

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 16, 2020 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating 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 April 16, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, Current Planner; Ashley Labhart, Planning and Zoning Secretary and Nichole Flores, Project Coordinator.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the April 2, 2020, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 2, 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 3 - Consideration and action pertaining to the rezoning of 285.2 acres of the 637.4-acre Sycamore Farms Planned Area Development (“PAD”) to modify land uses and development standards, located on the southwest corner of Peoria and Sarival Avenues.

Hobart Wingard, Current Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council the rezoning of 285.2 acres of the 637.4-acre Sycamore Farms Planned Area Development (“PAD”) to modify land uses and development standards, located on the northwest corner of Peoria and Sarival Avenues, subject to stipulations ‘A’ and ‘B’ as outlined in the staff report. Chair Keating seconded the motion. Motion passes with 7 votes in favor.

The Commission discussed the following:

- Mixed Use

ITEM: 3 – District 6- Consideration and action pertaining to approval of the Preliminary Plat entitled, “W Ranch Preliminary Plat,” dated January 28, 2020, a property generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads.

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Norberg made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “W Ranch Preliminary Plat,” dated January 28, 2020, a property generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads, subject to stipulations ‘A’ through ‘C’ as outlined in the staff report. Chair Keating seconded the motion. Motion passes with 7 votes in favor.

The Commission discussed the following:

- Street Access
- Rental or Single Family Occupancy

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 4 – District 1- Consideration and action regarding a Site Plan to allow for a new Single Family Rental Community on Parcels 18 and 19 in the Surprise Farms PAD generally located south of Bell Road and west of 175th Avenue.

Shirley Phan, Current Planner, presented item 4 to the Commission.

Project applicant, Mr. Kevin Kiesel of HBT Construction, was contacted via teleconference line to address questions from the Commissioners.

Vice-Chair Bash made a motion to approve the Site Plan to allow for a new Single Family Rental Community on Parcels 18 and 19 in the Surprise Farms PAD generally located south of Bell Road and west of 175th Avenue, subject to stipulations “A” through “F”.
Chair Keating seconded the motion. Motion passes with 7 votes in favor.

The Commission discussed the following:

- Land Surveying & Construction Activities
- PAD Density
- At Risk Grading Permit
- Rental Price Range

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:21 P.M.

Matthew Keating
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: _____