



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, February 2, 2012 @ 6:00 PM
 Council Chambers

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- #1 District Internal Consideration and action on November 9, 2011 Planning and Zoning Commission minutes. Approve
Deb Perry,
Community &
Economic
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 3	<u>Consideration and action on Case FS11-315, a conditional use permit for Cash for Cans at the northeast corner of Waddell and Litchfield Roads.</u>	Approve Hobart Wingard, Community & Economic Development
#3	District 3	<u>Consideration and action on Case FS11-316, a conditional use permit for Cash for Cans at the southeast corner of Bell Road and Cotton Lane.</u>	Approve Hobart Wingard, Community & Economic Development
#4	District 1	<u>Consideration and action on Case FS10-275, a rezone for Western Towing.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: POSTED: Thursday, January 26, 2012 at 8:40 am

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.



CITY OF SURPRISE
Boards and Commissions

February 2, 2012 @ 6:00:00 PM

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Board Meeting Date:	February 2, 2012	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on November 9, 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the November 9, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

November 9, 2011

SPECIAL MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 9, 2011.

ROLL CALL

In attendance with Chair Jan Blair were Vice Chair Steve Somers and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Jerry Hoyler, and Dennis Smith.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that the city is getting ready to update the General Plan. This is quite a lengthy process that will involve a committee of residents and various Commission members. One member from the Commission is requested to volunteer on the committee.

Assistant City Manager Mihelich stated that the December and January Planning and Zoning Commission meetings will be cancelled.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for September 22, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for September 22, 2011**. Commissioner Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 abstain (Hallin, Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS11-283 – Consideration and action – Carden Traditional School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-283, a conditional use permit for Carden Traditional School**.

There was discussion regarding

- Parent pick up and drop off
- Traffic patterns in, out and around the school
- Temporary classrooms
- Compliance with building codes

In response to Commissioner Chapman, Assistant Director Boyd stated that building ingress and egress are determined by occupancy. When the building was placed it passed all of those requirements.

In response to Commissioner Hallin, Assistant City Manager Mihelich explained that the applicant is reducing the intensity of temporary buildings by removing four of the eight that are currently on site.

Chair Blair opened the Call to Public.

Paul Loreda, PTA President stated that Carden is actively involved in the community and fundraisers. The education is second to none and he is in favor of the project

Jonathan Loreda, student at the school, stated that he is excited for the new buildings because it gives teachers the space they need to run their classroom, recreation areas for field sports and a cafeteria for the students to eat lunch.

Sally Datria, teacher and a parent of a Carden student, asked the commission to allow the school to expand so middle school children have classrooms to perform science experiments and discovery. An indoor gym would be extremely beneficial so children can stay active year round. This expansion would give the school an opportunity to grow and have up to two to three classrooms per grade.

Timothy Smith stated that he was excited about project and appreciates the Commission's flexibility in regards to the temporary buildings.

Beth Simek, parent and PTA member, stated that she is in support of the project. She stated that she chooses to send her children to Carden because of the rigorous, no nonsense education. The portable classrooms are inadequate and a cafeteria is a much needed addition to the school.

Andy Simek, student, stated that Carden provides a better education. He would like to play basketball and have a real library and hopes that the project is approved.

Mary Dixon, parent, stated that Carden provides an excellent education. She would like to remove the temporary classrooms and provide a real classroom for the students.

Leann Styring, teacher and volleyball coach, stated that the school currently does not have an indoor sports facility. The heat is terrible in the summer and very difficult on the athletes.

Conrad Nelson, parent, stated that Carden Traditional is a fantastic organization with a wonderful staff. He stated that he concurs with the previous statements and he supports the project.

Debra Boehm, Assistant Principal for K-5, stated that the most important item is to educate the students well and benefit the community. The school is completely out of space and they need more room.

Nick Wood, Snell and Wilmer, representing the applicant, stated that the school has a very tight deadline for financing and appreciates staff and the Commission's flexibility. The portable buildings that are to remain on site are a condition of approval for the financing bond. If those are not approved and are required to be removed then the school will lose the financing that is available to them.

Hearing no further comments, Chair Blair closed the call to the public.

Commissioner Smith made a motion to approve **FS11-283, a conditional use permit for Carden Traditional School** and adopt staff's findings; subject to conditions 'a' through 'i.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

- **Item 3: Village 5 Update – Discussion Only**

Planner Vineetha Kartha presented the project to the commission.

There was discussion regarding:

- Preservation of ridges and hills in the area of the Jomax and Grand crossing
- Existing entitlements

In response to Commissioner Hallin, Planner Kartha stated that staff is coordinating with other affected jurisdictions.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Special Planning and Zoning Commission meeting at 7:14 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Community and Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Planner Hobart Wingard, Planner Vineetha Kartha, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

February 2, 2012 @ 6:00:00 PM

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Board Meeting Date:	February 2, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS11-315, a conditional use permit for Cash for Cans at the northeast corner of Waddell and Litchfield Roads.

Motion:

I move to approve FS11-315, a conditional use permit for Cash for Cans at the northeast corner of Waddell and Litchfield Roads and to adopt staffs findings and conditions a through d.

Background:

The request is for a conditional use permit (FS11-315) to allow the use of a recycling collection center at the northeast corner of Litchfield and Waddell Roads in Surprise, Arizona.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan 1](#)
 - ☐ [Site Plan 2](#)
 - ☐ [Site Plan 3](#)
 - ☐ [Photo](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 2, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS11-315, Cash for Cans at Litchfield and Waddell Roads

Application Summary

The applicant is proposing to install an aluminum can recycling collection facility that will allow citizens to deposit aluminum containers for monetary compensation.

Location

The facility is to be located on the northeast corner of Litchfield and Waddell Roads within the Surprise Crossings Development in Surprise, Arizona.

History

- On January 28, 1999 the subject property was annexed into the City of Surprise.
- On February 24, 2000 a rezone for Litchfield Manor was approved by the Mayor and City Council.
- On February 18, 2003 a master site plan for Surprise Crossings was approved by the Planning and Zoning Commission.
- On February 12, 2004 a final plat for Surprise Crossings was approved by the Mayor and City Council.
- On February 1, 2005 a conditional use permit for a Safeway vehicle fueling facility was approved by the Planning and Zoning Commission.

Project Summary

The City of Surprise municipal code requires that recycling collection facilities obtain a conditional permit allowing the use. The requirements ensure these facilities are buffered and maintained regularly.

The subject facility will be an accessory use of the Safeway fueling facility. The fully enclosed unit is approximately eight (8) feet by ten (10) feet, and will be located within two (2) excess parking spaces. The unit will be painted to match the color theme set by the master development, Surprise Crossings. To ensure safety, landscaping located adjacent to light fixtures will be maintained to provide a fully lighted deposit area.

Citizen Review Meeting

A Citizen Review Meeting was held on January 19, 2012 at Radiant Church.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed rezone complies with the Surprise Municipal Code.
2. Staff finds that the proposed rezone complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a. Trash cans that are to be used at the site will match the site furniture found within the master development.
- b. The facility will be painted to match the color theme of the master development.
- c. The two (2) trees that are located directly to the north and south of the facility will be maintained so that branching does not occur below the lamp face of the adjacent light standards.
- d. Blue Stake will be contacted prior to trenching.

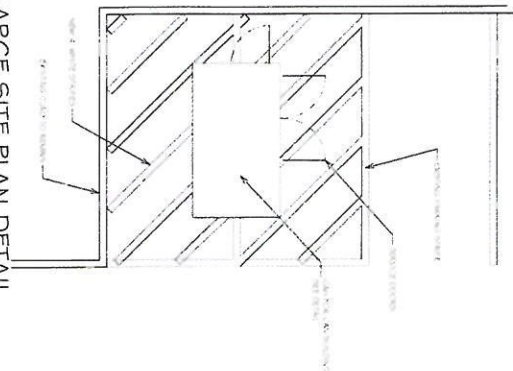
Attached

Vicinity map, site plans, and equipment description summary sheet.

FS11-315 VICINITY MAP



CA1-1



2 LARGE SITE PLAN DETAIL

Cash For Cans

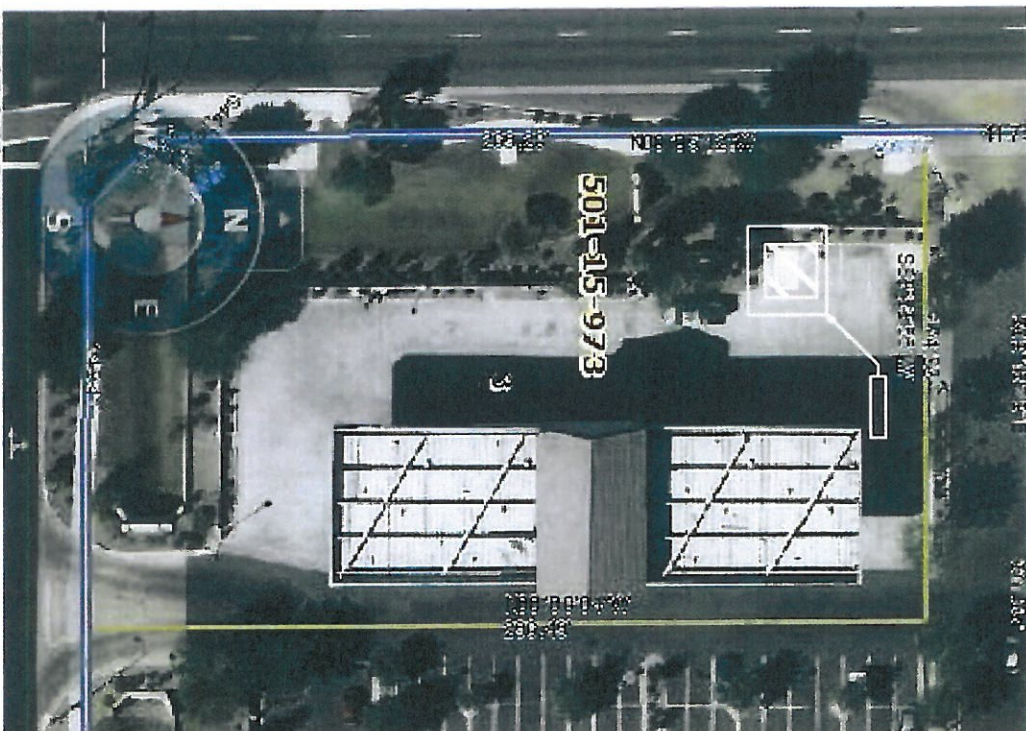
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1 LARGE SITE PLAN



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LOCAL OFFICE
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CITY OF SURPRISE
Boards and Commissions

February 2, 2012 @ 6:00:00 PM

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Board Meeting Date:	February 2, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS11-316, a conditional use permit for Cash for Cans at the southeast corner of Bell Road and Cotton Lane.

Motion:

I move to approve FS11-316, a conditional use permit for Cash for Cans at the southeast corner of Bell Road and Cotton Lane and to adopt staffs findings and conditions a through c.

Background:

The request is for a conditional use permit (FS11-316) to allow the use of a recycling collection center at the southeast corner of Bell Road and Cotton Lane in Surprise, Arizona.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan 1](#)
 - ☐ [Site Plan 2](#)
 - ☐ [Site Plan 3](#)
 - ☐ [Photo](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 2, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS11-316, Cash for Cans at Bell Road and Cotton Lane

Application Summary

The applicant is proposing to install an aluminum can recycling collection facility that will allow citizens to deposit aluminum containers for monetary compensation.

Location

The facility is to be located on the southeast corner of Bell Road and Cotton Lane within the Surprise Farms Safeway Shopping Center in Surprise, Arizona.

History

- On June 20, 1984 the subject property was annexed into the City of Surprise.
- On March 27, 1995 the Villages at Surprise South Planned Area Development (PAD), also known as Surprise Farms, was approved by the Mayor and City Council.
- On June 5, 2001 a master site plan for the Safeway Center at Surprise Farms was approved by the Planning and Zoning Commission.
- On July 24, 2003 a final plat for Safeway Center at Surprise Farms was approved by the Mayor and City Council.
- On April 5, 2005 a conditional use permit for a Safeway vehicle fueling facility at Surprise Farms was approved by the Planning and Zoning Commission.

Project Summary

The City of Surprise municipal code requires that recycling collection facilities obtain a conditional permit allowing the use. The requirements ensure these facilities are buffered and maintained regularly.

The subject facility will be an accessory use of the Safeway fueling facility. The fully enclosed unit is approximately eight (8) feet by ten (10) feet, and will be located within two (2) excess parking spaces. The unit will be painted to match the color theme set by the master development, Surprise Farms Safeway Shopping Center.

Citizen Review Meeting

A Citizen Review Meeting was held on January 19, 2012 at Radiant Church.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed rezone complies with the Surprise Municipal Code.
2. Staff finds that the proposed rezone complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a. Trash cans that are to be used at the site will match the site furniture found within the master development.
- b. The facility will be painted to match the color theme of the master development.
- c. Blue Stake will be contacted prior to trenching.

Attached

Vicinity map, site plans, and equipment description summary sheet.

FS11-316 VICINITY MAP



C-2

COMMUNITY DEVELOPMENT

NOV 02 2011

RECEIVED



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17-1997

EXISTING

PLAN

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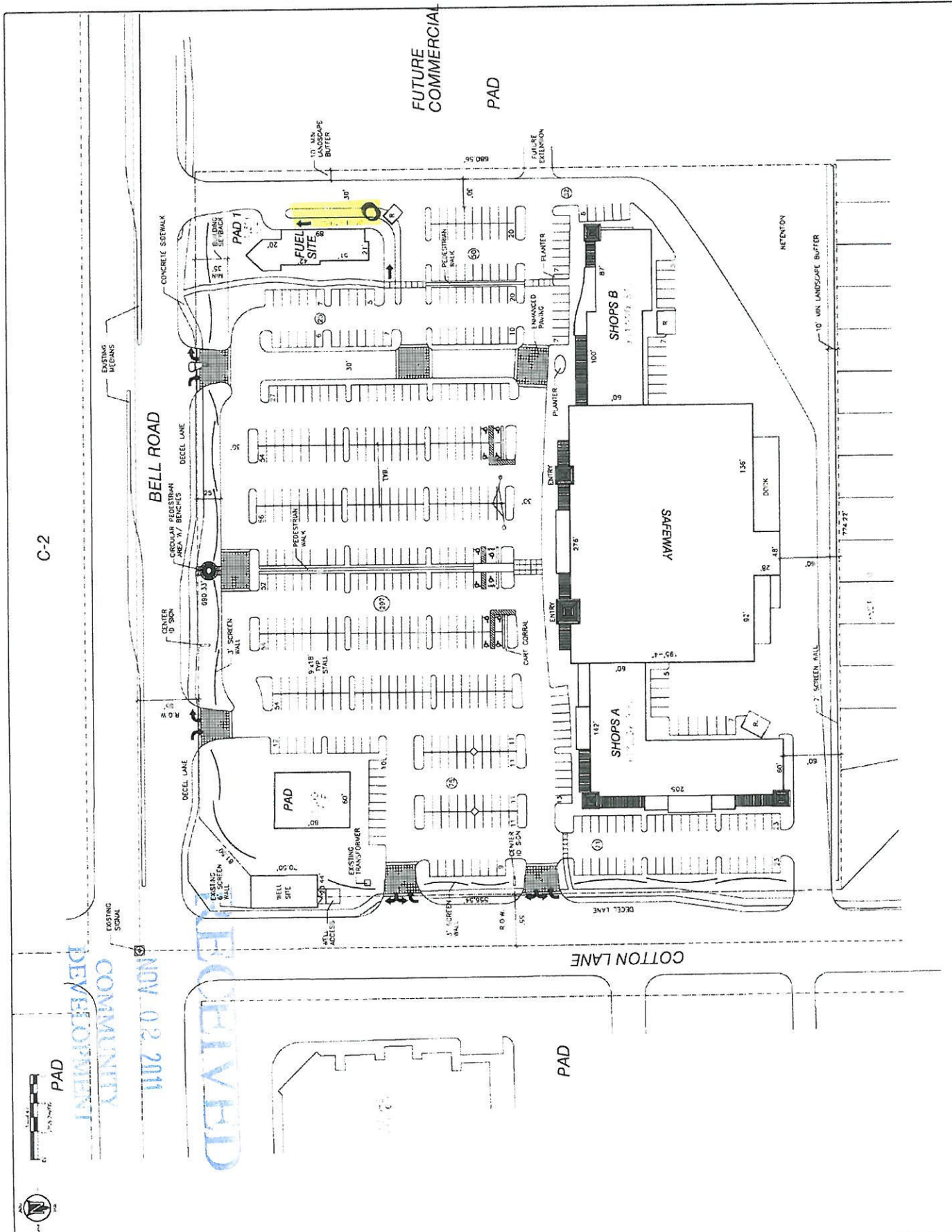
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XC-105

SAFeway STORE #1997
SURPRISE, ARIZONA
17-1997-000-0000
17049 W BELL ROAD
SURPRISE VILLAGE



EXISTING
03/15/09



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NOV 02 2011

COMMUNITY
DEVELOPMENT



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INTERIOR DESIGN
CONSULTING
PLANNING
SPACE PLANNING

ARIZONA OFFICE
1000 N. 1ST AVENUE
SUITE 1000
PHOENIX, AZ 85004

TEL: 602.258.8800
FAX: 602.258.8801
WWW.WARNERGROUP.COM



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DESIGN
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ARIZONA RECYCLE

OWNER
#000001

REVISIONS

DRAWING TITLE

DATE

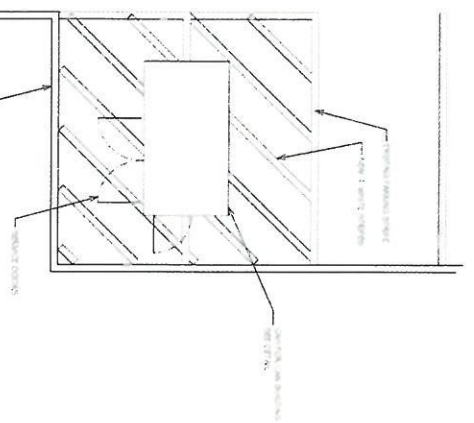
BY

SCALE

1" = 20' OR 1" = 10'

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CA5.1



2 LARGE SITE DETAIL

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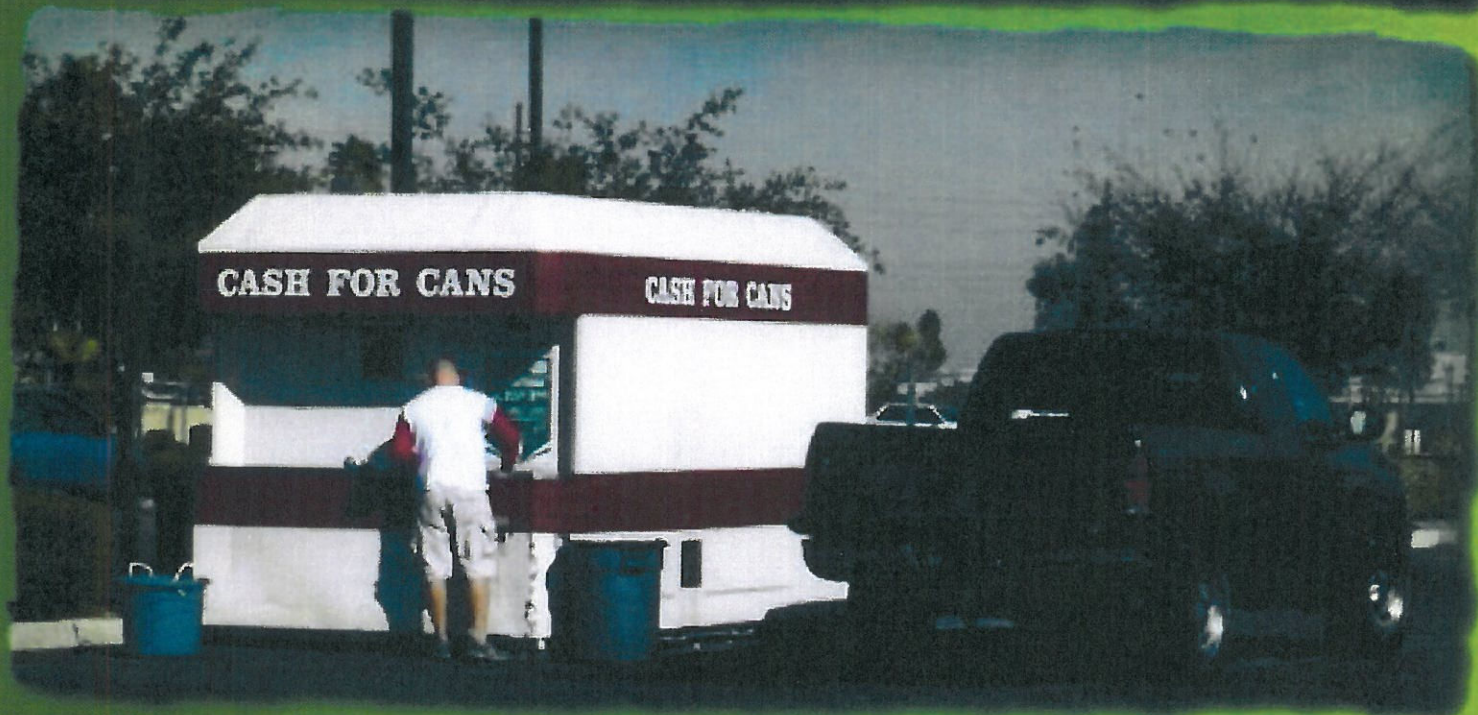
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3 CASH FOR CANS BDLG. INFO.



1 LARGE SITE PLAN

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CITY OF SURPRISE
Boards and Commissions

February 2, 2012 @ 6:00:00 PM

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Board Meeting Date:	February 2, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS10-275, a rezone for Western Towing.

Motion:

I move to recommend approval to the Mayor and City Council FS10-275, a rezone for Western Towing and to adopt staffs findings.

Background:

The request is for a rezone (FS10-275) of .74 acres of a 3.13 acre split zoned parcel from CR (Regional Commercial) to IG (Industrial General) at 21602 North 185th Avenue in Surprise, Arizona.

Financial Impact Statement:

The proposed rezone will have a minimal financial impact.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Existing Zoning](#)
 - ☐ [Proposed Zoning](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 2, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS10-275, Western Towing

Application Summary

A request to rezone 0.74 acres of a 3.13 acre split zoned parcel from CR (Regional Commercial) to IG (Industrial General).

Location

The towing facility is located at 21602 North 185th Avenue in Surprise, Arizona.

History

- On June 8, 1989 the subject property was annexed into the City of Surprise.
- On April 30, 2009 an amended site plan was administratively approved to install parking and office facilities.

Project Summary

The subject parcel was annexed into the city in 1989. This area, known as the Deer Valley Commerce Center, has a variety of zoning districts, including residential, commercial, and industrial, that were transferred with the annexation into the city. It was found that the existing zoning does not spatially correspond to the parcel layout of the area. As projects from the Deer Valley Commerce Center are brought to the city for development, the city is rezoning the area to ensure that zoning districts and parcel layouts match each other.

Western Towing is the first project in the area that has agreed to a rezone initiated by the city. Currently, 0.74 acres of a 3.13 acre split zoned parcel is zoned CR (Regional Commercial) and 2.39 acres are zoned IG (Industrial General). This action will rezone the CR zoned portion to IG.

Citizen Review Meeting

A Citizen Review Meeting was held on December 21, 2011 at the City of Surprise City Hall. One citizen attended and had general questions regarding the project.

Economic Impact Analysis

The proposed rezone will have a minimal financial impact.

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed rezone complies with the Surprise Municipal Code.
2. Staff finds that the proposed rezone complies with the Surprise General Plan.

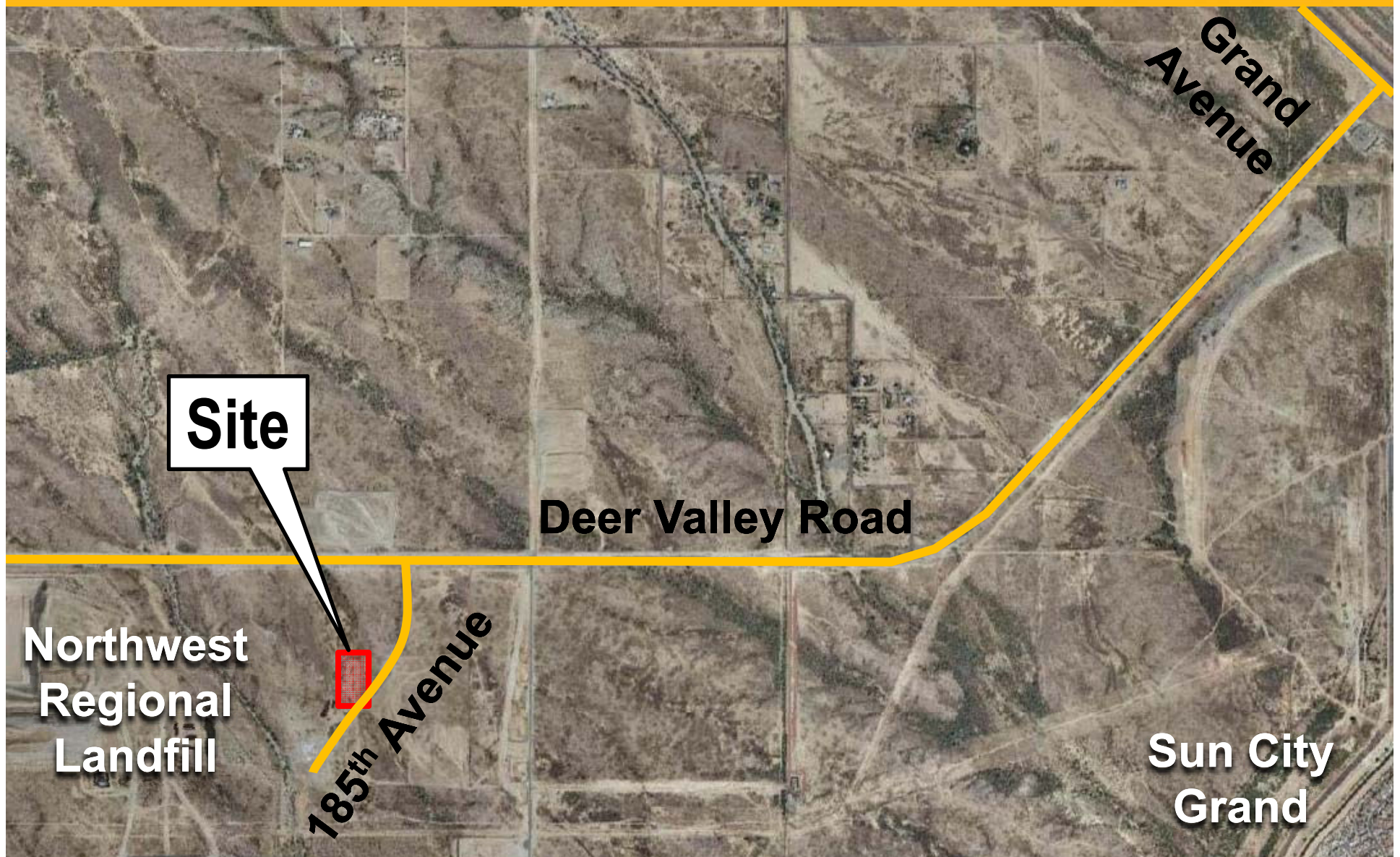
Recommendation

Staff recommends approval of the project.

Attached

Vicinity and zoning maps.

WESTERN TOWING VICINITY MAP



Site

**Grand
Avenue**

Deer Valley Road

**Northwest
Regional
Landfill**

185th Avenue

**Sun City
Grand**

EXISTING ZONING



CR
Regional
Commercial

IP
Industrial
Performance

185th Avenue



PROPOSED ZONING



CR
Regional
Commercial

IP
Industrial
Performance

185th Avenue