

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 17, 2015 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 Foley.
3. The following Commissioners answered Roll Call:

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

Absent and excused:  
Commissioner Phil Ryan

Also present:

Ms. Jodie Novak, Senior City Planner  
Mr. Susan Fiala, City Planner  
Mr. Scott McCoy, Asst. City Attorney  
Ms. Lucy Vazquez, Clerk

4. APPROVAL OF MINUTES  
MOVED BY VICE CHAIRMAN BARON, seconded by COMMISSIONER DONALDSON to approve the minutes of the June 3, 2015 Planning Commission Hearing. The motion passed 4-0. (Chairman Pridemore and Commissioner Wastchak abstained since they were absent June 3, 2015. Commissioner Ryan, absent)
5. ACTION AGENDA ITEMS  
**CHAIRMAN PRIDEMORE** informed the audience 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.

- A. APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029 SERENADE

**Approved. (REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**  
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Medium-Density Residential, and rezoning from Agricultural to Planned Area Development for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product for a 6.7-acre, 26-lot single-family residential subdivision located east of

the SEC of Alma School and Germann roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

- B. APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008/PPT15-0003 RESEDA

**Approved.**

Request Pecos Ranch Area Plan amendment from Church to Single-Family Residential. Request rezoning from Planned Area Development (PAD) for Church and School to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat (PPT) approval on approximately 4 acres located at the northwest corner of Germann Road and Arrowhead Drive.

**Area Plan**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Pecos Ranch Area Plan amendment from Church to Single-Family Residential.

**Rezoning**

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, 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. 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. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The

homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

### **Preliminary Development Plan**

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, 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. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
5. 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.
6. The same elevation shall not be built side-by-side or directly across the street from one another.

### **Preliminary Plat**

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

#### **C. DVR14-0031/PPT14-0014 RHYTHM**

**Approved. (REQUEST CONTINUANCE TO THE JULY 15, 2015 PLANNING COMMISSION HEARING.)**

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat approval on approximately 30 acres located at the northwest corner of 56th Street (Priest Drive) and Orchid Lane, north of Ray Road. **(REQUEST CONTINUANCE TO THE JULY 15, 2015 PLANNING COMMISSION HEARING.)**

#### **D. DVR15-0016 MADERAS**

**Approved.**

Request amendment to the Planned Area Development (PAD) zoning and Preliminary Development Plan (PDP) for a low-density single-family residential development. The property is located west of 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 "MADERAS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0016, except as modified by condition herein.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 3780 (DVR05-0050 Maderas), except as modified by condition herein.
3. Condition No. 2 of Ordinance No. 3780 shall be deleted.
4. Condition No. 10 of Ordinance No. 3780 shall be deleted.
5. Condition No. 11 of Ordinance No. 3780 shall be deleted.
6. Condition No. 12 of Ordinance No. 3780 shall be deleted.
7. Condition No. 13 of Ordinance No. 3780 shall be deleted.
8. Condition No. 23 of Ordinance No. 3780 shall be deleted.
9. Condition No. 25 of Ordinance No. 3780 shall be deleted.

### **Preliminary Development Plan**

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MADERAS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0016, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3780 (DVR05-0050 Maderas), except as modified by condition herein.
3. All homes along the west property line of this development (Lots 7, 12, 13, 18, and 19) are limited to one-story homes, a maximum of 24 feet in building height.
4. No homes that are side-by-side or directly across the street from each other shall have the exact same floor plan and exterior building elevation.

#### **E. PDP15-0001 EXPRESS CAR WASH**

### **Approved.**

Request Preliminary Development Plan (PDP) approval of site layout and building architecture for a new car wash facility located east of the southeast corner of Ray Road and McClintock Drive.

### **Preliminary Development Plan**

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "EXPRESS WASH" kept on file in the City of Chandler Planning Division, in File No. PDP15-0001, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1909 in case Z87-156 RAY & MCCLINTOCK, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. Raceway signage shall be prohibited within the development.
5. The fabric canopy structures shall be maintained in a manner similar to that at the time of installation.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. 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.

10. 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.

**11. The Applicant shall work with Planning Staff to modify the landscape palette including upsizing some trees to 36 inch box.**

F. LUP15-0008 CHARM THAI CUISINE

**Approved.**

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for an extension of premises to sell and serve liquor for on-site consumption within an existing outside patio at a restaurant in downtown Chandler. The property is located at 11 W. Boston St., Suite 5, west of Arizona Avenue and south of Boston Street.

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 12 (Restaurant 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 and patio shall be maintained in a clean and orderly manner.

**CHAIRMAN PRIDEMORE** asked the audience if anyone would like to make a statement on the consent agenda or have any items pulled for a presentation. There was one.

**MOVED BY VICE CHAIRMAN BARON**, seconded by **COMMISSIONER WASTCHAK** to approve the Consent Agenda and noted stipulation added to Item E as read in by Staff. The Consent Agenda passed 6-0 (Commissioner Phil Ryan, absent).

6. DIRECTOR'S REPORT

Ms. Jodie Novak, Senior Planner had nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

**CHAIRMAN PRIDEMORE** stated the next regular meeting is July 1, 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 5:40 p.m.

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Matthew Pridemore, Chairman

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Jeffrey A. Kurtz, Secretary