

PLANNING AND ZONING COMMISSION
Wednesday, May 4, 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, May 4, 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: 4/28/2016 12:05 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. **APPROVAL OF MINUTES**
Minutes of the regular meeting of April 20, 2016.
5. **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. * DVR16-0003 ALTA SAN MARCOS

Request rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) approval for site layout and building architecture. The approximately 5.4-acre site is located at the southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue.

C * LUP16-0011 FRY'S MARKETPLACE

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 9 Liquor Store License and Series 7 Beer and Wine Bar License within a new grocery store located at 2929 E. Ocotillo Road, southwest corner of Ocotillo and Gilbert roads.

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 18, 2016, PLANNING COMMISSION HEARING)**

E. * PDP16-0001/PPT16-0004 STELLAR AIRPARK ESTATES II

Request Preliminary Development Plan (PDP) approval for subdivision layout and development standards for a custom single-family home residential subdivision with aviation-related uses and Preliminary Plat (PPT) approval on approximately 10 acres located at the southeast corner of Chandler Boulevard and Galaxy Drive, west of McClintock Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 18, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT