

**PLANNING AND ZONING COMMISSION**  
**Wednesday, February 15, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 15, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/9/2017 1:37 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of February 1, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0002 DOWNTOWN CHANDLER**

Request rezoning from City Center District (CCD) and Planned Area Development (PAD) for commercial office and retail, to PAD for commercial office and retail, with Preliminary Development Plan approval for site layout and building architecture. The approximate 4.3-acre subject site is generally located west and south of the southwest corner of Arizona Avenue and Chandler Boulevard, and includes the sites commonly known as Sites 1, 2, and 3.

- B. \* PDP16-0015 CHANDLER CORPORATE CENTER LOTS 13 & 14**  
Request Preliminary Development Plan approval to modify development standards of Parcel D within the Chandler Corporate Center development. The approximate 9-acre site is located north and west of the northwest corner of Chandler Boulevard and McClintock Drive.
- C. \* LUP17-0001 DOWNTOWN CHANDLER**  
Request Liquor Use Permit approval for a comprehensive permit to allow the sale and service of all types of spirituous liquor for on-premise consumption and within outdoor patios, with live entertainment. The site includes approximately 2.10 acres commonly known as Site 3, and is generally located at the southwest corner of Arizona Avenue and Chandler Boulevard, extending south to Buffalo Street.
- D. \* LUP16-0045 CURRY BOWL INDIA CUISINE**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant license. The request includes live entertainment, indoors only. The restaurant is located at 955 W. Chandler Heights Road, Suites 1 and 2, at the southeast corner of Alma School and Chandler Heights roads.
- E. \* LUP16-0047 SENOR PANCHO VILLA**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant license. The request includes live entertainment, indoors only. The restaurant is located at 825 N. 54th Street, in the Chandler Pavilions commercial shopping center.
- F. \* ZUP16-0018 CASA DE MONTESSORI**  
Request Use Permit approval to operate a residential child care for a maximum of 10 children in an existing single-family residence located at 410 N. Vine Street, north and east of the northeast corner of Chandler Boulevard and Alma School Road.
- G. \* ZUP16-0019 VIEN MINH BUDDHIST TEMPLE**  
Request Use Permit approval to continue to allow a place of worship in a home zoned Single-Family (SF-8.5) Zoning District. The subject property is located at 285 N. Comanche Drive, west of Alma School Road and north of Chandler Boulevard.
- H. \* ZUP16-0020 INVISION AUTO BODY**  
Request Use Permit approval to continue to operate an auto body repair business in a Planned Industrial (I-1) Zoning District. The subject property is located at 7021 W. Oakland Street, west of the southwest corner of 56<sup>th</sup> and Oakland streets.

I. \* **CANCELLATION OF THE MARCH 1, 2017 PLANNING COMMISSION HEARING.**

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 15, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**