

PLANNING AND ZONING COMMISSION
April 20, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/14/2016 1:16 PM

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **INTRODUCTION OF NEW COMMISSIONER, DAVID ROSE**
5. **APPROVAL OF MINUTES**
Minutes of the regular meeting of March 16, 2016.
6. **ACTION ITEMS:**

A * DVR15-0037 ALLRED PARK PLACE

Request 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, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads.

B * LUP16-0003 CIRCLE K STORE

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 3087 South McQueen Road, southeast corner of McQueen and Queen Creek roads.

C. * PDP15-0015 RISAS DENTAL – RAY ROAD

Request Preliminary Development Plan (PDP) approval for site layout and building design of a new dental office. The site is located at 125 East Ray Road, east of the southeast corner of Arizona Avenue and Ray Road.

D. * PDP15-0017 FIRST CREDIT UNION PLAZA

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE MAY 4, 2016, PLANNING COMMISSION HEARING)**

E. * PDP15-0020 MARACAY HOMES

Request Preliminary Development Plan approval for housing product for an 84-lot single-family residential subdivision on an approximate 35-acre parcel. The subject site is located east of the southeast corner of Cooper and Chandler Heights roads.

F. * ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC

Request Use Permit approval to allow an auto repair facility within the Planned Industrial District (I-1). The site is located at 4043 West Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive.

G. * ZUP16-0003 56TH STREET OFFICE DEVELOPMENT

Request Use Permit approval to allow office uses within a Planned Industrial (I-1) zoned district. The approximate 30-acre site is located at the northwest corner of 56th and Galveston streets.

H. * PPT15-0012 PACIFIC OIL PARTNERS, LLC

Request Preliminary Plat approval for a commercial development on approximately 2.5 acres located at the southeast corner of Pecos and Alma School roads.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 4, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT