

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 17, 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 March 17, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trevor Fleetham, Current Planner; Chris Sexton, Current Planner; Donna Bunch, Administrative Specialist Senior; and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided an update to the Commission on commercial land status that will be covered in the meeting agenda, Item 4.

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.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 03, 2022, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the March 03, 2022, Planning and Zoning Minutes as presented. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a rezone from Rural Residential (RR) to Community Commercial (C-2) for approximately 10.66 gross acres generally located west of the intersection of Grand Avenue and Happy Valley Road. Case FS21-619.

Trever Fleetham presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Traffic concerns
- Easements
- Property access
- Speculative zoning
- Potential benefit to the area
- Transparency to the public

Commissioner Holland made a motion to recommend denial of the rezone from Rural Residential (RR) to Community Commercial (C-2) due to method in which public outreach was conducted and potential impacts to traffic circulation in the area. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor of recommending denial. Commissioner Keating voted against.

Item 3 – District 1 – Consideration and action regarding the Conditional Use Permit with Site Plan for QuikTrip. Case FS21-135.

Chris Sexton presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Vice-Chair Sartor made a motion to approve the Conditional Use Permit with Site Plan entitled Quik Trip dated December 15, 2021, subject to stipulations 'a' through 'f'. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 3 – Presentation and action pertaining to a Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density for the development of attached and detached multi-family rental community on the northeast corner of Peoria Avenue and Sarival Avenue. FS21-681.

Chris Sexton presented item 4 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Walking ability
- Housing needs
- Commercial needs and benefit
- General Plan
- Development of County land nearby
- Zoning (existing and proposed)
- Revenue impacts

Kyle Barichello, Project Manager with RVi Planning & Landscape Architecture, was present and provided feedback and additional information in response to questions and comments received.

Commissioner Keating made a motion to approve the Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density, subject to stipulations 'a' and 'b'. Vice-Chair Sartor seconded the motion. Commissioner Rosenbaum, Commissioner Smith, Commissioner Chapman voted against. Motion passed with 4 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, Vice-Chair Sartor seconded the motion. All voted in favor.

Meeting adjourned at 6:51 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:

Donna Bunch, Commission Secretary

DATE:
