

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 19, 2015 / 6:00 PM

**AZ TechCelerator
12425 West Bell Road, STE D-100
Surprise, AZ 85374**

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at The AZ TechCelerator, 12425 West Bell Road, Suite D-100, Surprise, Arizona 85374, on Thursday, November 19, 2015.

A. ROLL CALL

In attendance were Chair Steve Somers, Vice Chair Ken Chapman and Commissioners Matthew Keating, Shari Martin, Dennis Smith and Jerry Hoyler. Commissioner Jim Ferguson was absent.

STAFF PRESENT:

Community Development Director Eric Fitzner, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Robert Kuhfuss, Planner Sergio Angulo, Planner Joshua Mike and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzner, Director, advised the Commission of the following items:

- The Annual Open Meeting Law training has been rescheduled for Tuesday, December 8th from 6pm – 7:30pm at City Hall Council Chambers.
- The General Plan Summit will be taking place on Friday, December 4th from 7:30am to 12:30pm in the Community Room at City Hall.
- The Caliber Collision CUP will be brought back before this Commission at the December 17th meeting.
- Chair and Vice Chair elections will take place at the December 3rd meeting.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the November 5, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for November 5, 2015. Vice Chair Chapman seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 2 – DISTRICT 2 – Consideration and action regarding a Major Site Plan for Oregano's Pizza Bistro located on the north side of Bell Road, west side of Eastham Parkway, within the Community Commercial (CC) zoning district.

Sergio Angulo, Planner I, presented the project to the Commission.

The Commission discussed:

- Amount of accessible parking spots (Commission would like to request more than 3 spots to meet the needs of the demographic)
- Amount of Pickup parking spots and are those spots included in parking requirements
- Visibility for people turning onto Bell from Eastham – Will the trees cause any problems with visibility at this busy intersection
- Preference of 7 foot sidewalk rather than wheel stops
- Recommendation of Chilean Thornless Mesquite rather than Oak trees
- Parking lot to the North of the property – Will the Commercial buildings to the north have an issue if restaurant patrons park there

Vice Chair Chapman made a motion to approve a Major Site Plan for Oregano's Pizza Bistro subject to staff recommended stipulations 'a' through 'h' as listed in the staff report. Commissioner Hoyler seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – DISTRICT 1 – Consideration and action regarding a Minor General Plan Amendment (GPA) changing the Land Use Designation of approximately 29.64 acres from Suburban Residential (1-3 DU/Ac) to Medium Density Residential (5-8 DU/Ac) for Verdugo.

Robert H. Kuhfuss, Planner II, presented the project to the Commission. He advised the Commission that he would be presenting items numbers 3 and 4 together and asked the Commission to take separate action for each.

The Commission discussed:

- Next process of site plan approval by Commission
- Power Development Agreement regarding San Ysidro
- Alta Mira / Open Space
- Community Outreach meeting
- Chart in Developer's report regarding percentage of land use
- Traffic flow out of the area
- Possibility of widening the roads once more construction takes place
- Additional traffic concerns

Chair Somers opened the Call to the Public for items 3 and 4.

Lee Edward Elverson, Surprise resident, expressed his concerns to the Commission regarding traffic on 163rd Avenue. He further expressed his concerns regarding the impact construction will have on traffic with the possibility of a major fire or the possibility of an air force jet going down in the area.

Irene Tarbell, Surprise resident, expressed her concerns to the Commission regarding potential bottlenecks of traffic on 163rd with new construction. She would like to see the road be widened with a traffic signal.

Chair Somers closed the Call to the Public.

Vice Chair Chapman made a motion to recommend to the Mayor and City Council approval of the Minor General Plan Amendment for Verdugo. Commissioner Keating seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 4 – DISTRICT 1 – Consideration and action regarding a Rezone from PAD (Medium Density Residential 5-8 DU/Ac), PAD (Medium/High Density Residential 9-15 DU/Ac), PAD (Neighborhood Commercial), PAD (Office), and PAD (Suburban Residential 1-3 DU/Ac) to PAD (Medium Density Residential 5-8 DU/Ac) and PAD (Suburban Residential 1-3 DU/ac) for Verdugo.

Commissioner Hoyler made a motion to recommend approval to the Mayor and City Council of a proposed Rezone/Major PAD Amendment for Verdugo, subject to stipulations 'a'-e' as listed in the staff report. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 5 – DISTRICT 1 – Consideration and action regarding a 5-Parcel, 220-Lot Preliminary Plat for Verdugo.

Robert H. Kuhfuss, Planner II, presented the project to the Commission.

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the Call to the Public.

Commissioner Keating made a motion to recommend approval to Mayor and City Council of the proposed Preliminary Plat for Verdugo and to adopt staff's findings. Vice Chair Chapman seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

Item 6 – DISTRICT 4 – Consideration and action item regarding a Rezone/Major PAD Amendment changing the land use/zoning from PAD (High Density Residential 9-22 DU/Ac) to PAD (Low Density Residential 2-6 DU/Ac.) for a 15.47-acre portion of Parcel I, Lot 2 of Canyon Ridge West for Southgate at Canyon Ridge West.

Commissioner Martin declared a conflict of interest for items 6 and 7 and excused herself from the dais.

Robert H. Kuhfuss, Planner II, presented the project (Items 6 and 7) to the Commission. The Commission discussed:

- The possibility of development of the parcels at the back of the area
- Open space

Chair Somers opened the Call to the Public for items 6 and 7. Hearing no comments, Chair Somers closed the Call to the Public.

Commissioner Keating made a motion to recommend approval to the Mayor and City Council of a Major Planned Area Development Amendment for Southgate at Canyon Ridge subject to stipulations 'a' through 'c' as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor, 1 abstention (Martin) and 1 absence (Ferguson).

Item 7 – DISTRICT 4 – Consideration and action regarding a 49-Lot Preliminary Plat for a portion of Parcel I, Lot 2 of Canyon Ridge West for Southgate at Canyon Ridge West.

Commissioner Smith made a motion to recommend approval to the Mayor and City Council of a Preliminary Plat for Southgate at Canyon Ridge and to adopt staff's findings as listed in the staff report. Commissioner Hoyler seconded the motion. The motion passed with 5 votes in favor, 1 abstention (Martin) and 1 absence (Ferguson).

Item 8 – CITYWIDE – The proposed planning approach for the General Plan 2035 Major Amendment focuses on the “Character Area” planning approach and removes the Village Plan requirements from the development process.

Joshua Mike, Planner II, presented the project to the Commission.

The Commission discussed:

- How a character area plan accommodates form based code
- Prescription of suburban or rural
- Army Corps of Engineers / High Water Mark
- Designated resort area
- Village Plan opposed to Character Area
- Landowners rights / transfer of density

Chair Somers opened the Call to the Public.

Lee Edward Elverson commented regarding the potential of flooding on Jomax Road with no rapid water rescue in Surprise. He asked about cooperation with Luke Air Force Base regarding assistance with fire safety.

Chair Somers closed the Call to the Public.

OTHER BUSINESS:

Item 9 – INTERNAL – Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission Meeting at 7:44 p.m.

Eric Fitzer
Community Development Director

Steve Somers,
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:

Heather Donaldson, Commission Secretary

DATE:
