

# 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  
2390 E. Camelback Road, Suite 200  
Phoenix, AZ 85016  
Phone: 480.596.9399

## Attorney

### **Berens, Kozub, Kloberdanz & Blonstein, PLC**

Attn: Matthew Berens  
7047 E. Greenway Parkway, Suite 140  
Scottsdale, AZ 85254  
Phone: 480.624.2777  
Mobile: 602.373.6428

## Engineering & Planning

### **Sustainability Engineering Group (SEG)**

Attn: Steve Counsell & Jason Sanks  
8280 E. Gelding Drive, Suite 101  
Scottsdale, AZ 85260  
Phone: 480.588.7226

## Land Planner & Landscape Architect

### **Greedy 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>
<b>I. Introduction.....</b>	<b>1</b>
<b>II. Project Location .....</b>	<b>1-2</b>
<b>III. Conformance with the General Plan.....</b>	<b>2</b>
<b>IV. Parcels and Land Uses .....</b>	<b>2</b>
Commercial Land Use.....	2
Mixed Use.....	3
High Density Residential .....	4
Low & Medium Density Residential.....	4
<b>V. Site Development.....</b>	<b>4</b>
Development Standards & Design Guidelines.....	4
Landscape Theme.....	4
<b>VI. Flood Control, Drainage, and Utilities.....</b>	<b>4</b>
<b>VII. Circulation &amp; Open Space</b>	
Streets & Circulation.....	4
Circulation (Vehicular).....	5
Circulation (Pedestrian).....	5
Park & Open Space.....	5
<b><u>Exhibits</u></b>	
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*<sup>1</sup> 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

<sup>1</sup> 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:

Land Use	Current Approved PAD			Proposed PAD Amendment		
	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	-	-
<b>Total</b>	<b>637.4</b>	<b>2,131</b>		<b>637.4</b>	<b>2,188</b>	



## 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)
<b>Front Setback</b>	35'	0'
<b>Side</b>	15' Interior 25' Corner	0' 0'
<b>Rear</b>	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.

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



### *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*

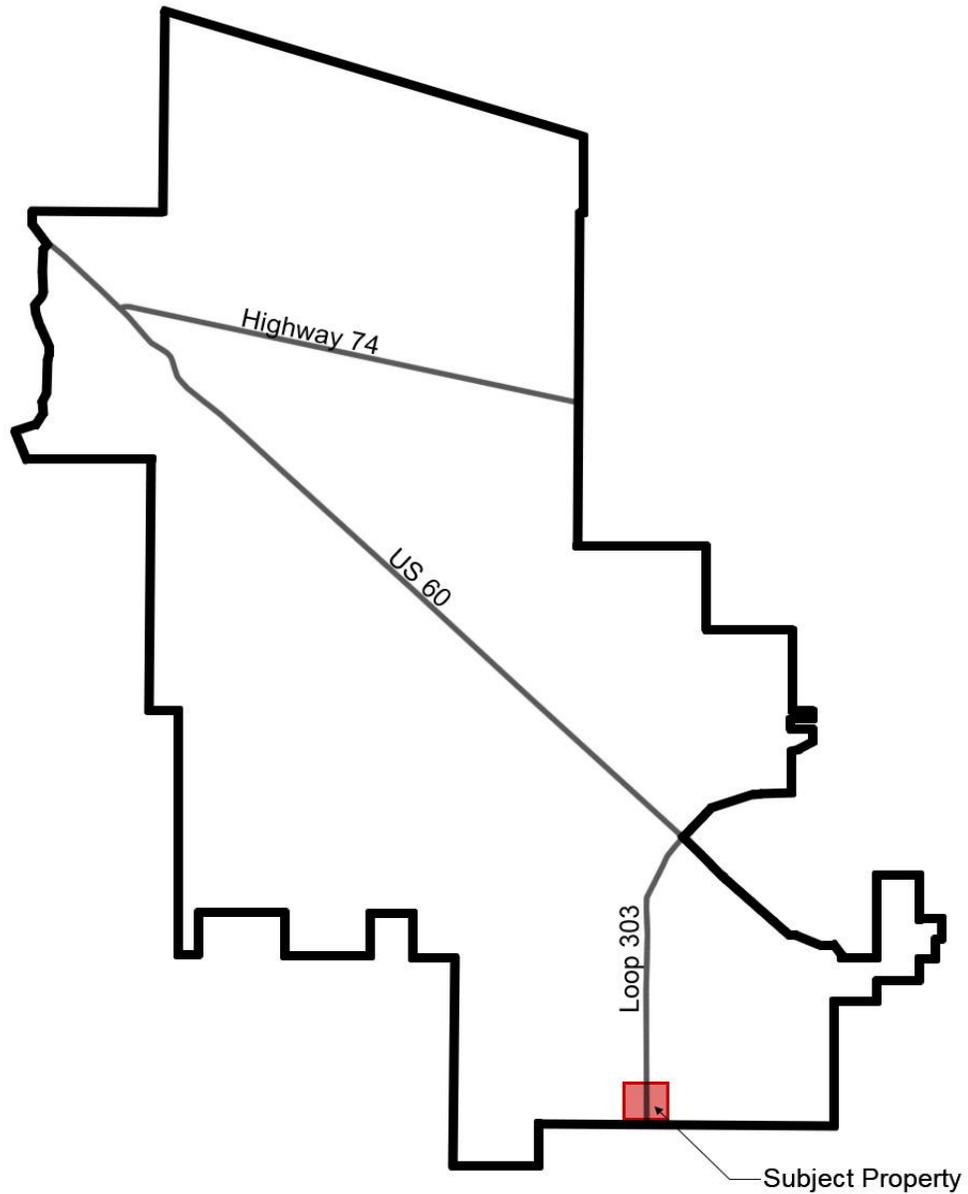
This Amendment provides a new location for a public park with a primary multi-use trail system, in accordance with the City of Surprise General Plan, on the west side of Loop 303. The original PAD approval depicted this park on the east side of the freeway. Since that approval and through recent discussions 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*



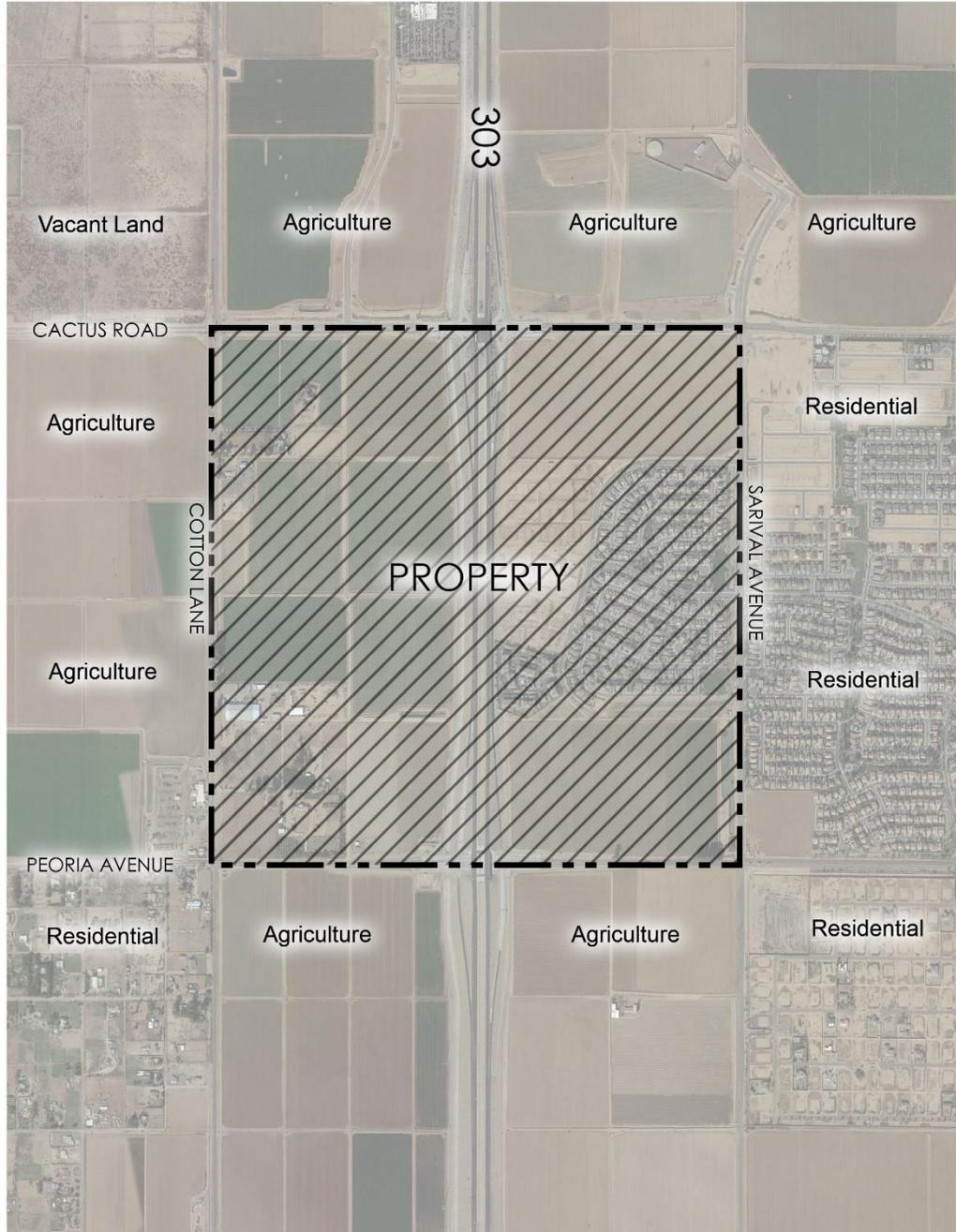
# Exhibits

## Exhibit 1 Vicinity Map



## City of Surprise, Arizona

## Exhibit 2 Context Map



Context Map  
Sycamore Farms

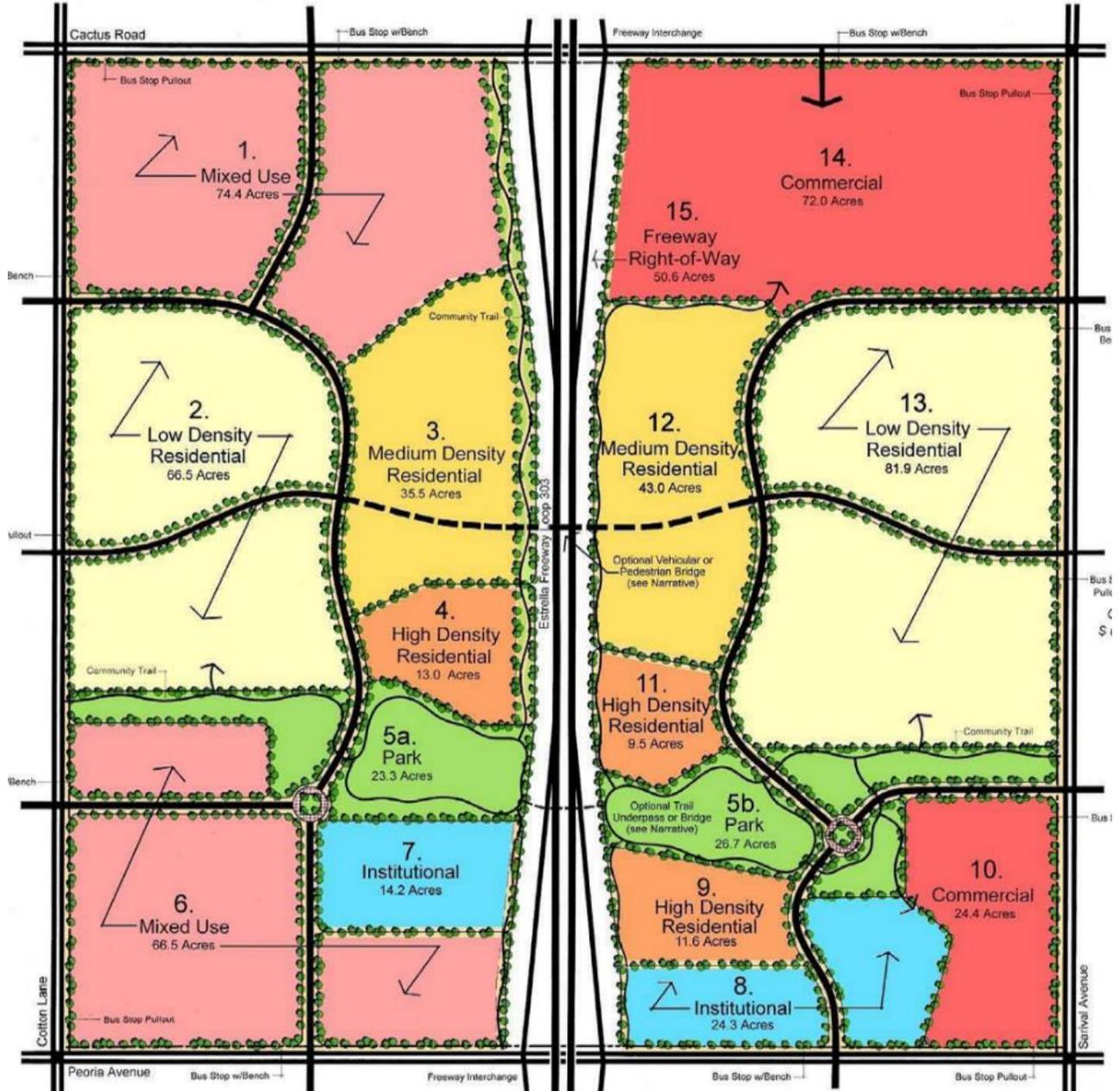
GREEY|PICKETT

September 8, 2016

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

[info@azSEG.com](mailto:info@azSEG.com) 480.588.7226 [www.azSEG.com](http://www.azSEG.com)

## Exhibit 3 Land Use Plan – Original Map



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

## Exhibit 4

### Land Use Plan – Proposed Amendment Map



### Land Use Plan Sycamore Farms

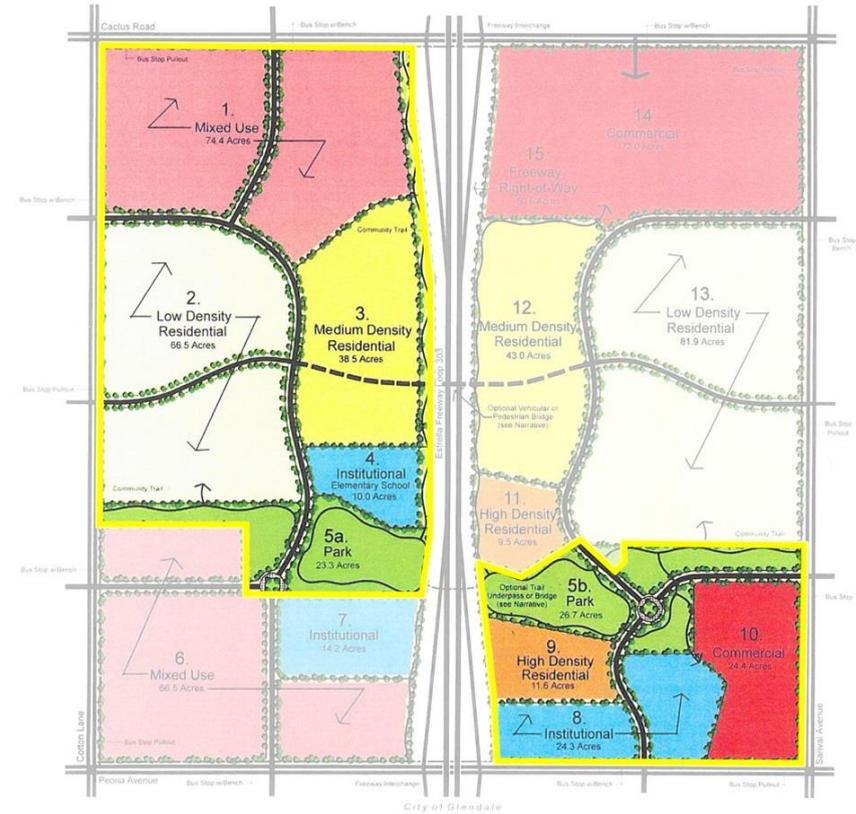
8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

## 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;

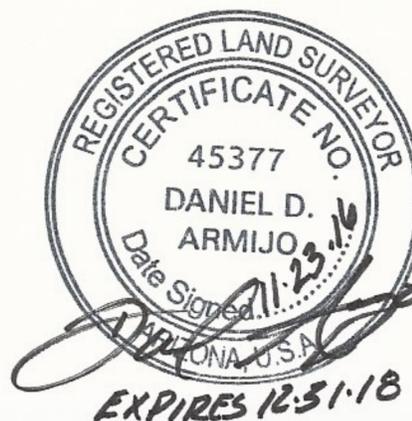
**Thence** South 84 degrees 04 minutes 09 seconds East, a distance of 23.44 feet;

**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.

