

**MEETING "A" - INFO #1
JANUARY 13, 2011**

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, December 15, 2010 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Cason called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Commissioner Pridemore.
3. The following Commissioners answered Roll Call:

Chairman Michael Cason
Vice Chairman Leigh Rivers
Commissioner Michael Flanders
Commissioner Matthew Pridemore
Commissioner Stephen Veitch
Commissioner Kevin Hartke
Commissioner Andrew Baron

Also present:

Mr. Kevin Mayo, Planning Manager
Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER FLANDERS, seconded by **COMMISSIONER VEITCH** to approve the minutes of the November 17, 2010 Planning Commission Hearing. The motion passed 5-0 with 1 abstention. (Vice Chairman Rivers was not present at the meeting.)
5. ACTION AGENDA ITEMS
CHAIRMAN CASON informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. There were no items pulled for action.

A. APL10-0001/DVR10-0004 FALCON POINTE AT PINELAKE

Approved.

Request an Area Plan amendment from Business Park to Multi-Family Residential land use, and Rezoning from Planned Area Development (PAD) zoning for Business Park and Planned Industrial District (I-1) zoning to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) approval to allow a multi-family residential development. The property is located at the southeast corner of Pinelake Way and Ocotillo Road, approximately one half-mile east of Arizona Avenue on the south side of Ocotillo Road.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Falcon Pointe at Pinelake", kept on file in the City of Chandler Planning Division, in File No's APL10-0001 & DVR10-0004, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications as required to achieve full half-widths, including any turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median, the developer shall be required to upgrade such landscaping to meet current City standards.
8. Approval by the Transportation & Development Director of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Falcon Pointe at Pinelake development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
13. The development shall provide full vehicular ingress and egress access to Pinelake Way.
14. Any future parking space canopies over uncovered guest parking spaces shall incorporate building materials, forms, and colors to match the development.
15. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
16. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the canal right-of-way together with the adjoining easements dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.

17. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the townhouse subdivision is located adjacent to or nearby a Salt River Project electrical power facility and SRP easements along the Consolidated Canal that may cause adverse noise and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an electrical power facility and easements, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely and have the potential for expansion.

The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

18. **The applicant shall work with Staff to provide additional stone veneer on facades of all buildings along both Pinelake Way and Ocotillo Road, including facing and siding up to streets, to bring a higher quality design along the streets.**

B. DVR09-0024 UDM INDUSTRIAL PARK

Approved to continue to the January 19, 2011 Planning Commission Hearing.

Request Rezoning from Planned Area Development (PAD) for a Business Park to PAD Amended to allow for an impound yard. The subject site is located at 850 S. Bogle Ave., north of the northeast corner of Pecos Road and Hamilton Street within the Bogle Business Park. **(REQUEST CONTINUANCE TO THE JANUARY 19, 2011 PLANNING COMMISSION HEARING.)**

C. DVR10-0016 MEDINAH PLAZA

Approved.

Request Rezoning from Single-Family Residential (SF-8.5) to Planned Area Development along with Preliminary Development Plan approval for a commercial building. The subject site is located north of the northeast corner of Alma School Road and Erie Street.

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
2. Development shall be in substantial conformance with Exhibit 7, Development Booklet, entitled "MEDINAH PLAZA", kept on file in the City of Chandler Planning Division, in File No. DVR10-0016, except as modified by condition herein.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

D. MOTION TO CANCEL THE JANUARY 5, 2011 PLANNING COMMISSION HEARING

Approved.

MOVED BY COMMISSIONER PRIDEMORE, seconded by **VICE CHAIRMAN RIVERS** to approve the Consent Agenda as read in by Staff. The Consent Agenda passed unanimously 6-0.

6. DIRECTOR'S REPORT

Mr. Mayo, Planning Manager, said since this is the last hearing for 2010 he wanted to wish everyone a happy holiday season and a happy New Year. He thanked Commission for their services this year on the Planning Commission.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN CASON announced that the next regular meeting is January 19, 2011 at 5:30 p.m. in the Council Chambers at the Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT
The meeting was adjourned at 5:35 p.m.

Michael Cason, Chairman

Jeffrey A. Kurtz, Secretary