

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 20, 2018 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 September 20, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Assistant Community Development Director Lloyd Abrams, Chief Deputy City Attorney Ellen Van Riper, Current Planning Supervisor Robert Kuhfuss, Planner Hobart Wingard, Planner Sergio Angulo, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams, assistant director, informed the Commission of the Surprise Regional Chamber of Commerce event entitled City Center: The future of Surprise starts here! This information was sent via email to the commissioners.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the September 6, 2018 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the consent agenda as presented. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision on Parcel 4.5 of the Asante PAD located on the northwest corner of Asante Boulevard and 163rd Avenue.

Sergio Angulo, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

The Commission discussed the following:

- Traffic on 163rd
- Drainage issues
- Location of fire station

Hearing no comments, Chair Keating closed public hearing.

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcel 4.5 of the Asante PAD located on the northwest corner of Asante Boulevard and 163rd. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 1 – Consideration and action on a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.

Sergio Angulo, Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

The Commission discussed the following:

- Happy Valley Road alignment
- Dysart Schools involvement
- Open space and amenity requirements

Hearing no comments, Chair Keating closed public hearing.

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council on a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision on Parcels 1, 2, and 3 of Tierra Verde East PAD located on the northeast corner of 155th Avenue and the Happy Valley Road alignment.

Sergio Angulo, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

The Commission discussed the following:

- Parcel 4
- Access from 154th drive

Hearing no comments, Chair Keating closed public hearing.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision on Parcels 1, 2, and 3 of the Tierra Verde East PAD located on the northeast corner of 155th Avenue and the Happy Valley Road alignment, subject to stipulations 'A' to 'F' as stated in the Staff Report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 1 – Consideration and action recommending approval to the City Council for a Preliminary Plat of the Rio Rancho Estates Residential Development generally located one (1) mile west of the intersection of West Grand Avenue and West Happy Valley Road, dated July 26, 2018.

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

Chair Keating opened the public hearing.

The Commission had no comments to discuss.

Hearing no comments, Chair Keating closed public hearing.

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council for a Preliminary Plat of Rio Rancho Estates Residential Development generally located one (1) mile west of the intersection of West Grand Avenue and West Happy Valley Road, dated July 26, 2018. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 6 – District 6 – Consideration and action approving a Site Plan for Seattle/Tacoma Box Company at Surprise Pointe, generally located southwest of the intersection of 135th and Willow Avenues subject to conditions “A” through “E.”

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

The Commission discussed the following:

- Height of silos
- Setbacks for silos
- Air quality
- Hazardous materials

Commissioner Smith made a motion to approve a Site Plan for Seattle/Tacoma Box Company at Surprise Pointe, generally located southwest of the intersection of 135th and Willow Avenues, subject to conditions “A” through “E” as stated in the Staff Report. Commissioner Chapman seconded the motion. Motion passes 6 in favor.

Item 7 – District 2 – Consideration and action regarding a Site Plan for the Christopher Todd Collection on Mountain View, Case FS18-247.

Chair Keating made a motion to continue this item until the October 18, 2018 Planning and Zoning Commission meeting at the request of the applicant. Commissioner Smith seconded the motion. Motion passes 6 in favor.

Item 8 – District 5 – Consideration and action regarding a Comprehensive Sign Program for Surprise Professional Center, case FS18-435.

Robert Kuhfuss, Current Planning Supervisor, presented item 8 to the Commission.

The Commission discussed the following:

- Location of the sign
- Entrance of the office suites
- Other potential sign options

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council a Comprehensive Sign Program for the Surprise Professional Center, subject to stipulations “a” and “b” as stated in the Staff Report. Commissioner Rosenbaum seconded the motion. Motion passes 6 in favor.

Item 9 – Citywide – Presentation and discussion of recent efforts to mitigate transportation congestion and improve access at Sierra Montana Crossings Driveway on Greenway Road.

Martin Lucero, Transportation Planning Manager, presented item 9 to the Commission.

The commission discussed the following:

- Traffic issues
- Adding a no left turn sign

OTHER BUSINESS:

Item 10 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Rosenbaum asked if the Commission could receive information about the planning efforts regarding major parks and schools in these residential areas.

ADJOURNMENT:

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

Lloyd Abrams
Assistant Community Development Director

Matthew Keating
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:
