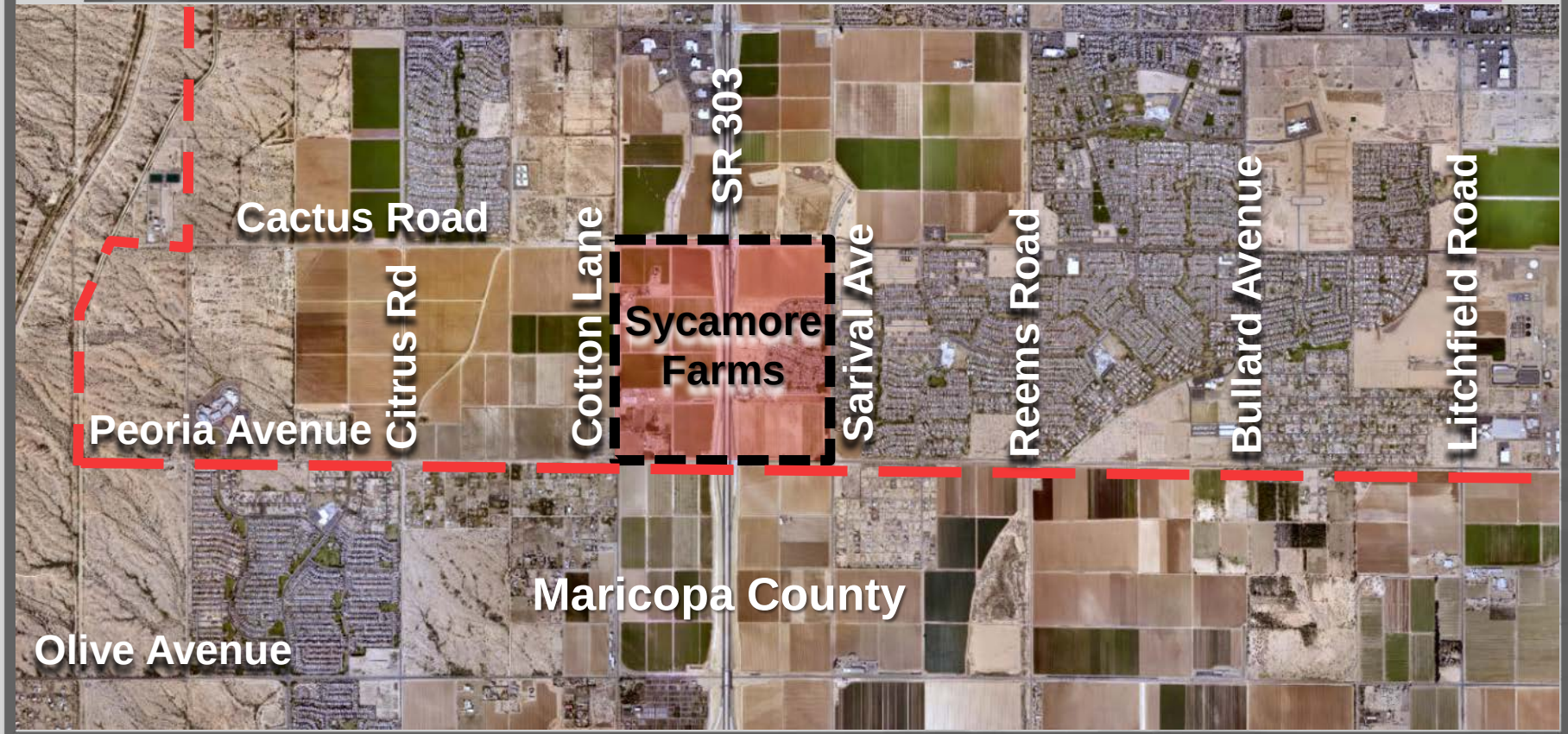
SURPRISE
ARIZONA

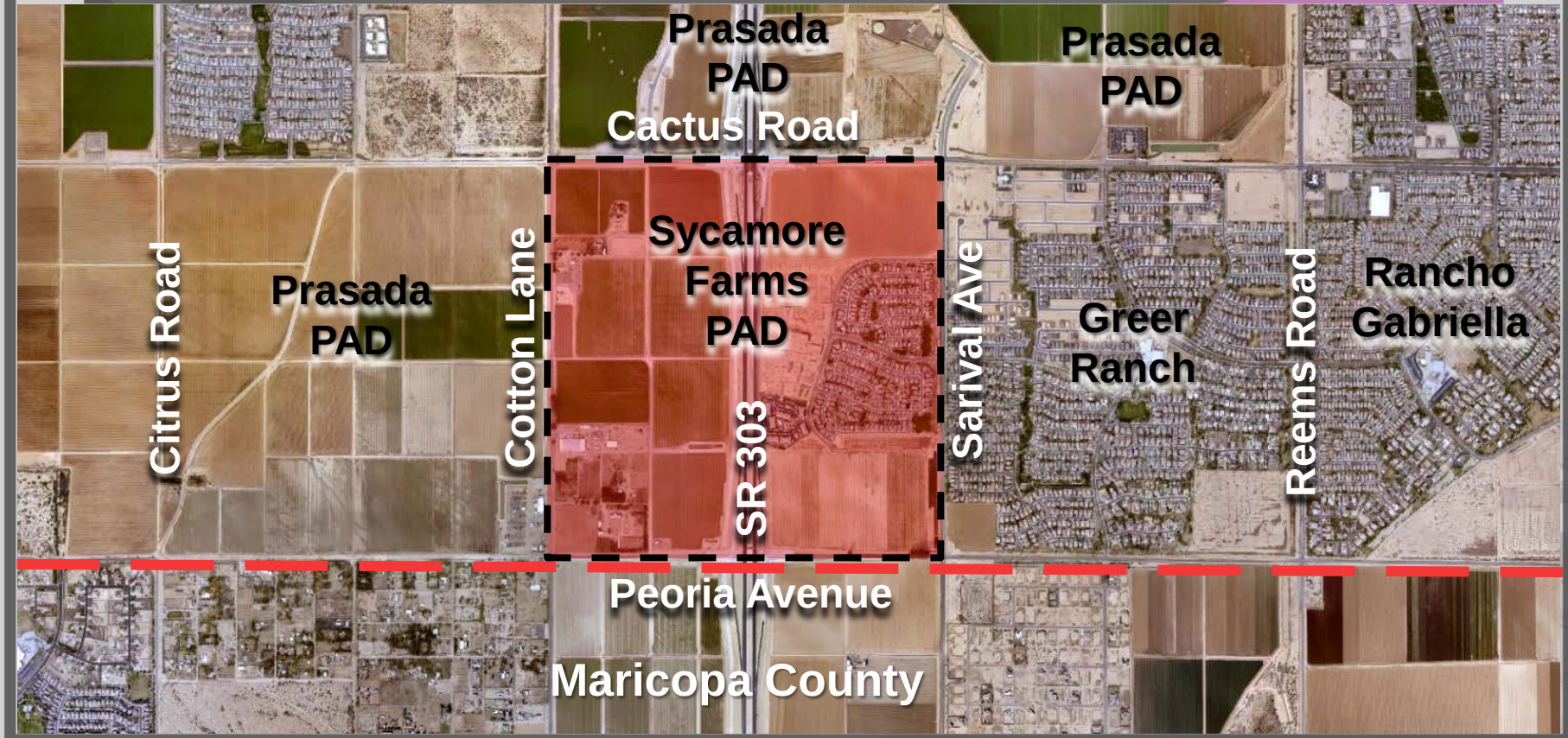
SYCAMORE FARMS

Amendment to PAD Zoning – January 19, 2017

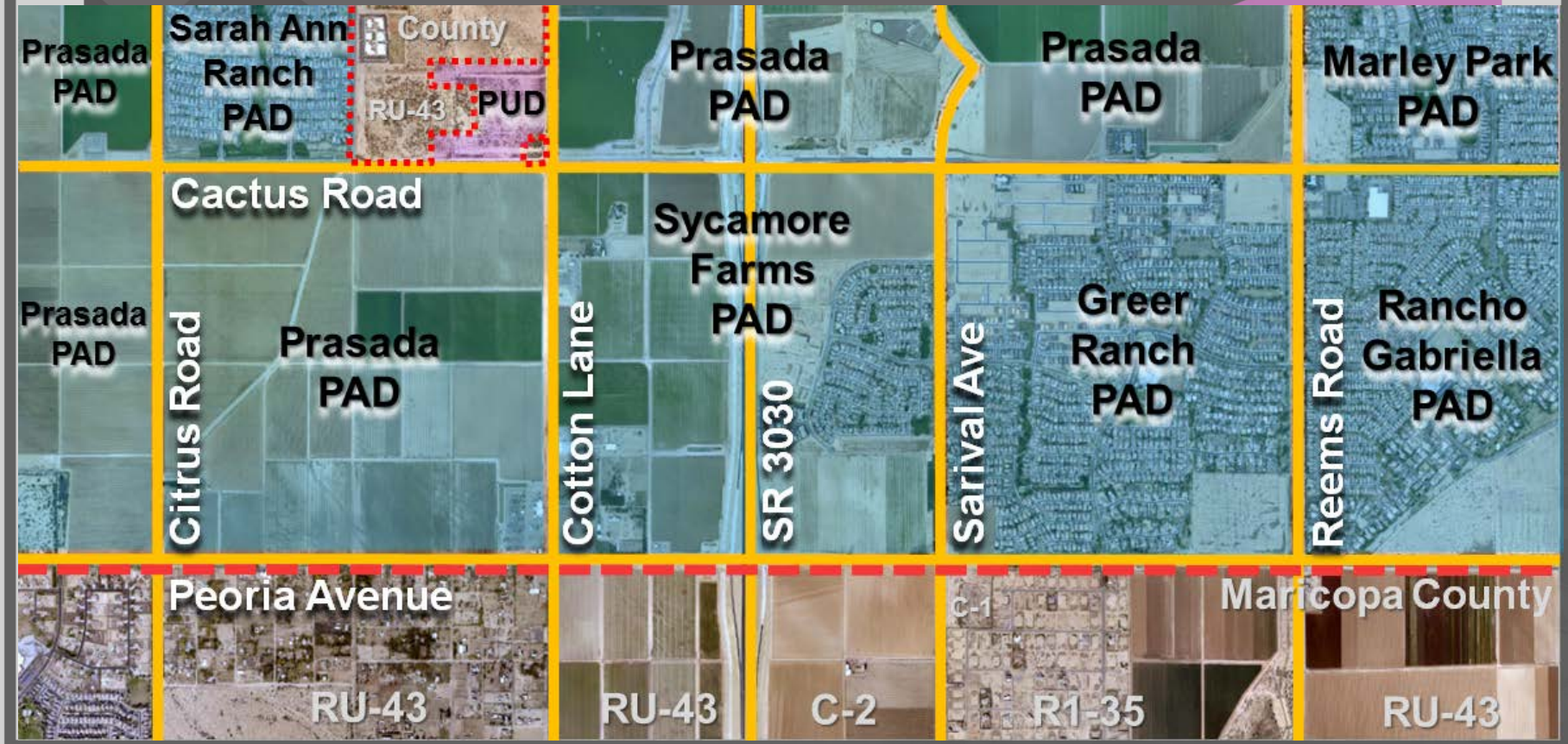
VICINITY MAP



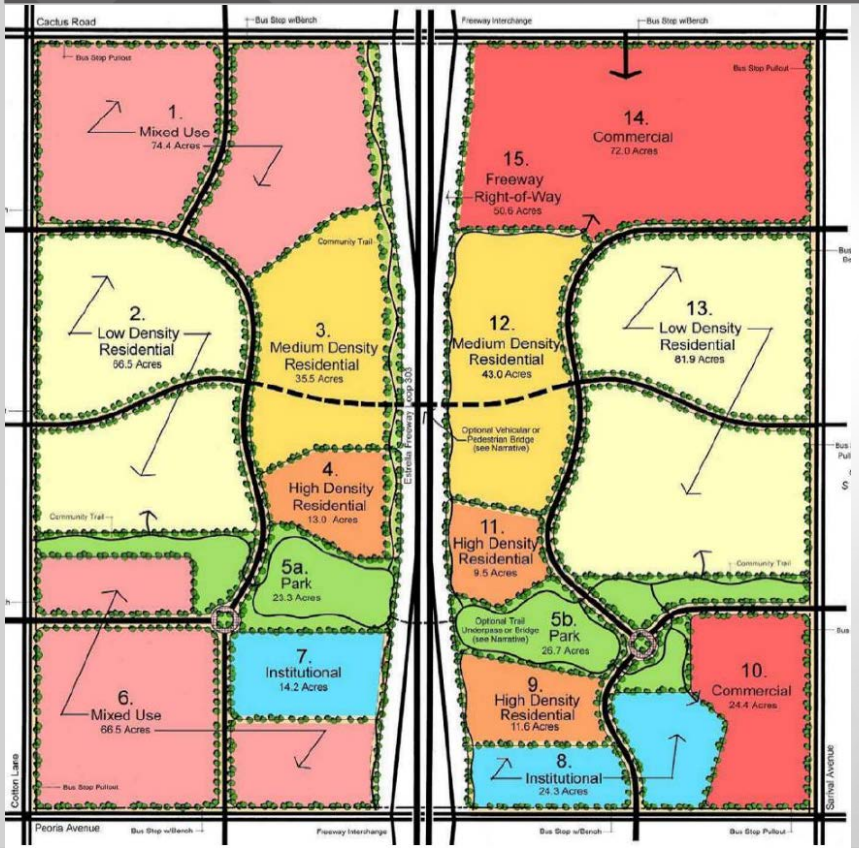
LOCATION MAP



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

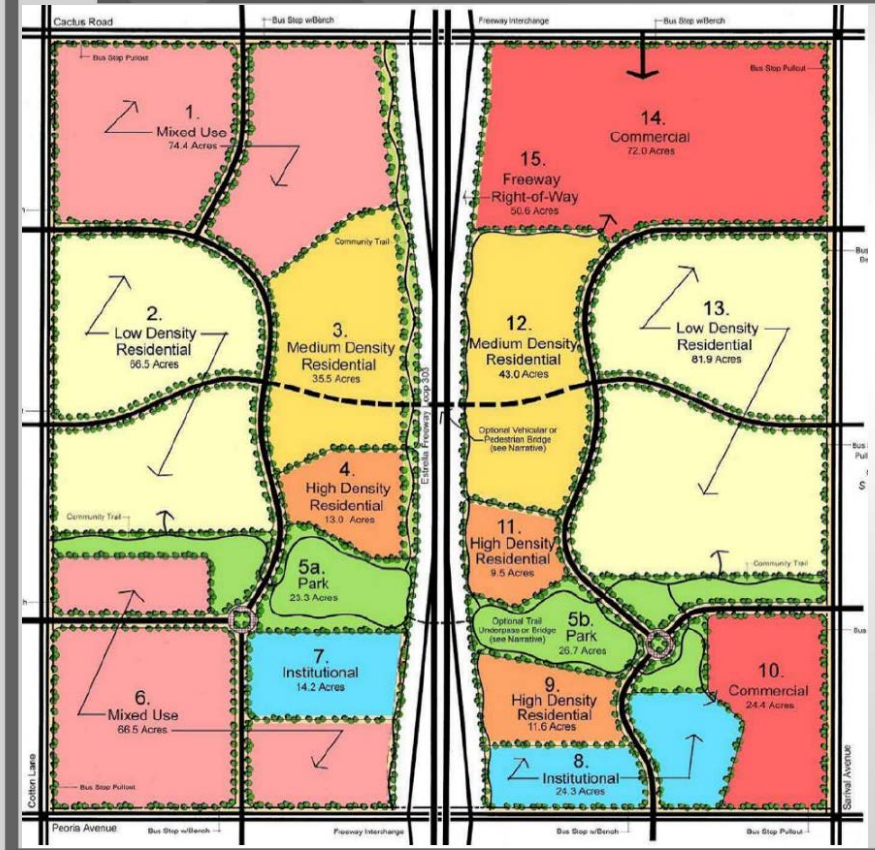
– Park

– 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



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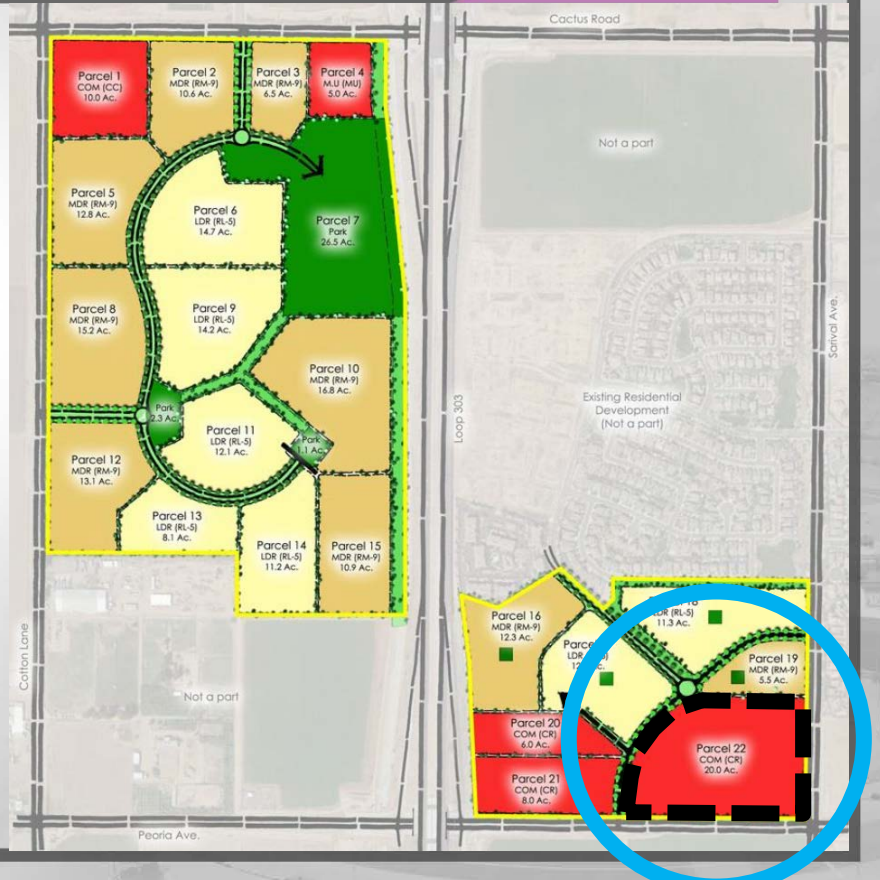
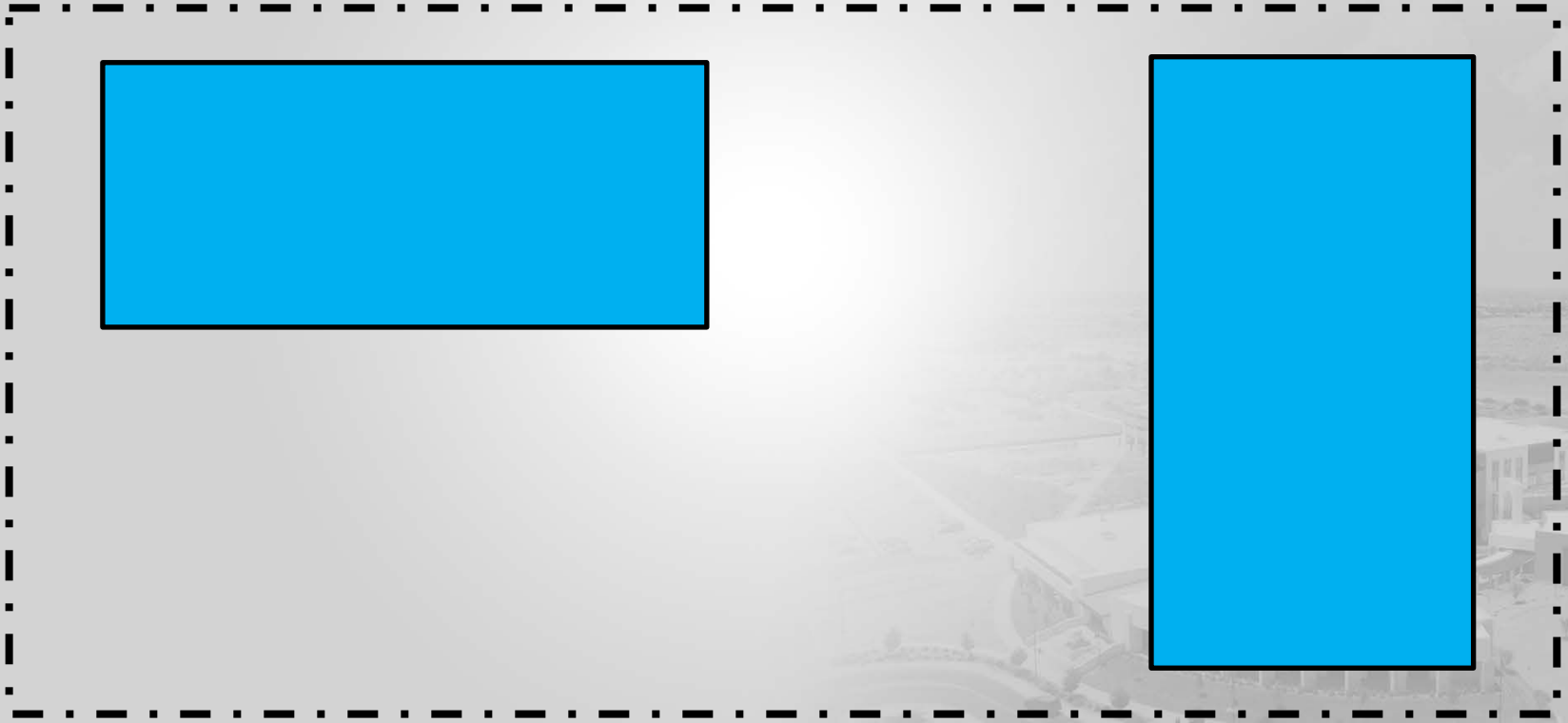


COMMERCIAL SETBACKS



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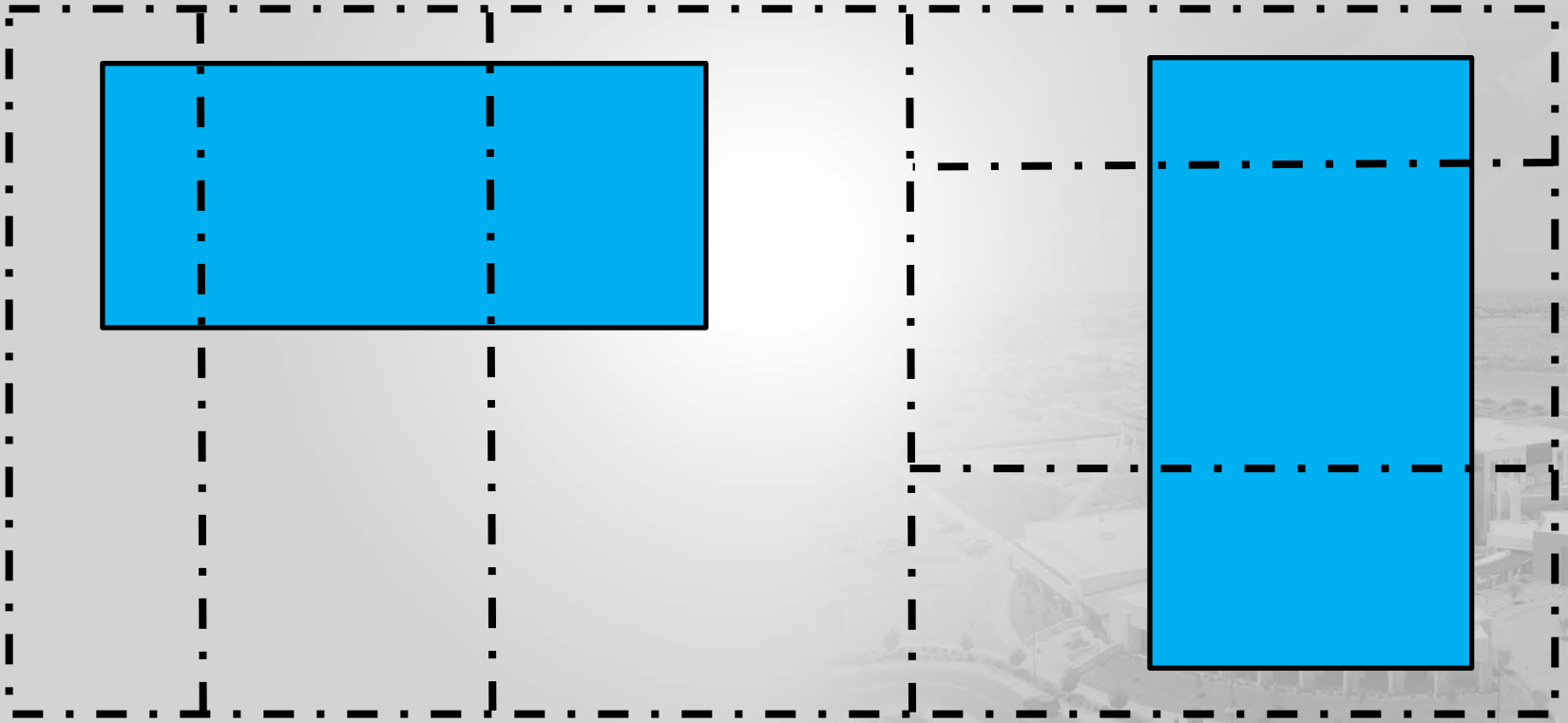
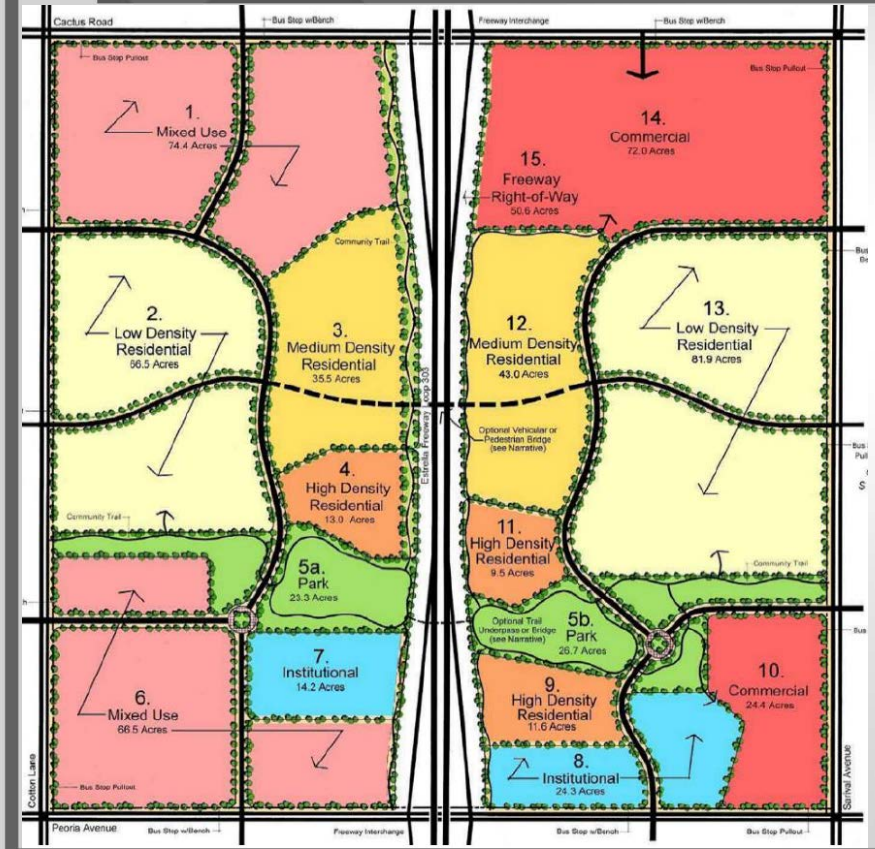
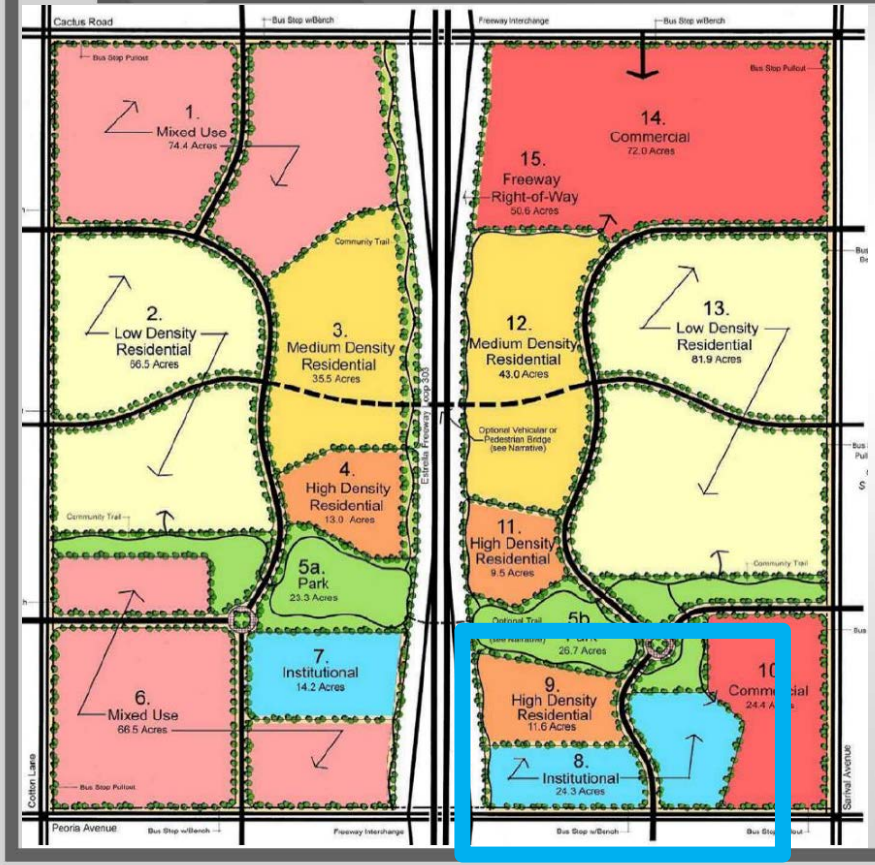
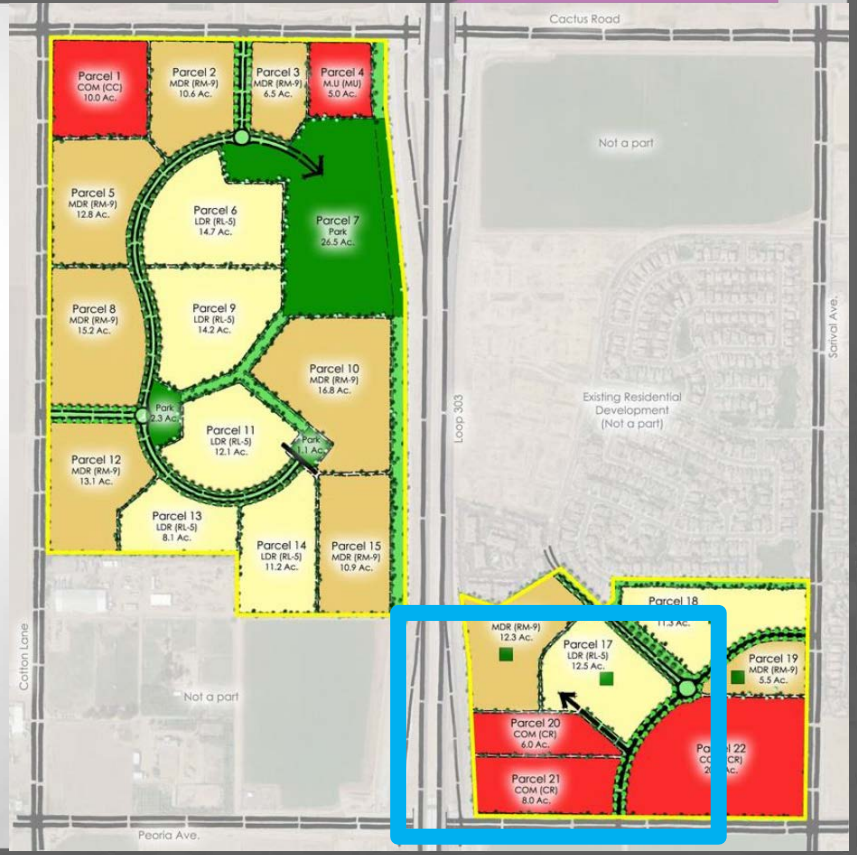


SR303 AND PEORIA

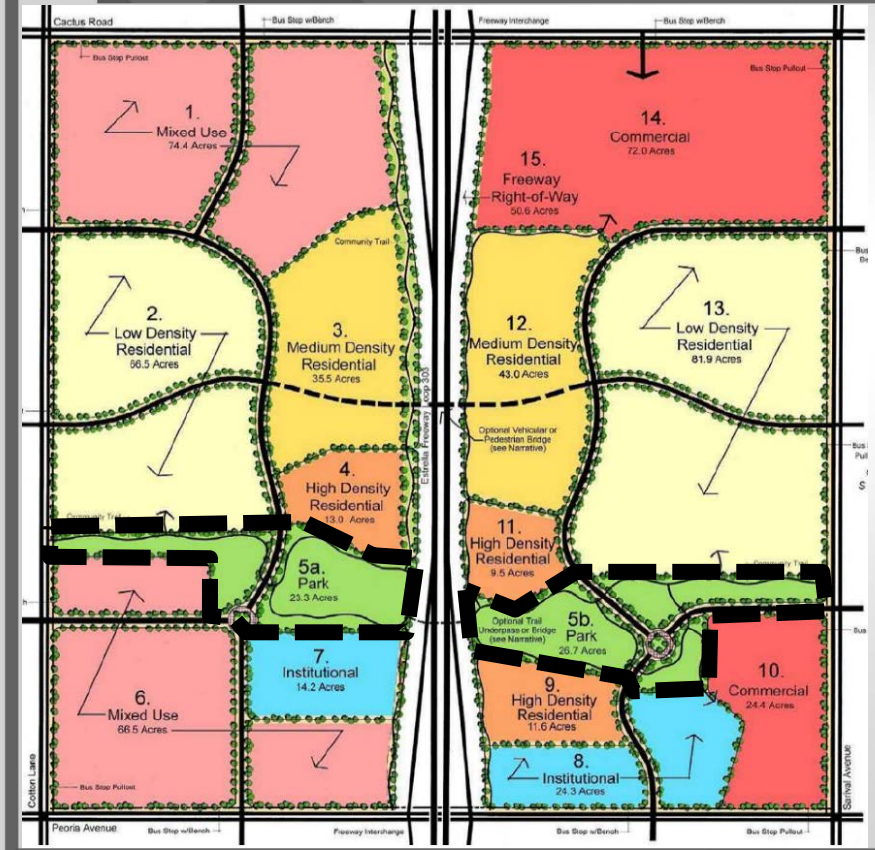


SR303 AND PEORIA

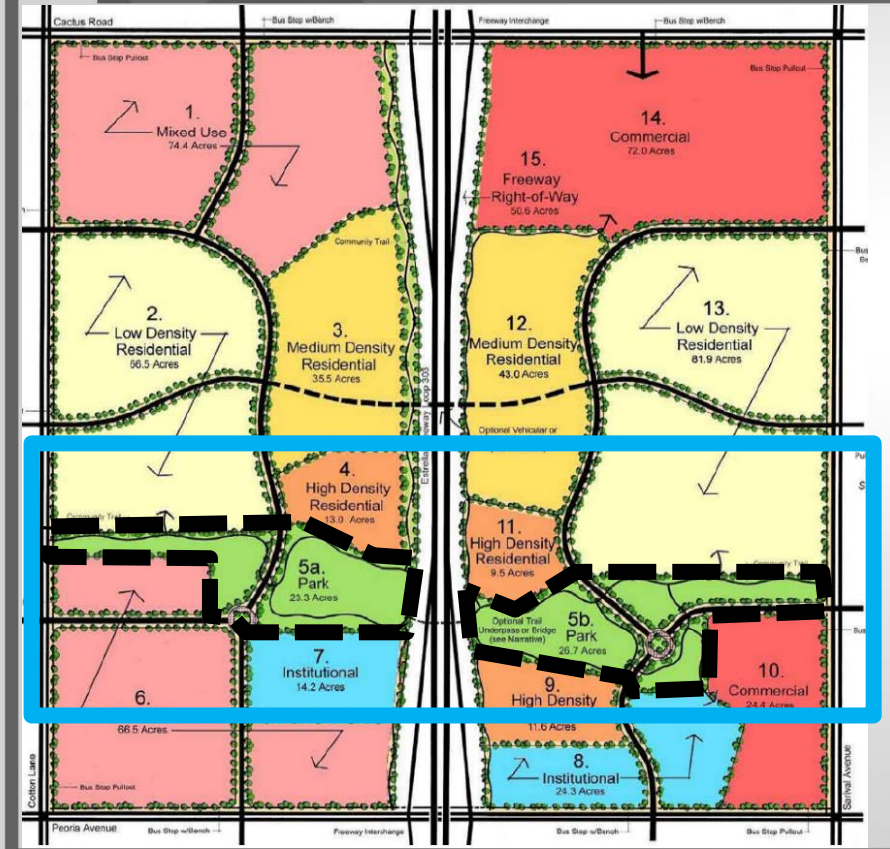


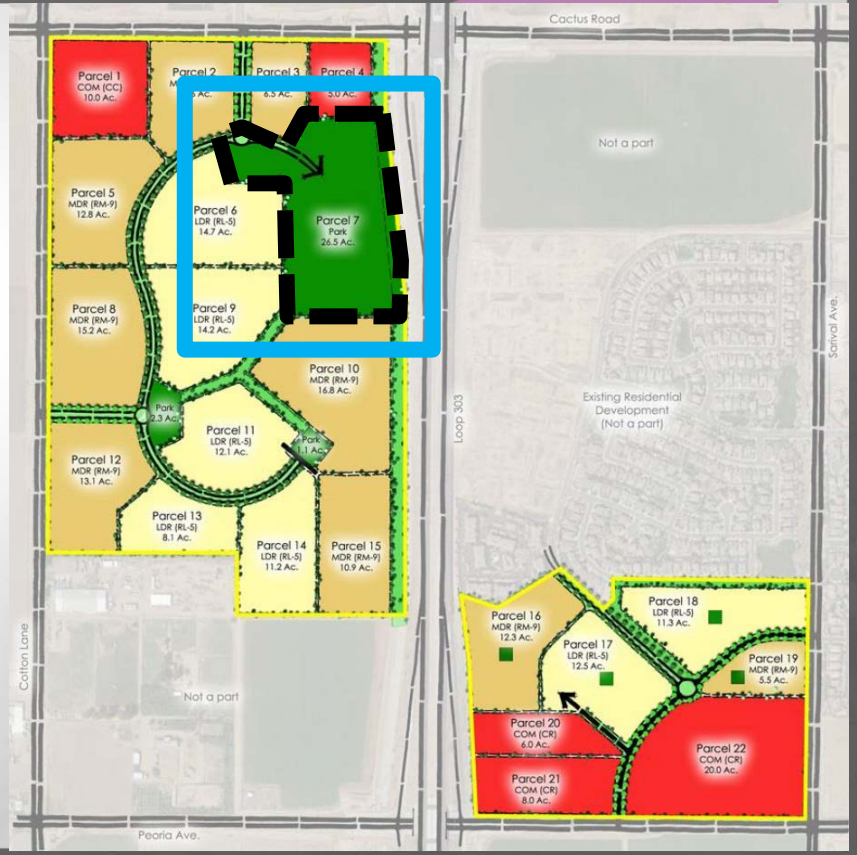


PARK RELOCATION

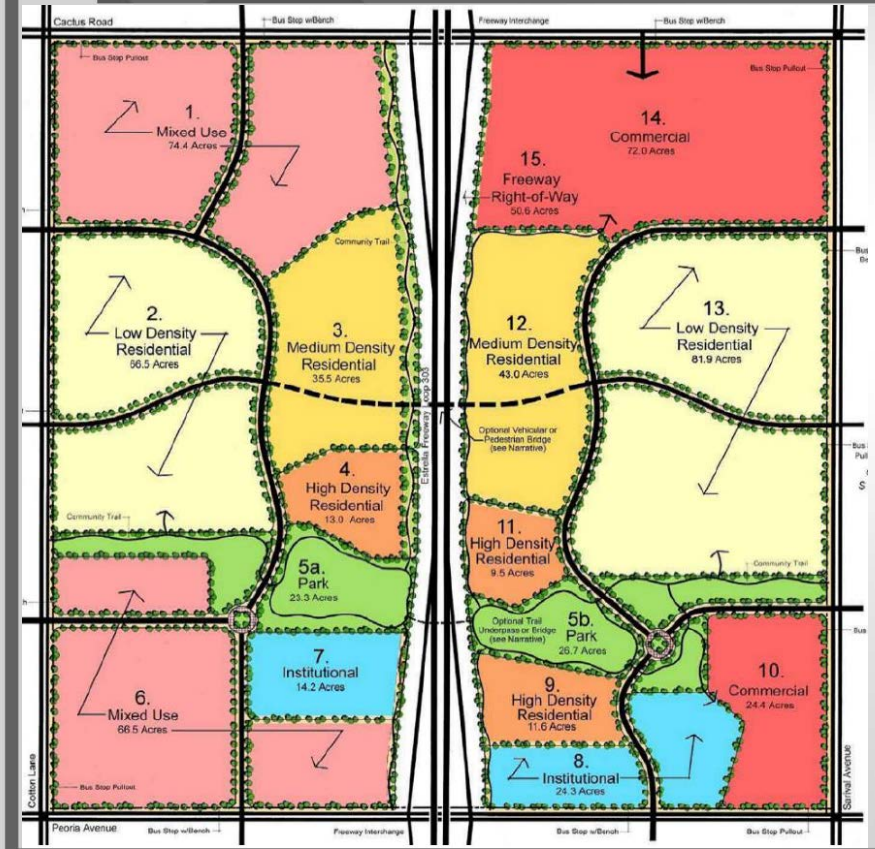


PARK RELOCATION

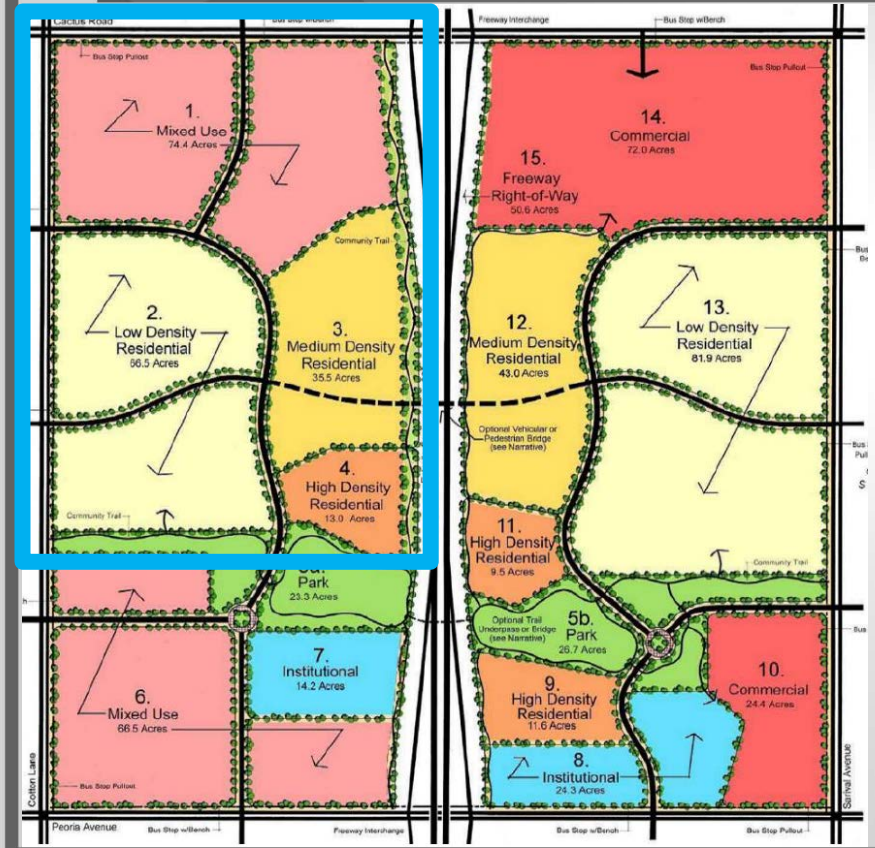




NORTHWEST CORNER

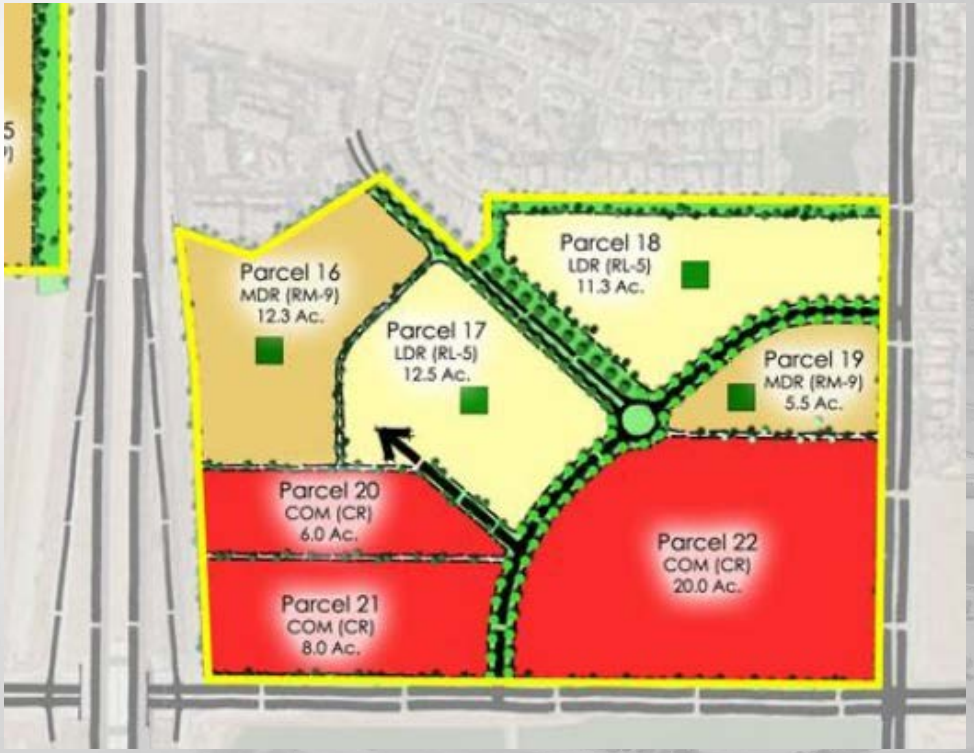


NORTHWEST CORNER



SIGNAGE ALLOWANCE

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



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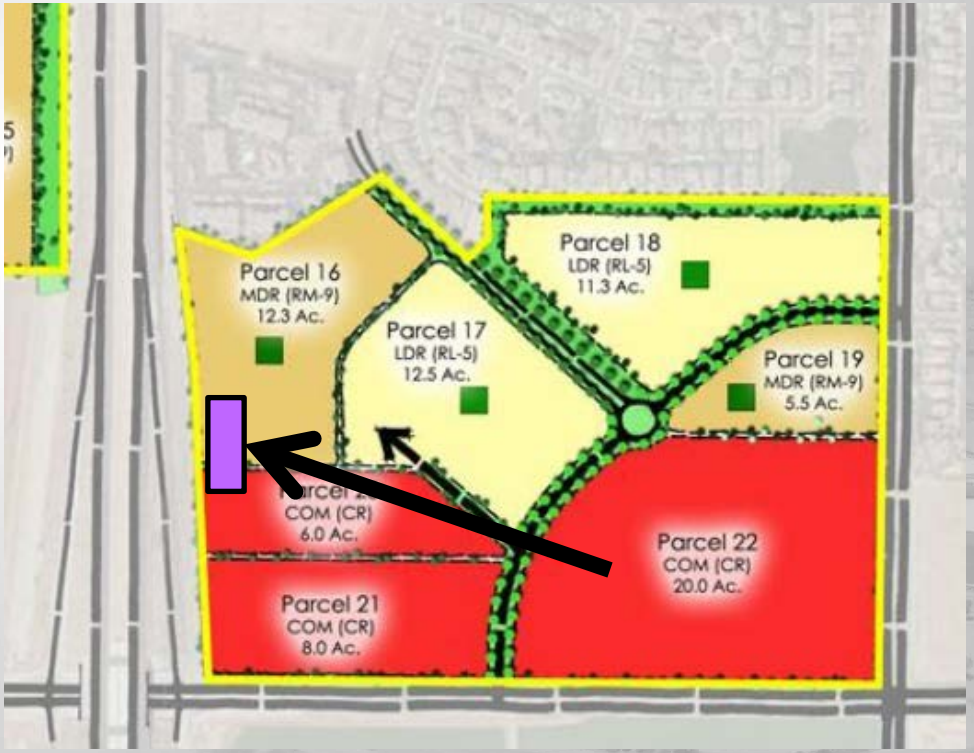

Revised Land Use Matrix

	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