

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, November 19, 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 Donaldson.
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

Absent and excused:

Commissioner Ryan Foley

Also present:

Mr. Kevin Mayo, Planning Manager
Ms. Jodie Novak, Senior City Planner
Mr. Erik Swanson, Senior City Planner
Ms. Susan Fiala, City Planner
Mr. Scott McCoy, Asst. City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY VICE CHAIRMAN BARON, seconded by COMMISSIONER RYAN to approve the minutes of the November 5, 2014 Planning Commission Hearing. The motion passed 6-0. (Commissioner Foley was absent).
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.

COMMISSIONER RYAN said he would be abstaining on any discussion on Items B, C and D. He acted as a consultant on these three projects.

VICE CHAIRMAN BARON said he would be abstaining from voting on Item F as his firm provided consultant services for the project.

COMMISSIONER WASTCHAK said he would be abstaining from voting on Item E because he works with the company involved in that project.

CHAIRMAN PRIDEMORE said those are all duly noted.

A. DVR14-0020 AVILLA HOMES

Request rezoning from Regional Commercial (C-3) zoning to Planned Area Development (PAD) for High Density Residential along with Preliminary Development Plan (PDP) for site layout and building design on property located at the northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue.

Rezoning

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. 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.
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Planning Administrator for arterial street median landscaping.

Preliminary Development Plan

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, 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. **The applicant shall work with Planning Staff to enhance the rear building elevations along Grace Boulevard.**

B. DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH

Approved.

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church along with Preliminary Development Plan (PDP) for site layout and building design on property located at the northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road.

Rezoning

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ST. JUAN DIEGO CATHOLIC CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0024, except as modified by condition herein.
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. 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.
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Planning Administrator for arterial street median landscaping.

Preliminary Development Plan

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “ST. JUAN DIEGO CATHOLIC CHURCH”, kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0024, 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.

C. DVR14-0026 ELEMENT HOTEL

Request rezoning from Planned Industrial (I-1) to Planned Area Development for a hotel, with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for building height exceeding forty-five feet. The 3.4-acre site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled “ELEMENT HOTEL” and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, 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. 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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.
5. 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.

6. Maximum building height shall be limited to 60-feet.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "ELEMENT HOTEL" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, 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. The applicant shall work with Planning Staff to incorporate additional architectural interest on the elevations to break-up monotonous wall plane designs specific to the current window configuration.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
7. 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.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

D. DVR14-0032 DC HEIGHTS

Request rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for building heights exceeding forty-five feet. The 5.3-acre site is located at the southwest corner of Commonwealth Avenue and California Street.

Rezoning

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, 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.
7. Maximum building height shall be 130-feet.

Preliminary Development Plan

1. Landscaping shall be in compliance with current Commercial Design Standards.
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 property owners' association.
4. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
5. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, 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.
6. 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.
7. 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.

E. DVR14-0035/PPT14-0017 MODERN STORAGE

Request rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, with Preliminary

Development Plan (PDP) and Preliminary Plat (PPT) approval for a self-storage facility located at the southeast corner of Arizona Avenue and Germann Road.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, 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. Approval by the Planning Administrator for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.
8. 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 Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, 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. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

Preliminary Plat

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

F. DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station and Preliminary Development Plan (PDP) for site layout and building design on property located at the southwest corner of Gilbert and Ocotillo roads.

Rezoning

1. Development shall be in substantial conformance Exhibit A, Development Booklet, entitled "SWC GILBERT AND OCOTILLO ROADS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0036, except as modified by condition herein.
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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. 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.

Preliminary Development Plan

1. Development shall be in substantial conformance Exhibit A, Development Booklet, entitled "SWC GILBERT AND OCOTILLO ROADS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0036, except as modified by condition herein.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Planning Administrator for arterial street median landscaping.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. The site shall be maintained in a clean and orderly manner.
7. 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.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Raceway and animated signs shall be prohibited within the development.
10. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
11. The applicant shall work with Planning Staff to further incorporate site development and Commercial Design Standards such as, but not limited to, building architecture to provide four-sided design with the use of building materials, forms, and paint colors including building design for all freestanding pads.
12. All buildings shall incorporate a rural character through architectural design and building materials in accordance with the Southeast Chandler Area Plan.
13. All pads and free-standing shops buildings will be designed to meet site development standards related to clustering of pads through sharing of common architectural detail, materials, and pedestrian connections including, but not limited to, the use of a combination of common landscape, hardscape, paint colors, materials, and/or architectural elements.
14. The applicant shall work with Planning Staff to enhance entrance drives with common elements associating pads.
15. The applicant shall work with Planning Staff to provide building elevations for the gas canopy and kiosk, integrate the gas canopy design with building architecture, and provide integral/screened gas tank vent piping within the canopy columns.
16. An intersection corner center identification sign shall comply with Sign Code and be architecturally integrated with the commercial center.
17. The applicant shall work with Planning Staff to incorporate public artwork within the development.
18. All drive-through pads shall meet site development standards for screening and queuing lane design.
19. The residential component shall be reviewed and approved through a separate Rezoning with Preliminary Development Plan application.

G. DVR14-0037 SOUTHWEST CORNER OF OCOTILLO ROAD AND THE UNION PACIFIC RAILROAD

Approved.

Request the establishment of initial City zoning of Agricultural (AG-1) on a City-owned parcel, approximately 3,920 square feet in size, located at the southwest corner of Ocotillo Road and the Union Pacific Railroad.

Upon finding consistency with Arizona Revised Statutes, Planning Commission and Planning Staff recommend approval of establishing the initial City zoning of AG-1 following the recent annexation of the subject site.

H. ZUP13-0032 ST. LUKE'S BEHAVIORAL HEALTH

Approved.

Request Use Permit extension approval for the continued operation of a therapy business in an office/industrial building. The subject site is located at 325 E. Elliot Road, Suite 29, east of the southeast corner of Arizona Avenue and Elliot Road.

1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
2. Development shall be in substantial conformance with all existing approvals for the site, except as modified herein.
3. The Use Permit shall remain in effect for five (5) years 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.

I. ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY

Approved to continue to the January 7, 2015 Planning Commission Hearing.

Request Use Permit approval to install a monopalm wireless communication facility at 3875 W. Ray Rd., southeast corner of McClintock Dr. and Ray Rd. (REQUEST CONTINUANCE TO THE JANUARY 7, 2015 PLANNING COMMISSION HEARING.)

J. ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202

Approved.

Request Use Permit approval to install a monopalm wireless communication facility within the ADOT right-of-way located east of Price Road and south of the Loop 202 Santan Freeway.

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.

K. ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN

Approved.

Request Use Permit approval to install a monopalm wireless communication facility located at 800 West Ray Road, north and east of the northeast corner of Alma School and Ray 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.

L. ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL

Approved.

Request Use Permit approval to allow a time extension for a modular classroom building located at 6900 West Galveston Street, south of the southeast corner of 56th Street and Ray Road.

1. The Use Permit shall be extended for a period of five (5) years 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.
2. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

M. ZUP14-0029 BORNS OFFICES

Approved.

Request Use Permit approval for personal service/retail/office type uses in addition to general office use. The subject site is located at 348 W. Chandler Blvd., north side of Chandler Boulevard and west of Chandler High School.

N. CANCELLATION OF THE DECEMBER 3, 2014 PLANNING COMMISSION HEARING.

Approved.

CHAIRMAN PRIDEMORE said he had speaker cards for Item H (ZUP13-0032) ST. LUKES BEHAVIORAL HEALTH, Item B (DVR14-0024) ST. JUAN DIEGO CATHOLIC CHURCH all being in favor of these respective items. These items are still on the Consent Agenda. If for some reason that would change, they will go ahead and deal with these. They will be put on the record and going back to the City Clerk.

Has one speaker card for Item A which is DVR14-0020 AVILLA HOMES.

DONALD CARROCCIA, 2118 N. ILLINOIS ST., said where he lives borders this development. His concerns are three-fold. Traffic congestion at Grace and Warner - The traffic light is the only one that is going to let people out of there. There is one other exit for this development, which would not allow anyone to really turn left on to Arizona Avenue since there is no light. Arizona Avenue has very heavy traffic so they could only turn right. People wanting to turn left on Arizona would have to come out Grace to Warner to the stoplight which right now with their community takes a long time for that light to change. With a 195 units that is going to be a long line trying to get out of their neighborhood. The other concern is construction debris and demolition debris. They lived through that with the other little development that went in resulting in nail screws, nuts, and bolts at that stoplight at Grace and Warner Avenue him being one of the lucky ones getting a flat tire and ruining a tire with a bolt through the tire. That is a big concern with vehicles that are going out to that area. The other concern is dust. Dust is Arizona once it gets stirred up, they do have what they call Valley Fever. It is spores in the dust and that is a very big concern for his health and his neighbors. They have already met with the folks before and have assured them the trucks are going to be covered. He will be taking

pictures of the nails and bolts in the road and the dust. Again, Valley Fever is prevalent and it is stirred up by construction. He is sure they will be told it will be wetted down but it wasn't at the last construction site.

CHAIRMAN PRIDEMORE said he had two other cards regarding Item F, DVR14-0036.

PETER SALTENTALL, 2711 E. YELLOWSTONE PLACE AT GILBERT AND OCOTILLO, said four months they came here and voiced their opinion and displeasure about the fact that a Fry's grocery store was going to go in on the corner. He thinks it was the southwest corner of Gilbert Road and Ocotillo Road. Several years earlier, they were informed that it was going to be a park so with the fact that there was going to be a grocery store going in there they were not super thrilled at the time. They came here and voiced their opinions and it went from there. That is when Marty DeRito came into the situation and really did a phenomenal job in working with them. Again, it wasn't what they were hoping for but what Marty and his staff did and the time he put in to meet with them, the time he put in to come to their community and physically take a look at everything that was going to be developed, the land and all that, and the fact that he spent time and cared about their wants and dislikes regarding what was going in there. That cannot be overstated. He and his staff did a great job and he just wanted to come here and let them know that it was a positive experience working with them. They look forward to continuing to have that open dialogue as this project gets underway. As a community they weren't super in favor of this but the way it has been designed and the way it has turned out and the accommodations that Marty has made to them and how they have been able to work back and forth and really come to a compromise on many, many things. Obviously, you can't just take the building and flip it this way or that way, they get that. There was just give and take on both sides and a willingness to meet with the homeowners and really present himself as a human and really take to heart what they had to say and to do everything he could to make this as easy as possible. He did a phenomenal job with that.

PAUL HODGES, 4580 S. FRESNO, said he had more of a comment versus a question. The question is around a sustainability check sheet that is used by the City. The last time he was here he talked about a few other things around sustainable practices that we are asking our developers to at least show as they put developments in or come to the Planning and Zoning Commission. Is there something above and beyond what Kevin and his team do with respect to water, power usage and so forth. They talk about sustainable aspects of the development, what types of things they are going to ensure that the minimal usages are used on those things. He understands there is no additional check sheet that is put forth in front of their team in order to judge that. It is a recommendation that they take to City Council that is a part of the recommendations either for or against future developments.

CHAIRMAN PRIDEMORE said he wishes him luck with that. He also received another speaker card on Item A and called that person up.

GAYLE CLARK, 2155 N. GRACE BLVD., said she doesn't object to the complex, however she did see their complex at Pecos and Alma School and they look like an upscale prison complex. If this is really going to be replicated in their area, she does have a problem with that.

The aesthetics of the building themselves are really not attractive and it upsets her tremendously. The colors they chose down at Pecos and Alma School were garish and she doesn't understand or doesn't know if they have any choice in saying yes or no to this complex. That is what she is complaining about – the aesthetics of this complex.

CHAIRMAN PRIDEMORE asked if there was anyone else present that would like to make a comment or have an item pulled for a full presentation. There was none so he closed the floor and looked for a motion regarding their Consent Agenda.

MOVED BY VICE CHAIRMAN BARON, seconded by **COMMISSIONER CUNNINGHAM** to approve the Consent Agenda as read in by Staff with the noted additional stip. for Item A and noted deleted stip. (no. 16) for Item F and all three noted extensions on the panel. The Consent Agenda passed 6-0 (Commissioner Foley was absent).

CHAIRMAN PRIDEMORE said just as a reminder they are a recommending body. Every item that comes before the Planning and Zoning Commission still has to go through City Council for their approval or denial. He recommended to everyone that had issues, positive or negative with an item, to come to City Council and to voice those opinions.

6. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager, said their Clerk, Joyce Radatz, received a promotion to take an executive position with the Director of Transportation & Development. She will be leaving their Planning Division and won't be clerking meetings after this. He congratulated her and said January 7, 2015 will most likely bring a new Staff member in that seat to clerk the hearing. **CHAIRMAN PRIDEMORE** congratulated her. Mr. Mayo also said since they did cancel December 3rd and they did not actually schedule December 17, this will be their last hearing for the year. Normally it would be more into the holiday season when he gets to say thank you to them for their efforts for the past year. He thanked them for all their effort for the City of Chandler. It is very much appreciated. He said he hopes they have a safe holiday season and a happy New Year. **CHAIRMAN PRIDEMORE** wished everybody Happy Holidays and a Happy New Year and to be safe

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDEMORE said the next regular meeting is January 7, 2015 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 5:54 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary