

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 20, 2008 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5:48 p.m.
2. Pledge of Allegiance led by Commissioner Creedon.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders  
Vice Chairman Mark Irby  
Commissioner Angela Creedon  
Commissioner Michael Cason  
Commissioner Leigh Rivers

Absent and Excused: Commissioner Gulsvig and Commissioner Kelley

Also Present:

Mr. Bob Weworski, Planning Manager  
Mr. Kevin Mayo, Principal Planner  
Ms. Jodie Novak, Senior Planner  
Mr. Bill Dermody, Senior Planner  
Mr. Erik Swanson, City Planner  
Mr. Glenn Brockman, Assistant City Attorney  
Mr. Bob Bortfeld, Senior Engineer, Public Works

4. APPROVAL OF MINUTES  
**MOVED BY COMMISSIONER CREEDON**, seconded by **COMMISSIONER RIVERS**, to approve the minutes of the February 6, 2008 Planning Commission Hearing. Minutes were approved 5-0 (Commissioners Gulsvig and Kelley were absent).
5. CONSENT AGENDA ITEMS  
**CHAIRMAN FLANDERS** informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the consent agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. There was one action item, item B.

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

A. DVR07-0005 THE SPRINGS RETAIL CENTER PHASE II

**APPROVED.**

Request rezoning from Planned Area Development (PAD) for office uses to Planned Area Development (PAD) Amended for commercial uses, with Preliminary Development Plan (PDP) approval for a retail development including a climate-controlled internalized self-storage facility on approximately 7-acres located west of the southwest corner of Chandler Boulevard and Cooper Road.

C. DVR07-0038 PARK OCOTILLO BUSINESS CENTER

**APPROVED CONTINUANCE TO THE MARCH 19, 2008 PLANNING COMMISSION HEARING.**

Request rezoning from Planned Area Development (PAD) zoning for light industrial use and/or commercial uses to PAD zoning for office, light industrial, and retail uses with Preliminary Development Plan (PDP) for a business/industrial park development. The property is located at the southwest corner of Price and Queen Creek Roads.

D. DVR07-0041 THE GODDARD SCHOOL

**APPROVED.**

Request rezoning from Planned Area Development (PAD) for office to Planned Area Development (PAD) Amended for Buildings B and C to allow a childcare/pre-school use with an amended Preliminary Development Plan (PDP) within the Offices at Kyrene Crossings. The property is located at the southeast corner of Kyrene Road and Chandler Boulevard.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Goddard School, A new childcare center at Kyrene Crossings", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0041, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3306, in case DVR01-0017 Kyrene Crossings and Preliminary Development Plan approval in case PDP04-0027 Offices at Kyrene Crossings, except as modified herein.
3. 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.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting, and the site shall be maintained in a clean and orderly manner.
5. The applicant shall work with Staff to provide safe pedestrian crossings from the school to and from parking areas including pavement striping and signage.

E. PDP07-0038/PPT07-0052 STONEFIELD MARKETPLACE

**APPROVED.**

Request Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a commercial retail shopping center on approximately 10.74 acres. The subject site is located at the southeast corner of Germann and Dobson Roads.

F. UP07-0109 CURRY HOUSE

**APPROVED.**

Request Use Permit approval to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License). The restaurant is located at 2051 W. Warner Road, at the southwest corner of Warner and Dobson Roads.

1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. 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.
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 reapplication and approval of the Use Permit.
5. No alcohol shall be carried outside of the building into the parking lot or off-premises.
6. The area adjacent to the establishment shall be maintained in a clean and orderly manner.

G. UP07-0115 CHANDLER DOBSON MONOPALM

**APPROVED.**

Request Use Permit approval to install a 65-foot monopalm wireless communication facility near the southwest corner of Chandler Boulevard and Dobson Road within the planned Portico Place commercial development.

1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. There shall be two live Date Palm trees installed and maintained adjacent to the monopalm. The trees shall be of 25' and 30' heights at the time of planting and shall match the monopalm's appearance.
3. 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.
4. The maximum height of the monopalm shall be 50'.
5. The applicant shall work with staff to provide screen wall material consistent with the adjacent development's screen wall.

**CHAIRMAN FLANDERS** asked if anybody in the audience wanted to pull any of the consent items for a full presentation. There were none. He also stated that he has a “conflict of interest” on Item E as a result of working for the architect of record. He then entertained a motion.

**MOVED BY COMMISSIONER CREEDON**, seconded by **VICE CHAIRMAN IRBY** to approve the Consent Agenda with the additional stipulations as read in by Staff. The Consent Agenda passed unanimously 5-0 (Commissioners Gulsvig and Kelley were absent).

## **ACTION:**

### **B. DVR07-0014 CHANDLER HEIGHTS RETAIL**

Request Rezoning from Planned Area Development (PAD) to PAD Amended with Preliminary Development Plan approval for a retail shopping center to include a carwash and fuel station on approximately 19.5 acres. The subject site is located at the northeast corner of Chandler Heights Road and Arizona Avenue.

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. The median at the boulevard entry along Arizona Avenue shall be expanded to provide additional landscaping to the right-of-way line.
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.

8. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "THE SHOPPES AT CHANDLER HEIGHTS", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0014, except as modified by condition herein.
9. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
10. Landscaping shall be in compliance with current Commercial Design Standards
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
14. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
15. 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 SHOPPES AT CHANDLER HEIGHTS development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The parking spaces located along Chandler Heights Road, south of the gas canopy, to be parallel parking stalls, with the additional area to be landscaping.
17. Retail 'J' is approved conceptually and shall be required to be reviewed administratively.
18. Retail 'K' is approved conceptually and shall be required to be reviewed administratively.
19. Signage shall be prohibited on the northwest and southeast sides of the daycare building.
20. The applicant shall provide additional screening of on-site activities and driveway exit stacking at the drives into the carwash.
21. The applicant shall work with Staff to provide full screening of the auto lube, carwash tunnels, and drive-thru activities from arterial street view.
22. The applicant shall work with Staff to provide additional stone material on all buildings to reduce the amount of stucco.
23. The parapet cap profile of the gas canopy and fuel station to match the details found throughout the remainder of the site.
24. The convenience store entry feature utilizing a stucco and trellis feature to be clap-board siding, as found throughout the remainder of the site.
25. The truss feature found on the gas canopy and carwash canopy is to be open.
26. The truss feature found on the gas canopy and carwash canopy banding to be removed and replaced with various color features.

**MR. ERIK SWANSON, CITY PLANNER** stated is a case originally continued from the February 6, 2008 Planning Commission. Initially, there were some concerns regarding the site layout and various other items along with their architectural exhibits, landscaping and perimeter fencing. The case was continued to tonight's hearing to allow the applicant some time to provide different site alternatives to address some of the concerns that Staff and Commission had. As a result of the hearing on the 6<sup>th</sup>, Staff did contact the applicant and notified them of a number of concerns reiterating what Commission and Staff had expressed regarding the landscaping and architecture. They did get back to Staff and were able to submit a new site plan, which addressed some of those concerns. The site plan is in their development booklet. The concerns they initially had dealt with the gas station and car wash, the landscaping, the deviation from the required setback and various circulation elements. There were also concerns with adding an additional drive. They have added two drives. There are concerns with the drive-thru along Arizona Avenue, width of the Boulevard entry, some concerns with Retail G and a number of other things. They did address some of those yesterday. Staff received a new site plan, which has been forwarded to Planning Commission with some additional design alternatives further addressing some of the concerns that Staff initially had. The applicant has further addressed some of the circulation issues, the car wash, the location of it and the circulation around it. They have handled the issue with the queuing concerns. Staff still has concerns with the deviation from the required 50 x 250 landscape setback. Mr. Swanson said there are currently approximately 14 parking spaces within that setback. They have addressed some of the issues with Retail G providing some

additional patio space, although Staff would still like to see it pulled down into the landscape setting to meet the commercial design standards. There are still a number of concerns that Staff has. There are issues with the architectural pallet along the majority of the buildings as well as the gas station. They have addressed some of those concerns with the gas station but they have not addressed any of those concerns with the rest of the site. As a result of that the restaurant El Paso and then also the Retail K drive thru will be coming through on separate administrative review to make sure that the architecture is cohesive with the rest of the site. Staff unfortunately has not had a whole of time to review this site plan seeing as they just got it the other day. They understand the applicant has been working hard to address these concerns. He said he does know there are issues with traffic and with the right in dead-ending (a T-intersection) immediately after you enter. There are concerns by traffic with the stacking and potential possibility for accidents. Again, Staff hasn't had much time to look at it. Not much has changed but some of the circulation is a little bit different from what was originally sent in for Staff's review. Mr. Swanson said he would be happy to answer any questions.

**CHAIRMAN FLANDERS** asked if there were any questions of Staff on this item.

**LINDSEY SCHUBE, WITH THE LAW FIRM OF BEUS GILBERT, 4800 N. SCOTTSDALE ROAD, SCOTTSDALE**, stated that with them tonight was Dennis Newcomb of their office as well as Armand Milazzo, representing the ownership group as well as being an architect in his former life. John Reddell, the architect for the car wash, store and gas station is also there. She thanked Commission for the two-week continuance granted to them on February 6 as stated by Staff. There were a number of concerns they heard and they worked tirelessly nights and weekends. She also thanked a lot of the Commissioners for taking time to talk to them on the phone to meet with them in person. She gave a special thanks to Chairman Flanders and Vice Chairman Irby for taking a lot of time out of their day, even a holiday, to meet with them and talk through a lot of their concerns and help them create a better site plan. She thanked the Chandler Planning Commission for giving them an opportunity to present to them what they believe is a great site. She turned the podium over to Armand Milazzo who was going to describe some of the changes they made to the site plan.

**ARMAND MILAZZO, MILAZZO ENTERPRISE, 43671WEST CAVEN DRIVE, MARICOPA, ARIZONA** stated they have added a driveway along Arizona Avenue as well as another driveway down here (he showed where on the ELMO) to help create the circulation pattern and relief for the site. They have also refined the entry driveway that is also in their development booklets that were submitted prior to this new site plan. Another they have done is push the sidewalks back four and eight feet respectively from meandering away from the street. This gives them a much safer avenue to actually walk on. They have created some more patio space along Building G and the most notable change that they will see is that they have been able to move the Auto Spa north 32 feet. That has enabled them to provide the parking that everybody has desired but also open up circulation in combining the El Paso Barbecue with the Auto Spa.

**CHAIRMAN FLANDERS** asked if there were any questions of the applicant on this item.

**CHAIRMAN FLANDERS** said they have done an excellent job as far as addressing a lot of the issues in the two-week period. He didn't they were going to make it but he was glad to see what they've done. It is a better site plan for the project. There were certain items that he was concerned about. Some of the remaining things that he had concerns about were the activities of the car wash, a different drive thru and lanes and such. As a result of stopping at one of the car wash places in town (Alma School and Germann Roads) it seemed like a lot of stuff going on and he didn't want to see that activity repeated from a street standpoint as you are driving by. He was concerned that there is adequate screening of the activities. He doesn't want everything covered up on their site just some of it but not across the entire streetscape. He is happy to see that they achieved some of the screening requirements at least in discussion with Staff. They have some additional stipulations so there are not any questions in regard to that. As far as the building elevations and building materials on the rest of the shopping center, on the El Paso Barbeque restaurant they had indicated some stone materials and he would like to see some of that spread throughout the rest of the site. The one item he was concerned about was the 50-foot requirement on Chandler Heights for additional screening. He knows there is additional parking in there but he said he would like to talk to them about eliminating that and providing additional landscape area at that point. He asked if they could talk about that item and tell him what they have done to the elevations as far as the car wash.

**JOHN REDDELL WITH REDDELL ARCHITECTS, 7524 E. ANGUS, SUITE 1, SCOTTSDALE, ARIZONA** stated with the change of the site of the car wash, they have taken the primary element of the finishing canopy and have moved it back perpendicular off of Arizona Avenue away from the corner of the site. That also allowed for the full circulation from Arizona Avenue back to Chandler Heights, which opens up the site significantly. As far as the elevations, they came in because there was a great concern for the horizontal aspect of the canopy look. What they have created is a gable aspect that is throughout the rest of the center and have brought it into the canopy aspect, raised it up, split it, gave it some vertical element and then along the sides of the canopy they have interrupted that with some truss element and architectural detail to break that horizontal look up. They have also taken that truss look and incorporated it back into the area of the entry of the convenience store and created it so it follows that theme throughout. It is also incorporated into the finishing canopy, which breaks that finishing canopy into a point. They have also run the pitched roof throughout the continuation of the whole canopy sections. He said those are the major items they have worked on.

**CHAIRMAN FLANDERS** said in looking at the elevations as far as the canopies go he thinks that it lends itself with the area with the residential and everything else. He thinks this was the right step and pulling it up and separating the canopy provides a little more variety and vertical height. He asked if anybody else had questions regarding the elevations?

**VICE CHAIRMAN IRBY** said he complimented them on how well they worked the site plan. They have dealt with the vast majority of some of their comments. On the architecture on the gas facility in general he said he thinks in general they are 95-98% there. A few concerns he still has is the overall parapet cap - the profile doesn't match the rest of the center. The rest of the center seems to have a different profile and he would like to see the two of them match each other. Also, carry that in to possibly the fuel canopy. The fuel canopy looks like two small, thin pop outs at the top and bottom. It will probably look better to match like the canopy they have between your lube and the convenience store. Do you see the difference there? He still leans toward the fuel island and the truss to be open. It looks like it's closed. He doesn't see that anywhere else on the project and he thinks it would look better and feel better if it opened up and had a little more air and separation to it.

The convenience store entry feature (he sent an e-mail to them) should go back to what the rest of the center was. Get rid of the truss look there - it is something that they are not gone make see through anyway. To him that ties it back into the rest of the center a little bit better. On the fuel island, the drying area, it looks like they have broken up some of the horizontal with some type of truss look that's filled in. He leans towards eliminating that completely but maybe still keep a break in the plane.

**JOHN REDDELL** stated as he was going through different alternatives of that he was looking at breaking that long horizontal aspect up in some way. He has taken it back, rolled it back and introduced an architectural detail of a truss look just to pull off the truss element. It was just an architectural detail instead of having a solid mass canopy. He said it could be a different color or anything else. He just represented it with an architectural truss look.

**VICE CHAIRMAN IRBY** said to him it's one of those areas where it is a truss but you can't see through it. He would suggest eliminating the truss look to it and change the color of that area so that you have some variation and some differences. Mr. Reddell said that was something they definitely can do. **VICE CHAIRMAN IRBY** said what are his feelings on opening those trusses up? Mr. Reddell said it was open at one time and then closed and could be back opened. **VICE CHAIRMAN IRBY** said it's about four modifications and minor little things. He thinks personally it would look like a lot better project when they are finished.

**CHAIRMAN FLANDERS** said the only thing he was looking at was the additional screening in front of the gas canopies. He knows there is a series of parking spaces there and he knows Staff was concerned about cheating the required area there. He agreed with Staff in regards to that, especially along an arterial road. He said they have enough parking as far as their overall site goes and he thinks they have enough parking as your car is coming out of the drying. If you have to park it, you just pull it straight ahead in that angled area. He thinks that is a good spot for it. He doesn't know why you would need additional spaces but like he said before he was concerned about the amount of

screening and landscape. They could look at eliminating those parking spaces and provide that not only for Commission but also for Staff.

**MS. SCHUBE** said they just found out about this and they are just taking a little bit of time to digest it and see how they feel. The thought with those parking spots is they didn't have it in their submittal two weeks ago, but as they've opened it up and are concerned about Cobblestone at Alma School and Germann and the fact that there is a lot of congestion, they actually do really like those parking spots. As they have stated before, they've added additional landscaping along Arizona Avenue to create a really nice Boulevard feel. As a gateway into Chandler, they also have additional landscaping and a pedestrian feature along Chandler Heights. They believe that where they have far exceeded the landscaping requirements, makes up for that small deviation in which they are asking for. They understand not wanting to set a precedent of breaking that 50-foot landscape and buffer in your initial 220 feet from the corner, however in this situation they feel as though they offered a lot of additional screening. They also have that beautiful water feature on the corner as well they have added three additional date palms to add some additional screening. Lastly, they have added a screen wall at the corner and some other places and they believe that screen wall with some block material as well as some wire mesh with some vegetation adds a lot of additional screening. We would request that they keep those parking spots, however it's up for discussion if it is something that Commission and Staff feels passionately about.

**VICE CHAIRMAN IRBY** stated he didn't have a problem with the spaces being there. The problem is it might be so far away from everything is that they don't ever really get used even as overflow. He said maybe those could be parallel parking spaces instead of perpendicular parking which gives people with trailers a space to kind of pull in and actually physically use. Then you split the difference so you get a lot more landscaping in that area. One last question he had was air and water station. He doesn't know if they ever talked about tires. A lot of gas facilities have air and water. Mr. Reddell answered that air and water is not shown on the site but they usually provide it up away from the front not in conflict so somebody can pull in. **VICE CHAIRMAN IRBY** said he was wondering if for some reason if they didn't have it because the client doesn't see that as a read anymore. Mr. Reddell replied that Chevron requires it. **VICE CHAIRMAN IRBY** suggested that it gets located in those parallel parking space area at one end or something.

**COMMISSIONER CASON** stated in the previous reiteration that they have on this drawing they were actually encouraged that they have 35 feet between the landscaping and the canopy. That was just about the footage that he was looking for to try to relieve that congestion that we would find around there. However, in the one they were distributed tonight it looks like that difference has dropped ten feet. They actually only have 25 feet between the end of the parking space and the top of the canopy because of the depth of the parking spaces. Clearly, he could be wrong by a couple of feet but when he scaled it out it looked like a difference of about ten feet. Mr. Milazzo said it's currently 30 feet from the parking stall to the canopy and in addition to that there is about two and half feet from the edge of the canopy to the actual curb of the pump island.

There is approximately 32-1/2 feet from the edge of the parking to the pump island curb. **COMMISSIONER CASON** stated his thinking was in line with Vice Chairman Irby where he was thinking that they could actually split the difference. He thinks the parking spots that have been placed diagonally on the back of the water feature (since these parking spots were added for the sole purpose of getting the cars cleaned a place to park while waiting for those people to come back to their cars) he thinks the amount of parking spaces that are provided there should be ample to provide that service for the station and car wash customers. He thinks if they split the difference and maybe push the landscaping up to 40 feet and gather 10 feet on the inside to add the difference between there might be a solution that everybody could live with.

**CHAIRMAN FLANDERS** stated he liked the idea of the parallel parking as it provides some kind of a different configuration especially as the Vice Chairman hinted with trailers for some additional footage in front of that canopy - also some additional landscaping. If they can split the difference as far as the parallel parking, he said he thinks that works well.

**COMMISSIONER CREEDON** said she would support the parallel parking and thinks it's a great idea.

**MR. MILAZZO** said absolutely they think that it is a great idea.

**COMMISSIONER RIVERS** stated he would also support the parallel parking and as has been said, if they make the landscaping a bit wider and put the parallel parking in there, when the parallel parking isn't used it's going to even further increase the distance between the canopy and the hazards. He said he has a concern with some very seriously red roofs. He said he is looking at the original packet at a paint color called Mission Red #8 and if they are going to make this entire island canopy the same color, he would love to see something not as red as this. Mr. Milazzo showed the actual paint sample and stated with respect to the multiple architects and renderers, it is very difficult to have the same pen color to come across on each of the elevations and the renderings. He showed a draw down of the actual sample of what the paint color would like. He said they could pass the sample around. **COMMISSIONER RIVERS** asked if it was more of a matte finish? Mr. Milazzo said it is and they brought samples of all of the colors if there are any other colors that they would like to see. **COMMISSIONER RIVERS** said from his eyes that it already looks better than what was shown in the development booklet. The one in the packet is much shinier also. It looked like a glossy red fire truck. Mr. Milazzo stated that it is very difficult to see on those photocopies. **COMMISSIONER RIVERS** also said that he noticed on their new rendering, the pump island central part is that color and the side parts are a different color. He asked if they were going to do that with the structure over the drying aisle for the car wash or did they want to do the whole car wash cover that exact same color? Mr. Milazzo replied it was their intent right now to keep it the same color.

**VICE CHAIRMAN IRBY** said it was his understanding that they are trying to do a rusted metal look in terms of the color. He asked if they could clarify the profile of these roofs, like when they look at the El Paso it looks like a corrugated metal or if you look at some of the other ones it looks like standing seam – could they clarify that for them? Mr. Milazzo said the standing seam is throughout the project, the El Paso is kind of on its own. That is a corporate identity that El Paso Barbeque uses. They have that corrugated finished look along with specific stonework that they use. **VICE CHAIRMAN IRBY** said he loves the corrugated metal and would personally like to see it everywhere on the project. It is a little hard to pull off. The intent is really to have the metal in the same color range as the El Paso? Mr. Milazzo said the colors for El Paso would be the same colors for the center. They would be flipped if you would where they would have accent colors being field colors and field colors being accent colors. They were able to still draw the same colors of the center in and create a unique building by letting it stand out using the flipped colors so it will match the center and not give that sea of sameness like you see in so many shopping centers. **VICE CHAIRMAN IRBY** asked if they could show on their site plan where the screen wall is going? Mr. Milazzo said it is difficult to see on the landscape plan so he is going to the black and white plan and will mark it in color. He said they are identified here in the screen walls with a break in the line. Those are the ones that will have the wire mesh above that will be an intricate part of the growing process of the vegetation in the area so that it can actually grow in. **VICE CHAIRMAN IRBY** said graphically on that plan where the line is not solid and has a break in it is where they raise it up. Mr. Milazzo said they would make it clearer for Council. Essentially what they did was they took this in every other location. The same detail you see on Sheet A1-2, which is every other one they have it around the corners. They have it consistently throughout the screening area for the wall. In addition to that they are taking this and putting in some heavier landscaped areas for the screening of the vehicles as well. **VICE CHAIRMAN IRBY** asked if they had some special plant that they are going to plant there to grown into that? Mr. Milazzo replied that unfortunately he lacks the knowledge of that but the instruction to our landscape architect is to have something there that grows well enough to screen a car but also will be able to integrate itself into that screen wall design so that it becomes an intricate feature. **VICE CHAIRMAN IRBY** stated they should work with Staff and get that clarified prior to the City Council meeting.

**CHAIRMAN FLANDERS** said to Bob Weworski that there was an application that came before us over by the SRP substation at Ocotillo/Pinelake. Mr. Weworski said that was Pinelake Condominiums. **CHAIRMAN FLANDERS** said he thinks the detail of that screen wall kind of captures what they are thinking about here as far the tube steel and the materials themselves. When the applicant comes back to them regarding this screen wall design at least they have a source for them to follow. Mr. Weworski said with that direction that will enable us to utilize that and incorporate it into this design. **CHAIRMAN FLANDERS** said that was a great detail and just adds a lot of flavor especially in this part of Chandler. Mr. Weworski said they would share it with the applicant and work that out with them.

**CHAIRMAN FLANDERS** went to the audience and asked if there was anybody that would want to speak in regards to this item. There were none. He said to the applicant that he still has some concerns and he has talked to Staff about some additional concerns as far as screening and everything else. Erik Swanson has some of that information he passed along. He wanted to tie down the screening of all activities on site, the stone material and the parallel parking. He needs to get those stipulations so the applicant can comment in regards to them. Mr. Swanson said absolutely and to go back to the original Staff memo assuming that Commission is looking to support the latest site plan, there are some conditions in the Staff memo that may no longer apply. Maybe they should look at that first to see what they can delete and feel comfortable with. **CHAIRMAN FLANDERS** said that was a good idea.

Mr. Swanson said the first one they need to look at is number 16, which is:  
The applicant shall work with Staff to provide layout alternatives for the Retail G building in order to meet the intent of the commercial design standards.

Mr. Swanson stated that if it is Commission's feeling that the current site layout for Retail G is suffice, than they can delete that.

**VICE CHAIRMAN IRBY** said he thought the modifications that they made with them and adding patios to the space he thinks stipulation no. 16 could go away. **CHAIRMAN FLANDERS** said he agrees too. As they have evolved through this and as the patios came in to play, it provided a little bit more variety. He is fine with that item.

Mr. Swanson said the next condition, number 17 reads:

The applicant shall work with Staff to provide layout alternatives for the fuel station and car wash located at the intersection corner. He stated he would have to direct it to the Asst. City Attorney to see if that condition is sufficient enough to keep in order to address the parallel parking issue or if they should delete that and redraft a condition to say that parallel parking is allowed on the southern boundary of the car wash.

**GLENN BROCKMAN, ASST. CITY ATTORNEY** said he thinks it would be better to replace that stipulation with one that's just specific to the parallel parking. He didn't hear a lot of comments that would suggest other significant changes in the layout that were anticipated at this point.

**MS. SCHUBE** stated that they would feel more comfortable with rewording that stipulation as well.

**CHAIRMAN FLANDERS** asked Mr. Swanson if they had some verbage related to that just to give them an idea? He said he could read him something off to him if that will help him out. He read, "Parking spaces along Chandler Heights Road in front of the gas canopy to be parallel parking stalls. Additional area to be added to landscape setback."

**COMMISSIONER RIVERS** asked do they want to mention that they are going to expand the landscape width to 40 feet? **CHAIRMAN FLANDERS** said yes whatever that difference is. Mr. Bob Weworski replied that it's 10 feet in width. They will make up some difference there. Without specifying the exact dimension they could say the additional space will allow for more landscaping. **CHAIRMAN FLANDERS** said he thinks their typical space is 19 feet in length. That would provide an additional 9 feet to that landscape area. **COMMISSIONER RIVERS** stated he likes the additional landscape and leave it open to what's available. Mr. Weworski said they would do that.

**CHAIRMAN FLANDERS** asked if they crafted a stipulation about screening of the different activities. Mr. Swanson said they did draft some and wanted to rework the new numbers. Now that no. 16 is being deleted and no. 17 that had to do with the layout for the fuel station shall now read:

"Parking spaces located along Chandler Heights Road south of the gas canopy to be parallel parking stalls with the additional area to be landscaped."

They have three additional conditions; 20, 21, 22.

20. The applicant shall provide additional screen of on-site activities and driveway exit stacking at the drives into the car wash.
21. The applicant shall work with Staff to provide full screen of the auto, lube, car wash tunnels and drive through activities from arterial street view.
22. The applicant shall work with Staff to provide additional stone material on all buildings to reduce the amount of stucco.

**VICE CHAIRMAN IRBY** asked how do they want to handle some of the comments he made on the architecture of the convenience store and gas? There are basically about four items.

**MR. SWANSON** said he was looking at his concerns on the parapet cap. He said no. 23 would read:

23. The parapet cap profile located on the gas canopy to match details found on the rest of the site.

**VICE CHAIRMAN IRBY** said it should be the gas canopy and the whole facility that needs to also match the center. The profile is different.

**MR. SWANSON** said condition no. 24 and 25 would read:

24. The convenience store entry feature is to utilize concrete siding in place of the stucco and truss feature.
25. The truss features provided on the fuel station canopy and car wash canopy to be open.

**MR. SWANSON** said for clarification did Commission want the truss feature found on the banding around the fuel station canopy to remain or be removed?

**VICE CHAIRMAN IRBY** stated that they were looking at that to eliminate the truss feature and maybe use an accent color or color variation so the break remains.

26. The truss feature found on the banding of the gas canopy and car wash shall be removed and replaced with various color banding.

**CHAIRMAN FLANDERS** went to the applicant for comments.

**MS. SCHUBE** stated they are very comfortable with those stipulations. They are happy they have reached this point in the past two weeks of a lot of hours of hard, hard work.

**CHAIRMAN FLANDERS** closed the floor from further discussion and motion.

**MOVED BY COMMISSIONER CREEDON**, seconded by **VICE CHAIRMAN IRBY** to approve DVR07-0014 CHANDLER HEIGHTS RETAIL with stipulations as read in by Staff. Item passed unanimously 5-0 (Commissioner Gulsvig and Commissioner Kelley were absent).

**CHAIRMAN FLANDERS** thanked the applicant again and said it is a better site and he appreciates all the hard work they put in such a short time. As he said before, he didn't think they could do it, but they did it. Good job.

6. DIRECTOR'S REPORT.

There was nothing to report. Chairman Flanders wished his wife a happy birthday!

7. CHAIRMAN'S ANNOUNCEMENTS

The next regular meeting is March 5, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

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Michael Flanders, Chairman

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Douglas A. Ballard, Secretary

Planning & Zoning Commission

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