

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 15, 2016 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Ken Chapman 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 Thursday, December 15, 2016.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners Dennis Smith, Dennis Bash, Gisele Norberg, Mitchell Rosembaum and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Robert Kuhfuss, Planner Hobart Wingard and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

Jean Brillhart, Surprise resident, encourages the City to consider City of Phoenix's plan to change their lighting to LED. This is a way to save money in maintenance and keep costs low. Ms. Brillhart would like this item be considered by the commission and the Magnolia project moving forward.

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

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the December 15, 2016 Planning and Zoning Commission minutes.

Commissioner Cultum made a motion to approve the December 15, 2016 Planning and Zoning Commission minutes. Commissioner Rosembaum seconded the motion. The motion passes with 7 votes in favor.

Chair Chapman noted items 2 and 4 would be moved after items 7 and 8.

Item 3 – DISTRICT 1 – Consideration and action regarding a Preliminary Plat for Tierra Verde West dated 11/9/2016 @ 3:47 pm. and generally located at the northwest corner of Happy Valley Road and 155th Avenue.

Robert Kuhfuss, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- This project contingent on Rancho Mercado developing the roadway
- Drainage and flood plain area
- Project consistent with General Plan
- Time of construction

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council the Preliminary Plat for Tierra Verde West subject to stipulations “a” through “h” as listed in the staff report. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

Item 5 – DISTRICT 5 – Consideration and Action on the Mattamy at Surprise Center Preliminary Plat dated 11/10/2016 and located along Statler Blvd. west of Litchfield Road.

Mr. Fitzer noted the request of staff to table this item for a later date because of zoning issues.

Vice Chair Keating made a motion to table item 5 until a further date. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 6 – DISTRICT 5 – Presentation and action item regarding a Site Plan for Pad A, Shops A, and Shops B of the Civic Center located within the Surprise Center Planned Area Development (PAD).

Hobart Wingard, planner, presented item 6 to the Commission.

The Commission discussed item 6:

- Roadway services
- PAD A, Lot 2, restaurant with drive through
- Multimodal areas
- Staging lanes
- Queuing distances
- Shop B as possible restaurant area
- Egress and ingress of Civic Center Drive

Commissioner Bash made a motion to approve Site Plan for PAD A, Shops A, and Shops B of the Civic Center Commercial, subject to stipulations “a” through “e” as listed in the staff report. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 7 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) PUD at 6 and 9 DU/Ac, Residential High (density) (RH) and Regional Commercial (density) (CR).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

The Commission discussed item 7, 8, 2 and 4:

- Roadway improvements
- Clusters of Parking
- RM9 Zoning areas
- Continuity of District 3
- Setback requirements
- Time of construction

Chair Chapman opened the call to the public for items 7, 8, 2 and 4.

Hearing no comments, Chair Chapman closed the call to the public.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning

Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 8 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 8 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 2 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 2 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 4 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 4 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning

Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

The Commission discussed the following items:

- Participating in an orientation for new members with City Council
- Update on the Master Plan for Civic Center
- Receive information regarding growth within the city

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:25 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____