



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

Thursday, January 19, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

+ [Back](#) [Print](#)

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/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|---|---|
| #1 | District Internal | <u>Consideration and action approving the January 5, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez,
Community
Development |
| #2 | District Internal | <u>Presentation and discussion on the Surprise Housing Market Active & Pipeline.</u> | None
Eric Fitzer -
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 3	<u>Presentation and action item regarding a Rezone Planned Area Development (PAD) Amendment for Sycamore Farms.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #4 | District Internal | <u>Discussion and direction pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: January 11, 2017 at 4:00 PM

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



CITY OF SURPRISE
Planning and Zoning Commission

January 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 19, 2017	Contact Person:	Lorraine Nevarez, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the January 5, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the January 5, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes -January 5, 2017 Meeting](#)

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

January 5, 2017 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman 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, January 5, 2017.

A. ROLL CALL

In attendance were Chair Ken Chapman, Commissioners Dennis Smith, Dennis Bash, Gisele Norberg, Mitchell Rosembaum and Eric Cultum. Vice Chair Matthew Keating was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, informed the committee that at the next meeting there will be a presentation from Mike Schwab, Land Advisors Organization, entitled the Surprise Housing Market Active & Pipeline.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the December 15, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the December 15, 2016 Planning and Zoning Commission minutes. Commissioner Rosembaum seconded the motion. The motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action regarding a Conditional Use Permit for a Wendy's convenience food restaurant.

Robert Kuhfuss, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Architectural Design

Chair Chapman opened the call to the public for item 2.

Hearing no comments, Chair Chapman closed the call to the public.

Commissioner Cultum made a motion to approve a Conditional Use Permit for a Wendy's convenience food restaurant, subject to stipulations "a" through "e" as listed in the staff report. Commissioner Norberg seconded the motion. The motion passes with 6 votes in favor.

Item 3 – DISTRICT 3 – Consideration and action regarding a re-zone approximately 181-acre of property generally located south of Waddell Road and north of Cactus Road between 175th Avenue and Cotton Lane from Residential Ranch (RR) to RM-6 with PUD overlay, RM-9 with PUD overlay, RH with PUD overlay with Flex Zone, CR with PUD overlay with Flex Zone, and CR with PUD overlay and from RH with PUD overlay to Rm-9 with PUD overlay.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

The Commission discussed items 3, 4, 5 and 6:

- Setback requirements
- Amenities in the community
- Continuity
- Street improvements

Chair Chapman opened the call to the public for items 3, 4, 5 and 6.

James S. Truman, Surprise Resident, noted he is supportive of this project. Mr. Truman is hopeful to get a positive vote from this commission regarding the Magnolia project.

Hearing no further comments, Chair Chapman closed the call to the public.

Commissioner Cultum made a motion to recommend approval of a 181-acre rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD subject to stipulations “a” through “c” as listed in the staff report. Commissioner Rosebaum seconded the motion. The motion passes with 6 votes in favor.

Item 4 – DISTRICT 3 – Consideration and action regarding a zone change from Residential Ranch (RR) to RM-9 with a PUD overlay of approximately 10-acres generally located west of 175th Avenue between Cactus Road and Waddell Road.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 4 during item number 3.

Public comment was open for this item during item 3.

Commissioner Bash made a motion to recommend approval of a 10-acre rezone from RR to RM-9 PUD to Mayor and City Council, subject to stipulations “a” through “c” as listed in the staff report. Commissioner Smith seconded the motion. The motion passes with 6 votes in favor.

Item 5 – DISTRICT 3 – Consideration and action regarding a Preliminary Plat entitled “Magnolia” dated November 28, 2016, an approximately 174-acre property generally located Cotton Lane and 175th Avenue, Waddell Road to Cactus Road.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 5 during item number 3.

Public comment was open for this item during item 3.

Commissioner Norberg made a motion to recommend approval of the Preliminary Plat entitled “Magnolia” dated November 28, 2016 to the Mayor and City council, subject to conditions “a” through “h” as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

Item 6 – DISTRICT 3 – Consideration and action regarding the Preliminary Plat entitled “S.E.C.” 175th Ave and Sweetwater” dated November 28, 2016, an approximately 9.9 acre property generally located on the southeast corner of 175th Avenue and Sweetwater Avenue.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 6 during item number 3.

Public comment was open for this item during item 3.

Commissioner Cultum made a motion to move to recommend approval of the Preliminary Plat entitled "S.E.C. 175th Ave & Sweetwater" to Mayor and City Council, subject to stipulations "a" through "g" as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:44 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

January 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 19, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on the Surprise Housing Market Active & Pipeline.

Motion:

Background:

Financial Impact Statement:

ATTACHMENTS:

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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):

Mike Schwab, Principal/Designated Broker, Land Advisors Organization



CITY OF SURPRISE
Planning and Zoning Commission

January 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 19, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Presentation and action item regarding a Rezone Planned Area Development (PAD) Amendment for Sycamore Farms.

Motion:

Staff recommends the Planning and Zoning Commission recommend approval to the Mayor and City Council regarding the Rezone PAD Amendment proposed under case FS16-231, subject to the conditions in the staff report.

Background:

Sustainability Engineering Group, on behalf Taylor Trust Farms LLC, seeks approval of an amendment to the zoning of the Sycamore Farms PAD to modify land uses and to adjust certain commercial development standards. These proposed amendments demonstrate the applicant's intent to develop the site in accordance with the proposed amendment to the Sycamore Farms PAD.

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

- ☐ [00 - FS16-231-Sycamore Farms Rezone PAD Amendment-Staff Report](#)
- ☐ [01 - FS16-231 - Sycamore Farms Rezone PAD Amendment - Location Maps](#)
- ☐ [02 - FS16-231 - Sycamore Farms Rezone PAD Amendment - Zoning Document](#)
- ☐ [03 - FS16-231 - Sycamore Farms Rezone PAD Amendment - Citizen Participation Report](#)
- ☐ [04 - FS16-231 - Sycamore Farms Rezone PAD Amendment - Public Engagement](#)

☐ [05 - FS16-231 - Sycamore Farms Rezone PAD 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):

Hobart Wingard, Planner II

PAD REZONE AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-231

Project Name: Sycamore Farms Planned Area Development Rezone Amendment

Council District: 3 - Mesquite

Meeting Date: January 19, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Taylor Trust Farms LLC

Applicant: Sustainability Engineering Group

Request: Amend the zoning of the Sycamore Farms Planned Area Development (PAD) to allow changes in land use and certain commercial development standards.

Site Location: Generally Bounded by West Cactus Road to the North, North Sarival Avenue to the east, West Peoria Avenue to the south, and North Cotton Road to the west.

Site Size: Approximately 266.7 acres of the 637.4 acre Sycamore Farms PAD

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

Support/Opposition: Many questions were provided by the public, but a general support of the project was perceived. The Citizen Participation Report details the interactions further.

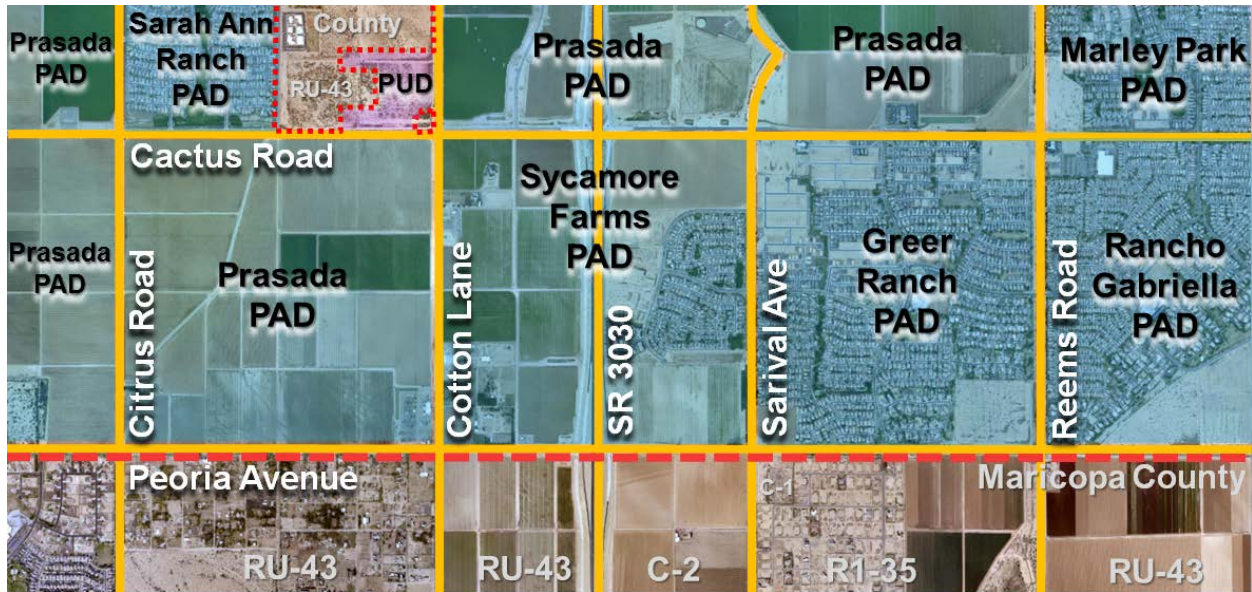
Staff Recommendations: Staff recommends the Commission move to recommend **approval** of the amendment of the Sycamore Farms PAD to the Mayor and City Council, subject to stipulations 'a' through 'c.'

Project Description:

Sustainability Engineering Group, on behalf Taylor Trust Farms LLC, seeks approval of an amendment to the zoning of the Sycamore Farms PAD to modify land uses and to adjust certain commercial development standards. These proposed amendments demonstrate the applicant's intent to develop the site in accordance with the proposed amendment to the Sycamore Farms PAD.

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject PAD and its surroundings.



Prasada Commercial and Residential PAD	Prasada Commercial and Residential PAD	Prasada Commercial and Residential PAD
Prasada Commercial and Residential PAD	Sycamore Farms Residential and Commercial PAD	Greer Ranch Commercial and Residential PAD
Maricopa County Rural Residential	Maricopa County Commercial and Rural Residential	Maricopa County Commercial and Residential

Background:

July 22, 2004: The subject lands associated with Sycamore Farms were annexed into the City of Surprise.

July 22, 2004: The Mayor and City Council approved a PAD for the Sycamore Farms PAD under case PAD03-153.

December 3, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-471.

May 18, 2016: The applicant filed a request for an amendment of the Sycamore Farms PAD under case FS16-231, the subject case.

September 14, 2016: The applicant held a neighborhood outreach meeting to discuss the proposed project.

Citizen Review:

The initial Citizen Review Meeting was scheduled for August 10, 2016. Unfortunately, the required advertising was not published within regulations and had to be rescheduled for September 14, 2016. The site was posted and advertised for a Citizen Review meeting in accordance with the SUDC. The applicant held a meeting for the proposed amendment of the Sycamore Farms PAD at the Wyngate Apartments community Room within the Sycamore Farms PAD and it was well attended. The applicant, as well as City staff fielded many questions regarding the proposed rezone. The amendment was generally well received and details of the meeting can be found in the Citizen Participation report.

Analysis and Discussion:

The Sycamore Farms PAD is a partially developed 637.4 acre residential and commercial PAD generally Bounded by West Cactus Road to the North, North Sarival Avenue to the east, West Peoria Avenue to the south, and North Cotton Road to the west. The development is bifurcated by State Route 303 and borders the southern boundary of the City of Surprise.

The applicant is seeking to revise approximately 266.7 acres of the PAD to better represent the current needs of the residential and commercial development community that has transformed since the adoption of the Sycamore Farms PAD 16 years ago while maintaining a strong pedestrian component to the Development.

A change to the southeastern corner of the PAD involves the reorientation of the large commercial land use (Currently Parcel 10; Proposed to be Parcel 22). The applicant proposes to reorient this parcel to face Peoria Avenue instead of Sarival. Because this entire PAD is located under the Transit Oriented Development District as defined in the General Plan 2035, locating this use so that easier access to the SR303.

Modification of commercial setback lines (internal lot lines in particular) will allow for the creation of internal property lines and give smaller businesses to own the suites they occupy. Commercial setbacks are proposed as such:

Setback Side	Current Commercial Setbacks	Proposed Commercial Setbacks (Interior Parcels Only)
Front Setback	35 feet	0 feet
Interior Side	15 feet	0 feet
Corner Side	25 feet	0 feet
Rear	15 feet	0 feet

Other commercial setbacks will remain as regulated by the Sycamore Farms PAD.

Revise land uses at the southeast corner of the SR303 and Peoria Avenue. At the time of the adoption of the Sycamore Farms PAD, it was envisioned that either a large medical facility or a home to a higher education facility. Since that time, long range plans for these types of facilities indicate that these uses would be better located at more appropriate locations within the city. Replacing these uses would be commercial parcels along Peoria Road, medium-density residential parcels along SR303 and Sarival Avenue, and low-density residential towards the interior of the community.

The large 50-acre linear park originally proposed to travel through the bifurcated PAD is proposed to be located to the northwestern corner of the PAD. The current document indicates that this park is to be purchased, improved, and maintained by the City. As the scale and location of park is not consistent with the City of Surprise Parks and Trails Plan, the amendment reflects the recommendations of the plan and proposes a 36.6-acre community park towards the northwestern corner of the overall PAD. The details regarding acquisition, construction and maintenance would have to be negotiated with the city through a separate development agreement when this portion of the PAD is developed. Public trails and neighborhood parks will be located throughout the eastern half of the PAD to provide pedestrian connectivity and adequate amenities for the residents on the eastern half of the PAD.

The northeastern corner of the PAD will be redesigned to provide a diverse land use (including Commercial, medium-density and low-density residential) that work together around a proposed central park that will provide many opportunities for recreation. Currently, much of this land is designated as mixed-use and is loosely defined in a way that provides flexibility that could either increase creativity of design or allow land uses to locate next to each other with little concern with compatibility.

Finally, this amendment to the Sycamore Farms PAD will allow for off premised signage for the currently permitted highway signage for SR303. Commercial locations, like the proposed commercial corner on Peoria and Sarival avenues.

The changes proposed will also affect the unit count of the PAD in its entirety by increasing the number of dwelling units by approximately 57 units. A revised matrix is as follows:

	Currently Approved PAD			Proposed PAD Amendment		
Land Use	Acres	Residential Units	Density	Acres	Residential Units	Density
Low-Density Residential	148.4	741	5 Du/Ac	177.1	885	5 Du/Ac
Medium-Density	81.5	652	8 Du/Ac	161.9	971	6 Du/Ac

Residential						
High-Density Residential	21.1	738	35 Du/Ac	9.5	332	35 Du/Ac
Commercial	96.4	0	NA	116	0	NA
Mixed-Use	140.9	Variable	16 Du/Ac	71.5	Variable	16 Du/Ac
Institutional	48.5	0	NA	14.2	0	NA
Parks and Trails	50.0	0	NA	36.6	0	NA
SR 303	50.6	0	NA	50.6	0	NA
Totals	637.4	2,131		637.4	2,188	

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character area under the Transit Oriented Development District. The proposed PAD Amendment and related Site Plan demonstrate consistency with this land use category.

Reviewing Agencies:

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

Summary:

Staff believes the proposed amendment of the Sycamore Farms PAD will allow appropriate development to take place on the series of vacant sites within the Sycamore Farms PAD. The project is designed to integrate with the existing residential development while providing opportunity for commercial development to cultivate in a way that is consistent with the vision of the City's General Plan.

Findings:

Rezone PAD Amendment:

- The proposed Rezone PAD Amendment is consistent with the Surprise General Plan 2035.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed amendment of the Sycamore Farms PAD under case **FS16-231** to the Mayor and City Council subject to conditions 'a' through 'c' as outlined below.

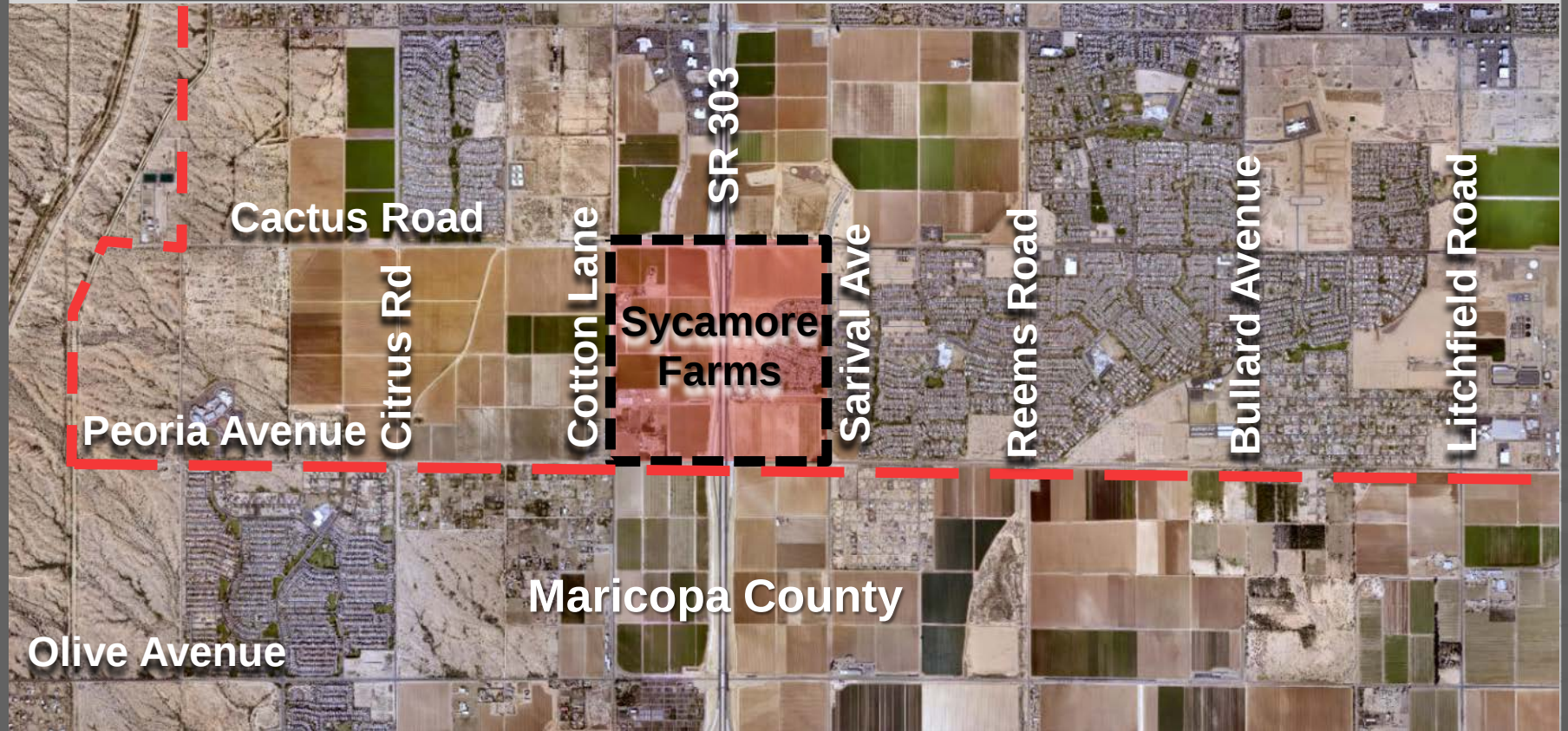
- a) Development and use of the PAD shall be in conformance with the project narrative entitled "Sycamore Farms Planned Area Development Major Amendment for PAD03-153", prepared by Sustainability Engineering Group, consisting of 17 pages dated Revised: December 2016.
- b) Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- c) The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

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:

- 01 – Vicinity Maps
- 02 – Rezone PAD Amendment Document
- 03 – Citizen Participation Report
- 04 – Public Engagement Form

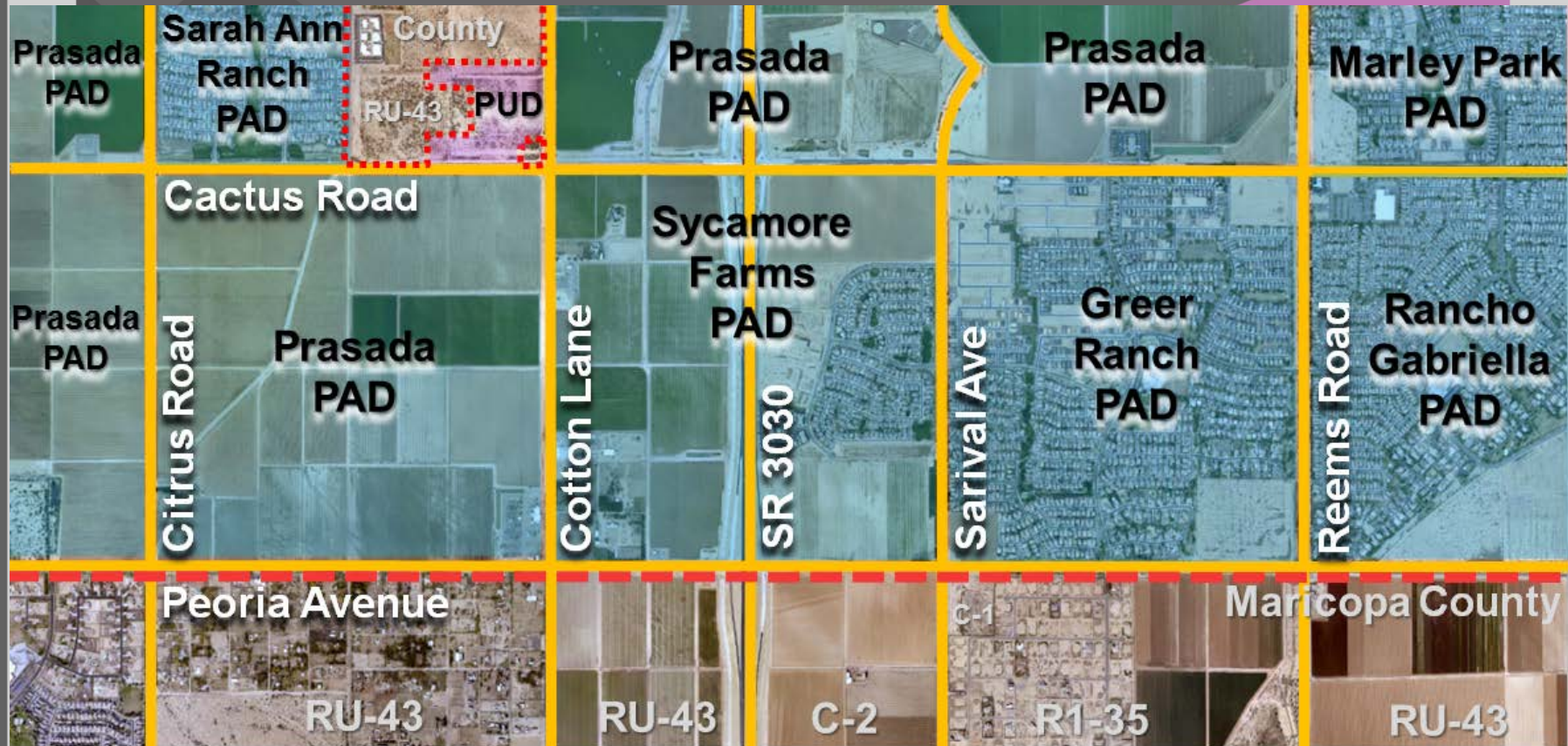
VICINITY MAP



LOCATION MAP



ADJACENT ZONING



Sycamore Farms

Planned Area Development Major Amendment for PAD03-153



**Amending 266.7 Acres of the 637.4 Acre
Sycamore Farms PAD
Cactus Road, Sarival Avenue,
Peoria Avenue and Cotton Lane**

Prepared For:
City of Surprise, Arizona
Submitted: April 2016
Revised: December 2016



Sycamore Farms Development Team

Owners

**Taylor Trust Farms, LLC and
Moore Ranches, Inc.**

66 W. Wilshire Drive
Phoenix, AZ 85003
Phone: 623.521.4712

Developer – (Commercial Center)

Barclay Group

Attn: Colby Fincham
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Phone: 480.596.9399

Attorney

Berens, Kozub, Kloberdanz & Blonstein, PLC

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Scottsdale, AZ 85254
Phone: 480.624.2777
Mobile: 602.373.6428

Engineering & Planning

Sustainability Engineering Group (SEG)

Attn: Steve Counsell & Jason Sanks
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Scottsdale, AZ 85260
Phone: 480.588.7226

Land Planner & Landscape Architect

Greey Pickett

Attn: Steve Voorhees, RLA, ASLA
7144 E. Stetson Drive, Suite 205
Scottsdale, AZ 85251
Phone: 480.609.0009

Table of Contents

	<u>Page</u>
I. Introduction.....	1
II. Project Location	1-2
III. Conformance with the General Plan.....	2
IV. Parcels and Land Uses	2
Commercial Land Use.....	2
Mixed Use.....	3
High Density Residential	4
Low & Medium Density Residential.....	4
V. Site Development.....	4
Development Standards & Design Guidelines.....	4
Landscape Theme.....	4
VI. Flood Control, Drainage, and Utilities.....	4
VII. Circulation & Open Space	
Streets & Circulation.....	4
Circulation (Vehicular).....	5
Circulation (Pedestrian).....	5
Park & Open Space.....	5
<u>Exhibits</u>	
Exhibit 1-Vicinity Map.....	7
Exhibit 2-Context Map.....	8
Exhibit 3-Land Use Plan – Original Map.....	9
Exhibit 4-Land Use Plan – Proposed Map.....	10
Exhibit 5-Land Use Plan - Comparison Maps.....	11
Exhibit 6-Legal Descriptions.....	12



I. Introduction

The proposed Planned Area Development major amendment is for approximately 266.7 acres of the 637.4-acre Sycamore Farms PAD that was originally approved in 2004 (PAD 03-153). The amendment focuses on land uses in the northwest and southeast corners of the project’s square mile – located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south and Cotton Lane to the west (see **Exhibit 1 – Vicinity Map**).

The PAD will continue to benefit from a variety of land uses while integrating with the already developed neighborhoods of Sycamore Farms. The project will continue to include significant employment generating uses on the remaining mixed-use and commercial parcels while incorporating better design and composition on its residential parcels. Specifically, the amendment includes the following six components:

- 1) Re-orientate the commercial property at the corner of Peoria and Sarival Avenues so that the shopping center will face Peoria Avenue;
- 2) Modify the commercial development standards for internal parcel line setbacks to allow for the creation of parcels within the commercial development;
- 3) Allow off-premise freeway signage for commercial parcels within the PAD that are not contiguous to the Loop 303 freeway;
- 4) Replace the Institutional and remaining High Density Residential zoning districts with both Medium and Low Density Residential zoning districts;
- 5) Transfer the location of the large park area currently shown on the east side of the Loop 303 to the west side of the Loop 303;
- 6) Redesign of land uses on the north half of the PAD west of the 303 to include more diverse land use lots such as:
 - 5 - Low Density Residential lots
 - 7 - Medium Density Residential lots
 - 2 - Mixed Use lots
 - 2 - Open Space/Park lots

The narrative and exhibit attachments describe the proposed amended PAD. The new land use plan for this major PAD Amendment is shown parcel by parcel within the land use plan. The land uses are conceptually illustrated to show how the parcels could be developed and connect with one another (see **Exhibit 4-Land Use Plan – Proposed Map**). The *Proposed Amendment Map*¹ is intended to show the potential land use combination that could occur with this Amendment in comparison to the Original PAD (see **Exhibit 5-Land Use Plan - Comparison Maps**) for side by side viewing). The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The illustrative plan shows how the planned land uses can be linked with streets and multi-use trails, while also establishing a level of quality from which future site plans on parcels can be measured.

II. Project Location

The Sycamore Farms PAD is bisected by the Loop 303 freeway, occupying a half mile on either side between Peoria Avenue and Cactus Road. A large portion of Sycamore Farms is currently developed with residential development

¹ No changes are proposed to property already developed or to property under separate ownership as labeled on the land use exhibits.

in all three densities (low/medium/high) on the east side of the 303 freeway. The remaining portions of the project are undeveloped. Outside the PAD to the west of Cotton Lane lies vacant RU-43 parcels, undeveloped commercial parcels to the north and east, and undeveloped commercial parcels to the south of Peoria Avenue. Adjacent properties to the east and southeast are planned and zoned with a mixture of residential and commercial land uses including: Greer Ranch to the east - a one square-mile residential master planned community; and White Tank Vistas to the southeast, which is a 100+ acre retail and office master plan. Properties to the north and west are designed for residential master planned communities (see **Exhibit 2 – Context Map**).

III. Conformance with the General Plan

The City of Surprise General Plan 2035 emphasizes the need for interconnected development that recognizes the unique needs of connections between land uses. The location of the PAD lies in the Transit Oriented Development District within the Neighborhood Character Pattern and therefore recognizes that neighborhoods and commercial developments should all connect with one another to provide ease of movement for all transportation types (vehicular and non-vehicular). The Sycamore Farms PAD Amendment hopes to accommodate this goal by better utilizing the 303 Highway corridor with a better composition of adjacent land uses that make use of the excellent access and visibility. The proposed development will continue connect to the residential subdivisions of Greer Ranch on the east, the White Tank Mountains on the west and the Luke Air Force Compatibility District to the south. Aside from the Loop 303 freeway, the other main transit corridors include: Cactus Road, Peoria Avenue, Cotton Lane and Sarival Avenue. Improvements to those major streets will be completed as development adjacent to them ensues.

IV. Parcels and Land Use

The modification of land uses within this Amendment will include deletion of some Mixed-Use acreage and all Institutional and remaining High Density Residential parcels. Since 2004, these parcels have proved difficult to develop and are less compatible with the existing neighborhoods than previously envisioned. Instead, an amended PAD will continue to offer a diverse range of land uses that will include somewhat more Low and Medium Density Residential development. The commercial parcel in the SEC of the PAD was already established in the original Sycamore Farms PAD. This amendment includes a resizing and orientation to Peoria Avenue. The goal is to utilize the excellent freeway access and focus peak traffic trips directly to Peoria Avenue and minimize impact on surrounding neighborhoods to the north and east. The following information will demonstrate each proposed land use:

Current Approved PAD				Proposed PAD Amendment		
Land Use	Acres	Units	Max Density	Acres	Units	Max Density
Low Density Residential	148.4	741	5 Du/Ac	177.1	885	5 Du/Ac
Medium Density Residential	81.5	652	8 Du/Ac	161.9	971	6 Du/Ac
High Density Residential	21.1	738	35 Du/Ac	9.5	332	35 Du/Ac
Commercial	96.4	-	-	116.0	-	-
Mixed Use	140.9	Varies	16 Du/Ac	71.5	Varies	-
Institutional	48.5	-	-	14.2	-	-
Parks and Trails	50.0	-	-	36.6	-	-
Loop 303 R.O.W.	50.6	-	-	50.6	-	-
Total	637.4	2,131		637.4	2,188	

Commercial

The allowed commercial uses within the Sycamore Farms PAD will maintain conformity with the original approval. The amendment includes deviations to some development standards with the intent to allow the property to be subdivided into multiple parcels. This will allow the sale of parcels to commercial end users that prefer to own their property rather than lease it or simply own just the building on top of it. The amended development standards will allow development to ensue without the concern of a myriad of setbacks imposed within internal parcel boundaries in what will ultimately be an integrated shopping center.

Parcel 22 will also require freeway sign visibility to be placed on the parcel immediately west of this. Since this is considered off-premises, we are seeking a deviation to allow off-premise signage to be placed on the future freeway pylon signage for all commercial parcels within the PAD.

The proposed revised development standards are as follows for the internal parcel lines of commercial development (does not apply to perimeter setbacks to non-commercial property or adjacent streets):

	Original PAD Commercial Setbacks	Proposed Amended Setbacks (interior parcel lines only)
Front Setback	35'	0'
Side	15' Interior 25' Corner	0' 0'
Rear	15'	0'

Commercial District Dimensional Requirements – Perimeter of Commercial Development				
Zoning District	Minimum Lot Width	Minimum Front Yard Setback	Minimum Yard Setback (Side and Rear)	Maximum Building Height
PAD(CR)	100'	35'	24'	35'

Mixed-Use

The amendment area includes approximately 12.9 acres of Mixed-Use parcels. The proposal would reduce that down to 5 acres. The unchanged portions of the PAD will continue to contain 125.1 acres of Mixed-Use. No changes are proposed for the development standards or uses from the original approval.

Residential Land Uses

Approximately 187.8 -acres of residential development area will be amended by this Amendment. All residential parcels will continue to have access to the primary pedestrian trail system. The residential component of the Sycamore Farms Master Plan includes two different density categories: Low Density Residential and Medium Density Residential that provide for a range of detached single-family housing types. They only High Density Residential parcel proposed to remain in the development is already built-out with the Wyngate Sycamore Apartments on Parcel 11.



High Density Residential

As seen in **Exhibit 5 – Land Use Comparison Maps**, the two remaining High Density Parcels (Parcels 4 & 9) originally planned for this PAD are proposed to be removed and replaced with Medium Density Residential parcels.

Low and Medium Density Residential

Low and Medium Density parcels have been thoughtfully designed east of the 303 to more adequately buffer adjacent development with parcels that will have similar densities. Low Density Residential is proposed adjacent to the existing single family development at Sycamore Estates. As the parcels extend towards the south and adjacent to the existing apartments, Medium Density Residential is proposed as it is more appropriate adjacent to commercial and High Density Residential than the Low Density Residential district. Interconnectivity of street networks and pedestrian pathways is maintained from the prior approval. A collector street is anticipated to connect immediately south east of the Wyngate Sycamore Apartments and alleviate congestion and circulation for the project. It is currently a “dead end” with a temporary turnaround.

V. Site Development

Development Standards and Design Guidelines

The original PAD included an extensive narrative that outlined development standards and design guidelines for the project. With the exception of the proposed commercial standards amendments, the remaining portions of the original PAD approval remain intact.

Landscape, Theme Walls, and Entry Features

Landscape development for the project shall conform to the already developed landscape themes within the Sycamore Farms PAD. The proposed architectural themes for the pylon sign has been submitted with this amendment for reference, but are preliminary in nature.

VI. Flood Control, Drainage, and Utilities

Master drainage reports and plans were prepared for the original approval of this project in 2004. Parcel developments have provided updates to these as construction drawings are prepared on a case by case basis. Ongoing development that will follow the approval of this PAD amendment will provide further updates to the original approvals. Detailed information regarding proposed water and sewer concepts for Sycamore Farms were approved through case PAD03-153 in 2004. No changes are proposed at this time.

VII. Circulation and Open Space

Streets and Circulation

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half-width rights-of-way in accordance with City of Surprise Arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross-section standards for the PAD. Special designs shall be submitted to and approved by the City of Surprise for the two roundabouts in the collector street system. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations.



Circulation (Vehicular)

PAD - Southeast Section (East of 303)

The proposed redesign of street circulation systems in the southeast portion of the PAD will remain similar to the already approved PAD design. The collector street system will continue to incorporate a similar roundabout to create a unique environment that will facilitate continuous traffic flow, but also slow traffic speeds enough to allow safe pedestrian crossing opportunities near land uses that will have higher pedestrian traffic. The landscaped roundabouts will also create interesting vistas at the end of street sections.

PAD – Northwest Section (West of 303)

In the northwest portion of the PAD, the street circulation system will be altered to include one main collector street that will connect traffic from the main arterial roads of Cactus and Cotton Lane. This collector road will be curved to provide street connectivity to the inner Medium and Lower Density parcels with the northwest portion of the PAD

Circulation (Pedestrian)

The project will continue to focus on pedestrian connectivity and this will be accomplished with a series of multi-use trails located within landscape open spaces and future linear parks as part of individual projects. All trails within linear parks and trails in the primary trail system shall be designated for pedestrian and bicyclist use and be a minimum 10 feet wide and constructed of concrete. All pedestrian and bicycle facilities will meet the current city standards at the time of submittal. The major multi-use trails are planned to connect three linear park parcels located in the northwest portion of Sycamore Farms. The multi-use trails in the linear park and in the landscape open spaces along the freeway allows for easy secondary trail connections from nearly every land use parcel in the PAD. A multi-use trail can cross the 303 Freeway at the one-half mile point with a bridge crossing or at the Linear Park alignment by constructing either an underpass or a bridge, however any crossing will need to be publicly financed.

Development of parcels along the linear park and the multi-use trails shall provide site plans and building orientations to take full advantage of the trail system. No walls or fences, except to enclose yards for individual homes, are permitted between the subdivision and the park.

Residential and non-residential uses adjacent to the linear park or the open spaces along the 303 Freeway shall provide site plans that orient buildings, and not parking spaces, next to the park or open spaces. The site plans shall provide a secondary pedestrian connection to the multi-use trails within the park or open spaces. Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the park or open spaces as part of the pedestrian link to the multi-use trails in the park or open spaces.

Parks and Open Space

This Amendment provides a new location for a public park with a primary multi-use trail system, in accordance with the City of Surprise General Plan, on the west side of Loop 303. The original PAD approval depicted this park on the east side of the freeway. Since that approval and through recent discussions with City officials, it has been suggested that the location of the park should be adjacent to the freeway on the west side of the Loop 303 as depicted in the land use exhibits. The acquisition, development, and facility details of this park will be determined through a separate Development Agreement. The park and multi-use trail system are complemented by a series of private open spaces, courtyards, plazas or recreational amenities within the mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval.

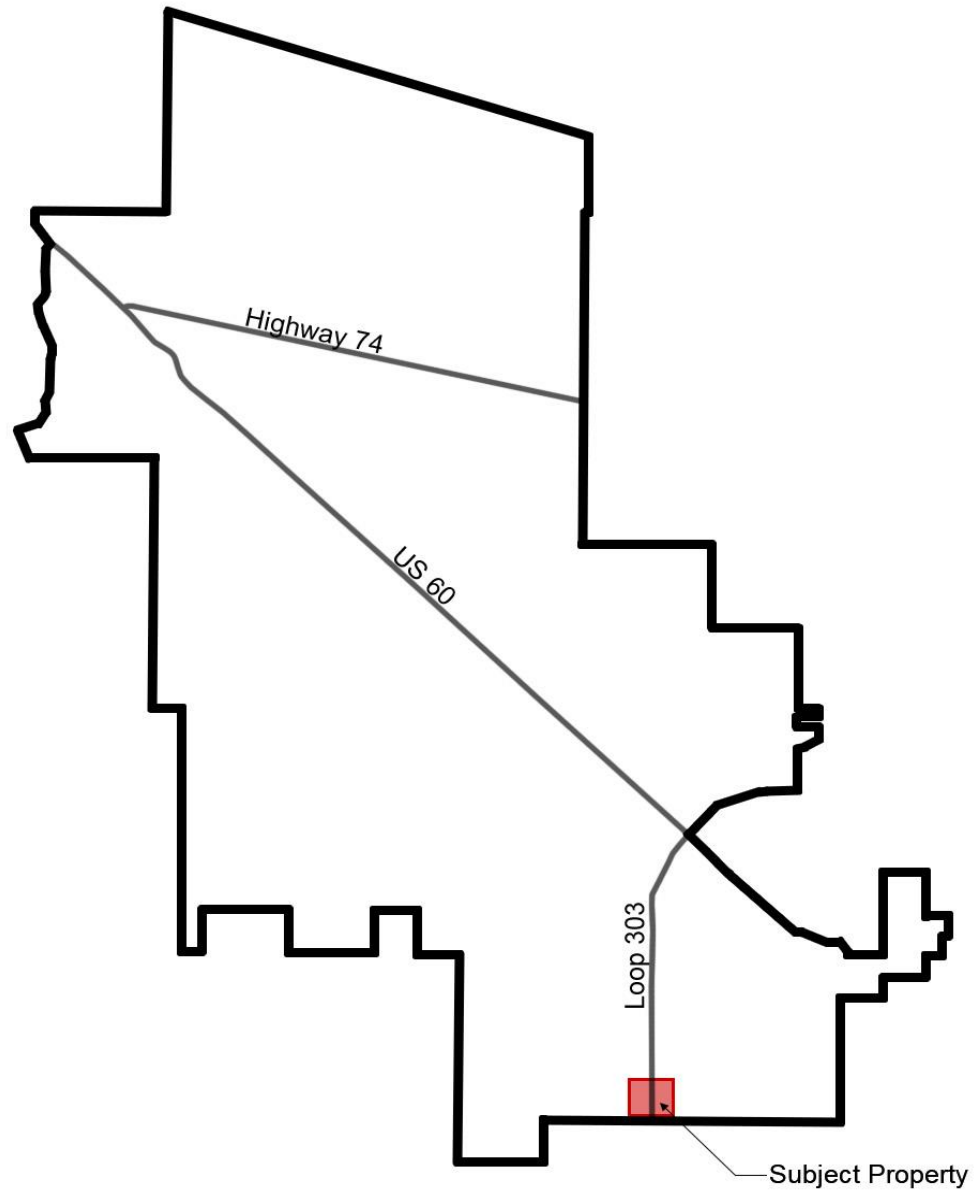
8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260



Exhibits

Exhibit 1

Vicinity Map



City of Surprise, Arizona

Exhibit 2

Context Map



Context Map
Sycamore Farms

GREEY|PICKETT

September 8, 2016

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Scottsdale, AZ 85260

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Exhibit 3

Land Use Plan – Original Map

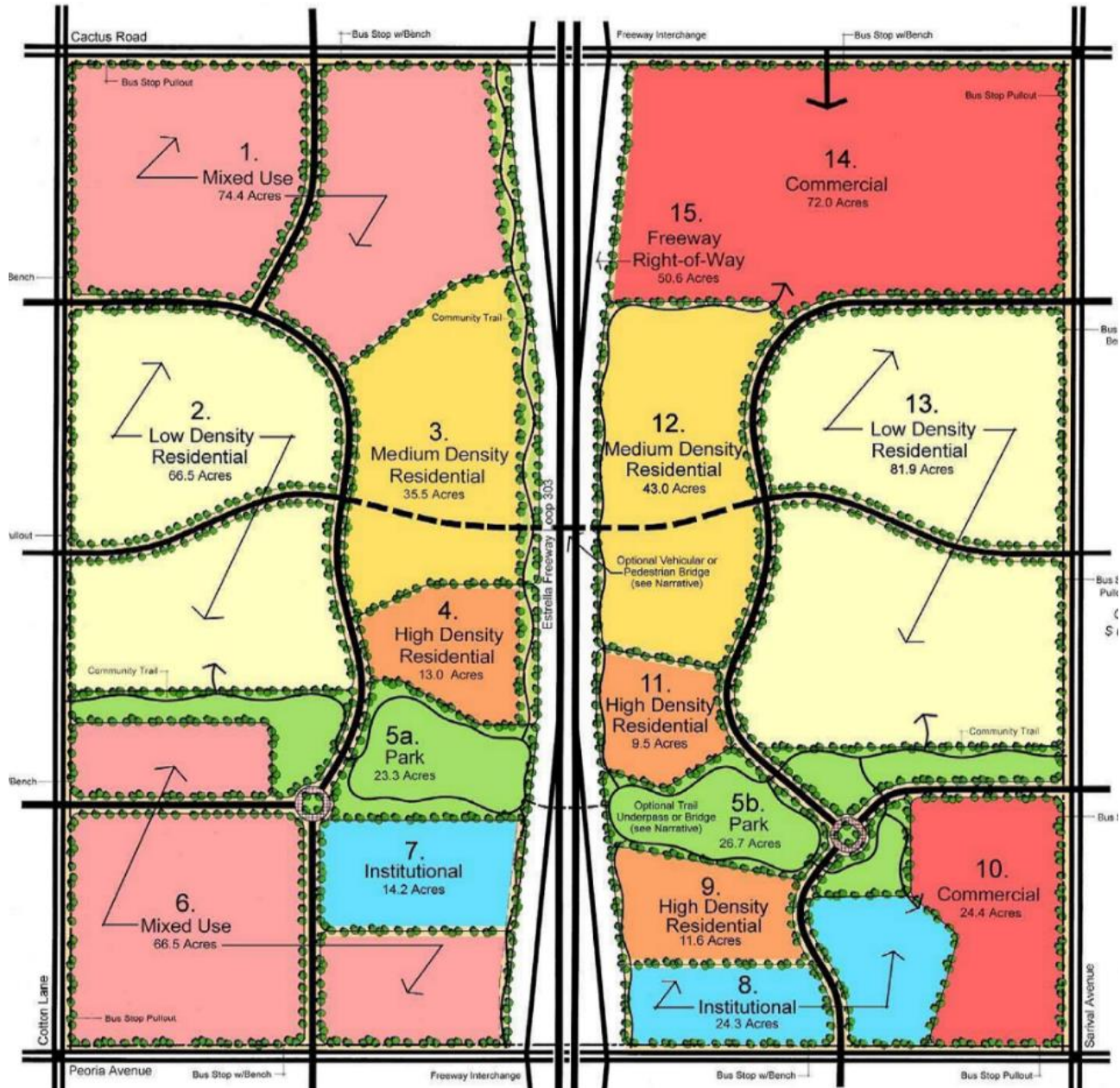
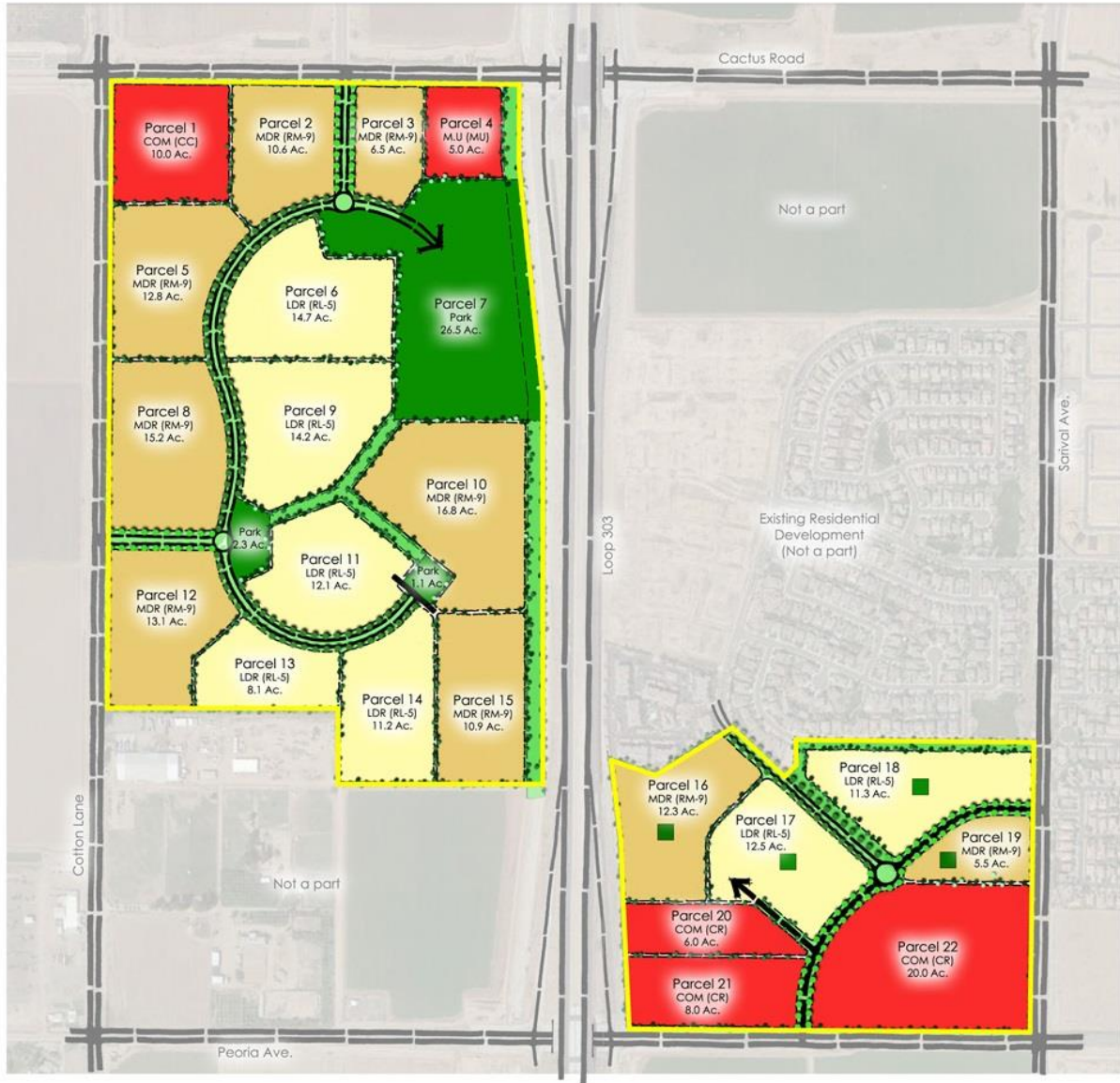


Exhibit 4

Land Use Plan – Proposed Amendment Map



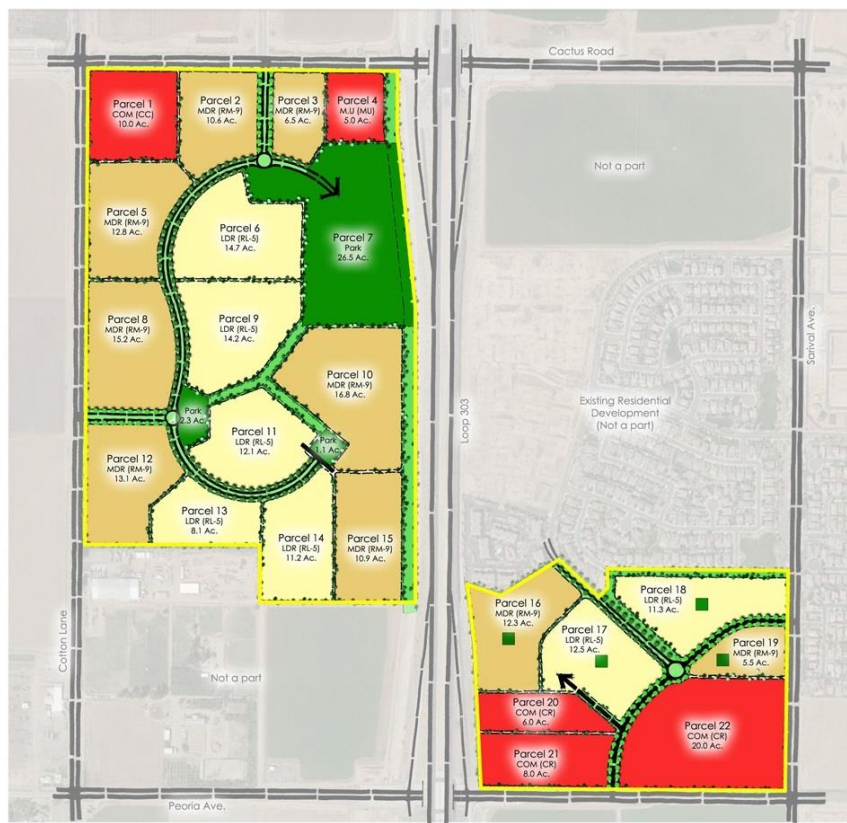
Land Use Plan Sycamore Farms

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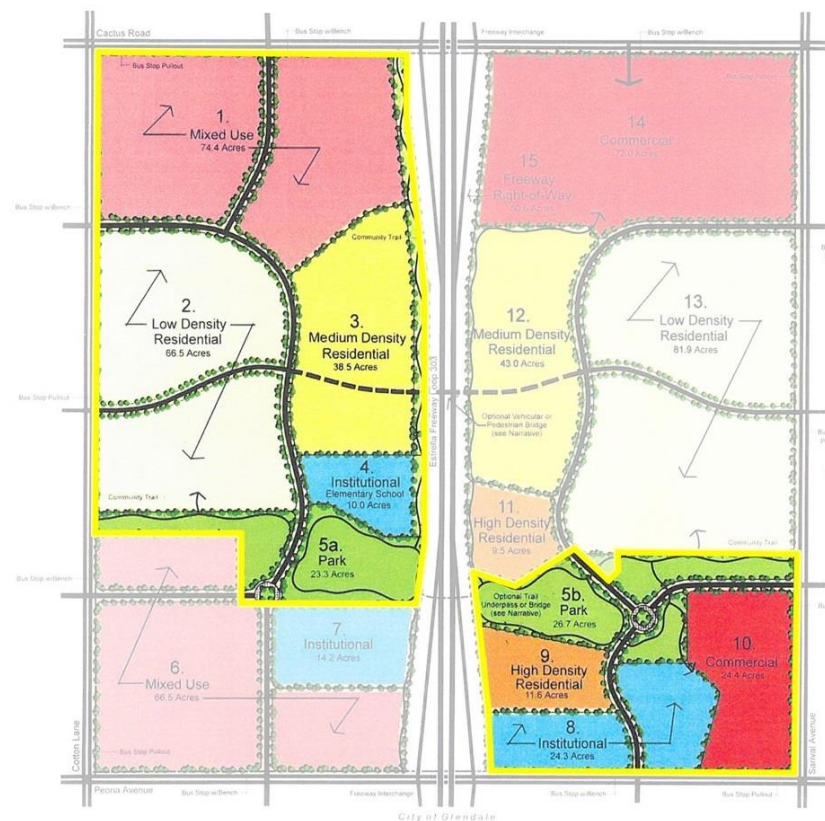
info@azSEG.com 480.588.7226 www.azSEG.com

Exhibit 5

Land Use Plan – Comparison Maps



Land Use Plan
Sycamore Farms



Approved Land Use Plan
Sycamore Farms



Exhibit 6

Legal Descriptions

**Pad Parcels
(East of SR 303)**

A portion of the southeast quarter of Section 24, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 24, a Brass Cap Flush, from which the south quarter corner of said Section 24, a Brass Cap in Handhole, bears South 89 degrees 10 minutes 52 seconds West, a distance of 2631.55 feet;

Thence along the south line of said section, South 89 degrees 10 minutes 52 seconds West, a distance of 32.96 feet;

Thence leaving said south line, North 00 degrees 15 minutes 32 seconds East, a distance of 55.00 feet, to the northerly right of way line of Peoria Avenue and the **Point of Beginning**;

Thence along the northerly right of way line of Peoria Avenue, North 89 degrees 44 minutes 28 seconds West, a distance of 1225.30 feet;

Thence North 00 degrees 15 minutes 32 seconds East, a distance of 30.00 feet to the easterly right of way line of SR 303 as described in Document No. 2013-0473059, Maricopa County Records;

Thence along said easterly line, North 89 degrees 44 minutes 28 seconds West, a distance of 700.00 feet;

Thence North 01 degrees 14 minutes 30 seconds East, a distance of 25.00 feet;

Thence North 89 degrees 44 minutes 28 seconds West, a distance of 333.24 feet;

Thence North 12 degrees 45 minutes 01 seconds West, a distance of 41.18 feet;

Thence North 01 degrees 11 minutes 40 seconds West, a distance of 858.31 feet;

Thence North 06 degrees 40 minutes 23 seconds West, a distance of 472.08 feet;

Thence North 50 degrees 35 minutes 29 seconds West, a distance of 84.00 feet;

Thence North 03 degrees 12 minutes 21 seconds West, a distance of 5.80 feet;

Thence leaving said easterly right of way line, South 69 degrees 56 minutes 27 seconds East, a distance of 329.84 feet;

Thence North 55 degrees 43 minutes 57 seconds East, a distance of 439.57 feet;

Thence South 40 degrees 39 minutes 15 seconds East, a distance of 128.32 feet;

Thence South 49 degrees 01 minutes 57 seconds East, a distance of 192.03 feet;

Thence North 40 degrees 47 minutes 16 seconds East, a distance of 69.51 feet;

Thence South 49 degrees 12 minutes 55 seconds East, a distance of 104.27 feet;

Thence North 41 degrees 11 minutes 14 seconds East, a distance of 98.73 feet;

Thence North 00 degrees 14 minutes 16 seconds West, a distance of 124.35 feet;

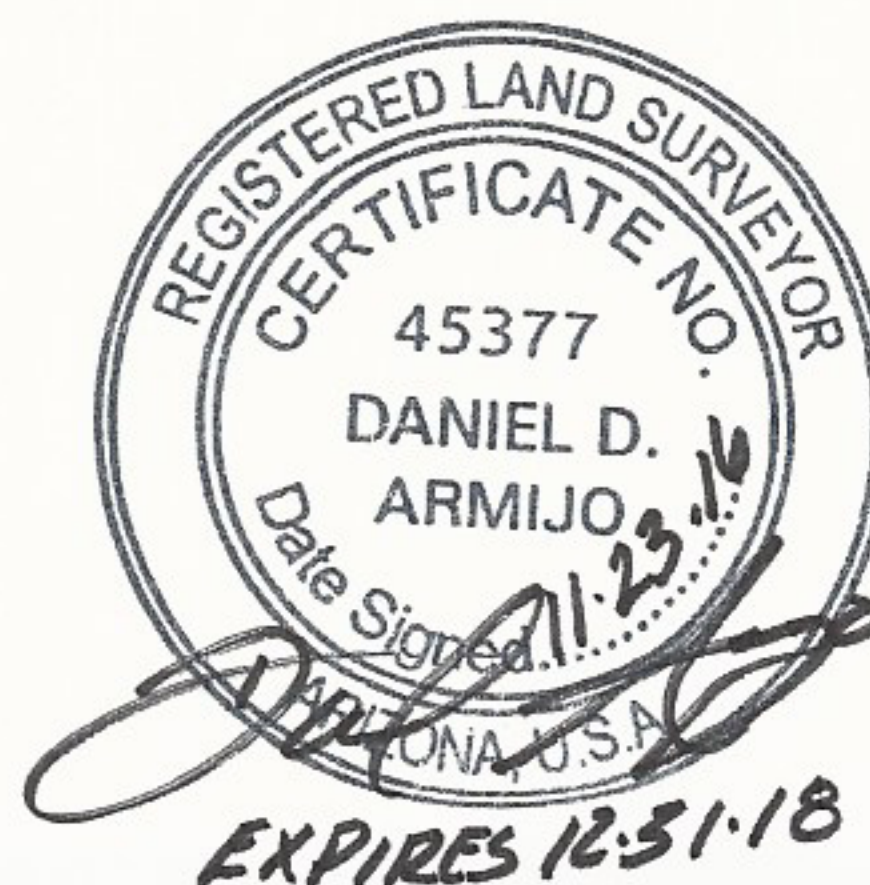
Thence South 84 degrees 04 minutes 09 seconds East, a distance of 23.44 feet;

Thence North 00 degrees 18 minutes 05 seconds East, a distance of 77.10 feet;

Thence South 89 degrees 44 minutes 28 seconds East, a distance of 1299.34 feet, to the westerly right-of-way line of Sarival Road;

Thence along said westerly right of way line, South 00 degrees 18 minutes 05 seconds West, a distance of 1654.60 feet, to the **Point of Beginning**.

Containing 3,565,539.3 Square Feet or 81.854 Acres more or less.
Subject to easements, restrictions and rights of way of record.



**Pad Parcels
(West of SR 303)**

Lots 3044 (A-E), 3045 (A-E), 3046 (A-E), 3047 (A-E), 3048 (A-E), 3049 (A-E), 3050 (A-E), 3051 (A-E), 3068 (A-E), 3069 (A-E), 3070 (A-E), 3071 (A-E), 3072 (A-E), 3073 (A-E), 3074 (A-E), 3075 (A-E), 3076 (A-E), 3077 (A-E), 3078 (A-E), 3079 (A-E), 3080 (A-E), 3081 (A-E), 3082 (A-E), 3099 (A-E), 3100 (A-E), 3101 (A-E), 3103 (A-E), 3104 (A-E), 3105 (A-E) Inclusive and the west half of A of Lot 3106, as shown on the final plat of Unit 29 of Romola of Arizona Grapefruit Unit, recorded in Book 19 of Maps, Page 19, Maricopa County Records, lying within the northwest quarter of Section 24, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Excepting therefrom portions of Lots 3075, 3099, 3100, 3101, 3102, 3103, 3104, 3105 and the west half of A of Lot 3106 lying within State Route 303 Bob Stump Memorial Parkway as described in Document Number 2009-0786048, Maricopa County Records.

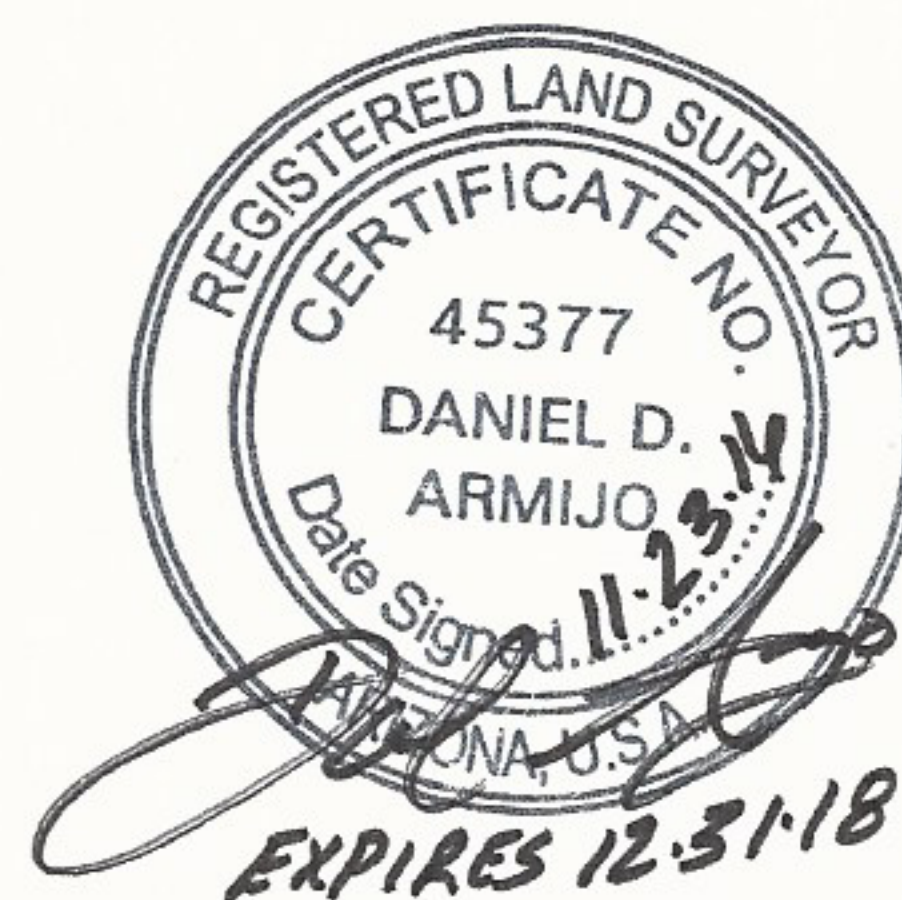
Containing 6,066,368.1 Square Feet or 139.26 Acres more or less.
Subject to easements, restrictions and rights of way of record.

Together with:

Lots 3052 (A-E), 3053 (A-E), 3054 (A-D), 3065 (A-D), 3066 (A-E), 3067 (A-E), 3083 (A-E), 3084 (A-E), 3085 (A-E), 3086 (A-E), 3095 (A-E), 3096 (A-E), 3097 (A-E) and 3098 (A-E) Inclusive as shown on the final plat of Unit 29 of Romola of Arizona Grapefruit Unit, recorded in Book 19 of Maps, Page 19, Maricopa County Records, lying within the southwest quarter of Section 24, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Excepting therefrom portions of Lots 3095, 3096, 3097 and 3098 lying within State Route 303 Bob Stump Memorial Parkway as described in Document Number 2013-0473059, Maricopa County Records.

Containing 2,626,916.5 Square Feet or 60.306 Acres more or less.
Subject to easements, restrictions and rights of way of record.



Citizen Participation Report

Sycamore Farms PAD Amendment

Neighborhood Meetings

1st Neighborhood Meeting (unofficial due to newspaper posting error)

The initial neighborhood meeting for this proposal was scheduled for August 10, 2016 and the neighborhood mailing was sent out on time. The newspaper unfortunately did not post the notice as scheduled, but as a courtesy to all of the neighbors that received written notice, we held the neighborhood meeting "informally" to answer questions. We also advised the neighbors that an additional notice would be sent out for the official meeting date in September. That meeting was held on September 14, 2016. A brief meeting summary is provided below to recap the highlights of neighbor concerns.

Introduction

The issues addressed were held for the general public in the areas surrounding the development site (N. Sarival to N. Cotton Ln and W. Peoria Ave to W. Cactus Rd) concerning the Sycamore Farms Mixed Use Development Pad Amendment Proposal. Attached are the following items:

1. Meeting Minutes
2. Meeting Sign-In sheet

MEETING MINUTES

Subject: Sycamore Farms Mixed Use Development PAD
Zoning Neighborhood Meeting (unofficial)
Location: Wyngate Apartments, Surprise, AZ
Date: August 10, 2016
Time: 6:00 pm

Development Team in attendance:

Mathew Berens, Berens, Kozub, Kloberdanz & Blonstein, PLC
Colby Fincham, Barclay Group
Mollie Zemer, Barclay Group
Steve Counsell, SEG
Joanna Bartholemew, SEG
Jason Sanks, SEC (Sanks and Associates)

City of Surprise representative:

District 3 Council Member – John Williams



Jason Sanks introduced himself and his team to the neighbors in attendance. He provided an introductory discussion of the overall project concept and intent. Major points of the project introduction included:

- The zoning for this project was originally approved in 2004. The project is now requesting an amendment to the original PAD. The original and new plans are available online at the City of Surprise.
- The new plan looks like the original plan proposed in 2003 with the same C-2 zoning. The commercial, mixed use portions and high density residential components of the original zoning are not being changed. The changes are: there will no longer be institutional use and the park will be relocated. The plan approved 12-years ago is outdated. The primary access to the commercial piece will now be from Peoria, no longer from Sarival. Mr. Sanks noted that the primary driver of the project was the intent of a major grocer to locate on the newly reconfigured commercial parcel.

The meeting was held in an open forum setting and most of the discussion began to occur in small groups around the exhibits displayed. Primary discussion points and responses were as follows:

- Citizen asked: Traffic and circulation are a problem for the neighborhood.
 - Response: We anticipate the new connection to the south connecting to Peoria Avenue therefore relieving some congestion within the neighborhood.
- Citizen asked: Where will the city park go?
 - Response: The park will be relocated to the other side of the Loop 303 where it can be better integrated into the proposed land plan. However, open space and trails will still be provided in the development proposed.
- Citizen asked: Will there be additional apartments proposed near our homes?
 - Response: No, the existing approved multi-family parcel is proposed to be eliminated and replaced with single-family development.
- Citizen asked: Will Peoria or Sarival be improved as part of this proposal?
 - Response: Half street roadway improvements will be provided where adjacent to approved development.
- Citizen asked: What will the lot sizes be like across from our homes (other side of Hope St).
 - Response: Although the exact lot sizes are not yet determined, they are anticipated to match the same lot size as your homes.
- Citizen asked: What type of stores and restaurants will we be getting in the commercial center?
 - Response: We anticipate a large grocer to locate there, along with a few fast food outlets and other typical inline shops as normally associated with this development type. Exact users are not known at this time.

The meeting ended at approximately 6:45pm.



2nd Neighborhood Meeting (Official)

Introduction

This meeting was held in accordance with the City of Surprise's Citizen Participation Process. The issues addressed were held for the general public in the areas surrounding the development site (N. Sarival to N. Cotton Ln and W. Peoria Ave to W. Cactus Rd) concerning the Sycamore Farms Mixed Use Development Pad Amendment Proposal. Attached are the following items:

1. Meeting Minutes
2. Meeting Sign-In sheet

MEETING MINUTES

Subject: Sycamore Farms Mixed Use Development
PAD Zoning Neighborhood Meeting
Location: Wyngate Apartments, Surprise, AZ
Date: September 14, 2016
Time: 6:00 pm

Development Team in attendance:

Mathew Berens, Berens, Kozub, Kloberdanz & Blonstein, PLC
Colby Fincham, Barclay Group
Mollie Zemer, Barclay Group
Steve Counsell, SEG
Susan Houston, SEG

City of Surprise representative:
Hobart Wingard, Planner II

Matt Berens introduced himself on behalf of the landowner and other parties pursuing the zoning amendment; and Mr. Wingard who assisted in the discussion. He provided an introductory discussion of the overall project concept and intent. Major points of the project introduction included:

- The zoning for this project was originally approved in 2004. The project is now requesting an amendment to the original PAD. The original and new plans are available online at the City of Surprise.
- The new plan looks like the original plan proposed in 2003 with the same C-2 zoning. The commercial, mixed use portions and high density residential components of the original zoning are not being changed. The changes are: there will no longer be institutional use and the park will be relocated. The plan approved 12-years ago is outdated. The intent of the institutional use was a hospital which is no longer regionally necessary and the park will be relocated west of the 303 with trail connections to existing and proposed residential. The primary access to the

commercial piece will now be from Peoria, no longer from Sarival.

- Existing residential development in the area is: Multifamily, apartments we’re meeting in, Low density single family, developed by Taylor Morrison where most of the neighborhood attendees now live, and Richmond American/KB Homes recently re-approved Final Plats, not yet constructed.
- Proposed use of the site is planned to be a commercial center containing a grocery as the primary anchor, drive through restaurant(s), in line shopping, outlying pads and a potential gas station. Proposed residential will be low and medium density housing.

Matt opened the discussion to questions from the residents. Questions were answered by Matt, Hobart and Colby.

- Citizen asked: What is medium density?
 - Response: Medium density may be a variety of things: 4-packs, 6-pack both with shared driveways or 45-foot wide lots. The product depends on the builder’s demand. Matt explained that the medium density will act as a buffer to the 303 for the low density neighborhoods.
- Citizens asked: In the northern, low density piece, what direction will the houses face along Hope Street? What will be between the existing subdivision and the proposed?
 - Response: The homes will face south. Residents to the north will see back yards. There is a sidewalk and street already built which will not be moved. There will be a trail to serve as a landscape buffer and the homes will most likely have a site wall on the north side. The homebuilder will submit a Final Plat to determine the internal streets. Residents will access the subdivision from the south.
 - Discussion ensued regarding the trail system: The trails may be sidewalks, gravel or landscaped areas. The purpose of the trails is to promote flow through the neighborhoods to the commercial development and park. Concern was expressed regarding maintenance of the trails.
- Citizens asked: What work will be done to Peoria and Sarival Streets and sidewalks?
 - Response: The developer will be responsible for all street improvements adjacent to the property. They will be required to put in sidewalks and whatever street improvements are mandated by the new TIA such as widening Peoria. There will most likely be a signal required at the intersection. These are engineering issues to be answered after the zoning is approved.
- Citizens asked: There are drainage issues in their neighborhood (to the north), specifically along Sarival. What will this development do to relieve this? Where will the new retention basin be?
 - Response: The subdivision to the north gets City water from Sarival’s street, this development won’t help that issue. All of the water falling on the new development has to be accounted for; design is for the 100-year, 2-hour storm per City requirements.



“LEED®ing and Developing Smart Projects”

This is an engineering issue that is addressed at the site planning stage; there are no specific details yet. There are options such as underground and above ground retention on each parcel.

- Citizen asked: What is the timing for rezoning?
 - Response: Another application has to be made to the City. There will be public hearings with Planning & Zoning and City Council.
- Citizen asked: Do you have an estimate of the number of housing units that will be going in?
 - Response: We don’t have that information today but we know that it is very close to what was originally planned.
- Citizen asked: Can you tell me how many jobs will be created?
 - Response: At the Site Plan phase, an Economic Development study will be done. There will be many jobs created.
- Citizen asked: Where will the sign go?
 - Response: Most likely on the south side, at Peoria. It is designed to be consistent throughout Sycamore Farms.
- Citizen asked: Have you developed a similar shopping center? Will the entire center be built all at once?
 - Response: Yes. The Fry’s at Greenway and Cotton. We try to build it in all one phase. Once the anchor store is determined, additional shops, restaurants, etc. come on board. It’s possible that there may be undeveloped portions temporarily.
- Citizen asked: Will this also be named “Sycamore” something?
 - Response: The entire square mile is Sycamore Farms. When we do Planning, we match what is there. The name “Sycamore” ties the entire development together. It will be like Marley Park, it’s a cohesive development, you know you’re there.
- Citizen asked: What grocery store will be going in?
 - Response: We can’t tell you at this time. Before they build, they will certainly let you know. It’s definitely not a Walmart.
- Citizen asked: What do you anticipate the impact will be regarding noise and light from the new commercial development?
 - Response: The proposed housing on the north side will act as a buffer. The City code has light restrictions. The noise will be mostly from traffic along Sarival and with newly paved rubberized asphalt, the traffic noise will decrease.
- Citizen asked: Who owns the parcel now and how long will it be farmed?
 - Response: The land is still owned by the Moore family, the original farmers. It will be farmed until it’s entirely developed due to tax incentives. The timing will depend on

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irrigation water accessibility. This will avoid dust nuisance and undeveloped pieces turning into weed patches.

The following non-related issues were discussed:

- Signage along the 303
- History of the Sycamore Farms Parcel and farming in the area.
- Economic downturns over the years
- Building permits issued
- How the 303 makes the area more developable
- Other shopping centers in the area
- Traffic and drainage issues in the area
- Bond Issues
- Commercial property to the north
- Development west of the 303
- City contact regarding code enforcement

The following are neighbor general concerns:

- Trails/Pedestrian Connectivity
- Single-loaded Street (Hope Drive) – What will be on the south side? North or south facing homes?
- Drainage/Retention – Will the issues be resolved? Who is responsible? Underground or On-Site?
- Traffic – Will the streets be widened? When? Will a traffic signal be installed?
- Housing unit projections & permitted densities
- Signage along 303 & the commercial – Where? When?
- Timing of the development
- When will the project be rezoned & what is the city council process?
- What will be done to mitigate the noise and light from the commercial project?
- Phasing – will pads sit empty?

Small group discussions ensued and citizens looked at the presentation graphics. Mr. Wingard encouraged citizens to contact the City with any and all concerns.

Meeting Concluded.



Meeting Sign-In Sheet

Meeting Purpose: Neighborhood Meeting

Sycamore Farms PAD

Location:

Wyngate Apartments - 11142 N 165th Dr, Surprise, AZ 85388

Date:

September 14, 2016

Name	Street Address	Phone	Email	Support	
				YES	NO
Heidi Marshall	16379 W. Canterbury Dr.	623-773-9135	thema@skalls_3@hotnail.com		
Susan Draper	11221 N 164th LN	206-9620464	sdraper7@cox.net		
Heidi Winward	City of Surprise	623-222-3156	hobbes.wingard@surpriseaz.gov		
Steve Fern	16380 W Canterbury	928-699-7991	sperv@emsr.com		
Jackie Khoo	16340 W Yucatan	—	—		
Jim & Mary Gomez	16421 W Yucatan Dr	602-295-7444	Maryegomez@gmail.com		
Milan Shelden	11158 N. 165th Ave				
Joe & Judy Turchan	16348 W. Yucatan Dr	480-229-6044	JJ.TURCHAN@yahoo.com		
Shene Anderson	11420 N. 165th Ave	909-563-0661	Sanderson@yahoo.com		
CP Chalmers	16345 W. Yucatan	—	—		

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

info@azSEG.com 480.588.7226 www.azSEG.com



Meeting Sign-In Sheet

Meeting Purpose: Neighborhood Meeting
 Sycamore Farms PAD
 Location: Wyngate Apartments - 11142 N 165th Dr, Surprise, AZ 85388
 Date: September 14, 2016

Name	Street Address	Phone	Email	Support	
				YES	NO
Johnson PAUL GREGORY	11122 N 165th Ave 11605 N 163rd Dr.		Twshnsp1@gmail.com TOMMISCORAN@GMAIL.COM	☒	☐
TRICIA MEYERS	16384 W. HOPE DR.		Meyersrt@aig.com	☐	☐
Donna Meuse	16389 W. Cameron Dr.			☐	☐
John Meuse				☐	☐
Judy Tuesday	11574 N 165th Ave		judyd@new@gmail.com	☐	☐
				☐	☐
				☐	☐
				☐	☐
				☐	☐

PUBLIC ENGAGEMENT FORM

PROJECT TITLE:

OVERALL PUBLIC INVOLVEMENT LEVEL:

IDENTIFY STAKEHOLDERS:

OBJECTIVES:

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)

Future Council Work Session/Meetings target dates

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

Press releases

Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)

Presentations to boards and commissions, other interested community partners/stakeholders

Third-party consultant/moderator (pending budget)

Survey (online/paper/both?)

Social media

Surprise 11

Notify Me email/ Council newsletters (opt-in audience)

Paid advertising (pending budget)

Surprise Progress (mailed quarterly and tied to print deadlines)

Booth at city events

Paid mailings (pending budget)

Creation of a subcommittee/task force

Youth/adult activities, registration, or orientation (HOA Academy)

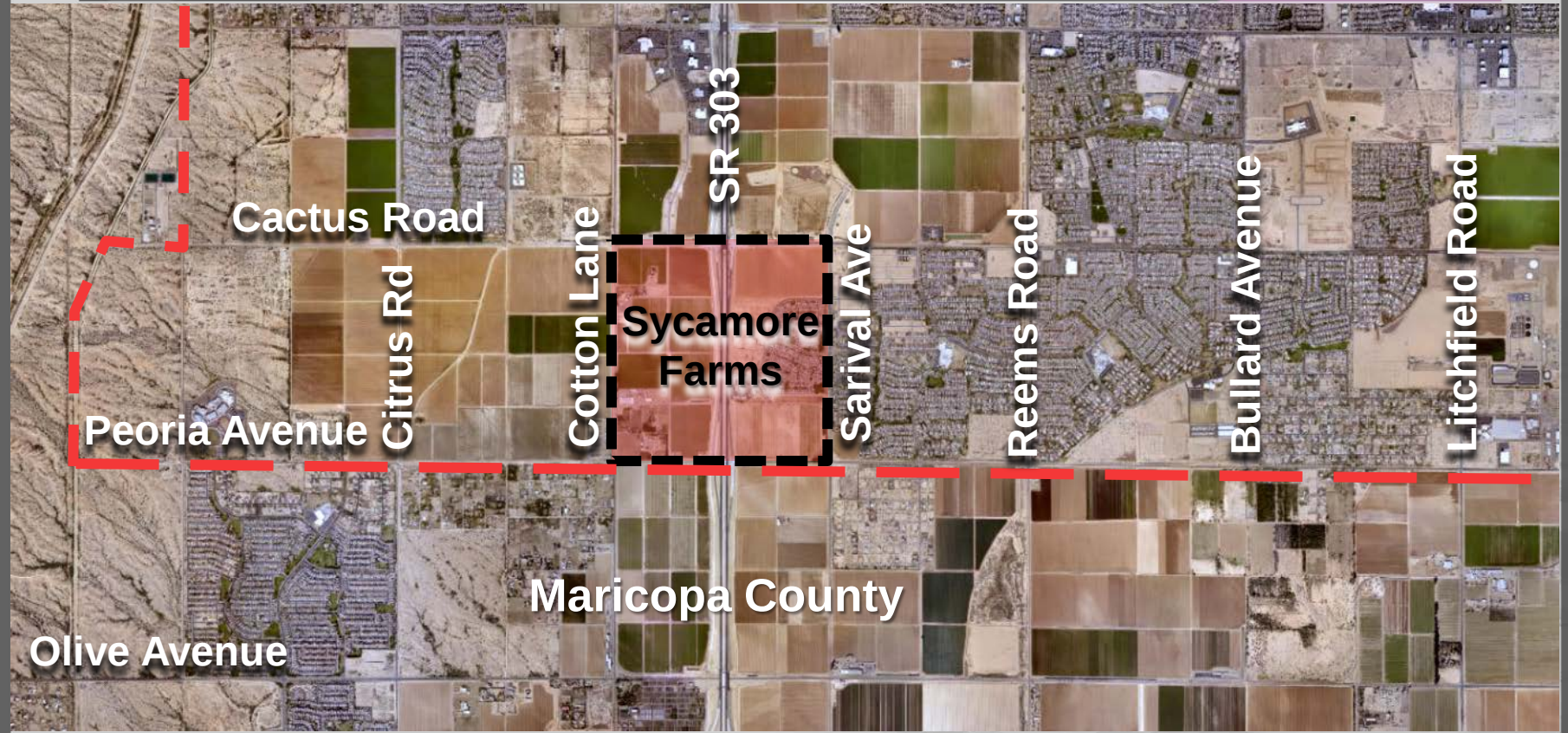
Website updates



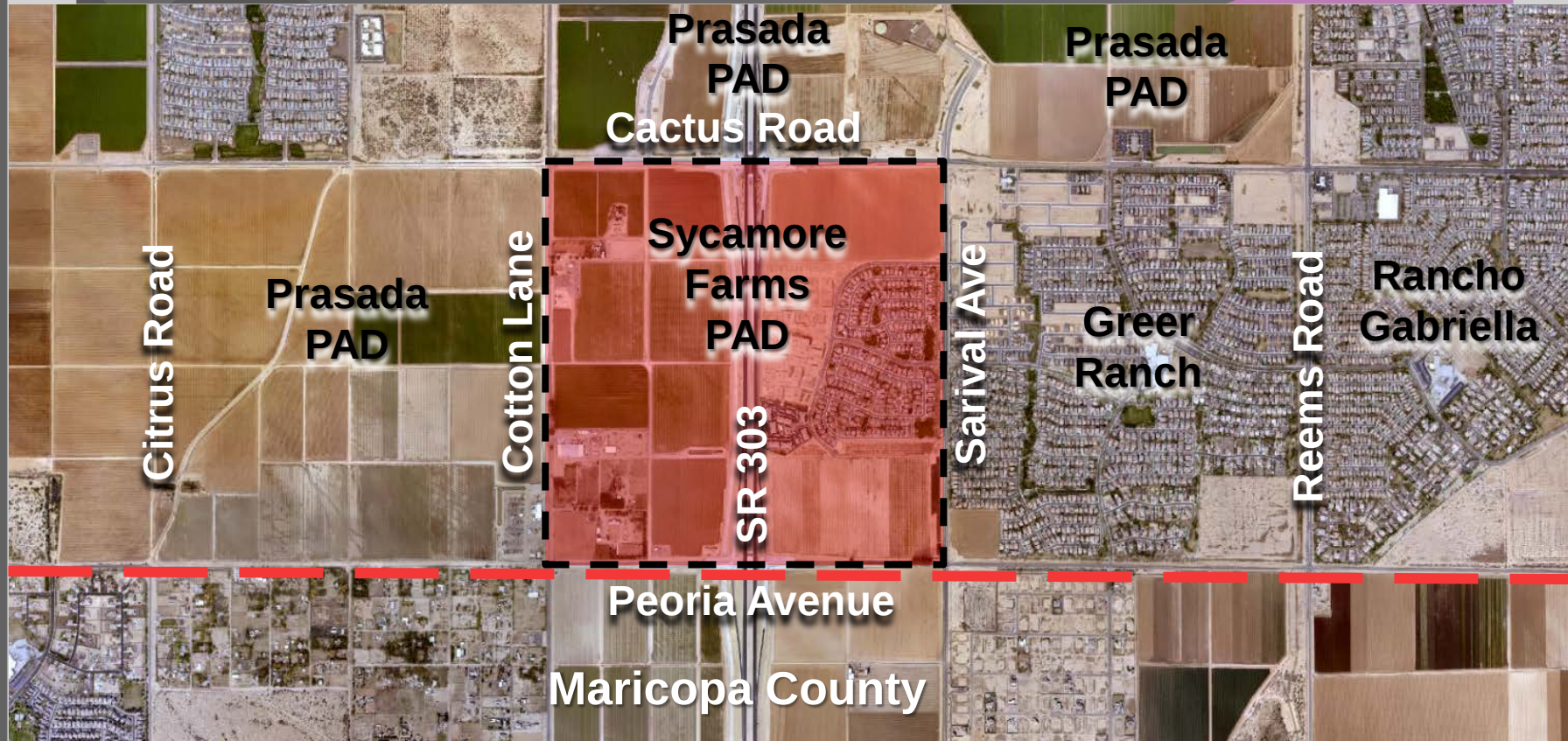
SYCAMORE FARMS

Amendment to PAD Zoning – January 19, 2017

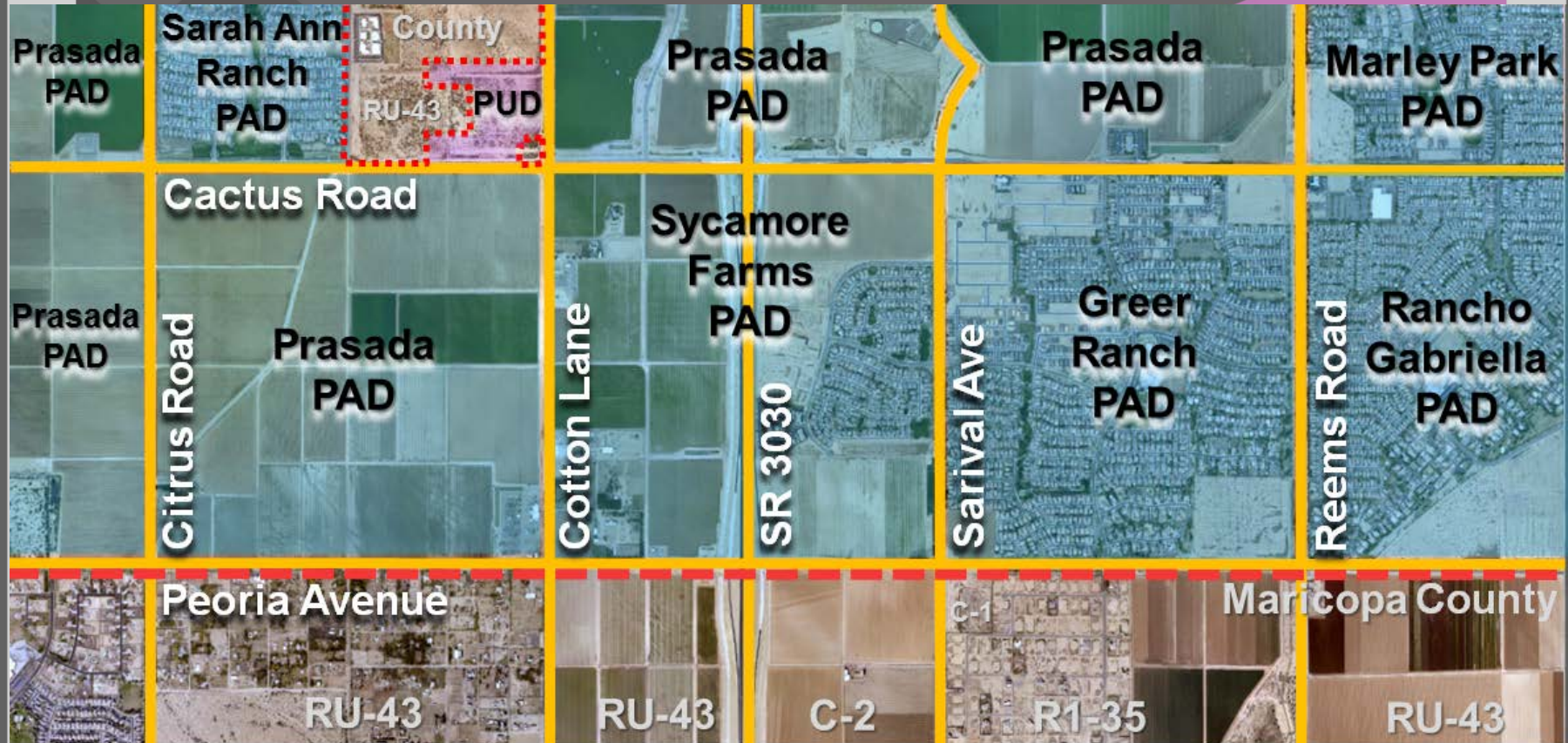
VICINITY MAP



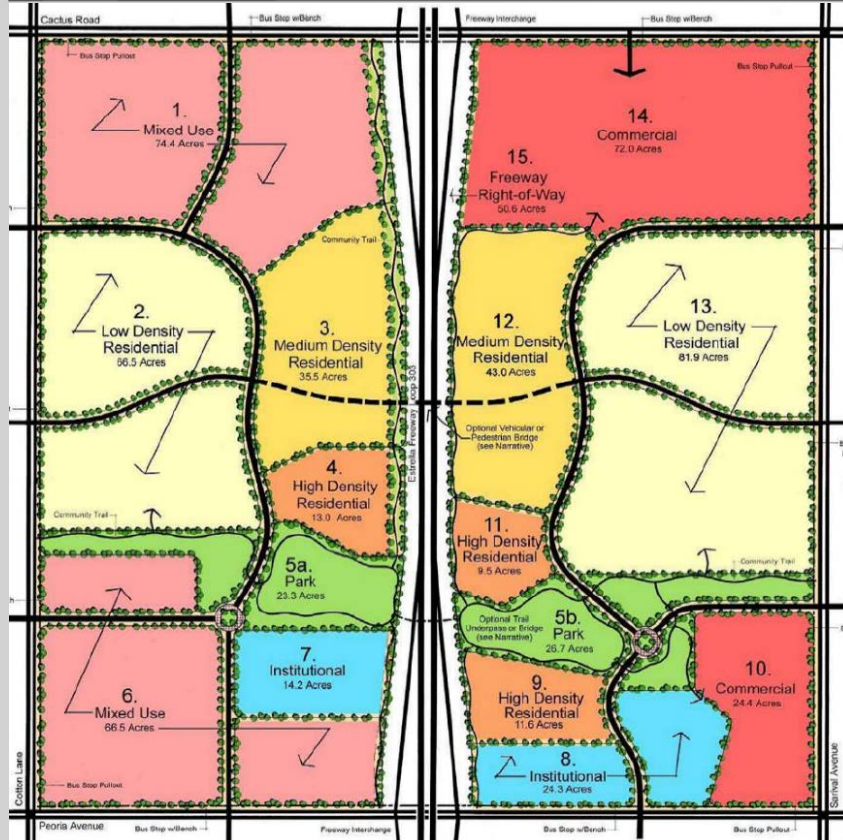
LOCATION MAP



ADJACENT ZONING

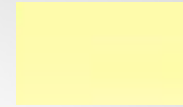
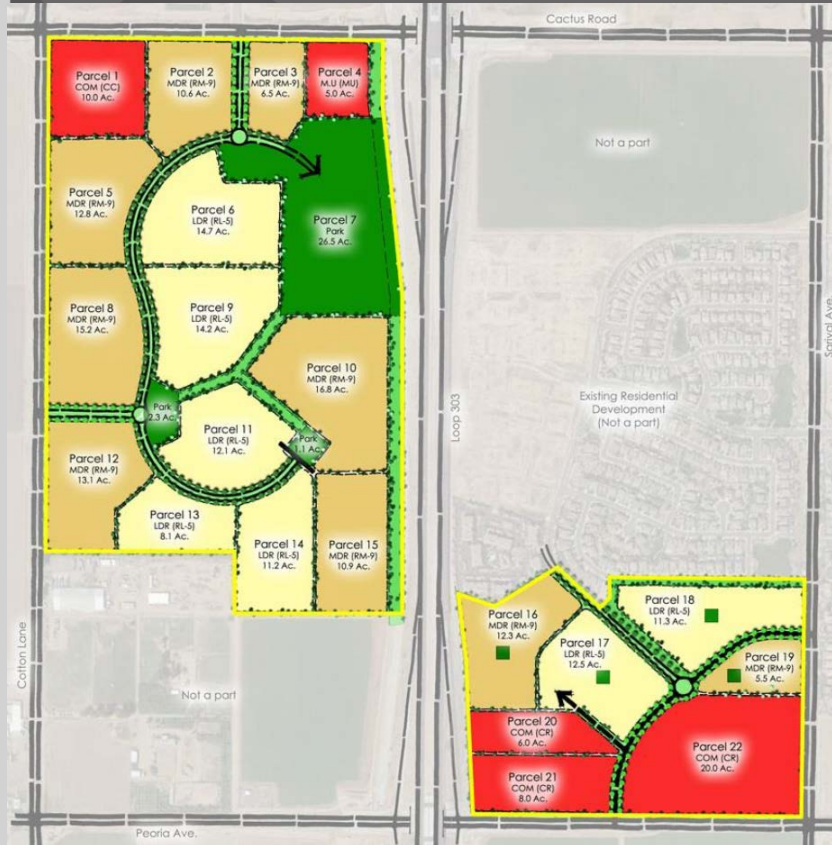


EXISTING ZONING



- Mixed Use
- Low-Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Institutional
- Commercial

PROPOSED ZONING



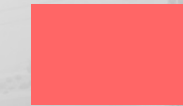
– Low-Density Residential



– Medium Density Residential



– Park

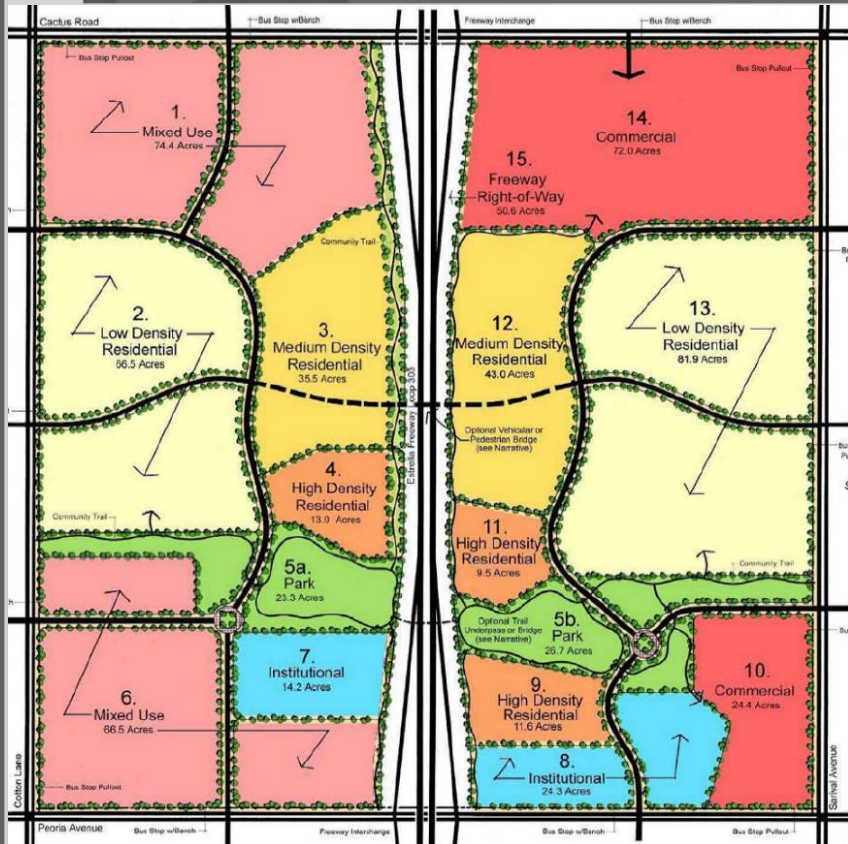


– Commercial

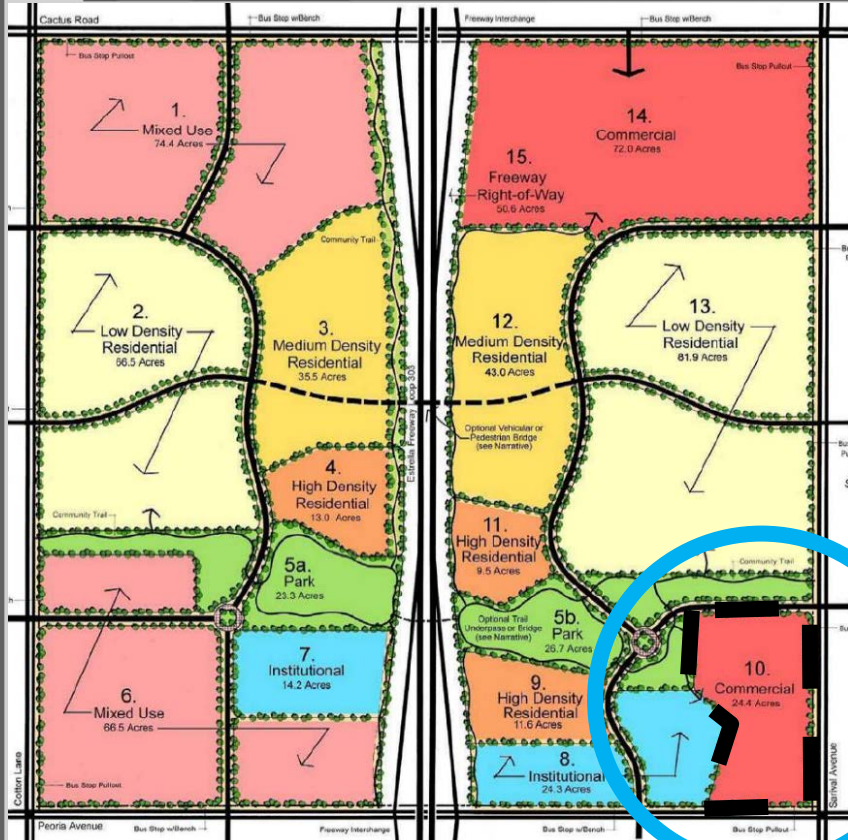
PAD REZONE AMENDMENT

- Purpose:
 - Reorientation of Commercial Corner
 - Amend Internal Commercial Setbacks
 - Revise Uses at SR303 and Peoria Avenue
 - Relocation of Park
 - Redesign Northwest Corner of PAD
 - Signage Allowance

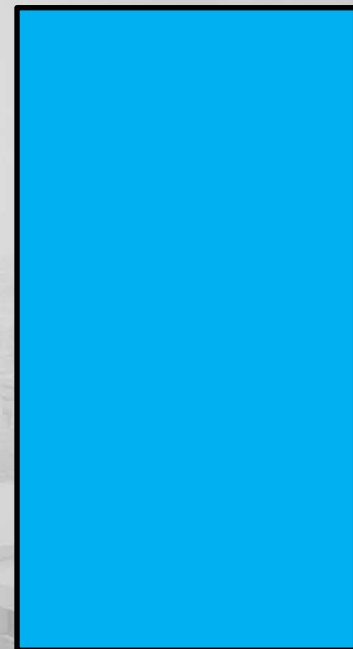
COMMERCIAL CORNER



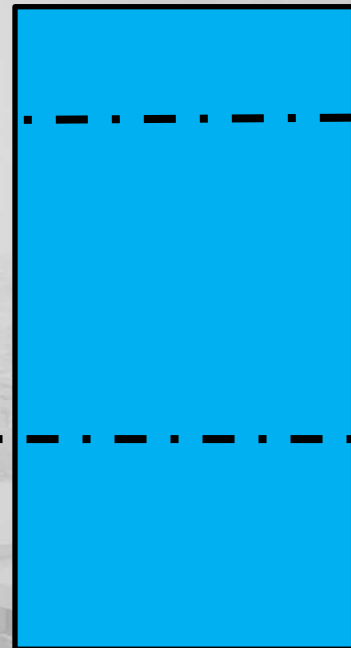
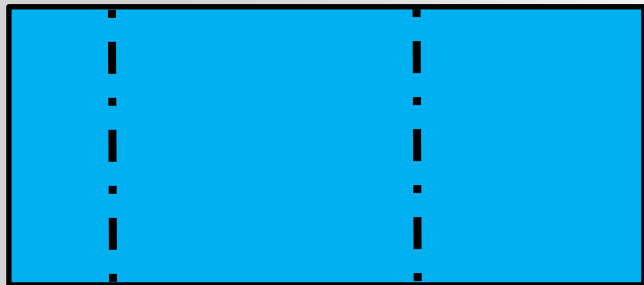
COMMERCIAL CORNER



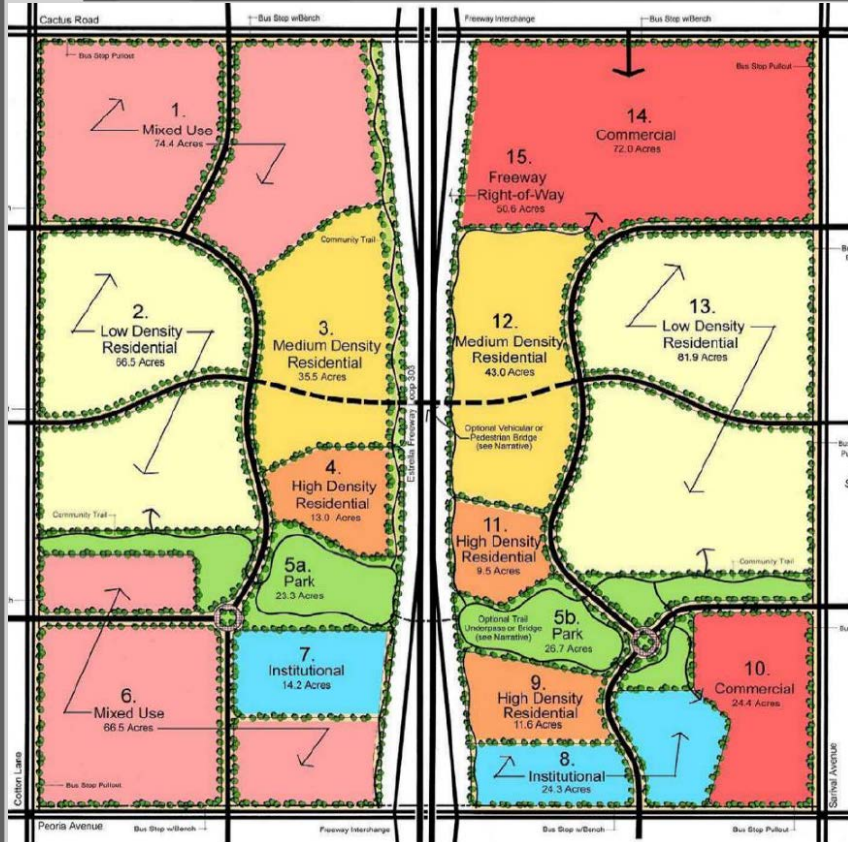
COMMERCIAL SETBACKS



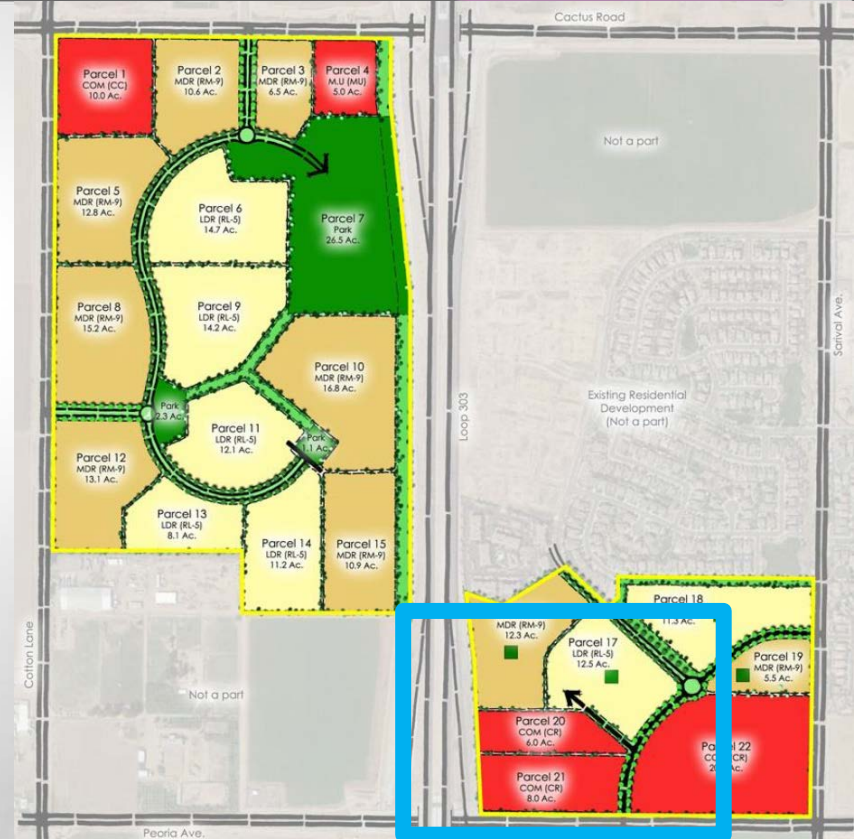
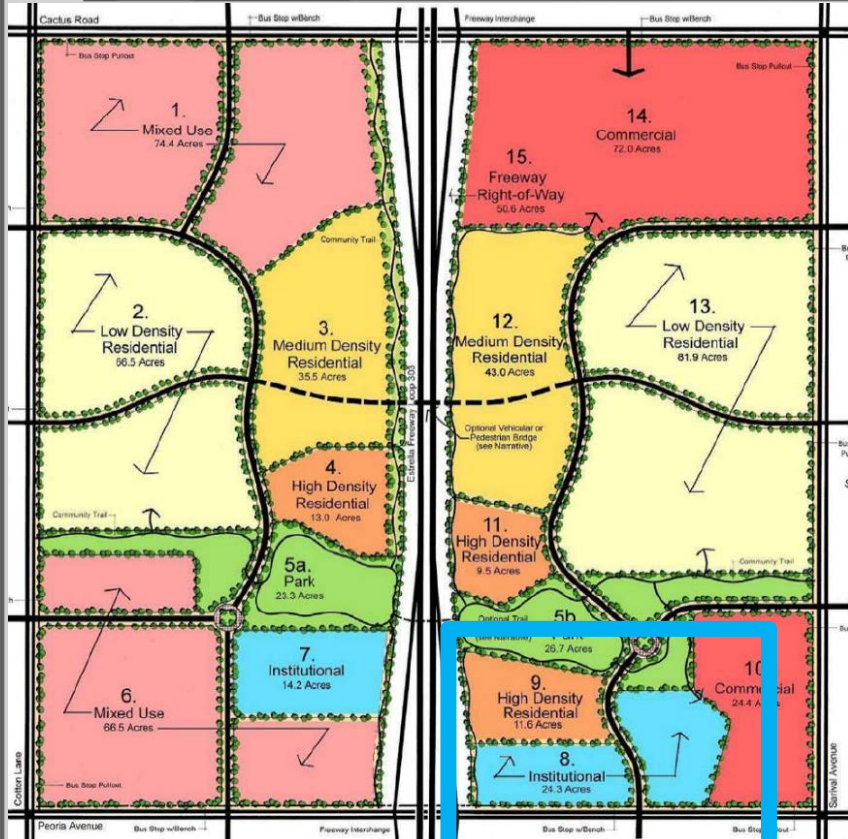
COMMERCIAL SETBACKS



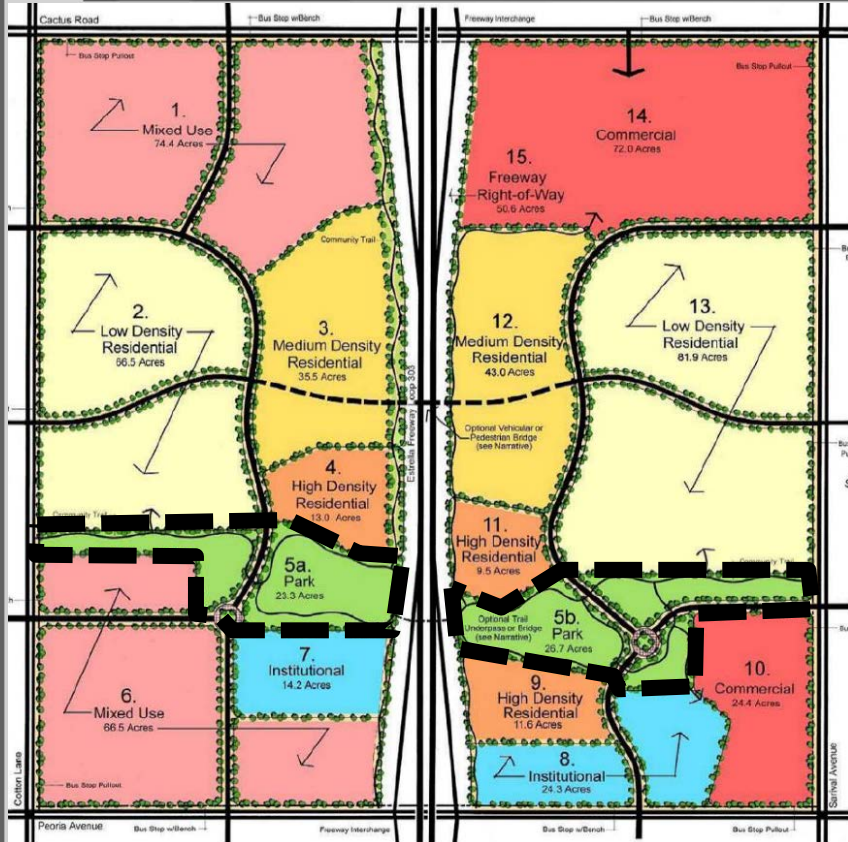
SR303 AND PEORIA



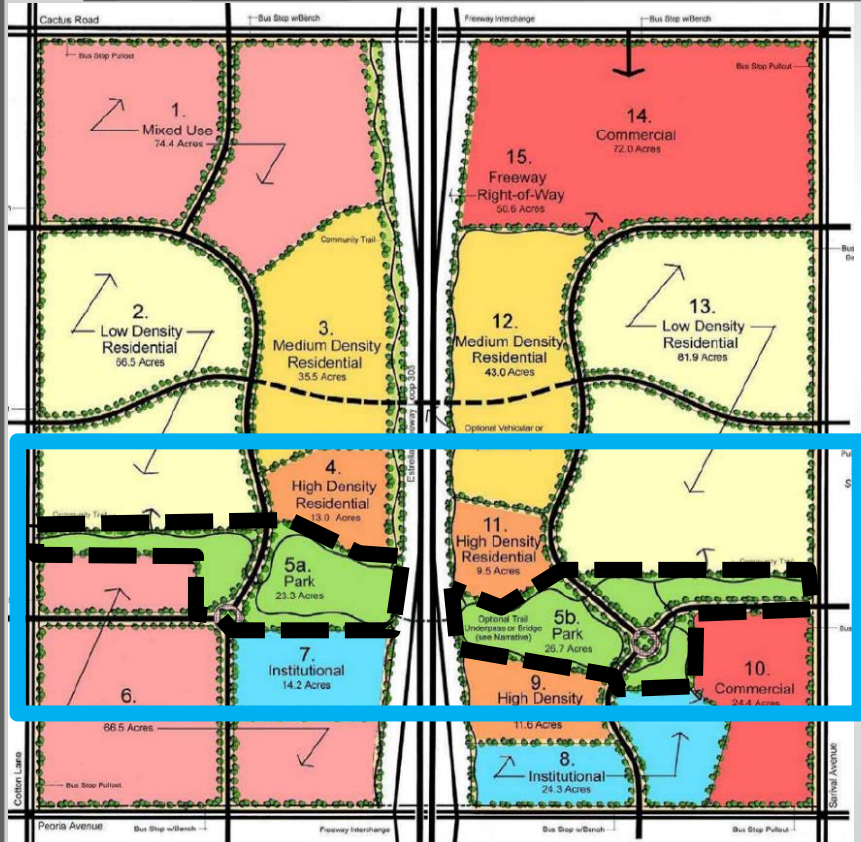
SR303 AND PEORIA



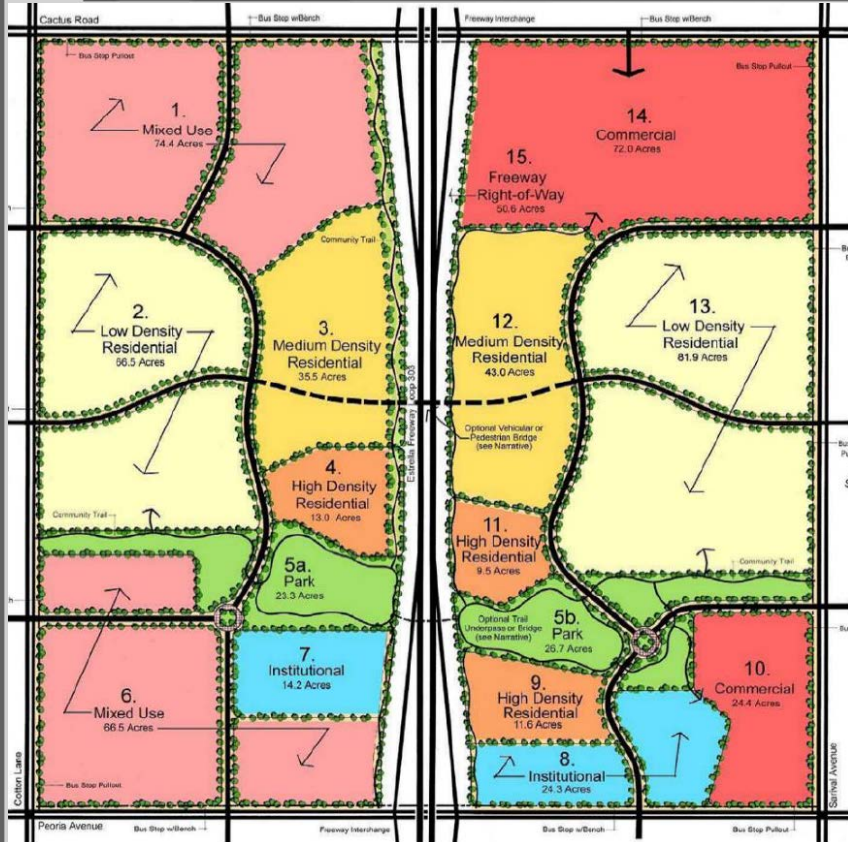
PARK RELOCATION



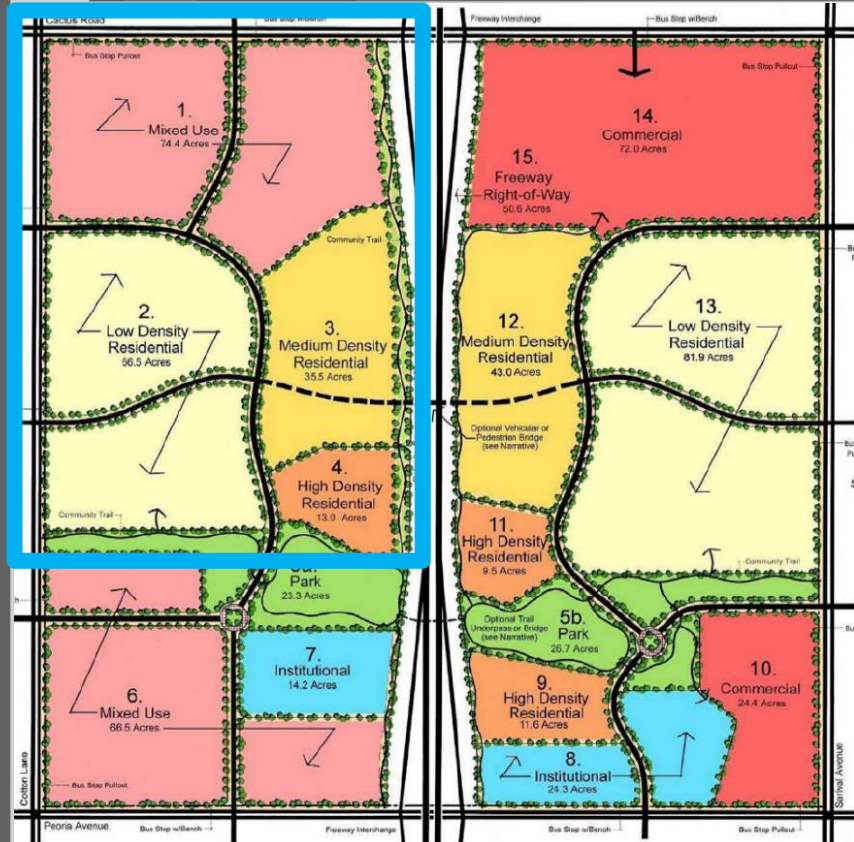
PARK RELOCATION



NORTHWEST CORNER

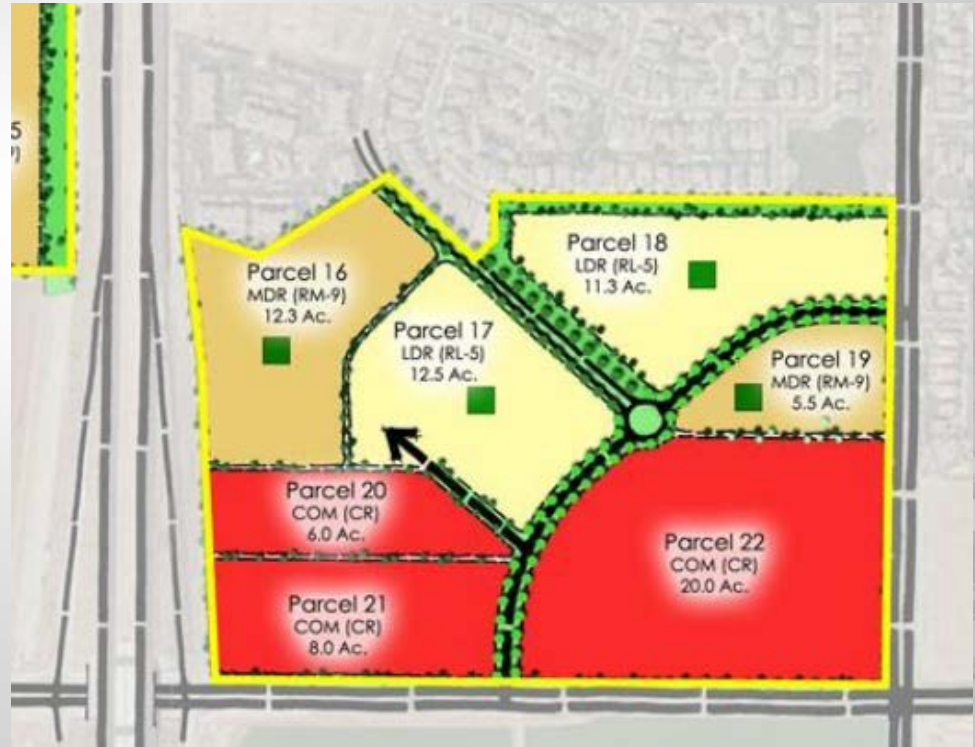


NORTHWEST CORNER



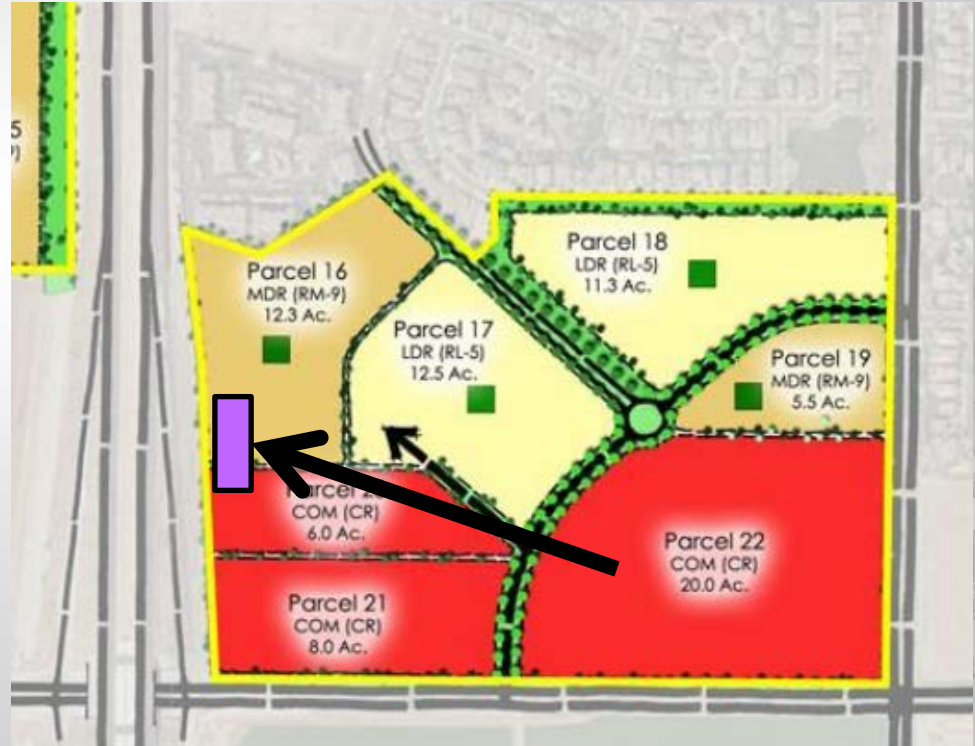
SIGNAGE ALLOWANCE

Allows For **Off
Premise** Signage
For A Freeway
Monument Sign
Currently Allowed
By City Code



SIGNAGE ALLOWANCE

Allows For **Off
Premise** Signage
For A Freeway
Monument Sign
Currently Allowed
By City Code



Revised Land Use Matrix

	Currently Approved PAD			Proposed PAD Amendment		
Land Use	Acres	Residential Units	Density	Acres	Residential Units	Density
Low-Density Residential	148.4	741	5 Du/Ac	177.1	885	5 Du/Ac
Medium-Density Residential	81.5	652	8 Du/Ac	161.9	971	6 Du/Ac
High-Density Residential	21.1	738	35 Du/Ac	9.5	332	35 Du/Ac
Commercial	96.4	0	NA	116	0	NA
Mixed-Use	140.9	Variable	16 Du/Ac	71.5	Variable	16 Du/Ac
Institutional	48.5	0	NA	14.2	0	NA
Parks and Trails	50.0	0	NA	36.6	0	NA
SR 303	50.6	0	NA	50.6	0	NA
Totals	637.4	2,131		637.4	2,188	



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 19, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	January 19, 2017	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction 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):