

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 17, 2020 / 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 December 17, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Sergio Angulo, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Boyd had three items to report on and began by announcing the adoption of the Land Development Ordinance (LDO) which was approved by City Council on December 15, 2020. Director Boyd extended gratitude to the Planning and Zoning Commissioners as well as Joshua Mike, Long Range Planner, for the time and effort that was invested in the LDO. Director Boyd provided an update on the traffic concerns Vice Chair Keating had inquired about at the intersection of Bell Road and Loop 303 during a previous meeting, and conveyed that ADOT is aware of the issue and has assigned a consultant to study traffic in the area. As a result, it has been determined the traffic issue is more than likely due to the timing of the traffic light. Lastly, Director Boyd notified the Commissioners they could expect an email which provided a link to a previously recorded training offered by the AZ League of Cities of Towns entitled "Roles, Responsibilities and Best Practices of a Planning and Zoning Commission Member".

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 comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the November 19, 2020 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the November 19, 2020, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval to the City Council of a Zone Change from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) of 99.68 acres of land generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Hobart Wingard, Current Planner, presented item 2 and 3 to the Commission as requested by Chair Bash, since the two agenda items pertained to case FS20-250. Chair Bash also conveyed prior to the presentation that the items would then be voted on separately by the Commission.

Mark Reddie, Vice President of RVi Planning, was on the conference line and provided the opportunity by Chair Bash to provide feedback as it pertained to the project.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- School sites in the area
- Acreage
- Wildlife corridor
- Surrounding parcels
- Road development and access

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council the proposed Zone Change from Residential Ranch (RR) to Low Density Residential with PUD overlay (RL-5-PUD) for 99.68 acres of land located in the western portion of the City of Surprise to modify land uses and development standards, generally located north and west of the northwest corner of Beardsley Road and 227th Avenue subject to Stipulations 'a' through 'b.'

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 1 - Consideration and action pertaining to approval of the Preliminary Plat entitled “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Hobart Wingard, Current Planner, presented item 2 and 3 subsequently to the Commission as noted above.

Commissioner Krous made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue subject to conditions ‘a’ through ‘d’.

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

ITEM: 4 – District 1 - Consideration and action to approve or disapprove a Preliminary Plat entitled “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328)

Hobart Wingard, Current Planner, presented item 4 to the Commission.

Bill Lally and Kurt Jones of Tiffany & Bosco P.A., were on the conference line in the event their feedback was requested as it pertained to the project.

The Commission discussed the following:

- Traffic lights – associated costs and responsibilities

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads subject to stipulations ‘a’ through ‘c.’

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

ITEM: 5 – District 6 - Consideration and action to approve or disapprove a Site Plan entitled “Site Plan EOS Fitness” received November 3, 2020, located south of Waddell Road and west of Litchfield Road. (Case FS20-437)

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

Jason Sanks, Project and Entitlements Manager for SEG, was on the conference line and provided the opportunity by Chair Bash to provide feedback as it pertained to the project.

The Commission discussed the following:

- Outdoor area covering
- Parking
- Street access
- Traffic lights in the area

Commissioner Chapman made a motion to approve the Site Plan entitled “Site Plan EOS Fitness” received November 3, 2020, located south of Waddell Road and west of Litchfield Road subject to stipulations ‘A’ through ‘F’.

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

ITEM: 6 – District 5 - Consideration and action to approve or disapprove a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.” (Case FS20-508)

Hobart Wingard, Current Planner, presented item 6 to the Commission.

Scott Phillips of Carefree Partners was on the conference line in the event feedback was requested as it pertained to the project.

The Commission discussed the following:

- Parking
- Gated community
- Trash collection
- Unit sizes
- Buy vs. lease

Commissioner Smith made a motion to approve a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.” Chair Bash seconded the motion. Motion passes with 7 votes in favor.

ITEM: 7 – District 6 - Consideration and action to approve or disapprove a Site Plan Amendment for Horizon Aviation Machining Accessory Structure, generally located south of the southeast corner of Rioglass Road and 132nd Avenue, subject to stipulations “a” through “d.” (Case FS20-676)

Hobart Wingard, Current Planner, presented item 7 to the Commission.

Steve Oldham of Horizon Aviation & Machining, Inc., was on the conference line in the event feedback was requested as it pertained to the project.

The Commission discussed the following:

- Storage

Vice Chair Keating made a motion to approve a Site Plan Amendment for Horizon Aviation Machining, generally located south of the southeast corner of Rioglass Road and 132nd Avenue subject to Conditions “a” through “d.” Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Director Boyd confirmed the next Planning and Zoning Commission meeting will be January 7, 2021.

ADJOURNMENT:

Hearing no further business, Chair Bash made a motion to adjourn. Commissioner Smith seconded the motion.

Meeting adjourned at 6:49 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: _____