

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, March 5, 2014 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Veitch called the meeting to order at 5:38 p.m.
2. Pledge of Allegiance led by Commissioner Baron.
3. The following Commissioners answered Roll Call:

Chairman Stephen Veitch
Commissioner Andrew Baron
Commissioner Bill Donaldson
Commissioner Devan Wastchak

Absent and excused:

Vice Chairman Matthew Pridemore
Commissioner Katy Cunningham
Commissioner Phil Ryan

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. David de la Torre, Principal Planner
Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, City Planner
Ms. Susan Fiala, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER DONALDSON, seconded by COMMISSIONER WASTCHAK to approve the minutes of the February 5, 2014 Planning Commission Hearing. The motion passed 4-0 (Vice Chairman Pridemore, Commissioners Cunningham and Ryan were absent).
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. DVR14-0002 WEST OF THE NORTHWEST CORNER OF RIGGS AND LINDSAY ROADS

Approved.

Request to establish the initial City zoning of Agriculture (AG-1) on approximately 19 acres located west of the northwest corner of Riggs and Lindsay roads.

Upon finding consistency with Arizona Revised Statutes, Planning Staff recommends approval of establishing the initial city zoning of AG-1 following the annexation of the subject site.

B. PDP13-0019 AVIAN MEADOWS

Approved.

Request Preliminary Development Plan approval for housing product for 81 lots within the 200-lot Avian Meadows single-family residential subdivision. The subject subdivision is located north of the northwest corner of Chandler Heights and Lindsay roads.

1. Development shall be in substantial conformance with Attachment No.5, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. PDP13-0019 AVIAN MEADOWS, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4202 in case DVR09-0002 AVIAN MEADOWS, except as modified by condition.

C. LUP14-0002 AXIOM BREWING COMPANY LLC

Approved.

Request Use Permit approval to sell and serve liquor as permitted under a Series 13 In-State Domestic Farm Winery License within a manufacturing and distribution business with a tasting room. The property is zoned I-2 General Industrial District and located at 6503 W. Frye Road, Suite 12, which is east of 56th Street and north of the Loop 202 Santan Freeway.

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 13 (In-state Domestic Farm Winery 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 locations.
4. The site shall be maintained in a clean and orderly manner.

D. ZUP13-0026 MORGAN'S HOME CHILD CARE

Approved.

Request Use Permit approval of a time extension to allow a residential child care for up to ten children within an existing single-family residential home located at 923 N. Dakota St., which is south of Ray Road and west of Arizona Avenue.

1. The residential childcare home shall have no more than ten (10) children for compensation, at any time.
2. Should the applicant sell the property, this Use Permit to operate a childcare home shall be null and void.
3. This Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to an approval by the City of Chandler.

E. ZUP13-0027 VERIZON PHO BOLOGNA

Approved.

Request Use Permit approval to install a monopalm wireless communication facility at 1225 East Frye Road, southeast corner of McQueen and Frye roads.

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The monopalm shall have a minimum of 65 palm fronds.

F. ZUP13-0028 ALL J'S DETAIL

Approved.

Request Use Permit approval of a time extension to allow an automotive detailing business within Planned Industrial District (I-1) zoning. The property is located at 7045 W. Galveston Street, Suite 11, north of Chandler Boulevard and east of 54th Street.

1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Floor Plan, Site Plan, Narrative) shall require reapplication and approval of a Use Permit.
3. The Use Permit is non-transferable to other store location.
4. There shall be no vehicle maintenance and repair, auto body or mechanical engine work, tire and/or wheel shop, vehicle customization and accessories, sales, leasing, vehicle related retail sales, or the like.
5. The site shall be maintained in a clean and orderly manner.
6. There shall be no vehicle parking, storing, detailing, or the like on City streets. All vehicles shall be maintained on-site.
7. There shall be no working on vehicles in front of the building; all detailing shall occur in the building or at the rear of the property.
8. As represented by the applicant, clients are restricted to corporate accounts only; no individual, general public clients are permitted.

G. PPT14-0003 THE MET AT FASHION CENTER

Approved.

Request Preliminary Plat approval for a multi-family residential development and a future mixed use parcel located at the southeast corner of Chandler Boulevard and Hearthstone Way.

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

MOVED BY COMMISSIONER BARON, seconded by **COMMISSIONER DONALDSON** to approve the Consent Agenda as read into the record by Staff. The Consent Agenda passed 4-0 (Vice Chairman Pridemore, Commissioners Cunningham and Ryan were absent).

6. SOUTH PRICE ROAD EMPLOYMENT CORRIDOR REPORT-BRIEFING
(Briefing during Study Session)

CHAIRMAN VEITCH noted that they had a briefing on that report which was presented to the City Council in October and they had a briefing at the Council in November. It was very timely for them as there will be at least one case concerning the Price Road Corridor on their agenda fairly shortly. He told the audience that a copy of that report is available in PDF form on the City's website for those that might want to study it in greater detail.

7. DIRECTOR'S REPORT

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

8. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN VEITCH said the next regular meeting is March 19, 2014 at 5:30 p.m. in the Council Chambers at the Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

The meeting was adjourned at 5:44 p.m.

Stephen Veitch, Chairman

Jeffrey A. Kurtz, Secretary