



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 18, 2023 @ 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 May 4, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
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REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 2. | District 6 | Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 11 retail shell building with drive-through facility. Case FS22-0784 | Leslie Carnie
Community
Development |
| 3. | District 6 | Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 12 retail shell building with drive-through facility. Case FS22-1182 | Leslie Carnie
Community
Development |
| 4. | District 6 | Consideration and action regarding a Conditional Use Permit with Site Plan for a drive-through facility at an existing Café Rio restaurant generally located on the northwest corner Litchfield Rd. and Waddell Rd. Case FS22-0946 | Leslie Carnie
Community
Development |
| 5. | Citywide | Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise standards for active single-family residential signs and model home complex signs. Case FS23-0189. | Tanner Wessel
Community
Development |
| 6. | District 1 | Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 2.66 acres and | Leslie Carnie
Community
Development |

generally located southwest of the intersection of 163rd Avenue and Grand Avenue. Case FS21-552

7. District 4 Consideration and action regarding the Use-Only Conditional Use Permit (CUP) for a drive-through convenience restaurant located on Parcel C in the Bella Fiesta Commerce Center located at the northwest corner of Dysart Road and Bell Road. FS22-0441 Chris Sexton
Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

8. District 3 Consideration and action pertaining to a Site Plan for Truman Ranch Marketplace Family & Senior Apartments, generally located at the southwest corner of Waddell Road and Cotton Lane within the Truman Ranch Marketplace PAD. (Case FS22-1418) 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: Thursday, May 11, 2023 @ 2:00 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.