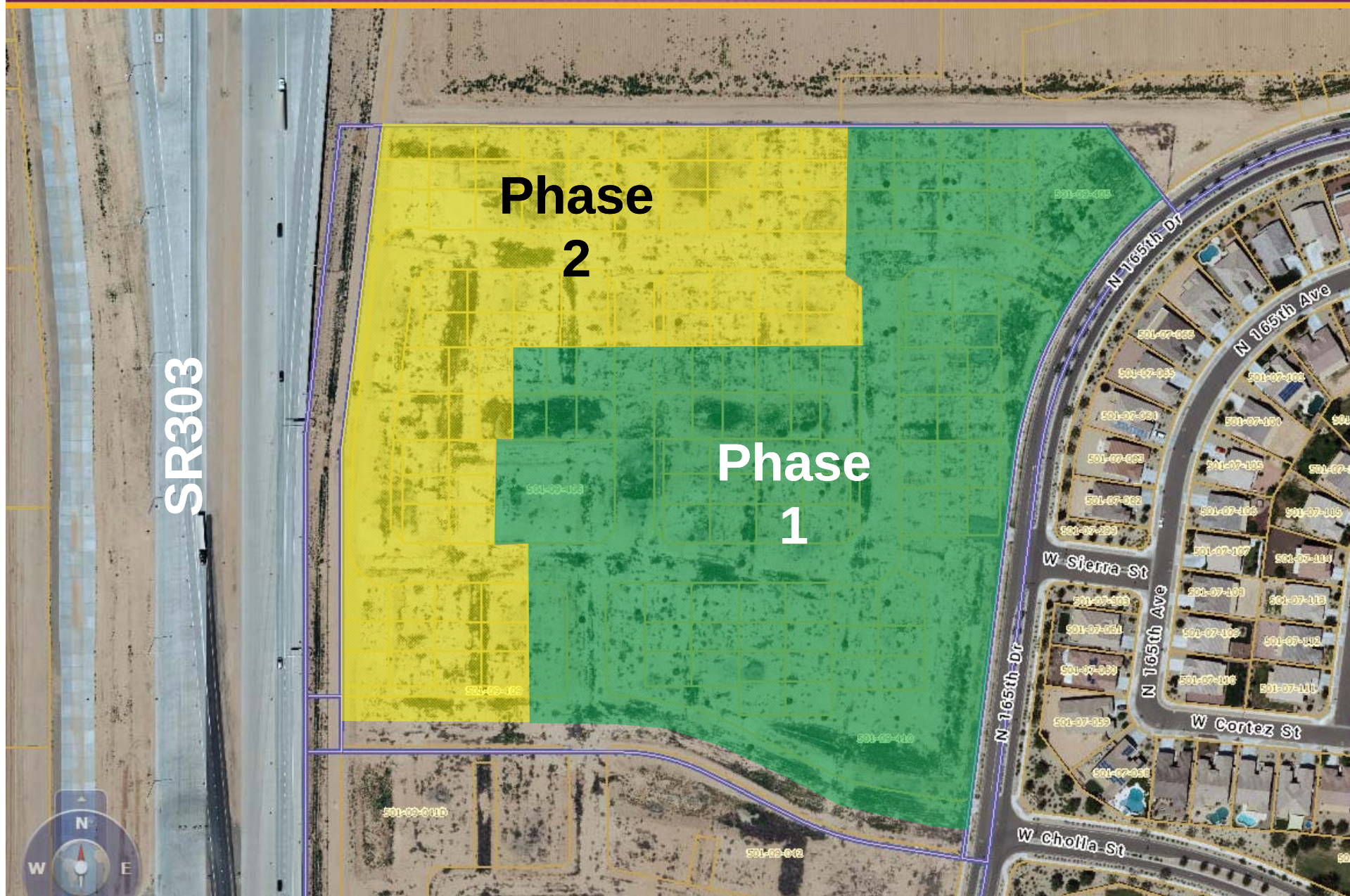
VICINITY MAP

PRASADA



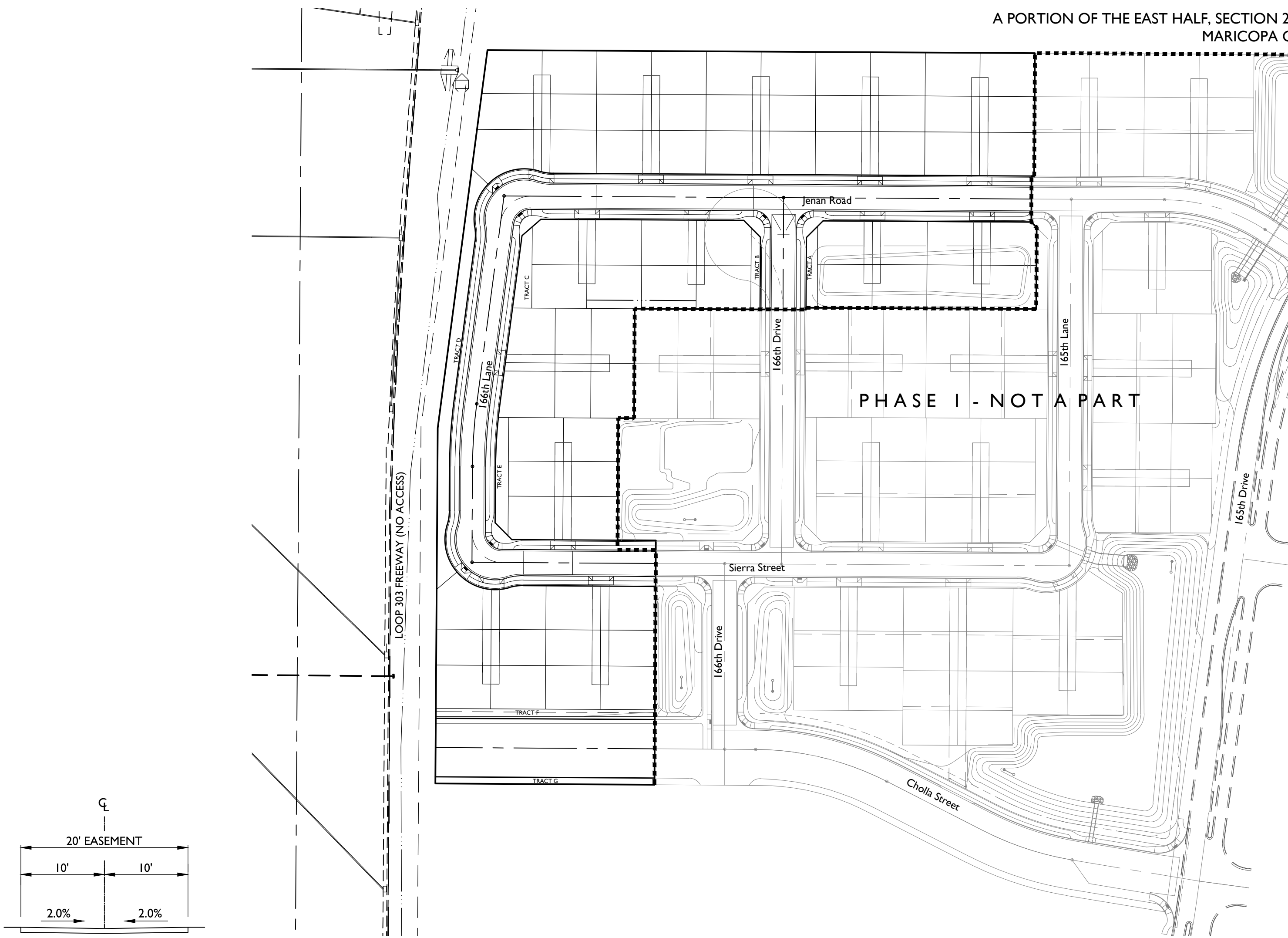
GREER
RANCH

VICINITY MAP



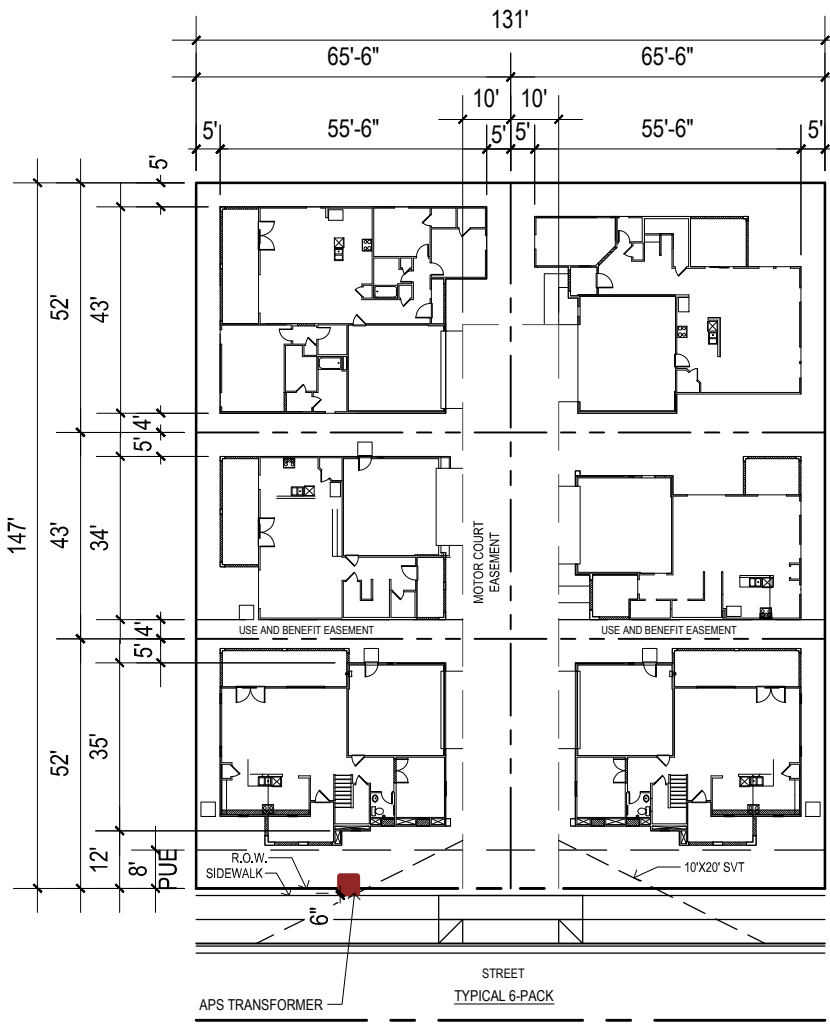
PRELIMINARY PLAT FOR SYCAMORE FARMS, PARCEL 12 - PHASE 2 SURPRISE, ARIZONA

A PORTION OF THE EAST HALF, SECTION 24, T.3 N., R.2 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



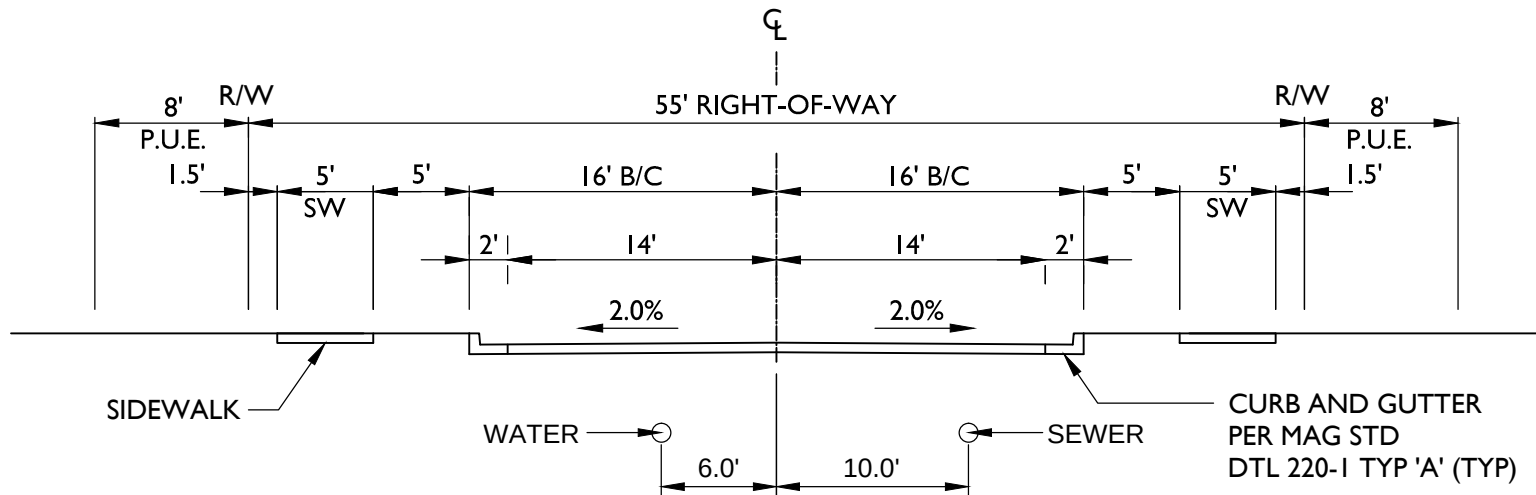
LOT DIAGRAM

N.T.S.



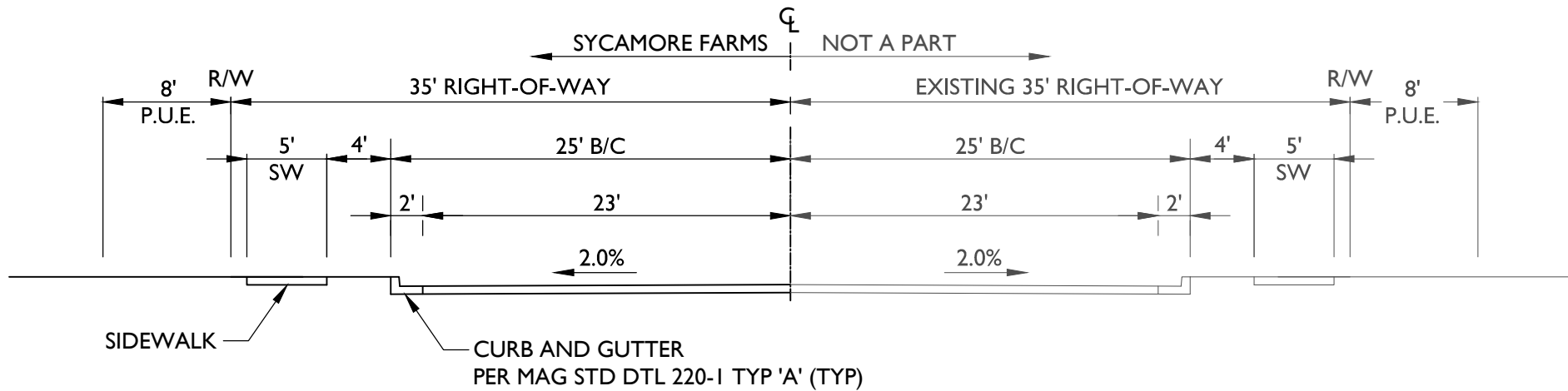
20' MOTOR COURT / PUBLIC UTILITY EASEMENT

N.T.S.



LOCAL STREET WITH ON-STREET PARKING (LOOKING NORTH OR EAST)

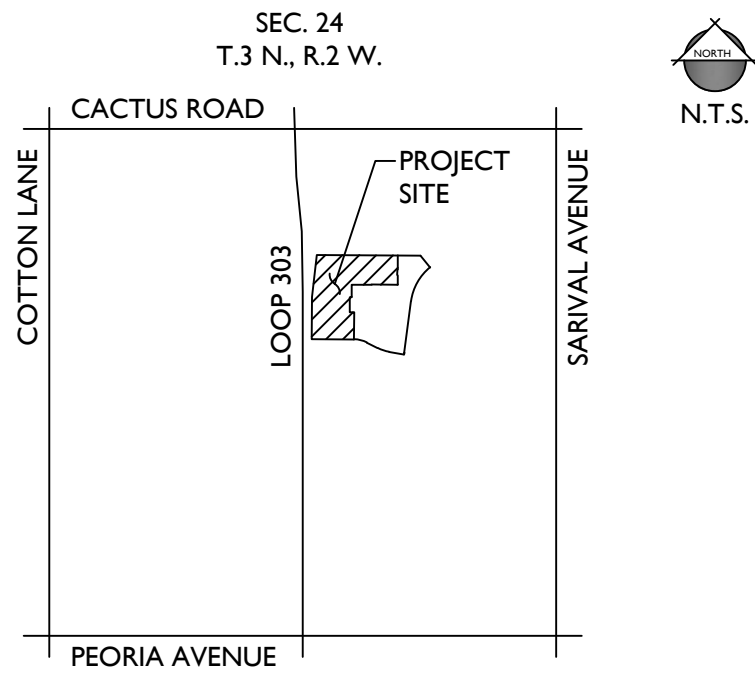
N.T.S.



CHOLLA STREET (LOOKING EAST)

N.T.S.

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:
KB HOME PHOENIX INC.
10429 S. 51st STREET
SUITE 100
PHOENIX, AZ 85044
TEL: (480)-296-7526
CONTACT: JASON JARVIS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN "OX" AUXIER, PE

PROJECT DATA

EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
CURRENT LAND USE: VACANT
GROSS AREA: +/- 7.91 ACRES
NET AREA: +/- 7.49 ACRES
RIGHT-OF-WAY AREA: +/- 0.42 ACRES
TOTAL NO. OF UNITS: 70 DWELLING UNITS
GROSS DENSITY: 8.85 DU/AC.
NET DENSITY: 9.35 DU/AC.
TRACT OPEN SPACE: 0.42 ACRES

PAD DEVELOPMENT STANDARDS

FRONT SETBACK FACING STREET 10'
SIDE SETBACK 10'
REAR SETBACK 5'
MINIMUM BUILDING SEPARATION 8'

UTILITIES

WATER EPCOR WATER
SEWER CITY OF SURPRISE
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURYLINK / COX
REFUSE CITY OF SURPRISE
CABLE TV CENTURYLINK / COX

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.

BASIS OF BEARING

EAST LINE OF NE 1/4, SEC. 24, T. 3 N., R. 2 W.
ASSUMED BEARING = N 00°19'18"E, PER MAP OF DEDICATION, THE RETREAT AT SYCAMORE FARMS - PHASE I, BOOK 864, PG. 16 M.C.R.

BENCHMARK

BENCHMARK:
CHISELED SQUARE ON THE NORTH CORNER OF CONCRETE BASE FOR STEEL POWER POLE, APPROXIMATELY 30' SOUTH OF EDGE OF PAVEMENT OF CACTUS ROAD AT THE SW CORNER OF CACTUS ROAD & SARIVAL AVENUE.
(AKA BM# 80)
ELEVATION = 1199.17

TBM:
3" CITY OF SURPRISE BCHH AT INTERSECTION OF SARIVAL & CACTUS
ELEVATION = 1199.50

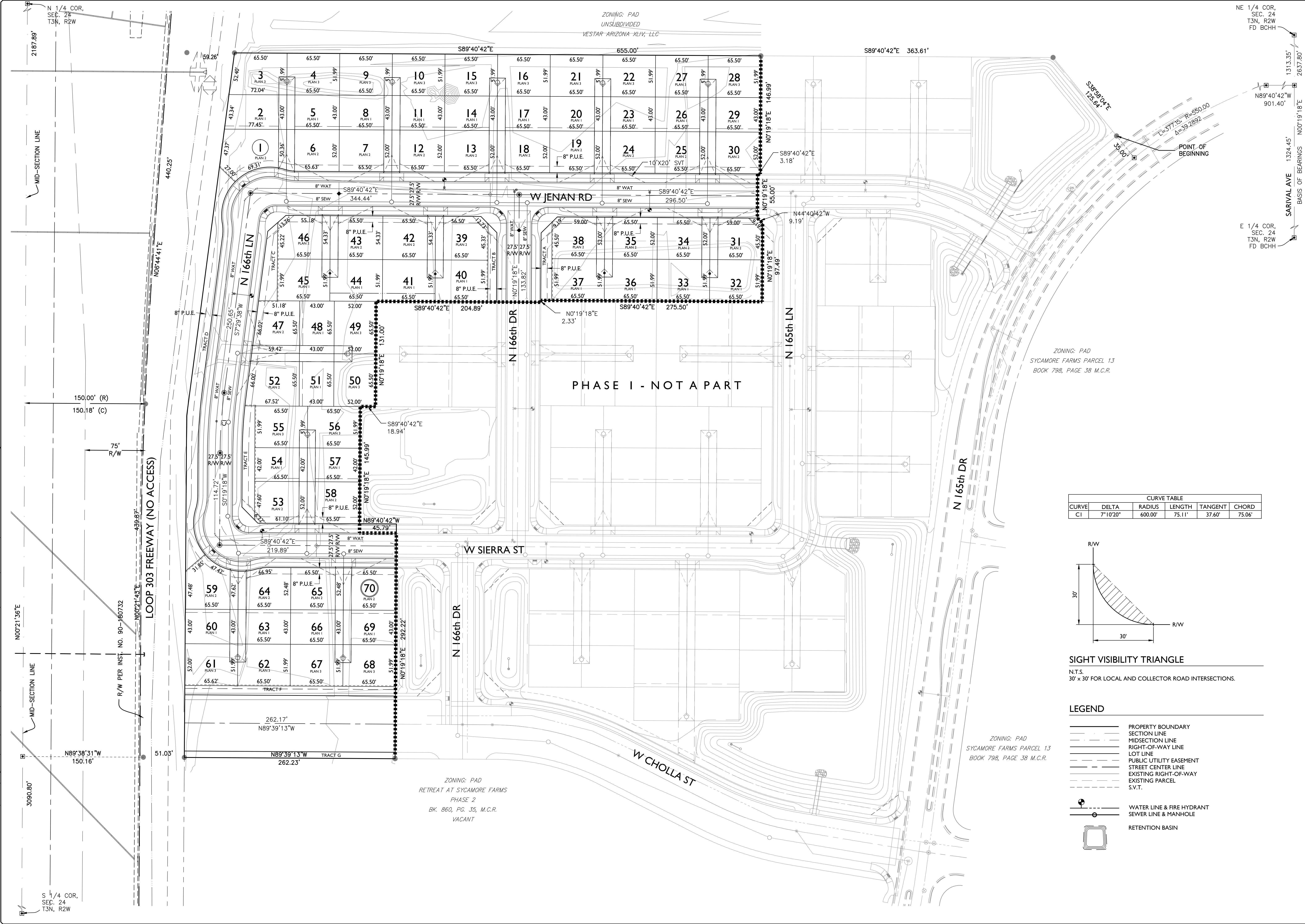
SHEET INDEX

PRE-PLAT
SHEET 1 PP01
SHEET 2 PP02
SHEET 3 PE01

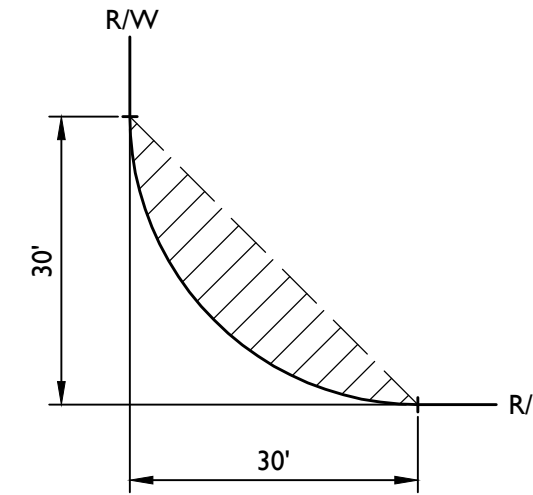
12-128 Sycamore Farms, Parcel I2 - Phase 2

Jul 27, 2015 2:11pm S:\Projects\2012\12-128\Civil\Construction Documents\Phase 2\Pre-Plot\12-128 - PH2 - PP02.dwg

dauxier



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
CI	7°10'20"	600.00'	75.11'	37.60'



SIGHT VISIBILITY TRIANGLE
N.T.S.
30' x 30' FOR LOCAL AND COLLECTOR ROAD INTERSECTIONS.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- MIDSECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- STREET CENTER LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PARCEL
- S.V.T.
- WATER LINE & FIRE HYDRANT
- SEWER LINE & MANHOLE
- RETENTION BASIN

Project:

Sycamore Farms, Parcel I2 - Phase 2

Revisions:

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Call it first two full working days before you begin excavation.

ARIZONA

State Seal

Designer:

DMA

Drawn by:

MSA

Professional Engineer

50291

DANIEL B. AUXIER

ARIZONA, U.S.A.

Expires: 12/31/2015

Job No.

12-128

PP02

Sheet No.

2 of 3

2045 S. Vineyard Ave, Suite 101

Mesa, AZ 85210

T: 480.503.2250 | F: 480.503.2258

www.epsgroupinc.com

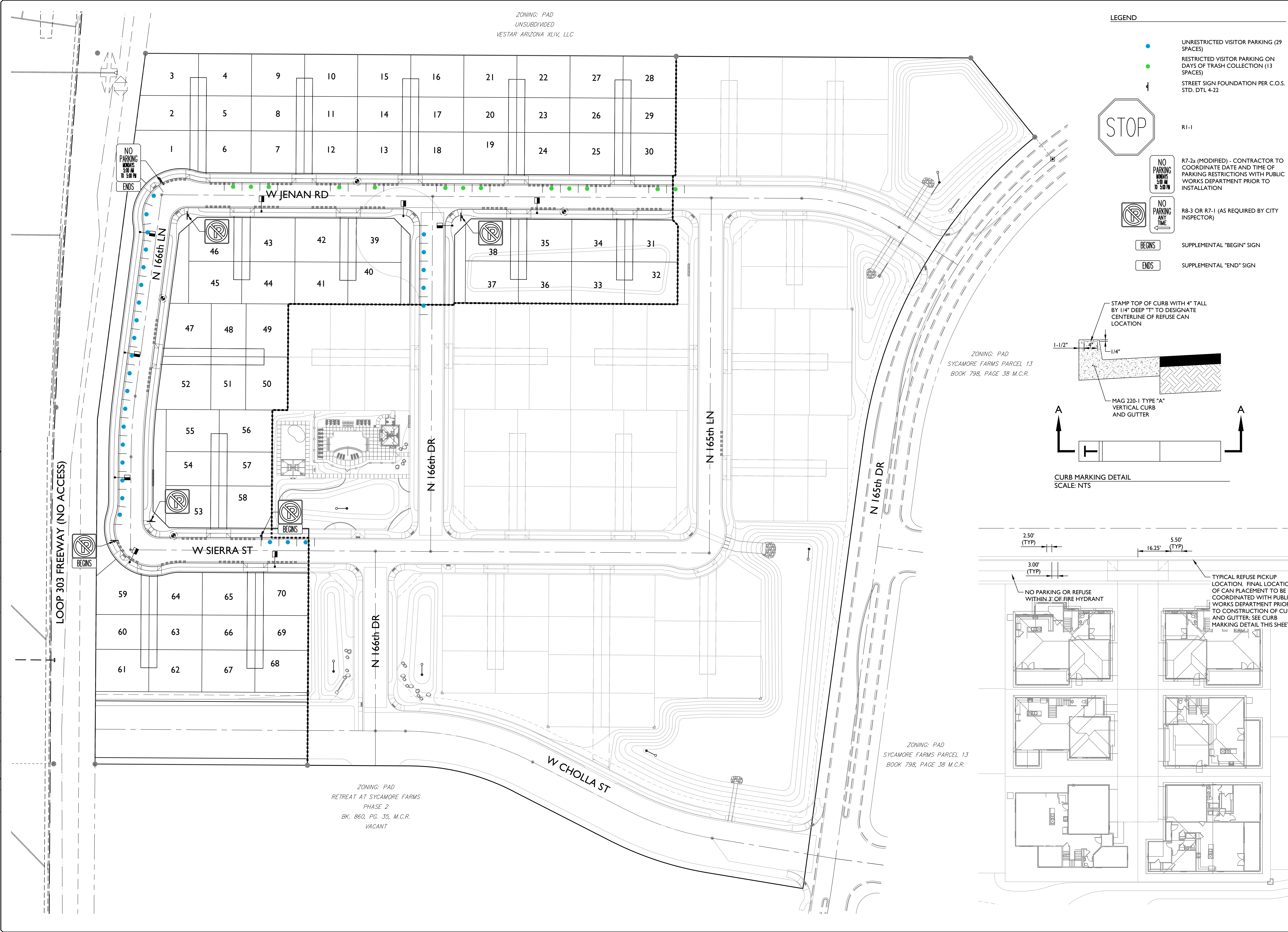
Preliminary Plat

CITY OF SURPRISE CASE NUMBER: 15-192

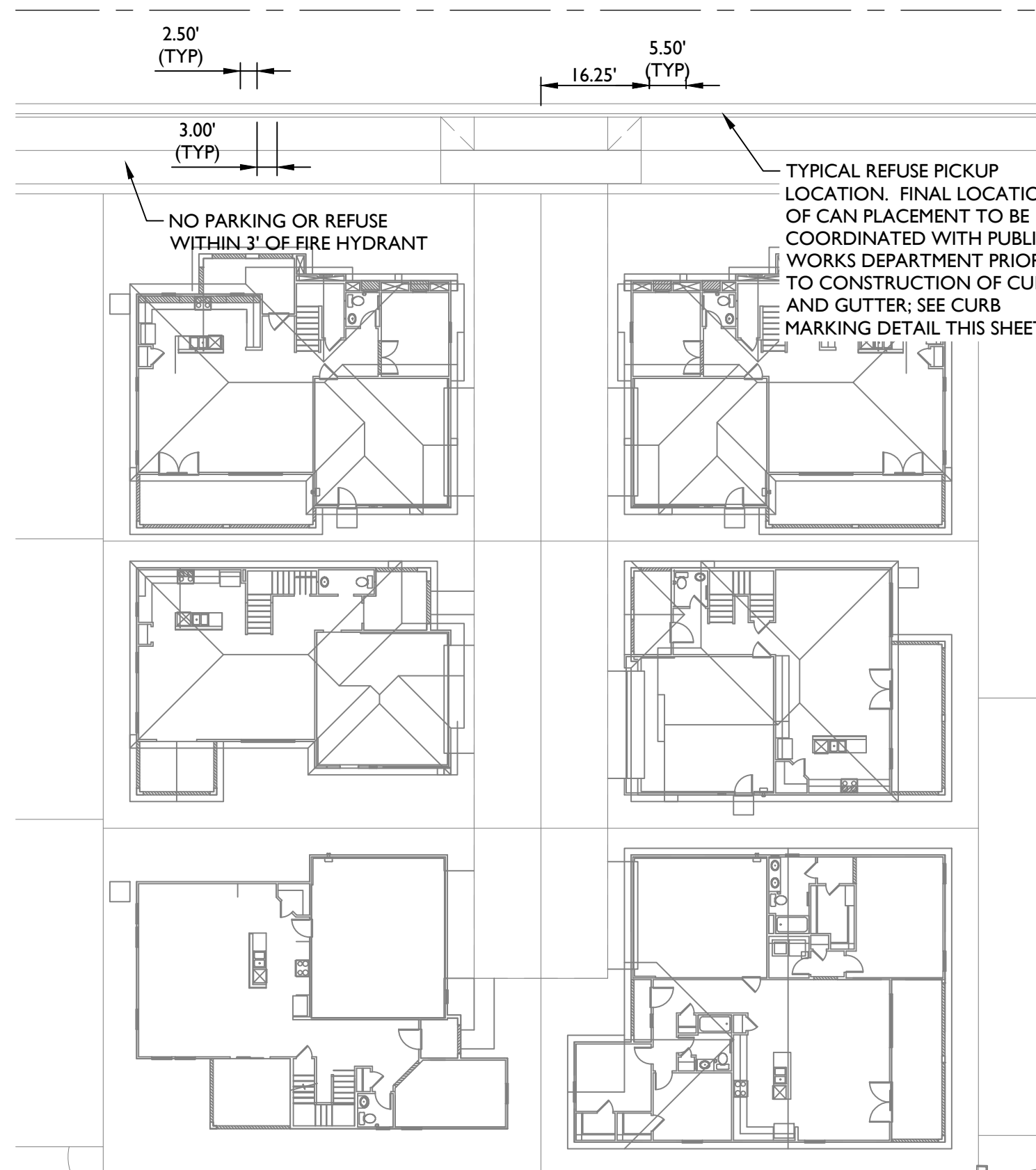
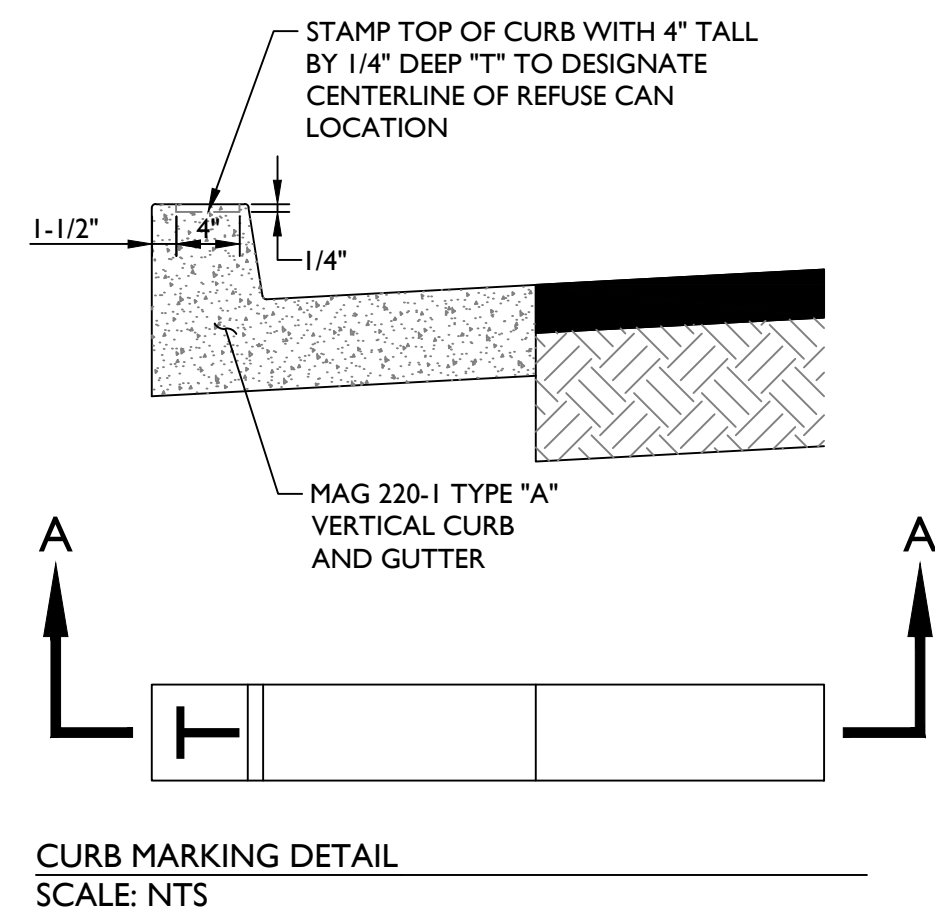
12-128 Sycamore Farms, Parcel 12 - Phase 2

Jul 27, 2015 2:20pm S:\Projects\2012\12-128\Civil\Construction Documents\Phase 2\Pre-Plot\12-128 - PH2 - PP03.dwg

dauxier



- LEGEND**
- UNRESTRICTED VISITOR PARKING (29 SPACES)
 - RESTRICTED VISITOR PARKING ON DAYS OF TRASH COLLECTION (13 SPACES)
 - STREET SIGN FOUNDATION PER C.O.S. STD. DTL 4-22
 - R1-1
 - R7-2a (MODIFIED) - CONTRACTOR TO COORDINATE DATE AND TIME OF PARKING RESTRICTIONS WITH PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION
 - R8-3 OR R7-1 (AS REQUIRED BY CITY INSPECTOR)
 - SUPPLEMENTAL "BEGIN" SIGN
 - SUPPLEMENTAL "END" SIGN



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Sycamore Farms, Parcel 12 - Phase 2
Surprise, AZ

Revisions:

Rev	Description	By	Date
1			
2			
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Designer: DMA
Drawn by: MSA

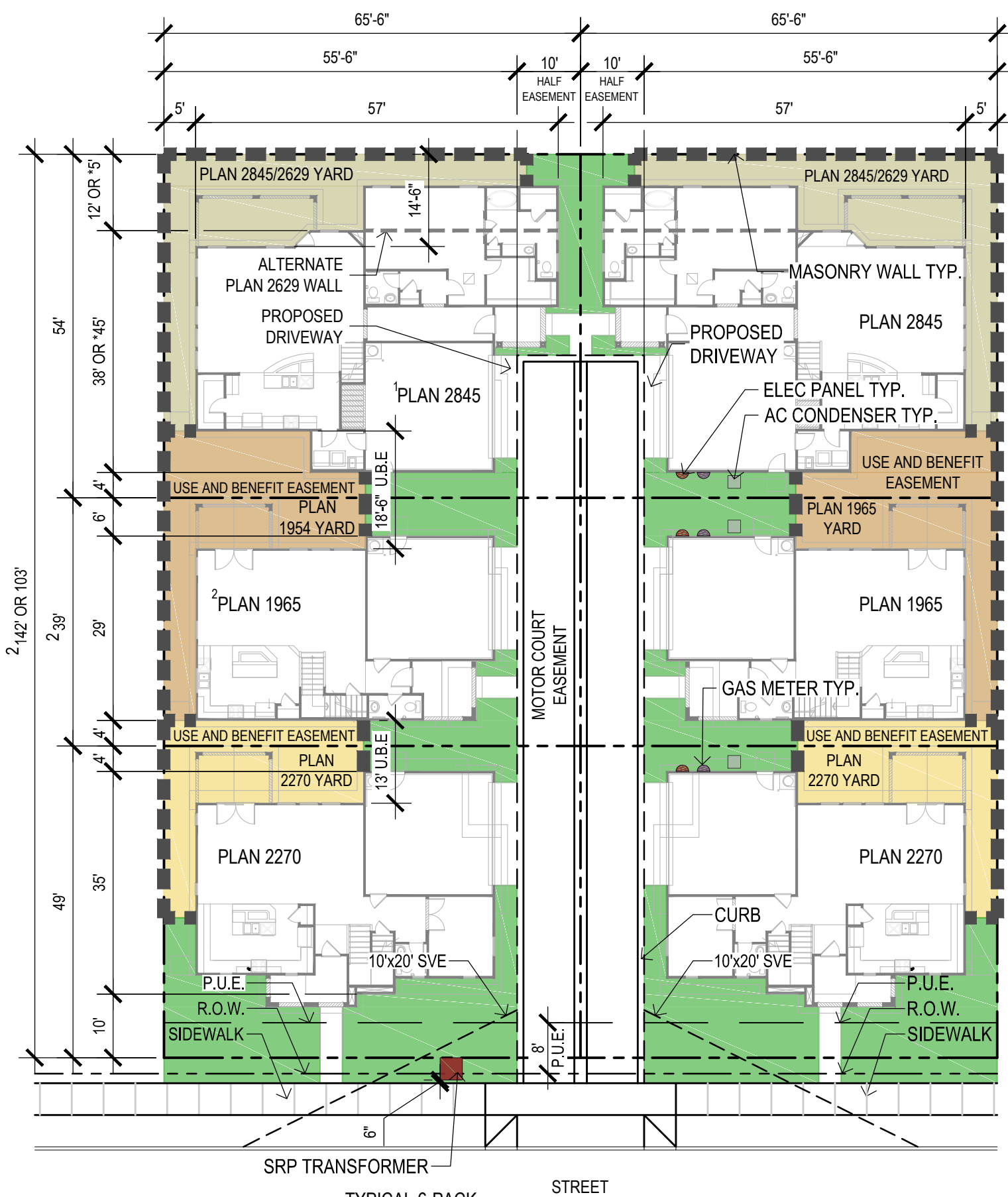
Professional Engineer
50291
DANIEL B. AUXIER
Date Signed 07/27/15
ARIZONA, U.S.A.

Expires: 12/31/2015

Job No.
12-128

PE01

Sheet No.
3
of 3



NOTE:

1. PLAN 2845 AND PLAN 2629 CONDITION OCCURS ON 6-PACK ENDS
2. PLAN 1965 NOT PART OF 4-PACK CONDITION

Sycamore Farms, Parcel 12 - Phase 2

Construction Documents

Surprise, Arizona

06-30-15

client

KB Home Phoenix, Inc.
4127 E. Van Buren Street, Suite 150
Phoenix, AZ 85008
p. 602-282-3064
f. 602.282.3068
contact: Jannelle Speake
email: jspeake@kbhome.com

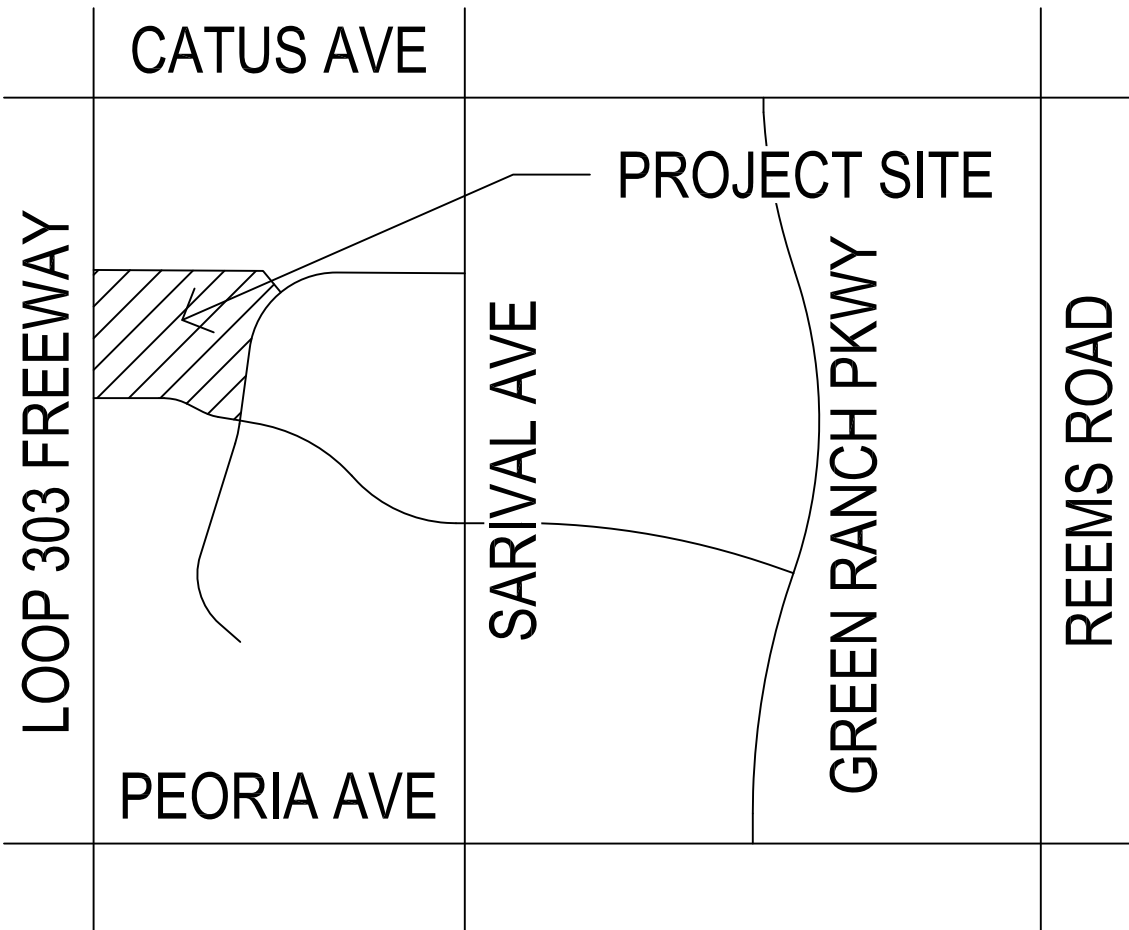
consultant team

landscape architect/planner:
andersonbaron landscape architecture, llc
50 n. mcclintock dr., ste 1
chandler, arizona 85226
p. 480.699.7956
f. 480.699.7986
contact: Andy Baron

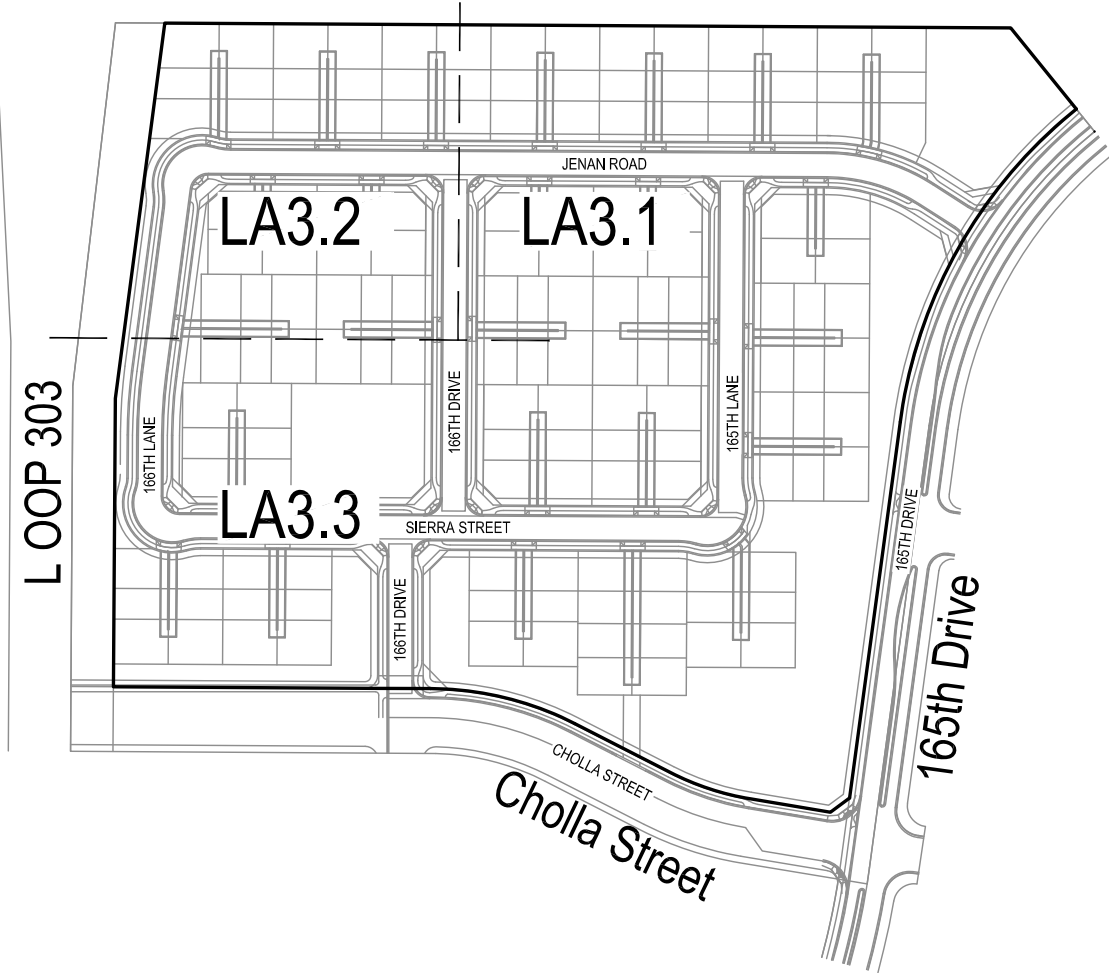
civil engineer:

EPS Group
2045 s. vineyard ave. ste 101
mesa, arizona 85210
p. 480.503.2250
f. 480.503.2258
contact: Daniel Auxier

vicinity map



key map

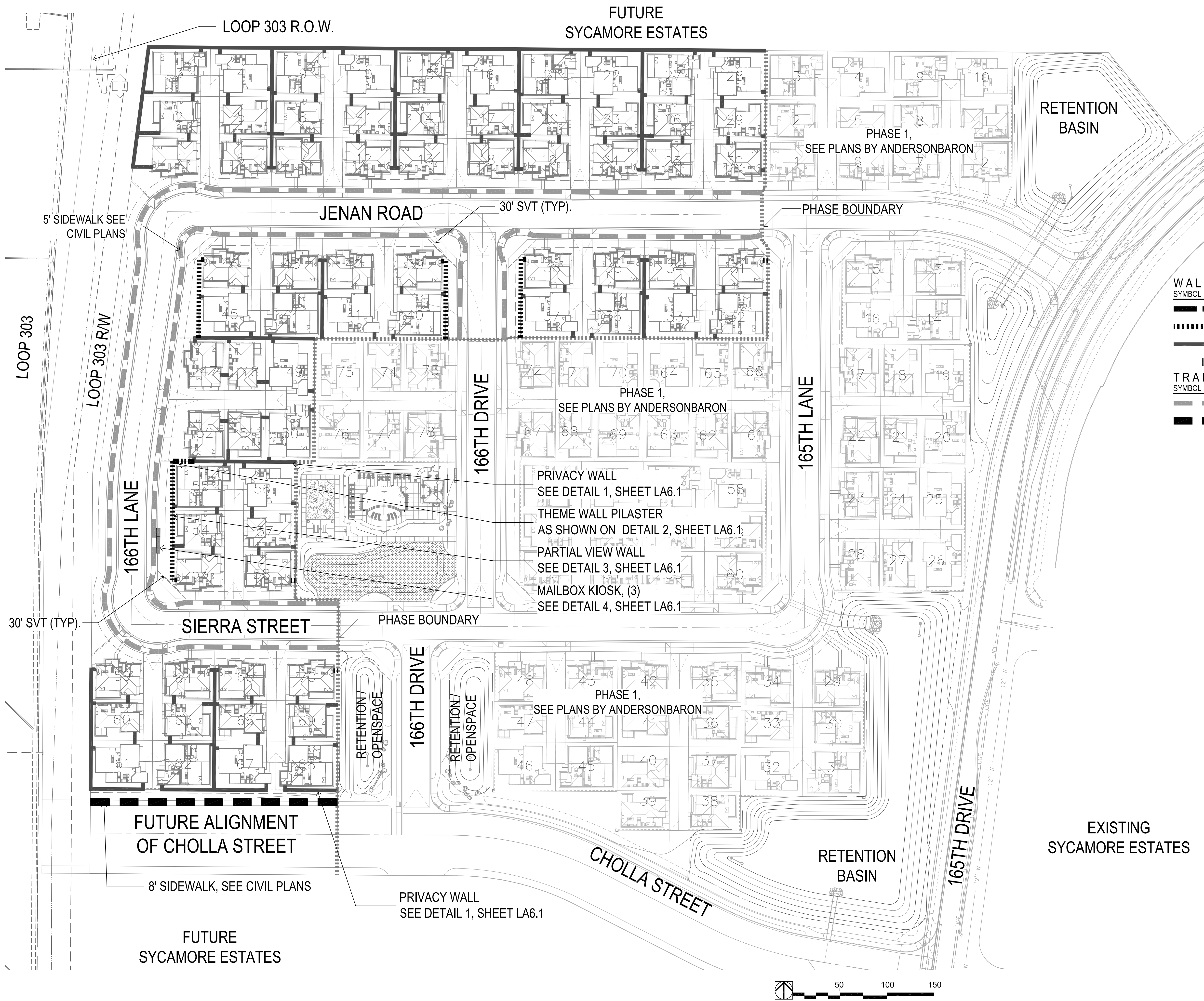


sheet index

cover sheet	
general notes	LA0.1
wall plan	LA2.0
overall landscape plan	LA3.0
planting plan	LA3.1 - LA3.3
overall irrigation plan	LA4.0
irrigation plan	LA4.1 - LA4.3
construction details	LA6.1
planting details	LA7.1
irrigation details	LA7.2 - LA7.3
planting specifications	LA8.1
irrigation specifications	LA8.2 - LA8.3

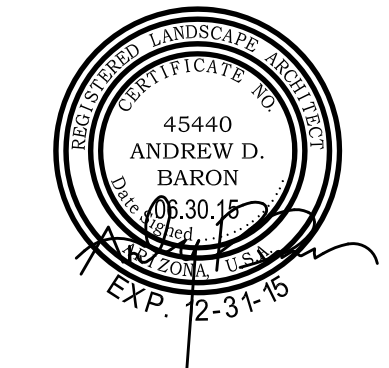
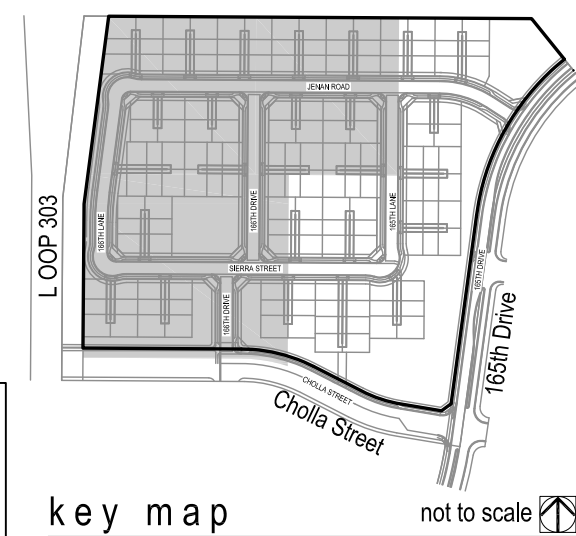
revisions

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△	
△	
△	



WALL LEGEND			
SYMBOL	DESCRIPTION	QUANTITY	DETAIL
	THEME WALL	23 lf.	see detail 2, sheet LA6.1
	PARTIAL VIEW WALL	410 lf.	see detail 3, sheet LA6.1
	PRIVACY WALL	3,171 lf.	see detail 1, sheet LA6.1
	MAILBOX	3 total	see detail 4, sheet LA6.1

TRAIL LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	5' PEDESTRIAN SIDEWALK	2,749 lf
	8' PEDESTRIAN SIDEWALK	262 lf



revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	06.30.15
☐ bid package	
☐ construction	
title	
wall & trail layout plan	
date issued	
06.30.15	
scale	
1" = 50'-0"	
drawn by	
staff	
checked by	
ab	
project number	
68-209-12	
review number	
FS15-192	
sheet number	



PLANT MATERIALS LEGEND			
Plant Name	Size	Plant Name	Size
Trees		Ground Cover	
Chilopsis tashkinensis	24" Box	Acacia redolens	1 gal.
Chilopsis		Prostrate Acacia	1 gal.
Olea europaea	24" Box	Bougainvillea 'San Diego Red'	5 gal.
'Wilson' Olive	4	Bougainvillea	28
Parkinsonia hybrid	24" Box	Dalea capitata 'Sierra Gold'	1 gal.
Desert Museum	34	Sierra Gold Dalea	408
Pistacia chinensis	24" Box	Purple Trailing Lantana	1 gal.
Chinese Pistache	8	Lantana montevidensis	175
Pinus ponderosa flexilis	24" Box	Purple Trailing Lantana 'New Red'	1 gal.
Texas Ebony	33	Trailing Red Lantana	398
Populus fremontii	24" Box	Lantana sp.	1 gal.
Cottonwood	11	'New Gold' Lantana	54
Prosopis hybrid	24" Box	Melampodium leucanthum	1 gal.
Thornless Mesquite	31	Blackfoot Daisy	71
Quercus virginiana 'Cathedral'	24" Box	Rosmarinus officinalis 'Prostratus'	1 gal.
Cathedral Oak	154	Trailing Rosemary	532
Ulmus parvifolia 'Allee'	24" Box	Trachelospermum asiaticum	1 gal.
Allee Elm	12	Asiatic Jasmine	31
Extra Large Shrubs		Cacti/Succulents	
Bougainvillea 'Rosea'	5 gal.	Agave americana 'Marginata'	15 gal.
Bougainvillea	76	Variegated Century Plant	34
Caesalpinia pulcherrima	5 gal.	Agave bovicornuta	15 gal.
Red Bird of Paradise	88	Cow's Horn	61
Chamaecyparis humilis	15 gal.	Agave geminiflora	5 gal.
Mediterranean Fan Palm	33	Twin Flowered Agave	263
Tecoma alata 'Orange Jubilee'	5 gal.	Agave parryi	5 gal.
Orange Jubilee	172	Parry's Agave	11
Vauquelinia californica	5 gal.	Agave weberi	15 gal.
Arizona Rosewood	35	Weber's Agave	34
Large Shrubs		Bouteloua gracilis 'Blonde Ambition'	1 gal.
Calliandra californica	5 gal.	Blond Ambition	188
Red Fairy Duster	157	Dasyfron wheeleri	5 gal.
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Desert Spoon	258
Rio Bravo Sage	549	Hesperaloe sp. 'Brake Lights'	5 gal.
Cassia artemisioides 'Silver'	5 gal.	Brake Lights Hesperaloe	467
Silver Cassia	163	Muhlenbergia capillaris 'Regal Mist'	172
Simmondsia chinensis	5 gal.	Regal Mist Muhly	206
Jade	71	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Leucophyllum frutescens 'compacta'	5 gal.	Autumn Glow Muhly	214
Compact Texas Sage	294	Nolina bigelovii	27
Nerium Oleander 'Little Red'	177	Opuntia santa rita	3 pad min.
Oleander 'Little Red'		Purple Prickly Pear	27
Medium Shrubs		Pedicularis macrocarpus	5 gal.
Ernanthera fasciculata 'Valentine'	5 gal.	Slipper Plant	24
Valentine Shrub	375	Zephramithes candida	5 gal.
Gaura lindheimeri	5 gal.	White Rain Lily	79
Pink Gaura	95	Yucca pallida	15 gal.
Ruellia brittoniana	5 gal.	Pale Leaf Yucca	1
Ruellia	337	Vines	
Ruellia peninsularis	5 gal.	Parthenocissus sp.	5 gal.
Desert Ruellia	148	Hacienda Creeper	2
Xylosma congestum 'Compactum'	5 gal.	Rosa banksiae	
Dwarf Shiny Xylosma	126	Lady Banks Rose	
Groundcovers/Accents		Inerts	
Callistemon species	1 gal.	Midiron Sod	7,933 sq. ft.
'Little John' Bottlebrush	1 gal.	Install In All Planting Areas Unless Shown	
Carissa grandiflora	1041	Otherwise For Dust Control	
Natal Plum	27	Decomposed Granite - 2" Depth	255,144 sq. ft.
Dietes vegeta	5 gal.	To Match Existing Sycamore Farms	
Euphorbia rigida	118	6" concrete header	416 in. ft.
Gopher Plant		NOTES:	
Hymenocallis	1 gal.	"all trees shall comply with the latest amended	
Angellia Daley	199	edition of the "Arizona Nursery Association -	
Sphaeralcea ambigua	1 gal.	Recommended Tree Specifications", see	
Desert Mallow	53	section 1903(b)(6), zoning code.	

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Sycamore Farms, Parcel 12 - PH 2

Construction Documents

Surprise, Arizona

landscape master plan

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bid package

construction

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title

landscape master plan

date issued

06.30.15

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68-209-12

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sheet 4 of 18

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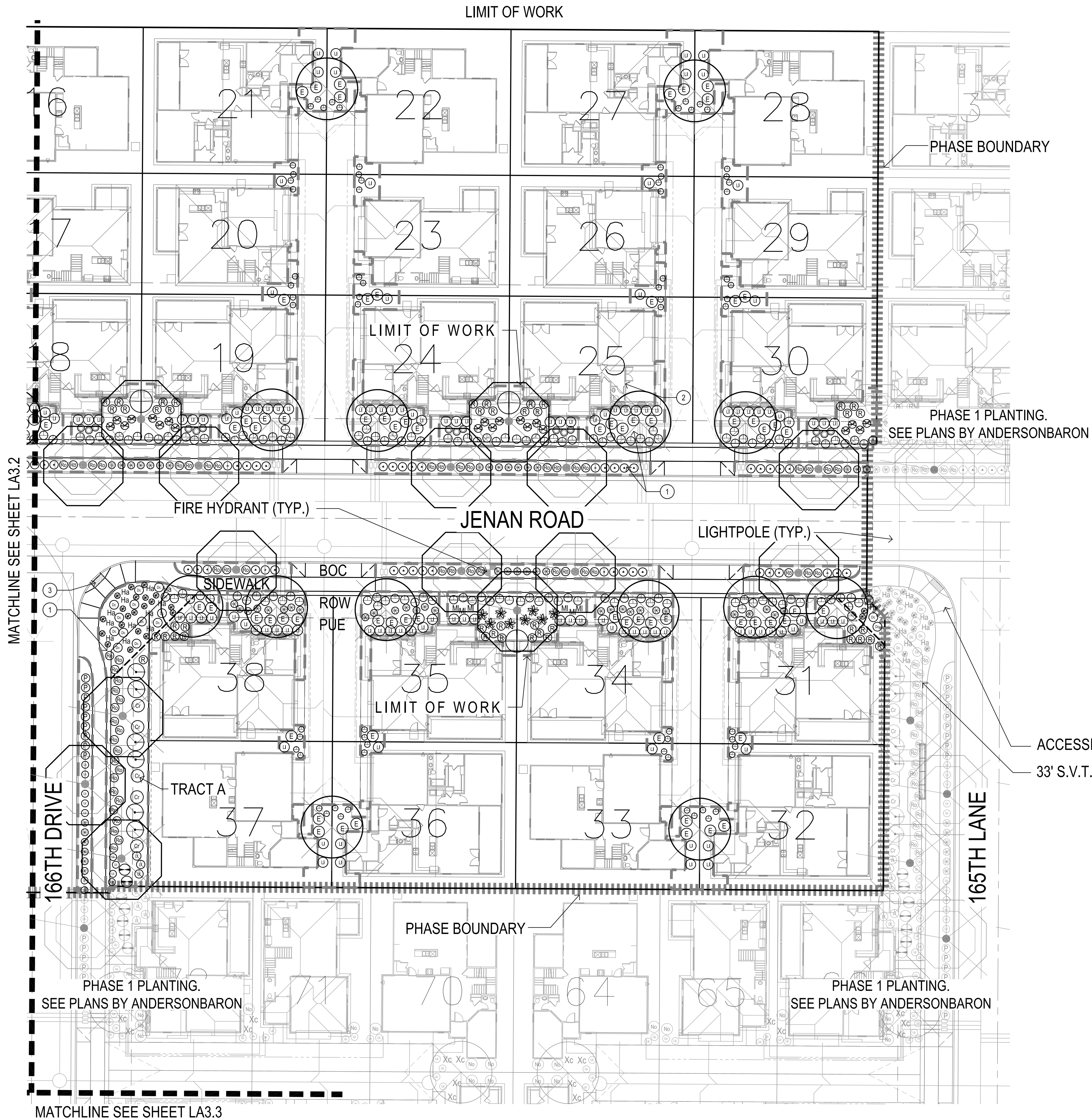
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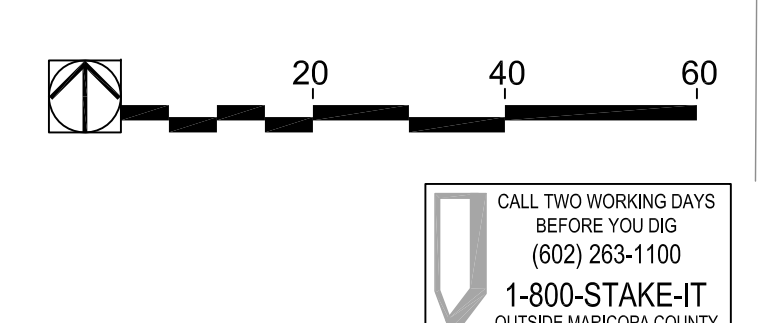
key map

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PLANT MATERIALS LEGEND						
Plant Name		Size		Plant Name	Size	
	Trees			Ground Cover		
	Chilata tashkensis	24" Box	83	Pa	Acacia redolens	1 gal. 178
	Chilata			B	Prostrate Acacia	
	Olea europaea	24" Box	4	B	Bougainvillea 'San Diego Red'	5 gal. 28
	'Wilson' Olive			B	Bougainvillea	
	Parkinsonia hybrid	24" Box	34	C	Dalea capitata 'Sierra Gold'	1 gal. 408
	Desert Museum			C	Sierra Gold Dalea	
	Platanus chinensis	24" Box	8	P	Lantana montevidensis	1 gal. 175
	Chinese Platane			P	Purple Trailing Lantana	1 gal. 398
	Platanus chinensis	24" Box	33	C	Lantana montevidensis 'New Red'	
	Texas Ebony			C	Trailing Red Lantana	
	Populus fremontii	24" Box	11	Y	Lantana sp.	1 gal. 54
	Cottonwood			Y	'New Gold' Lantana	
	Prosopis hybrid	24" Box	31	M	Melampodium leucanthum	1 gal. 71
	Thornless Mesquite			M	Blackfoot Daisy	
Quercus virginiana 'Cathedral'	24" Box	154	R	Rosmarinus officinalis 'Prostratus'	1 gal. 532	
Cathedral Oak			R	Trailing Rosemary		
Ulmus parvifolia 'Allee'	24" Box	12	T	Trachelospermum asiaticum	1 gal. 31	
Allee Elm			T	Asiatic Jasmine		
	Extra Large Shrubs			Cacti/Succulents		
	Bougainvillea 'Rosenka'	5 gal. 76	Pa	Agave americana 'Marginata'	15 gal. 34	
	Bougainvillea		Pa	Variegated Century Plant		
	Caesalpinia pulcherrima	5 gal. 88	B	Agave bovicornuta	15 gal. 61	
	Red Bird of Paradise		B	Cow's Horn		
	Chamaecyparis humilis	15 gal. 33	G	Agave geminiflora	5 gal. 263	
	Mediterranean Fan Palm		G	Twin Flowered Agave		
	Tecoma alata 'Orange Jubilee'	5 gal. 172	O	Agave parryi	5 gal. 11	
	Orange Jubilee		O	Parry's Agave		
	Vauquelinia californica	5 gal. 35	W	Agave weberi	15 gal. 34	
	Arizona Rosewood		W	Weber's Agave		
	Large Shrubs		B	Bouteloua gracilis 'Blonde Ambition'	1 gal. 188	
	Calliandra californica	5 gal. 157	B	Blond Ambition		
	Red Fairy Duster		D	Dasylium wheeleri	5 gal. 258	
	Leucophyllum langmaniae 'Rio Bravo'	5 gal. 549	D	Desert Spoon		
Rio Bravo Sage		H	Hesperaloe sp. 'Brakeights'	5 gal. 467		
Cassia artemisioides 'Silver'	5 gal. 163	H	Brakeights Hesperaloe			
Silver Cassia		M	Muhlenbergia capillaris 'Regal Mist'	5 gal. 172		
Simmondsia chinensis	5 gal. 71	M	Regal Mist Muhly			
Jade		M	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal. 206		
Leucophyllum frutescens 'compacta'	5 gal. 294	A	Autumn Glow Muhly			
Compact Texas Sage		A	Nolina bigelovii	5 gal. 214		
Nerium Oleander 'Little Red'	5 gal. 177	A	Beargrass			
Oleander 'Little Red'		S	Opuntia santa rita	3 pad min. 27		
Medium Shrubs		S	Purple Prickly Pear			
Eriogonum fasciculatum 'Valentine'	5 gal. 375	S	Pedilanthus macrocarpus	5 gal. 27		
Valentine Shrub		S	Slipper Plant			
Gaura lindheimeri	5 gal. 95	Z	Zephranthes candida	5 gal. 24		
Pink Gaura		Z	White Rain Lily			
Ruellia brittoniana	5 gal. 337	Y	Yucca Pallida	15 gal. 79		
Ruellia		Y	Pale Leaf Yucca			
Ruellia peninsularis	5 gal. 148		Vines			
Desert Ruellia		P	Parthenocissus sp.	5 gal. 1		
Xylosma congestum 'Compactum'	5 gal. 126	P	Hacinda Creeper			
Dwarf Shiny Xylosma		P	Rosa banksiae	5 gal. 2		
		P	Lady Banks Rose			
Groundcovers/Accents			Inerts			
Callistemon species	1 gal. 493	M	Midiron Sod	7,933 sq. ft.		
'Little John' Bottlebrush			Install In All Planting Areas Unless Shown			
Carrisa grandiflora	1 gal. 1041		Otherwise For Dust Control			
Natal Plum			Decomposed Granite - 2" Depth	255,144 sq. ft.		
Dietes vegeta	1 gal. 27		To Match Existing Sycamore Farms			
Bearded Iris			6" concrete header	416 in. ft.		
Euphorbia rigida	5 gal. 118		NOTES:			
Gopher Plant			"all trees shall comply with the latest amended			
Hymenocallis acaulis	1 gal. 199		edition of the "Arizona Nursery Association -			
Angelita Daisy			Recommended Tree Specifications", see			
Sphaeralcea ambigua	1 gal. 53		section 1903(b)(a), zoning code.			
Desert Mallow						

- keynotes
- 1 DECOMPOSED GRANITE - SEE DETAIL 12, SHEET LA7.1
 - 2 REFER TO ARCHITECTURAL DRAWINGS UNDER SEPARATE SUBMITTAL
 - 3 SIDEWALK HANDICAP RAMP REFER TO CIVIL ENGINEERING PLANS



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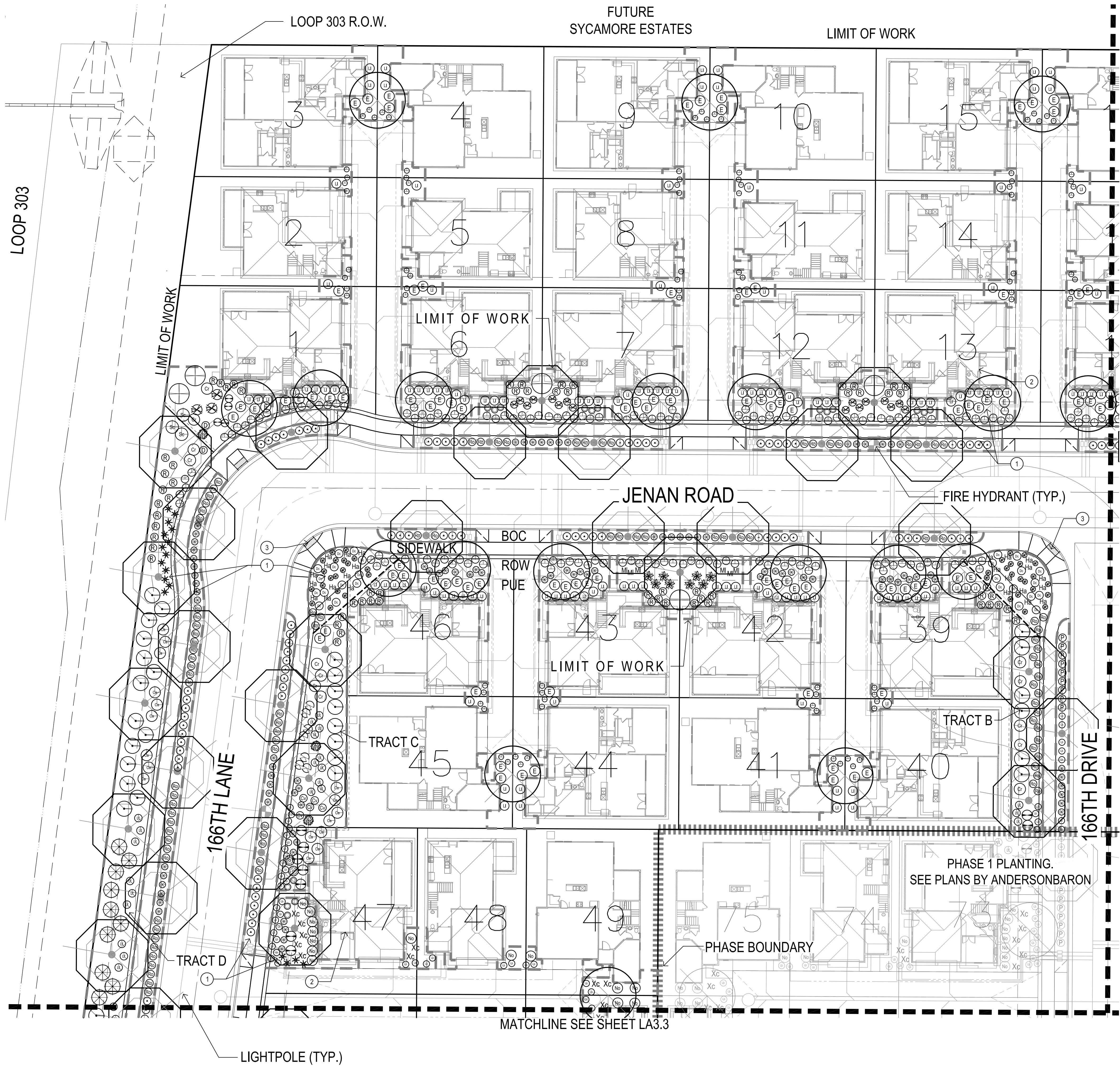
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FS15-192

sheet number

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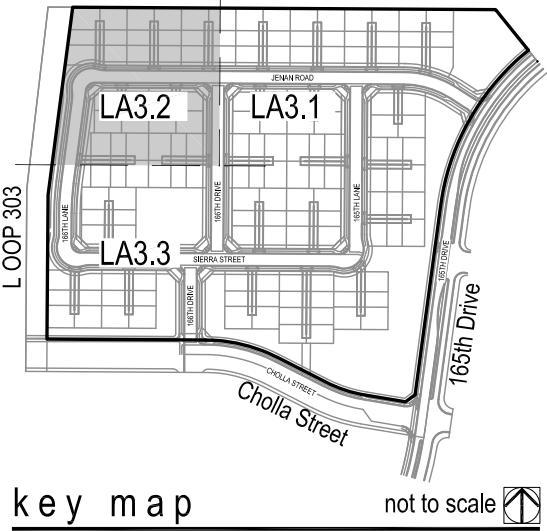
PLANT MATERIALS LEGEND							
	Plant Name	Size		Plant Name	Size		
	Trees			Ground Cover			
	Chilopsis tashkenensis	24" Box	83	Pa	Acacia redolens	1 gal.	178
	Chilopsis			B	Prostrate Acacia		
	Olea europaea	24" Box	4		Bougainvillea 'San Diego Red'	5 gal.	28
	'Wilson' Olive				Bougainvillea		
	Parkinsonia hybrid	24" Box	34		Dalea capitata 'Sierra Gold'	1 gal.	408
	Desert Museum				Sierra Gold Dalea		
	Platanus chinensis	24" Box	8		Lantana montevidensis	1 gal.	175
	Chinese Pistache				Purple Trailing Lantana		
	Pintheobolium flexicaule	24" Box	33		Lantana montevidensis 'New Red'	1 gal.	398
	Texas Ebony				Lantana Red Lantana		
	Populus fremontii	24" Box	11		Lantana sp.	1 gal.	54
	Cottonwood				'New Gold' Lantana		
	Prosopis hybrid	24" Box	31	MI	Melampodium leucanthum	1 gal.	71
	Thornless Mesquite				Blackfoot Daisy		
Quercus virginiana 'Cathedral'	24" Box	154		Rosmarinus officinalis 'Prostratus'	1 gal.	532	
Cathedral Oak				Trailing Rosemary			
Ulmus parvifolia 'Alee'	24" Box	12		Trachelospermum asiaticum	1 gal.	31	
Allee Elm				Asiatic Jasmine			
	Extra Large Shrubs			Cacti/Succulents			
	Bougainvillea 'Rosaes'	5 gal.	76		Agave americana 'Marginata'	15 gal.	34
	Bougainvillea				Variegated Century Plant		
	Cassia pulcherrima	5 gal.	88		Agave bovicornuta	15 gal.	61
	Red Bird of Paradise				Cow's Horn		
	Chamaecyparis humilis	15 gal.	33		Agave geminiflora	5 gal.	263
	Mediterranean Fan Palm				Twin Flowered Agave		
	Tecoma alata 'Orange Jubilee'	5 gal.	172		Agave parryi	5 gal.	11
	Orange Jubilee				Parry's Agave		
	Vauquelinia californica	5 gal.	35		Agave weberi	15 gal.	34
	Arizona Rosewood				Weber's Agave		
	Large Shrubs				Buteloua gracilis 'Blonde Ambition'	1 gal.	188
	Calliandra californica	5 gal.	157		Blond Ambition		
	Red Fairy Duster				Dasylium wheeleri	5 gal.	258
	Leucophyllum langmaniae 'Rio Bravo'	5 gal.	549		Desert Spoon		
Rio Bravo Sage				Hesperaloe sp. 'Brake Lights'	5 gal.	467	
Cassia artemisioides 'Silver'	5 gal.	163		Brake Lights Hesperaloe			
Silver Cassia				Muhlenbergia capillaris 'Regal Mist'	5 gal.	172	
Simmondsia chinensis	5 gal.	71		Regal Mist Muhly			
Jade				Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	206	
Leucophyllum frutescens 'compacta'	5 gal.	294		Autumn Glow Muhly			
Compact Texas Sage				Nolina bigelovii	5 gal.	214	
Nerium Oleander 'Little Red'	5 gal.	177		Beargrass			
Oleander 'Little Red'				Opuntia santa rita	3 pad min.		
Medium Shrubs				Purple Prickly Pear			
Eriogonum fasciculatum 'Valentine'	5 gal.	375		Pedicularis macrocarpus	5 gal.	27	
Valentine Shrub				Slipper Plant			
Gaura lindheimeri	5 gal.	95		Zephramithes candida	5 gal.	24	
Pink Gaura				White Rain Lily			
Ruellia brittoniana	5 gal.	337		Yucca pallida	15 gal.	79	
Ruellia				Pale Leaf Yucca			
Ruellia peninsularis	5 gal.	148		Vines			
Desert Ruellia				Parthenocissus sp.	5 gal.	1	
Xylosma congestum 'Compactum'	5 gal.	126		Hacinda Creeper			
Dwarf Shiny Xylosma				Rosa banksiae	5 gal.	2	
				Lady Banks Rose			
	Groundcovers/Accents			Inerts			
	Callistemon species	1 gal.	493		Midiron Sod	7,933 sq. ft.	
	'Little John' Bottlebrush				Install In All Planting Areas Unless Shown		
	Carissa grandiflora	1 gal.	1041		Otherwise For Dust Control		
	Natal Plum				Decomposed Granite - 2" Depth	255,144 sq. ft.	
	Dietes vegeta	1 gal.	27		To Match Existing Sycamore Farms		
	Bearded Iris				6" concrete header	416 in. ft.	
	Euphorbia rigida	5 gal.	118		NOTES:		
	Gopher Plant				"all trees shall comply with the latest amended		
	Hymenocallis acialis	1 gal.	199		edition of the "Arizona Nursery Association -		
	Angelita Daisy				Recommended Tree Specifications", see		
	Sphaeralcea ambigua	1 gal.	53		section 1903(b)(6), zoning code.		
	Desert Mallow						

keynotes

- 1 DECOMPOSED GRANITE - SEE DETAIL 12, SHEET LA7.1
- 2 REFER TO ARCHITECTURAL DRAWINGS UNDER SEPARATE SUBMITTAL
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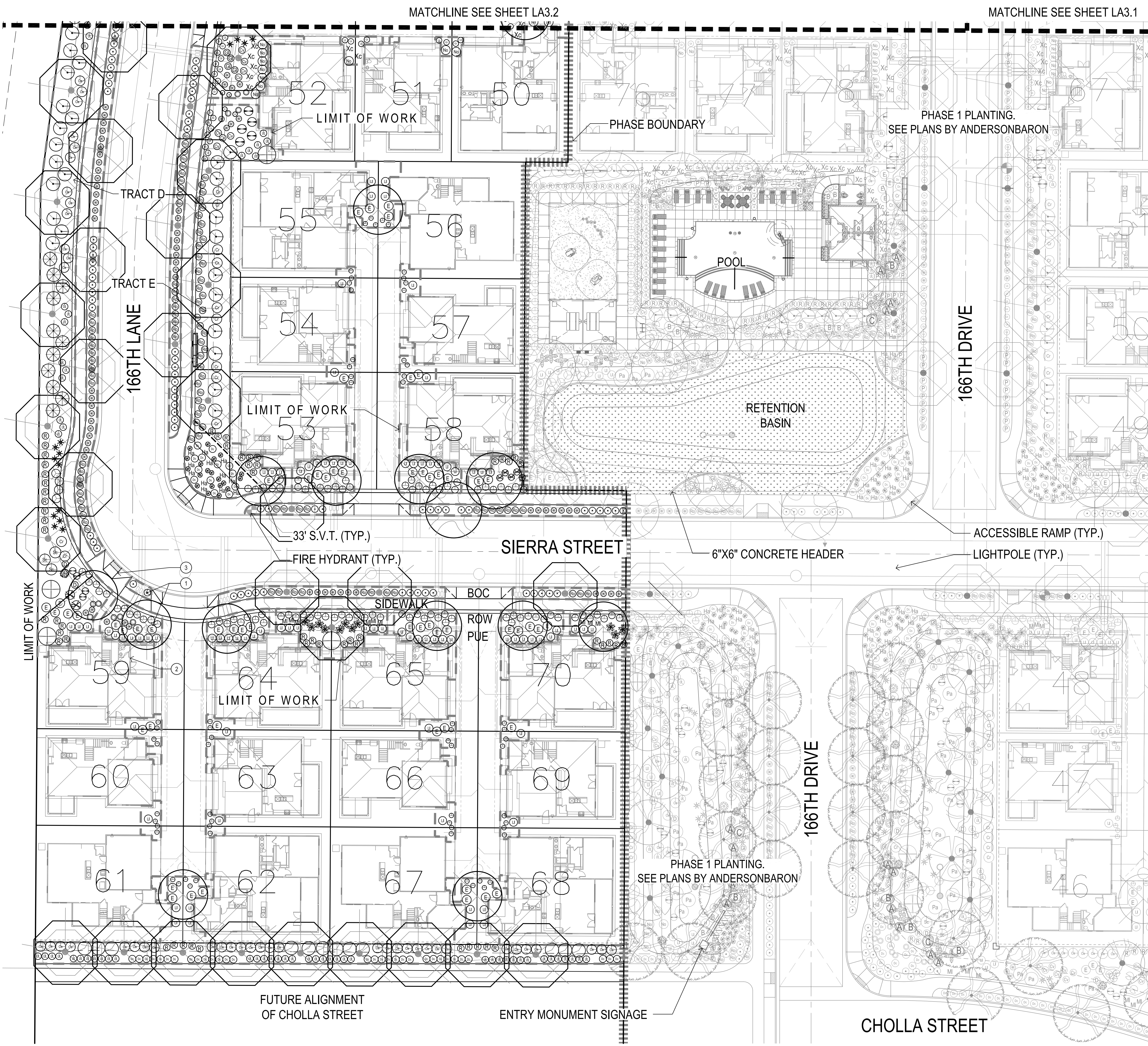
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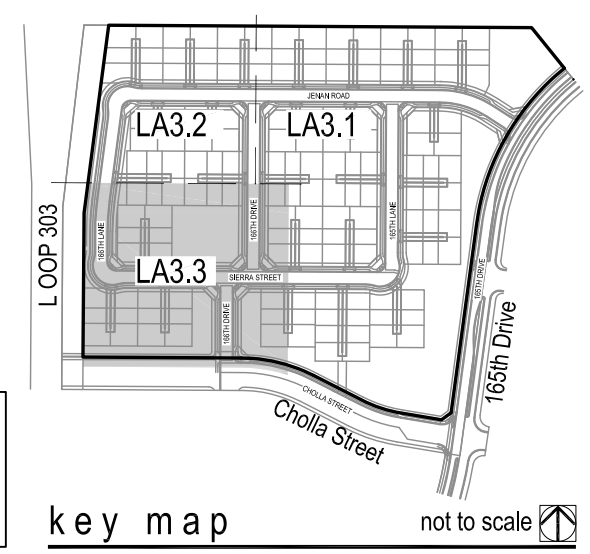
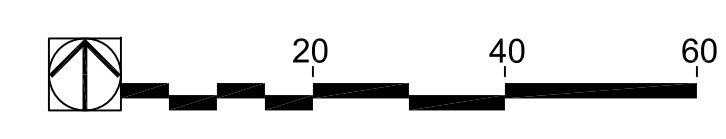


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date issued
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scale
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drawn by
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checked by
ab
project number
68-209-12
review number
FS15-192
sheet number
LA3.2
sheet 6 of 18



PLANT MATERIALS LEGEND			
Plant Name	Size	Plant Name	Size
Trees		Ground Cover	
Chilopsis tashienensis	24" Box	Acacia reddens	1 gal.
Chilopsis		Prostrate Acacia	1 gal.
Olea europaea	24" Box	Bougainvillea 'San Diego Red'	5 gal.
'Wilson' Olive	4	Bougainvillea	28
Parkinsonia hybrid	24" Box	Dalea capitata 'Sierra Gold'	1 gal.
Desert Museum	34	Sierra Gold Dalea	408
Pistacia chinensis	24" Box	Lantana montevidensis	1 gal.
Chinese Pistache	8	Purple Trailing Lantana	175
Pithecolobium flexicaule	24" Box	Lantana montevidensis 'New Red'	1 gal.
Texas Ebony	33	Trailing Red Lantana	398
Populus fremontii	24" Box	Lantana sp.	1 gal.
Cottonwood	11	'New Gold' Lantana	54
Prosopis hybrid	24" Box	Melampodium leucanthum	1 gal.
Thornless Mesquite	31	Blackfoot Daisy	71
Quercus virginiana 'Cathedral'	24" Box	Rosemarinus officinalis 'Prostratus'	532
Cathedral Oak	154	Trailing Rosemary	1 gal.
Ulmus parvifolia 'Allee'	24" Box	Trachelospermum asiaticum	1 gal.
Allee Elm	12	Asiatic Jasmine	31
Extra Large Shrubs		Cacti/Succulents	
Bougainvillea 'Rosenka'	5 gal.	Agave americana 'Marginata'	15 gal.
Bougainvillea	76	Variegated Century Plant	34
Cassipouita pulcherrima	5 gal.	Agave bovicornuta	15 gal.
Red Bird of Paradise	88	Cow's Horn	61
Chamaecyparis humilis	15 gal.	Agave geminiflora	5 gal.
Mediterranean Fan Palm	33	Twin Flowered Agave	263
Tecoma alata 'Orange Jubilee'	5 gal.	Agave parryi	5 gal.
Orange Jubilee	172	Parr's Agave	11
Vauquelinia californica	5 gal.	Agave weberi	15 gal.
Arizona Rosewood	35	Weber's Agave	34
Large Shrubs		Bouteloua gracilis 'Blonde Ambition'	1 gal.
Calliandra californica	5 gal.	Blond Ambition	188
Red Fairy Duster	157	Daylily wheelier	5 gal.
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Desert Spoon	258
Rio Bravo Sage	548	Hesperaloe sp. 'Brakealights'	5 gal.
Cassia artemisioides 'Silver'	5 gal.	Hesperaloe sp.	467
Silver Cassia	163	Brakealights Hesperaloe	172
Simmondsia chinensis	5 gal.	Regal Mice Muley	206
Jojiba	71	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Leucophyllum frutescens 'compacta'	5 gal.	Autumn Glow Muley	214
Compact Texas Sage	234	Nolina bigelovii	5 gal.
Nerium Oleander 'Little Red'	5 gal.	Beargrass	27
Oleander 'Little Red'	177	Opuntia santa rita	3 pad min.
Medium Shrubs		Purple Prickly Pear	27
Eremophila maculata 'Valentine'	5 gal.	Pedicularis macrocarpus	5 gal.
Valentine Shrub	375	Slipper Plant	24
Gaura lindheimeri	5 gal.	Zephranthes candida	5 gal.
Ruellia brittoniana	5 gal.	White Rain Lily	15 gal.
Ruellia peninsularis	5 gal.	Yucca pallida	79
Desert Ruellia	148	Pale Leaf Yucca	2
Xylosma congestum 'Compactum'	5 gal.	Inerts	
Dwarf Shiny Xylosma	126	Midiron Sod	7,933 sq. ft.
Groundcovers/Accents			
Callistemon species	1 gal.	Install In All Planting Areas Unless Shown	
'Little John' Bottlebrush	493	Otherwise For Dust Control	
Carrisa grandiflora	1 gal.	Decomposed Granite - 2" Depth	255,144 sq. ft.
Natal Plum	27	To Match Existing Sycamore Farms	
Dalea vegeta	1 gal.	6" concrete header	416 in. ft.
Bearded Iris	5 gal.	NOTES:	
Euphorbia rigida	118	"all trees shall comply with the latest amended	
Gopher Plant	199	edition of the 'Arizona Nursery Association -	
Hymenocallis acutifolia	53	Recommended Tree Specifications", see	
Angelita Daisy		section 1903(6)(a), zoning code.	
Sphaeralcea ambigua			
Desert Mallow			

- keynotes
- 1 DECOMPOSED GRANITE - SEE DETAIL 12, SHEET LA7.1
 - 2 REFER TO ARCHITECTURAL DRAWINGS UNDER SEPARATE SUBMITTAL
 - 3 SIDEWALK HANDICAP RAMP REFER TO CIVIL ENGINEERING PLANS



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Sycamore Farms, Parcel 12 - PH 2

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construction

06.30.15

landscape plan

date issued

06.30.15

scale

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staff

checked by

ab

project number

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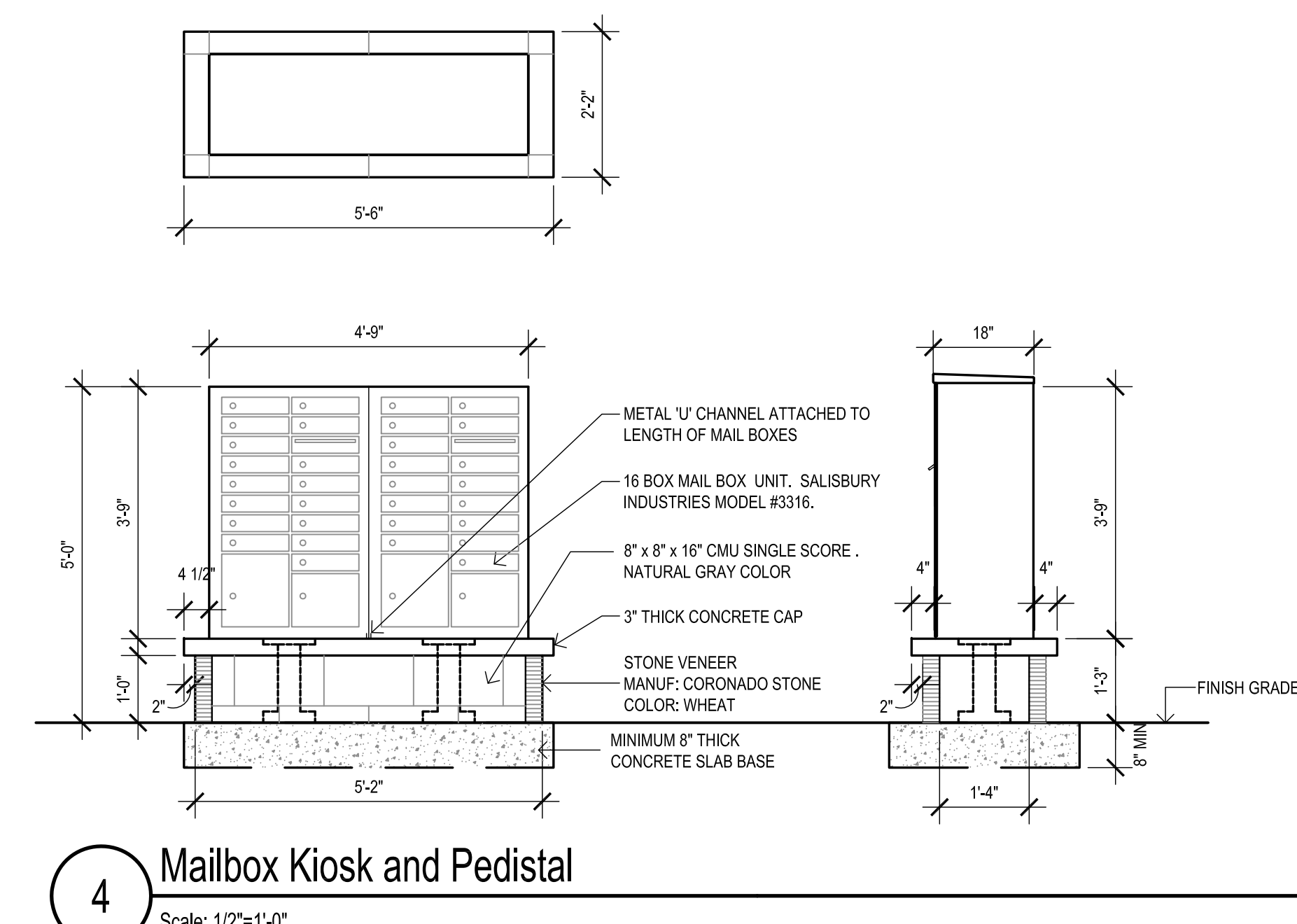
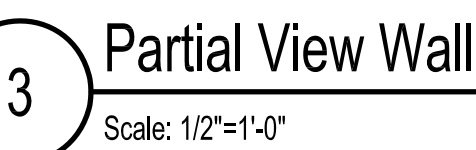
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scale	as noted
drawn by	
checked by	staff
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review number	
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Sycamore Farms Parcel 12 North Preliminary Plats September 17, 2015

Planning and Zoning Commission

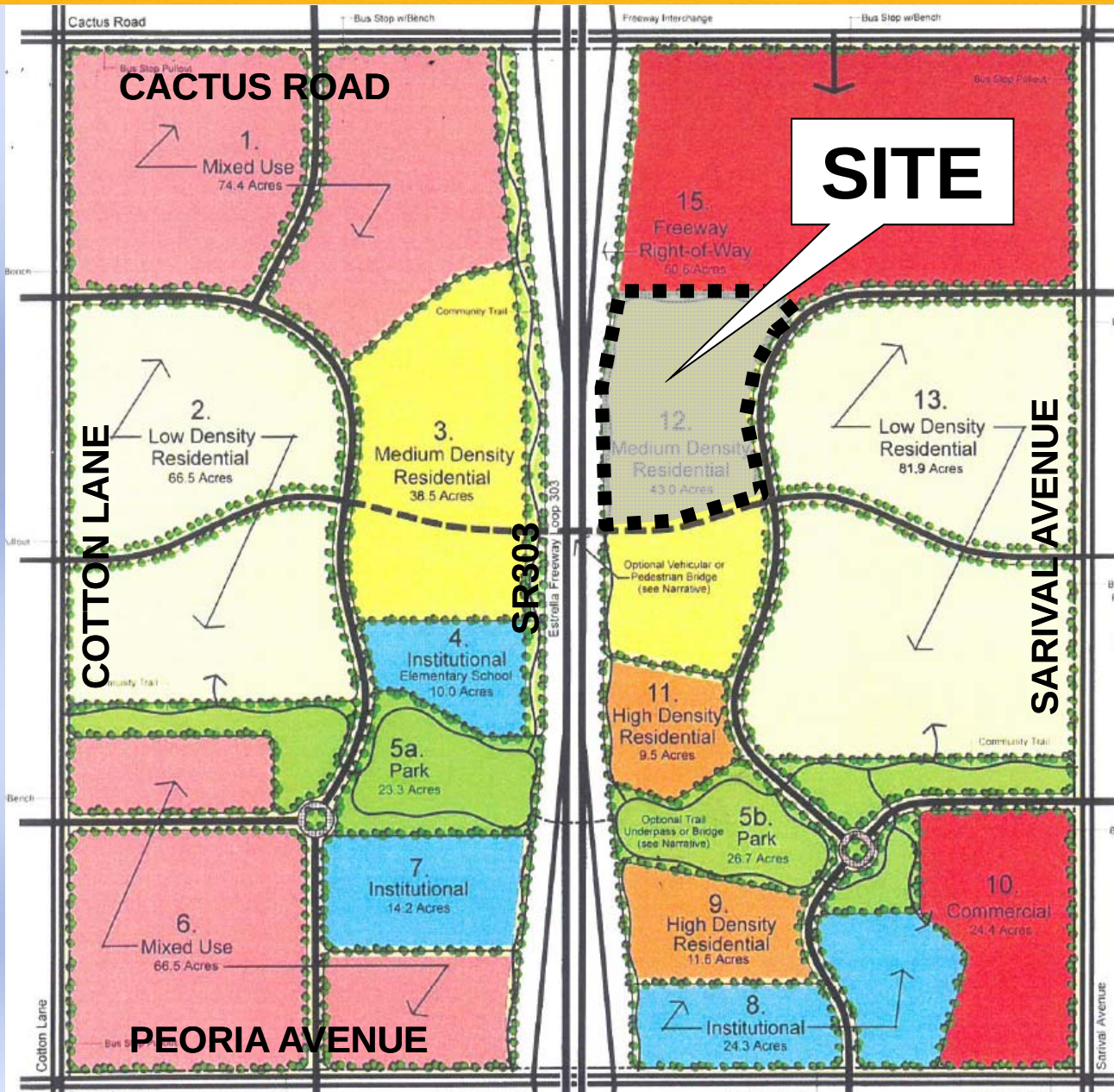


VICINITY MAP



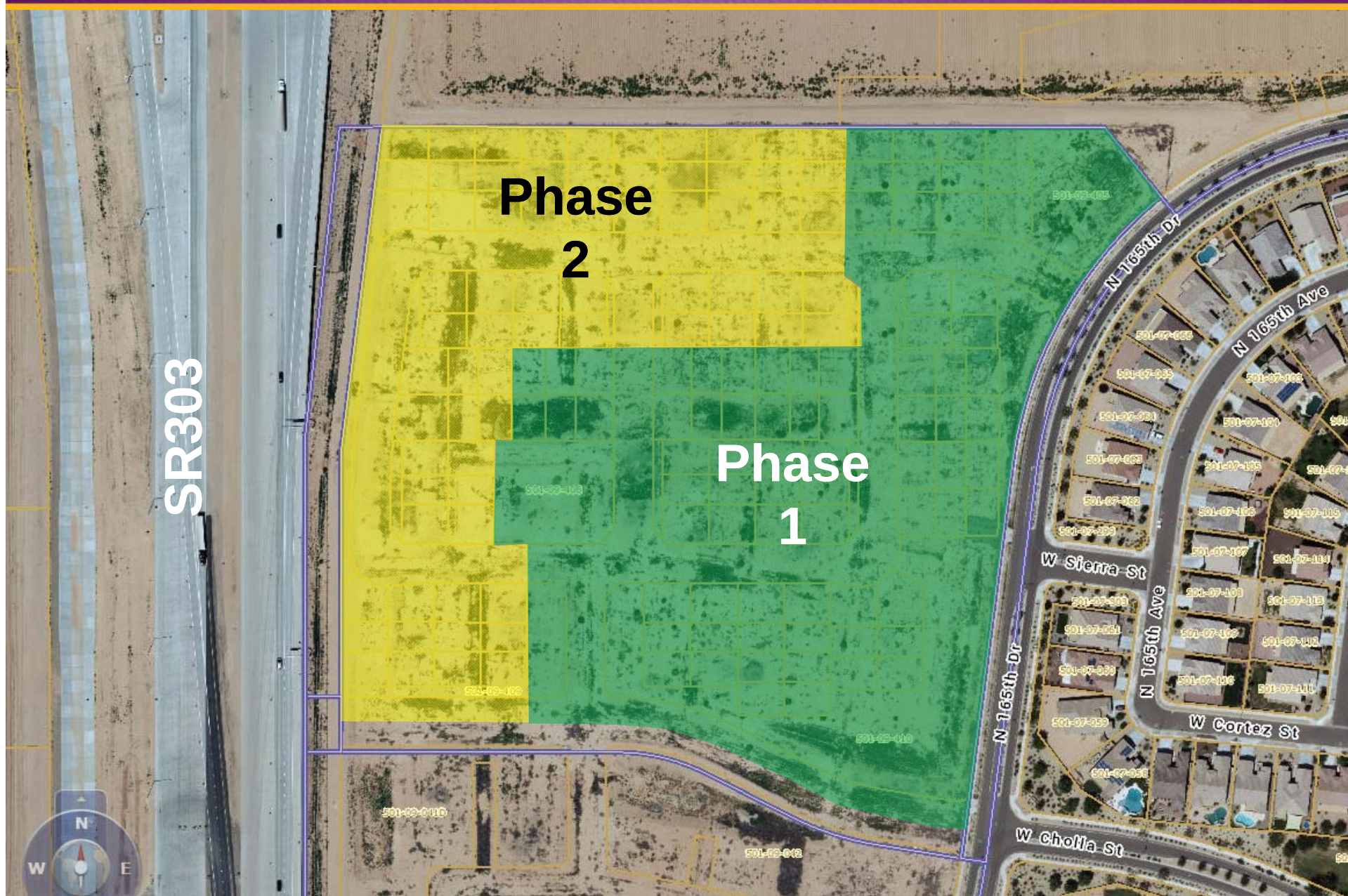
VICINITY MAP

PRASADA

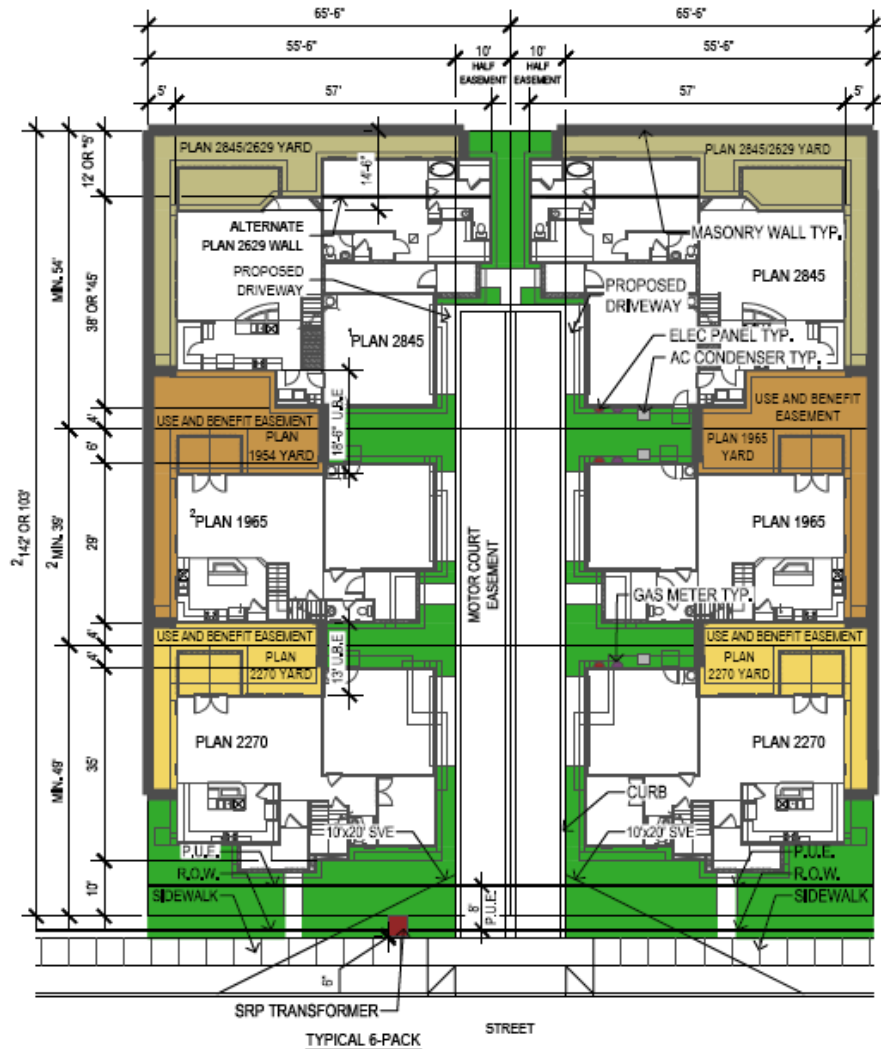


GREER
RANCH

VICINITY MAP

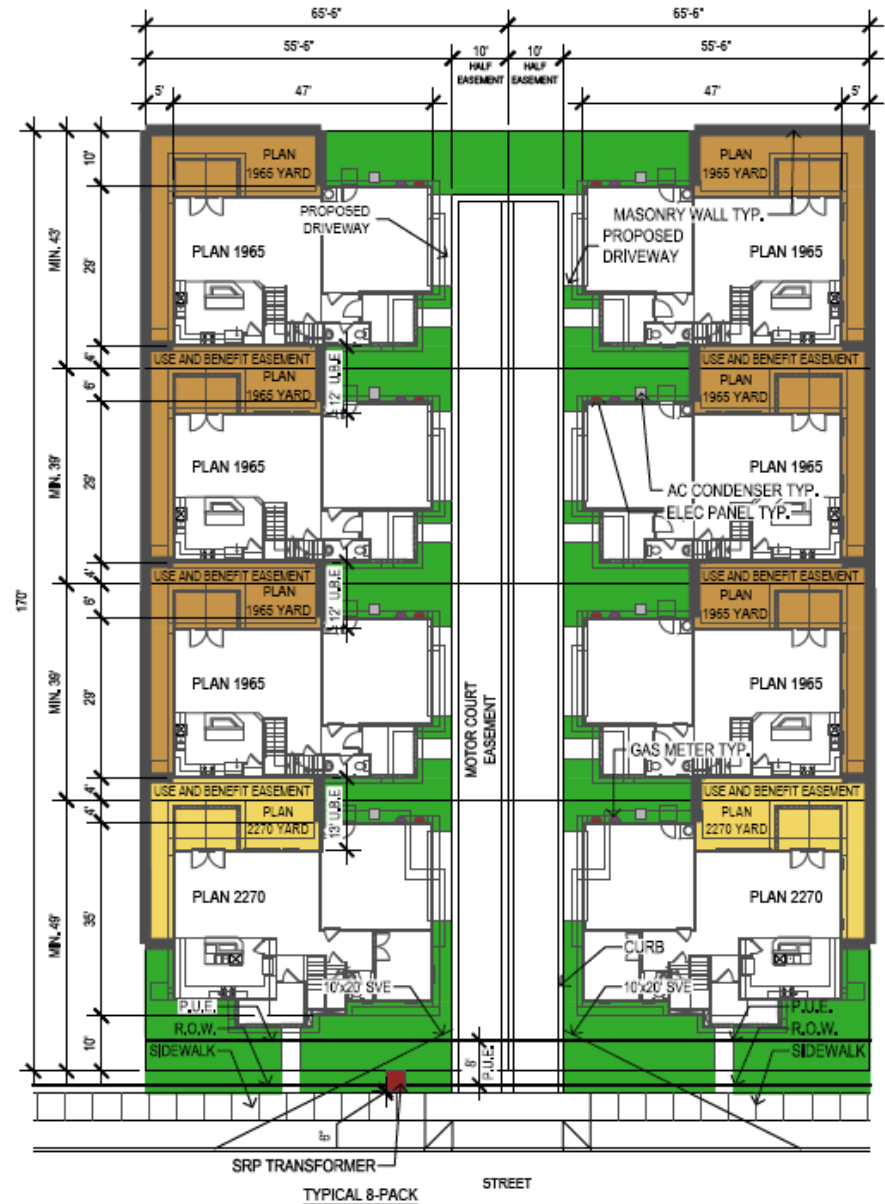


AUTO COURT



NOTE:

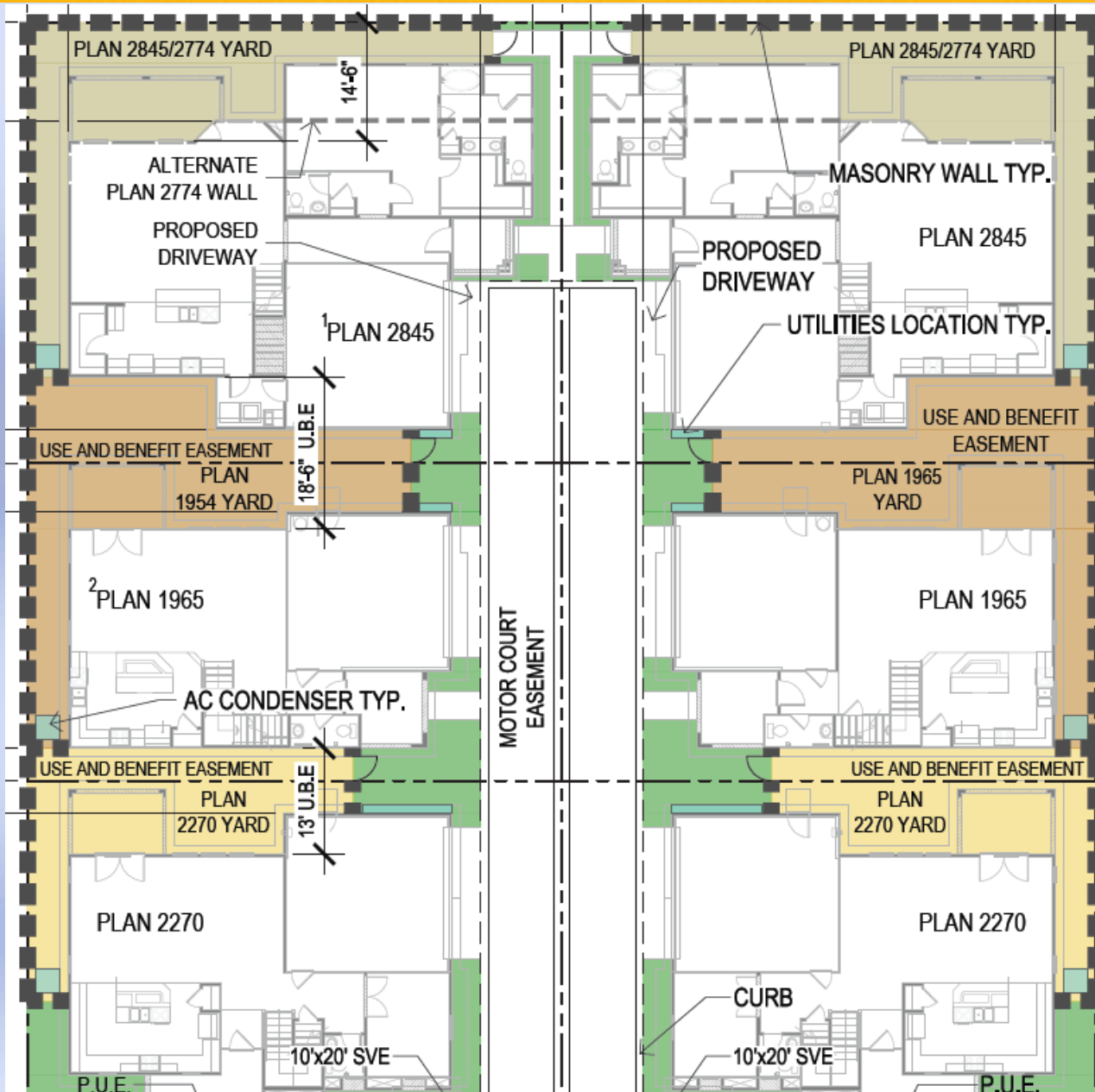
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2. PLAN 1965 NOT PART OF 4-PACK CONDITION

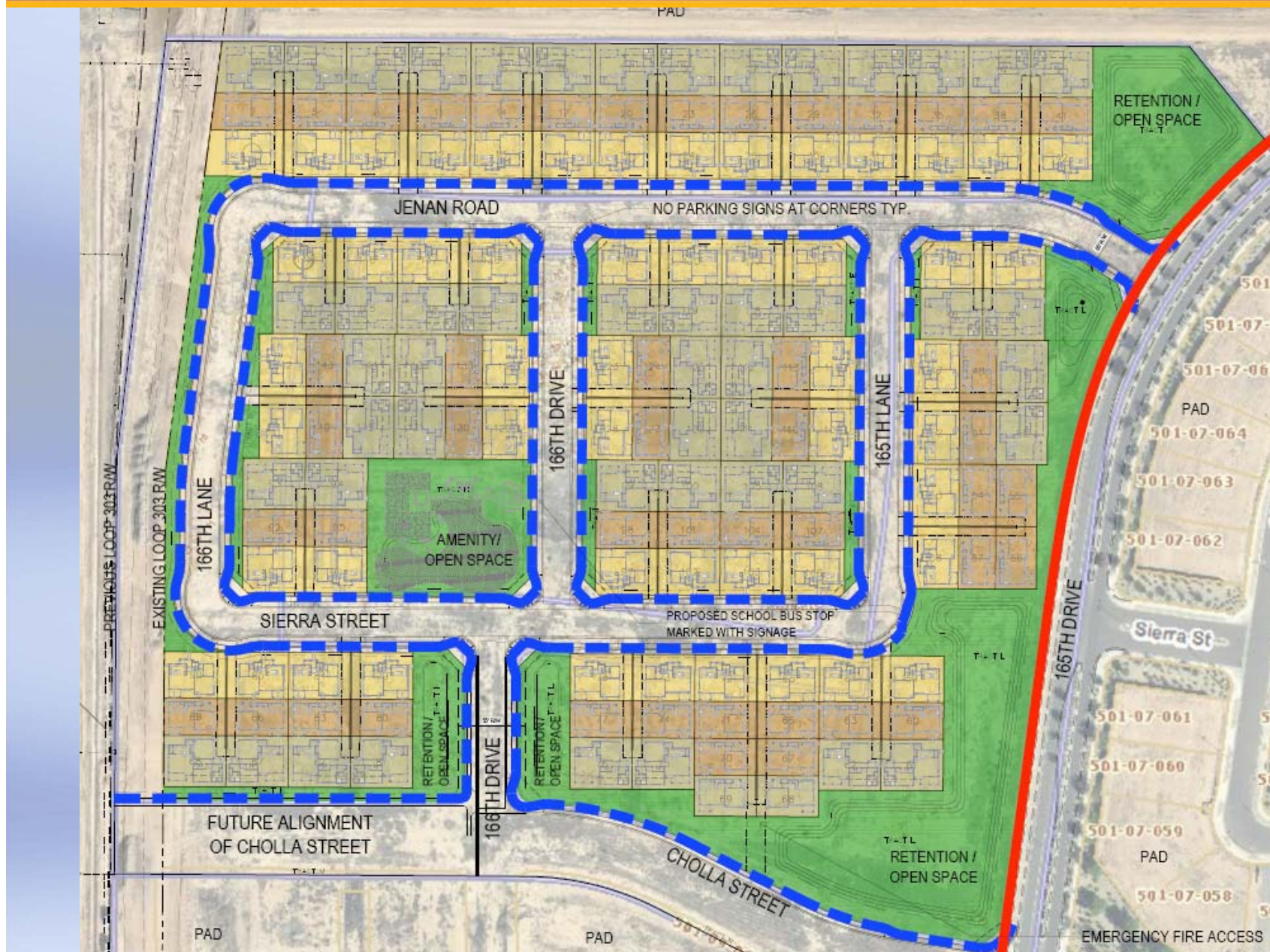


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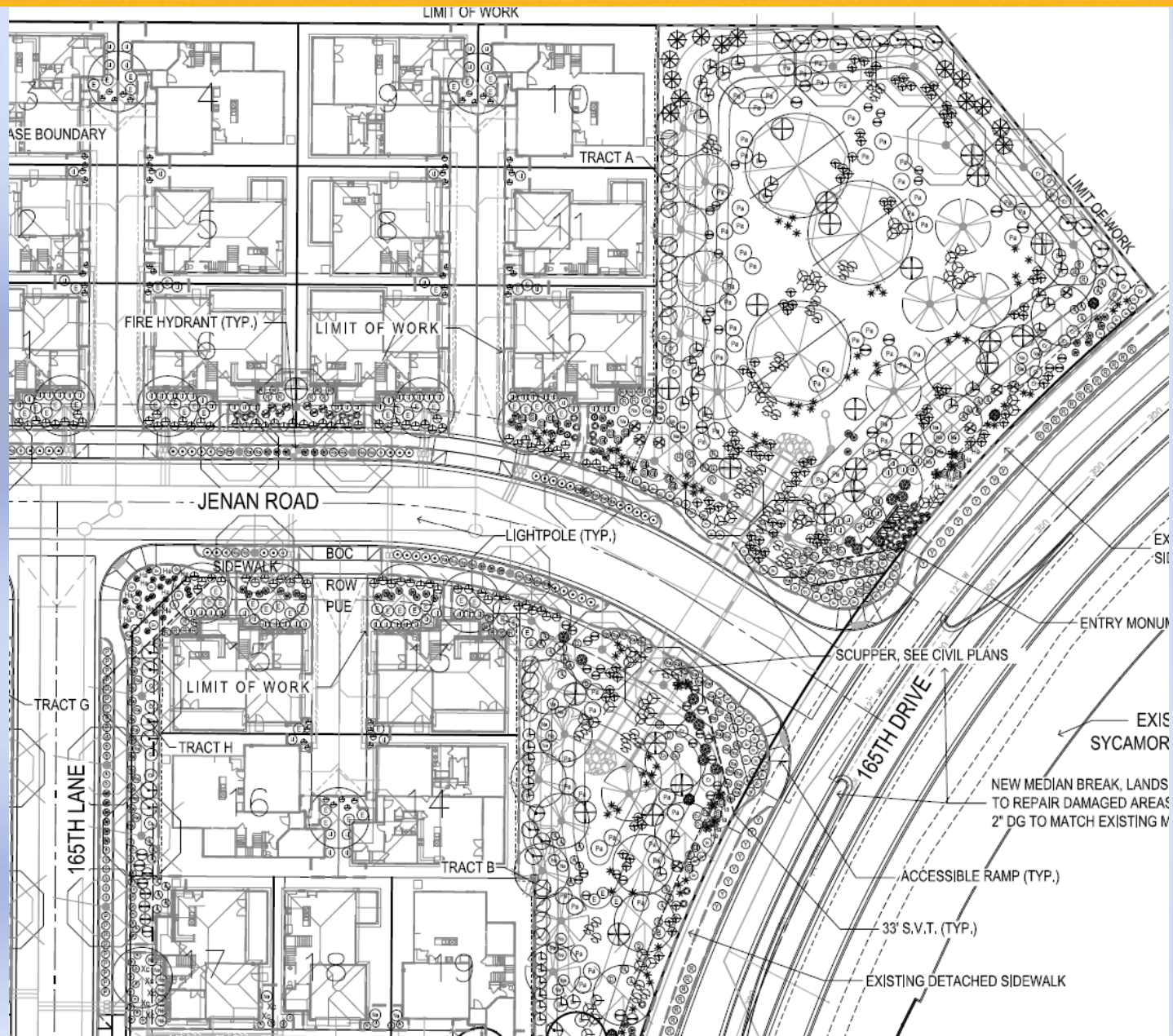
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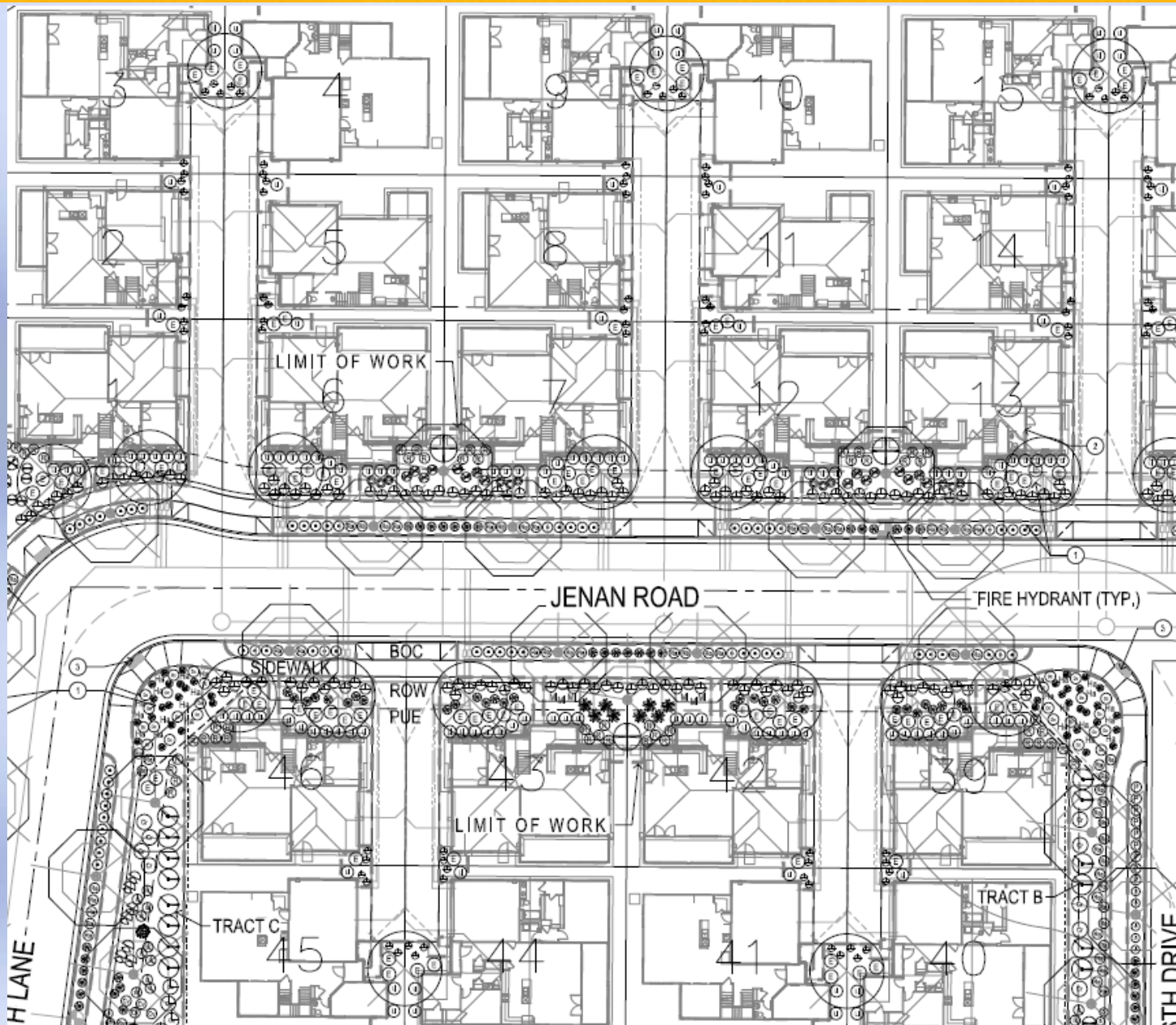
AUTO COURT



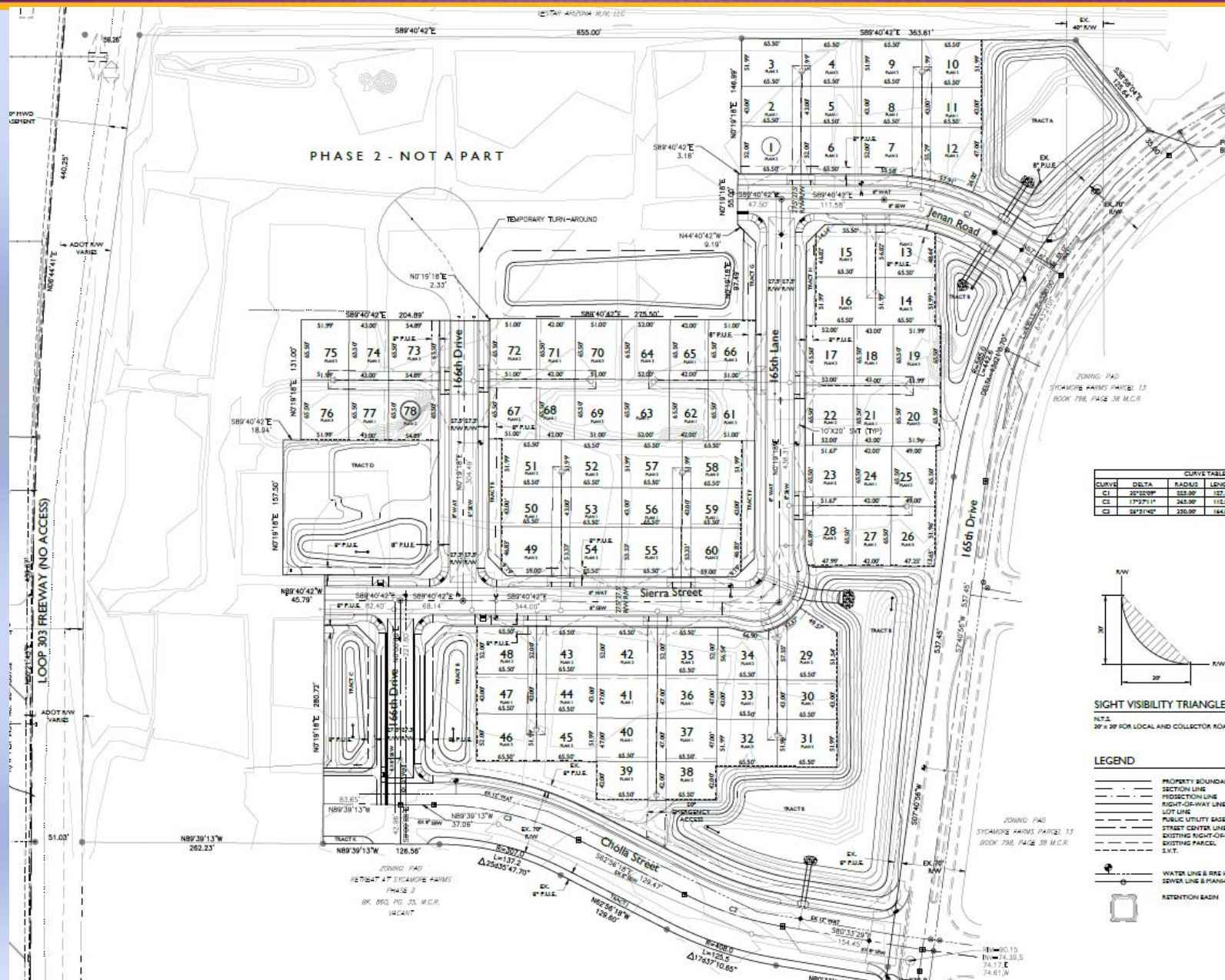


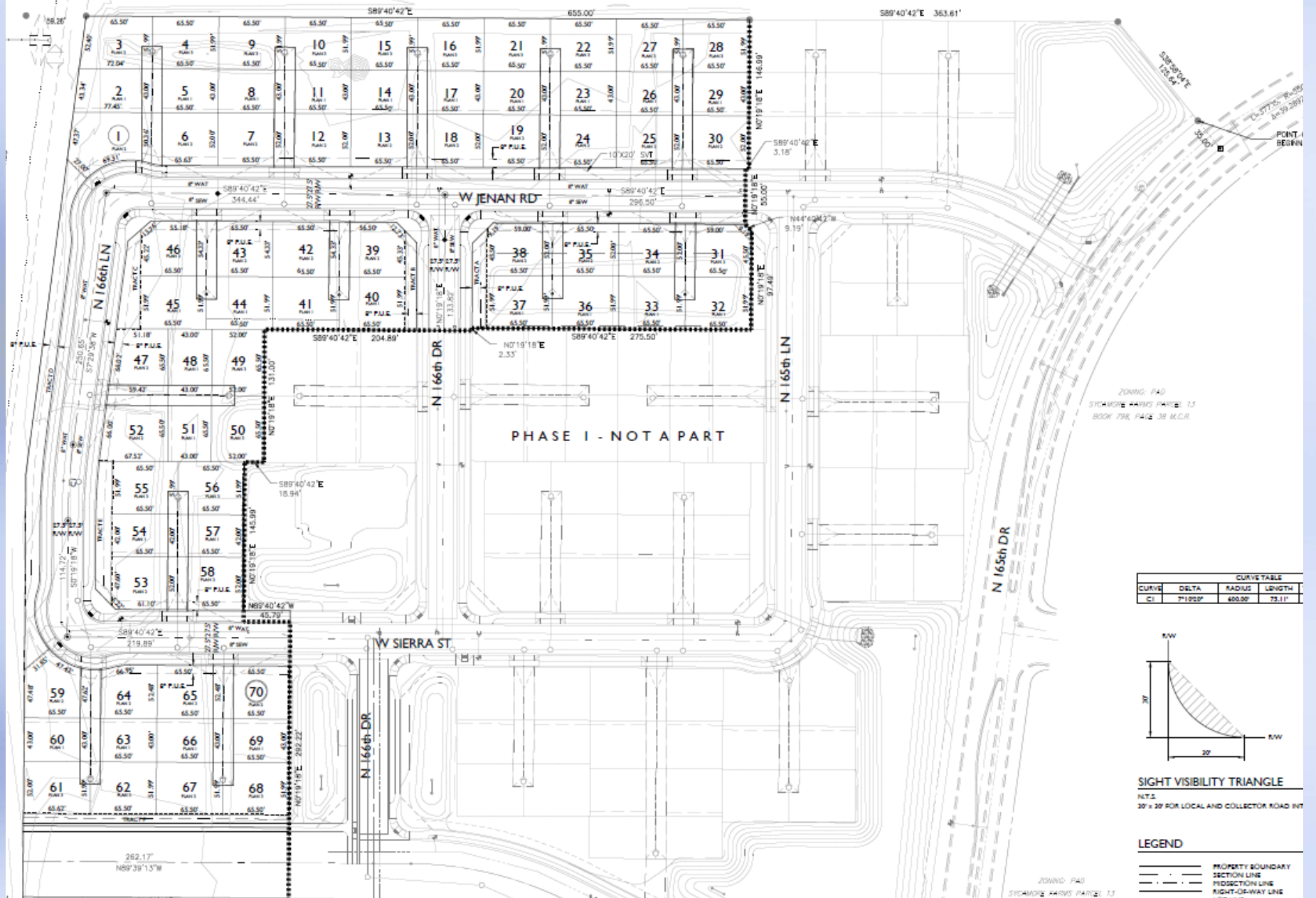
LANDSCAPE

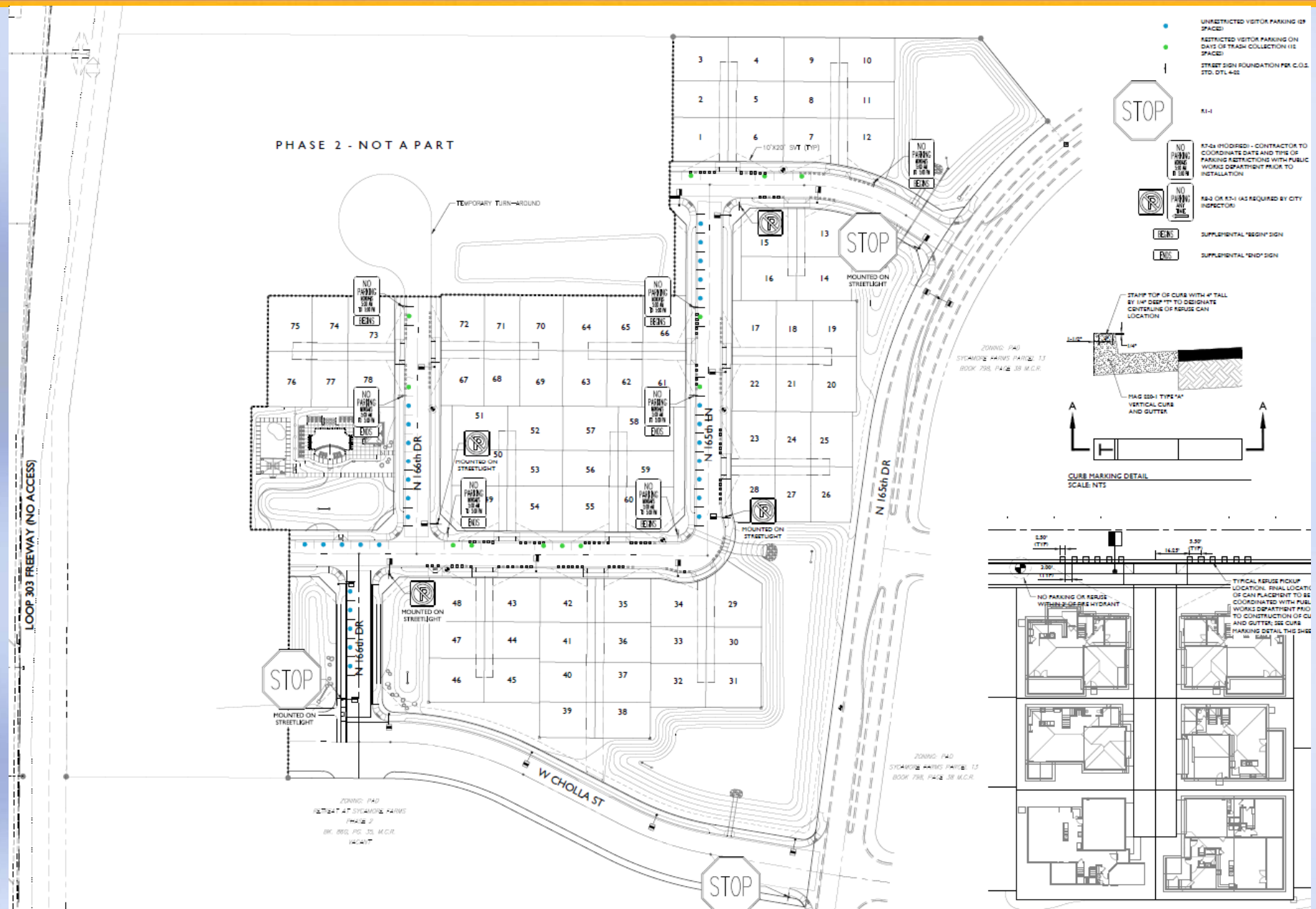


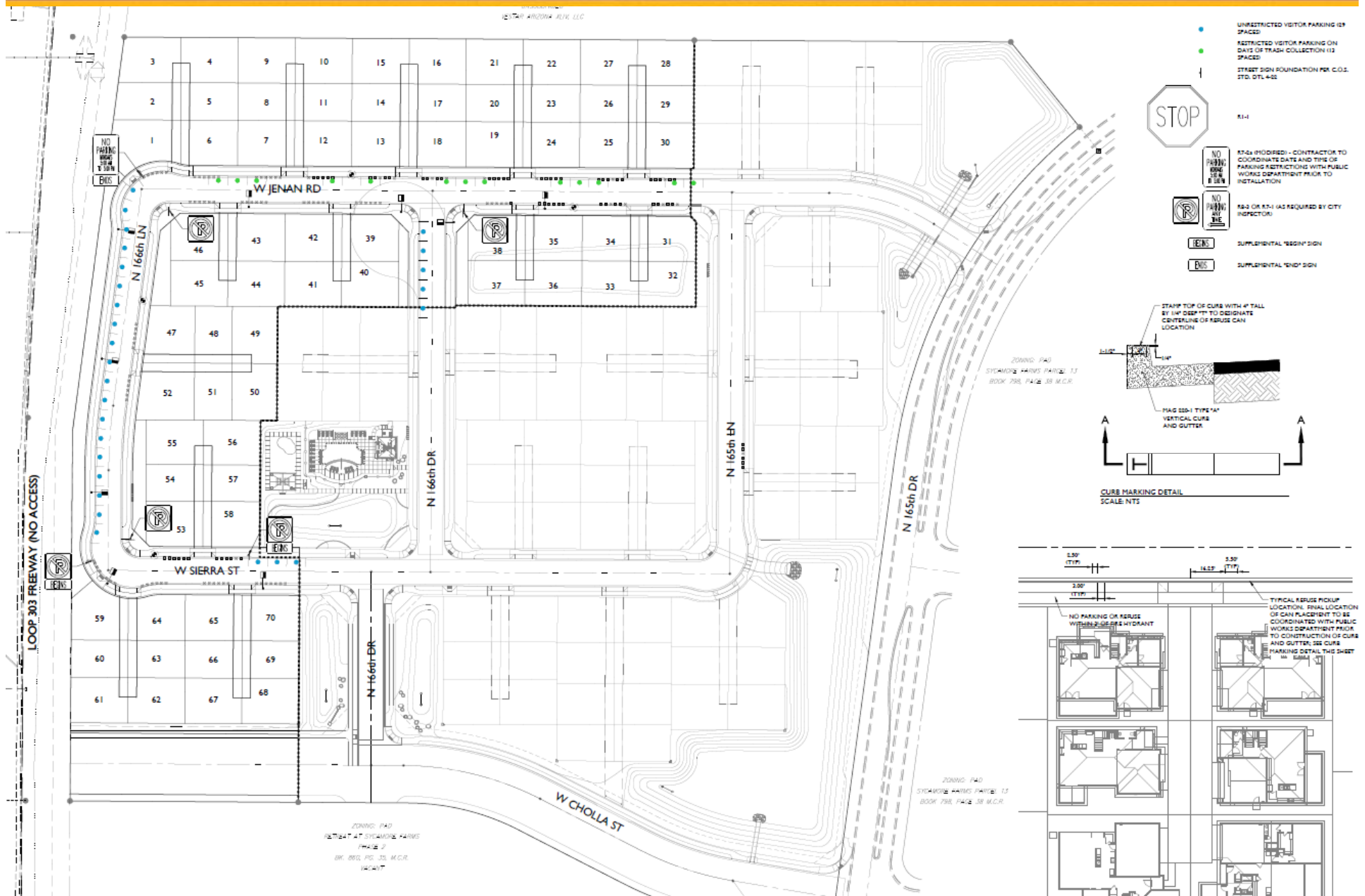












SYCAMORE FARMS PARCEL 12 NORTH



Questions?





CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a Zoning Text Amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size.

Motion:

I move to recommend approval to the City Council on a Zoning Text Amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size and to adopt staff's findings.

Background:

Staff has received numerous requests from residents on larger lots to allow larger accessory structures than are currently allowed. This ordinance will implement a lot coverage allowance of 25 percent for properties one (1) acre or more in size.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS15-305 - Staff Report](#)
- ☐ [FS15-305 - Presentation](#)
- ☐ [Ordinance 2015-13](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS15-305**

Project Name: Accessory Uses for Large Residential Lots

Council District: Citywide

Meeting Date: **September 17, 2015**

Planner: Hobart Wingard, 623.222.3156

Owner: Citywide

Applicant: City Initiated

Request: Zoning text amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size

Site Location: Citywide

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

Support/Opposition: No communications of support or opposition received

Staff Recommendation: Should the Commission first move to recommend approval of case FS15-305, then staff recommends the Commission also move to recommend **approval** of case **FS15-305** to the City Council

Project Description:

The current Surprise Unified Development Code, Section 122-70 restricts accessory structures such as detached garages, workshops, and gazebos to the following criteria:

Maximum Size Accessory Building or Garage	Lot Size (Gross Area)	Total Floor Area for all Accessory Buildings
600 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	Less than 1 acre	600 sq. ft.
800 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	1—5 acres	1,000 sq. ft.
1000 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	5 acres or greater	1,400 sq. ft.

The above referenced requirements strictly limit the number and size of structures on a residents parcel for accessory structures.

The proposed changes to Section 122-70 will have the effect of allowing up to 25 percent of a residential lot one (1) acre or greater in size. For some time, staff has received numerous requests for accessory structures for car collections, recreational vehicle garages, and workshops. The proposed lot coverage allowances would be able to allow residents to implement a diversity of accessory uses while maintaining a coverage ratio that will not create clutter.

Additionally, this amendment will create setbacks for accessory structures with the height of the structures being taken into consideration for neighboring properties. These setbacks are accompanied by graphics for a greater understanding of the proposed language.

Reviewing Agencies:

In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, The City of El Mirage, and the Maricopa Association of Governments were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Citizen Review:

The Citizen Review meeting was held on September 2, 2015 from 6:00 to 7:00 PM in the Council Overflow Room at City Hall. **[Results of meeting].**

70 **Findings:**

- 71
- 72 • The proposed zone change is consistent with the Surprise General Plan 2035
 - 73 • The proposed zone change will advance the goals of the City Council
- 74

75

76 **Recommendation:**

77

78 Based on the findings noted above, should the Commission first move to recommend approval of

79 the zoning text amendment to allow accessory structures to be limited by lot coverage on

80 residential properties one (1) acre or more in size, staff then recommends the Commission **approve**

81 case **FS15-305**.

82

83 However, should the Commission wish to recommend denial of the request, the Commission

84 should make its own findings and base its decision on those alternative findings.

85

86 **Attachments:**

87 Ordinance 2015-13

LOT COVERAGE ON LARGER RESIDENTIAL PROPERTIES

Planning and Zoning Commission

September 17, 2015



PURPOSE



- Nothing New - Residents on Large Residential Lots Have Been Asking for Larger/More Accessory Structures
 - Car Collections
 - Barns for Livestock and Horses
 - Recreational Vehicles
- Historical and Current Regulations
 - Title 17 – Required a Conditional Use Permit
 - SUDC – Regardless the Size of the Parcel, the Maximum Aggregate Square Footage is 1,400 Square Feet

CURRENT CODE LANGUAGE



- Section 122-70(j)
 - All Accessory Building or Garage for Single-Family Detached Homes Shall Comply With the Following Standards:

Maximum Size Accessory Building or Garage	Lot Size (Gross Area)	Total Floor Area for all Accessory Buildings
600 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	Less than 1 acre	600 sq. ft.
800 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	1—5 acres	1,000 sq. ft.
1000 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	5 acres or greater	1,400 sq. ft.

CURRENT CODE GRAPHIC



600 SF

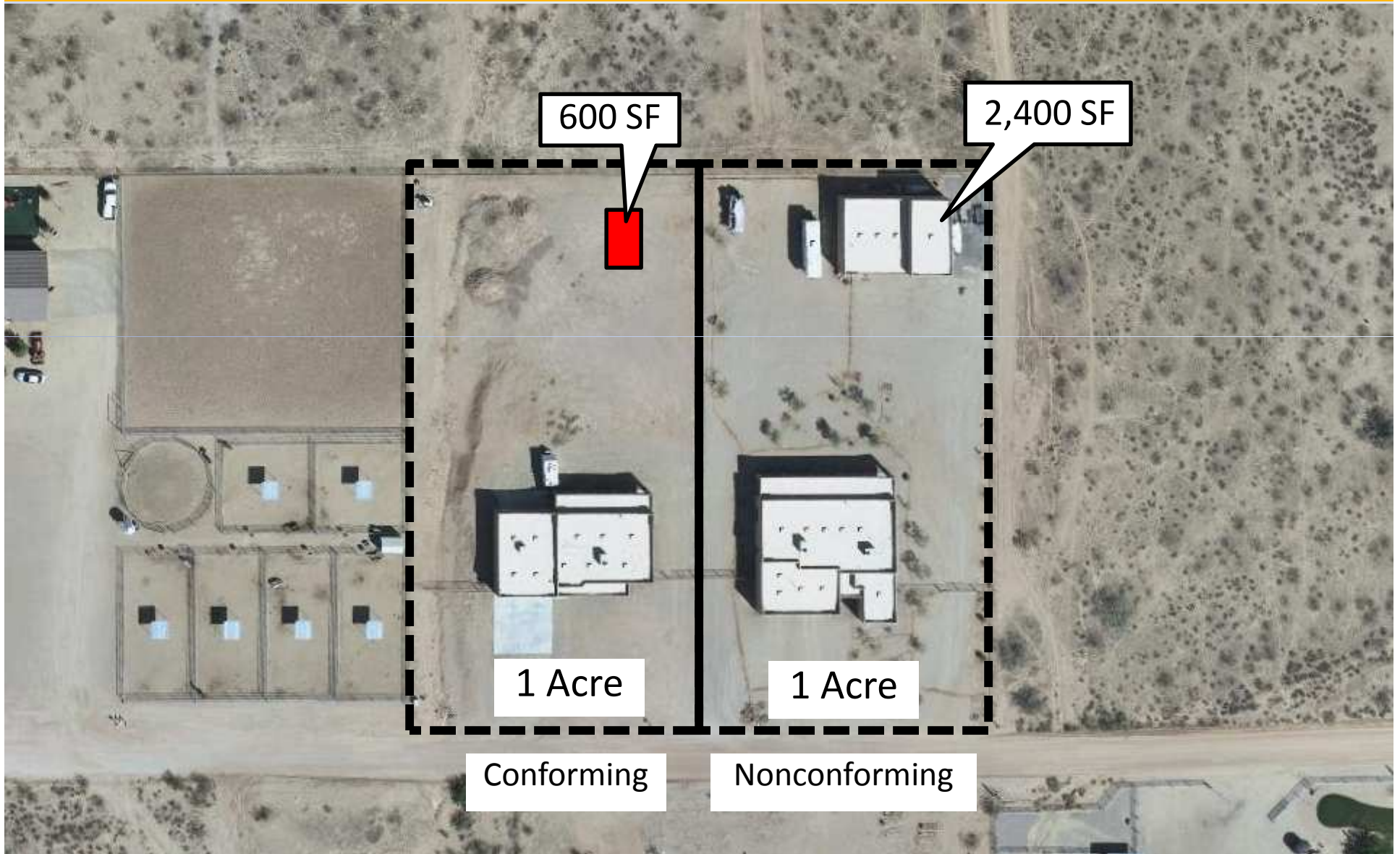
2,400 SF

1 Acre

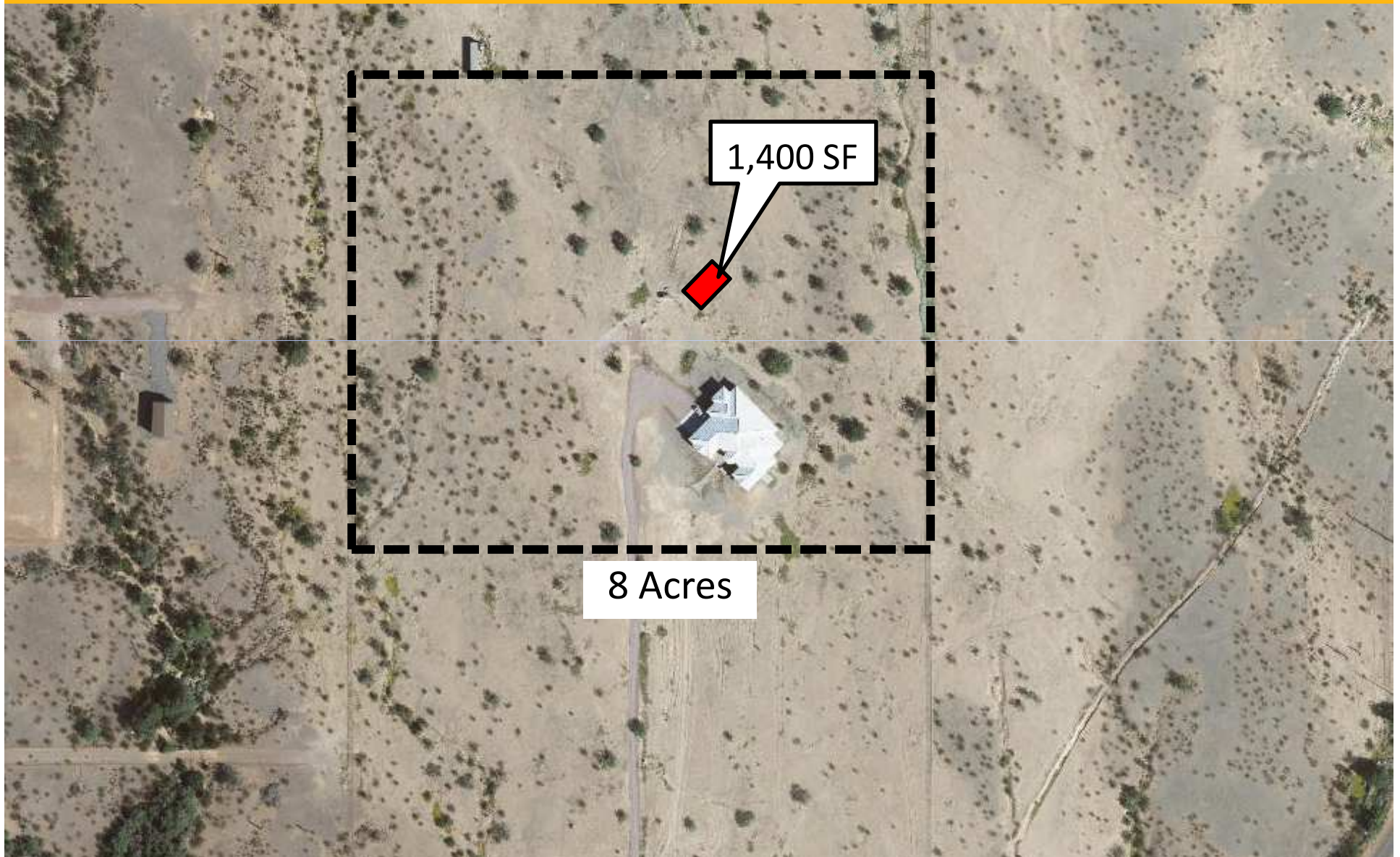
1 Acre

Conforming

Nonconforming



CURRENT CODE GRAPHIC



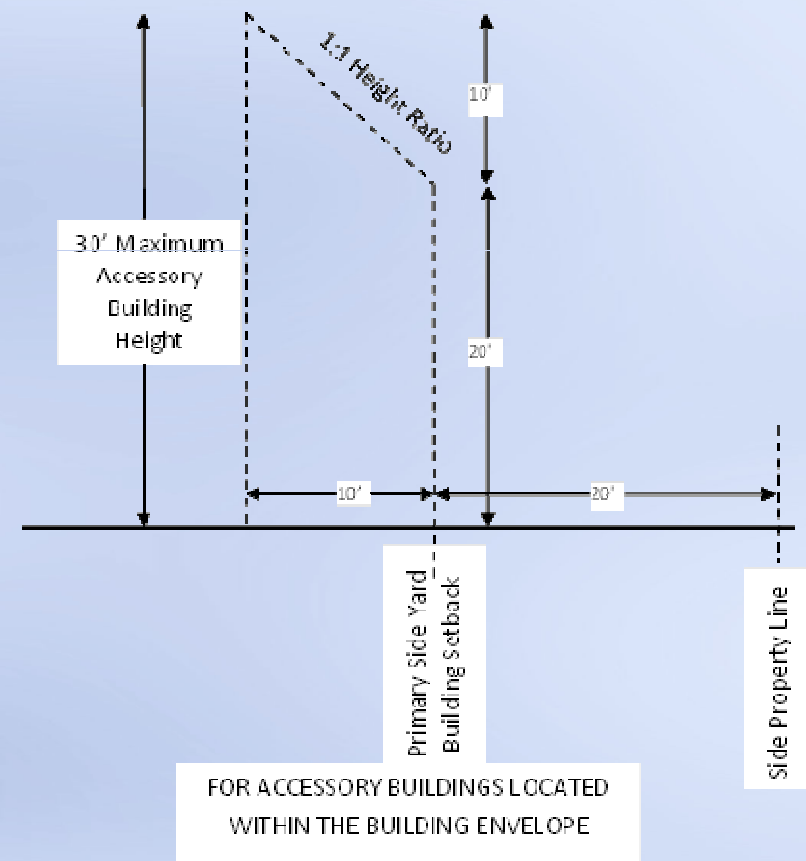
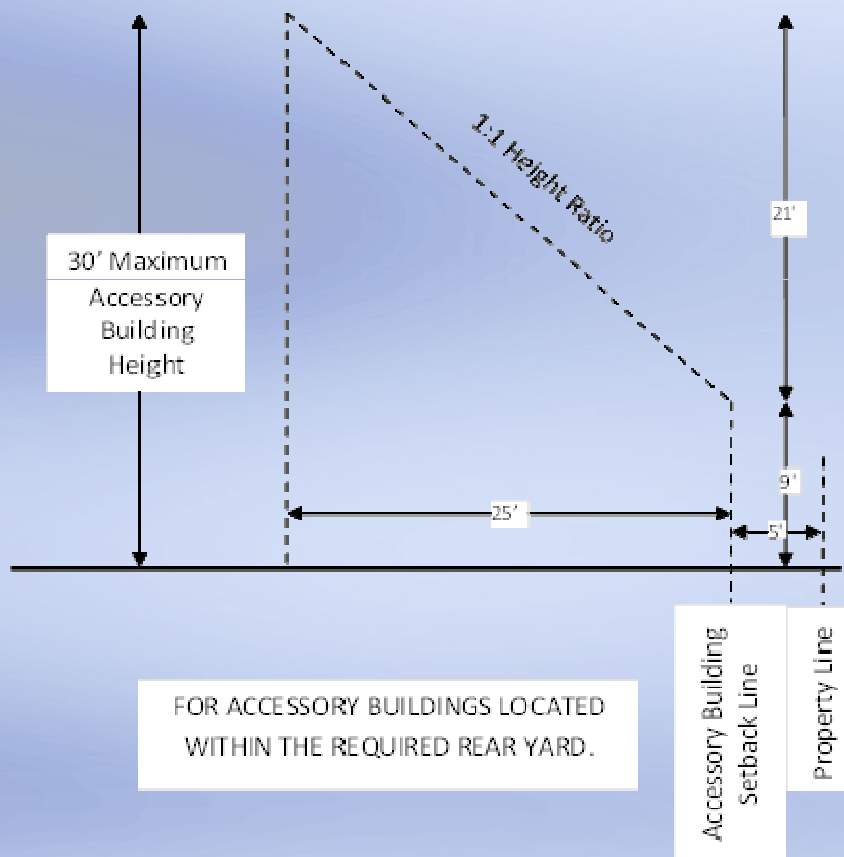
PROPOSED CODE LANGUAGE



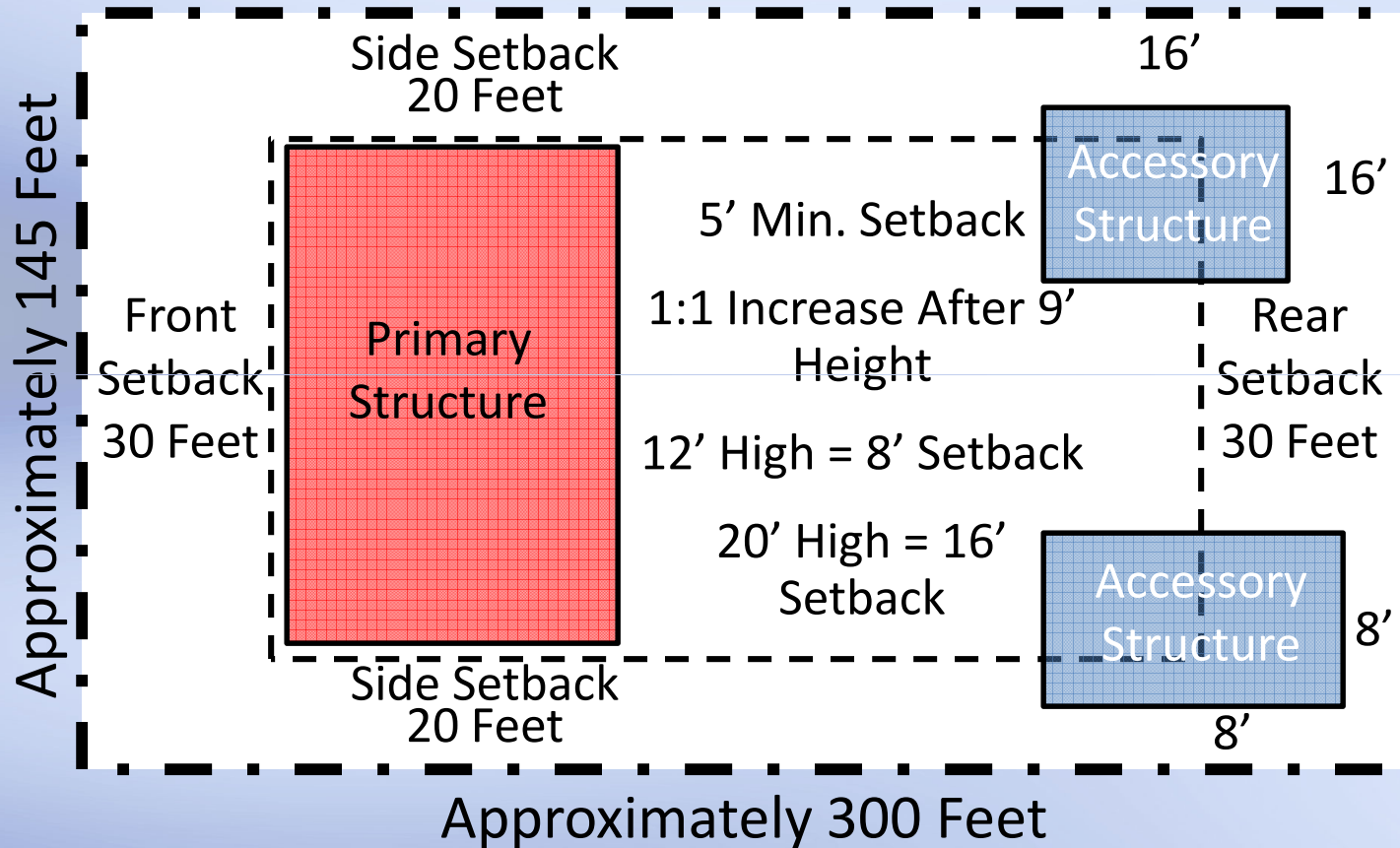
Section 122-70

- j) Notwithstanding zoning district setbacks, all accessory structures will be setback a minimum of five (5) feet from the property line. Accessory structures over nine (9) feet in height will be setback an additional one (1) foot for every foot in excess of nine (9) vertical feet. On corner lots the applicable street side zoning setbacks will be maintained.
- k) All accessory buildings for parcels less than one (1) acre in size located in residential zoning districts will be limited to 600 square feet or 50 percent of the finished floor area of the first floor of the principal building, whichever is less.
- l) Properties with a net area equal to or greater than one (1) acre shall be allowed accessory structures based on 25 percent lot coverage.

PROPOSED CODE GRAPHIC

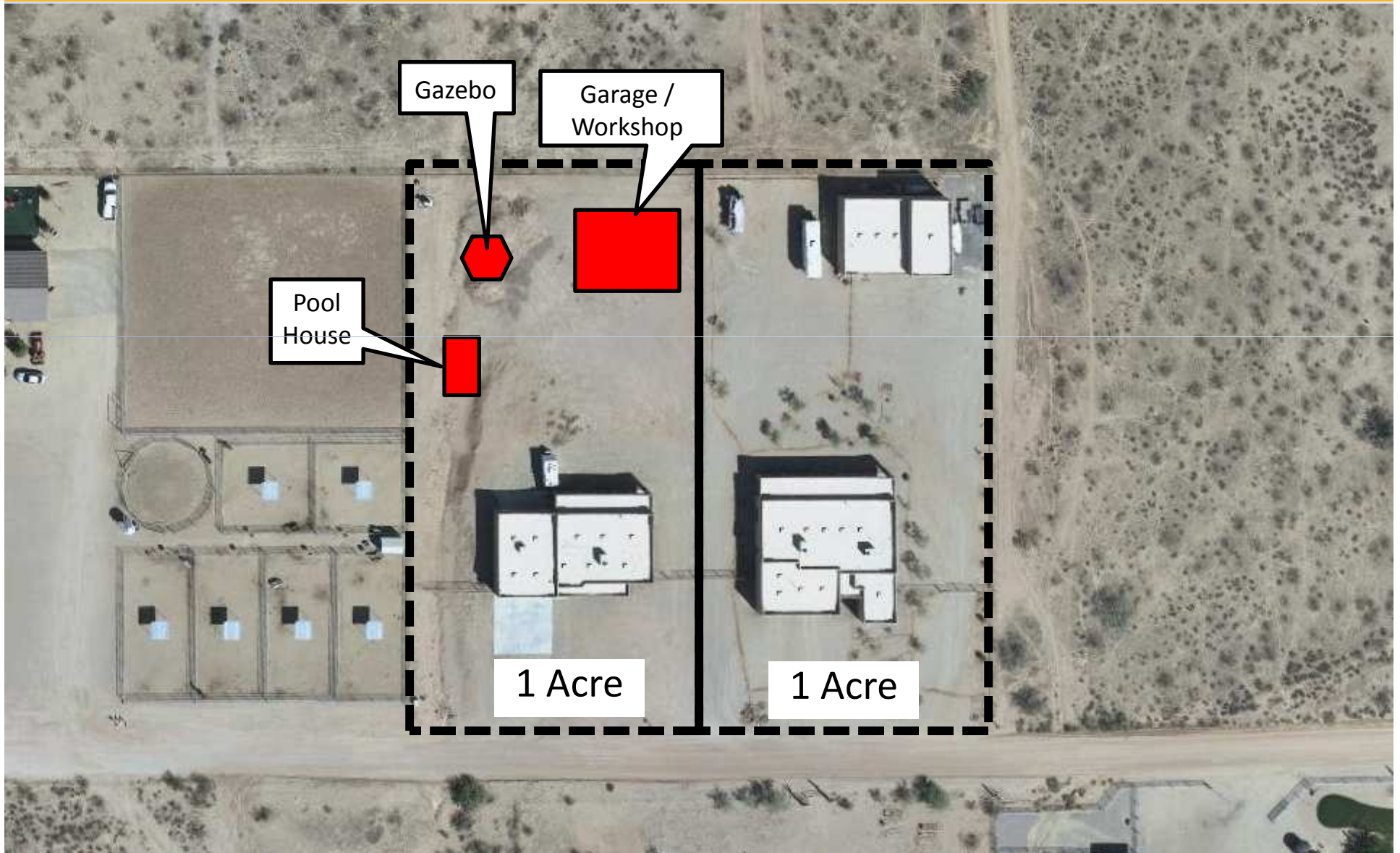


PROPOSED SETBACK GRAPHIC

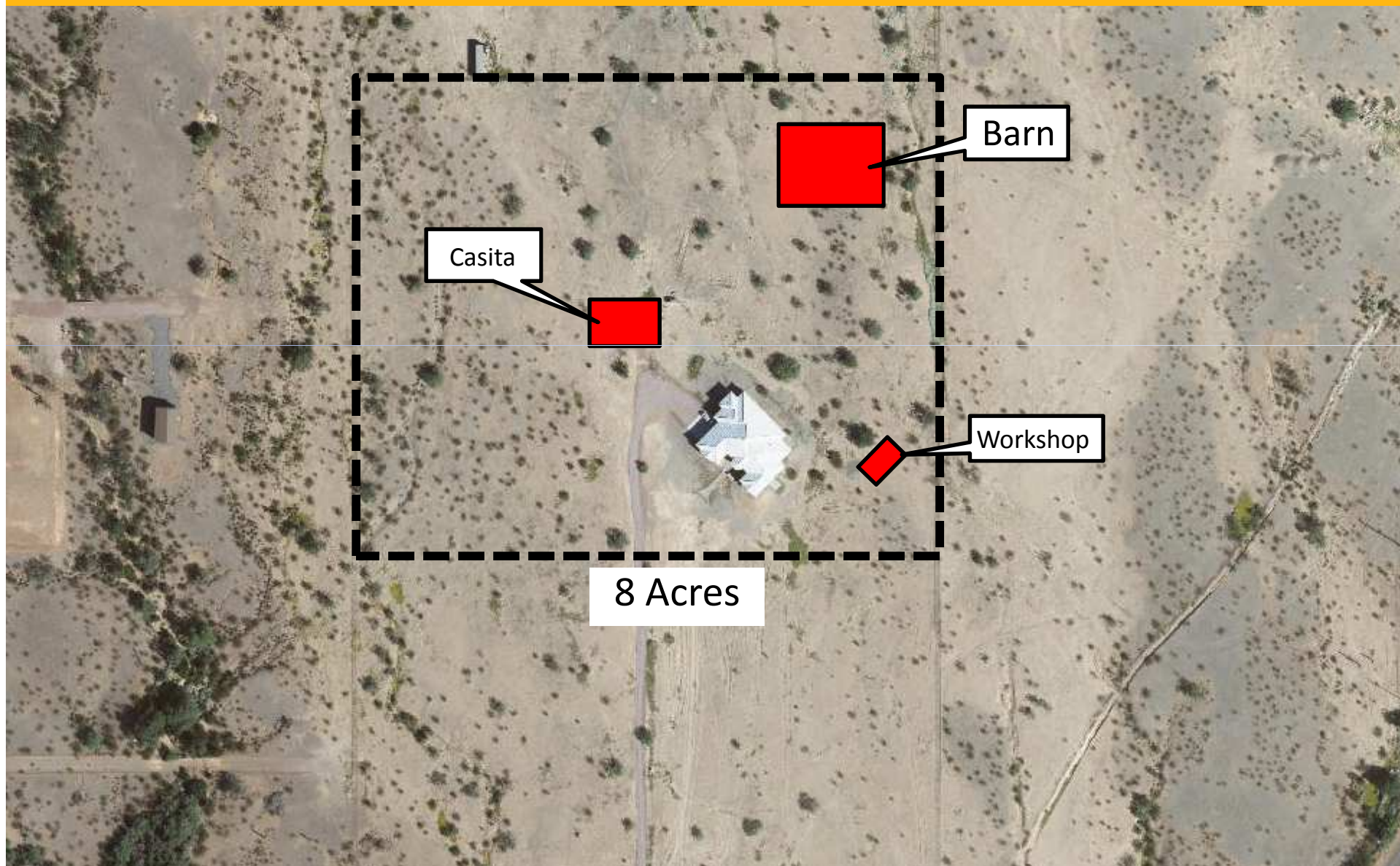


Typical 1 Acre Parcel

PROPOSED CODE GRAPHIC



PROPOSED CODE GRAPHIC



OTHER HOUSEKEEPING ITEMS



- Allow a 30 Foot Height - Accessory Building Can Be Higher Than Primary Structure
- Remove Accessory Structures From Front Yards
- Correct Numeration



Questions or Comments?



ORDINANCE 2015-13

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO THE SURPRISE UNIFIED DEVELOPMENT CODE AS IT RELATES TO ACCESSORY USES FOR RESIDENTIAL PROPERTIES ONE (1) ACRE OR MORE IN SIZE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, in response to citizen inquiries, City staff recommends adoption of rules regarding the size of accessory structures on residential properties of one (1) acre or more in size; and

WHEREAS, on September 17, 2015, the Planning and Zoning Commission recommended approval of the proposed Text Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1: Section 122-70, Accessory Uses, of the Surprise Uniform Development Code is hereby amended as described on attached Exhibit A, and incorporated by this reference.

Section 2: All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or the Code adopted by this ordinance are repealed upon the effective date of this Ordinance.

Section 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4: This ordinance will become effective at the time and manner prescribed by law.

Signatures on next page

APPROVED AND ADOPTED this _____ day of _____ 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

EXHIBIT A

Zoning Text Amendment

Accessory Uses

Legislative Edit

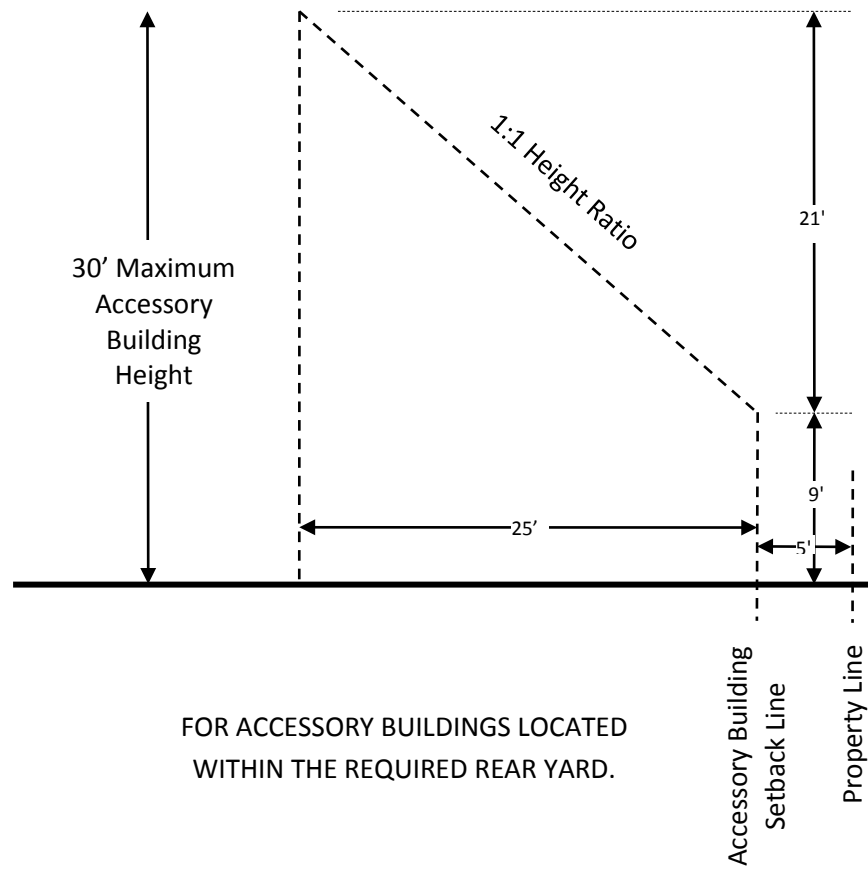
Sec. 122-70. - Accessory uses.

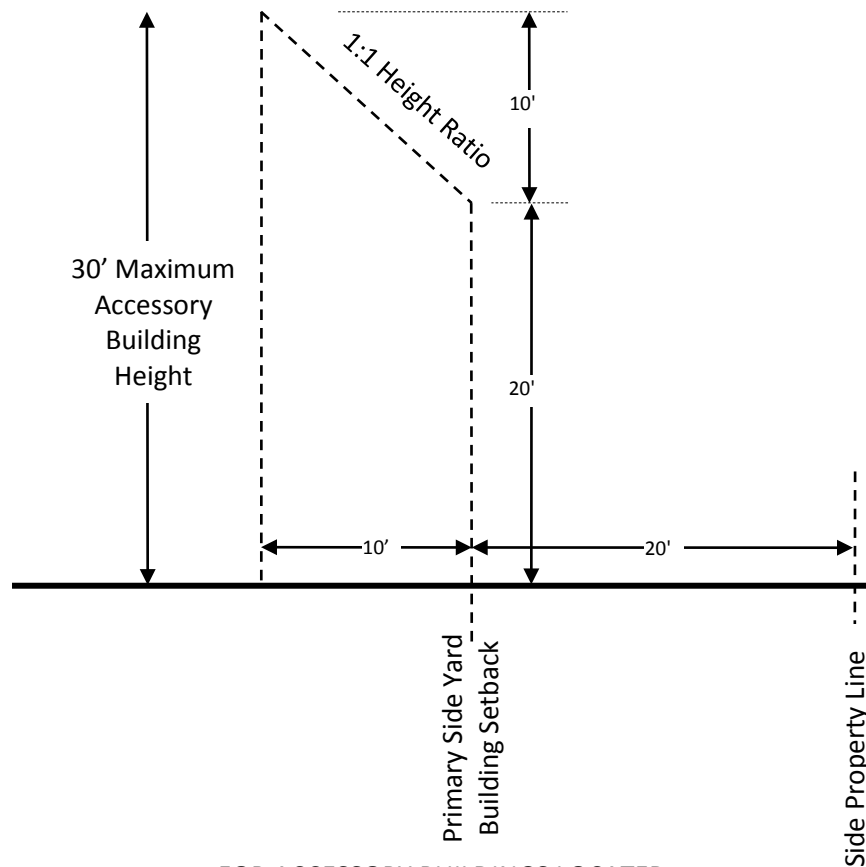
Accessory use requirements provide residents with the opportunity to use their property while maintaining the integrity and character of the neighborhood. This is accomplished by regulating the ~~through the regulation of~~ relationships between the principal and accessory uses and ~~to establish~~ **ING provisions governing** accessory use standards. For the purpose of chapter 122, a building shall not be considered **AN** accessory building if it is connected to the principal building by a covered passageway. All accessory buildings shall be subject to the following requirements:

- (a) All accessory uses, buildings and structures, except for approved off-site parking, shall be located on the same lot as the principal or main use.
- (b) No accessory building, structure or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by conditional use permit.
- (c) No accessory building or structure shall at any time be used as a principal dwelling unit.
- (d) Accessory buildings and ~~garages~~ **STRUCTURES** in residential districts shall not exceed 30 feet in height ~~the height of the principal structure~~ and shall not be located within any easement.
- (e) An accessory structure shall not be located in the front yard of a lot where the principal use of the lot is for dwelling or residence ~~unless the accessory building is architecturally integrated into the design of the primary building.~~
- (f) An accessory structure shall be at least five feet from a principal dwelling.
- (g) The accessory structure shall remain accessory to and under the same ownership as the principal use, and shall not be subdivided or sold separately.
- (h) The accessory building shall be designed to complement the primary building.
- (i) No permit shall be issued for the construction of more than one accessory, detached, private garage structure for each dwelling.
- ~~(j) All accessory building or garage for single family detached homes shall comply with the following standards.~~

Maximum Size Accessory Building or Garage	Lot Size (Gross Area)	Total Floor Area for all Accessory Buildings
600 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	Less than 1 acre	600 sq. ft.
800 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	1—5 acres	1,000 sq. ft.
1000 sq. ft., or 50% of the finished floor area of the first floor of the principal building, whichever is less	5 acres or greater	1,400 sq. ft.

- (j) NOTWITHSTANDING ZONING DISTRICT SETBACKS, ALL ACCESSORY STRUCTURES WILL BE SETBACK A MINIMUM OF FIVE (5) FEET FROM THE PROPERTY LINE. ACCESSORY STRUCTURES OVER NINE (9) FEET IN HEIGHT WILL BE SETBACK AN ADDITIONAL ONE (1) FOOT FOR EVERY FOOT IN EXCESS OF NINE (9) VERTICAL FEET. ON CORNER LOTS THE APPLICABLE STREET SIDE ZONING SETBACKS WILL BE MAINTAINED AT A MINIMUM.





FOR ACCESSORY BUILDINGS LOCATED
WITHIN THE BUILDING ENVELOPE

(k) ALL ACCESSORY BUILDINGS FOR PARCELS LESS THAN ONE(1) ACRE IN SIZE AND LOCATED IN RESIDENTIAL ZONING DISTRICTS WILL BE LIMITED TO 600 SQUARE FEET OR 50 PERCENT OF THE FINISHED FLOOR AREA OF THE FIRST FLOOR OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS.

(l) PROPERTIES WITH A NET AREA EQUAL TO OR GREATER THAN ONE (1) ACRE SHALL BE ALLOWED ACCESSORY STRUCTURES BASED ON 25 PERCENT LOT COVERAGE. LOT COVERAGE WILL BE BASED ON THE

PERCENTAGE OF PROPERTY THAT IS COVERED BY AN OVERHEAD STRUCTURE USED FOR PROTECTION OR SHIELDING FROM THE SUN, RAIN, OR OTHER ELEMENTS OR WEATHER.

- (m) ~~(k)~~ Shade structures, gazebos, accessory greenhouses, detached covered patios and unenclosed structures in single family residential zoning districts shall adhere to the following standards:
- (1) The height of the structure shall not exceed ten feet on residential lots less than 7,200 square feet;
 - (2) The height of the structure shall not exceed 15 feet on residential lots 7,200 square feet or greater;
 - (3) The total floor area of the structure shall not exceed 400 square feet.
- (n) ~~(l)~~ Accessory buildings in any business park or industrial district may be located only to the side or rear of the principal building; ~~and~~.
- (o) ~~(m)~~ No accessory building in any business park or industrial district shall exceed the height of the principal building except by conditional use permit.
- (p) ~~(n)~~ Outdoor swimming pools, in ground or above ground, wading pools, hot tubs, spas, or other similar pools used for swimming, wading, or bathing purposes are subject to building code requirements with the following additions.
- (1) ~~(o)~~ Private swimming pools located in residential single-family or two-family zoning districts shall be situated in the side or rear yards and no water surface shall be closer than three feet from any property line.
 - (2) ~~(p)~~ A building permit shall not be issued for any swimming pool unless the plans for such pool provide for a fence as required by this section and chapter 105 of the Surprise Municipal Code.
 - (3) ~~(q)~~ No swimming pool shall be filled in whole or in part with water unless the pool structure has been installed in accordance with this section and approved by the building official, or his designee.
 - (4) ~~(r)~~ It shall be the responsibility of both the property owner and the occupant of the premises to install and maintain the fences, locks, latches, and gates in good condition and proper working order when water is in the pool, and either or both may be deemed in violation of this section for failure to do so.
- (q) ~~(s)~~ Sports and tennis courts in residential zones, including the enclosure and lighting elements, may be built as follows:
- (1) Sports and tennis courts shall not be permitted in the front yard;
 - (2) Sports and tennis courts without lighting shall be setback five feet from all side and rear lot lines (measure from the edge of the playing surface);
 - (3) Sports and tennis courts with lighting shall be setback 20 feet from all side and rear lot lines (measured from the edge of the playing surface ~~and~~ **OR** base of the lighting standard);

- (4) Photometric foot candles shall be zero along property lines and shielded to prevent light spillage.



CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.

Motion:

I move to recommend approval to the City Council a Zoning Text Amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology and to adopt staff's findings.

Background:

The City is required under Section 6409 of the Spectrum Act (The Middle Class Tax Relief and Job Creation Act of 2012) and the Eligible Facility Request Rules established in the Order, to adopt and implement local development and zoning regulations that are consistent with Section 6409 and the Order. These requirements coincide with the need to update the Surprise Unified Development Code to regulate Wireless Telecommunication Facilities due to advancing technology.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS15-176 - Wireless Telecommunications Facility ZTA - Staff Report](#)
- ☐ [FS15-176 - Wireless Telecommunications Facility ZTA - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-176

Project Name: Wireless Telecommunications Facilities

Council District: Citywide

Meeting Date: September 17, 2015

Planner: Hobart Wingard, 623.222.3156

Owner: Citywide

Applicant: City Initiated

Request: Zoning text amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.

Site Location: Citywide

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

Support/Opposition: The proposal received a positive reaction from a single industry representative. No indication of opposition was received

Staff Recommendation: Should the Commission first move to recommend approval of case FS15-176, then staff recommends the Commission also move to recommend **approval** of case **FS15-176** to the City Council

Background:

Since the advent of wireless telecommunications in the 1980's, the City of Surprise has processed permits for various types of communications facilities which include "cell towers" and related equipment. In 1997, the city adopted regulations regarding the placement of telecommunication towers and required an approval of a Conditional Use Permit (CUP). The process was changed to an Administrative Use Permit (AUPC) in 2007 only to return to a CUP process in 2009 with the adoption of the Surprise Unified Development Code (SUDC).

As technology and demand accelerate, staff has recognized the need for modification of the current regulations to allow physically smaller systems that boost cellular coverage while demanding a system that allows a smaller buffering and dimensional requirements.

In 2012, Congress passed the “Middle Class Tax Relief and Job Creation Act of 2012” (The Spectrum Act) which included Section 6409 that implemented additional substantive and procedural limitations upon state and local government authority to regulate modification of existing telecommunication facilities.

Project Description:

The proposed regulations utilize recent federal law as well as current City of Surprise wireless telecommunications facilities language to craft the attached ordinance. The coordination of definitions, classification of reviews, design requirements, and various minor requirements make up the proposed code language.

Wireless telecommunication facilities fall within one of the following categories:

- Wireless locations governed by the Spectrum Act allow eligible collocations and modifications to be approved administratively and within 60 days of filing. These applications include items such as panel and ground equipment replacement and collocations on an existing facility.
- Collocations and modifications not covered by the Spectrum Act will require an administrative, Type 1 design review process. These reviews will be completed within 90 days of filing. These include modifications that propose a larger impact than what is regulated by federal law.
- The third type of application will also require an administrative, Type 1 design review process. These applications include wireless products not seen in the city before; small cell sites. These small cell sites will be located in a broader range of areas as they will be higher in number and will focus on transferring large amounts of data. These applications include structure mounted facilities as well as facilities located in rights-of-ways such as light poles. These too will be reviewed within 90 days.
- The fourth type of wireless facility are a more conventional facility, but will disguised to fit into the environment. These facilities, such as monopalm and alternative tower structures, will follow the Type 2 design review process and will be heard by the Planning and Zoning Commission.
- All other facilities will require a Type 3, conditional use permit process. These will require proper notification, outreach meeting, and a public hearing with the Planning and Zoning Commission.

The following portion of the ordinance refers to design. The emphasis is placed on aesthetics and blending into the existing environment. This section provides direction for the size of small cell facility footprints to the number of fronds on a monopalm.

Submittal requirements are outlined in the next set of regulations. The requirements vary little from existing requirements and include plans, elevations, photo simulations, market coverage maps, and leases.

Cellular on wheels (COW) have never before been addressed in our city code. The proposed section of language allows these facilities during construction or maintenance As well as during special events where expanded wireless coverage is required.

Current and past city code has limited conditional use permits for cellular facilities to five (5) years requiring another conditional use permit at the end of the time. Staff has proposed that each wireless telecommunication facility provide to the city documentation certifying that the facility meets federal standards every five (5) years.

The final section of the ordinance addresses discontinuation of use which requires removal of all facilities after 90 days of abandonment. This section is similar to the existing section of the current code.

Reviewing Agencies:

In addition to the standard internal city reviewing divisions, the standard outside agencies were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Citizen Review:

The Citizen Review meeting was held on May 27, 2015 from 6:00 to 7:00 PM in the Council Overflow Room at City Hall. A single industry representative attended the meeting. A discussion regarding the proposed code and the present and future needs of the industry was held.

Findings:

- The proposed zone change is consistent with the Surprise General Plan 2035
- The proposed zone change will advance the goals of the City Council

Recommendation:

Based on the findings noted above, should the Commission first move to recommend approval of the zoning text amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology, staff then recommends the Commission **approve** case **FS15-176**.

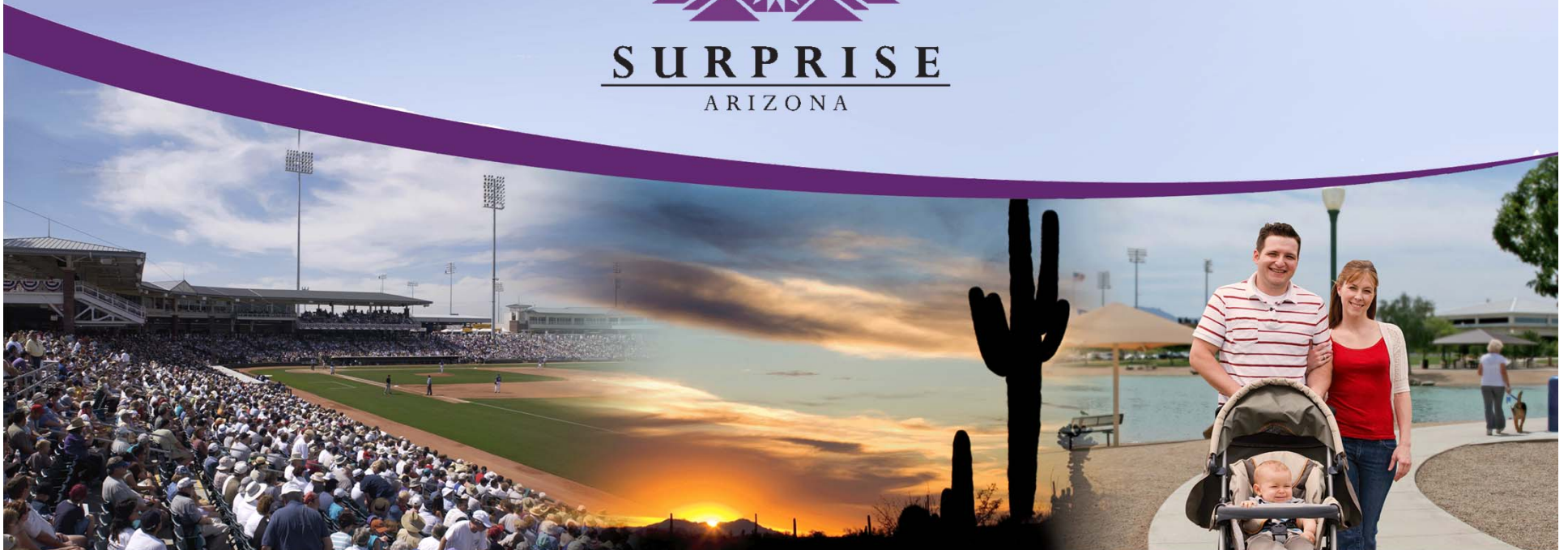
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

Ordinance 2015-

ZONING TEXT AMENDMENT WIRELESS TELECOMMUNICATION FACILITIES

**Planning and Zoning Commission
September 17, 2015**



PURPOSE



- In 1997, the city adopted regulations regarding the placement of telecommunication towers and required an approval of a Conditional Use Permit (CUP). The process was changed to an Administrative Use Permit (AUPC) in 2007 only to return to a CUP process in 2009 with the adoption of the Surprise Unified Development Code (SUDC).
- As technology and demand accelerate, staff has recognized the need for modification of the current regulations to allow for changing technology.
- The “Middle Class Tax Relief and Job Creation Act of 2012” (The Spectrum Act) implemented additional substantive and procedural limitations upon local government regarding existing telecommunication facilities.

CURRENT CODE LANGUAGE



- Section 122-112 – Basic Dimensional Requirements and Aesthetics. CUP Required.



ORDINANCE SUMMARY



- **Definitions**
- **Process**
- **Design**
- **COWs**
- **Time Limits**
- **Abandonment and Removal**



PROCESSES



- **Minor Changes Within Spectrum Act**
 - Building Permit
- **Minor Changes Outside The Spectrum Act**
 - Minor Administrative Site Plan Design Review
- **Small Cell Sites**
 - Minor Administrative Site Plan Design Review
- **Conventional Disguised Cell Towers**
 - Site Plan Design Review With Planning And Zoning Commission
- **Other Facilities Not Covered By Above Referenced Processes**
 - Conditional Use Permit Reviewed By The Planning and Zoning Commission

PROCESSES



- **Minor Changes Within Spectrum Act**
 - Building Permit
- **Minor Changes Outside The Spectrum Act**
 - Minor Administrative Site Plan Design Review
- **Small Cell Sites**
 - Minor Administrative Site Plan Design Review
- **Conventional Disguised Cell Towers**
 - Site Plan Design Review With Planning And Zoning Commission
- **Other Facilities Not Covered By Above Referenced Processes**
 - Conditional Use Permit Reviewed By The Planning and Zoning Commission

PROCESSES



- **Minor Changes Within Spectrum Act**
 - Building Permit
- **Minor Changes Outside The Spectrum Act**
 - Minor Administrative Site Plan Design Review
- **Small Cell Sites**
 - Minor Administrative Site Plan Design Review
- **Conventional Disguised Cell Towers**
 - Site Plan Design Review With Planning And Zoning Commission
- **Other Facilities Not Covered By Above Referenced Processes**
 - Conditional Use Permit Reviewed By The Planning and Zoning Commission

PROCESSES



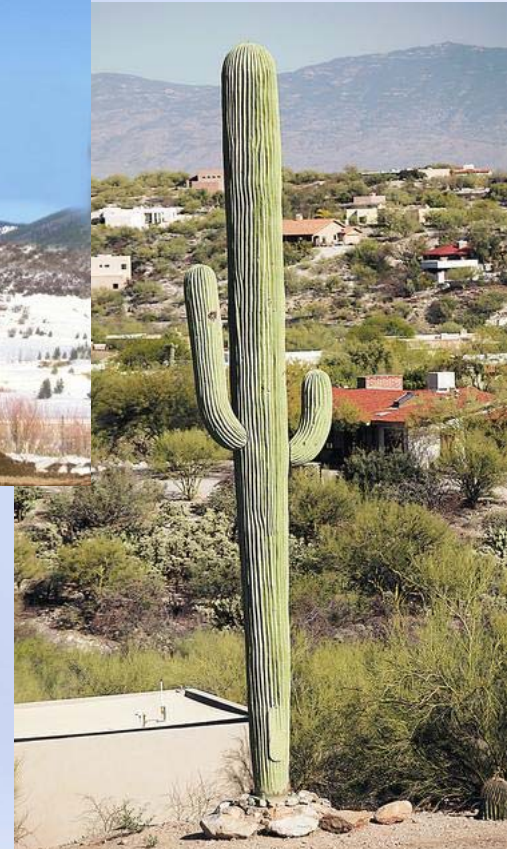
- **Minor Changes Within Spectrum Act**
 - Building Permit
- **Minor Changes Outside The Spectrum Act**
 - Minor Administrative Site Plan Design Review
- **Small Cell Sites**
 - Minor Administrative Site Plan Design Review
- **Conventional Disguised Cell Towers**
 - Site Plan Design Review With Planning And Zoning Commission
- **Other Facilities Not Covered By Above Referenced Processes**
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DESIGN – DISGUISED TOWERS



DESIGN – BUILDING AND ROOFTOP



DESIGN – SMALL CELLS



DESIGN - OTHER



CELLULAR ON WHEELS (COW)



- Never Addressed Before
- Allowed For:
 - Construction and Maintenance
 - Special Events

Mobile Towers – COW (Cell On Wheels)



TIME LIMITS AND ABANDONMENT



- Current Code Limits Cell Tower Entitlements To Five (5) Years
 - Proposing Requiring FCC Certification Every Five (5) Years
- Rules on Abandonment and Cessation of Use remain at 90 days

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

September 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date: September 17, 2015 Contact Person: Eric Fitzer, Community Development
Submitting Department: District: Internal
Staff Recommendations: No Action

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):