

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 21, 2024 / 6:00 PM

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

CALL TO ORDER.

Vice Chair 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 March 21, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Vice Chair Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, and Commissioner Dennis Smith. Chair Jared Holland had an excused absence. Commissioner Jay Leonard had an unexcused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jani Wertin, Current Planner; Trever Fleetham, Current Planner; Mike Hoover, Assistant Director of Economic Development; and Alyssa Carpenter, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Abrams announced there is currently nothing scheduled on the agenda for April 4th or April 18th Planning and Zoning Commission meetings and notices will be sent out canceling the meetings.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Vice Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no requests, Vice Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Smith seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 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, Current Planner, presented item 2 to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Rosenbaum motioned to recommend approval of case FS23-0433, a CUP with Site Plan for Greenway Crossing Starbucks, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 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 144th Avenue and Bullard Avenue. Case FS23-0421.

Trever Fleetham, Current Planner, presented item 3 to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Acreage this master sign program applies to

Commissioner Keating motioned to approve the Surprise City Center Master Sign Program, case FS23-0421, subject to stipulations 'a' through 'b' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) and Rural Residential (RR) to Traditional Neighborhood Development (TND). Case FS23-0586.

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Eddie Edens, Surprise, AZ – Displayed concerns with buffering to the rural community and protecting the wildlife and livestock without additional impact from the proposed development.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Student per dwelling unit projection calculations
- Proposed school will be able to satisfy the need of the community for the proposed density

Commissioner Bash motioned to recommend approval of the Traditional Neighborhood Development rezone for Desert Trails subject to stipulations “a” - “c” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 5 votes in favor.

Item 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 231st Avenue, to remove land to be incorporated into the Surprise Foothills PAD, update the land use map, and change the land use designation of approximately nine (9) acres. Case FS22-1260.

Trever Fleetham, Current Planner, presented item 5 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Location of proposed land swap in correlation to Surprise Foothills

Commissioner Keating motioned to recommend approval of the Major PAD Amendment for Mesquite Mountain Ranch PAD subject to stipulations “a” - “b” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to a Major PAD Amendment to the Surprise Foothills PAD, generally located east and west of 231st 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, Current Planner, presented item 6 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Bash motioned to recommend approval of the Major PAD Amendment for Surprise Foothills PAD subject to stipulations "a" - "b" as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None

ADJOURNMENT:

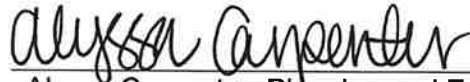
Hearing no further business, Vice Chair Chapman called for a motion to adjourn. Commissioner Bash made a motion to adjourn; Commissioner Rosenbaum seconded the motion. All voted in favor.

Meeting adjourned at 7:15 pm


Ken Chapman JARED E. HOLLAND
Planning and Zoning Commission ~~Vice~~ 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:



Alyssa Carpenter, Planning and Zoning Secretary

DATE:

May 2nd, 2024