

PLANNING AND ZONING COMMISSION
December 16, 2015
STUDY SESSION 4:00 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 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 16, 2015** 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: 12/10/2015 10:52 AM

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 November 18, 2015.

5. ACTION ITEMS:

A. APL15-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0028/PPT14-0012 ENCLAVE AT HAMILTON RANCH

Request Chandler Airpark Area Plan amendment from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential. Request rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for Offices to PAD for Residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product with Preliminary Plat (PPT) approval on approximately 28 acres located south and east of the southeast corner of Arizona Avenue and Queen Creek Road.

B. * DVR15-0025 PARKLAND MEMORY CARE

Request rezoning from Planned Area Development (PAD) for Office to PAD (Office/Medical Related Uses) with Preliminary Development Plan (PDP) approval for a memory care facility and other associated uses on approximately 4.5 acres located at the northwest corner of Arizona Avenue and Appleby Road.

C. * DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with Preliminary Development Plan (PDP) approval for a transitional health care facility and other associated uses with Preliminary Plat approval on approximately 8 acres located at the southeast corner of Arizona Avenue and Queen Creek Road.

D. * DVR15-0040 POLLACK BUSINESS PARK SOUTH

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of I-1/PAD, along with Preliminary Development Plan approval for site layout and building architecture for an office building. The existing PAD zoning designation is for commercial retail, office, industrial, and showroom uses for an approximate 13-acre site located at the southeast corner of Arizona Avenue and Elliot Road.

E. * ZUP15-0011/PDP15-0008 EXTRA SPACE STORAGE

Request Use Permit approval for an indoor mini-storage facility located within a Planned Area Development zoning district, along with Preliminary Development Plan approval for site layout and building architecture. The subject site is located south of the southwest corner of Dobson and Germann roads.

F. * ZUP15-0017 VERIZON – HUNT HIGHWAY

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway.

G. * ZCA15-0001 ADAPTIVE REUSE OVERLAY DISTRICT

City initiative to adopt Article XXXIII A.R.O.D. - Adaptive Reuse Overlay District of Chapter 35 (Land Use and Zoning) of the Chandler City Code.

6. BRIEFING: GPA14-0001 GENERAL PLAN UPDATE

Briefing to introduce the draft general plan and review proposed changes from the current general plan. **(BRIEFING DURING STUDY SESSION)**

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 6, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT