

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 4, 2021 / 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 November 4, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Ken Chapman, Commissioner Dennis Smith, 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; Sergio Angulo, 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

Mr. Boyd reminded the Commissioners of the upcoming off-site Planning and Zoning Commission meeting on November 18, 2021 and also provided roadway updates pertaining to specific development activity.

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.

Walton Matkin – Surprise, AZ – Spoke on potential danger and associated impacts of air traffic in a high density area

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the October 21, 2021 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the October 21, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Smith seconded the motion. Vice Chair Sartor abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 6 - Consideration and action pertaining to the Major Amendment to the Surprise Pointe Bendalin Farms PAD for Level Crossing Phase 2. Case FS20-749

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Commissioner Rosenbaum made a motion to recommend approval of the proposed PAD Amendment for Level Crossing Phase 2 to the City Council subject to stipulations “a” and “b” as outlined in the staff report.

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

ITEM: 3 – Citywide - Consideration and action regarding Section 106-10.40 Self-storage facilities of the Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to improve clarity and remove conflicts. Case FS21-413

Trever Fleetham, 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:

- Effects on residential areas
- Citizen concerns
- Market dictation
- Commission approval/disapproval parameters
- Commercial project types
- Community input
- Definitions
- PAD development
- Employment
- Economic benefits
- Community growth

Chair Bash made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts to the City Council, with alternative language to keep the two acre maximum requirements and add to the definition of “adjacent”, the inclusion of 50 feet from residential zoned areas. Commissioner Rosenbaum seconded the motion. Commissioner Keating voted against. Motion passed with 6 votes in favor.

ITEM: 4 – District 1 - Consideration and action pertaining to the Rezoning of approximately 27.41 acres from Rural Residential (RR) to Residential High Density (R-3), generally located south of Happy Valley Road and east of 158th Avenue. Case FS21-444

Sergio Angulo, Current Planner, 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:

- Buffers
- Roadways and traffic
- Density
- Amenities

Commissioner Keating made a motion to recommend approval of the Zone Change of approximately 27.41 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations ‘a’ through ‘g’ as memorialized in the staff report.

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

ITEM: 5 – District 1 - Presentation and action pertaining to a Major General Plan Amendment to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd Avenue. Case FS21- 257

Sergio Angulo, Current Planner, presented item 5 to the Commission.

Jeff Blilie of Beus Gilbert McGroder was present and provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Curtis Schultz – Surprise, AZ – Nearby business/property owner expressed concerns of being included in the request and asked to be excluded from any zone changes

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

The Commission discussed the following:

- Roadway development and infrastructure improvements

Presentation and discussion only, no action taken.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 6 – District 6 - Consideration and action pertaining to the Site Plan for Level Crossing Phase 2. Case FS20-749

Trever Fleetham, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Circulation
- Ingress/egress

Commissioner Holland made a motion to approve the Site Plan for Level Crossing Phase 2 subject to stipulations “a” through “e” as outlined in the staff report.

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

ITEM: 7 – District 3 - Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Unit K – Phase 3 – Toll at Prasada”. Case FS21-399

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

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Unit K – Phase 3 – Toll at Prasada” to the City Council subject to stipulations “a” through “c” as outlined in the staff report.

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

ITEM: 8 – District 1 - Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Enclave I & Enclave II,” dated September 2, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-262

Trever Fleetham, Current Planner, presented item 8 to the Commission.

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Enclave I & Enclave II”, to the City Council subject to stipulations “a” through “d” as memorialized in the staff report.

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

ITEM: 9 – District 1 - Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Paloma Creek Phase 5 & Enclave III”, dated September 29, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-271

Trever Fleetham, Current Planner, presented item 9 to the Commission.

The Commission discussed the following:

- Circulation
- Ingress/egress

Commissioner Chapman made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Paloma Creek Phase 5 & Enclave III”, to the City Council subject to stipulations “a” through “f” as memorialized in the staff report.

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

ITEM: 10 – District 3 - Consideration and action pertaining to the Site Plan for BTR Paradisi. Case FS20-794

Trever Fleetham, Current Planner, presented item 10 to the Commission.

The Commission discussed the following:

- Parking

Commissioner Holland made a motion to approve the Site Plan for BTR Paradisi subject to stipulations “a” through “d” as outlined in the staff report.

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

ITEM: 11 – District 1 - Consideration and action pertaining to the Preliminary Plat for Heritage Asante Parcel 9, located on the southwest corner of Pat Tillman Boulevard and Asante Boulevard. Case FS21-220

Sergio Angulo, Current Planner, presented item 11 to the Commission.

Commissioner Smith made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Heritage - Asante Parcel 9” dated August 2021, subject to stipulations ‘a’ – ‘d’ as memorialized in the staff report.

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

ITEM: 12 – District 1 - Presentation and action pertaining to the Preliminary Plat for Ellen Ranch, located on the northeast corner of Happy Valley Road and 163rd Avenue. Case FS21-251.

Sergio Angulo, Current Planner, presented item 12 to the Commission.

The Commission discussed the following:

- Future development in nearby parcel

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Ellen Ranch”, dated August 11, 2021, subject to stipulations ‘a’ – ‘f’ as memorialized in the staff report.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Commissioner Chapman wishes to see separation scenarios and possibilities as it pertains to storage facilities.

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 7:43 P.M.

Dennis 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: _____