

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, March 2, 2016 held in the City Council Chambers, 88 E. Chicago Street.

1. Chairman Pridemore called the meeting to order at 5:34 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 Ryan Foley
Commissioner Devan Wastchak

Absent and Excused:

Commissioner Phil Ryan

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. Erik Swanson, Senior City Planner
Ms. Jodie Novak, Senior 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 February 17, 2016, Planning Commission Hearing. The motion passed 5-0. (Commissioner Foley abstained, since he was not present on February 17, 2016. 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. DVR15-0041 SANTAN OFFICE CAMPUS

Approved.

Request rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture. The approximate 19-acre site is located at the southwest corner of Alma School and Pecos roads.

Rezoning

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, 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. 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.
6. 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.
7. 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.
8. Maximum building height, exclusive of mechanical screening, shall be limited to 75 feet.

Preliminary Development Plan

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, except as modified by condition herein.
2. 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.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Raceway signage shall be prohibited within the development.
5. The tenant lettering of the monument signs shall be ¾-inch routed push-thru lettering.

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. Landscaping shall be in compliance with current Commercial Design Standards.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The applicant shall work with Staff to incorporate art features within the development.
10. 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.
11. 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.
12. Queuing drives and menu board locations for the drive-thru pads shall be consistent with the Commercial Design Standards.
13. **The applicant shall work with Planning Staff to incorporate specimen trees such as Empire Oak, Cathedral Oak, Evergreen Elm, and Red Push Pistache trees along the entry drive.**

B. DVR15-0039 111 W. BOSTON STREET

Approved.

Request rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay, CCD/PAD zoning, for additional building height on property located at 111 W. Boston Street.

1. Development shall be in substantial conformance with Exhibit A, Development Package, entitled "111 W. Boston Street", kept on file in the City of Chandler Planning Division, in File No. DVR15-0039, except as modified by condition herein.
2. The maximum building height shall be 40 feet as represented in the Development Package, Exhibit A.

C. PPT16-0001 LEGACY TRADITIONAL SCHOOL

Approved.

Request Preliminary Plat approval for a charter school located south and west of the SWC of McQueen and Warner roads.

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

CHAIRMAN PRIDEMORE stated all items are still on the Consent Agenda and asked the audience for comments, questions or if anyone would like to have items pulled for a full presentation. There was none.

MOVED BY VICE CHAIRMAN BARON seconded by **COMMISSIONER WASTCHAK** to approve the Consent Agenda as read in by Staff with the additional stipulation on Item A. The Consent Agenda passed 6-0 (Commissioner Ryan, absent).

6. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager stated next week, the two state statutes required public hearings for the General Plan update. The first one is March 9th and the second one will be at the normal hearing on March 16th. He wanted to highlight as a reminder, per state statute the two hearing occur in two different locations, next week at the Tumbleweed recreation Center at the Cotton room north down the main entrance and on the left on the first floor. He wanted to set the stage of what is expected to happen at both hearings. Since it is the General Plan Update it does not live and breathe like a zoning case. What will be coming before commission next week are a couple of things, the draft General Plan. That draft is the accumulation of all the public effort that has gone into the General Plan Update for the last year. With that, the majority of changes that have been made either went through all the public input or through the 60 day review period. On the 60 day review period, there is a draft that gets generated. During those 60 days, comments are received. He explained to Commissioners that they will receive a matrix that highlights every comment that they receive during that review period as well as an indication in the matrix whether the change was incorporated, or whether it was discussed with the citizen that delivered the comment as to why and it was or was not included in the General Plan. Those are the things that will be delivered to them, the final draft and matrix. He stated on Wednesday night no action will be intended or necessary, just simply one of the last steps for receiving any public comment. He stated as they moved forward the draft will not change because once the public hearing process starts, there needs to be, in a public sense, a purity to the thing that is being requested. All changes will be tracked and recorded in the matrix. The matrix for the 60 day review is a static document. As it moves through the rest of it, there will be a new level of matrix of any comments from Planning Commission or during the public hearing. It is still open for comments through the website and will be all the way up to Council. They will be tracking final comments in the secondary matrix. He stated he didn't want to set the stage and treat it like a zoning case. It will be simply additional layers of recommendations. The draft document will not change and will be going forward with an additional list of potential changes as a formal recommendation to Council. On March 16th, when they come back with the draft and the final matrix of comments, then they'll be seeking a recommendation from Planning Commission to send forward to City Council. He wanted to set the stage on how they will look at it. He also stated he wanted to press upon that they are in a tight time frame for the two public hearings to city council for approval at City Council. Maintaining a quorum for both meetings at March 9th and March 16th is very important. He asked Commissioner to let him know if any of them will be absent.

CHAIRMAN PRIDEMORE stated they can take an informal poll. He stated he was going to be absent on the March 16th and Commissioner Cunningham will be absent on March 9th and Vice Chairman will be absent for both hearings. He stated he has not heard from Commissioner Ryan but believes he will be available. He stated, it looks like they are going to be ok and stated time will tell. He asked Kevin about the format of the meeting. Will staff make a presentation or is it just an opportunity for the general public to make comments.

MR. MAYO stated it would a formal presentation on the General Plan from staff and will open up to any comments from Planning Commission.

VICE CHAIRMAN BARON stated he has a very long airplane ride, 10.5 hours. He would like to provide some comments so he asked if it was acceptable for him to email as a Planning Commissioner the comments or does he have to be at the meeting to provide the feedback.

MR. MAYO stated he would have to find the answer to that question.

CHAIRMAN PRIDEMORE stated they will make sure the comments of the Vice Chair are put on record somehow.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDEMORE stated the next special meeting is March 9, 2016, at the Tumbleweed Recreation Center in Cotton Room North and the next regular Planning and Zoning meeting is March 16, 2016, 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 5:46 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary