

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 16, 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 September 16, 2021.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

Councilmember Aly Cline.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd extended a welcome to the newest member of the Planning and Zoning Commission, Jared Holland, as well as notified the Commission that an off-site Planning and Zoning meeting will be forthcoming and additional details will follow as the meeting draws near.

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 September 2, 2021 Planning and Zoning Commission Minutes.

Commissioner Rosenbaum made a motion to approve the September 2, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Chair Bash, Commissioner Holland and Commissioner Keating abstained. Motion deemed unsuccessful.

Chair Bash requested a motion to continue the item. Commissioner Rosenbaum made a motion to continue the item. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 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

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.

The Commission discussed the following:

- Building types allowed in proximity to residential areas
- Authority to limit use
- Compatible uses
- Parking allowance
- Average facility size

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, excluding from the motion, section 106-10.40 of the Surprise Land Development Ordinance.

Vice Chair Sartor seconded the motion. Motion passes with 6 votes in favor.

ITEM: 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 147th Avenue. Case FS21-154

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.

Commissioner Keating made a motion to recommend approval of the Minor General Plan Amendment to change the General Plan Land Use Designation from Open Space Character Area to Neighborhood Character Area for approximately 107 acres located east and west of 147th Avenue and south of the Beardsley Canal.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

ITEM: 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, Current Planner, presented item 4 to the Commission.

Bill Lally of Tiffany & Bosco, provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Gated vs ungated development
- Community amenities
- Trail connectivity and configuration

Chair Bash made a motion to recommend approval of the Zone Change of approximately 14.47 acres from Rural Residential (RR) to Residential High Density (RH-15) with a PUD Overlay, subject to stipulations 'a' through 'c' as memorialized in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

ITEM: 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, Current Planner, presented item 5 to the Commission.

Bill Lally of Tiffany & Bosco, provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Drainage
- Compatibility of project with surrounding area
- Buy-In fee

Commissioner Chapman made a motion to recommend approval of the Zone Change of approximately 19.89 acres from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay, subject to stipulations 'a' through 'c' as memorialized in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, presented item 6 to the Commission.

Vice Chair Sartor made a motion approve 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, subject to stipulations 'a' through 'd' as outlined in the staff report.

Chair Bash seconded the motion. Motion passes with 6 votes in favor.

ITEM: 7 – District 1 - Presentation and action pertaining to the Preliminary Plat for Bonita Ranch. Case FS20-823

Robert Kuhfuss, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Proposed design
- Incorporation of feedback

Commissioner Keating made a motion to recommend approval of the Preliminary Plat entitled "Preliminary Plat for Bonita Ranch", to the City Council subject to stipulations "a" through "d" as memorialized in the staff report.

Vice Chair Sartor seconded the motion. Motion passes with 6 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 Sartor seconded the motion. All voted in favor.

Meeting adjourned at 7:08 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: _____