

## **CITY OF SURPRISE**

### **PLANNING AND ZONING COMMISSION 12425 West Bell Road Suite D-100 Surprise, Arizona 85374**

**June 1, 2010**

#### **REGULAR MEETING MINUTES**

##### **CALL TO ORDER**

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at the at the AZ TechCelerator Presentation Room, 12425 West Bell Road Suite D-100, Surprise, Arizona 85374, on Tuesday, June 1, 2010.

##### **ROLL CALL**

In attendance with Vice Chair Somers were Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, and Dennis Smith. Chair Jan Blair was absent.

##### **PLEDGE OF ALLEGIANCE**

##### **CURRENT EVENTS REPORT**

##### **STAFF REPORT**

Director Mihelich stated that the Mayor and City Council will have a work session on long range transportation planning. If you would like to attend and participate the meeting will be held at 4 p.m. on Thursday, June 3<sup>rd</sup>.

##### **CALL TO THE PUBLIC**

Vice Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Vice Chair Somers closed the call to the public.

##### **CONSENT AGENDA**

All items listed with an asterisk (\*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

##### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING**

- **Item 1: Planning and Zoning Commission Minutes for May 4, 2010.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for May 4, 2010**. Commissioner Hallin seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Bieniek) and 1 absent (Blair).

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS10-051 – Consideration and Action – Northwest Corner of Cactus Road and Cotton Lane**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS10-051, a minor general plan amendment and rezone with a Planned Unit Development (PUD) overlay for a project known as the Northwest Corner of Cactus Road and Cotton Lane**, subject to conditions 'a' and 'b.'

In response to Commissioner Hallin, Planner Copeland stated that the parcel on the corner is under separate ownership and that owner does not wish to participate in the annexation. That property will remain R-43 and will remain in the County.

There was some discussion regarding:

- The height of the building
- Tiered set back based on building height
- Adjacent land uses
- High-density residential zoning of surrounding areas

In response to Commissioner Rein, Planner Copeland stated that there was no one in attendance at the May 13<sup>th</sup> Citizen Review Meeting.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

Commissioner Rein made a motion to approve **FS10-051 a minor general plan amendment and rezone with a Planned Unit Development (PUD) overlay for a project known as the Northwest Corner of Cactus Road and Cotton Lane** and adopt staff's findings, subject to conditions 'a' and 'b.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 3: FS09-252 – Consideration and Action – Custer Court**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS09-252, a rezone with a Planned Unit Development (PUD) overlay for a project known as Custer Court**.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

Commissioner Chapman made a motion to approve **FS09-252, a rezone with a Planned Unit Development (PUD) overlay for a project known as Custer Court** and adopt staff's findings. Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 4: FS10-003 – Discussion Only – A major amendment to the City of Surprise 2030 General Plan to update the transportation plan.**

Planner Vineetha Kartha presented the project to the Commission.

The Commission discussed the following roadways:

- El Mirage Road
- Deer Valley Road and Grand Avenue intersection
- Jack Rabbit Trail
- Alignment of the White Tank Freeway

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

## **OTHER BUSINESS**

- **Item 5: LPD09-336 – Discussion Only – Way Finding Study.**

Planner Nicole Green-Catten presented the study to the Commission

There was discussion about a variety of locations where signage is needed, including:

- From I-10 at Litchfield Road
- From I-10 to SR303
- From I-17 and Loop 101
- From I-17 to SR 74

Several of the Commissioners agreed that way finding farther from the city limits should indicate “Surprise” and signage closer to the city limits could then make reference to “Surprise Center.”

- **Item 6: LPD10-114 – Discussion Only – Original Town Site Heritage District.**

Planner Nicole Green-Catten presented the project to the Commission.

The commission discussed:

- Maintaining the historical aspect of the area.
- Unique signage.
- Involving the residents to determine what they would like to see.

## **ADJOURNMENT**

Hearing no further business, Vice Chair Somers adjourned the regular Planning and Zoning Commission meeting at 7:30 p.m.

**STAFF PRESENT:**

Community and Economic Development Director Jeff Mihelich, Community and Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Planner Adam Copeland, Planner Vineetha Kartha, Planner Nicole Green-Catten, and Planning and Zoning Commission Secretary Deb Perry.

**COUNCIL MEMBERS PRESENT:** None

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Jeffrey J. Mihelich, Director  
Community and Economic Development

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Steve Somers, Vice Chair  
Planning and Zoning Commission