

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 6, 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 August 6, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Shirley Phan, Current Planner; Hobart Wingard, Current Planner; Martin Lucero, Transportation Planning Manager; Brenden Espie, Assistant Fire Chief and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided an update regarding the Land Development Ordinance and the process to resume working with stakeholders. Mr. Boyd also took a moment to recognize Gisele Norberg's service on the Planning and Zoning Commission.

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 to review and approve or disapprove the July 16, 2020, Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the July 16, 2020, Planning and Zoning Commission Minutes as presented.
Commissioner Krous seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 2 - Consideration and action pertaining to the approval of a Comprehensive Sign Program entitled “Auviana Medical Office Comprehensive Sign Program,” generally located south of Mountain View Boulevard and west of Reems Road. FS19-847 – Auviana Medical Office Comprehensive Sign Program (CSP)

Shirley Phan, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Distractions while driving
- Various sign/monument classifications
- Sign character within Sun City Grand PAD
- Proposed monument size

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council a Comprehensive Sign Program entitled “Auviana Medical Office Comprehensive Sign Program,” generally located south of Mountain View Boulevard and west of Reems Road, subject to stipulations ‘A’ and ‘B.’

Commissioner Rosenbaum seconded the motion. Motion failed with 4 votes against.
Commissioner Krous and Vice Chair Keating voted in favor.

ITEM: 3 – District 5 - Consideration and action pertaining to the rezoning of 11.2 acres of the Mountain Vista Ranch Planned Area Development (“PAD”) from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards over the larger 29.8-acre site for a one, two, and three-bedroom rental community located south of the southeast corner of Bell Road and Sarival Avenue. FS20-234 – Bungalows at Mountain Vista Ranch – Major PAD Amendment

Hobart Wingard, Current Planner, presented item 3 to the Commission.

Chair Bash opened the public hearing.

Michael Boulder – Resident - Traffic concerns, shared maintenance for parks and green space

Hearing no further comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Right of Way
- Surrounding businesses
- Commercial opportunities
- Parking concerns
- Heavy traffic flow

- Concept vs. Site Plan
- Road widening opportunities
- Estimated number of detached apartment units in proposed plan
- Benefits of this type of housing development
- Density
- Resident comments

Vice Chair Keating made a motion recommend approval to the Mayor and City Council the rezoning of 11.2 acres of the Mountain Vista Ranch Planned Area Development ("PAD") from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards for a one, two, and three-bedroom rental community located south of the southeast corner of Bell Road and Sarival Avenue, subject to stipulations 'A' and 'B.'

Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor. Commissioner Smith and Commissioner Chapman voted against.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash requested a motion to adjourn. Vice Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion.

Meeting adjourned at 6:56 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: _____