

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, January 15, 2014 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 Vice Chairman Pridemore.
3. The following Commissioners answered Roll Call:

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

Also present:

Mr. Kevin Mayo, Planning Manager
Ms. Jodie Novak, Senior Planner
Ms. Susan Fiala, City Planner
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY VICE CHAIRMAN PRIDEMORE, seconded by COMMISSIONER RYAN to approve the minutes of the December 18, 2013 Planning Commission Hearing. The motion passed 6-0 with 1 abstention (Commissioner Baron was not present at the hearing.)
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 action items.

A. DVR13-0025 CENTRE POINT BUSINESS PARK

Approved.

Request rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing with Preliminary Development Plan (PDP) for site layout and building design. The property is located east of Arizona Avenue on the north side of Ocotillo Road at the northwest corner of Ocotillo Road and the Consolidated Paseo Canal.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CENTRE POINT BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. 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.
7. Approval by the Director of Transportation & 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.
8. The following stipulations shall be the responsibilities of the developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the buyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
 - b) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
 - c) The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
 - d) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight

activity, and is encumbered by an avigational easement to the City of Chandler.”

Preliminary Development Plan

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “CENTRE POINT BUSINESS PARK”, kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. 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.
5. Within the mini-storage development area, the following shall occur:
 - a. All outdoor storage and vehicles shall be fully screened and shall not be visible above the walls enclosing the outdoor storage areas.
 - b. All hazardous materials shall be prohibited within the self-storage units and on the site.
 - c. All repair work or activities not related to self-storage or vehicle parking shall be prohibited.

B. DVR13-0031/PPT13-0021 LAYTON LAKES PARCEL 17

Approved.

Request rezoning from Planned Area Development (PAD) for commercial uses to PAD Single-Family Residential, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for the subdivision layout and housing product for Parcel 17 of the Layton Lakes Master Plan located at the southwest corner of Lindsay and Queen Creek roads.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled “Layton Lakes Parcel 17” and kept on file in the City of Chandler Planning Division, in File No. DVR13-0031, 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 the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners’ association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. 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.

6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. 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.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
9. Approval by the Director of Transportation & 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.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 17" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0031, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. Window treatments, mullion and/or muntin patterns shall remain consistent on all sides of the homes.
6. For lots backing onto an arterial street, two-story homes are limited to every third lot.
7. The applicant shall work with Planning Staff to provide elevation diversity between Plan 4001 and Plan 4004.

Preliminary Plat

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

C. PDP13-0012 GERMANN STORAGE SOLUTIONS

Approved.

Request Preliminary Development Plan approval to amend the site layout and add buildings to the existing self-storage facility located at 700 E. Germann Road, west of McQueen and north of Germann roads.

Preliminary Development Plan

1. Compliance with original conditions adopted by the City Council as Ordinance No. 3229 in case DVR00-0028, GERMANN COMMERCE CENTER, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Facility Expansion for Germann Storage Solutions", kept on file in the City of Chandler Planning Division, in File No. PDP13-0012, except as modified by condition herein.
3. The existing east driveway gate shall be replaced to match the new gate.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Dead, dying, or missing landscape shall be replaced.
5. The site shall be maintained in a clean and orderly manner.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
7. 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.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

D. LUP13-0020 WINCO FOODS STORE

Approved.

Request Use Permit approval to sell liquor as permitted under a Series 9 Liquor Store License within a grocery store. The property is located at the northwest corner of Arizona Avenue and Willis Road, west end of the San Tan Plaza commercial center.

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 9 (Liquor Store license) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

E. LUP13-0021 TALEBU

Approved to withdraw for the purpose of re-advertising.

Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio at an existing restaurant. The subject site is located at 2095 N. Alma School Road, Ste. 2A, north of the northwest corner of Alma School and Warner roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

F. PPT13-0018 KYRENE 202 BUSINESS CENTER

Approved.

Request Preliminary Plat approval for a business park located at the southwest corner of Kyrene Road and Gila Springs Place.

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

G. PPT13-0011 TRUWEST CREDIT UNION

Approved.

Request Preliminary Plat approval for a future commercial development located at the northeast corner of Dobson and Elliot roads.

1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.

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

6. DIRECTOR'S REPORT

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

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN VEITCH said the next regular meeting is February 5, 2014 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 5:38 p.m.

Stephen Veitch, Chairman

Jeffrey A. Kurtz, Secretary