

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, Arizona 85374

July 6, 2010

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Tuesday, July 6, 2010.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Mihelich stated that the Marley Park Subdivision is getting some interest from several builders in the community. Open space, programming and the heavy amenities are very attractive to both developers and to residents.

In October staff will bring the Surprise Unified Development Code (SUDC) to the Commission for its annual review. Stakeholders are reviewing it now and the feedback is positive.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair 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 June 1, 2010.**

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for June 1, 2010**. Commissioner Rein seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Blair) and 1 absent (Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS10-003 – Consideration and Action – A major amendment to the City of Surprise 2030 General Plan to update the transportation plan**

Planner David Neal presented the project to the Commission. Staff recommended approval of **FS10-003, a major amendment to the City of Surprise 2030 General Plan to update the transportation plan**.

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

Commissioner Rein made a motion to approve **FS10-003, a major amendment to the City of Surprise 2030 General Plan to update the transportation plan** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

- **Item 3: FS10-099 – Consideration and Action – Parkview Place Senior Village**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **FS10-099, a Planned Area Development Amendment (PADA) for Parkview Place Senior Village, a master site plan for Parkview Place Senior Village, and a final site plan for a memory care facility**.

In response to Commissioner Rein, **Ron Jackson, applicant**, stated that the use of solar is not being considered at this time.

There were some questions and discussion regarding fire access and the amount of parking available on the site.

In response to Commissioner Smith, Mr. Jackson stated that at the end of Phase 1, there will be 18 employees in the facility and at build out the project will have approximately 200 employees.

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

Commissioner Chapman made a motion to recommend approval to the Mayor and City Council **FS10-099, a Planned Area Development Amendment (PADA) for Parkview Place Senior Village**, and adopt staff's findings and condition 'a'. Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

Vice Chair Somers made a motion to approve **FS10-099, a master site plan for Parkview Place Senior Village and a final site plan for a memory care** facility and to adopt staffs findings and conditions 'b' through 'j.' Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

- **Item 4: GPA09-045 and PAD09-046– Consideration and Action – A minor general plan amendment and planned area development for a project known as Lizard Run.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **GPA09-045 and PAD09-046, a minor general plan amendment and planned area development for a project known as Lizard Run.**

In response to Chair Blair, Planner Copeland stated that currently no developer is scheduled for the project and that the development standards for the site will remain in effect indefinitely or until an amendment is approved.

There was some discussion regarding the concern of the mixed-use zoning and the possibility of commercial development not fitting in with the character of the community.

Director Mihelich suggested that the Commission review the list of requested uses and eliminate, or make a conditional use, for those that cause concern. **Terry Brierton, applicant**, stated that the uses outlined in the project documents are negotiable.

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

Commissioner Hallin made a motion to continue **GPA09-045 and PAD09-046, a minor general plan amendment and planned area development for a project known as Lizard Run** to the August 3rd Planning and Zoning Commission Meeting. Commissioner Rein seconded the motion. The motion passed with a vote of 5 ayes, 1 nay (Blair) and 1 absent (Bieniek).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:51 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Adam Copeland, Planner Hobart Wingard, Planner David Neal, Transportation Planner Karen Savage, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission