

Surprise Farms South

Planned Area Development
Amendment

City of Surprise Case No. FS21-555

Hybrid Neighborhood Meeting
September 23, 2021



Meeting Outline

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SURPRISE FARMS OVERVIEW

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PLANNING FRAMEWORK & CONTEXT

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REQUESTS AND PROPOSAL

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AREA CONTEXT

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Q&A



Surprise Farms Context Map



Site Context

- Located within the Surprise Farms Planned Area Development (PAD)
- PAD was established in 1995
- Spans 1,415 acres
- Specific zoning categories within PAD identified in Master Plans
- Rezone area (11 acres) located at the southwest corner of Bell and Citrus Roads



REZONE AREA



SURPRISE FARMS PAD BOUNDARY



Site Aerial Map



Site Overview

- Overall site is 35 acres
- East +/- 11 acres are zoned Commercial
- West +/- 24 acres are zoned High Density Residential (allows 8-18 units per acre by right)
- This application is limited to east 11 acres



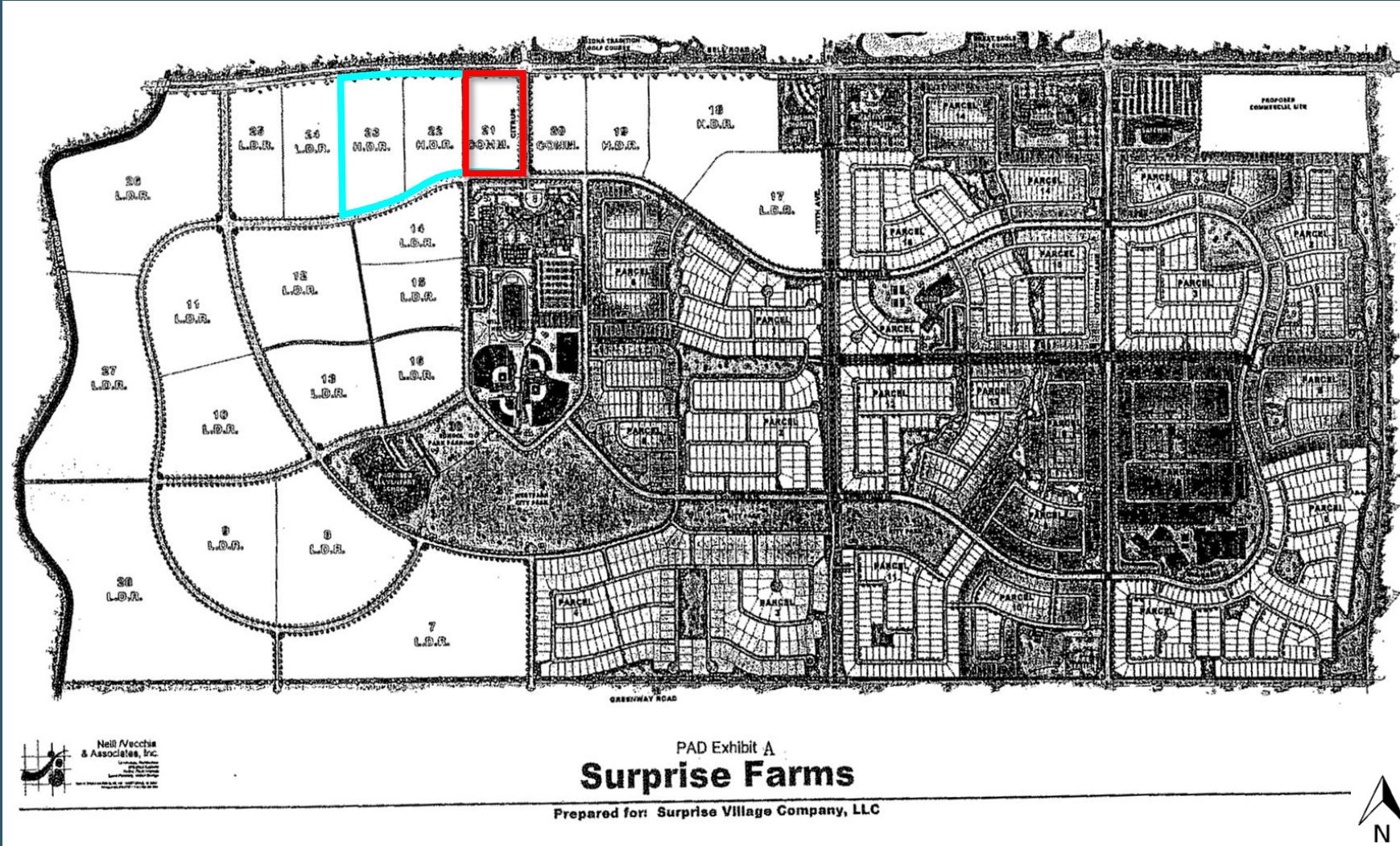
REZONE AREA



OVERALL SITE



Surprise Farms Zoning Map



Surprise Farms Development Master Plan

- 30 year old Master Plan
- Evolving document:
 - Market conditions
 - Updated City plans
 - New freeways/streets
- Anticipates a variety of housing types
- Diversity of housing types in a City is important for long-term economic stability and sustainability



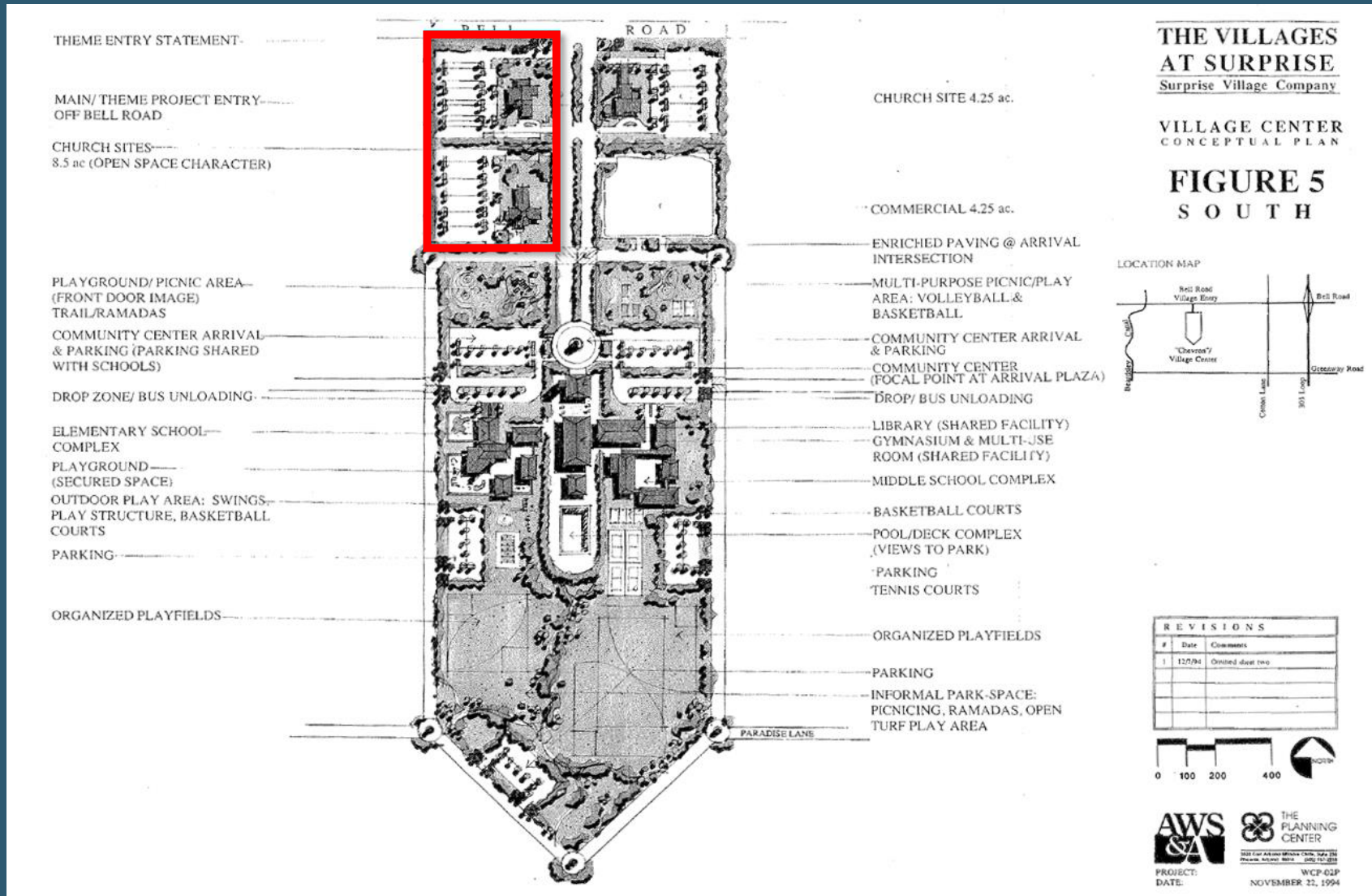
REZONE AREA



OVERALL SITE



Bell Road Commercial Spine



‘Old’ Village Center Conceptual Plan

- Commercial uses never came to fruition; moved closer to Loop 303 for increased visibility
- No interest from commercial/retail
- “Right sizing the commercial” at this intersection for ultimate success
- Proposed development fits with the character and feel of the area / neighborhood

REZONE AREA



Historical Aerials



Historical Aerial – Circa 2000



REZONE AREA



SURPRISE FARMS PAD BOUNDARY

Historical Context

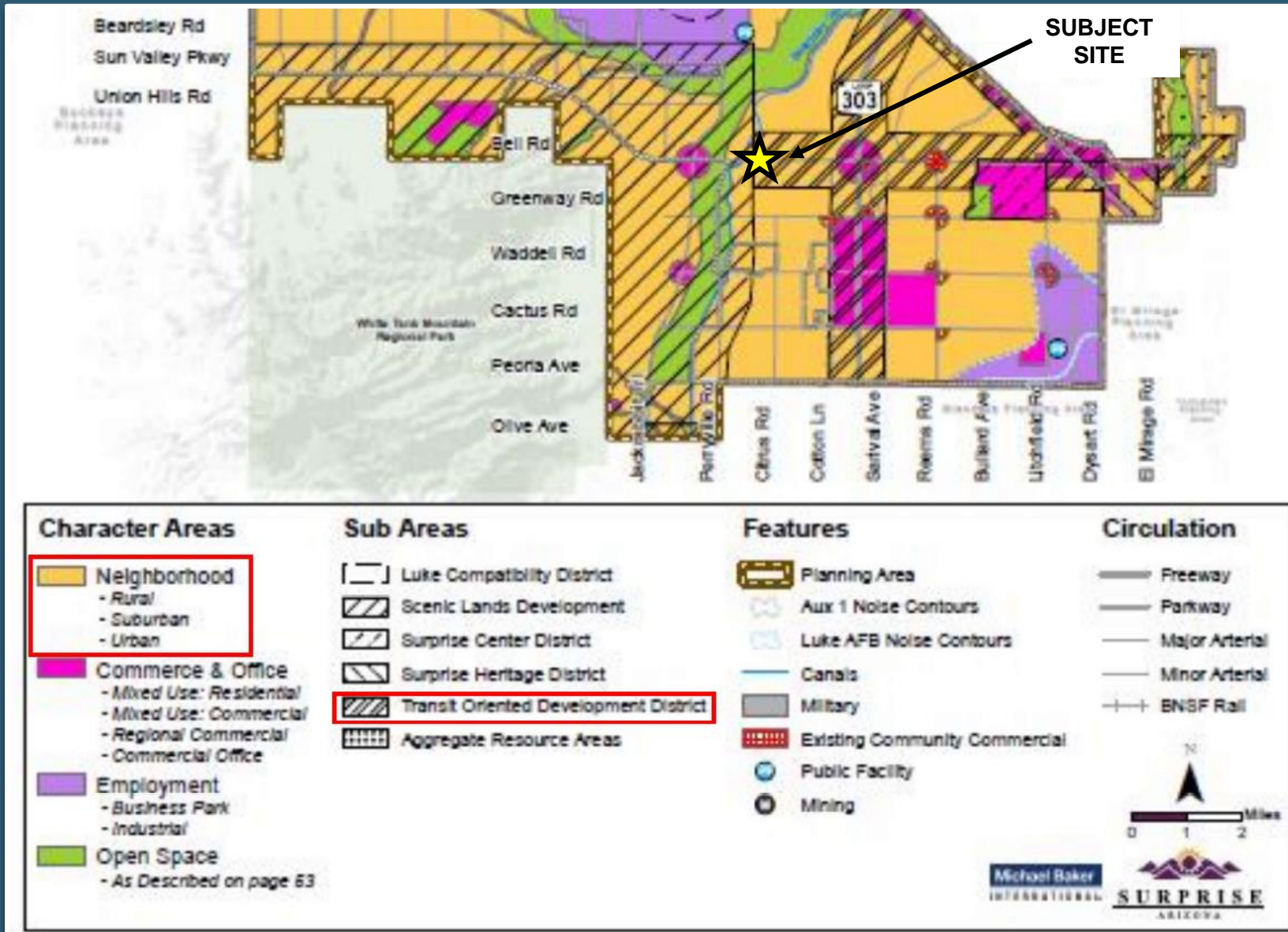
- Loop 303 plans were in flux around the time the Master Plans were developed
- Natural pattern of growth has resulted in more commercial closer to Loop 303



Historical Aerial – Circa 2006



General Plan



Surprise General Plan

- Designates site for Neighborhood – Urban and Transit Oriented Development (TOD) District
- Urban Neighborhoods designation promotes a diverse mix of residential (e.g. small lot to vertical multi-unit developments)
- Identifies Bell Road as a ‘regionally significant connection’ for future transit
- TOD supports higher density and multi-modal transportation



Development Proposal

Proposal Overview

- Market-rate, gated rental community
- Single-family look/feel with lock and go lifestyle
- 315 rental residences on 35 acres (8.9 units/acre)
- 1-2 stories; 1,600 – 2,200 SF
- Predominantly 3-4 bedrooms
- All residences have garages
- Highly amenitized (resort-style pool, dog park, community/fitness center, open space areas)



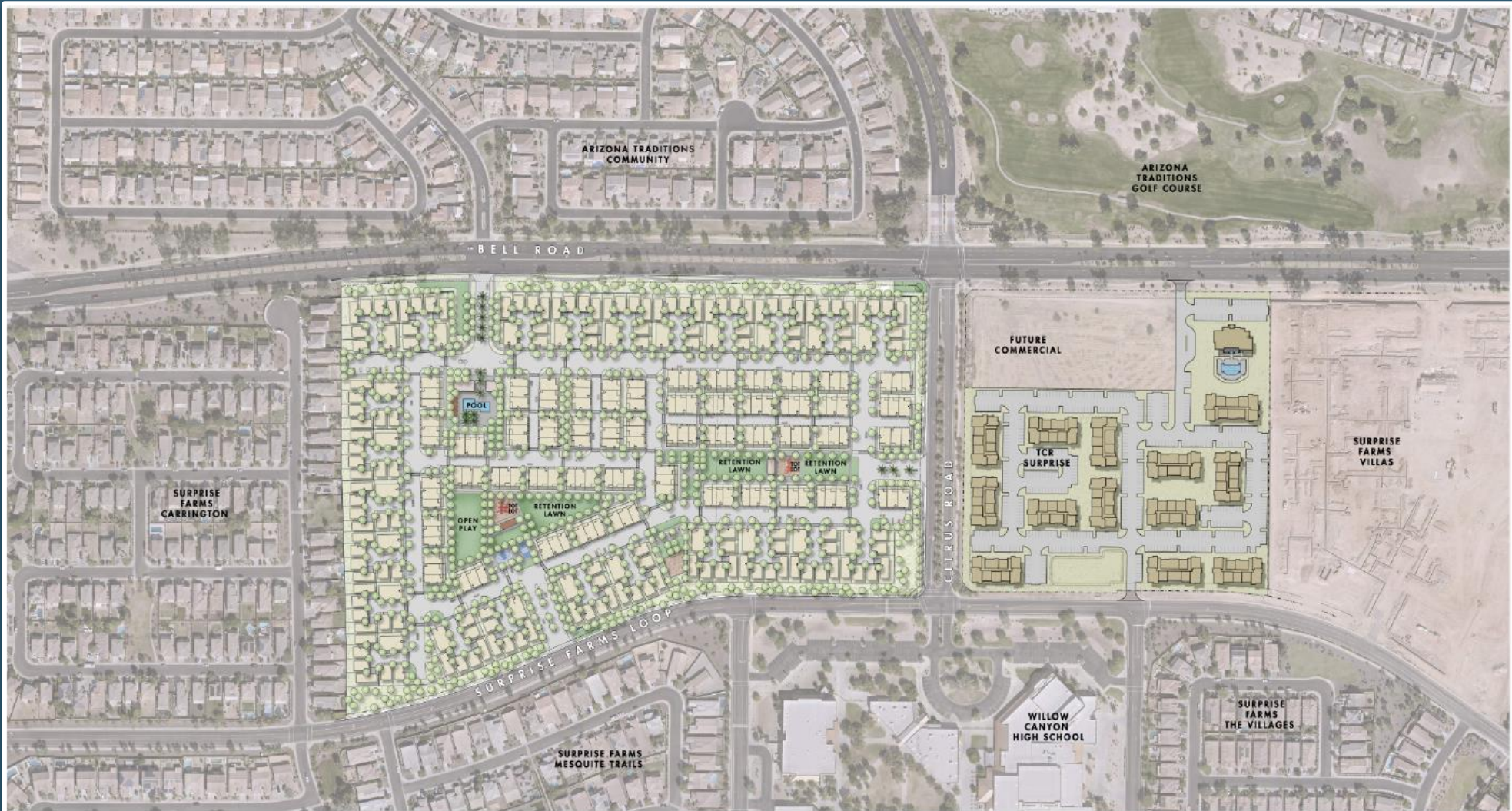


Rendered Perspectives





Future Development Context (Not A Part)





Entitlements

- Amendment to the Surprise Farms PAD
- Proposed rezone of 11-acres (Commercial to Multifamily) at the immediate corner of Bell Road and Citrus
- Unified zoning category across the 35-acre overall site creates a contiguous, compatible development with a single-family look and feel
 - ✓ West +/- 24 acres allows for up to 432 total units; proposed rezone of east +/- 11 acres spreads the density across the site for a total of 315 units
 - ✓ Keeps height limited to 2-stories max.
 - ✓ Eliminates commercial traffic
 - ✓ Provides a highly sought-after housing opportunity



Next Steps

- Resubmit to address City comments in the coming weeks
- Planning & Zoning Commission targeted for mid-December
- City Council targeted for early next year



? Question & Answer Session

- To ask a question, please raise your hand. Virtual attendees can raise a hand by clicking the Raise Hand symbol on the bottom of your screen. If you joined us telephonically, please dial *9 to raise your hand.
- We will call you individually by name and unmute your microphone so that you can ask your question.
- Please make sure your cell phone or computer microphone is unmuted so that we can hear your question.
- Once your question has been answered, your hand will be lowered.
- In the event we are not able to take your question or if you have questions or comments after the meeting, **please contact Dennis Newcombe, Gammage & Burnham Senior Land Use Planner, at dnewcombe@gblaw.com or (602) 256-4446.**

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