



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 21, 2024 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 5 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located east of the northeast corner of Greenway Road and Loop 303, zoned Northwest Ranch Planned Area Development (PAD). Case FS23-0433 | Jani Wertin
Community
Development |
| 3. | District 5 | Consideration and action pertaining to a proposed Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144 th Avenue and Bullard Avenue. Case FS23-0421. | Trevor Fleetham
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219 th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) and Rural Residential (RR) to Traditional Neighborhood Development (TND). Case FS23-0586. | Trevor Fleetham
Community
Development |
| 5. | District 1 | Consideration and action pertaining to a Major PAD Amendment to the Mesquite Mountain Ranch PAD, generally located south of Deer Valley Road and east of 231 st Avenue, to remove land to be incorporated into the Surprise Foothills PAD, update the land use map, and | Trevor Fleetham
Community
Development |

change the land use designation of approximately nine (9) acres. Case FS22-1260.

- | | | |
|---------------|---|---|
| 6. District 1 | Consideration and action pertaining to a Major PAD Amendment to the Surprise Foothills PAD, generally located east and west of 231 st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards. Case FS22-1259. | Trever Fleetham
Community
Development |
|---------------|---|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items

- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

- I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, March 14, 2024 @ 10:00 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.