

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 18, 2017 / 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 May 18, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, 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.

Hearing no 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 May 4, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the May 4, 2017 Planning and Zoning Commission minutes. Commissioner Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

Item 2 – DISTRICT 6 – Consideration and action approving a Site Plan for 84 Lumber Truss Manufacturing Facility at Surprise Pointe, generally located on the southwestern corner of Dysart and Waddell Roads.

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Traffic signals and impact at the intersection
- Approximate number of employees
- Hours of Operation
- Parking spaces

Commissioner Cultum made a motion to approve a Site Plan for 84 Lumber Truss Manufacturing Facility at Surprise Pointe subject to stipulations 'A' through 'C' as listed in the staff report. Vice Chair Keating seconded the motion. Motion passes 7 votes in favor.

Item 3 – DISTRICT 6 – Consideration and action approving a Site Plan for Skyway Commons II, generally located on the northwestern corner of Dysart and Rioglass Solar Roads.

Hobart Wingard, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Elevations
- Traffic
- Multi/single family residences

Vice Chair Keating made a motion to approve a Site Plan for Skyway Commons II, subject to stipulations 'A' through 'D' as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 4 – DISTRICT 1 – Consideration and action regarding a Major Site Plan Amendment for Greenway Crossings, located on the northeast corner of Loop 303 and Greenway Road.

Hobart Wingard, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Parking space requirements
- Traffic

Vice Chair Keating made a motion to approve a Major Site Plan Amendment for Greenway Crossings subject to stipulations 'a' through 'c' as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 5 – DISTRICT 5 – Consideration and action on the Surprise Center Preliminary Plat, dated April 7, 2017, a property generally located along Statler Blvd. west of Litchfield Road.

Hobart Wingard, planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Vision of City Center Plan
- Driveway requirements
- Street widths
- Focus groups
- Stipulation D
- Construction after 207th sale
- Lighting components for the central amenity
- Private vs Open gates
- Possible third story product in phases 1-4
- Pedestrian traffic
- Lot lines
- Trash days
- Master Agreement regarding drainage

The Commission received a letter from Leo Mankiewicz, Surprise resident, noting his concerns regarding this project. Referenced letter was read during the meeting.

Commissioner Cultum made a motion to recommend approval of the Mattamy Homes at Surprise Center Preliminary Plat, dated April 7, 2017, to the Mayor and City Council, subject to stipulations 'A' through 'G' as listed in the staff report with modification to stipulation 'F' as noted. Commissioner Bash seconded the motion. Motion passes 7 votes in favor.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Bash recommended the Commission be part of a working group with City Council to have a better understanding of the direction and vision of the city.

Commissioner Cultum suggested the Commission begin reviewing different codes as it relates to planning and zoning to be better equipped with making decisions regarding the various projects.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:15 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: _____

Leo Mankiewicz

13956 W. Maui Lane, Surprise, AZ 85379 – leomank@gmail.com

TO: Planning and Zoning Commission
City of Surprise, Arizona

Thursday, May 18, 2017

Re: Tonight's Agenda item No. 1, Consideration and Action on the Surprise Center Preliminary Plat, dated April 7, 2017, a property general (sic) located along Statler Blvd. west of Litchfield Road. – Case FS16-397, Mattamy Homes at Surprise Center Preliminary Plat

Dear P&Z Chairperson, Commissioners and City Council,

Buried deep within the staff report for this project are the ominous words,

“Single family detached residential is a use that was **not permitted within the PAD**. Concurrent with this proposal, a **minor** PAD zoning amendment is being processed to allow single family detached residential units in Surprise Center.”
(Emphasis is mine.)

This is, if anything, certainly NOT a “minor” amendment to the PAD for this parcel. Further, one has to truly strain credulity to accept this throw-away statement at the beginning of the report:

“General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.”

Nonsense! The General Plan 2035 *specifically* set aside this parcel as a future downtown for the City of Surprise, an urban center consisting of retail, *mixed-used* retail/residential, educational and entertainment facilities, and the creation of a *walkable* downtown. The Mattamy Homes at Surprise Center is merely a further spreading of suburban sprawl onto what should be our downtown. There is *nothing* imaginative or creative about this *gated* development. In fact, you won't be able to tell that there is a downtown west of Litchfield because the roofs will simply spread across it in continuity from the bedroom community across the street.

The plan goes on to assert that this is merely 54 acres of the 640-acre parcel, but there will be more suburban sprawl along Litchfield proper as part of this same project (see PowerPoint presentation, slide 6), for a total of 100 acres subsumed by this uncreative, minimalist, take-your-money-and-run type of development. At least they're honest about why they're doing this: “to better fit the needs of the current development community.” (Staff Report, lines 59-60) Our entire deliberations on the General Plan were about what was best for the City, especially its now-and-future citizens, not what was best for developers. It was the developers, after all,

who lobbied their legislators to decimate the impact fees which cities relied on to build out the infrastructure vital to suburban development. They do *not* have the interests of our citizens foremost in their minds.

More suburban sprawl – especially in such a rare parcel at the center of a vital, growing *city* – will also be detrimental to any chances we have of attracting federal dollars for future transportation needs because they will limit the dwelling densities to minimums allowed under the PAD, rather than pushing them into truly urban densities, which *are* allowed. You are also not going to attract millennials, the young professional entrepreneurs who have shown a clear preference for urban living. They can't afford to live in or near Silicon Valley anymore, so they are looking for new, *interesting* spaces – and they have money to spend. They are certainly NOT looking for more suburban sprawl. The present proposed development of “Mediterranean forms” is simply a rehash of the usual kind of development we find around our state already. It's really an Americanized version of this style, unimaginative, designed primarily to maximize profit for the developer – and there is a *generous* amount of profit available in a project this size to hire a truly innovative architect and come up with something, dare I say it, unique.

The conclusion that this is simply more suburban, anti-urban, sprawl is the sadly amusing “Pedestrian Circulation” exhibit, in which people basically walk alongside the streets, where the CARS are circulating, not PEOPLE. There are minimal token areas where people can walk unobstructed by traffic. Auto-free pedestrian neighborhoods have been all the rage in Europe for years, and have been favored time and again by our citizens in planning charrettes for the “future of Surprise.”

This is the wrong project for our City Center. It would be better located closer to the 303, where the late great Prasada project has been spawning the weeds of automobile dealerships and monster warehouses. Once the suit between the City and the City Center developer was settled, I truly expected some cooperative effort to deliver something creative and unique. No spade has yet hit the ground. Please send this one back as inappropriate, uncreative, and certainly inconsistent with the Surprise General Plan 2035. This developer can do a *whole* lot better, and our City certainly deserves it. Demand excellence, and consistency with our General Plan.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Leo Mankiewicz", with a stylized flourish at the end.

Leo Mankiewicz

Former Co-Chair, General Plan 2035 Committee

Former Councilman, City of Surprise