

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 3, 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 Vice Chairman Cason.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders  
Vice Chairman Michael Cason  
Commissioner Leigh Rivers  
Commissioner Kristian Kelley  
Commissioner Stephen Veitch  
Commissioner Christy McClendon  
Commissioner Kevin Hartke

Also present:

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

4. APPROVAL OF MINUTES  
**MOVED BY COMMISSIONER RIVERS**, seconded by **COMMISSIONER KELLEY** to approve the minutes of the May 20, 2009 Planning Commission Hearing. The motion passed 7-0 unanimously.
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 was one action item.

A. PDP08-0042 REMUDA RANCH PARKING LOT

**Approved.**

Request Preliminary Development Plan approval for a parking lot. The subject site is located at 111 S. Hearthstone Way.

1. Development shall be in substantial conformance with Exhibit A – Site Plan, and Exhibit B - Landscape Plan, kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0042, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The site shall be maintained in a clean and orderly manner.
5. **Preliminary Development Plan (PDP) 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 PDP shall apply.**

B. PDP09-0008 THE CROSSINGS AT GILA SPRINGS

**Approved to continue to the June 17, 2009 Planning Commission hearing.**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for two retail buildings on approximately 2.5 acres located west of the northwest corner of Chandler and Gila Springs Boulevards. **(REQUEST CONTINUANCE TO THE JUNE 17, 2009 PLANNING COMMISSION HEARING.)**

C. UP09-0010 COURTYARD/FAIRFIELD INN & SUITES BY MARRIOTT

**Approved.**

Request Use Permit approval to sell and serve all spirituous liquor within a new hotel (Series 11 Hotel/Motel Liquor License) located at the southwest corner of the Loop 202 Santan Freeway and Price Road.

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 11 license only, and any change of license shall require re-application and new Use Permit approval.
3. The Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.

D. UP09-0013 ENGINEERING RESOURCE GROUP

**Approved.**

Request extension of Use Permit approval to operate an engineering office in a converted residence at 821 W. Warner Road, east of the southeast corner of Warner and Alma School Roads.

1. Substantial expansion or modification beyond the approved exhibits shall void the Use Permit and require a new Use Permit application and approval.
2. The business shall be limited to a maximum of eight (8) employees.

3. The site shall be maintained in a clean and orderly manner.

E. UP09-0014 QUIKTRIP #442

**Approved.**

Request Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store license for off-premise consumption of beer and wine only at a planned QuikTrip gas station and convenience store. The property is located at the southwest corner of Arizona Avenue and Germann Road.

1. Expansion, modification, or relocation beyond the approved exhibits (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 to include outdoor sales or display of liquor shall require reapplication and approval of the Liquor Use Permit.
3. The Use Permit is granted for a Series 10 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.
6. 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.

F. UP09-0015 SUNSTATE SHOWROOM

**Approved.**

Request Use Permit approval for an increase in allowed showroom space within a Planned Industrial (I-1) zoning district. The property is located at 6930 W. Chandler Boulevard, north of the northeast corner of Chandler Boulevard and 56<sup>th</sup> Street.

1. Conformance with the application materials (site plan, narrative, etc.).

**VICE CHAIRMAN CASON** commented that on Item D, Engineering Resource Group, when this came through originally the house was in a little disrepair. He wanted to let the applicant know that they had done a wonderful job in improving it. It really looks great in comparison to when they first came in. He said he wanted to applaud their work and appreciates the fact that they can give them more or less a permanent extension.

**MOVED BY COMMISSIONER HARTKE**, seconded by **COMMISSIONER MCCLENDON** 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 said there was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

CHAIRMAN FLANDERS announced that the next regular meeting is June 17, 2009 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 5:35 p.m.

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Michael Flanders, Chairman

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Jeffrey A. Kurtz, Secretary