

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 5, 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 Thursday, January 5, 2017.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, informed the committee that at the next meeting there will be a presentation from Mike Schwab, Land Advisors Organization, entitled the Surprise Housing Market Active & Pipeline.

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 December 15, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the December 15, 2016 Planning and Zoning Commission minutes. Commissioner Rosembaum seconded the motion. The motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action regarding a Conditional Use Permit for a Wendy's convenience food restaurant.

Robert Kuhfuss, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Architectural Design

Chair Chapman opened the call to the public for item 2.

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

Commissioner Cultum made a motion to approve a Conditional Use Permit for a Wendy's convenience food restaurant, subject to stipulations "a" through "e" as listed in the staff report. Commissioner Norberg seconded the motion. The motion passes with 6 votes in favor.

Item 3 – DISTRICT 3 – Consideration and action regarding a re-zone approximately 181-acre of property generally located south of Waddell Road and north of Cactus Road between 175th Avenue and Cotton Lane from Residential Ranch (RR) to RM-6 with PUD overlay, RM-9 with PUD overlay, RH with PUD overlay with Flex Zone, CR with PUD overlay with Flex Zone, and CR with PUD overlay and from RH with PUD overlay to Rm-9 with PUD overlay.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

The Commission discussed items 3, 4, 5 and 6:

- Setback requirements
- Amenities in the community
- Continuity
- Street improvements

Chair Chapman opened the call to the public for items 3, 4, 5 and 6.

James S. Truman, Surprise Resident, noted he is supportive of this project. Mr. Truman is hopeful to get a positive vote from this commission regarding the Magnolia project.

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

Commissioner Cultum made a motion to recommend approval of a 181-acre rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD subject to stipulations “a” through “c” as listed in the staff report. Commissioner Rosebaum seconded the motion. The motion passes with 6 votes in favor.

Item 4 – DISTRICT 3 – Consideration and action regarding a zone change from Residential Ranch (RR) to RM-9 with a PUD overlay of approximately 10-acres generally located west of 175th Avenue between Cactus Road and Waddell Road.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 4 during item number 3.

Public comment was open for this item during item 3.

Commissioner Bash made a motion to recommend approval of a 10-acre rezone from RR to RM-9 PUD to Mayor and City Council, subject to stipulations “a” through “c” as listed in the staff report. Commissioner Smith seconded the motion. The motion passes with 6 votes in favor.

Item 5 – DISTRICT 3 – Consideration and action regarding a Preliminary Plat entitled “Magnolia” dated November 28, 2016, an approximately 174-acre property generally located Cotton Lane and 175th Avenue, Waddell Road to Cactus Road.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 5 during item number 3.

Public comment was open for this item during item 3.

Commissioner Norberg made a motion to recommend approval of the Preliminary Plat entitled “Magnolia” dated November 28, 2016 to the Mayor and City council, subject to conditions “a” through “h” as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

Item 6 – DISTRICT 3 – Consideration and action regarding the Preliminary Plat entitled “S.E.C.” 175th Ave and Sweetwater” dated November 28, 2016, an approximately 9.9 acre property generally located on the southeast corner of 175th Avenue and Sweetwater Avenue.

Robert Kuhfuss, planner, presented items 3, 4, 5 and 6 to the Commission simultaneously.

Commission discussed item 6 during item number 3.

Public comment was open for this item during item 3.

Commissioner Cultum made a motion to move to recommend approval of the Preliminary Plat entitled "S.E.C. 175th Ave & Sweetwater" to Mayor and City Council, subject to stipulations "a" through "g" as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:44 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: _____