

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 5, 2019 / 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 December 5, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Acting Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Donna Miller, Parks and Recreation Director and Commission Secretary, Nichole Flores.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd shared there will be no meeting for the January 2, 2020, as there are no agenda items.

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 November 7, 2019, Planning and Zoning Commission Minutes.

Vice-Chair Bash made a motion to approve the November 21, 2019, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads.

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

Chair Keating opened the public hearing.

Shelly Stoddart, resident, traffic concerns

Debbie Bacon, resident, property values

Joanne Mogis, resident, property will be blight and there are other similar developments and too much growth.

Stephen Launi, resident, goes against the PAD.

Patricia Brandt, resident, traffic concerns

Nick Bacon, resident, property values

Patty Launi, resident, over populating schools

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

The Commission discussed the following:

- Transportation concerns
- School district support
- Future road development
- Traffic access
- Demographic type
- Crime
- Home values
- Max number of occupants
- Nuisance protocol
- Future sales to investors

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council a Zone Change from Greer Ranch PAD Community Commercial (C2-PAD) to Greer Ranch PAD Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads subject to stipulations “A” through “B” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change from Mesquite Mountain Ranch Planned Area Development (“PAD”) Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development (“PUD”) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- 30/30 Rule
- Proposed school site

Chair Keating made a motion to recommend approval to the Mayor and City Council a Zone Change from Mesquite Mountain Ranch PAD Low Density Residential (RL-5- PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5- PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD) subject to stipulations "A" through "B" as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to approval of a Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Drive-thru traffic
- Traffic flow
- Traffic signs

Commissioner Norberg made a motion to approve the Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – Citywide – Discussion regarding Community Pools in Medium Density Zoning.

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

The Commission discussed the following:

- Average increase cost to a home
- Impact fees
- Other city pool standards
- Requirement of private pools & effect on public pools/aquatic centers
- Possible expansion of aquatic center
- Possible need for additional aquatic center(s)
- Local schools going outside of City for pool use
- Above ground pools

OTHER BUSINESS:

Item G – Internal - Discussion pertaining to 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 8:07 p.m.

Chris Boyd
Acting Community Development Director

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: _____
Nichole Flores, Commission Secretary

DATE: _____