

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 1, 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 December 1, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Tracy Montgomery; Deputy City Manager, Ellen VanRiper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams introduced Tracy Montgomery, Deputy City Manager to the Planning and Zoning committee.

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 November 17th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the November 17th, 2022, Planning and Zoning Commission Regular Meeting 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 6 – Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, a property generally located at the northeast corner of Cactus Road and Reems Road. Case FS21-1032.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Valerie Jackson – Positive impact on home values, looks forward to future development.

Randy Proch – Looks forward to future development, hopeful to bring in new developers.

The Commission discussed the following:

- Supportive, appreciates actively addressing public concerns.
- Vice Chair Holland announced, he is on the Board of Directors of Marley Park; this has no impartial impact on his vote.

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, case FS21-1032, subject to stipulations 'a' through 'f' as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – 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 3 to the Commission.

The Commission discussed the following:

- Height for the apartments within block 5.
- Affordable/Workforce housing.
- Projection dates for active construction.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:37 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: 
Alyssa Carpenter, Commission Secretary

DATE: 12/15/22