

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 4, 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 April 4, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Chief Deputy City Attorney Ellen Van Riper, Assistant City Attorney Hobie Wingard, Planner Sergio Angulo, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Council Member Patrick Duffy

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 approving the March 21, 2019 Planning and Zoning Commission Minutes.

Chair Keating made a motion to approve the March 21, 2019 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 on a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue.

Commissioner Krous recused himself as the company he works for is working on the project.

Sergio Angulo, Planner, presented item 2 to the Commission.

Chair Keating opened the call to the public

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

The Commission discussed the following:

- Open space

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 1 – Consideration and action on a Preliminary Plat for Desert Oasis Parcel 9 located in the southwest corner of 163rd Avenue and Desert Oasis Boulevard; FS18-144.

Sergio Angulo, planner, presented item 3 to the Commission.

Chair Keating opened the call to the public.

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

The Commission discussed the following:

- Traffic
- Drainage

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Desert Oasis Parcel 9 located on the southwest corner of 163rd Avenue and Desert Oasis Boulevard subject to stipulations “A” through “F” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 3 – Consideration and action regarding a Zone Change from Residential Ranch (“RR”) to approx. 17.9 acres of Medium Density Residential (RM-9-11 PUD) and 20.65 acres of RM-6-PUD with a Planned Unit Development (“PUD”) Overlay for Ryder Ranch at the southwest corner of Cotton Lane and Sweetwater Avenue, Ordinance 2019-10.

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

Chair Keating opened the call to the public.

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

The Commission discussed the following:

- Expansion of Cotton Lane
- School Letter

- Outreach to residents
- Dedicated right and left hand turns

Commissioner Chapman made a motion to recommend approval of the Zone Change from Residential Ranch (RR) to approx. 17.91 acres of Medium Density Residential (RM-9-11 PUD) and 20.65 acres of RM-6-PUD with Planned Unit Development (PUD) Overlay to the Mayor and City Council, subject to stipulations “A” and “B” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 7 votes in favor.

Item 5 – District 3 – Consideration and action pertaining to the approval of the Preliminary Plat entitled, “Ryder Ranch Subdivision,” dated February 20, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue; FS18-632.

Hobart Wingard, planner, presented item 5 to the Commission.

Chair Keating opened the call to the public.

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

The Commission had no comments.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council the plat entitled “Ryder Ranch Subdivision,” dated February 20, 2019 subject “A” through “G” as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

Item 6 – District 3 – Consideration and action regarding a Zone Change from Residential Ranch (RR) and High Density Residential (RH) to 41.51 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay for Gehan at Cactus and 175th, Ordinance 2019-09.

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

Chair Keating opened the call to the public.

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

The Commission discussed the following:

- School Letter
- Dedicated right and left hand turns

Commissioner Norberg made a motion to recommend approval of a Zone Change from Residential Ranch (RR) and High Density Residential (RH) to 41.51 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay for Gehan at Cactus and 175th to the Mayor and City Council, subject to stipulations “A” and “B” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 7 – District 3 – Consideration and action pertaining to the approval of the Preliminary Plat entitled, “175th Avenue & Cactus Road,” dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

Hobart Wingard, planner, presented item 7 to the Commission.

Chair Keating opened the call to the public.

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

The Commission had no comments.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council a Preliminary Play entitled, "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item 8 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating asked for a motion to adjourn the Planning and Zoning Commission meeting.

Vice Chair Bash made a motion to adjourn the meeting. Commissioner Smith seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:45 p.m.

Eric Fitzer
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:

Lorraine Nevarez, Commission Secretary

DATE:
