

# PAD REZONE AMENDMENT

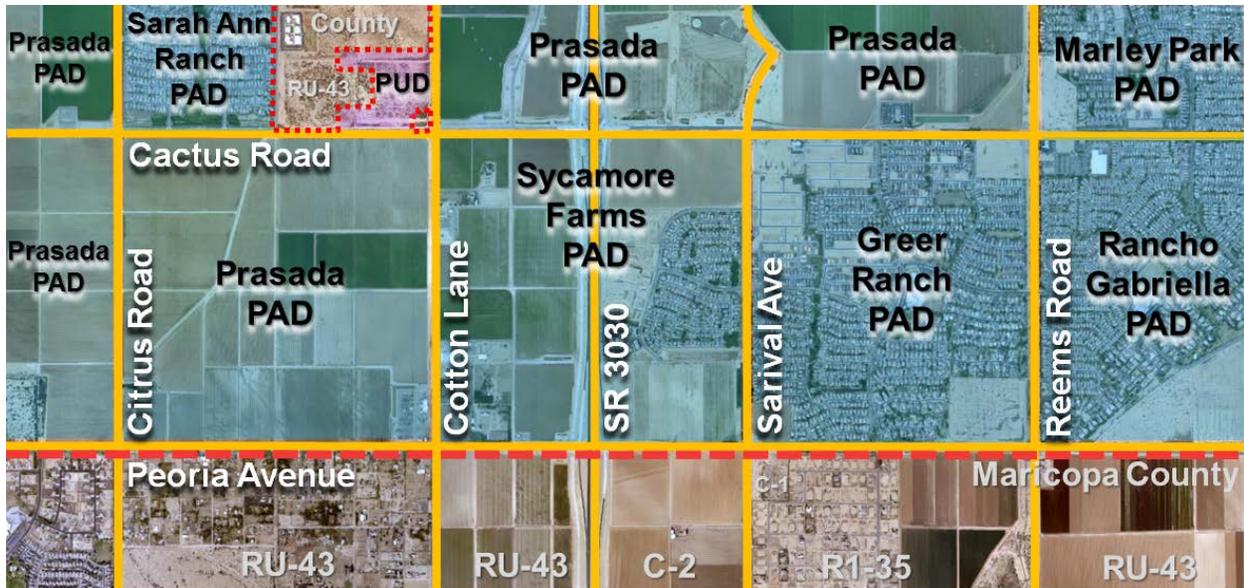
## REPORT TO THE PLANNING AND ZONING COMMISSION

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1     **Case:**                                 **FS16-231**  
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3     **Project Name:**                     Sycamore Farms Planned Area Development Rezone Amendment  
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5     **Council District:**               **3 - Mesquite**  
6  
7     **Meeting Date:**                   **January 19, 2017**  
8  
9     **Planner:**                         Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov  
10  
11  
12    **Owner:**                             Taylor Trust Farms LLC  
13  
14    **Applicant:**                        Sustainability Engineering Group  
15  
16    **Request:**                         Amend the zoning of the Sycamore Farms Planned Area  
17   Development (PAD) to allow changes in land use and certain  
18   commercial development standards.  
19  
20    **Site Location:**                   Generally Bounded by West Cactus Road to the North, North Sarival  
21   Avenue to the east, West Peoria Avenue to the south, and North  
22   Cotton Road to the west.  
23  
24    **Site Size:**                         Approximately 266.7 acres of the 637.4 acre Sycamore Farms PAD  
25  
26    **General Plan Conformance:**    The proposal is consistent with the Surprise General Plan 2035  
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28    **Support/Opposition:**            Many questions were provided by the public, but a general support  
29   of the project was perceived. The Citizen Participation Report details  
30   the interactions further.  
31  
32    **Staff Recommendations:**        Staff recommends the Commission move to recommend **approval** of  
33   the amendment of the Sycamore Farms PAD to the Mayor and City  
34   Council, subject to stipulations 'a' through 'c.'  
35  
36  
37    **Project Description:**  
38    Sustainability Engineering Group, on behalf Taylor Trust Farms LLC, seeks approval of an  
39    amendment to the zoning of the Sycamore Farms PAD to modify land uses and to adjust certain  
40    commercial development standards. These proposed amendments demonstrate the applicant's  
41    intent to develop the site in accordance with the proposed amendment to the Sycamore Farms  
42    PAD.  
43

44 **Existing Zoning:**

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



Prasada Commercial and Residential PAD	Prasada Commercial and Residential PAD	Prasada Commercial and Residential PAD
Prasada Commercial and Residential PAD	<b>Sycamore Farms Residential and Commercial PAD</b>	Greer Ranch Commercial and Residential PAD
Maricopa County Rural Residential	Maricopa County Commercial and Rural Residential	Maricopa County Commercial and Residential

47 **Background:**

48 **July 22, 2004:** The subject lands associated with Sycamore Farms were annexed into the City of  
 49 Surprise.

50  
 51 **July 22, 2004:** The Mayor and City Council approved a PAD for the Sycamore Farms PAD under case  
 52 PAD03-153.

53  
 54 **December 3, 2015:** Staff met with the applicant to discuss the subject project during a regularly  
 55 scheduled Concept Review meeting under CR15-471.

56  
 57 **May 18, 2016:** The applicant filed a request for an amendment of the Sycamore Farms PAD under  
 58 case FS16-231, the subject case.

59

60 **September 14, 2016:** The applicant held a neighborhood outreach meeting to discuss the proposed  
61 project.

62  
63 **Citizen Review:**

64 The initial Citizen Review Meeting was scheduled for August 10, 2016. Unfortunately, the required  
65 advertising was not published within regulations and had to be rescheduled for September 14,  
66 2016. The site was posted and advertised for a Citizen Review meeting in accordance with the  
67 SUDC. The applicant held a meeting for the proposed amendment of the Sycamore Farms PAD at  
68 the Wyngate Apartments community Room within the Sycamore Farms PAD and it was well  
69 attended. The applicant, as well as City staff fielded many questions regarding the proposed rezone.  
70 The amendment was generally well received and details of the meeting can be found in the Citizen  
71 Participation report.

72  
73 **Analysis and Discussion:**

74 The Sycamore Farms PAD is a partially developed 637.4 acre residential and commercial PAD  
75 generally Bounded by West Cactus Road to the North, North Sarival Avenue to the east, West  
76 Peoria Avenue to the south, and North Cotton Road to the west. The development is bifurcated by  
77 State Route 303 and borders the southern boundary of the City of Surprise.

78 The applicant is seeking to revise approximately 266.7 acres of the PAD to better represent the  
79 current needs of the residential and commercial development community that has transformed  
80 since the adoption of the Sycamore Farms PAD 16 years ago while maintaining a strong pedestrian  
81 component to the Development.

82 A change to the southeastern corner of the PAD involves the reorientation of the large commercial  
83 land use (Currently Parcel 10; Proposed to be Parcel 22). The applicant proposes to reorient this  
84 parcel to face Peoria Avenue instead of Sarival. Because this entire PAD is located under the Transit  
85 Oriented Development District as defined in the General Plan 2035, locating this use so that easier  
86 access to the SR303.

87 Modification of commercial setback lines (internal lot lines in particular) will allow for the creation  
88 of internal property lines and give smaller businesses to own the suites they occupy. Commercial  
89 setbacks are proposed as such:

<b>Setback Side</b>	<b>Current Commercial Setbacks</b>	<b>Proposed Commercial Setbacks (Interior Parcels Only)</b>
Front Setback	35 feet	0 feet
Interior Side	15 feet	0 feet
Corner Side	25 feet	0 feet
Rear	15 feet	0 feet

90 Other commercial setbacks will remain as regulated by the Sycamore Farms PAD.

91 Revise land uses at the southeast corner of the SR303 and Peoria Avenue. At the time of the  
92 adoption of the Sycamore Farms PAD, it was envisioned that either a large medical facility or a  
93 home to a higher education facility. Since that time, long range plans for these types of facilities  
94 indicate that these uses would be better located at more appropriate locations within the city.  
95 Replacing these uses would be commercial parcels along Peoria Road, medium-density residential  
96 parcels along SR303 and Sarival Avenue, and low-density residential towards the interior of the  
97 community.

98 The large 50-acre linear park originally proposed to travel through the bifurcated PAD is proposed  
99 to be located to the northwestern corner of the PAD. The current document indicates that this park  
100 is to be purchased, improved, and maintained by the City. As the scale and location of park is not  
101 consistent with the City of Surprise Parks and Trails Plan, the amendment reflects the  
102 recommendations of the plan and proposes a 36.6-acre community park towards the northwestern  
103 corner of the overall PAD. The details regarding acquisition, construction and maintenance would  
104 have to be negotiated with the city through a separate development agreement when this portion  
105 of the PAD is developed. Public trails and neighborhood parks will be located throughout the  
106 eastern half of the PAD to provide pedestrian connectivity and adequate amenities for the residents  
107 on the eastern half of the PAD.

108 The northeastern corner of the PAD will be redesigned to provide a diverse land use (including  
109 Commercial, medium-density and low-density residential) that work together around a proposed  
110 central park that will provide many opportunities for recreation. Currently, much of this land is  
111 designated as mixed-use and is loosely defined in a way that provides flexibility that could either  
112 increase creativity of design or allow land uses to locate next to each other with little concern with  
113 compatibility.

114 Finally, this amendment to the Sycamore Farms PAD will allow for off premised signage for the  
115 currently permitted highway signage for SR303. Commercial locations, like the proposed  
116 commercial corner on Peoria and Sarival avenues.

117 The changes proposed will also affect the unit count of the PAD in its entirety by increasing the  
118 number of dwelling units by approximately 57 units. A revised matrix is as follows:

119

Land Use	Currently Approved PAD			Proposed PAD Amendment		
	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	81.5	652	8 Du/Ac	161.9	971	6 Du/Ac

<b>Residential</b>						
<b>High-Density Residential</b>	21.1	738	35 Du/Ac	9.5	332	35 Du/Ac
<b>Commercial</b>	96.4	0	NA	116	0	NA
<b>Mixed-Use</b>	140.9	Variable	16 Du/Ac	71.5	Variable	16 Du/Ac
<b>Institutional</b>	48.5	0	NA	14.2	0	NA
<b>Parks and Trails</b>	50.0	0	NA	36.6	0	NA
<b>SR 303</b>	50.6	0	NA	50.6	0	NA
<b>Totals</b>	637.4	2,131		637.4	2,188	

120

121 **Conformance with Adopted Plans:**

122 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying  
 123 within the Neighborhood Character area under the Transit Oriented Development District. The  
 124 proposed PAD Amendment and related Site Plan demonstrate consistency with this land use  
 125 category.

126

127 **Reviewing Agencies:**

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

131

132 **Summary:**

133 Staff believes the proposed amendment of the Sycamore Farms PAD will allow appropriate  
 134 development to take place on the series of vacant sites within the Sycamore Farms PAD. The  
 135 project is designed to integrate with the existing residential development while providing  
 136 opportunity for commercial development to cultivate in a way that is consistent with the vision of  
 137 the City’s General Plan.

138

139 **Findings:**

140 **Rezone PAD Amendment:**

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

143

144 **Recommendation:**

145 Based on the findings noted above, staff recommends the Commission move to recommend  
146 **approval** of the proposed amendment of the Sycamore Farms PAD under case **FS16-231** to the  
147 Mayor and City Council subject to conditions ‘a’ through ‘c’ as outlined below.

- 148
- 149 a) Development and use of the PAD shall be in conformance with the project narrative entitled  
150 “Sycamore Farms Planned Area Development Major Amendment for PAD03-153”, prepared  
151 by Sustainability Engineering Group, consisting of 17 pages dated Revised: December 2016.
  - 152 b) Non-compliance with the stipulations of approval of this case will be treated as a violation in  
153 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
  - 154 c) The Property owner and successors waive claim for diminution in value if the City takes  
155 action to rescind approval of this zone change request due to non-compliance with the  
156 stipulations of approval.
- 157

158 However, should the Commission wish to recommend denial of the request, the Commission  
159 should make its own findings and base its decision on those alternative findings.

160

161 **Attachments:**

- 162 01 – Vicinity Maps
- 163 02 – Rezone PAD Amendment Document
- 164 03 – Citizen Participation Report
- 165 04 – Public Engagement Form