

**INFO #1**  
**August 9, 2007**

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, July 18, 2007 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5:36 p.m.
2. Pledge of Allegiance led by Chairman Flanders.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders  
Vice Chairman Mark Irby  
Commissioner Brett Anderson  
Commissioner Dick Gulsvig  
Commissioner Angela Creedon  
Commissioner Michael Cason  
Commissioner Leigh Rivers

Also Present:

Mr. Bob Weworski, Planning Manager  
Ms. Jodie Novak, Senior City Planner  
Mr. Bill Dermody, City Planner  
Mr. Erik Swanson, City Planner  
Mr. Mike House, City Attorney  
Ms. Joyce Radatz, Clerk  
Mr. Bob Bortfeld, Senior Engineer/Traffic Engineering

4. APPROVAL OF MINUTES  
**MOVED BY COMMISSIONER ANDERSON**, seconded by **COMMISSIONER CREEDON**, to approve the minutes of the June 20, 2007 Planning Commission Hearing. Minutes were approved 7-0. Commissioner Cason abstained, as he was not present at the meeting.
5. ACTION AGENDA ITEMS  
**CHAIRMAN FLANDERS** explained to the audience that prior to the Commission meeting, Planning Commission members and Staff met in a study session to discuss each of the items on the agenda. Staff will read into record all the items on the consent agenda and the consent will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion.

**MR. BOB WEWORSKI, PLANNING MANAGER** stated the following items are for consent agenda approval along with any additional stipulations:

A. DVR06-0045 STEVENS OFF ROAD

**CONTINUED TO THE AUGUST 1, 2007 PLANNING COMMISSION HEARING.**

Request amendment of existing Planned Industrial District with Planned Area Development Overlay (I-1/PAD) zoning to allow certain auto service and customization, including for sand rails. The property is located at 3210 N. Delaware Street, north and east of Elliot Road and Arizona Avenue.

B. DVR07-0007 AC EXCALIBUR STORAGE

**APPROVED.**

Request Rezoning from Planned Area Development (PAD) Office to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a climate-controlled internalized self-storage facility on an approximate 1.5-acre site located approximately ¼-mile south of the southeast corner of Ray and McQueen Roads.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AC EXCALIBUR STORAGE" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0007, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for McQueen Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. 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.
7. Completion of the construction, where applicable, 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.
8. 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.

9. The developer shall be required to install landscaping in the arterial street median 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.
10. All raceway signage shall be prohibited within the development.
11. The trees along the south property line shall include 24-inch box trees, 12-feet high at the time of planting.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
- 13. The applicant shall work with Staff to add a textured masonry base to the building for vehicular protection.**
- 14. The landscape pallet shall include more diversification of the tree and shrub species.**
- 15. Vehicular maintenance and/or repair is prohibited.**

C. DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE

**APPROVED.**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) and Preliminary Plat approval for a new retail/office center that may include late hour businesses. The approximately 5.4-acre site is located at the northwest corner of Lindsay and Chandler Heights Roads.

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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.
5. 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. 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.

7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0020, except as modified by condition herein.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Able Engineering development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

- 12. The additional dumpsters shall be placed on the property bringing the total to four. Screening shall be consistent with other dumpster screen walls except that such screening shall not include the windmill feature.**

D. PDP07-0006 ADVANTAGE BUSINESS PARK  
**CONTINUED TO THE SEPTEMBER 5, 2007 PLANNING COMMISSION HEARING.**

Request Preliminary Development Plan (PDP) approval to construct an office and retail development on an approximate 13-acre site. The property is located at the southeast corner of Alma School and Pecos Roads.

E. UP07-0037 NEW HORIZON YOUTH HOMES, INC.  
**APPROVED.**

Request Use Permit approval to operate a group home for up to seven (7) youths in a residential zoning district. The subject property is located at 760 E. Stottler Place, west and south of Warner and McQueen Roads.

1. The group home shall have no more than seven (7) residents at any time.
2. Should the applicant sell the property, this Use Permit to operate a group home shall be null and void.
3. The applicant shall not permit known sexual offenders to become residents or staff in this group home.
4. The Use Permit shall remain in effect for five (5) years from the effective 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.

F. UP07-0042 MAACO  
**APPROVED.**

Request Use Permit approval to operate an automotive body repair shop including paint spraying, body, and fender work within a Planned Industrial (I-1) zoned district. The subject site is located at 9 N. Roosevelt Avenue.

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations
3. Use Permit 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 Use Permit shall apply.
4. The applicant shall plant an additional two-15 gallon trees, ten-5 gallon shrubs, and provide 50 percent ground cover at the time of maturity, along the frontage of Roosevelt Avenue.
5. The applicant will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.

6. No automotive engine work, or associated mechanical work shall be performed.
7. **The existing screen fence shall be well maintained and kept in a clean and orderly manner.**

G. UP07-0047 ANISE VIETNAMESE RESTAURANT

**APPROVED.**

Request Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within a new restaurant. The subject site is located at 2090 N. Dobson Road, Suite #4.

1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

H. UP07-0048 INSPIRADOR

**APPROVED.**

Request Use Permit approval to sell liquor (Series 7 Beer and Wine License) at a facility located at 63 E. Boston Street.

1. The Use Permit is granted for a Series 7 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other locations.
4. No noise shall be emitted so that it exceeds the general level of noise emitted by uses outside the premises of the business.

I. UP07-0053 SAN TAN BREWING COMPANY

**APPROVED.**

Request Use Permit approval for an extension of premises to sell liquor (Series 12 Restaurant License and Series 3 Domestic Brewery) within an outdoor patio area of a new restaurant. The property is located at 8 South San Marcos Place at the southwest corner of San Marcos Place and Commonwealth Avenue.

1. The Use Permit is granted for an extension of premises for a Series 3 and Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

3. Any substantial change in the plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of a Use Permit.
4. The Use Permit is non-transferable to other store locations.
5. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation with a minimum six ft. clearance maintained along San Marcos Place and minimum five ft. clearance along Commonwealth Avenue.

J. PPT07-0008 SUMMIT AT CHANDLER HEIGHTS CONDOMINIUM TWO

**APPROVED.**

Request preliminary condominium plat approval for a retail and office development located at the southeast corner of Chandler Heights Road and Alma School Road.

K. PPT07-0015 PARCLAND CROSSING

**APPROVED.**

Request preliminary plat approval for a 7-lot subdivision for a mixed-use development including commercial and multi-family residential located at the northeast corner of Alma School and Willis Roads.

L. PPT07-0023 HALSTED MEDICAL OFFICE CONDOMINIUM

**APPROVED.**

Request preliminary condominium plat approval for a medical office building located at the southeast corner of Pennington and Frye Roads.

**CHAIRMAN FLANDERS** asked if there was anybody in the audience who wanted to pull any of the items from the Consent Agenda for a full presentation.

**COMMISSIONER CASON** stated that on item F, MAACO, there had been some discussion about making sure all the activity was going to happen inside the building. He asked if they were satisfied that the narrative covers the interest of making sure that all of the dust producing or misproducing activities will happen only in the building and not in the parking lots outside?

**MR. WEWORSKI** answered that the representation had been made that the work would be only on the inside of the building. They believe they have enough information that would bind them to do that. He said if the Commissioner felt like there should be a stipulation, they could certainly add another one. Commissioner Cason said if they were satisfied as a working group that the narrative covers that interest then he is o.k. with it.

**VICE CHAIRMAN IRBY** stated that on this vote he would be abstaining from Item C since he is the architect of record on that. **CHAIRMAN FLANDERS** said he also has a “conflict of interest” on Item H, as he was the architect of record on the entitlement process on that particular building.

**CHAIRMAN FLANDERS** asked for a motion for the Consent Agenda. **MOVED BY COMMISSIONER GULSVIG** to approve the Consent Agenda with additional stipulations as read into record, seconded by **COMMISSIONER ANDERSON**. The Consent Agenda passed unanimously 7-0.

6. DIRECTORS REPORT

There was nothing to report.

7. CHAIRMAN’S ANNOUNCEMENT

The next regular Planning Commission meeting will be August 1, 2007 at 5:30 p.m. in the City Council chambers.

8. ADJOURNMENT

Meeting adjourned at 5:45 p.m.

---

Michael Flanders, Chairman

---

Douglas A. Ballard, Secretary