



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 15, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

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| 1. | Internal | Consideration and action to approve or disapprove the September 1, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Tierney Farago
Community
Development |
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REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 2. | District 1 | Consideration and action pertaining to a Zone Change of approximately 320 gross acres from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2), generally bounded by Pinnacle Peak Road to the north, 227 th Avenue to the east, Deer Valley Road to the south, and 231 st Avenue to the west. Case FS22-0344 | Trevor Fleetham
Community
Development |
| 3. | District 5 | Consideration and action regarding the Conditional Use Permit and Site Plan for Greenway Dutch Bros Multi-Tenant Building. Case FS22-0093 | Tanner Wessel
Community
Development |
| 4. | District 1 | Consideration and action regarding the Conditional Use Permit and Site Plan for Salad & Go, located at Eastham Pkwy & Bell Rd. Case FS22-0190 | Tanner Wessel
Community
Development |
| 5. | District 4 | Consideration and action pertaining to a rezone from Regional Commercial (C-3) to Community Commercial (C-2) of approximately 10 acres generally located at the northwest corner of Bell Road and Dysart Road; FS22-0438. | Chris Sexton
Community
Development |

6. District 1 Consideration and action pertaining to a PAD Amendment for Vistas Montanas; FS22-0180. Chris Sexton
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

7. District 3 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat Unit N Phase 2 – Toll at Prasada", dated July 12, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-0594 Trever Fleetham
Community
Development
8. District 1 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat for Enclave 4 at Paloma Creek", dated July 21, 2022, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS22-0667 Trever Fleetham
Community
Development
9. District 1 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat for San Ysidro Enclave", dated July 1, 2022, a property generally located south of Happy Valley Road and east of 163rd Avenue. Case FS22-0266. Trever Fleetham
Community
Development

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 08, 2022 at 1:40 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.