

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, October 1, 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 McClendon.
3. The following Commissioners answered Roll Call:

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

Also present:

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

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CASON, seconded by **VICE CHAIRMAN IRBY** to approve the minutes of the September 17, 2008 Planning Commission hearing. The motion passed unanimously 6-0 (Commissioner Kelley abstained as he did not attend that meeting).
5. 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. DVR06-0022 CHANDLER AIRPARK VILLAGE

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). **(REQUEST CONTINUANCE TO THE NOVEMBER 5, 2008 PLANNING COMMISSION HEARING.)**

B. DVR08-0029 THE GATES

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for a commercial retail development on approximately 18 acres. The subject site is located at the southeast corner of Gilbert and Ocotillo Roads. **(REQUEST CONTINUANCE TO THE OCTOBER 15, 2008 PLANNING COMMISSION HEARING.)**

C. DVR08-0030 CHANDLER MUNICIPAL AIRPORT

Request rezoning from Agricultural (AG-1) to Airport District (AP-1) for three separate parcels for a total of approximately 70.43 acres. The subject sites are located north of the northeast corner of Queen Creek and Cooper Roads, the northwest corner of Heliport Way and Ryan Road, and south of the southeast corner of Germann and Cooper Roads.

D. DVR08-0032 FULTON RANCH PARCELS 1 & 7

Request to amend the Planned Area Development (PAD) zoning regarding two-story home separations and quantity within Parcels 1 and 7 only. Parcel 1 is located on the south side of Ocotillo Road west of Arizona Avenue. Parcel 7 is located on the north side of Chandler Heights Road west of Arizona Avenue. **(REQUEST CONTINUANCE TO THE DECEMBER 17, 2008 PLANNING COMMISSION HEARING.)**

E. UP08-0044 DOS GRINGOS GRILLE

Request approval of a liquor Use Permit to allow the sale of liquor (Series 6 Bar License) at an existing restaurant located at 1361 North Alma School Road, approximately one half-mile north of Ray Road on the east side of Alma School Road.

1. Development shall be in substantial conformance with previously approved zoning conditions and the Development Booklet, entitled "Dos Gringos Grille", kept on file in the City of Chandler Planning Services Division, in File No's. PDP06-0011 and UP06-0013, except as modified by condition herein.
2. The Use Permit is granted for a Series 6 license only, and any change of license shall require reapplication and new Use Permit approval.

3. The Use Permit shall remain in effect for one (1) year 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.
4. "To go" packaged liquor sales are not permitted.
5. The site and patio areas shall be maintained in a clean and orderly manner.
6. No noise shall be emitted from ambient speaker music on the patios so that it exceeds the general level of noise emitted by uses outside the premises of the business and as not to disturb adjacent businesses and residential areas.

F. UP08-0038 TORTAS EL GUERO

Request Use Permit approval to conduct outdoor cooking adjacent to an existing restaurant. The restaurant is located at 611 North Arizona Avenue, approximately 100 feet north of Galveston Street.

1. Substantial conformance with approved exhibits 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. The Use Permit shall remain in effect for one (1) year 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.
5. The outdoor cooking area shall be maintained in a clean and orderly manner.
6. Any landscaping removed to accommodate the use must be replaced.

CHAIRMAN FLANDERS asked if there was anybody in the audience that would like to pull any of these items for a full presentation. There were none.

MOVED BY VICE CHAIRMAN IRBY, seconded by **COMMISSIONER KELLEY** to approve the Consent Agenda as read into the record by Staff. The Consent Agenda passed unanimously 7-0.

6. DIRECTOR'S REPORT

Mr. Mayo stated there is a Planning and Development picnic on October 16 at 11:30 a.m. to 1:00 p.m. at Desert Breeze Park. They are looking forward to seeing them out there. He also said in regards to the upcoming retreat they are coordinating with internal Staff members first to get a plan of things they want covered at that meeting with the Commissioners. They will have the formal meeting with Planning Commission probably sometime in November.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN FLANDERS announced that the next regular meeting is October 15, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT
The meeting was adjourned at 5:37 p.m.

Michael Flanders, Chairman

Jeffrey A. Kurtz, Secretary