

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 20, 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 January 20, 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; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Sergio Angulo, Current Planner; Holly Osborn, Parks and Recreation Director, 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 notified the Commission there will not be a Planning and Zoning Commission meeting on February 3, 2022 as there are no items scheduled for the agenda, as well as advised of upcoming Community Development staff changes.

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 January 6, 2022 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the January 6, 2022, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Commissioner Smith abstained. 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 Planned Area Development (PAD). Case FS21-555

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Kathryn Welp – Surprise, AZ – Conveyed concerns pertaining to traffic congestion

Deborah Gentry – Surprise, AZ – Conveyed concerns pertaining to impacts of density change

David Gentry – Surprise, AZ – Conveyed concerns pertaining to high density and traffic congestion

Jim and Judy Hathorn – Surprise, AZ – Conveyed concerns with crime, traffic, current housing, planning, development in the area, and surrounding business/shopping options (*Comment received via email, read into the record by the Planning and Zoning Commission Secretary*)

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

The Commission discussed the following:

- Traffic concerns
- Property values
- Rental properties
- Safety/crime
- Consideration of public feedback
- Future impacts to the area
- Commercial presence and opportunity
- Long range planning
- Adjacent parcels
- Land use

Commissioner Holland made a motion to approve the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”.

Vice Chair Sartor seconded the motion. Commissioner Rosenbaum and Commissioner Smith voted against. Motion passed with 5 votes in favor.

ITEM: 3 – District 1 - Presentation and action pertaining to a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue. Case FS21-513

Sergio Angulo, Current Planner, 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:

- Lot layout and size
- Design
- Infrastructure

Commissioner Rosenbaum made a motion to approve the Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Commissioner Smith seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 4 – District 4 - Consideration and action regarding the Site Plan for Boomerang Capital Partners. Case FS21-518

Chris Sexton, Current Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Traffic circulation
- Development in the area
- Benefit to existing businesses

Commissioner Sartor made a motion to approve the Site Plan for Boomerang Capital Partners subject to stipulations "a" through "e".

Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

ITEM: 5 – District 1 - Consideration and action regarding the Site Plan for AutoZone. Case FS21-556

Chris Sexton, Current Planner, presented item 5 to the Commission.

The Commission discussed the following:

- Monument sign visibility

Vice Chair Sartor made a motion to approve the Site Plan for AutoZone subject to stipulations "a" through "e".

Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

ITEM: 6 – District 3 - Consideration and action regarding the Site Plan for Paradisi Central Amenity. Case FS21-510

Chris Sexton, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Amenities

Commissioner Chapman made a motion to approve the Site Plan for Paradisi Central Amenity subject to stipulations “a” through “f”.

Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

ITEM: 7 – District 6 - Consideration and action regarding the Site Plan for Countryside Park. Case FS21-1035

Trever Fleetham, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Fencing
- Recreation benefits to youth
- On-site storage

Vice Chair Sartor made a motion to approve the Site Plan for Countryside Park subject to stipulations ‘a’ and ‘b’ as outlined in the staff report.

Chair Bash seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item G – 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 Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:57 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: _____