

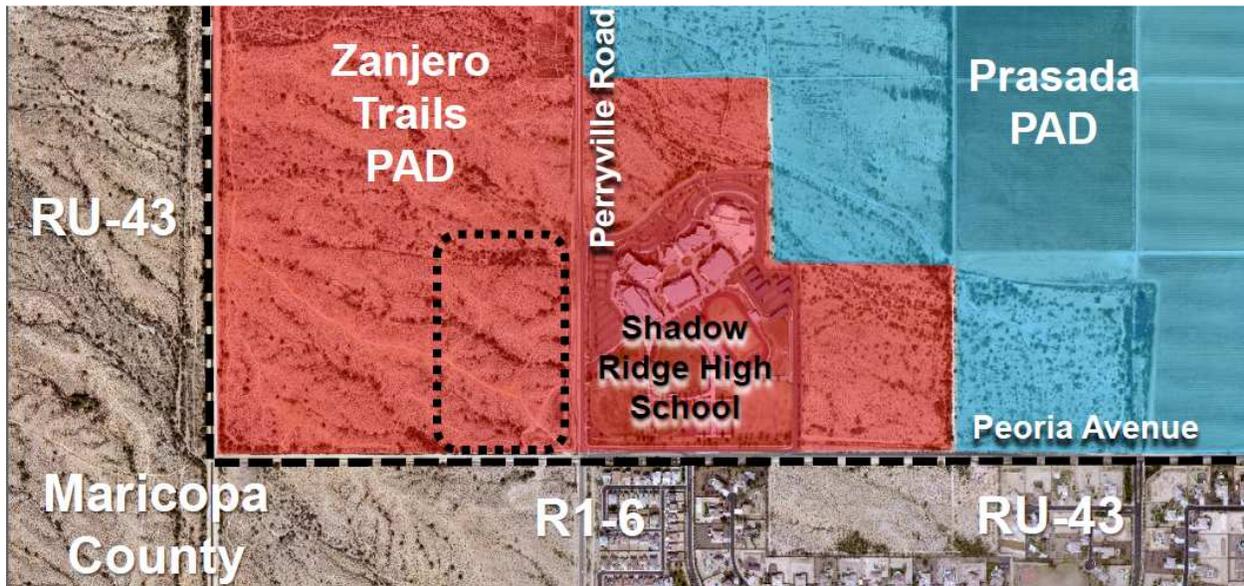
PAD REZONE AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS16-489**
2
3 **Project Name:** Zanjero Trails Planned Area Development Rezone Amendment
4
5 **Council District:** **3 - Mesquite**
6
7 **Meeting Date:** **February 2, 2017**
8
9 **Planner:** Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
10
11
12 **Owner:** Terrawest Communities
13
14 **Applicant:** Jen Arizona II
15
16 **Request:** Amend the zoning of the Zanjero Trails Planned Area Development
17 (PAD) Parcels 16 and 17 from Multifamily Residential and
18 Neighborhood Commercial to Single-Family Residential.
19
20 **Site Location:** While the entire PAD generally spans from Bell Road to the north
21 and Peoria Avenue to the south along Perryville Road, Parcels 16 and
22 17 are generally located on the northwest corner of Peoria Avenue
23 and Perryville Road.
24
25 **Site Size:** Approximately 29.6 acres of the 878.7 acre Zanjero Trails PAD
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** A Citizen Review Meeting was held on January 12, 2017 at City Hall.
30
31 **Staff Recommendations:** Staff recommends the Commission move to recommend **approval** of
32 the amendment of the Zanjero Trails PAD to the Mayor and City
33 Council, subject to stipulations 'a' through 'c.'
34
35
36 **Project Description:**
37 Terrawest Communities, on behalf of Jen Arizona II, seeks approval of an amendment to the zoning
38 of the Zanjero Trails PAD to modify land uses on Parcels 16, multifamily land use, and Parcel 17, a
39 neighborhood commercial land use, to a more traditional single family land use.
40
41
42

43 **Existing Zoning:**

44 The following chart and associated map depict the existing zoning of the subject PAD and its
 45 surroundings for the entire PAD and the specific area to be modified:



Zanjero Trails Residential PAD	Zanjero Trails Residential PAD	Zanjero Trails Residential PAD
Zanjero Trails Residential PAD	Zanjero Trails Residential and Commercial PAD	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development

46 **Background:**

47 **September 11, 2008:** The subject lands associated with Zanjero Trails were annexed into the City of
48 Surprise.

49
50 **September 11, 2008:** The Mayor and City Council approved a PAD for the Zanjero Trails PAD under
51 case PAD07-341.

52
53 **November 2, 2016:** The applicant filed a request for an amendment of the Zanjero Trails PAD under
54 case FS16-489, the subject case.

55
56 **January 12, 2017:** The applicant held a neighborhood outreach meeting to discuss the proposed
57 project.

58
59 **Analysis and Discussion:**

60 The Zanjero Trails PAD is 878.7 acre residential and commercial PAD that generally spans from Bell
61 Road to the north and Peoria Avenue to the south along Perryville Road. The particular area of the
62 PAD that the applicant is requesting to modify, Parcels 16 and 17, are generally located on the
63 northwest corner of Peoria Avenue and Perryville Road. These parcels cover approximately 29.6
64 acres of the PAD.

65 The area surrounding the subject parcels is partially developed. Dysart Unified School District's
66 Shadow Ridge High School sits to the east. To the north and west, recently platted single-family
67 residential parcels are initiating construction. Vacant Maricopa County lands, planned to be single-
68 family residential, lay to the south of the project. The approximate 5.8 acre parcel that sits on the
69 northwest corner of Peoria Avenue and Perryville Road will remain Community Commercial.

70 The changes proposed will, combined with the reduction of dwelling units updated by the
71 construction of the high school and actual plat revisions, will reduce the anticipated dwelling unit
72 count by 384 units and the overall density from 3.48 dwelling units per acre to 3.04 dwelling units
73 per acre. A revised matrix of parcels 16 and 17 is as follows:

74

Parcel	Currently Approved PAD			Proposed PAD Amendment		
	Acres	Residential Units	Density	Acres	Residential Units	Density
16	24.6	256	10.4 Du/Ac	29.6	103	3.5 Du/Ac
17	5.0	0	NA			
Other	849.1	2,798	Varies	849.1	2,567	Varies
Totals	878.7	3,054	3.48 Du/Ac	878.7	2,670	3.04 Du/Ac

75

76 **Conformance with Adopted Plans:**

77 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
78 within the Neighborhood Character area under the Scenic Lands Development District. The
79 proposed PAD Amendment and related Site Plan demonstrate consistency with this land use
80 category.

81

82 **Reviewing Agencies:**

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

86

87 **Summary:**

88 Staff believes the proposed amendment of the Zanjero Trails PAD to allow lower density residential
89 in an area previously proposed for multi-family commercial and neighborhood commercial would
90 allow appropriate development to take place on a site surrounded by comparable proposed and
91 existing development.

92

93 **Findings:**

94 **Rezone PAD Amendment:**

- 95
- The proposed Rezone PAD Amendment is consistent with the Surprise General Plan 2035.
 - The reviewing agencies have indicated no objections to the request.
- 96

97

98 **Recommendation:**

99 Based on the findings noted above, staff recommends the Commission move to recommend
100 **approval** of the proposed amendment of the Zanjero Trails PAD under case **FS16-489** to the Mayor
101 and City Council subject to conditions ‘a’ through ‘c’ as outlined below.

102

- 103 a) Development and use of the PAD shall be in conformance with the project narrative entitled
104 “Zanjero Trails PAD07-341 PAD Amendment Parcels 16 and 17”, prepared by
105 Hilgart/Wilson, consisting of 13 pages dated Revised December 16, 2016.
- 106 b) Non-compliance with the stipulations of approval of this case will be treated as a violation in
107 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 108 c) The Property owner and successors waive claim for diminution in value if the City takes
109 action to rescind approval of this zone change request due to non-compliance with the
110 stipulations of approval.

111

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

114

115 **Attachments:**

116 01 – Vicinity Maps

117 02 – Rezone PAD Amendment Document

118 03 – Public Engagement Form