

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 17, 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 June 17, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Kevin Sartor and Commissioner Dennis Smith. Commissioner Scott Krous 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 Planning Supervisor; Sergio Angulo, Current Planner; Shirley Phan, Current Planner; Tierney Farago Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd announced there will not be a July 1, 2021 Planning and Zoning Commission meeting.

Mr. Boyd also advised the end of year Planning and Zoning update for the Commissioners will be moved to the August 5, 2021 Planning and Zoning Commission meeting.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Mark Graham – Surprise, AZ – Conveyed concerns pertaining to conflicting information, record request process and information provided.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 3, 2021 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the June 3, 2021, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 3 - Consideration and action to approve or disapprove a Conditional Use Permit to allow a new drive-thru facility, generally located south of Greenway Road and west of Cotton Lane, FS20-210.

Shirley Phan, 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:

- Traffic circulation and pedestrian safety
- Vehicle stacking/queuing

Juan Salamanca, Applicant with Texas Land Engineers provided feedback and information in response to questions received.

Commissioner Smith made a motion to approve the Conditional Use Permit for Kentucky Fried Chicken, subject to stipulations “a” through “e”.

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

ITEM: 3 – District 5 - Consideration and action to approve or disapprove a Conditional Use Permit for a new private Christian school located south of Bell Road and east of West Point Parkway in the West Point Towne Center PAD. Case FS20-288.

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:

- Number of classrooms
- Traffic

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a new private school subject to stipulations “a” and “b” as memorialized in the staff report.

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

ITEM: 4 – District 5 - Consideration and action to recommend approval or disapproval of a Major Zoning Amendment, entitled “Sierra Verde Planned Area Development Amendment to RZ03-188” dated April 2021, for a property generally located north of Waddell Road and east of 140th Drive in the Sierra Verde PAD. Case FS21-177.

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:

- Calculations
- Number of additional RV spaces
- Traffic and roadway impacts

Vice Chair Keating made a motion to recommend approval of the Major Zoning Amendment, entitled “Sierra Verde Planned Area Development Amendment to RZ03-188” dated April 2021, subject to stipulations “a” and “b” as memorialized in the staff report.

Chair Bash seconded the motion. Commissioner Sartor and Commissioner Chapman voted against. Motion passes with 4 votes in favor.

ITEM: 5 – District 1 - Consideration and action to recommend approval or disapproval of three zoning changes for Enclave Point:

- 1) Rezone from Residential Ranch (RR) to Residential High Density with Planned Unit Development Overlay (RH-15 PUD) amending development standards and limiting residential density to 13.58 dwelling units per acre;**
- 2) Rezone from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.20 dwelling units per acre; and,**
- 3) Rezone from Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) to Residential High Density with Planned Unit Development Overlay (RH-15 PUD) amending development standards and limiting residential density to 13.58 dwelling units per acre for Enclave Point. (Case FS21-026)**

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

Chair Bash opened the public hearing.

Mark Graham – Surprise, AZ – Discussed traffic impacts, Traffic Impact Analysis (TIA), incomplete submissions and City staff

Jane Peiffer – Surprise, AZ – Discussed high density zoning, neighborhood petition, traffic impacts, City staff transparency

Pia Nielsen – Surprise, AZ – Discussed rural living, development, traffic impacts

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

Vice Chair Keating conveyed he wished to move into Executive Session.

Vice Chair Keating called for an Executive Session at 6:52 P.M.

Commissioner Chapman seconded the motion. Commissioner Smith opposed.

Chair Bash made a motion to adjourn from Executive Session at 7:02 P.M. All voted in favor of adjournment.

The Planning & Zoning regular meeting reconvened at 7:02 P.M.

The Commission discussed the following:

- Traffic
- Phases of the project process

Vice Chair Keating made a motion recommend approval of the Enclave Point rezone subject to stipulations “a” through “e”.

Chair Bash 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, Chair Bash seconded the motion. All voted in favor.

Meeting adjourned at 7:04 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: _____