

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, December 19, 2012 held in the City Council Chambers, 88 E. Chicago Street.

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

Chairman Leigh Rivers
Vice Chairman Stephen Veitch
Commissioner Katy Cunningham
Commissioner Matthew Pridemore
Commissioner Bill Donaldson

Absent and Excused:

Commissioner Andrew Baron
Commissioner Phil Ryan

Also present:

Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, City Planner
Ms. Jessica Sarkissian, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY VICE CHAIRMAN VEITCH, seconded by COMMISSIONER PRIDEMORE to approve the minutes of the November 7, 2012 Planning Commission Hearing. The motion passed 5-0 (Commissioners Baron and Ryan were absent).

MOVED BY VICE CHAIRMAN VEITCH, seconded by COMMISSIONER CUNNINGHAM to approve the minutes of the November 20, 2012 Planning Commission Hearing. The motion passed 5-0 (Commissioners Baron and Ryan were absent).

5. ACTION AGENDA ITEMS
CHAIRMAN RIVERS 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. DVR12-0009 ALLRED BOARDWALK

Approved to withdraw.

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a business park on approximately 65-acres located at the southwest and southeast corners of Price and Willis roads. (**APPLICANT REQUESTS WITHDRAWAL.**)

B. DVR12-0037 PRICE & QUEEN CREEK LLC

Approved.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former AG-1 zoning. The existing PAD zoning is for an office/data center development on approximately 15-acres located north of the northwest corner of Price and Queen Creek Roads.

Upon finding consistency with the General Plan, Staff recommends approval to extend the timing condition for three (3) years with all of the conditions in the original approval remaining in effect.

C. LUP12-0029 EL ZACATECANO

Approved.

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at an existing restaurant. The property is located at 474 W. Ray Road, on the north side of Ray Road west of Arizona Avenue.

1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan and Floor Plan) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.
5. No noise shall be emitted from music occurring indoors, that exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residents.
6. **The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.**

D. LUP12-0032 EZ SMOKE SHOP

Approved.

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 10 Beer & Wine Store License for off-premise consumption only. The property is located at 777 N. Arizona Avenue, Suite 8, within the DeLeon Plaza at the southeast corner of Arizona Avenue and Ivanhoe Street.

1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion beyond the approved Floor Plan and Narrative shall void the Use Permit and require new Use Permit application and approval.
4. The area adjacent to the store shall be maintained in a clean and orderly manner.

E. PDP12-0015 CORONA DEL SOL PLAZA

Approved to continue to the January 16, 2013 to the Planning Commission Hearing.

Request Preliminary Development Plan approval to allow for additional monument signs and monument sign panels. The subject site is located at the southeast corner of Ray and Rural roads. **(REQUEST CONTINUANCE TO THE JANUARY 16, 2013 PLANNING COMMISSION HEARING.)**

F. ZUP11-0016 CENTRO DE ALABANZA JUDA

Approved.

Request Use Permit approval to allow for a temporary storage trailer to be located on-site. The subject site is located at 450 S. Hamilton Street, south of the southwest corner of Frye Road and Hamilton Street.

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.

G. ZUP12-0034 MICHAELS & ASSOCIATES, INC.

Approved.

Request Use Permit extension approval for the continued operation of an office located within a single-family residential zoned district. The subject site is located at 200 N. Nebraska Street, northwest corner of Chandler Boulevard and Nebraska Street.

1. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
2. The Use Permit is non-transferable to any other location.

3. Increases in on-site employment over that represented (6), or the expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.

H. MOTION TO CANCEL THE JANUARY 2, 2013 PLANNING COMMISSION HEARING

Approved.

MOVED BY VICE CHAIRMAN VEITCH, seconded by **COMMISSIONER CUNNINGHAM** to approve the Consent Agenda including the added stipulation as read into the record by Staff. The Consent Agenda passed unanimously 5-0 (Commissioners Baron and Ryan were absent).

6. DIRECTOR'S REPORT

Ms. Jodie Novak, Senior City Planner, wished the Commission a happy holiday and a wonderful new year.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN RIVERS wished everybody on the dais a happy holiday season and a happy New Year. He thanked everyone for all the work put in this year. COMMISSIONER CUNNINGHAM wished everyone a Merry Christmas. The next regular meeting is January 16, 2013 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 5:36 p.m.

Leigh Rivers, Chairman

Jeffrey A. Kurtz, Secretary