

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 15, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, 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 15, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trevor Fleetham, Current Planner; Tanner Wessel, Current Planner; Jessica Brinton, Current Planner; Tierney Farago, Planning and Zoning Secretary, Christina Enterkine, Administrative Specialist, and Alyssa Carpenter Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd had introductions for new members in Community Development, Alyssa Carpenter, Jessica Brinton, and Tanner Wessel. Mr. Boyd also provided a recap on scheduling the year in review and water resource presentations.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no requests, Chair Sartor closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the September 1, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the September 1, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Holland abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 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, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west. Case FS22-0344

Trever Fleetham presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Additional clarification was requested on why the zoning section is not R-3 west of Deer Valley as well as future plans for connecting roadways and preventing congestion.
- Two separate multifamily lots versus three.

Commissioner Rosenbaum made motion to approve the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 5 – Consideration and action regarding the Conditional Use Permit and Site Plan for Greenway Dutch Bros MultiTenant Building. Case FS22-0093

Tanner Wessel presented item 3 to the Commission.

The Commission discussed the following:

- Complimented the clever design of the setup of drive-thru lanes being separated from the multi-tenant building.

Commissioner Bash made a motion to approve the Conditional Use permit for Dutch Bros subject to stipulations "a" through "e." Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 4 – 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 presented item 4 to the Commission.

The Commission discussed the following:

- Complimented the abundance of space for queuing and additional pick up only express lane in the drive-thru.
- Protection and safety for pedestrians for cross walks, stop signs, yielding.

Commissioner Keating made a motion to approve the Conditional Use Permit and Site Plan for Salad & Go subject to stipulations “a” through “e”. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Internal – 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 presented item 5 to the Commission.

Vice Chair Holland made a motion to approval of the rezone the approximately ten acres identified in Case #FS22-0438 from Regional Commercial (C-3) to Community Commercial (C-2) subject to stipulations “a” and “b” as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 6 – Internal – Consideration and action pertaining to a PAD Amendment for Vistas Montanas; FS22-0180.

Chris Sexton presented item 6 to the Commission.

The Commission discussed the following:

- Smaller lot sizes in exchange for higher open spaces
- Green spaces utilizing natural washes, useable space, no pool
- Buffering to the surrounding rural and county land, future water resources
- Minimum lot size 4950sq ft. versus 5400sq ft.

Commissioner Keating made a motion to approve the PAD Amendment for the Vistas Montanas PAD subject to stipulations “a” through “f” as outlined in the staff report. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 7 – Internal – 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

Jessica Brinton presented item 7 to the Commission.

Commissioner Bash made a motion to approve the Preliminary Plat entitled “Preliminary Plat Unit N Phase 2 – Toll at Prasada”, dated July 12, 2022, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 8 – 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 presented item 8 to the Commission.

Vice Chair Holland made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Enclave 4 at Paloma Creek”, dated July 21, 2022, subject to stipulations ‘a’ through ‘g’ as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 9 – 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 presented item 9 to the Commission.

The Commission discussed the following:

- Road improvements for surrounding rural roads
- Road access points for 158th Avenue

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for San Ysidro Enclave”, dated July 1, 2022, subject to stipulations ‘a’ through ‘g’ as outlined in the staff report. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Chair Sartor requested further information in regards to future water conversation as well as an overview of connecting roads to US 60.

Commissioner Keating is requesting information on BNSF land that was purchased.

Mr. Boyd discussed the upcoming agenda items in list of importance, US 60/BNSF being top priority followed by the year in review and lastly the water conversation presentation.

ADJOURNMENT:

Hearing no further business, Chair Sartor 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 7:13 p.m.

Kevin Sartor
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:

Tierney Farago, Commission Secretary

DATE: _____