



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 7, 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 August 17, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Community Development |
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REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 2. | District 3 | Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515. | Chris Sexton
Community Development |
| 3. | District 4 | Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131. | Leslie Carnie
Community Development |
| 4. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a new multi-tenant retail building with drive-through facility for a coffee shop on Lot 6 of the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS22-0826. | Chris Sexton
Community Development |
| 5. | District 1 | Consideration and action pertaining to a proposed Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS23-0066. | Chris Sexton
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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| 6. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Planning Area 4" received June 29, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0141. | Leslie Carnie
Community
Development |
| 7. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Units 4.4/4.7" received July 21, 2023, a property generally located southwest of 163 rd Dr. and Happy Valley Rd. alignment. Case FS22-1454. | Leslie Carnie
Community
Development |
| 8. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante 4.2," dated July 5, 2023, a property generally located west of the intersection of Happy Valley Road and 163 rd Avenue. Case FS22-1459. | Jani Wertin
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).

Pursuant to A.R.S. §§ 38-431.03(A)(3)(4), the City of Surprise Planning and Zoning Commission may vote to hold an executive session for discussion or consultation for legal advice with the attorneys of the public body regarding the Commission's review and consideration of Conditional Use Permits brought before the Commission pursuant to Surprise Municipal Code Sec. 102-6.3.

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Monday August 28, 2023 @ 1:30 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.