

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, May 18, 2016 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 Vice Chairman Baron.
3. The following Commissioners answered Roll Call:

Chairman Matthew Pridemore
Vice Chairman Andrew Baron
Commissioner Katy Cunningham
Commissioner Bill Donaldson
Commissioner David Rose
Commissioner Devan Wastchak

Absent and Excused:

Commissioner Ryan Foley

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. Erik Swanson, Senior City Planner
Ms. Lauren Schumann, City Planner
Mr. Glenn Brockman, Asst. City Attorney
Ms. Lucy Vazquez, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER DONALDSON, seconded by **COMMISSIONER ROSE** to approve the minutes of the May 4, 2016, Planning Commission Hearing. The motion passed 4-0. (Commissioner Wastchak and Vice Chairman Baron abstained, since they were not present at that meeting. Commissioner Foley, absent.)
5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
CHAIRMAN PRIDEMORE informed the audience there is an annual business meeting where Commissioners elect a new Chairman and Vice Chairman and he asked the dais to vote on a new Chairman. **VICE CHAIRMAN BARON** re-elected Chairman Pridemore for Chair. (Motion passed 6-0, Foley absent). **COMMISSIONER CUNNINGHAM** nominated Vice Chairman Baron for Vice Chair. (Motion Passed 6-0, Foley absent)
6. 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. APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP

Approved. ITEM WITHDRAWN FOR THE PURPOSE OF RE- ADVERTISING.

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low-Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE- ADVERTISING.)**

B. LUP16-0006 FIESTA MEXICANA

Approved.

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio with the addition of live music indoors at an existing restaurant located at 4949 S. Alma School Road, northeast corner of Alma School and Chandler Heights roads.

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 12 Restaurant license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
5. The site shall be maintained in a clean and orderly manner.
6. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

C. LUP16-0013 QUIKTRIP

Approved. CONTINUED TO THE JUNE 1, 2016, PLANNING COMMISSION HEARING

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 1, 2016, PLANNING COMMISSION HEARING)**

D. PDP15-0017 FIRST CREDIT UNION PLAZA

Approved.

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "First Credit Union Plaza" and kept on file in the City of Chandler Planning Division, in File No. PDP15-0017, 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. Raceways will be allowed for the retail users so long as the raceway and any letter supports are hidden from view.
3. 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.
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.

E. PDP16-0002/PPT16-0005 WILDHORSE

Approved.

Request Preliminary Development Plan and Preliminary Plat approval for subdivision layout for a nine lot single-family custom subdivision on approximately five acres. The subject site is located north of the northwest corner of Willis Road and El Dorado Drive.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "WILDHORSE" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0002, 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 in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. 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.

Preliminary Plat

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 VICE CHAIRMAN BARON seconded by **COMMISSIONER DONALDSON** to approve the Consent Agenda as read in by Staff. The Consent Agenda passed 6-0 (Commissioner Foley, absent).

7. DIRECTOR'S REPORT

Mr. Kevin Mayo, Planning Manager had nothing report.

8. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN PRIDMORE stated the next regular meeting is June 1, 2016 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 5:34 p.m.

Matthew Pridmore, Commissioner

Jeffrey A. Kurtz, Secretary