

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 18, 2009 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 Kelley.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders
Commissioner Michael Cason
Commissioner Kristian Kelley
Commissioner Stephen Veitch
Commissioner Christy McClendon

Absent:
Vice Chairman Mark Irby

Also present:

Mr. Kevin Mayo, Principal Planner
Ms. Jodie Novak, Senior Planner
Mr. Bill Dermody, Senior Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER VEITCH** to approve the minutes of the January 21, 2009 Planning Commission Hearing. The motion passed 5-0 (Commissioner Rivers abstained on the vote as he was not at the 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.

A. DVR08-0035 AV-AIR

Approved.

Request rezoning from Planned Area Development (PAD) to PAD Amended zoning to expand the list of permitted uses for a building at 33 S. 56th Street.

1. Development shall be in substantial conformance with the submitted development booklet, except as modified by condition herein.
2. Compliance with the previously approved PAD zoning and Preliminary Development Plan, except as modified by condition herein.
3. Showroom uses shall be limited to 25% of each tenant space's floor area.
4. Additional parking shall be added in the rear of the lot at the discretion of the Zoning Administrator if future demand warrants.

B. PDP09-0005 OPUS AT CHANDLER AIRPORT CENTER

Approved to continue to the April 15, 2009 Planning Commission Hearing.

Request Preliminary Development Plan (PDP) approval to allow a surface parking lot in conjunction with an existing office development. The property is located west of the northwest corner of Cooper Road and Northrop Boulevard in Chandler Airport Center. **(REQUEST CONTINUANCE TO THE APRIL 15, 2009 PLANNING COMMISSION HEARING.)**

C. UP08-0065 CVS PHARMACY – FULTON RANCH MARKETPLACE

Approved.

Request Use Permit approval to allow liquor sales as permitted under a Series 9 Liquor Store license for the sale of all spirituous liquor for off-premise consumption. The property is located at 4990 South Arizona Avenue, northwest corner of Arizona Avenue and Chandler Heights Road in Fulton Ranch Marketplace.

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan shall require new Use Permit re-application and approval.
3. The Liquor Use Permit is granted for a Series 9 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other store locations.
5. The site shall be maintained in a clean and orderly manner.

D. UP08-0066 BLU BURGER GRILLE

Approved.

Request Use Permit approval to allow liquor sales and service under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant. The property is located at 4995 South Alma School Road, Suite 1 within The Promenade at Fulton Ranch at the northeast corner of Alma School and Chandler Heights Roads.

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
3. The Use Permit is non-transferable to other restaurant locations.
4. The site shall be maintained in a clean and orderly manner.

MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER RIVERS** to approve the consent agenda as read into the record by Staff. The consent agenda passed unanimously 6-0.

6. DIRECTOR'S REPORT

Mr. Mayo stated there was nothing to report.

5. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN FLANDERS announced that the next regular meeting is March 4, 2009 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler Arizona.

8. ADJOURNMENT

The meeting was adjourned at 5:34 p.m.

Michael Flanders, Chairman

Jeffrey A. Kurtz, Secretary