



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 The plan approved 12-years ago is outdated.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.

Sycamore Farms PAD Amendment Citizen Review - Sign in Sheet

August 10, 2016 - Wyngate Apartments Clubhouse - 6:00pm

Name	Address	Email
Hendrick Carpenter	111416 N 165 th Ave	hendrickcarpenter14@aol.com
Stephie Brufmann	11206 N. 165 th Ave	stephiebrufmann15430@aol.com
Vicki Bejarano	11194 N. 165 th Ave	bvbejarano@gmail.com
Dwayne Fawcett	16392 W. Hope Dr	chierdwaynef@aol.com
John W. Williams	17610 W. Heaven Rd	jhw.williams@Sugarskz.com
TRISHA MEYERS	16304 W. HOPE DR	meyersrt@gmail.com
George Haugen	8765 E. Bell Rd	george@haugencommercial.com

Sycamore Farms PAD Amendment Citizen Review - Sign in Sheet

August 10, 2016 - Wyngate Apartments Clubhouse - 6:00pm

Name	Address	Email
Susan Draper	11221 N 164th Ln	sdraper7@cox.net
Gary Rogers	9465 W. Pennacle Vista	gmanrogers@azdial.com
STEPHANIE LIBMAN	11218 N. 165th Ave	mlynp@csed.stph.HD@gmail.com



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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Scottsdale, AZ 85260*



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.com		
Susan Draper	11221 N 164th LN	206-962-0464	sdraper7@cox.net		
Harriet Winward	CITY OF SURPRISE	623-222-3156	harriet.winward@surpriseaz.gov		
Steve Fern	16380 W Canterbury	928-699-7991	sperrulemsn.com		
Jackie Khoo	16340 W Yucatan	---	---		
Jim & Mary Gomez	16421 W Yucatan Dr	602-295-7444	Maryegomez@gmail.com		
Milan Shelden	1158 N. 165th Ave				
Joe & Judy Turchan	16348 W. UCATAN DR	480-229-4044	JJTURCHAN@yahoo.com		
Shene Anderson	11420 N. 165th Ave	909-563-0661	Sanderson@yahoo.com		
CP Chaburch	16345 W. Yucatan	---	---		



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.		TJohnsonsp1@gmail.com TOM.MISENER@AN.ECOMES@gmail.com	<input checked="" type="checkbox"/>	
TRICIA MEYERS	16384 W. HOPE DR.		Meyersrt@aig.com		
Donna Meuse	16389 W. Cameron Dr.				
John Meuse					
Judith Tuesday	11574 N 165th Ave		JudithTuesday@gmail.com		