

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, August 6, 2008 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Commissioner Cason.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders  
Vice Chairman Mark Irby  
Commissioner Michael Cason  
Commissioner Leigh Rivers  
Commissioner Kristian Kelley  
Commissioner Stephen Veitch  
Commissioner Christy McClendon

Also present:

Mr. Kevin Mayo, Acting Planning Manager  
Ms. Jodie Novak, Senior Planner  
Mr. Bill Dermody, Senior Planner  
Mr. Glenn Brockman, Asst. City Attorney  
Ms. Joyce Radatz, Clerk

4. INTRODUCTION OF NEW COMMISSIONER, CHRISTY MCCLENDON  
**CHAIRMAN FLANDERS** welcomed new Commissioner, Christy McClendon to the Planning Commission and stated he looked forward to working with her.
5. APPROVAL OF MINUTES  
**MOVED BY VICE CHAIRMAN IRBY**, seconded by **COMMISSIONER KELLEY** to approve the minutes of the July 16, 2008 Planning Commission hearing. The motion passed unanimously 6-0 (Commissioner McClendon abstained as she was not present at this meeting).
6. ACTION 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 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 were no action items.

**MR. KEVIN MAYO, ACTING PLANNING MANAGER**, stated the following items are on the consent agenda for approval.

A. AP08-0002/DVR08-0009 PALMS RESORT RETIREMENT COMMUNITY

**Approved.**

Request amendment of the Gateway Area Plan to change from medical office to assisted living land uses. Also, request rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) Medical Office to PAD Assisted Living with Preliminary Development Plan (PDP) approval for a new retirement housing development. The 6.4-acre site is located at the northwest corner of Pecos Road and Pennington Drive, approximately 670 feet east of Dobson Road.

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. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Palms Resort Retirement Community", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0009, except as modified by condition herein.
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. 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. 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.
8. 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.
9. Unless Phase I and Phase II are constructed simultaneously, Phase I shall include a secondary access ramp that is constructed on the south side of Building A to allow access from the underground garage. The secondary access ramp shall connect only to the site's western access driveway and shall be removed upon commencement of Building B construction.

**10. The applicant shall work with Staff to provide extended single-story elements on the broadsides of the buildings.**

**11. The applicant shall work with Staff to add stone or some other material in lieu of stucco surrounding entrances in order to better highlight the entrances.**

B. DVR08-0021 THE GODDARD SCHOOL AT SAN MARCOS SQUARE

**Approved.**

Request rezoning from Planned Area Development (PAD) for a restaurant to PAD for a childcare/pre-school use with Preliminary Development Plan (PDP) for a parcel within San Marcos Square. The property is located east and south of the southeast corner of Dobson 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 San Marcos Square", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0021, except as modified by condition herein.
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. 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.
- 4. Provide tile roof shade awnings on side and rear building elevations.**

C. DVR06-0022 CHANDLER AIRPARK VILLAGE

**Approved to continue to the September 3, 2008 Planning Commission Hearing.**

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a mixed-use development consisting of retail, medical/general office, and multi-family residential uses on approximately 30-acres located at the southwest corner of Germann Road and the Consolidated Canal (1/4 mile east of McQueen Road).

D. PDP08-0008 ALOFT/DOWNTOWN OCOTILLO

**Approved to continue to the August 20, 2008 Planning Commission Hearing.**

Request Preliminary Development Plan approval for a five-story, 144-unit hotel on approximately 4.2 acres. The subject site is located south and west of the southwest corner of Dobson and Queen Creek Roads. **(REQUEST CONTINUANCE TO THE AUGUST 20, 2008 PLANNING COMMISSION HEARING.)**

E. UP08-0035 COOPER/202 VERIZON

**Approved.**

Request Use Permit approval to install a 55-foot monopalm wireless communication facility at the northeast corner of Cooper Road and the Loop 202 Santan Freeway.

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. **Access to the facility must be provided on a stabilized surface per Maricopa County Dust Control regulations.**

F. UP08-0036 CROSSWOODS INDOOR GOLF

**Approved.**

Request Use Permit approval to sell and serve beer and wine within a new restaurant/golf entertainment center (Series 7 Liquor License) at 6170 W. Chandler Boulevard, located in the Chandler Business Center at the northwest corner of Chandler Boulevard and Kyrene Road.

1. Substantial conformance with approved exhibits (Site Plan, Floor Plan, Narrative) except as modified by condition herein.
2. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other location.
4. No alcohol shall be carried outside of the building into the parking lot or off-premises. Also, the sale of "To Go" packaged liquor is prohibited.
5. The areas adjacent to the business entrances shall be maintained in a clean and orderly manner.
6. The Use Permit is granted for a Series 7 liquor license only, and any change of license shall require reapplication and new Use Permit approval.

**CHAIRMAN FLANDERS** asked if there was anybody in the audience who wanted to pull any of the items for a full presentation. There were no items pulled. He asked if there were any questions or comments from the Planning Commission. There were none.

**MOVED BY VICE CHAIRMAN IRBY**, seconded by **COMMISSIONER KELLEY** to approve the consent agenda with added stipulations as read into the record by Staff. The consent agenda passed unanimously 7-0.

7. DIRECTOR'S REPORT

Mr. Mayo stated there was nothing to report. He welcomed the new Commissioner.

8. CHAIRMAN'S ANNOUNCEMENTS

**CHAIRMAN FLANDERS** announced that the next regular meeting is August 20, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

9. ADJOURNMENT

The meeting was adjourned at 5:36 p.m.

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Michael Flanders, Chairman

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Jeffrey A. Kurtz, Secretary