



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 16, 2021 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

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| 1. | Internal | Consideration and action to approve or disapprove the September 2, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
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REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 2. | Citywide | Consideration and action to recommend approval or disapproval of a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to improve clarity and remove conflicts. (Case FS21-413) | None

Trevor Fleetham
Community
Development |
| 3. | District 1 | Presentation and action pertaining to the Minor General Plan Amendment to change approximately 107 acres of Open Space Character Area to Neighborhood Character Area, generally located north of McMicken Way and east of the 147th Avenue. Case FS21-154 | Sergio Angulo
Community
Development |
| 4. | District 1 | Presentation and action pertaining to the Zone Change of approximately 14.47 acres from Rural Residential (RR) to Residential High Density (RH-15) with a PUD Overlay, generally located south of Happy Valley Road and east of 147th Avenue. Case FS21-154 | Sergio Angulo
Community
Development |

5. District 1 Consideration and action to recommend approval or disapproval of a Zone Change for approximately 19.89 acres from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay, located on the southwest corner of San Ysidro Road and 158th Avenue. Case FS21-036 Sergio Angulo
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

6. District 2 Consideration and action pertaining to approval of the Site Plan Amendment for Granite Falls Restaurant, generally located on the southeast corner of Clearview Blvd and Sunrise Blvd in the Sun City Grand PAD. Case FS21-305. Robert Kuhfuss
Community
Development
7. District 1 Presentation and action pertaining to the Preliminary Plat for Bonita Ranch. Case FS20-823 Robert Kuhfuss
Community
Development

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 9, 2021 at 3:30 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.