

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 4, 2014 held in the City Council Chambers, 88 E. Chicago Street.

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

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

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. Erik Swanson, Senior City Planner
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY VICE CHAIRMAN BARON, seconded by COMMISSIONER CUNNINGHAM to approve the minutes of the May 21, 2014 Planning Commission Hearing. The motion passed 4-0 with 2 abstentions (Chairman Pridemore and Commissioner Donaldson were not present at the meeting and the new Commissioner will start at the June 18 hearing).
5. ACTION AGENDA ITEMS
CHAIRMAN PRIDEMORE 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. DVR13-0044 FOOTHILLS COMMUNITY CHURCH

Approved.

Request rezoning from Planned Area Development (PAD) for Industrial uses to PAD for a church and Preliminary Development Plan approval for building architecture and site layout. The 1.9-acre site is located north of the NWC of Hamilton Street and Pecos Road.

Rezoning

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, in File No. DVR13-0044, except as modified by condition herein.

2. 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.
3. 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.
4. 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.

Preliminary Development Plan

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, in File No. DVR13-0044, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

B. APL14-0006 OCOTILLO AREA PLAN AMENDMENT/DVR13-0045/PPT13-0029 ECHELON @ OCOTILLO

Approved.

Request amendment to the Ocotillo Area Plan from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse. In addition, request Rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product on property totaling approximately 64 acres located at the SEC of Alma School and Ocotillo roads.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "ECHELON AT OCOTILLO" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0045, 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. 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. 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. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.
8. 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 subdivision is located adjacent to or nearby existing ranchette and animal privilege properties **and a City of Chandler dog park** that may cause adverse noise, odors 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 agricultural properties that have horse and animal privileges **as well as a City of Chandler dog park** and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "ECHELON AT OCOTILLO" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0045, 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. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

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.

Preliminary Plat

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

CHAIRMAN PRIDEMORE said he had quite a few comment cards dealing with Item A in which all of the people who submitted them are in favor of it but as of right now, it is still on Consent so they are good there. He had another card from a Paul Hodges on Item B. He asked Mr. Hodges if he wanted to make a statement or if he would like the item pulled for a full presentation? Mr. Hodges said he would like to make a statement.

PAUL HODGES, 4580 S. FRESNO, CHANDLER, stated he is the one Mr. Mayo spoke about with the e-mail. He is opposed to this item for a couple different reasons. In today's age of phones and things, he unfortunately left his with all his great notes at his office rushing to get here. He said he lives in the area and grew up here in Arizona and grew up on Williams Airforce Base and knows Chandler well. The Compadre Stadium in this area is important to them as a Community. The 3 reasons he opposes the replanning of this as stated is the following. The first one is that this is a jewel for this city. That is his belief and not only does he live in the area but it connects the retirement community with Snedigar Park and complex there. On any given Saturday or Sunday you will see hundreds of children using that park in a way in which you can see both young and old together. He believes this area has the opportunity to continue that if the development site is one that is used both for recreation but also helps drive the community in a different way.

The second reason that he is opposed to this is that although the Planning processes today are different and certainly more sophisticated, he would have to give ode to the predecessors of Planning and Zoning back in the day. There were fireworks and there were certainly baseball games and other things played in that area. He'd imagine that somebody looked where this city was and what that area should be used for; they certainly designated it as an area of recreation and possible employment and other things to do with their youth. He thinks they have a lot of homes and it is a beautiful development that Standard Pacific has put together. He applauds that. He has read it, looked at it and it is impressive. Even though his home value is similar or very close to that and would go up in value, he still doesn't think that the City of Chandler needs another home development in this area.

The third one is "innovation" and if you look at the charter of the city and they talk about what we want to do as Chandler, they use the word 'innovative' a few times. He thinks there are some "innovative" uses both partnered with public and private areas. He has talked to different people and things that could be done with the existing structure, the land and other areas around there. He is just trying to appeal to the innovative nature of Chandler. Where else are they going to find a piece of property that is already zoned in ways that could be used either from the "Green"

movement-agricultural, which is already zoned in a more professional manner versus just another housing development with a pretty lake. He was inspired here certainly from a ride in that area about 3 weeks ago on his bicycle to see the children in that area that were playing and to see the use that has already been put in place and then to see the big orange sign that says they are putting more houses here. If he had anything, he had a voice here today and he is opposed to the rezoning of this land for the reasons he just stated.

CHAIRMAN PRIDEMORE thanked Mr. Hodges and then looked to the Dais for a motion.

VICE CHAIRMAN BARON said he would not be voting on Item B as he provided consultant services for the project.

MOVED BY COMMISSIONER RYAN, seconded by **COMMISSIONER DONALDSON** to approve the Consent Agenda with the amended stipulation as read into the record by Staff. The Consent Agenda passed 6-0 (The new Commissioner was not present at this meeting and will start at the June 18 meeting).

6. **DIRECTOR'S REPORT**

Kevin Mayo, Planning Manager, said the Planning Division has really started taking a hard look at how we do business and with the old phrase "work smarter not harder". They have been taking a hard look at almost all aspects of their process and really trying to see what they have empowerment to do. From an efficiency standpoint there will be some processing that they may start looking to change. They have been really tweaking a lot of different things to save time-a lot of processes that are antiquated and they just don't do them anymore. He wanted to highlight tonight one of the things they have taken at look at doing. In the almost 15 years that he has been there, as they write memos they provide the facts. Over the years those memos started to bloat. There was a period actually with Mr. Ryan with his first P & Z round. They used to have a process that if the memo bloated past 8 pages, they then had to write a memo summary that got attached to that first page. There was a point when people said enough is enough and they severely cut the memos back. They have crept back into talking about the doorknob details, talking about all these things that are not only in the memo, in the narrative and booklets, exhibits and things. You will see that the "Echelon" memo has been trimmed down. It was his first time at trimming the memos down. It's more of a statement of facts organized; obviously you will have the Area Plan, the Rezoning, and the PDP. They are going to be adjusting their memos to the point that they are much more fact based and then the discussion is really where a lot of the thought process goes into this. He wanted to highlight this memo and they will start to see this being kind of a standardized template format for how they are going to start writing their memos. He just wanted to identify that. If they start reading them and they don't quite look exactly like they were before, it is because applicant's like this when they produce this much (he showed the development book), he doesn't need to add that much more because it is right there. It is also to save time, save paper, save Planning Commission and City Council time and all

that. He said he just wanted to highlight that this evening and other than that there is nothing more to report.

CHAIRMAN PRIDEMORE asked since they did have a speaker that was opposed to an item, when would Item B be going to Council? Mr. Mayo said it would be going June 26, 2014.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDEMORE said the next regular meeting is June 18, 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 5:48 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary