

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, May 15, 2013 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Veitch 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 Stephen Veitch  
Vice Chairman Matthew Pridemore  
Commissioner Andrew Baron  
Commissioner Katy Cunningham  
Commissioner Phil Ryan  
Commissioner Bill Donaldson  
Commissioner Devan Wastchak

Also present:

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

CHAIRMAN VEITCH officially welcomed Commissioner Wastchak to the Commission.

4. APPROVAL OF MINUTES  
MOVED BY VICE CHAIRMAN PRIDEMORE, seconded by COMMISSIONER CUNNINGHAM to approve the minutes of the May 1, 2013 Planning Commission Hearing. The motion passed unanimously 7-0.
5. ACTION AGENDA ITEMS  
**CHAIRMAN VEITCH** 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. DVR13-0008 MESQUITE GROVE MINI STORAGE

**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 PAD zoning for C-1 neighborhood commercial uses. The existing PAD zoning allows C-1 uses and a self-storage/warehouse/moving establishment. The property is located north and east of the northeast corner of Gilbert Road and Riggs Road.

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

B. PDP12-0022 SONIC DRIVE-IN RESTAURANT

**Approved.**

Request Preliminary Development Plan (PDP) approval for freestanding monument signage within the planned Olive Tree Plaza commercial center located at the southwest corner of Arizona Avenue and Germann Road.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SONIC DRIVE-IN RESTAURANT", kept on file in the City of Chandler Planning Division, in File No. PDP12-0022, except as modified by condition herein.
2. 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.
3. Tenant panel lettering and logos shall be routed-out push-through creating dimension from the face of the sign approximately  $\frac{3}{4}$ -inch.
4. **Upon construction of a freestanding multi-tenant monument sign along Arizona Avenue as part of the larger center, the free-standing Sonic sign, Sign C, shall be removed.**

C. PDP12-0023 ARIZONA-ELLIOT CENTER

**Approved.**

Request Preliminary Development Plan (PDP) approval for freestanding monument signage and building signage within the planned Arizona-Elliott Center located at the southwest corner of Arizona Avenue and Elliot Road.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ARIZONA-ELLIOT CENTER", kept on file in the City of Chandler Planning Division, in File No. PDP12-0023, except as modified by condition herein.

2. 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.
3. Multi-tenant panel lettering and logos shall be routed-out push-through creating dimension from the face of the sign approximately a ¼-inch.
4. **Extend the cultured stone element to base of 14-foot sign.**

D. PDP12-0025 ALLIANCE BANK

**Approved to continue to the June 5, 2013 Planning Commission Hearing.**

Request Preliminary Development Plan approval for building architecture and site layout for a bank. The subject site is located at the southwest corner of Ray Road and the Loop 101 Price Freeway, within the Park at San Tan development. **(REQUEST CONTINUANCE TO THE JUNE 5, 2013 PLANNING COMMISSION HEARING.)**

E. PDP13-0001 THE ESTATES AT ARBOLEDA

**Approved.**

Request Preliminary Development Plan approval for housing product for an eight lot subdivision. The subject site is located west of the southwest corner of Alma School and German roads.

1. Development shall be in substantial conformance with the Development Booklet, entitled “THE ESTATES AT ARBOLEDA” and kept on file in the City of Chandler Planning Division, in File No. PDP13-0001, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with original stipulation adopted by the City Council in Ordinance No. 3751, in case DVR05-0035 ARBOLEDA ESTATES, except as modified by condition herein.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. Lots 1 and 8 shall be restricted to single-story homes.

**MOVED BY VICE CHAIRMAN PRIDEMORE**, seconded by **COMMISSIONER CUNNINGHAM** to approve the Consent Agenda as read into the record by Staff with the amendments noted. The Consent Agenda passed unanimously 7-0.

6. DIRECTOR’S REPORT

Mr. Kevin Mayo, Planning Manager, said there was nothing to report this evening.

7. CHAIRMAN’S ANNOUNCEMENTS

CHAIRMAN VEITCH said the next regular meeting is June 5, 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.

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Stephen Veitch, Chairman

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Jeffrey A. Kurtz, Secretary