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MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Thursday, July 28, 2016.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY AT 7:01 p.m.

The following members answered roll call:

Jay Tibshraeny	Mayor
Jack Sellers	Vice-Mayor
Nora Ellen	Councilmember
Kevin Hartke	Councilmember
Rick Heumann	Councilmember
René Lopez	Councilmember
Terry Roe	Councilmember

Also in attendance:

Marsha Reed	City Manager
Nachie Marquez	Assistant City Manager
Kay Bigelow	City Attorney
Marla Paddock	City Clerk

INVOCATION: Councilmember Hartke led the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Heumann led the Pledge of Allegiance

CONSENT:

MOVED BY COUNCILMEMBER LOPEZ, SECONDED BY COUNCILMEMBER HEUMANN TO APPROVE THE CONSENT AGENDA AS SUBMITTED.

COUNCILMEMBER HEUMANN recognized Doug Toy, retired City employee, who was very instrumental in working on the negotiations for agenda item 3.

COUNCILMEMBER HARTKE thanked Dawn Lang, Management Services Director, and her staff for so diligently reviewing the financials regarding their bonds and recommending the refinancing of some in order to save the City quite a bit of money.

MOTION CARRIED UNANIMOUSLY (7-0).

CONSENT:

1. REZONING/PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT: SANTAN CROSSING PLAZA/VALERO-CORNER STORE Ord. # 4711

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4711 DVR15-0042 Santan Crossing Plaza/Valero-Corner Store, rezoning from Planned Area Development (PAD) for Community Commercial to PAD (Community Commercial and Gas Service).
APPROVED a Preliminary Development Plan (PDP) for site layout and building design.

APPROVED a Preliminary Plat (PPT), PPT16-0003, for a commercial development including a gas station, convenience store, inline shops building, and drive-through restaurant located at the southeast corner of Pecos and Cooper roads.

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning, Preliminary Development Plan, and Preliminary Plat subject to conditions.

BACKGROUND:

The subject site is located at the southeast corner of Cooper and Pecos roads. The property is bounded on the east by office condominiums and a single-family residential subdivision to the south. West of Cooper Road is a single-family residential subdivision and north of Pecos Road is an undeveloped neighborhood commercial parcel and a single-family residential subdivision under construction. The request is to rezone the property from PAD for Community Commercial (C-2) to PAD for Community Commercial (C-2) and gas service with a Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat.

In 1997, an approximately 11 acre parcel at the southeast corner of Cooper and Pecos roads was zoned Planned Area Development (PAD) for future retail commercial uses, as permitted in the Community Commercial District (C-2) zoning, as part of the adjacent Rio del Verde single-family residential subdivision. In 2006, the eastern 6 acres was approved a PAD zoning amendment to allow medical and general offices in conjunction with planned retail on the site's remaining 5 acres. The offices developed in 2007. In October 2007, a Preliminary Development Plan (PDP) was approved for a commercial retail development which included two, single-story retail shop buildings and a freestanding bank pad with a drive-through. In 2008, a PDP was approved amending the development's phasing and building square footage requirements for construction allowing one 13,320 square foot retail shops building to construct first. The property has not developed.

The proposed commercial development has approximately 25,837 square feet of building area which includes a 5,730 square foot convenience store, a 3,600 square foot gas canopy, a 2,502 square foot drive-through restaurant, and a 14,005 square foot inline shops building. The gas canopy and convenience store are located at the intersection corner and oriented facing Cooper Road along with the inline shops building. The drive-through restaurant pad is along Pecos Road.

While the development includes three individual pad buildings, they are integrated through pedestrian pathways and seating areas as the site's small size, driveway locations, and on-site circulation inhibit pad clustering. Further unifying elements include a landscape design feature at the intersection corner, street frontage landscaping, a dissimilar land use buffer, perimeter landscaping, interior landscape features, and decorative driveway and crosswalk pavement elements.

The proposed development maintains the intended compatibility with the adjacent office component. The commercial development is in compliance with the Commercial Design Standards and incorporates many of the architectural design elements within the offices with the use of building materials, forms, paint colors, placement of design elements, varied rooflines, roof tiles, extended roof overhangs with corbels, cornice detailing, and steel post columns.

The gas canopy design has a lower profile with a metal deck roof, steel beams, and columns. The roofline projects and recesses horizontally into three sections with an undulating beam. The canopy's form reduces massing and provides a low profile scale at the intersection corner. The convenience store building includes a front elevation wall plane that provides screening of goods such as an ice chest. The drive-through restaurant pad and inline shops buildings are designed to match the architectural form, materials, and paint colors on the convenience store building.

Vehicular access is provided from both arterial streets with cross-access to and from the office development. A full-movement access median break is planned along Cooper Road with a right-in and right-out access along both streets. Parking is provided at 1 space per 250 square feet of building area throughout the site with additional parking spaces provided for the convenience store and drive-through restaurant. The inline shops building is placed in a landscape setting on the south and east side which eliminates vehicular access to the office development adjacent to existing residential.

A comprehensive sign package is included in the Development Booklet. Project signage includes creative building sign locations for the gas canopy and convenience store. Gas canopy signs project above the roofline and the convenience store includes a sign atop a cantilevered metal awning. Signage criteria for the drive-through restaurant and inline shops building will conform to Sign Code. The sign package includes four freestanding monument signs. Two signs are for the gas service and convenience store and two for future tenants of the drive-through restaurant and inline shops buildings.

A 14-foot high tenant sign with four tenant panels and a 10-foot high gas service sign are proposed along Cooper Road. An 8-foot high sign for the drive-through restaurant pad and a 10-foot high gas service sign are proposed along Pecos Road. All tenant panels, including the two on the gas service signs, will have three-quarter inch ($\frac{3}{4}$) routed-out push-through lettering.

The development proposes a waiver from Zoning Code's site development standards to allow the gas service and convenience store pad to develop first without additional building square footage in the commercial center. For pads 25,000 square feet or less in building area located within a commercial site less than 10 acres in size, the pad shall be constructed concurrently or subsequently with at least 12,000 square feet of additional building area in the commercial center. The proposed first phase will include a total of 9,330 of building area; a 5,730 square foot convenience store and a 3,600 square foot gas canopy.

As part of the request to build the gas service component first, the development will complete the commercial center's street frontage and perimeter landscaping, all driveways and associated drive aisles, Cooper Road median break, and cross-access drives with associated drive aisles to and from the office condominiums.

Planning Staff finds the proposed commercial development with a gas service use appropriate due to its proximity to the Loop 202 Santan freeway, Chandler Municipal Airport area, and surrounding residential areas. The applicant worked with Planning Staff on the project's site design and architecture to ensure integration with the adjacent office condominiums and residential. The overall streetscape design, architecture, and site design amongst the three pads completes this commercial intersection corner.

PUBLIC / NEIGHBORHOOD NOTIFICATION:

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Following the applicant's first neighborhood meeting notice mailing, Planning Staff received phone calls from area property owners concerned with the gas station and car wash use. Residents whose properties abut the southern property line expressed concerns for noise emitted by a car wash.
- The first neighborhood meeting was held on March 7, 2016, eleven area property owners attended. Residents expressed concerns about a gas station use with a car wash and need for a convenience store at this location as well as increased vehicular and pedestrian traffic in the area. Residents asked questions and had comments about buffering the development from nearby residential. After this meeting, Planning Staff received a phone call from an area property owner who expressed concerns with the number of gas stations in the surrounding area, felt there was little buffer from homes on the west side of Cooper Road, prefers a softer land use and one that is not a 24-hour use, and conveyed that residents at the neighborhood meeting were not excited about this project.
- A second neighborhood meeting was held on April 27, 2016, three area property owners attended. Two of the attendees also attended the first meeting. The meeting notice advised that the car wash was eliminated from the proposal. The applicant presented the revised site plan and building elevations. One attendee asked about site lighting, if there was any outdoor music, any odor emissions, and increased traffic. Following the

second meeting, Planning Staff received a phone call from a resident who was initially concerned about the development specifically the car wash use. The resident now supports the development stating the developer did a nice job and seems to be conscientious of neighbor concerns. She wants the gas station use to remain at the intersection corner and not be changed later.

- As of the writing of this memo, Planning Staff is aware of a resident concerned about a gas station use while other residents support the development.

PLANNING COMMISSION VOTE REPORT: Motion to Approve. In Favor: 4 Opposed: 0
Absent: 2 (Baron, Pridemore)

RECOMMENDED ACTIONS:

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from PAD for Community Commercial (C-2) to PAD for Community Commercial (C-2) and gas service for a commercial development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTAN CROSSING PLAZA/VALERO-CORNER STORE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0042, 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. 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.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTAN CROSSING PLAZA/VALERO-CORNER STORE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0042, 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 monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. Raceway signage shall be prohibited within the development.
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 site shall be maintained in a clean and orderly manner.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Dissimilar land use buffer trees adjacent to residential shall be a minimum of 12 feet in height at time of planting and planted at a maximum 20 feet on center and shrubs planted at a rate of 4 per 20 lineal feet.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. 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.
11. Gasoline tank vent piping shall be internalized within the gas canopy columns.
12. Gas canopy lights shall be flush with the bottom of the canopy.
13. 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

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.
2. ZONING: Innovation Square Ord. 4714

INTRODUCED AND TENTATIVELY APPROVAL OF ORDINANCE NO. 4714, DVR16-0004 INNOVATION SQUARE, rezoning from Planned Area Development (PAD) for office and data center uses to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150 feet in height under an Innovation Zone, on approximately 15.6 acres located north of the northwest corner of Price and Queen Creek roads. The Public Hearing for case DVR05-0036

TSYS Western Operations Center is cancelled upon approval of DVR16-0004 Innovation Square. (Applicant: Wendy Riddell, Berry Riddell LLC)

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to conditions.

BACKGROUND

The subject site previously known as TSYS is located approximately ½ mile north of the northwest corner of Price and Queen Creek roads. The property is bordered on the west by the Gila River Indian Community, on the south by the Wells Fargo office campus, and on the north by a vacant parcel zoned for SPREC uses, the Price Road Commerce Center. East, across Price Road, is the former Motorola campus known as Continuum. The subject 15.6-acre site received zoning approval from Agricultural District (AG-1) to Planned Area Development (PAD) in November 2005 under Ordinance No. 3740. The current PAD zoning and subsequent Preliminary Development Plan (PDP) permits a single-user campus that includes an approximate 102,000 sq. ft. data center, and an approximate 60,000 sq. ft. 2-story office building. The PAD zoning received two zoning time extensions, with the most recent extension expiring in January 2015.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes.

The request is for rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone. The request takes a unique approach to the Innovation Zone concept as the proposed zoning and future Preliminary Development Plan(s) (PDP) are not contemplated or intended in isolation, rather as a unifying concept that anchors the three adjacent existing and proposed corporate campus. Permitted land uses are organized in two districts, the Innovation Zone Employment District, and the Innovation Zone Core District. The Employment District boundary extends from the western property line to the site's approximate midpoint. The Core District extends from the arterial road greenbelt through the majority of the site. There is an area within the site where both districts overlap. Permitted uses within the Employment District include all traditional South Price Road Employment Corridor uses including but not limited to office, hi-tech manufacturing and assembly, research and development, advanced business services, and ancillary service retail, as well as excludes data centers. Permitted uses within the Core District include but are not limited to the same uses within the Employment District, however a further emphasis is placed on the knowledge-intensive industries such as biomedical, biotechnology, nanotechnology, aerospace and the like. Additionally, the Core District permits a higher concentration of service retail uses and a hotel to further serve the surrounding campuses. Both districts include provisions permitting future buildings to allow multi-tenancy. Additional land use details can be found within the attached Development Booklet.

The request does not include a Preliminary Development Plan. As such, a separate and future PDP will be required to assess the ultimate site design, landscape design, building height, building architecture and signage. Included within the attached Development Booklet are graphic representations that provide a visual description of the intent for Innovation Square. A consistent theme described in the narrative and reinforced in the concept site plans, is the centralized common open space, known as The Square. The various uses permitted within the Employment and Core districts will be organized around The Square, effectively activating this open space. As well, the graphic representations include the expectation that both pedestrian and

vehicular connections are provided to all surrounding properties, reinforcing the unifying concept. The concept site plans also serve to set the intent of building and intensity hierarchical order, locating parking garages along the west, intense employment buildings located centrally, and hospitality and service retail uses along the east. It is important to note, that although the graphic imagery does depict freestanding retail pad buildings including drive-throughs, the ultimate design and layout for the permitted uses such as the service retail will be determined through the separate and future PDP process.

Planning Staff supports the request. Price Road remains the subject of much recent discussion. The requested rezoning includes land uses consistent with the General Plan while taking a unique approach to the Innovation Zone concept. The request removes the less desirable data center use while providing the environment to effectively interconnect the three presently isolated adjacent employment campuses. Planning Staff supports the deferment of design approval to a future Preliminary Development Plan finding the presently unidentified future users will ultimately have an impact on the employment campus final design.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code. Neighborhood meetings were held on Tuesday May 31, 2016 and Thursday June 2, 2016 at the Downtown Chandler Community Center. No neighboring property owners attended either meeting. At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT: Motion to Approve. In Favor: 5 Opposed: 0 Absent: 1
(Wastchak)

Discussion occurred during the Study Session regarding various exhibits contained within the attached Development Booklet. Planning Commission identified certain exhibits that indicating a level of detail consistent with PDP documents even though the request does not include a Preliminary Development Plan at this time. Commissioners commented that it could be viewed as confusing. As such, the applicant worked with Planning following the Commission hearing to remove any information both within the narrative and exhibits that could be construed as representing PDP level of detail.

RECOMMENDED ACTION

Rezoning:

Upon finding consistency with the General Plan and South Price Road Employment Corridor, Planning Commission and Planning Staff recommend City Council approve the Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions listed in the ordinance.

3. LEASE AGREEMENT: GILA River Indian Community Reclaimed Water Exchange Res. 4957

APPROVED RESOLUTION NO. 4957, authorizing execution of a Lease Agreement for CAP Water with the Gila River Indian Community, a Reclaimed Water Exchange Agreement with the Gila River Indian Community, a Contributed Funds Agreement with the Gila River Indian Community, and an Agreement with Gila River Water Supply, LLC, for Purchase and Sale of Long-Term Storage Credits for the purchase of 622,000 acre-feet of CAP Water, for a total cost of \$42,860,000.

BACKGROUND AND DISCUSSION: The Municipal Utilities Department carefully tracks water requirements to ensure a sustainable water supply is available for current and future users. A long-term sustainable water supply is a strategic resource necessary to encourage new development that meets the build-out vision of the City and to meet the demands of residents and businesses during normal

supply conditions and surface water shortages due to drought. Additional water is needed based on the City's water demand projections at build-out.

The Gila River Indian Community (Community) and Salt River Project (SRP) have entered a joint venture, Gila River Water Storage, LLC (GRWS), to offer renewable water supplies to water providers in Central Arizona. The City, Community, and GRWS have reached an agreement for four inter-related water transactions: 1) the lease of Central Arizona Project (CAP) water from the Community, 2) an exchange of Chandler reclaimed water for direct delivery of Community CAP water, 3) the purchase of Long Term Storage Credits (LTSC) in the Phoenix and Pinal Active Management Area (AMA) from GRWS, and 4) a Contributed Funds Agreement to assist with recovery of related LTSC. An acre-foot of surface water that was previously recharged and stored in the aquifer is considered a LTSC. The Pinal AMA LTSC will be used as a payment mechanism for a portion of the lease agreement and recovered by the Community in Pinal County. The Phoenix AMA LTSC, stored locally, will be recovered from City wells. Final approval of the lease and the exchange will be effective after completion of the environmental assessment by the United States Bureau of Reclamation.

Under this agreement, Chandler would acquire 5.55 million gallons per day of water over a 100-year period (622,000 Acre Feet). Water deliveries will begin in calendar year 2019. The water purchased with this agreement will be delivered to Santan Vista and Pecos Surface Water Treatment Plants and recovered through City wells.

4. RIGHT OF WAY TRANSFER: Gilbert Road Res. 4960

APPROVED RESOLUTION NO. 4960 authorizing the transfer of certain County right-of-way on Gilbert Road between Queen Creek Road and Riggs Road contingent upon the approval of the Maricopa County Board of Supervisors.

Council previously adopted Resolution No. 4583, an Intergovernmental Agreement (IGA) with the Maricopa County Department of Transportation, for cost sharing for improvements to Gilbert Road from Queen Creek Road and Riggs Road. In conformance with the IGA approval, the City is required to annex (transfer) the portion of Gilbert Road that is currently under the jurisdiction of Maricopa County.

The Annexation Map, attached to the Resolution, depicts the entire area to be annexed, approximately 3.86 acres of right-of-way. A.R.S. 9-471(N) allows for an alternate annexation procedure where a county right-of-way or roadway may be transferred to an adjacent city by mutual consent of the governing bodies of the county and city if the property transferred is adjacent to the receiving city, and if the city and county each approve the proposed transfer as a published agenda item at a regular public meeting of their governing bodies.

No direct cost for annexation; however, the City will be responsible for ongoing maintenance of annexed roadways.

5. CONTINUED ZONING/AREA PLAN AMENDMENT: Peterson Farms/QuikTrip

CONTINUED RESOLUTION NO. 4963, APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT, Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial.

INTRODUCTION OF ORDINANCE NO. 4709, DVR16-0010 QUIKTRIP, rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy.

PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture for a fuel station located at the northeast corner of Gilbert and Queen Creek roads. (STAFF REQUEST CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING)

6. SALE OF BONDS:

ADOPTED RESOLUTION NO. 4969, prepared by the City's bond counsel firm of Gust Rosenfeld, authorizing the issuance and sale of, not to exceed, \$50,000,000.00 in General Obligation Refunding Bonds, Series 2016.

Current low interest rates offer an opportunity to refinance a portion of the City's General Obligation debt by refunding bonds previously issued and outstanding; specifically General Obligation Bonds, Series 2007 and 2009, allowing the City to realize debt service savings. If completed, the refunding will reduce the amount of debt service expenses paid from the secondary property tax supported Debt Service Fund. This savings will lower the tax rate required to pay such debt or allow for additional tax rate capacity for new projects.

The final interest rates, which will be determined at the time of the bond sale, will also determine the final principal amount that can/should be refunded. Therefore, to provide flexibility under varying market conditions, the resolution authorizes a maximum principal amount that may be sold.

The resolution authorizes the refunding of a portion of the City's outstanding General Obligation Bonds if the savings are at least 3% of the principal amount of the bonds being refunded and results in present value savings of at least \$1,000,000. Depending upon the final issue size, this refunding is expected to generate debt service savings to the City of approximately \$3,000,000-\$4,000,000 in present value dollars. The savings are net of all costs of issuance.

7. SALE OF BONDS:

ADOPTED RESOLUTION NO. 4970, prepared by the City's bond counsel firm of Gust Rosenfeld, authorizing the issuance and sale of, not to exceed, \$40,000,000.00 in Excise Tax Revenue Refunding Obligations, Series 2016.

Current low interest rates offer an opportunity to refinance a portion of the City's Excise Tax Revenue Obligations debt by refunding bonds previously issued and outstanding; specifically ETROs, Series 2009, allowing the City to realize debt service savings. If completed, the refunding will reduce the amount of debt service expenses paid by the Water and Wastewater Operating Funds. This savings will help hold user fees down.

The final interest rates, which will be determined at the time of the sale, will also determine the final principal amount that can/should be refunded. Therefore, to provide flexibility under varying market conditions, the resolution authorizes a maximum principal amount that may be sold.

The refunding obligations will be backed by the City's excise taxes which include local sales tax, state shared revenues, franchise fees, licenses and permits and fines and forfeitures. Although the obligations first pledge is excise taxes, the debt service on the obligations will be paid from water and wastewater operating funds. This is part of the reason for the recent wastewater rate increase that will ensure water and wastewater revenues are sufficient to meet the repayment schedules. The City's Excise Taxes are pledged to ensure payment of the debt in the unlikely situation that the water and wastewater revenues are insufficient to make those payments.

8. PROJECT AGREEMENT: COOPER ROAD

ADOPTED RESOLUTION NO. 4972 authorizing the first amendment to Project Agreement 15-COP-10-03-A between the Maricopa Association of Governments and the City of Chandler which will combine the design improvements to Cooper Road; south of Queen Creek to Chandler Heights Road and Cooper Road; Chandler Heights to Riggs Road to create a new Design Agreement No. ACI-COP-10-03-C.

This first amendment to the Project Agreement is to combine the design phase of Cooper Road; South of Queen Creek to Chandler Heights Road with the design phase of Cooper Road: Chandler Heights Road to Riggs Road. We are bringing forward this first amendment for council approval per the request of Maricopa Association of Governments to reflect the combined design phase.

In August of 2015, the MAG region had available federal funding that needed to be programmed and obligated before the end of the 2015 federal fiscal year. The design phase of the improvements on Cooper Road from South of Queen Creek to Chandler Heights Road and on Cooper Road from Chandler Heights to Riggs Road met the required criteria and was submitted and approval was granted to advance Proposition 400 funding from 2016 and 2017 to Federal Fiscal Year 2015 funding for a combined design phase of the improvements on Cooper Road from South of Queen Creek to Riggs Road in the amount of \$1,037,300. The design phase for the Cooper Road Improvement project is underway and 20% complete.

These proposed improvements are based on the City's Transportation Master Plan Update (April 2010) for a 20-year design life.

9. PROJECT AGREEMENT: COOPER ROAD

ADOPTED RESOLUTION NO. 4973 authorizing the first amendment to Project Agreement 15-COP-10-03-B between the Maricopa Association of Governments and the City of Chandler which will combine the design improvements to Cooper Road; Chandler Heights Road to Riggs Road and Cooper Road; south of Queen Creek to Chandler Heights Road to create a new Design Agreement No. ACI-COP-10-03-C.

This first amendment to the Project Agreement is to combine the design phase of Cooper Road; Chandler Heights Road to Riggs Road with the design phase of Cooper Road; South of Queen Creek to Chandler Heights Road. We are bringing forward this first amendment for council approval per the request of Maricopa Association of Governments to reflect the combined design phase.

In August of 2015, the MAG region had available federal funding that needed to be programmed and obligated before the end of the 2015 federal fiscal year. The design phase of the improvements on Cooper Road from Chandler Heights Road to Riggs Road and on Cooper Road from South of Queen Creek to Chandler Heights Road met the required criteria and was submitted and approval was granted to advance Proposition 400 funding from 2016 and 2017 to Federal Fiscal Year 2015 funding for a combined design phase of the improvements on Cooper Road from South of Queen Creek to Riggs Road in the amount of \$1,037,300. The design phase for the Cooper Road Improvement project is underway and 20% complete.

These proposed improvements are based on the City's Transportation Master Plan Update (April 2010) for a 20-year design life.

10. EXTINGUISHMENT OF EASEMENT:

ADOPTED RESOLUTION NO. 4976 authorizing the extinguishment of a temporary construction easement no longer needed for public use located at the northwest corner of Chandler Boulevard and McClintock Drive.

In 2003, the City acquired a temporary construction easement (the "Easement") from the Mobil Oil Corporation. The Easement was acquired as part of the McClintock Road Improvements. The Easement is no longer required and can be extinguished. Circle K, who is the current owner of the property, has requested that the City extinguish this Easement in order to clear up their title. Staff reviewed the request and concurs that the Easement can be extinguished.

11. IGA: Arizona Department of Revenue Res. 4977

ADOPTED RESOLUTION NO. 4977 authorizing the modification to the Intergovernmental Agreement (IGA) with the Arizona Department of Revenue (ADOR) related to the collection of Chandler Transaction Privilege Tax (TPT).

The modification to the IGA between the ADOR and the City of Chandler incorporates five agreed upon changes into the existing IGA between the City of Chandler and the ADOR related to the collection of Chandler TPT.

12. BUDGET TRANSFER: Fleet Services/Community Services/Neighborhood Resources

ADOPTED RESOLUTION NO. 4980 authorizing the budget appropriation transfer of the Fleet Services Division from the Fire, Health and Medical Department to the City Manager Department, and separates the Community and Neighborhood Services Department, by reestablishing the Community Services Department and the Neighborhood Resources Division.

The Fiscal Year (FY) 2016-17 budget was adopted by Resolution No. 4955 on the June 9, 2016, and since that time the City Manager has introduced a new City of Chandler organizational structure on June 21, 2016 (Exhibit A). This new structure requires budget appropriation transfers between Departments, and Resolution No. 4955 requires City Council approval to transfer part or all of any unencumbered appropriation balance from one department to another.

13. CLAIMS REPORT:

ACCEPTED CLAIMS REPORT for the Accounts Payable payments for the quarter ended June 30, 2016.

14. SETTLEMENT:

AUTHORIZED SETTLEMENT with HNP Holdings, LLC, an Arizona limited liability company, in the amount of \$69,000.00.

The acquisition of these property rights from HNP are material to the Project. The trash facility easement is required to replace the trash facility location on the adjoining site formerly occupied by Circle K. If we are unable to provide a trash facility location for the old Circle K site, we could be required to pay a significant severance damage or even need to purchase the entire property at a cost that would be much more than the proposed additional settlement amount. The temporary construction easement covers the entire property due to the requirement to construct a larger retention area for water flows, construct the larger trash facilities (for both properties), relocation of the bus stop and structure, provide an entrance and exit just east of the bus stop, and restripe the parking area once work has been completed. ADOT has agreed that the settlement is fair and reasonable.

15. APPEAL OF TAX COURT DECISION:

AUTHORIZE the City of Chandler joining an appeal of the Tax Court opinion in the matter of City of Phoenix, et.al. v. Orbitz Worldwide Inc. et. al.

Chandler joined 12 other cities in Arizona in challenging the Municipal Tax Hearing Officer's Ruling that various taxpayers which operate websites and telephone call centers allowing taxpayers to use the Internet to book reservations with hotels in the cities in the lawsuit are taxable under various theories (that the taxpayers are operating as hotels or as Brokers for the hotels). The amount that Chandler has at issue including taxes, penalties, interest and license fees is \$271,005.62 through July of 2016. The Municipal Tax Hearing Officer found in favor of the taxpayers. The Cities hired outside counsel to challenge this finding. The period at issue was from June 2001 through April 2009. The Arizona Tax Court ruled for the Cities but that the Cities were only authorized to collect such taxes prospectively as of August 31, 2015. There is no legal basis for the Tax Court's ruling. It is the opinion of outside counsel, and the City Attorney's office concurs with this view, that the Court does not have the authority to rule that the Cities are entitled to the taxes as a matter of law but are only entitled to collect them prospectively. The Court has effectively created 3 time periods: the audited period which was actually before the Court (June 2001 through April 2009), the prospective period (prospectively from August 31, 2015, and the middle period. Outside counsel is operating under an agreement of a contingency fee of 27%.

16. APPROPRIATION: Fire and Emergency Medical Dispatch Services

AUTHORIZE the appropriation for fire and emergency medical dispatch services in accordance with the current Intergovernmental Agreement (IGA) with the City of Phoenix, in an amount of \$1,025,108.42.

17. APPROPRIATION: Firefighter Physical Exams

AUTHORIZE the appropriation for firefighter physical examinations in accordance with the Intergovernmental Agreement (IGA) with the City of Phoenix, in an amount of \$166,773.00.

18. AGREEMENT: Detention Services

AUTHORIZE use of Maricopa County's detention services, for the booking and housing of inmates, in an amount not to exceed an aggregate of \$1,705,573.00, for one year, July 1, 2016, through June 30, 2017. The Maricopa County Sheriff's Office (MCSO) is tasked with the housing and booking of inmates, Pre and Post-IA (Initial Appearance), as well as post-conviction, in accordance with the A.R.S. § 11-441 governing the housing of inmates by law enforcement jurisdictions within each county.

The MCSO is the sole source for detention services for individuals detained by the Chandler Police Department. The City remits payment on a monthly basis to the Maricopa County Sheriff's Office for the actual costs for detention services for inmate housing and prisoner care.

19. No item.

20. MEMBERSHIP DUES: Arizona Municipal Water Users Association

AUTHORIZED PAYMENT of fiscal year 2016-2017 membership dues to the Arizona Municipal Water Users Association in the amount of \$94,495.00.

The method to allocate each city's membership dues changed in fiscal year 2016-17. In previous years, each city's membership dues were a prorated share (based on population) of AMWUA's water

operating budget. The new allocation method applies one-half of the water operating budget evenly among all the members, and the other half is applied based on the prorated share (based on population). This new allocation process increased Chandler's membership dues from \$73,982 in fiscal year 2015-16, to \$94,495 in fiscal year 2016-17.

21. PURCHASE AGREEMENT: Water Meters

APPROVED AGREEMENT NO. MU6-890-3686, with HD Supply Waterworks LTD., for the sole source purchase of water meters, in an amount not to exceed \$2,500,000.00, for a two-year term, September 1, 2016, through August 31, 2018, with the option of one additional two-year extension. The City has standardized its new and replacement water meters to the Neptune brand. HD Supply Waterworks, LTD., is the sole authorized distributor of Neptune water meters.

The pricing of this new agreement represents an increase of 7.28% over the previous agreement. Staff considers the price reasonable as the previous agreement prices have not changed since 2008. Staff also compared pricing to the City of Goodyear contract. The pricing on the recommended agreement is about 6% less than the City of Goodyear contract.

22. PROJECT AGREEMENT: Wilson Engineers

APPROVED PROJECT AGREEMENT NO. WW1610.201 with Wilson Engineers, LLC, for design services, for the Tumbleweed Aquifer Storage and Recovery Well Sand Separator System, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$213,320.00. Staff has identified a sand separator system as a means to eliminate the retreatment of purged water and the deposition of sand in the sewer collection system. The purged water from all wells will be re-piped into the proposed Tumbleweed ASR Wells sand separator system, and the reclaimed water will be pumped back to the reclaimed water system for irrigation use. Separated solids will be hauled away for landfill disposal. The location of the facility and construction activities will be coordinated with the Parks Division.

The project scope of work consists of: development of preliminary design, final design, geotechnical, and drainage reports, preparation of construction documents, permitting assistance, and bid services.

23. AGREEMENT: Tempe Tourism Office

APPROVED AGREEMENT with the Tempe Tourism Office (TTO) for a joint marketing agreement to continue the Sunny Arizona marketing campaign to promote the City of Chandler and the City of Tempe as a single destination and to be largely funded by the Proposition 302 Maricopa County Grant; and authorize the City Manager to sign the Agreement and related documents as approved by the City Attorney.

24. AGREEMENT: E-Direct LLC

APPROVED AGREEMENT NO. CS6-966-3671 with E-Direct LLC, dba Essential Direct, for overflow photo copying and printing services, in an amount not to exceed \$95,000.00, for one year, with the option of four one-year extensions. An agreement is recommended for overflow printing services to ensure that printing and copying will be provided in a timely manner to meet schedules requested by City staff. Overflow printing is defined as any printing or bindery work that is beyond the capabilities, volume and/or turnaround time frame that the Print, Mail and Graphics Division can handle. Services include printing of business cards, letterhead, envelopes, door hangers, flyers, postcards, pamphlets, booklets, brochures, high-speed duplicating and binding and other services normally provided by a full service printing company. The printing and folding of the City Scope and printing of the Phone Directory and Six Month Calendar are also included. Over the past year, staff has worked to reduce the

need for overflow printing services, and feels that another year of historical usage data is needed in order to consider reducing the not to exceed amount.

25. AGREEMENT: National Research Center

APPROVED AGREEMENT NO. 3670 with National Research Center, Inc., for a citizen survey, in the amount of \$41,890.00.

To further the Council goal of being the Most Connected City, staff discussed before the Communications and Public Affair, Information Technology and Management Services Subcommittee on April 7, 2016, the plan to hire a consultant to conduct a survey of Chandler residents and businesses. The survey will address communication tools in use, discover the information respondents seek from the City and identify how the City can best communicate with them. The survey will address online and social media capabilities to determine how best to use the Web and social media tools to communicate with people. The survey will be sent to 3,000 Chandler residents, 3,000 Chandler businesses, and published on the City's website and promoted through social media to encourage community participation. The survey results will provide insight for the use of communication tools, enhancements to communication practices, and prioritize information to be communicated.

26. AGREEMENT: W&J Schafer Enterprises

APPROVED AGREEMENT NO. PM6-910-3573 Amendment No. 1 with W&J Schafer Enterprises, Inc., dba J&J Janitor Service, for cleaning of City park restroom facilities, in an amount not to exceed \$106,277.00 for the term of September 1, 2016, through August 31, 2017. The Park Development and Operations Division contracts out the cleaning of twenty-three restrooms located at fifteen parks throughout the City. The cleaning of these restrooms is performed daily between the hours of 10:30pm and 6:00am. This contract also includes additional afternoon cleanings of 10 restrooms on Saturdays during the heavy use months of March through May and September through November. Also included in this contract are the cleaning services for the restrooms located at the Chandler Fashion Transit Station and the Tumbleweed Park & Ride facility.

27. AGREEMENT: Dennis Lopez & Associates

APPROVED PROFESSIONAL SERVICES AGREEMENT NO. ST1306 with Dennis Lopez & Associates, LLC, to provide professional appraisal services for Queen Creek Road Improvement from McQueen Road to Gilbert Road, and for a portion of Cooper Road from Queen Creek Road south approximately one-quarter mile, for a total not to exceed amount of \$44,775.00.

On August 13, 2015, Council authorized the acquisition of property rights required for the Queen Creek Road Improvement Project (CIP ST1306) from McQueen Road to Gilbert Road and for a portion of Cooper Road from Queen Creek Road south for approximately ¼ mile. Bids for appraisal services were requested from five appraisers that are listed on the ADOT list of approved appraisers. Their bids ranged from \$900 to \$1,651 per appraisal. Dennis Lopez & Associates, LLC, was the successful low bidder at \$900 per appraisal.

28. AGREEMENT: Vincon Engineering Construction

APPROVED AGREEMENT NO. ST5-745-3433, Amendment No. 2, with Vincon Engineering Construction, LLC, for asphalt rubber crack sealing increasing the existing annual spending limit amount by \$250,000.00, for a revised not to exceed amount of \$750,000.00, for the current term ending November 30, 2016. On October 23, 2014, City Council approved an agreement with Vincon Engineering Construction, LLC, for asphalt rubber crack sealing for a one year period with the option of four one year extensions. The current term of this agreement is still in effect, however, staff is

requesting an increase to the annual spending limit that was previously approved by Council. The preceding fiscal year funds have been exhausted and to meet the maintenance requirements for Spring 2017 slurry seal projects, it is necessary to continue the crack sealing until the current agreement terminates in November. The terms of the original agreement remain unchanged.

29. AGREEMENT: Arizona Materials, LLC and Arizona Metro Mix

APPROVED AGREEMENT NO. ST3-750-3270, Amendment No. 2, for Ready Mix Concrete Materials with Arizona Materials, LLC, and Arizona Metro Mix, in a total combined amount not to exceed \$80,000.00, for a one-year period, July 24, 2016, through July 23, 2017. Ready Mix Concrete Materials are used by the Streets Division for sidewalk construction and repair, curb and gutter repair, and miscellaneous concrete repairs. Aggregate concrete slurry mix is used for sub-grade replacement and road base stabilization. For the extension term, staff is estimating 600 cubic yards of concrete and 125 cubic yards of aggregate slurry for the new agreement term for an estimated cost of \$80,000. The proposed agreement amount reflects anticipated usage and includes some funding for unanticipated needs.

30. AGREEMENT:

APPROVED AGREEMENT NO. ST5-745-3435, Amendment No. 3, with Vincon Engineering Construction, LLC, for concrete repair and maintenance increasing the existing annual spending limit amount by \$1,600,000.00, an amount not to exceed \$5,200,000.00 for the term ending November 30, 2016. This agreement is necessary to cover essential concrete work performed prior to any required street rehabilitation projects within the City of Chandler. Street rehabilitation projects are selected based on a pavement rating system and are typically a minimum of 20 years old. Necessary concrete work includes standard maintenance and repair of damaged existing concrete sidewalks, curb and gutters, valley gutters, and the upgrading of existing handicap ramps, and driveways, to satisfy the Americans with Disability Act Accessibility Guidelines (ADAAG). Additionally, current ADAAG requirements mandate two-directional handicap ramps at all intersections and various crossing locations, increasing the construction cost of each intersection corner exponentially.

31. AGREEMENT:

APPROVED AGREEMENT NO. ST6-988-3685 with Desert Classic Landscaping for revegetation storm repair and maintenance, in an amount not to exceed \$457,635.69, for one year, August 1, 2016, through July 31, 2018, with options to renew for up to two additional two-year periods. The City's existing landscaped medians and right-of-ways are in need of maintenance due to plants that have died or have been damaged, irrigation that has failed, and aggregate material that has worn down or been displaced. This agreement allows the City to replace landscape material and provides for revitalizing and maintenance of the landscape areas within our City. The maintenance may include diseased tree removal, storm damaged tree removal, or various tree replacements. The timely replacement of this material is an integral part of keeping the City-owned landscape areas properly maintained.

32. No item.

33. CONSTRUCTION CONTRACT: ELS Construction

APPROVED CONSTRUCTION CONTRACT NO. PR1603.401 to ELS Construction, Inc., for Amberwood Park Improvements, in an amount not to exceed \$57,408.00. Amberwood Park is a neighborhood park located at 2327 West Calle Del Norte, within the square mile bounded by Warner, Ray, Dobson and Price Roads. Constructed in 1986, the playground is located on an elevated area which does not have an accessible route according to current standards. This project will improve the

access to the playground area as well as the addition of a picnic ramada, new picnic tables and landscape improvements. Additionally, the project will bring the playground area to be compliant with the Americans with Disabilities Act.

34. PURCHASE: Police Motorcycles

APPROVED PURCHASE of eight BMW police motorcycles from LZ Delta, LLC, dba GoAZ, utilizing State of Arizona Contract No. ADSPO13-038704, in the amount of \$216,011.92.

35. PURCHASE: Crafc0, Inc.

APPROVED PURCHASE of asphalt rubber crack sealant material from Crafc0, Inc., utilizing State of Arizona Procurement Office Contract No. ADSPO13-035060, in an amount not to exceed \$200,000 for one year, June 6, 2016, through June 5, 2017.

The Streets Division is requiring the purchase of approximately 448,631 pounds of asphalt rubber crack sealant material for the City's upcoming crack sealing and maintenance projects. The Poly Flex III material manufactured by Crafc0, Inc., a Chandler-based company, is an approved material for crack sealing work on City streets and has been used for more than 20 years. Poly Flex III crack seal material is specially formulated to withstand the high temperatures of the Arizona heat. The product does not track on the streets and does not pick up or get carried into driveways, therefore reducing the amount of complaints the City receives when this work is performed. Poly Flex III crack seal material is a very stable and durable product that is widely used in Arizona because of its flexibility and resiliency. The City has been using a cooperative contract available to us through ADOT, which was awarded to Crafc0, Inc.

36. PURCHASE: Waxie Sanitary Supply

APPROVED PURCHASE of janitorial and sanitation supplies from Waxie Sanitary Supply, utilizing the City of Tucson contract, in an amount not to exceed \$250,000.00, for one year from August 2, 2016, through August 1, 2017. The City of Chandler requires a diverse and extensive supply of janitorial and sanitation supplies for delivery to Central Supply and various other City locations as well as a representative to provide onsite product and service consultations, demonstrations, and cleaning direction and training. The City of Tucson contract provides a broad supply of products and services to ensure the support of daily maintenance operations. It includes such items as carpet and hard floor care cleaners, brooms and buckets, restroom care cleaning supplies as well as toilet paper, paper towels, and plastic can liners.

37. PURCHASE: Bibliotheca

APPROVED PURCHASE of electronic library materials from Bibliotheca, LLC (formerly 3M Library Systems), in an amount not to exceed \$300,000.00. In October 2014, the Chandler Public Library transitioned to the 3M Cloud Library for the provision of electronic books and electronic audio books. In 2015, Bibliotheca purchased the 3M Library division and is now doing business as the Bibliotheca Cloud Library. The Bibliotheca Cloud Library allows staff to select materials expressly for Chandler cardholders and reduce the wait time for popular titles. Customers can download eBooks or eAudio Books directly from the Library's catalog or via the Bibliotheca Cloud Library application.

Having the eBooks in the catalog shows that we are responsive to the needs of our customers by having multiple formats. All digital checkouts, via the library's catalog or the Bibliotheca Cloud Library application, can be accessed through one customer library account without having to go to a separate website or use a separate account name and password.

38. PURCHASE: Verizon Wireless

APPROVED PURCHASE of mobile communication services for FY 2016-17, from Verizon Wireless, utilizing the State of Arizona/Western States Contracting Alliance (WSCA) contract No. ADSPO13-034099, in the amount of \$128,524.00.

39. PURCHASE: Versaterm, Inc.

APPROVED PURCHASE of annual maintenance and support services from Versaterm, Inc., for the Police Records Management System for the period of September 1, 2016, to August 31, 2017; and the Computer-Aided Dispatch System for the period of August 1, 2016, to July 31, 2017, in an amount not to exceed \$395,000.00.

40. CONTRACT: Weddle Gilmore Architects, LLC

APPROVED DESIGN CONTRACT NO. CS1505.201 to Weddle Gilmore Architects LLC, for Chandler Museum, Contract, in an amount not to exceed \$609,105.00. The Chandler Museum will be at the existing McCullough Price House, located at 300 South Chandler Village Drive. The 10,000 square foot expansion will include classroom, lobby, exhibition, collection storage, and support staff spaces. The design shall respect the exterior historical integrity of the existing facility, which is on the National Register of Historic Places. The design shall allow the existing building to maintain its identity while providing a cohesive and functional new space that has direct indoor access to the existing facility. Redesign of the existing interior spaces is also included.

The scope of work consists of architectural, civil, mechanical, plumbing, electrical, fire protection, special systems, cost estimating, and special services design for programming, schematic design, design development, construction documents with permitting, and bidding assistance. Special services design includes historic preservation, exhibit design, and interior design.

41. CONTINUED USE PERMIT: QUIKTRIP

CONTINUED USE PERMIT, LUP16-0013 QUIKTRIP, TO THE SEPTEMBER 15, 2016 MEETING, A Series 10 Beer and Wine Store License to sell beer and wine as permitted for off-premise consumption at a new convenience store located at the northeast corner of Gilbert and Queen Creek roads.

42. USE PERMIT: Premium Coach Group

CONTINUED USE PERMIT, ZUP16-0009 PREMIUM COACH GROUP, TO THE SEPTEMBER 15, 2016 MEETING for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses located at 1825 E. Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads.

43. USE PERMIT: North Price Stables

APPROVED USE PERMIT, ZUP16-0005 NORTH PRICE STABLES, time extension approval to continue horse boarding for up to 22 horses on approximately 4 acres in the Agricultural (AG-1) zoning district located at 2885 N. Price Road, south of Elliot Road and on the east side of the Loop 101 Price Freeway. Applicants: Marshall E. Field and J. Irene Pinefield

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit subject to conditions.

BACKGROUND

The subject site is one of two remaining large lot rural properties located south of Elliot Road and on the east side of the Loop 101 Price Freeway. Marlborough Estates single-family subdivision is located to the north and one-acre single-family lots located in unincorporated Maricopa County are to the east. To the south of the adjacent agriculturally zoned property are the Tre Allagio condominiums.

The request is for Use Permit time extension approval to continue horse boarding for up to 22 horses on an approximately 4-acre site in the Agricultural (AG-1) zoning district. The AG-1 zoning district allows up to two horses to be kept by right per 35,000 square feet of lot area (equivalent to nine horses on the subject site). Additionally, the AG-1 district permits riding stables on properties containing a minimum of 10 acres. A Use Permit is required to both exceed the maximum number of horses and to allow riding stables on less than 10-acre sites.

In 2009, a Use Permit for horse boarding was approved for up to 22 horses and extended in 2010 and in 2013 for 3-year time periods. The horse boarding facility currently accommodates up to 22 horses and provides equine assisted psychotherapy sessions. The property is rented out to residents who operate the horse boarding along with the equine assisted psychotherapy business.

The 2010 Use Permit placed conditions on the property relating to dust and odor control to address concerns from the adjacent property owners to the south. A water system was installed in the arena area and machinery is on site to properly distribute the manure into the pasture and arena areas. Decomposed granite was also added to the driveway and parking areas as a dustproofing measure.

The site contains a single-family home, a yard, stables, a lighted riding arena east of the stables, and approximately two acres of grass pasture. Pick-ups and drop-offs occur in the driveway adjacent to the stables and the house. Horses are primarily kept in the stables or within the pasture area. During psychotherapy sessions, the horses are usually in the riding arena and are not mounted or ridden. The therapy sessions are conducted on the ground. The equine assisted psychotherapy program is a considered a low impact use which only does ground work. The use does not generate large amounts of vehicular traffic as the sessions are by appointment only and relatively short in duration. This type of program is done in conjunction with a boarding facility with a higher number of horses to avoid any stress to the animals.

Planning Staff finds horse boarding up to 22 horses and riding stables to be appropriate at this location provided that it is managed well, as it apparently has been over the past few years. The implementation of the dust and odor control measures appear to address past concerns. Planning Staff contacted the Maricopa County Air Quality Department to verify if any complaints have been made since the previous Use Permit and there have been no complaints. Planning Staff is recommending a five (5) year time condition to allow for continued monitoring of proper dust, odor, and traffic management.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 17, 2016. One resident from the adjacent condos attended and commented that he walks to the site to watch the horses. The other attendee was the land renter.
- Planning Staff is not aware of any opposition to the request. Three letters and several phone calls were received indicating support of the request. See attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 2 (Pridemore, Baron)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit, ZUP16-0005 NORTH PRICE STABLES, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. The Use Permit is non-transferable to any other location.
3. The number of horses shall be limited to 22.
4. Riding activities shall be limited to a maximum of three days per week.
5. Riding activities shall cease by 9:00 p.m. each night.
6. The site shall be maintained in a clean and orderly manner.
7. The riding area shall be watered down prior to riding activities.
8. The property shall remain in compliance with any applicable Maricopa County Air Quality Department regulations.
9. The Use Permit shall remain in effect for 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.

44. USE PERMIT: ZESTY ZEEKS PIZZA & WINGS

APPROVED USE PERMIT, LUP16-0016 ZESTY ZEEKS PIZZA & WINGS, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted at a new business located at 960 E. Warner Road, Suite 1, the northwest corner of Warner and McQueen roads. Applicant: Jody Pectol, Business Owner

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Warner and McQueen roads within the Corcovado Village, at the eastern border of the City of Chandler. The commercial shopping center is bordered to the north and west by the Madeline Court single-family residential subdivision. Adjacent to the south, across Warner Road, is Legacy Traditional School, and east, across McQueen Road is the Town of Gilbert. Within Corcovado Village, there exist a CVS Pharmacy, Weinerschnitzel, two inline retail buildings, and four vacant lots.

Zesty ZEEKS Pizza & Wings is a casual pizzeria that currently have two locations within the east Valley and the newest location will be located within an inline retail building in Corcovado Village with frontage along Warner Road. The 2,500 square foot suite, which seats 33 persons, is located at an end cap adjacent to the arched entry way to Madeline Court. Zesty ZEEKS will also have a 480 square foot patio, which seats 20 persons, along the west side of the suite. The outdoor patio will have one 50" television with small speakers, which will be played at low volume. The applicant has represented they will not have live music and will play music from speakers at low volume. The indoor will have four large televisions. Zesty ZEEKS' hours of operation will be Sunday through Thursday 11 a.m. to 10:30 p.m., Friday and Saturday 11 a.m. to 11:30 p.m. The new restaurant will employ 12 employees.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held on June 23, 2016. No one attended other than the applicant. As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0016 ZESTY ZEEKS PIZZA & WINGS, subject to the following conditions:

1. 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.
2. 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.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.

45. LIQUOR LICENSE: Zesty Zzeeks Pizza and Wings

APPROVED LIQUOR LICENSE, Series 12, for Jody Lynn Pectol, Agent, Boss Jax Pizza LLC, dba Zesty Zzeeks Pizza and Wings, located at 960 E. Warner Road, Suite 1. Staff recommends Council forward a recommendation for approval of State Liquor License No. 1207A619, and further, that approval be given for the City of Chandler Series 12, Restaurant Liquor License No. 163157 L12, for Jody Lynn Pectol, Agent, Boss Jax Pizza LLC, dba Zesty Zzeeks Pizza and Wings, located at 960 E. Warner Road, Suite 1.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

46. USE PERMIT: Streets of New York

APPROVED USE PERMIT, LUP16-0017 STREETS OF NEW YORK, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors as permitted at an existing restaurant located at 5965 W. Ray Road, Suite 22, the southeast corner of Ray and Kyrene roads.

Applicant: Lorraine Glaeser

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The existing restaurant is located at 5965 West Ray Road, Suite 22, at the southeast corner of Ray and Kyrene roads, within the Laguna Village shopping center. The nearest single-family residential subdivisions are Viewcrest, located to the south, and Village Court at Gila Springs, located to the west, across Kyrene Road. The restaurant currently operates under a Series 7 Beer and Wine Bar license,

approved in 1997. A condition of the approval stated if there is a change in license type, a new liquor use permit application would be required.

Suite 22 is approximately 4,410 square feet and provides 140 indoor seats. Hours of operation are Monday through Thursday from 10:30 a.m. until 9:30 p.m., 9:30 a.m. until 10:30 p.m. on Friday and Saturday, and 11 a.m. until 9:30 a.m. on Sunday.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 21, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0017 STREETS OF NEW YORK, subject to the following conditions:

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, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

47. LIQUOR LICENSE: Streets of New York

APPROVED LIQUOR LICENSE, Series 12, for Lorraine Glaeser, Agent, Streets of New York Inc., dba Streets of New York #16, located at 5965 W. Ray Road. Staff recommends Council forward a recommendation for approval of State Liquor License No. 1207A559, and further, that approval be given for the City of Chandler Series 12, Restaurant Liquor License No. 29390 L12, for Lorraine Glaeser, Agent, Streets of New York Inc., dba Streets of New York #16, located at 5965 W. Ray Road.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

48. USE PERMIT: Home2 Suites by Hilton

APPROVED USE PERMIT, LUP16-0018 HOME2 SUITES BY HILTON, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted at a new hotel located at 2490 W. Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads. Applicant: Andrea Lewkowitz, Lewkowitz Law Office, PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The new hotel is located at 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads. The hotel is under construction with an anticipated opening in July, 2016. Clemente Ranch is the nearest single-family subdivision. The Cays at Ocotillo condominiums are within Downtown Ocotillo, located to the south, across Queen Creek Road. Kindercare and Ocotillo Bay apartments are located at the southeast corner of Dobson and Queen Creek roads. Undeveloped land located within Continuum at Ocotillo surrounds the site and Ocotillo Corporate Center is west, across Ellis Street.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The beer and wine will be sold from the hotel's pantry for off-premise consumption, including guest rooms and designated outdoor areas. The sales will be made through the hotel's front desk agent. No on-premise alcohol service will be provided. Hours of alcohol sales will occur according to legal service hours of 6 a.m. until 2 a.m.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 20, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0018 HOME2 SUITES BY HILTON, subject to the following conditions:

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 10 Beer and Wine Store license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

49. LIQUOR LICENSE: Home2 Suites by Hilton

APPROVED LIQUOR LICENSE, Series 10, for Trent Charles Johnson, Agent, North Central Management Inc., dba Home2 Suites By Hilton, located at 2490 W. Queen Creek Road.

Staff recommends Council forward a recommendation for approval of State Liquor License No. 10076774, and further, that approval be given for the City of Chandler Series 10, Beer and Wine Store

Liquor License No. 163275 L10, for Trent Charles Johnson, Agent, North Central Management Inc., dba Home2 Suites By Hilton, located at 2490 W. Queen Creek Road.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

50. USE PERMIT: SANTAN CROSSING PLAZA/VALERO-CORNER STORE

APPROVED USE PERMIT, LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted within a new fuel station convenience store located at 1015 S. Cooper Road, the southeast corner of Cooper and Pecos roads. Applicant: Andrea D. Lewkowitz; Lewkowitz Law Office, PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The subject site is located at the southeast corner of Cooper and Pecos roads. The property is bounded on the east by office condominiums and a single-family residential subdivision to the south. West of Cooper Road is a single-family residential subdivision and north of Pecos Road is an undeveloped neighborhood commercial parcel and a single-family residential subdivision under construction. The property is currently undeveloped, however the companion rezoning and preliminary development plan application is scheduled for July 28, 2016, City Council Meeting.

The request is for a 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 Series 10 Beer and Wine Store license allows for the sale of beer and wine only. The subject site has yet to be constructed, but upon approval anticipates being fully constructed and open within one-year of Council approval. The approximately 5,730 square foot convenience store will sell beer and wine seven days a week, during the hours allowed by state law.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 19, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following conditions:

1. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.

3. 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.

4. The site shall be maintained in a clean and orderly manner.

51. LIQUOR LICENSE: Valero Corner Store #1604

APPROVED a Series 10, Beer and Wine Liquor License (Chandler #161767 L10) for Andrea Dahlman Lewkowitz, Agent, CST Arizona LLC, dba Valero Corner Store #1604, located at 1015 S. Cooper Road. A recommendation for approval of State Liquor License #10076732, will be forwarded to the State Department of Liquor Licenses and Control.

The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

52. USE PERMIT: PIEOLOGY PIZZERIA

APPROVED Use Permit LUP16-0021 PIEOLOGY PIZZERIA, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted at a restaurant located at 3450 W. Chandler Boulevard, Suite 5, the northwest corner of Chandler and Metro boulevards. (Applicant: Kristopher Olson.)

BACKGROUND

The subject site is located at the northwest corner of Chandler and Metro boulevards within the Chandler Gateway Shops, and located within the inline shops adjacent to Hobby Lobby and Walmart. The suite occupies the most southern end of the inline shops.

Pieology Pizzeria offers individual, artisan style pizzas and have operated at this location for a year. The pizzeria would like to add the option to add a cold beer or glass of wine with their custom made pizzas. The 2,800 square foot suite seats 76 persons indoors, and plan to add a detached outdoor 500 square foot patio, which will seat 20 persons, adjacent to the west side of the building. The applicant will work with Planning Staff to architecturally integrate the patio proposal with the surrounding shopping plaza. Pieology Pizzeria hours of operation are Monday through Thursday 11 a.m. to 9:30 p.m., Friday and Saturday 11 a.m. to 10:30 p.m., and Sunday 11 a.m. to 9 p.m. The restaurant employs 22 employees. The restaurant has represented they will not have live music and will use speakers to play music at a low volume indoors and on the proposed detached patio.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code and a neighborhood meeting was held on June 23, 2016. No one attended other than the applicant. Planning Staff is not aware of any opposition or concerns with the request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5-0 with Commissioner Wastchak absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0021 PIEOLOGY PIZZERIA, subject to the following conditions:

1. 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.
2. 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.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.

53. LIQUOR LICENSE: Pieology Pizzeria

APPROVED a Series 12, Restaurant Liquor License (Chandler # 163344 L12) for Kristopher David Ora Olson, Agent, Arizona Front Stars LLC, dba Pieology Pizzeria, located at 3450 W. Chandler Boulevard, Suite 5. A recommendation for approval of State Liquor License #1207A631, will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

54. USE PERMIT: Fry's Fuel Center

APPROVED Use Permit LUP16-0023 FRY'S FUEL CENTER, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted within a new fuel station convenience store located at 2955 E. Ocotillo Road, the southwest corner of Ocotillo and Gilbert roads. (Applicant: Lauren Merrett; Mereco Inc.)

BACKGROUND

The subject site is located at the southwest corner of Ocotillo and Gilbert roads within the new Artesian Marketplace commercial development with frontage along Ocotillo Road. Artesian Marketplace is bordered on the west by Norman Way and Fonte Al Sol, a single family residential subdivision. South of the property is a new Fry's Marketplace and to the east is Gilbert Road with the Plant commercial development beyond.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption only as permitted under a Series 10 Beer and Wine Store License. The approximately 800 square foot walk-in kiosk convenience store will sell beer and wine seven days a week, during the hours allowed by state law. Fry's Marketplace recently received Liquor Use Permit approval for the grocery store within Artesian Marketplace.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting was held on June 29, 2016. No one attended other than the applicant and Planning Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5-0 with Commissioner Wastchak absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0023 FRY'S FUEL CENTER, subject to the following conditions:

1. The Liquor Use Permit is granted for a Series 10 License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.
3. 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.
4. The site shall be maintained in a clean and orderly manner.

55. LIQUOR LICENSE: Fry's Fuel Center #681

APPROVED a Series 10, Beer and Wine Store License (Chandler #163824 L10) for Lauren Kay Merrett, Agent, Smith's Food & Drug Centers Inc., dba Fry's Fuel Center #681, located at 2955 E. Ocotillo Road. A recommendation for approval of State Liquor License #10076782 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

56. LIQUOR LICENSE: Black Bear Diner

APPROVED a Series 12, Restaurant Liquor License (Chandler #161647 L12) for Andrea Dahlman Lewkowitz, Agent, Bear Tracks Holdings LLC, dba Black Bear Diner, located at 2805 S. Alma School Road. A recommendation for approval of State Liquor License #1207A662, will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

57. LIQUOR LICENSE: Teakwoods Tavern

APPROVED a Series 12, Restaurant Liquor License (Chandler #162989 L12) for Aubrey Jean Sturdivant, Agent, PTY5 Investments LLC, dba Teakwoods Tavern, located at 5965 W. Ray Road, Suite 20. A recommendation for approval of State Liquor License # 1207A589 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

58. CONTINUED LIQUOR LICENSE: VB Lounge & Restaurant

CONTINUED TO SEPTEMBER 15, 2016, a Series 12 Restaurant Liquor License (Chandler # L12) for Dragana Cosic, Agent, SCDC Properties LLC, dba VB Lounge & Restaurant, located at 81 W. Boston Street to allow the applicant time to complete the requirements for a new Use Permit.

59. PRELIMINARY PLAT: THE ENCLAVE

APPROVED Preliminary Plat PPT16-0013 THE ENCLAVE, for a multi-family residential development on approximately 12 acres located at the southeast corner of Arizona Avenue and Chandler Heights Road.

60. FINAL PLAT: AVALON AT CHANDLER AIRPARK

APPROVED Final Plat FPT16-0001 AVALON AT CHANDLER AIRPARK, for a 14-lot custom home subdivision on approximately 12.23 acres located approximately one-quarter mile south of the southeast corner of McQueen and Germann roads.

61. FINAL PLAT: TOWER STORAGE LLC

APPROVED Final Plant FPT16-0005 TOWER STORAGE LLC, for a self-storage facility on an approximate 11.5 acre lot located south of the southeast corner of Arizona Avenue and Chandler Heights Road, which was annexed and zoned in October 2015. (Applicant: Craig Baker; SBL Engineering) The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

62. FINAL PLAT: ROCKEFELLER – CHANDLER CROSSROADS

APPROVED Final Plat FPT16-0009 ROCKEFELLER – CHANDLER CROSSROADS for the replat of Lot 2 located at the northwest corner of Gilbert and Queen Creek roads. Lot 2 is sub-divided to create two individual lots. (Applicant: Rock-Queen Creek, LLC) The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

63. FINAL PLAT: ENCLAVE AT HAMILTON RANCH

APPROVED Final Plat FPT16-0010 ENCLAVE AT HAMILTON RANCH, for a single-family residential subdivision located south and east of the southeast corner of Arizona Avenue and Queen Creek Road. (Applicant: Mattamy Homes Arizona, LLC)

64. FINAL PLAT: TOWNEPLACE AT THE MET

APPROVED Final Plat FPT16-0012 TOWNEPLACE AT THE MET, for a commercial center located at the southeast corner of Chandler Boulevard and Hearthstone Way.

65. FINAL PLAT: WILDHORSE

APPROVED Final Plat FPT16-0013 WILDHORSE, for a nine lot single-family custom subdivision on approximately five acres located north of the northwest corner of Willis Road and El Dorado Drive.

66. FINAL PLAT: MDI CHANDLER PAVILIONS

APPROVED Final Plat FPT16-0015 MDI CHANDLER PAVILIONS, for a commercial center located at the northeast corner of 54th and Harrison streets. This Final Plat is for a replat, within an approximate 7 acre existing commercial center, from one lot to five lots, located at the northeast corner of 54th and Harrison streets. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

67. FINAL PLAT: MAINSTREET TRANSITIONAL CARE FACILITY

APPROVED Final Plat FPT16-0017 MAINSTREET TRANSITIONAL CARE FACILITY, for a post-acute transitional health care facility and office buildings located at the southeast corner of Arizona Avenue and Queen Creek Road.

68. On action.

69. APPOINTMENT: Acting City Attorney

APPROVED appointment of Glenn Brockman as Acting City Attorney, effective at 5 p.m., July 29, 2016, at an annual salary of \$164,796.00, to be prorated during the period served as Acting City Attorney.

ACTION:

68. ZONING/PRELIMINARY DEVELOPMENT PLAN: ALLRED PARK PLACE

INTRODUCTION OF ORDINANCE NO. 4704, DVR15-0037 ALLRED PARK PLACE, rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height.

PRELIMINARY DEVELOPMENT PLAN (PDP) for site design and building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads.

BACKGROUND:

This request was continued from the May 26, 2016, Council meeting to allow additional time for continued dialogue and evaluation of 5 additional stipulations proposed by the applicant. The stipulations were intended as an alternative compromise addressing the building intensity and height issue identified in PDP stipulation no. 3. The proposed stipulations included building height requirements for both the west and east sides of Price Road, phasing requirements, and a deed restriction limiting a parcel to conference center hotel use only. Following the May 26, 2016, meeting, the applicant has worked with the City refining the stipulation language as well as identifying an expeditious path to Council for a determination of conformance with the PDP, outlined in a forthcoming Development Agreement. Planning Staff has located the proposed additional stipulations within the appropriate locations of the Recommended Actions, new conditions 11-12 of the Rezoning, and new conditions 5-7 of the Preliminary Development Plan (condition no. 3 would be deleted), outlined below in the Alternative Recommended Actions. Additionally, the applicant has updated the attached Development Booklet to bring the narrative and architectural exhibits into conformance with the 5 additional proposed stipulations. In the event the request is approved by Council with the additional conditions, the approval would cause the new Rezoning conditions to be added to Ordinance No. 4704, with Ordinance No. 4704 being placed on the August 8, 2016, Council agenda for re-introduction.

PLANNING COMMISSION RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission recommends City Council approve the request subject to conditions; with the deletion of Preliminary Development Plan condition no. 3, requiring Employment buildings along the Price Road frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code.

PLANNING STAFF RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends City Council approve the request subject to conditions.

This request was continued from the April 20, 2016, Planning Commission meeting to allow Planning Staff an opportunity to assess the relevance of discussion that occurred at the April 14, 2016, City Council meeting regarding the South Price Road Employment Corridor. The corridor discussion related to strategic policies derived in part from the 2013 South Price Road Employment Corridor Study (Maguire Report). The strategic

policies were included in the 'Chandler General Plan 2016' which on April 14, 2016, was approved and referred to the voters.

Contained within the 2013 Study were recommended guiding principles provided to preserve, enhance, and maximize the Corridor's utilization of diminishing remaining land. Planning Staff wrote an implementation memo for the 2013 study outlining various short-term practices pertaining to the guiding principles recommendations. One such short-term practice was to 'identify how the application establishes minimum rather than maximum allowed development requirements that force greater employment densities intensifying the utilization of land and buildings'. The most recent policy discussion echoed the short-term practice indicating an objective to develop the corridor with Mid-Rise Developments (buildings taller than 45-feet), concentrating the increased building height along the Price Road frontage. In response to these discussions, Planning Staff has included a PDP condition requiring buildings along the arterial frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code. It is the intention that the condition apply to employment buildings, and not the incidental service-retail buildings included in the attached Development Booklet.

BACKGROUND

The subject site, comprised of two properties totaling approximately 62 acres, is located at the southwest and southeast corners of Price and Willis roads, south of the Santan Loop 202 and Price 101 freeways interchange. The eastern property, often referred to as the former dairy site, is located east of Price Road between Willis Road and the Armstrong Place alignment, currently zoned Agricultural District (AG-1). The eastern property extends all the way to Ellis Street; however a 10-acre site just west of the southwest corner of Willis Road and Ellis Street is not included in this request. The western property is located west of Price Road, between Willis Road and Armstrong Place. The western property received PAD zoning in April 2013, for business park uses as identified within the South Price Road Employment Corridor (SPREC) accommodating a wide range of uses including corporate office headquarters, high-tech manufacturing, and knowledge intensive employers. The western property's PAD zoning was amended in 2014 to include a Conference Center Hotel with the two single-user buildings permitting building heights up to 150 feet in height.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes. Visually, the corridor starts at the southern edge of the Loop 101/202 freeway interchange, however historically the City has recognized Willis Road as the northern border as the property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation.

The request is to rezone the 2 properties bringing them under a single PAD district, effectively amending the zoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, as contemplated by the General Plan. Additionally, the request includes Preliminary Development Plan (PDP) approval for site design, building architecture, and a comprehensive sign package. The rezoning request is consistent with the General Plan.

The requested PAD zoning and Innovation Zone utilizes the currently permitted Conference Center Hotel as the campus 'hub' containing amenities that, in conjunction with the incidental support retail, directly support the Park Place campus and balance of the South Price Road Employment Corridor. The hub has been integrated into the campus through an extensive network of vehicular and pedestrian linkages set out in a hierarchical order. Secondary pedestrian hubs and landscape focal features further enforce the connectivity of the campus to the hub. The Innovation Zone allows consideration of multi-tenant buildings permitting tenants to locate both vertically and horizontally. As part of this request, the applicant has indicated a restriction that the minimum

size for the initial tenant in any employment building be not less than 20,000 square feet, providing a sense of scale encouraged for Price Road.

The request continues and furthers the cohesive business park high-quality campus atmosphere established in the previous zoning approvals for the western property and northeast corner of Price and Willis roads, through the use of strong landscape theming and a high level of required architectural quality. The site provides multiple access points from Price Road and two of the three adjacent collector streets as well as strong boulevard entrances off Price Road. It is important to note, that in response to neighborhood feedback, no vehicular connections are proposed for Ellis Street. The landscape theme includes a 'radial' design at major intersection points that is carried through the campus with terraced landscaped treatments that include a layering effect of backdrop trees including date palms. Even the ultimate building and parking layouts will include a relationship to the radial theme at the boulevard entrances furthering the campus concept.

The architectural exhibits, imagery and representations contained within the attached Development Booklet establish the 'bar' or level of quality and intensity expected for the future campus. While the final ultimate design and location of buildings may necessitate minor alterations, the exhibits depict a close representation of how the campus will develop. Additional exhibits provide more detailed architectural imagery that further defines the level of quality and intensity expected within the Allred Park Place campus.

The request includes a comprehensive sign package that includes building mounted signage, campus identification monumentation and freestanding single-tenant and multi-tenant monument signage. Building mounted signage can include pan channel, reverse pan channel or flat cut out pin mounted lettering at the discretion of the end user. The campus identification monument signage design includes opposing triangular 20-foot tall elements clad in 18-inch travertine tiles providing 5 tenant panels per side, including both halo and grown illumination. These campus identification/multi-tenant monument signs are set at the intersection corners and main boulevard entrance points placed within a circular flower bed backed by the radial terraced landscaped features. The signage represents a very high level of quality that provides a strong statement for the Price Corridor as well as creates a unified image for the campus.

Planning Staff supports the request. Price Road continues to remain the subject of much recent discussion. This request represents an evolutionary strong example of the implementation of the desire to preserve and actively enhance the campus-like environment of the Corridor. The exhibits establish a campus environment that continues throughout the site design, building architecture, landscaped theming, and ultimately to the comprehensive sign package. The attached Development Booklet including the building elevations, architectural imagery, and narrative, as well as this memo establish the intent for the Allred Park Place campus plan, effectively setting the 'bar' in terms of intensity, quality and design. This rezoning request, the Design Review Committee hearing, and public hearing going forward will served to more clearly define Planning Staff's administrative authority while narrowing the degree of final development plan malleability.

The Conference Center Hotel 'hub' remains a critical component to the Innovation Zone concept, as it contains common amenities that directly supports the businesses within the Allred Park Place campus. As such the applicant has indicated the Conference Center Hotel parcel will be set aside and deed restricted for only this use. Additionally, as part of Phase One, all infrastructure necessary to support the Conference Center Hotel will be installed including related right-of-way improvements, utilities and landscaping.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code.

Neighborhood meetings were held on Monday, February 22, 2016, at 6:00 PM and Wednesday, February 24, 2016, at 6:00 PM, at the Hampton Inn & Suites hotel. 5 neighboring property owners attended the first meeting, and an additional 5 attended the second. Many questions were asked in terms of specific development aspects like uses, timing, lighting, and signals. A series of neighbors commented on the current traffic and speeds along Willis Road. The applicant indicated that the traffic study identified the majority of trips generated from the proposed business park would ultimately utilize Price Road, and that to further mitigate

future issues, no vehicular connections were proposed for Ellis Street, that abuts the adjacent residential subdivision. No formal opposition was offered at the either meeting.

A separate meeting was held with the property owner of the Ebay/PayPal building and their legal representative. Comments and concerns offered included the lack of PDP specificity, timing of the Conference Center Hotel, and a desire for more intensity.

Planning Staff was copied on email correspondence with the applicant and a nearby residential property owner. The discussion continued around traffic on Willis Road.

At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

ALTERNATIVE RECOMMENDED ACTIONS

Rezoning

Approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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 of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

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.
9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.
10. Maximum building height shall be limited to 150-feet.
11. The infrastructure plans (streets and utilities) for Phase 1, must be submitted for plan review within 9 months of City Council approval of this PAD and thereafter in a timely manner be resubmitted until securing plan approval. Construction shall commence on said infrastructure within 3 months of the City's approval of the infrastructure plans.
12. The hotel conference center parcel in Park Place shall include a deed restriction limiting the parcel's use to a conference center hotel.

Preliminary Development Plan

Approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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.
3. Deleted.
4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.
5. All buildings located on the west side of Price Road, in the Park Place PAD, shall be at least 3 stories and 45 feet in height. These buildings may have more than one tenant per building.
6. Phase 1 for Park Place shall be on the west side of Price Road, which phase shall include the installation of all infrastructure (streets and utilities) on the west side of Price Road from Willis to Armstrong, including the frontage landscaping. No building may be commenced on the east side of Price Road until at least one building has been completed on the west side of Price Road, unless pursuant to the Development Agreement a "build to suit" is authorized on the east side of Price Road prior to or during Phase 1. The term "completion of the building" is not intended to include tenant improvements.
7. Employment buildings (i.e. excluding retail buildings) along the frontage of the east side of Price Road shall be a minimum height of 45 feet and 3 stories, unless the City Council, pursuant to the Development Agreement, authorizes a shorter building. The building height requirement for a minimum 45 feet and 3 stories shall not preclude innovative interior designs for open lobby/building elements or back portions of a building less than 3 stories and 45 feet to accommodate specific tenant requirements (such as product assembly, research and development.)

DISCUSSION:

Mr. KEVIN MAYO, PLANNING MANAGER, provided a brief summary and update regarding the project. He stated the request is for rezoning a collection of parcels that currently have various zonings affiliated with them, to a comprehensive Planned Area Development (PAD) for an employment park campus.

Since the May 26, 2016 Council meeting, the applicant met with Staff and have had many discussions on the project and stipulations the Planning Commission and Planning Staff recommended. A premier concept the Council favors is to utilize the Price Road Corridor when it comes to development and type of development along Price Road. He stated the stipulations are updated in the Council Memo and the development booklet has been updated with the stipulations as presented.

COUNCILMEMBER HEUMANN addressed the stipulations listed. He stated they are more consistent with the General Plan that the residents will be voting on this August. He asked Mr. Mayo to address the assurances outlined in the development plan to make sure the site is developed and almost shovel ready for the hotel and conference center.

Mr. MAYO stated the applicant updated the development booklets with updated architectural features of the buildings so they are more of the quality that the stipulations require. Therefore the book becomes the minimum standard.

COUNCILMEMBER LOPEZ inquired about the deed restriction stating it is permanent. The property owner must get approval from the City of Chandler before anything is changed and must be voted on by the City Council for any Deed restriction changes.

STEVEN EARL, Earl, Curley & LaGarde, 3101 N Central Ave. Phoenix, representing the applicant on both this project and the other development that is underway just north of this area also known as Park Place. He talked about the various tenants currently in the development site and how they have grown. These buildings are not for small tenants, there is no space less than 40,000 square feet with most spaces at 100,000 square feet. The Douglas Allred company does not build for small businesses.

He addressed the concern that has been raised regarding the conference center and hotel that is slated to be built on the property. It was approved two years ago, and while they have not broken ground for its development, it is still a priority for the Allred company to build it as soon as possible. The hotel parcel is 8 acres with an estimate value between \$5-6 million. He is making it shovel ready, and one of the stipulations requires him to submit construction plans for the infrastructure on the west side of Price Road that includes the infrastructure for the hotel within nine months of the approval by the Council. The infrastructure design plans are already underway, because permits and start construction within three months of Council's approval. So they are committed to a fast track construction plan.

The owner and developer of the hotel and conference center, Winegardner and Hammons Hotel group, wanted confirmation in writing the Allred interest in developing the hotel project, while giving their confirmation they still want to build a Marriott brand hotel on the property.

He then referred to various items on the architectural renderings:

- Red Dots – Enhanced pedestrian linkages that link all the structures together and to the hotel. They are wide and lined with trees.
- Parking structure on the east of Ellis – are completely surrounded by three buildings, making it almost invisible from price road and once development happens on the Kovach parcel to the east, the parking structure will be completely invisible and can be 2-4 stories in height, depending on the height of the surrounding buildings. The parking structure is more than 400 feet away from the residential area.
- The hotel is slated for a 7-8 story hotel. It has a proposed Ballroom of 8-10,000 square feet with other conference rooms on the first floor.

- They held two public outreach meetings for the surrounding residents, noticing 1,300 residents, of which only 6-8 persons attended those meetings. Since the attendance was so low, they personally went out to visit 203 homes to the east. They only found 8 people not supportive of the project.
- They are estimating around 10,000 new jobs in the tech industry alone when this is built, let alone the construction jobs and tax revenue when completed.

COUNCILMEMBER LOPEZ inquired what they might foresee as a reason to delay the hotel development in phase 1.

MR. EARL stated they cannot control when the hotel gets built, but they can incentivize the build to occur as soon as possible by the developer. He noted the letter confirming the commitment from Marriott. He noted that Mr. Allred is investing the \$6-7 million for the infrastructure to be shovel ready. Councilmember Lopez asked if it would be acceptable to add to the stipulation to put in the hotel as part of Phase 1. Mr. Earl stated he understands everyone would like to see the hotel built sooner than later. Phase 1 to the developer includes the hotel, but they were not going to build anything on the east side until the first building is done on the west side. There is the ability in the stipulations for them to ask for Council's approval if they can build on the east side while still building on the west side in the event a tenant would like to be on the east side. Upon concern from Mr. Earl stating they had crafted the language specific to Chandler's request, Councilmember Lopez said they would leave it as is for now. Councilmember Lopez asked about increasing the minimum square feet to 40,000 s.f. per tenant. Mr. Earl said when there is limitation on leasing, that sometimes prevents the financing capabilities. He stated Mr. Allred's desire is to build with the largest tenant as possible. Mr. Earl stated he has brokers present to answer questions regarding the financing aspect of the development. Councilmember Lopez said he appreciates the commitment that Mr. Allred has made to Chandler. It is important to validate in writing to ensure maintaining the integrity of the Price Corridor for employment.

COUNCILMEMBER HEUMANN stated there has been a lot of give and take on this project and development agreement and believes there is ample protection for the City. The developer has significant accountability financially in the project and their history supports the type of development that is expected for this project.

A motion was made by COUNCILMEMBER HEUMANN and SECONDED BY COUNCILMEMBER ROE TO APPROVE DVR15-0037 ALLRED PARK PLACE, REZONING FROM AG-1 AND PAD FOR COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT, TO PAD FOR AN EMPLOYMENT BUSINESS PARK CAMPUS WITH COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT UNDER AN INNOVATION ZONE, SUBJECT TO THE CONDITIONS OUTLINED IN THE ALTERNATIVE RECOMMENDED ACTION, CAUSING THE ADDITIONAL CONDITIONS TO BE ADDED TO ORDINANCE NO. 4704, WITH ORDINANCE NO. 4704 TO BE RE-INTRODUCED AT THE NEXT AVAILABLE MEETING OF THE CITY COUNCIL: AND MOVED THE CITY COUNCIL APPROVE DVR15-0037 ALLRED PARK PLACE, PRELIMINARY DEVELOPMENT PLAN FOR SITE DESIGN AND BUILDING ARCHITECTURE, SUBJECT TO THE CONDITIONS AS OUTLINED IN THE ALTERNATIVE RECOMMENDED ACTION.

Mayor Tibshraeny noted he had cards indicating support on the Preliminary Development Plan from Danny Court.

Upon request from MAYOR TIBSHRAENY, Mr. Balmer, 2425 E. Camelback Road, Phoenix, addressed the architectural changes on the project. He added that the hotel has been waiting to move forward and they have released the engineers to begin development on the project.

MARK KRISON, 2415 E Camelback, Phoenix, AZ stated he is a broker and is the leasing agent for the Park Place project. He has been involved with David Allred since 1993. He reviewed a few of the other center developments he has been involved in. Mr. Krison provided a brief summary of the leasing and financing of the project.

MOTION CARRIED UNANIMOUSLY (7-0).

PUBLIC HEARING:

The Public Hearing was not held on this item upon the approval of Item 2 on Consent agenda.

PH1. PUBLIC HEARING TO TAKE ADMINISTRATIVE ACTION ON DVR05-0036 T-SYS WESTERN OPERATIONS CENTER 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

UNSCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

A. Mayor's Announcements

- Mayor Jay Tibshraeny announced that Chandler residents have saved a total of \$556,000 through the City's discount prescription drug card saving program since its inception four years ago. The City partners with Coast2Coast Rx to allow all Chandler residents – regardless of income, age or health status – to participate in the program and save on the cost of their medications. The free prescription drug card can be printed online.
He invited the public to attend the free Verano Sano pool event at Chandler's Arrowhead Pool from noon to 5 p.m., on Saturday, Aug. 6. The event promotes water safety awareness in a series of fun, family-friendly activities including music, refreshments and raffle prizes.
- Mayor Tibshraeny and members of the City Council congratulated City Attorney Kay Bigelow on her upcoming retirement. They thanked her for her service to the Council, and for this community, and presented her with a Key to the City plaque.

B. Councilmembers' Announcements

- Vice Mayor Sellers announced the City will be hosting the businessmen from Dansu China in partnership with the Chamber of Commerce. A reception will be held in the Vision Gallery on August 8th at 5:00 p.m.
- Councilmember Rick Heumann thanked City staff for their work on the ground breaking water agreement with the Gila River Indian Community. He then noted that students have returned to school and asked residents to be careful driving through school zones. Councilmember Heumann concluded his remarks by inviting the public to the Google Self Driving Car Open House on Saturday, Aug. 13, in downtown Chandler. He reminded everyone the Olympics start in approximately one week.
- Councilmember René Lopez stated August is Drowning Impact Awareness Month and asked everyone to watch children around water.

