

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 19, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on May 19, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum and Commissioner Matthew Keating. Commissioner Jared Holland had an excused absence

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Chris Sexton, Current Planner; Leslie Carnie, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Jason Persons – Surprise, AZ – Conveyed concerns regarding proposed development, growth in rural areas, and rezoning. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Hearing no additional requests, Chair Bash closed the call to the public.

Chair Bash advised published agenda Item 2, Case FS21-890 Site Plan, did not require a public hearing and would therefore be reordered to be heard as the first item on the regular agenda for items not requiring a public hearing. Updated agenda item numbers have been reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 5, 2022 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the May 5, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding the PAD Amendment for Surprise Farms South PAD, Parcels 19 and 20, generally located at the southeast corner of Bell and Citrus Roads. FS21-905

Chris Sexton presented item 2 to the Commission.

Chair Bash opened the public hearing.

Connie Riche – Surprise, AZ – Conveyed traffic concerns and the need for additional traffic signals should traffic in the area increase as a result of the proposed plan.

William Molner – Surprise, AZ – Conveyed concerns of increased traffic and congestion in the area.

Dianna Stumph – Surprise, AZ – Conveyed questions and concerns regarding building composition, rental parameters, occupancy, housing type, project timeline, construction traffic and potential impacts on infrastructure, crime rate, property taxes and property value.

Jerry Keith – Surprise, AZ – Conveyed questions regarding the unknown housing type and concerns with high density.

Henry Parisi – Surprise, AZ – Conveyed concerns with high density housing, small tract homes, recession, unoccupied housing possibility, development justification, increased crime, the overall look and fit with the area.

William Bruni – Surprise, AZ – Conveyed concerns with crime, community impacts, and perception of developers.

Jack Towers – Surprise, AZ – Conveyed concerns with potential school needs and additional funding as a result of high-density housing in the area and building height.

Dave Keil – Surprise, AZ – Conveyed questions and concerns with discrepancy in density proposed, increased school traffic in the area, vehicle count and rentals.

Hearing no additional requests, Chair Bash closed the public hearing.

Taylor Earl, Attorney with Earl & Curley and Scott Phillips of Carefree Partners were present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Commercial acreage changes
- PAD documents/underlying PAD
- Density/acreage
- High density housing need
- General Plan
- Commercial space location
- Elevators
- Schools in the area and effects on transportation
- Traffic impacts and accessibility
- Parcel/proposed zoning placement
- Conversion of commercial to residential
- Zone changes
- Justification for proposed commercial changes
- Ingress/egress
- Road frontage
- Business needs

Commissioner Keating made a motion to recommend approval of the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”. Motion failed for lack of a second.

Vice Chair Sartor made a motion to recommend disapproval of the PAD Amendment for Surprise Farms South PAD in order to maintain current commercial zoning. Commissioner Rosenbaum seconded the motion. Motion to recommend disapproval of the PAD Amendment passed with 5 votes in favor. Commissioner Keating voted against.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3) located on the southwest corner of Happy Valley Rd. and 147th Ave. Case FS22-0101

Leslie Carnie presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Forward thinking
- High density residential

Vice Chair Sartor made a motion to recommend approval of the Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations ‘a’ through ‘d’ as memorialized in the staff report. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 1 – Consideration and action regarding the Site Plan for Rancho Mercado Parcel A8. Case FS21-890.

Chris Sexton presented item 4 to the Commission.

Chuck Gideon, Senior Engineer with Bowman Engineering was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Rental property
- Product progression
- Garage attachments
- Site amenities

Vice Chair Sartor made a motion to approve the Site Plan for Rancho Mercado Parcel A8 subject to stipulations “a” through “j”. Commissioner Chapman and Commissioner Smith simultaneously seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Village Parcel 2.1” dated March 21, 2022, a property generally located west of the intersection of Deer Valley Road and Grand Avenue. Case FS21-473

Trever Fleetham presented item 5 to the Commission.

Vice-Chair Sartor made a motion to approve the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Village Parcel 2.1” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

Item 6 – District 1 – Consideration and action regarding the Site Plan for Surprise Farms South Multi-Family Residential Parcel 19. FS21-905

Taylor Earl with Earl & Curley asked the item to be withdrawn as a result of the Commission’s vote on Item 2.

No vote was required for this action. The item was withdrawn as requested.

Item 7 – District 5 – Consideration and action pertaining to the Preliminary Plat entitled “Gehan at Surprise Center” dated April 5, 2022, a property generally located at the southwest corner of Luke Parkway and Litchfield Road. Case FS22- 0192

Chris Sexton presented item 7 to the Commission.

Scott Phillips of Carefree Partners was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Setbacks

Commissioner Rosenbaum made a motion to approve the Preliminary Plat for “Gehan at Surprise Center” dated April 5, 2022, subject to stipulations “a” through “d”. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 7:23 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____