

## **CITY OF SURPRISE**

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

**August 3, 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, August 3, 2010.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

#### **CURRENT EVENTS REPORT**

#### **STAFF REPORT**

Director Mihelich stated that two years ago the city applied for, and received, a Neighborhood Stabilization Grant for \$2.1 million. The goal of that program is to purchase foreclosed and abandoned homes, rehabilitate them, and sell them back to families in need. To date, the city has purchased over 20 homes and has resold five. One of the homes was purchased in partnership with Habitat for Humanity. This home was very dilapidated so was torn down and rebuilt, with two additional requirements; it is one of the first LEED certified buildings within the city and is visitable.

#### **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 July 6, 2010.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for July 6, 2010**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 1 abstain (Bieniek), and 2 absent (Somers, Hallin).

## REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS10-137 – Consideration and Action – Dunkin’ Donuts**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS10-137, a conditional use permit for Dunkin’ Donuts restaurant with drive-thru**.

In response to Commissioner Rein, Planner Copeland stated that the Traffic Division has reviewed the project and determined there is adequate room for large commercial vehicles to deliver goods and egress the site.

In response to Commissioner Chapman, Planner Copeland explained that the primary traffic for the project is coming from the east, loading and unloading for the grocery store will take place on the west side of the site.

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 **FS10-137, a conditional use permit for Dunkin’ Donuts restaurant with drive-thru** and adopt staff’s findings and conditions ‘a’ through ‘f’. Commissioner Bieniek seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Somers, Hallin).

- **Item 3: 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**.

Commissioner Rein stated that when the project was reviewed at the last Commission meeting office size was limited. After some discussion it was determined to add condition ‘c’ to read:

- c) Office buildings shall not exceed 4,000 square feet.

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 **GPA09-045 and PAD09-046, a minor general plan amendment and planned area development for a project known as Lizard Run** and to adopt staff's findings and conditions 'a' through 'c,' as amended. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 2 absent (Somers, Hallin).

- **Item 4: LPD09-008 – Consideration and Action –Village 1 Final Plan**

Planner Vineetha Kartha presented the project to the Commission. Staff recommended approval of **LPD09-008, a comprehensive long-range plan for Village 1 or Surprise Center.**

In response to Commissioner Bieniek, Planner Kartha stated that increased building heights are already approved within Surprise Center. This is beneficial for increased space, employment and entertainment areas. The Bell Road and Grand Avenue area would be required to go through a zoning change to allow increased heights.

In response to Chair Blair, Planner Kartha stated that the review schedule for amendments to the plan is five years.

In response to Commissioner Rein, Planner Kartha stated that staff has been working with the land owners and they have been included in all of the planning and outreach meetings from conception.

In response to Commissioner Smith, **Scott Phillips, representing Surprise Center Development Company**, stated that the maximum building height approved in the Surprise Center Planned Area Development is 15 stories for the internal portion of the property within 400 feet of the perimeter streets, excluding Bullard Avenue which is limited to four stories.

Chair Blair opened the call to the public.

**Scott Phillips, representing Surprise Center Development Company**, stated that it has been a privilege to be a part of this process and commended staff on their diligence and professionalism. The few areas of concern include a drainage plan, the importance of Civic Center Dr, and collaboration between the developer and the city within the first five years of the plan.

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

Commissioner Chapman made a motion to recommend approval to the Mayor and City Council **LPD09-008, a comprehensive long-range plan for Village 1.** Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Somers, Hallin).

## **OTHER BUSINESS**

- **Item 5: Surprise Unified Development Code– Discussion Only – Character Patterns**

Planner Hobart Wingard presented an overview regarding the Character Patterns as defined in the Surprise Unified Development Code and their influence on zoning issues within those areas.

## **ADJOURNMENT**

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:49 p.m.

## **STAFF PRESENT:**

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Adam Copeland, Planner Hobart Wingard, Planner Vineetha Kartha, 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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Jan Blair, Chair  
Planning and Zoning Commission