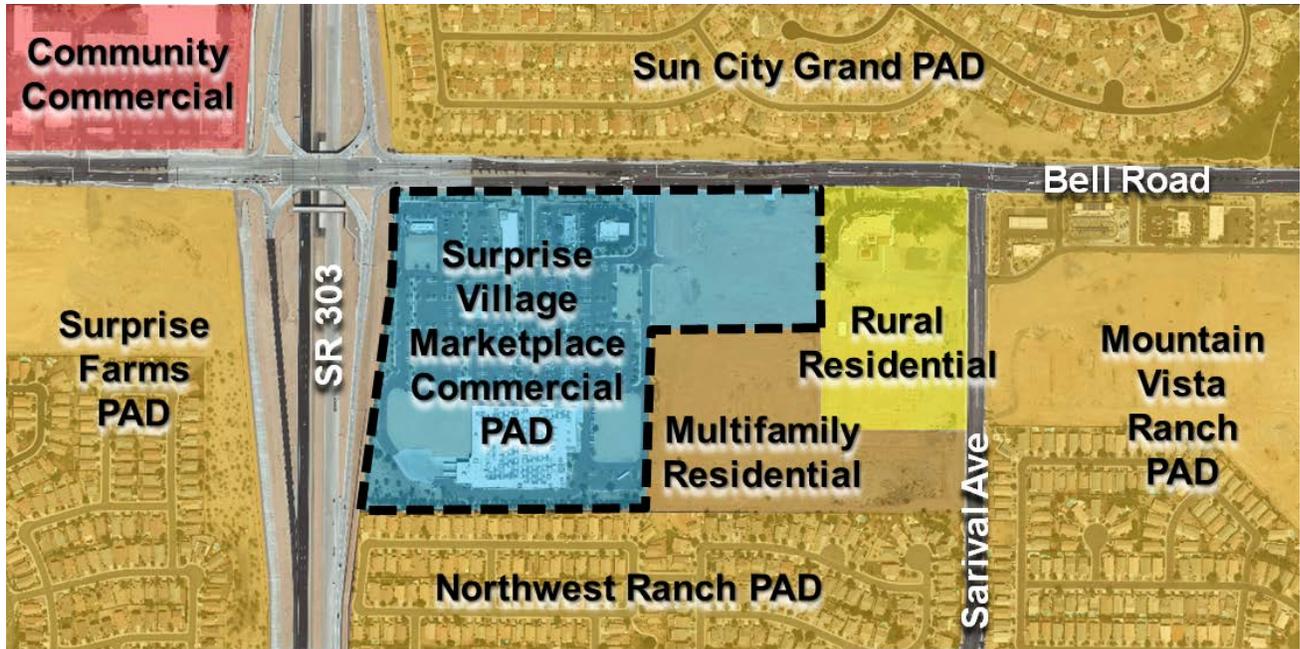


REZONE PAD AMENDMENT

REPORT TO THE MAYOR AND CITY COUNCIL

1 **Case:** **FS16-219**
2
3 **Project Name:** Surprise Village Marketplace Self-Storage Facility
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **November 1, 2016**
8
9 **Planner:** Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
10
11
12 **Owner:** James Stamatis of Bell Road and 303 LLC
13
14 **Applicant:** Adam Baugh of Withey Morris, PLC
15
16 **Request:** Rezone Surprise Village Marketplace Planned Area Development
17 (PAD) to provide development standards and allowing for Self-
18 Storage and Recreational Vehicle (RV) storage as a permitted use
19
20 **Site Location:** Generally, on the southeast corner Bell Road and State Route 303
21
22 **Site Size:** Approximately 39.19 acres
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** No expressions of support or opposition were encountered
27
28
29
30 **Project Description:**
31 Adam Baugh, of Withey Morris, PLC, on behalf of Bell Road and 303 LLC, seeks approval of a Rezone
32 PAD Amendment to allow self-storage and recreational vehicle storage as a permitted use. These
33 additional uses along with the associated dimensional standards demonstrate the applicant's intent
34 to develop the site in accordance with the proposed Zoning PAD Amendment.
35
36 **Existing Zoning:**
37 The following chart and associated map depict the existing zoning of the subject PAD and its
38 surroundings.



Community Commercial (CC/C2)	Sun City Grand Low Density Residential PAD	Sun City Grand Low Density Residential PAD
Surprise Farms Commercial PAD	Surprise Village Marketplace Commercial PAD	Rural Residential (RR/R1-43)
Surprise Farms Low Density Residential PAD	Northwest Ranch Low Density Residential PAD	High Density Residential (RH/R3)

39 **Background:**

40 **June 20, 1984:** The subject parcels were annexed into the City of Surprise.

41
 42 **September 28, 2006:** The Mayor and City Council approved a PAD for Surprise Village Marketplace
 43 under case PAD06-286.

44
 45 **March 31, 2016:** Staff met with the applicant to discuss the subject project during a regularly
 46 scheduled Concept Review meeting under CR16-312.

47
 48 **May 20, 2016:** The applicant filed a request for a Rezone PAD Amendment to the Surprise Village
 49 Marketplace PAD together with a related Site Plan under case FS16-219, the subject case.

50
 51 **June 6, 2016:** The applicant held a neighborhood outreach meeting to discuss the proposed project.

52
 53 **October 6, 2016:** The Planning and Zoning Commission reviewed the proposed project.

54

55 **Citizen Review:**

56 The site was posted and advertised for a Citizen Review meeting in accordance with the SUDC. The
57 applicant held a meeting for the proposed Surprise Village Marketplace Rezone PAD Amendment in
58 the Saguaro Room at the Residence Inn Marriott located at 16418 North Bullard Avenue from
59 6:00pm to 7:00pm on June 6, 2016. The applicant hosted the event along with the owner and a
60 representative from the City of Surprise. A single attendee, who declined to be identified or give
61 input, briefly reviewed the displays and had no inquiries. No other residents attended the meeting.
62

63 **Analysis and Discussion:**

64 Surprise Village Marketplace partially developed 39.19-acre Commercial PAD located on the
65 southeast corner Bell Road and State Route 303. The site is bordered by existing single family
66 homes to the north and south, a proposed independent living, assisted living, memory care facility
67 abutting the southeast, and Rural Residential parcels that are partially occupied by a worship facility
68 to the east.

69 The current proposal is attempting to add two (2) principally permitted uses to the existing uses
70 outlined in the original PAD. The two (2) proposed uses are self-storage and recreational vehicle
71 (RV) storage. The addition of these uses will require modification of some of the dimensional
72 standard found within the existing PAD.
73

	Existing PAD	Amended PAD
Front Yard	70 feet	30 feet
Rear Yard	70 feet	82 feet
Exterior Side Yard	50 feet	0 feet
Interior Side Yard	0 feet	0 feet
Accessory (RV) Storage	N/A	6 feet

74
75 After years of unsuccessful marketing as an office center, the particular parcel this amendment is
76 intended for has found a use to infill the vacant commercial lot. The proposed uses are a low traffic,
77 quiet, and a good transitional use between commercial and high density residential to the south.
78 Staff feels the proposed amendment and its associated site plan will not adversely affect the
79 commercial center of Surprise Village Marketplace.
80

81 **Conformance with Adopted Plans:**

82 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
83 within the Commerce and Office Character Area. The proposed PAD Amendment and related Site
84 Plan demonstrate consistency with this land use category.
85
86

87 **Reviewing Agencies:**

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

92

93 **Summary:**

94 Staff believes the proposed Rezone PAD Amendment, in conjunction with the related Site plan, will
95 allow appropriate infill to take place on a vacant site within Surprise Village Marketplace. The
96 project is designed to complement the design of the existing commercial center and is consistent
97 with the City's General Plan.

98

99 **Findings:**

100 **Rezone PAD Amendment:**

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

103

104 **Attachments:**

- 105 01 – Vicinity Maps
106 02 – Ordinance 2016-30
107 03 – Public Engagement Form
108 04 – Rezone PAD Amendment Document
109 05 – Proposed Master Site Plan
110 06 – Proposed Specific Site Plan
111 07 – Typical Elevations
112 08 - PowerPoint