

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 18, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 July 18, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Commissioner Matthew Keating, Commissioner Jay Leonard, Vice Chair Ken Chapman, and Chair Jared Holland.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Chris Sexton, Current Planner, and Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- 2040 General Plan is on July Ballot

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 4 votes in favor. Chair Holland abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Comprehensive Sign Program for the Sycamore Farms/Cactus 303 project, generally located at the southwest corner of Cactus Road and Sarival Avenue. Case #FS24-0001.

Chris Sexton, Current Planner, presented item 2 to the Commission.

Andy Gibson, President of Bootz & Duke Signs, representative for the applicant Barclay Group, presented additional information to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Fifty percent (50%) increase in sign size and height
- Same sign program approved at two other locations in Surprise with the same fifty percent (50%) increase in sign size and height, a need to review LDO to see if this variance is new standard

Commissioner Bash made a motion to approve the Sycamore Farms Comprehensive Sign Program, Case #FS24- 0001, subject to stipulations 'a' and 'b' Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change for the Surprise Foothills Southwest 40 project to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2) generally located east of 243rd Avenue, south of Deer Valley Road, and north of Beardsley Road, Case FS24-0117.

Chris Sexton, Current Planner, presented item 3 to the Commission.

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

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Rezone aligns with PAD
- Lot sizes
- Points of access for the rezone
- Access to amenities

Chair Holland made a motion to add a stipulation 'c' the rezone is subject to having access to the amenities set forth in the Surprise Foothills PAD Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor.

Vice Chair Chapman made a motion to approve the rezone for Surprise Foothills Southwest 40, Case #FS24-0117, subject to stipulations 'a' through 'c' Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to a Zone Change for the Surprise Foothills Central 40 project to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment) Case #FS24-0118.

Chris Sexton, Current Planner, presented item 4 to the Commission.

Mark Reddie of RVi Planning and Landscape Architecture, representative for the applicant, presented additional information to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Rezone aligns with PAD and lot sizes
- Points of access for the rezone
- Access to amenities

Chair Holland made a motion to add a stipulation 'c' the rezone is subject to having access to the amenities set forth in the Surprise Foothills PAD Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

Commissioner Keating made a motion to approve the rezone for Surprise Foothills Central 40, Case #FS24-0118, subject to stipulations 'a' through 'c' Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

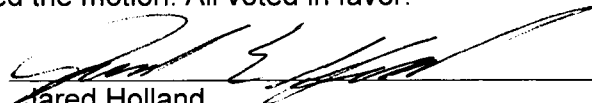
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Sign standards in the LDO

ADJOURNMENT:

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

Meeting adjourned at 6:23 pm.


Jared Holland
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:


Patricia Rademacher, Administrative Specialist

DATE:

