

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 19, 2019 / 6:00 PM

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

CALL TO ORDER.

Vice Chair 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 September 19, 2019.

A. ROLL CALL

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

STAFF PRESENT:

City Attorney Robert Wingo, Assistant Community Development Director Lloyd Abrams, Planner Shirley Phan, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT: Councilmember Chris Judd.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Abrams reminded the Commission that on October 3, 2019, at 5:30 PM the Commission will meet as the Board of Construction Review so, staff can give a presentation that will explain the process to adopt 2018 International Codes for building.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the August 15, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the August 15, 2019, Planning and Zoning Minutes as presented. Commissioner Chapman seconded the motion. Motion passes with 5 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 Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads.

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

Vice Chair Bash opened the public hearing.

James Angelopoulos, resident, shared his concerns regarding the sizes of the homes and lots that may affect property value and possible rental units. The development is not going to be part of the Greer Ranch HOA and concerns from the Citizen Outreach Meetings were not addressed.

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

Commissioner Chapman made a motion to approve to the Mayor and the Council the Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads subject to stipulations “a” through “b” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 5 votes in favor.

Item 3 – District 3 – Consideration and action pertaining to approval of the Preliminary Plat entitled, “Preliminary Plat for Stonefield Subdivision,” dated July 25, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

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

Vice Chair Bash opened the public hearing.

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

Commissioner Krous made a motion to recommend approval to the Mayor and City Council the Preliminary Plat entitled, “Preliminary Plat for Stonefield Subdivision,” dated July 25, 2019, subject to stipulations “a” through “h” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor.

Item 4 – District 3 – Consideration and action regarding the Preliminary Plat entitled “Revised Preliminary Plat for Units F & C – Toll at Prasada”.

Commissioner Krous recused himself for item 4 as the company he works for worked on this project.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 to the Commission.

Vice Chair Bash opened the public hearing.

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

Commissioner Smith made a motion to recommend approval to the Mayor and City Council the Preliminary Plat entitled "Revised Preliminary Plat for Units F & C – Toll at Prasada", subject to stipulations "a" through "c" as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – District 4 - Consideration and action on the Site Plan to allow for Heritage on Dysart Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District Commercial Overlay) zoning district.

Shirley Phan, Planner, presented item 5 to the Commission.

Commissioner Rosenbaum made a motion to approve the Site Plan for Heritage on Dysart Townhouses Case #FS18-644, subject to stipulations "a" through "f" as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

Item 6 – District 5 - Consideration and action pertaining to approval of the Site Plan for Mera at Surprise Center, generally located west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD.

Vice Chair Bash made a motion that the letter received from Bill Pupo, resident, dated September 19, 2019, be entered into the record. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor.

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

The Commission discussed the following:

- Parking

Commissioner Chapman made a motion to approve the Site Plan for Mera at Surprise Center, Case #FS19-216, subject to stipulations "a" through "f" as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

Item 7 – District 6 - Consideration and action on the Site Plan to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Shirley Phan, Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Location of this is in the entertainment district

Vice Chair Bash made a motion to approve the Site Plan for Firestone Complete Auto Care case FS19-262, subject to stipulations "a" through "f" as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

OTHER BUSINESS:

Item G – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Smith made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Krous seconded the motion.

Meeting adjourned at 6:40 p.m.

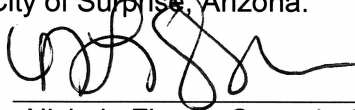


Dennis Bash
Planning and Zoning Commission Vice
Chair


Lloyd Abrams
Assistant Community Development Director

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:

10-3-19

September 19, 2019

City Planning and Zoning Commission

Community Development Director

Hobart Wingard

As a 19-year resident of Surprise and now a senior citizen too, I wish to express my thoughts as to development of the new downtown and the proposed 55 and older apartment complex. My apologies for not attending this meeting but I'm attending instead a youth soccer game on the KC Royals fields this evening.

From my experience in local government, communities must embrace diversity and integration yet provide too for special needs populations like seniors. Surprise, since the mid 1980s, has done well in accommodating senior populations clustered together in age restricted, active adult communities with Sun City Grand, Arizona Traditions, Happy Trails, Sun Village, the Colonnade and as I understand it senior adult communities in the Desert Oasis area and Prasad. Other senior adult communities exist in Surprise such as Rose Garden, Sunflower, The Baptist foundation properties etc. Surrounding areas of Sun City West and Sun City also accommodate age restricted senior living and life plan facilities.

My understanding is that the Planning and Zoning Commission has before it a 55 and older senior apartment complex planned for the downtown. It's hard to understand how the Surprise Council would turn down a single-family residential home community like Mattamy Homes in the new downtown that would embrace age integration and diversity for an independent living, age restricted living facility? I understand further that a feature of this age restricted complex is a relation to youth at Ottawa University. This in my opinion is a sales strategy to convince the Planning and Zoning Commission that this is a good project. Integrating youth or a younger population into this apartment facility can be done simply by the developer in any neighborhood in Surprise by inviting greater Surprise to this type of participation in this facility as opposed only those living 55 or older in the apartment complex.

We planned on buying a new home in the new downtown but when the Mattamy development was voted down, we were left with choices of leaving Surprise or moving to outlying areas of Surprise for new housing developments much farther away from the new downtown. We were fortunate to find Garrett Walker Homes building new homes in the area of Reems and Acoma.

With Surprise's plans for the University, it's desire to attract families and jobs to Surprise, the continued proliferation of age restricted, active adult and life care facilities needs to be examined in Surprise and the message it sends out as to economic development and jobs.

When a fan leaves Surprise Stadium, they seek dining, entertainment and shopping. Instead they find in Surprise assisted living facilities, opportunities for lab work and mri's and gastrointestinal exams next to the Stadium.

As policy is considered in Surprise by the Mayor and Council as Surprise continues to grow, consideration must be given as to how Surprise messages itself based on its actions and how we strive in

the messaging and action to growing diverse and integrated neighborhoods that attract youth and seniors, families and opportunities for prospective employers to find an educated work force.

The AZ Central article that appeared yesterday on the City Councils action in approval of the final plat said it best "keeping with Surprise's reputation as an older city, the apartments will be available only to those 55 years and older."

A senior living facility in the new downtown will not attract in my opinion the 24-hour downtown of employment retail and night life necessary for a thriving vibrant downtown at this time. You need to look at downtowns like Phoenix, San Diego, the shopping areas of Coronado Island and Summerlin in Las Vegas to attract the income levels, diversity and integration of populations and lifestyles necessary in communities today and tomorrow. If the developers of the new downtown chuckle at the above downtown examples of a downtown, then you're not getting a downtown but instead another commercial district found in any community with fast food restaurants and other miscellaneous services much like Bell Road has developed today because traffic counts are attractive to these types of businesses.

I support the approach to multi family living in the downtown, but it must embrace age diversity and integration of today and future populations.

I would urge that you do not approve this project with age restrictions but rather permit it open to all ages. I would further recommend that the City hire a consultant to study the number of age restricted and life care facilities in Surprise and the immediate surrounding areas to determine how much more is needed of these facilities or whether we are overbuilt. Lastly, I would ask consideration that city policy be developed that further restricts age restricted communities or life care facilities in Surprise until need is established as determined by the consultant.

Thank you.

Bill Pupo