

PLANNING AND ZONING COMMISSION
January 6, 2016
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, January 6, 2016** 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: 12/30/2015 3:14 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 December 16, 2015.

5. **ACTION ITEMS:**

A. * **APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0027 CANAL VIEW HOMES**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural to Planned Area Development for single-family residential and Preliminary Development Plan approval for subdivision layout and housing product for an 8-lot single-family residential subdivision. The subject site is located at the southeast corner of the Consolidated Canal and the Wildhorse Place alignment. **(REQUEST CONTINUANCE TO THE FEBRUARY 3, 2016 PLANNING COMMISSION HEARING.)**

- B. * APL15-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0031 VILLAS AT CHANDLER AIRPARK**
Request Area Plan Amendment to the Chandler Airpark Area Plan from Special Use Commercial to High Density Residential, along with rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential, and Preliminary Development Plan approval for site layout and building architecture. The subject site is located east of the southeast corner of Germann and McQueen roads.
- C. * DVR15-0032/ PPT15-0014 PARKVIEW PLACE**
Request rezoning from Agricultural to Planned Area Development for single-family residential with Preliminary Development Plan approval for subdivision layout and housing product and Preliminary Plat approval for a 50-lot single-family residential subdivision. The subject site is located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads.
- D. * DVR15-0034 THE ENCLAVE**
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 Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay. The existing PAD zoning designation is for multi-family residential on an approximate 21.7-acre site. The property is located at the southeast corner of Arizona Avenue and Chandler Heights Road.
- E. * PDP15-0006 SAN TAN PLAZA**
Request Preliminary Development Plan (PDP) approval to allow additional freestanding multi-tenant monument signs for an existing development located at the northwest corner of Arizona Avenue and Willis Road.
- F. * PDP15-0010 SAN TAN SUPER STORAGE & INDUSTRIAL**
Request Preliminary Development Plan (PDP) approval for building design and site layout of recreational vehicle (RV) storage buildings and a multi-tenant light industrial building. The property is located approximately one-quarter of a mile east of the northeast corner of Arizona Avenue and Willis Road.
- G. * PDP15-0017 FIRST CREDIT UNION PLAZA**
Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.
- H. * LUP15-0021 PAYLESS MARKET**
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption only under a Series 10 Beer and Wine Store License. The new convenience store is located at 405 South Arizona Avenue, south of the southeast corner of Arizona Avenue and Frye Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 20, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT