

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 21, 2021 / 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 October 21, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Commissioner Ken Chapman, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating and Commissioner Jared Holland. Vice Chair Kevin Sartor had a planned absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd conveyed the November 4, 2021 Planning and Zoning Commission meeting agenda has several items already listed, and also provided updates for development status as it pertained to recently approved items of interest.

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 requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the October 7, 2021 Planning and Zoning Commission Minutes.

Commissioner Rosenbaum made a motion to approve the October 7, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action pertaining to approval or disapproval of a Conditional Use Permit w/ Site Plan for Surprise Self-Storage. Case FS20-811

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Commissioner Keating made a motion to approve the Conditional Use Permit with Site Plan for Surprise Self-Storage, case FS20-811, subject to stipulations “a” through “e” as memorialized in the staff report.

Commissioner Holland seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action pertaining to approval of the Preliminary Plat entitled “Preliminary Plat Unit I - Phase 3 - Toll at Prasada”. Case FS21-252

Trever Fleetham, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Timing of street development and improvement

Commissioner Holland made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Unit I – Phase 3 - Toll at Prasada subject to stipulations “a” through “c” as outlined in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

ITEM: 4 – District 5 - Consideration and action pertaining to approval of a Site Plan for Alta Surprise. Case FS21-362

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Brian Greathouse of Burch and Cracchiolo provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Parking
- Elevator presence
- Accessibility

Commissioner Chapman made a motion to approve the Site Plan for Alta Surprise subject to stipulations “a” through “g” as outlined in the staff report.

Commissioner Holland seconded the motion. Motion passed with 6 votes in favor.

ITEM: 5 – District 5 - Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 5 to the Commission and requested feedback from the Commissioners.

The Commission discussed the following:

- Street tree program
- Coordination with City staff
- Visuals showcasing walkability
- Medical/legal business presence
- Parking structures
- Elevator serviced housing products
- Water/art feature integration
- Entertainment
- Exterior elevations
- Sidewalks
- Project details
- Architectural/visual interest

OTHER BUSINESS:

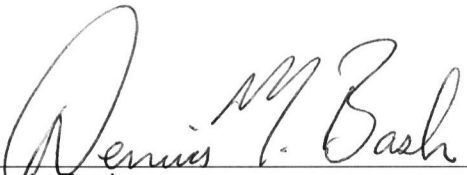
Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Chapman seconded the motion. All voted in favor.

Meeting adjourned at 7:31 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:

November 4, 2021