



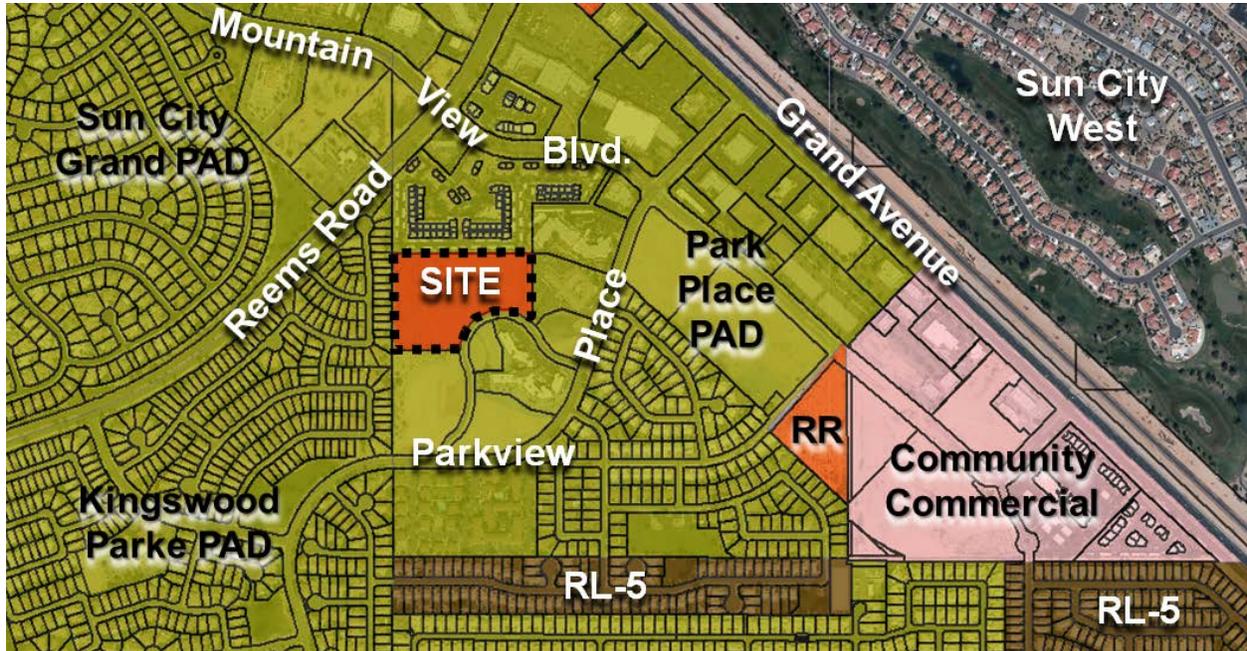
1     **Case:**                                 **FS16-273**  
2  
3     **Project Name:**                     Park at Surprise Independent Living Facility  
4  
5     **Council District:**                2 - Cottonwood  
6  
7     **Meeting Date:**                   **October 20, 2016**  
8  
9     **Planner:**                         Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov  
10  
11  
12    **Owner:**                             Surprise AZ, LLC  
13  
14    **Applicant:**                        Caleb Perkins of RJ Development LLC  
15  
16    **Request:**                         Site Plan approval of the Park at Surprise Independent Living Facility  
17   within the Park Place Planned Area Development (PAD)  
18  
19    **Site Location:**                    Generally, south of the intersection of North Reems Road and West  
20   Mountain View Blvd.  
21  
22    **Site Size:**                         Approximately 8.53 acres of the 28.22 acre Parkview Place Senior  
23   Village within the Park Place PAD  
24  
25    **Density:**                            18.2 dwelling units per acre  
26  
27    **General Plan Conformance:**     The proposal is consistent with the Surprise General Plan 2035  
28  
29    **Support/Opposition:**             No expressions of support or opposition were encountered  
30  
31    **Staff Recommendations:**         Staff recommends the Commission move to **approve** the proposed  
32   Site Plan for the Park at Surprise Independent Living Facility located  
33   within Park Place PAD subject to stipulations a) through c).  
34  
35

36    **Project Description:**

37    Caleb Perkins, of RJ Development LLC, on behalf of Surprise AZ, LLC, seeks approval of a Site Plan for  
38    an Independent Living facility to be known as Park at Surprise. The proposed facility will be  
39    comprised of a single three (3) story building housing 135 independent living units. Additionally, ten  
40    (10) single-story duplexes will provide another 20 dwelling units for a total of 155 units.  
41  
42  
43

44 **Existing Zoning:**

45 The following chart and associated map depict the existing zoning of the subject site and its  
 46 surroundings.



Kingswood Parke Residential PAD	Park Place High Density Residential PAD	Park Place High Density Residential PAD
Kingswood Parke Residential PAD	<b>Park Place Mixed Use PAD</b>	Park Place Mixed Use PAD
Kingswood Parke Residential PAD	Park Place Mixed Use PAD	Park Place Mixed Use PAD

47 **Background:**

48 **November 10, 1983:** The subject parcel was annexed into the City of Surprise.

49  
 50 **November 14, 1991:** The Mayor and City Council approved a PAD for Park Place under case PAD91-  
 51 001.

52  
 53 **July 22, 2010:** The Mayor and City Council approved an amendment for Park Place PAD, Parkview  
 54 Place Senior Village, under case FS10-099.

55  
 56 **March 17, 2016:** Staff met with the applicant to discuss the subject project during a regularly  
 57 scheduled Concept Review meeting under CR16-104.

58

59 **June 10, 2016:** The applicant filed a request for a Site Plan for an Independent Living facility to be  
60 known as Park at Surprise under case FS16-273, the subject case.

61

62 **Analysis and Discussion:**

63 Parkview Place Senior Village is a partially developed 28.22 acre mixed use project located within  
64 the Park Place PAD. Located on Parkview Place, south of the section of Reems Road and Mountain  
65 View Blvd., the proposed project is complementary to the existing surrounding uses, which include  
66 a transitional care facility to the south, Rock Creek Alzheimer's Center to the east, and Park Wood  
67 Assisted Living across Parkwood Drive.

68 The particular site is located towards the rear of Parkview Place Senior Village, bordered by existing  
69 single family homes to the east, multi-family apartments to the north, a memory care unit to the  
70 east, and an assisted and transitional care to the south. The proposed site layout includes one (1)  
71 main three-story building, housing 135 Independent Living units in a 165,000 square foot structure,  
72 along with ten (10) single-story duplexes housing an additional 20 units.

73 Vehicular access is from Parkwood Drive, a private street that accesses Parkview Place at two (2)  
74 locations. The southern edge of the property shares access with the transitional care facility. A duel  
75 entrance will be provided towards the center of the facility while a secondary fire access will be  
76 provided from the memory care to the east.

77 The building has been designed with traditional desert style architectural features designed in a  
78 way to create a cohesive and complementary design that coordinates within the other buildings  
79 located within the Parkview Place Senior Village. The building provides an inviting entryway with a  
80 porte cochere for entry and pickup. Materials and finishes such as stucco and stone have been  
81 selected to look similar to the exterior elements of the existing buildings surrounding the property.

82 The landscape design has been developed consistent with existing development within the master  
83 plan. The perimeter of the site will incorporate the use of desert shrubs, drought tolerant trees and  
84 groundcovers that will provide a sense of identity and be compatible with the environmental  
85 conditions of the area.

86 The Community will have a walking path around the perimeter of the building and the Parkview  
87 Senior Center to promote wellness, along with a pool for exercise and socialization. Amenities for  
88 activities such as bocce ball, exercise stations and a robust activities program will provide additional  
89 wellness opportunities for the residents.

90 The property will include two central courtyards to allow the residents an area to walk and be  
91 outside. The building will also include a beauty salon, billiards room, card rooms, a theater, bistro,  
92 main dining room with a stage, resident storage lockers, activity and congregating rooms, a  
93 woodworking shop, a quilting room, pianos, and a commercial kitchen to supply gourmet food to  
94 each resident once per day.

95 Employees of the facility will provide activities, dietary assistance, administration, maintenance,  
96 marketing, housekeeping, transportation, and receptionist duties. A bus driver will be available to  
97 take residents to various community activities.

98 The independent living community will be open 24 hours a day and will employ between 15 and 20  
99 people with a maximum employee count of about 15 at any given time. There will be no care  
100 provided to the residents by the facility, but some residents may choose to receive limited care via  
101 local home health providers.

102

103 **Conformance with Adopted Plans:**

104 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying  
105 within the Neighborhood Character Area. The proposed Site Plan demonstrates consistency with  
106 this land use category.

107

108 **Reviewing Agencies:**

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

112

113 **Luke Air Force Base (LAFB):** While meeting the state requirements regarding the Luke Air Force  
114 Base (LAFB) sound contours, the plan does not meet the LAFB Graduated Density Concept (GDC)  
115 promoted by LAFB. LAFB advises the applicant review sound attenuation requirements and engage  
116 in a strong notification program with respect to LAFB and its operations.

117

118 **Summary:**

119 Staff believes the proposed Site Plan will allow appropriate infill to take place on a vacant site within  
120 the Park Place PAD. The project is designed to complement the design of the existing uses  
121 surrounding the site and is consistent with the City's General Plan.

122

123 **Findings:**

- 124
- The proposed Site Plan is consistent with the Surprise General Plan 2035.
  - 125 • The proposed Site Plan is consistent with the amended Park Place PAD.
  - 126 • The reviewing agencies have indicated no objections to the request.
- 127

128

129

129 **Recommendation:**

130 Based on the findings noted above, staff recommends the Commission **approve** the proposed Site  
131 Plan for Park at Surprise under case **FS16-273**, subject to stipulations a) through c) as outlined  
132 below:

133

- 134 a) Sediment traps will be required in all sinks that are associated with brewing coffee.
- 135 b) An in-floor Grease/Sediment interceptor will be required for any areas with food  
136 preparation.

137 c) The Landscape Plan prepared by Phillip R. Ryan, Landscape Architect P.C., date received  
138 August 26, 2016 will be revised and submitted for review to include the following  
139 modifications:

140 1) Sight visibility triangles will be provided at all driveway entrances to the Park at Surprise  
141 Independent Living facility.

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

144

145 **Attachments:**

- 146 01 – Vicinity Maps
- 147 02 – Master Site Plan
- 148 03 – Specific Site Plan
- 149 04 – Elevations
- 150 05 – Landscape Plan
- 151 06 – Luke Letter