

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 6, 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 October 6, 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 Dennis Bash. Commissioner Matthew Keating had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Leslie Carnie, Current Planner; Tierney Farago, Planning and Zoning Secretary, and Alyssa Carpenter Administrative Specialist Senior.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Abrams announced that there will be a P&Z meeting on 10/20 that will include the year-end review and updates on the BNSF land, water conservation, and overview of roads connecting to US 60.

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 15, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the September 15, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 2 – Consideration and action pertaining to a zone change of approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3) for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS22-0588.

Leslie Carnie presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Keli Price – Concerns on rezoning and potential traffic.

Chris Sprague – Concerns on building heights for the third story buildings, high density.

Michael Villamaino – Expressed to keep commercial zoning, concerns with density and building heights.

Jeannie Enders – Concerns about traffic.

Karen Coggins – Zone change concerns as well as the easements.

Kate Kelsay – For the zone change, the tax revenue will benefit the city, potential for new customers to businesses.

The Commission discussed the following:

- Vice Chair Holland expressed stipulations for approval to keep buffer buildings as a second story. Ellen VanRiper stated stipulations can be proposed for approval.
- Commissioner Chapman expressed concerns with the traffic report and how the data was collected.
- Commissioner Smith requested information on sidewalks as well as questions regarding the traffic report number of trips in a specific time period.

Commissioner Bash made motion to disapprove the zone change for approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report. Commissioner Chapman seconded the motion. Motion passes with 5 votes in favor to deny the requested zone change (Commissioner Rosenbaum voted no).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding the PAD Amendment for Crossroads at Surprise PAD (PADA 07-132), FS22-1014.

Chris Sexton presented item 3 to the Commission.

The Commission discussed the following:

- Commissioner Smith addressed concerns with parking.
- Chair Sartor requested information on the zero setback.

Commissioner Rosenbaum made a motion to approve PAD Amendment for Crossroads at Surprise PAD subject to stipulations “a” and “b” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

Item 4 – District 1 – Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020.

Chris Sexton presented item 4 to the Commission.

The Commission discussed the following:

- Vice Chair Holland appreciated placement, large buffer and the third level being underground.
- Commissioner Bash expressed concerns on the access points and congestion with traffic.

Commissioner Holland made a motion to approve the Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020, subject to stipulations “a” through “e” as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B” dated June 24, 2022, a property generally located south of Deer Valley Road and west of 235th Avenue. Case FS21-729.

Trever Fleetham presented item 5 to the Commission.

Chair Sartor allowed public comment

- Eddy Edens – Expressed concern on flooding and the washes washing out the roadways and development will worsen.
- Kimberly Virostek – Concerned about the impact new development will have on rural communities.

The Commission discussed the following:

- Commissioner Smith asked for clarification on the proposed park would be developed on the same time frame as the lots.
- Commissioner Chapman expressed concerns with maintaining water retention.
- Vice Chair Holland had concerns for the negative impact residential would have on the school and traffic.
- Chair Sartor expressed the natural washes, pathways and impact on natural resources.

Vice Chair Holland made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B” subject to stipulations “a” through “e” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” received July 22, 2022, a property generally located north of Grand Avenue and west of 163rd Avenue. Case FS22-0717.

Chris Sexton presented item 6 to the Commission.

The Commission discussed the following:

- None

Commissioner Smith made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Commissioner Smith requested information on water usage and resources.

Vice Chair Holland is requesting for rezones a presentation of what commercial items are existing versus what is available.

Chair Sartor wanted information on the LDO allowed items.

ADJOURNMENT:

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

Meeting adjourned at 7:54 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: _____