

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 16, 2023 / 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 March 16, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy 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

- HSCV housing impact study
- HSCV community input open house is April 10th location and time is TBD

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 March 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the March 2, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Keating abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to change the land use designation for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The site is generally located at the southwest corner of Greenway Road and Loop 303. Case FS22-1332

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

Chair Sartor opened the public hearing.

The Commission discussed the following:

- None

Chapman made a motion to approve the proposed Major PAD Amendment to the City Council 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 3 – District 6 – Consideration and action pertaining to a Major PAD Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue. Case FS22-1245.

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

Chair Sartor opened the public hearing.

- Kent Xander, Scottsdale, AZ – Owns property adjacent proposed PAD, agrees the intersection needs to be fixed but doesn't believe the proposed circulation plan will alleviate the issue. Believes the property needs to stay commercial for the city. Wishes to have stipulation added for existing access points to stay the same.

The Commission discussed the following:

- Premature timing for the public comment of losing access of easements and roadway access, there will be another meeting with more information and clear up concerns on the preliminary plat.
- Increasing traffic and congestion while removing the larger premium lots.
- Negative impact on landowners in surrounding areas.
- Keeping roadway access for surrounding areas.

Commissioner Keating made a motion to approve proposed Major PAD Amendment to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Rosen seconded the motion. Motion passed with 5 votes in favor. Vice Chair Holland voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 4 – Internal – Presentation of the industrial building height study findings.

Jason Moquin, Planning Manager, presented item 4 to the Commission.

The Commission discussed the following:

- Adjust LDO
- Solely bringing forth height increases from existing PAD's

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

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 6:51 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
Alyssa Carpenter, Commission Secretary

DATE: 4/6/23

