

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 6, 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 April 6, 2023.

A. ROLL CALL

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

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; Tanner Wessel, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

Patrick Duffy, Councilman District 3.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

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 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the March 16, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Chair Sartor advised the agenda items would be reordered, agenda item 3 case FS22-1331 would move to agenda item 2. Updated agenda item numbers have been reflected in the minutes below.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 9, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-1331

Tanner Wessel, Current Planner, presented item 2 to the Commission.

Commissioner Chapman made a motion to approve the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 9, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 4 – Presentation on status development of property within Surprise City Center.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 4 to the Commission.

The Commission discussed the following:

- Current development status
- Affordable housing

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 3 – Consideration and action pertaining to a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane. Case FS22-0866.

Jason Moquin, Planning Manager, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

Nick Nelson, Surprise, AZ – Opposition for proposed high density residential on PAD 11B. Wishes to see more commercially zoned PADs, keep the already commercial zones. Concern for ingress/egress on Jenan drive.

Michelle Sussman, Surprise, AZ – Impose increase in traffic with two access points in and out, the road cannot sustain wear and tare. Vehicle accidents and safety.

Susan Draper, Surprise, AZ – Concerned for the lack of commercial, southwest Surprise is underserved. Density doubles the existing PAD while there is a lack of amenities. Access onto Jenan drive is not viable or safe.

Bret Hoffman, Surprise, AZ – Surprise has a great appetite for commercial, high density residential will increase traffic.

Jesse VonDerAhe, Surprise, AZ – High density residential has too many units, medium density better suits the area. The high density residential will impact the residents surrounding and could impact the future of Surprise. Keeping commercially zoned PADs increases the tax dollar revenue for the city.

Susan VonDerAhe, Surprise, AZ – High density residential has a direct impact on the neighborhood, there is a demand for commercial. Traffic access points impose concern for first responders' response time, as well as public safety and wear/tear on the roads. Taking away commercial takes away tax revenue for the city.

Mary Sherwood, Surprise, AZ – The area needs retail and commercial, there are no amenities.

Marcy Copeland, Surprise, AZ – Increase of traffic and speeding on Jenan drive creates congestion as well as imposes a safety risk for bus stops and children. Wishes to see commercial or a proposed plan that better aligns with the neighborhood.

Colby Fincham, Phoenix, AZ – High density residential provides a good buffer between commercial and single-family homes.

David Leyvas, Scottsdale, AZ – There are not enough tenants to fill all of the PADs with commercial, high density residential provides a great buffer between the single-family homes.

Kim Koenig, Marietta, GA – As one of the Home Depot representatives, Home Depot bought more land than anticipated to accommodate more restaurants. Single-family homes need a buffer behind Home Depot facilities, without buffer there will be more traffic on Jenan drive as it will be an access road used.

The Commission discussed the following:

- Lack of amenities throughout the PADs
- Jenan access points for traffic
- Need of the school PAD, other institutional facilities besides Dysart District
- High density residential will increase the need for schools and buses

Commissioner Keating made a motion to recommend approval of the proposed Sycamore Farms Major PAD Amendment to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report for Case FS22-0866. Commissioner Rosenbaum seconded the motion. Motion was unsuccessful with 5 votes against.

Chair Sartor made a motion to recommend approval of the proposed Sycamore Farms Major PAD Amendment to the City Council as to Parcels 11A and 11B only, subject to stipulations 'a' through 'h' as outlined in the staff report for Case FS22-0866, with Parcels 1, 6, and 16 to remain as currently zoned. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Keating, Commissioner Smith, and Commissioner Chapman voted against.

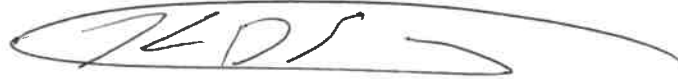
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 8:19 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:

4/20/2023