



Chandler • Arizona

Design Review Committee Minutes

Regular Meetings

February 7, 2018 DVR18-0001 Park Place

May 8, 2019 PDP18-0019 Watch Tower Carwash and

June 19, 2019 Offices DVR17-0034 Mountain View Estates

September 18, 2019 PLH19-0020 Multi-Tenant Retail Center

These minutes are fully searchable by using the “Find Feature”.

MINUTES OF THE CITY OF CHANDLER PLANNING AND ZONING COMMISSION, acting as the Design Review Committee, held on Wednesday, February 7, 2018 at 4:30 p.m. in the Council Chambers Conference room of 88 E. Chicago Street, Chandler, Arizona 85225.

1. CALL TO ORDER

Commissioners present:

Vice Chair Katy Cunningham
Commissioner Devan Wastchak
Commissioner George Kimble
Commissioner Robert Klob
Commissioner David Rose
Commissioner Rick Huemann

Absent and Excused:

Chairman Andrew Baron

Staff present:

Mr. Kevin Mayo, Acting Planning Administrator
David de la Torre, Principle Planner
RoseMarie Horvath, Assistant City Attorney

Applicants:

Cathy Exeter, Douglas Allred Company
Wes Balmer, Balmer Architectural Group
Steve Earl, Allred Zoning Attorney
Brennan Ray, Burch & Cracchiolo
Ed Bull, Burch & Cracchiolo

2. DISCUSSION ITEM

DVR18-0001 PARK PLACE

Request rezoning from Agricultural District (AG-1), to Planned Area Development (PAD) for commercial, office, and business park uses (as part of the larger Allred Park Place Master Plan), with Preliminary Development Plan (PDP) approval for site design on property totaling approximately 10-acres located at the southwest corner of Willis and Ellis roads.

MR. KEVIN MAYO, ACTING PLANNING ADMINISTRATOR stated he's had the pleasure in working with Price Road for the past six years. Most recently, Allred has laid out the master plan of the conference center and the two office buildings in the parcel that were recently approved. He displayed an exhibit and showed the parcels that were approved and the 10-acre parcel that wasn't approved. That piece was not included in the Allred master plan zoning as it was separately owned at the time. It is currently zoned AG-1 versus the rest being PAD. Douglas Allred Company has secured the property and has been working with a tenant to take the entire

parcel. They have to zone it to take part of the master plan and it's the zoning case that is underway. He explained the design intent for the single user and it will be processed administratively. Since the beginning of the General Plan Update in 2012, they have done neighborhood outreach and have been keeping track of concerns and questions. What the neighbors have expressed over the years, especially from the Pecos Ranch subdivision is that they don't want to see access out on Ellis Street and no tall building looking out into their backyard. They also don't want light going into their neighborhood park. What the 10-acres will be used for is a large deep landscape setback with retention and surface parking for the majority of the 10-acre site. There is a small outdoor yard that needs to be screened with a 12 ft. wall but all they will be discussing is the 10-acre site shown in context.

MR. STEVE EARL, ALLRED ZONING ATTORNEY stated he wanted to make a couple of comments. He mentioned the site was a rather controversial site and it would have had its own access on Willis Road. They have met with neighbors and were very please there is no access in that direction. They are also taking the access along the southern boundary so it protects itself from the neighborhood. He explained the distance between the landscaping and the parking structure.

MR. WES BALMER, ARCHITECTURAL GROUP stated that the neighborhood has picked up a little more momentum and in the worst place they can still put a 90 ft. buffer to a street and put retention in it. In respect for the neighbor, they will work with putting a buffer there.

COMMISSIONER HEUMNANN asked if they will be doing covered parking.

MR. EARL stated it is open air.

MR. MAYO stated that it is contemplated as a potential since they are caring over all the language with the exception of the mid-rise overlay as part of the 10-acre rezoning. That possibility will exist. There may be a time when it will be appropriate to cover with solar panels. All of that will be done administratively.

COMMISSIONER HEUMNANN asked Mr. Mayo if the single user doesn't work out and they want to put another user.

MR. MAYO stated the PDP where things are going would have to come back. So an amendment to the PDP would be required but not the rezoning.

COMMISSIONER WASTCHAK stated there was a parking structure in the plans a couple of years ago and asked if it's still there.

MR. MAYO stated it was on the back side of their parcel in the same location. However, they had no control over it at the time.

MR. EARL stated the approved PAD for it included a parking structure and it is being designed for the campus user.

MR. HEUMANN stated the neighbor should be happy that it's going to be a parking lot. He appreciates the Pecos Ranch neighbors but the location has been the Price Road Corridor for 30 years. It is going to be a big plus for them.

MS. CATHY EXETER, DOUGLAS ALLRED COMPANY stated they met with the neighbors two weeks ago and explained to them that they have been listening to their request and they were ecstatic.

MR. BALMER stated it is going to be the last parking.

COMMISSIONER KLOB stated if there is going to be any access from the south loop drive unto the southern property.

MR. MAYO stated the only access point will be Armstrong signal.

COMMISSIONER WASTCHAK asked what the timing was on anything else beside the user.

MS. EXETER stated the off sites are currently underway. The corner building on Price and Willis is under construction and Starbucks will occupying July 23rd. and Shell building will be done at the end of April.

COMMISSIONER WASTCHAK asked about the timing of the buildings and on the west side.

MS. EXETER stated they are hoping to move forward and under construction in the next six months and on the west side, hoping under construction by March.

The Committee's comments will be forwarded to Planning Commission and the item placed on an upcoming Planning and Zoning agenda.

Meeting adjourned at 4:55 p.m.


Kevin Mayo, Acting Planning Administrator

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, February 7, 2018 held in the City Council Chambers, 88 E. Chicago Street.

1. Vice Chair Cunningham called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Commissioner Kimble.
3. The following Commissioners answered Roll Call:

Vice Chair Katy Cunningham
Commissioner Devan Wastchak
Commissioner David Rose
Commissioner Robert Klob
Commissioner George Kimble
Commissioner Rick Heumann

Absent/Excused:

Chairman Andrew Baron

Also present:

Mr. Kevin Mayo, Planning Manager
Mr. Erik Swanson, Senior City Planner
Ms. Susan Fiala, City Planner
Ms. Lauren Schumann, City Planner
Ms. RoseMarie Horvath, Assistant City Attorney
Ms. Chelsea Plumb, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER HEUMANN, seconded by **COMMISSIONER KLOB** to approve the minutes of the January 3, 2018, Planning Commission Hearing. The motion passed 5-0 (Commissioner Wastchak abstained as he was not present at the January 3, 2018 meeting, Chairman Baron absent.)
5. ACTION AGENDA ITEMS
VICE CHAIR CUNNINGHAM informed the audience prior to the meeting Commission and Staff met in an open Study Session to discuss each of the items on the consent agenda and 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 or a full presentation.

A. DVR17-0017/PLT17-0057 ORCHARD HEIGHTS

Approved.

Request Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a single-family residential subdivision, along with Preliminary Development Plan (PDP) approval for subdivision layout, and Preliminary Plat (PLT) approval for an approximate 19-acre, 60-lot single-family residential subdivision located at the southeast corner of McQueen and Chandler Heights roads.

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "Orchard Heights" and kept on file in the City of Chandler Planning Division, in File No. DVR17-0017, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
9. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
10. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
11. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "Orchard Heights" and kept on file in the City of Chandler Planning Division, in File No.

DVR17-0017, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
3. Homes along the southern boundary adjacent to the agricultural properties shall be restricted to one-story homes.

Preliminary Plat

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

B. PDP17-0014 MISSION ESTATES

Approved.

Request Preliminary Development Plan (PDP) approval for housing product for an approximate 10-acre, 26-lot, gated single-family residential subdivision located north of the northwest corner of McQueen Road and Hunt Highway.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "Mission Estates" and kept on file in the City of Chandler Planning Division, in File No. PDP17-0014, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
3. The same housing plan and elevation shall not be built side-by-side or directly across the street from one another.
4. All lots within the subdivision shall be limited to single-story homes only.
5. Window mullion/muntin patterns shall remain consistent on all sides of the homes.
6. Window pop-out treatments shall remain consistent on all sides of the homes.
7. Side setbacks shall be 10-feet.

C. LUP17-0032 EGG N' JOE

Approved.

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License within a new restaurant located at 4010 S. Arizona Avenue, Suite 4, southwest corner Arizona Avenue and Ocotillo Road.

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

5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

D. LUP17-0033 CAMBRIA HOTEL & SUITES

Approved.

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License, in addition to the existing Series 11 Hotel License. The hotel is located at 3165 W. Frye Road, at the southeast corner of Frye Road and Galleria Way, within Chandler Viridian.

1. Expansion or modification beyond the approved attachments (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store License and a Series 11 Hotel License and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.

E. LUP17-0034 HARKINS CHANDLER FASHION CENTER 20

Approved.

Request Liquor Use Permit approval to sell and serve beer and wine, as permitted under a Series 7 Beer and Wine Bar License. The existing theatre is located at 3159 W. Chandler Boulevard, west of the northwest corner of Price and Frye roads.

1. Expansion or modification beyond the approved attachments (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar License only and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.

F. ZUP17-0016 VERIZON - EPIPHANY LUTHERAN CHURCH

Approved.

Request Use Permit approval to install a monopalm wireless communication facility at 800 W. Ray Road, east of the northeast corner of Alma School and Ray roads.

1. Development shall be in substantial conformance with approved attachments. Expansion or modification of the use beyond approved attachments shall void the Use Permit and require new Use Permit application and approval.

2. 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.
3. The four live palm trees and landscape shall be maintained at a level consistent with or better than at the time of planting.
4. All trees and shrubs removed shall be relocated or replaced with similar plant species.

G. PRELIMINARY PLAT PLT17-0068 RMB BUSINESS PARK

Approved.

For an industrial and commercial business park on approximately 15 acres located north of the northeast corner of Arizona Avenue and Ryan Road.

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

VICE CHAIR CUNNINGHAM asked the audience if anyone had any questions on the consent agenda or would like an item pulled for a full presentation. There were none.

MOVED BY COMMISSIONER WASTCHAK seconded by **COMMISSIONER HEUMANN** to approve the Consent Agenda read in by staff. The Consent Agenda passed 6-0 (Commissioner Kimble abstained from voting on Item F, as he provided consulting services, Chairman Baron absent.)

6. DIRECTOR'S REPORT

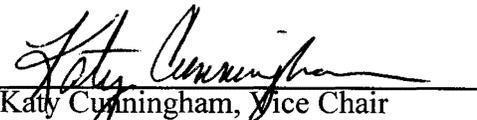
Mr. Kevin Mayo, Planning Manager stated Mr. David de la Torre will frequently be attending Planning Commission.

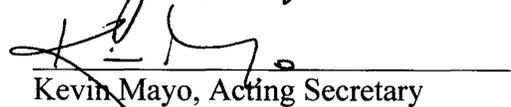
7. CHAIRMAN'S ANNOUNCEMENTS

Vice Chair Cunningham stated the next regular meeting is February 21, 2018, at 5:30 p.m. in the Council Chambers at the Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 5:38 p.m.


Katy Cunningham, Vice Chair


Kevin Mayo, Acting Secretary

MINUTES OF THE CITY OF CHANDLER PLANNING AND ZONING COMMISSION, acting as the Design Review Committee, held on Wednesday, May 8, 2019 at 4:00 p.m. in the Public Works & Development Service Building South Conference Room, 215 E. Buffalo Street, Chandler, Arizona 85225.

1. CALL TO ORDER

Commissioners present:

Vice Chair Rick Heumann
Commissioner Robert Klob
Commissioner George Kimble
Commissioner Gregg Pekau
Commissioner Matt Eberle
Commissioner Michael Flanders

Absent and Excused:

Commissioner David Rose

Staff present:

Mr. Kevin Mayo, Acting Planning Administrator
Mr. David de la Torre, Principle Planner
Ms. Lauren Schumann, Senior City Planner
Ms. Susan Fiala, City Planner
Ms. Maritza Garrity, Clerk

Applicants:

Michael Jorgensen
Spencer Bell, Property Owner (attended via phone)
Sean Lake, Pew & Lake
Jeff Zimmerman, The New Home Company
Chris Cady, The New Home Company
Connie Dean, The New Home Company
Hans Anderle, Bassenicau/Lagori

2. DISCUSSION ITEM

PDP18-0019 WATCH TOWER CARWASH AND OFFICES

Request Preliminary Development Plan approval for site layout and building architecture for a carwash and offices. The approximate 4.45-acre site is located east of the southeast corner of Chandler Boulevard and McQueen Road.

VICE CHAIR HEUMANN introduced the item and stated the Planning and Zoning Commission had discussed this item during the April 17, 2019 meeting and has been continued to the June 5, 2019 meeting to allow sufficient time to hold a Design Review Committee meeting and for the applicant to submit revised plans to discuss design concerns brought up during the meeting.

MICHAEL JORGENSEN, APPLICANT presented revised plans, dimensions of easements. The landscape plan was withdrawn to remove graphic image showing the septic overload. The driveway is within the easement, dimensions to show the actual easement was confirmed on exhibits site plan and landscape, which was provided to MS. SCHUMMAN prior to meeting.

MS. LAUREN SCHUMANN, SENIOR CITY PLANNER confirmed with MR. JORGENSEN the exhibits that were being presented are the same that were provided to her prior to meeting with the actual easement dimensions on site and landscape plans.

MR. JORGENSEN confirmed and provided ~~graphic images~~ showing they do coincide. The applicant introduced SPENCER BELL, PROPERTY OWNER via speaker phone.

MR. JORGENSEN confirmed with MR. BELL via phone that the watchtower feature itself that there was some concern with the slop roofs. They added more articulation on the office side of building got rid of lower towers and placed more features. They got rid of hats which created the sloped roofs and added more modern design. The arching windows were removed to add to the linear feel and to carry theme throughout.

COMMISSIONER KLOB stated his concern was that the theme was carried throughout the project.

MR. JORGENSEN continued to explain that the theme was carried out to Building 1 on the office building; made it more linear to the liking.

MS. SCHUMANN confirmed with MR JORGENSEN that the three exhibits he sent prior to meeting were the same that she printed out. Once confirmed that they were, she provided the copies to the Planning and Zoning Commission.

MR. JORGENSEN stated the original Building 7 had to match architecture to the rest of the center and greatly changed the amount of detail. They brought all the elements back into design to the smaller building, changed the form and brought glass to south side to give southern exposure. They encapsulated the office portion: relocated overhead door and made it part of the frame system so it wouldn't feel isolated or stand out as much as it did before.

COMMISSIONER FLANDERS asked what the function of the building was.

MR. JORGENSEN responded that it was the caretaker suite. The owner will purchase and run his office for the whole center from there and half is for maintenance equipment, he will run out of there as well.

COMMISSIONER FLANDERS stated concern that the building was up right-on the driveway and was trying to understand the design until he saw the door.

MICHAEL JORGENSEN responded that the building was up on the driveway to allow equipment to be in and out.

COMMISSIONER FLANDERS asked if they were tied to that location for any reason.

MR. JORGENSEN confirmed the building was the most out-of-the-way.

COMMISSIONER FLANDERS asked with the adjacent driveway to look at pushing building back into the landscape area.

MR. JORGENSEN responded that with the current setback prohibits pushing building back into the landscape. He added the building setback is 45ft so at 25ft for every foot they go up, they will need to go a foot out. He stated the building is at 15ft, still small in stature.

MS. SCHUMANN stated that the property to the south is currently zoned for multi-family, it is vacant and city owned property. She continued that when commercial is designed/developed adjacent to residential the 25ft plus one foot for every height of building is a setback. She asked the commission if that was something they would like to consider; to push back building into that setback. She added they could ask for a waiver through this process.

COMMISSIONER FLANDERS stated that it was a little weird that you come out of the door and you are right on the driveway.

MR. JORGENSEN confirmed that it was the function of the overhead door. They would have pushed back/offset the office a little more.

COMMISSIONER FLANDERS suggested that even if it is 5ft, it was something to think about.

MR. JORGENSEN responded that they would be appreciative if they could get the 5ft.

VICE CHAIR HEUMANN asked staff if this is strictly a PDP and if a variance can be done on the PDP.

MS SCHUMANN confirmed they can request a deviation on the setback.

VICE CHAIR HEUMANN stated the commission would be more than happy to make that accommodation.

MR. JORGENSEN stated they are still issuing a full comprehensive multi-sign package with the sign company.

VICE CHAIR HEUMANN confirmed with MR. JORGENSEN that sign exhibits will be presented at the next meeting. He added that the quality has to be there.

MR. JORGENSEN stated they want to use metal signs (halo) on interior with no lights facing the residential. Initial designs have been included in original PDP submittal/booklet but will be elaborating more in detail. They have drawn monument (2) signs to match the building architecture and play off the tower features. He continued that they have four signage panels, they get extra panel since they incorporated the architecture of the center.

VICE CHAIR HEUMANN asked if they would push the acrylic through on the monument sign.

MR. JORGENSEN confirmed the push acrylic replacement panel on monument sign for multi-tenant, car wash sign may same if not a standoff.

COMMISSIONER FLANDERS asked if they would have individual letters.

VICE CHAIR HEUMANN confirmed something permanent like that they could use individual pin letters. He added it really establish the quality of it and asked if they were going to submit.

MR. JORGENSEN stated that they understood that they are a transition to the neighborhood that is around them. They wanted to reflect the neighborhood but provide the upscale architecture commission had asked for. They are not planning to sell or lease at certain prices as they do want a quality product. The owner is the actual construction contractor and plans on being on site; building his own building and wants quality product too.

VICE CHAIR HEUMANN asked if the commission had any questions to the architecture.

COMMISSIONER KLOB asked if applicant had exhibits for Buildings 2-5.

MR. JORGENSEN confirmed exhibits displayed were the new boards.

COMMISSIONER EBERLE asked if the carwash or office buildings were going up first.

MR. JORGENSEN stated they want to maintain their phasing plan.

VICE CHAIR HEUMANN said that the questions of the phasing came up in the meeting and added that the office building being the first one that is going up on Chandler Blvd.

MR. JORGENSEN said they have tenants for the other ones. They have letter of intent, nothing inked; until it gets more into the ground and gets more advertised. They cannot commit to building other than that.

VICE CHAIR HEUMANN stated it is a concern for when that applicant comes back in they might want to evaluate that. It could be a sticking point and added that the commission has authority to put that as an amendment.

MR. JORGENSEN stated they are meeting all building requirements as far as size, square footage, and everything else required for the phasing.

COMMISSIONER KLOB stated his initial concern was with the original design but likes the directions they have gone with and taking the themes throughout; compared to what they had previously. He would like to see a little more of the shed roof elements that is on the tower and brought in on Building 1.

MR. JORGENSEN confirmed those elements are on all the buildings.

COMMISSIONER KLOB stated that it seems to be a major plan their theme with the carwash, the view off of Chandler Boulevard, the enter monuments also carry that theme. He would like to make sure an element of that is on every building, Building 6 is all flat roof.

MR. JORGENSEN responded as they go through the complex they wanted variation, they have large features and purposely lowered some; not to overcrowd.

COMMISSIONER KLOB added that they can still bring in a small shed roof entry or something to bring that element on a smaller scale to Building 6.

MR. JORGENSEN said that they have a flat canopy they are planning to incorporate that stretches around. They don't have a lot of room due to the setback to implement the shed roof. The shed roof would add height to the building but can do a slope canopy. He does not feel that it would read as successfully or the same as the shed roof itself.

VICE CHAIR HEUMAN asked the planning staff if going up higher on the shed roof, if that would need additional setback or could it be a variance in terms; if you're doing something like this.

MS. SCHUMANN responded that they could request a waiver through this PDP process but generally per our site development standards that is the standard. She added that it is upon the commission if they wish to allow them to deviate into that building setback.

VICE CHAIR HEUMANN asked they are not talking about the whole building.

MR. JORGENSEN confirmed it would be the furthest element away.

A group discussion erupted on how to bring some kind of element so that it is all tied together. Bringing-in an architectural feature that would be applied to all the buildings so they look the same. The applicant added that they were just trying to stay within the restrictions of the code.

MS. SCHUMANN asked how much of a deviation of the setback the commission is comfortable with, if it was 5ft. She stated that Building 6 is currently 45ft setback from property line. She wanted to confirm if part of the commissions concern was pushing back Building 6.

MR. JORGENSEN said that by pushing the building back 4ft with a little bit of landscaping, they could include columns to hold a canopy. They would like to have at least 10ft in front of the office for a side walk and an entry and 5ft for landscape planning in front of the doors. He confirmed they are at 45ft because they are 15ft tall.

There was more discussions between the commission and applicant regarding dropping the 5ft to 40ft in order to accommodate the extra space for roofing. The applicant understood why the setbacks are in place so that there is no loading dock right behind a resident's house.

COMMISSIONER FLANDERS stated that he liked the ideas of different material types being used in the project, such as: masonry, stone and open trellises. One of the things he didn't see and was concerned is maybe there is a need for another material.

MR. JORGENSEN confirmed what materials they were using. He added that the canopies and lattice will be out of metal and would have plants grow up the lattice.

Further discussion erupted about the materials being used on the canopy and arches. Commissioner Flanders suggested using composite wood in either a cedar or red wood color, would work well. The applicant agreed on the suggestions and added he would see what he could do.

VICE CHAIR HEUMANN asked if there were any further questions. He thanked the applicant and looked forward to have the applicant make the changes/modifications for the June 5th, 2019 meeting. He then called the next item on the agenda.

DVR18-0008/PLT18-0031 MARIPOSA

Request rezoning of approximately 5 acres from Agricultural District (AG-1) and approximately 19.2 acres from Planned Area Development (PAD) to PAD for residential and approval of Preliminary Development Plan (PDP) for site layout and housing product along with Preliminary Plat approval. The site is located at the northwest corner of Queen Creek and Alma School Roads.

VICE CHAIR HEUMANN turned the floor over to SEAN LAKE, APPLICANT.

SEAN LAKE, APPLICANT stated he would make some brief introductions and turn his time over to his architect. He stated he appreciated working with the staff and goes over the parcel of land that it is the old Dobson Ranch; it's the infield piece that is left in Chandler which is unique. He began to introduce the staff in attendance from The New Home Company and HANS ANDERLE, ARCHITECT. He stated they wanted to bring the project to DRC before it went to Planning & Zoning Commission to get feedback and keep the project moving forward.

VICE CHAIR HEUMANN asked staff if there were any specific concerns regarding the project.

SUSAN FIALA, CITY PLANNER responded they outlined some concerns on the memo on page 2 and wanted to address some items of concern to make sure the DRC looked at the following which include:

1. Group forms on the various housing products
2. The material pallet, how the materials are placed on to create the four-sided architecture as well as the architecture elements per each beam style. To make sure there was the appropriate placement, appropriate amount of those architecture elements on each elevation to depict the correct style of Contemporary, Farmhouse, and Monterey as well as the Spanish style.
3. The four-sided architecture, want to make sure it is fully addressed to make sure it meets expectation and quality needed for the subdivision as well as looking at the Queen Creek streetscape; with the cluster types.

HANS ANDERLE, ARCHITECT began by presenting the single-family detached homes on an infield piece of land, at a density with low square footage to provide attainable homeownership. He continued with larger homes placed in the center which are single-family, detached and more conventional. Then there are paired homes which the commission is familiar with and then the cluster homes that are smaller in scale proportion and massing which he added are fairly pleasing. In terms on the way they wanted it to look, their vision of the project and with working with The

New Home Company, to create production housing that preserves the traditional notion of a home but contemporize the look just enough. They wanted honor that by providing unique but recognizable looks such as: Farmhouse, Monterey and Spanish styles.

They understand the concerns of the project and it's visibility to Queen Creek Road. They also understand and glad that the city planning staff included to gather information on what is happening on the front and rears, and have that wrap around the sides. He then pointed to the far left on the board he presented which showed the largest homes. The bottom showed the three site elevations and he then began to describe each of the three elevations in detail: Farmhouse, Monterey and Spanish style.

One of the comments they had received was directed towards the Spanish style theme. He stated that what they were asked was directed at the front arched window, which is a principal opening. The question was, if they could have the arches occur in the back patio. They felt by virtue of the opening size, the opening would be best articulated by matching the garage door and have a stylized lintel instead. If they did arch it would unfortunately close it down; where the house would become a little bit dark and the outdoor covered patio would not be as comfortable. From an aesthetic standpoint they wanted to ensure the arches were in very special places, in principal openings. He concluded otherwise the power of those arches would be a bit diluted.

He then moved the attention to the middle row of paired homes. They are excited about the Spanish styled paired homes and introducing more: contemporary styles, parapet walls, decorative tiles and the type of materials picked. He added that the materials used make the Spanish style paired homes recognizable. He demonstrated on the board that they wanted to show at a glance that they carried out that same attitude and philosophy on all four sides occurring on the six-pack cluster.

On a final note he pointed out the Queen Creek Road street scene. It showed a fence and the landscape but what they really wanted to demonstrate are all the pools on their disposal. Such as gable lands, 2nd floor material, color, shutters, varied window pattern (for example: 2-1-1, 2-1-2 or 1-2-2) and also considered adding a gable end. This will help give movement all along easement. They also do have a 10ft building separation verge of cluster arrangement, then end up with 24ft which gives a little bit of breathing room in between each of the homes exposed along Queen Creek Road. In regards to some of the color comments they received. They had one regarding the Spanish style needing to have more of a differentiation on the paired homes. He said they certainly can increase the intensity to ensure there is variety.

VICE CHAIRMAN HEUMANN opens the floor for questions from the commission.

COMMISSIONER KLOB stated he likes the overall package but does have a couple of concerns. One concern is the lack of detail of sides and rears on production housing. Adding a few gables to break up horizontal lines would be good. He had concerns on the following plans:

1. Plan 1A – he thought the right elevation was pretty plain. If they could pop in some high windows to break up the doors and windows.
2. Plan 2B and 3C the left elevations, the lower portion he felt it was wide open. He asked if there was a way to break anything up on that by bringing in a texture, color or something else.

3. Plan 3C in the rear. He thought the massing adds a lot to get depth but the lower portion was pretty plain.
4. The attached housing on plans 1A, 3C and 4A on the front elevation, the right side have decorative elements that works well but the left side is pretty plain. He would like to see some decorative elements incorporated to the left side on those elevations; to help carry theme throughout a little more on those three elevations.
5. Historically, he does not like cluster housing due to the limited driveways and parking issues but does like what is being presented; one of the best designs he has seen. He said it's the middle houses that give him any type of concern. He stated they have garages but they do not have a driveway there and he sees that as a challenge. He asked where the guests are going to park when they come over. If they park on the street, they are going to upset the neighbors. Would like for applicant to look into see how they can solve the parking situation by adding guest parking for those two home.

COMMISSIONER FLANDERS asked what inspired the design to produce all two-story homes and not any single-story.

MR. LAKES responded basic economics by virtue; trying to get certain number of square footage, number of homes, not being able to get ranch-styled house and as many.

COMMISSIONER FLANDERS stated after his initial review he thought the layout looked like a box-on-box with all two-story. His other concern is the separation distance between some of the homes being just 10ft. He added there was a lot of windows along those sides and a wall can only cover up so much. He shared that he lives in a development that has that same issue and it is why the lack of movement on the product line concerns him. Especially on the site sides, setbacks and everything else. He asked if there was anything they could do; by maybe pulling a wall back, just to give it some type of shadow line or some type of movement, especially along the street; it looked flat.

MR. ANDERLE said he would look at that. He knows there was a certain discipline, both in terms of keeping the character of the home, He added that if you look at the historical character homes while they do have movement and there is some efficiency there because their technology was pretty rudimentary/basic. He continued that when you think of classic pure forms, they are not as complicated. That was the philosophy they had in pulling this forward but if there is an opportunity to create a little bit of an offset, they can certainly take a look at that.

COMMISSIONER FLANDERS said that he knows that it has been done in Chandler before in his previous experience on the commission. Where they provided a box style window and they pulled it back on some subdivisions. Also, on the material pallet they are using stucco, tile roofs and some ceramic tiles. He asked if there is any other material they are using other than what was mentioned.

MR. ANDERLE responded that they have some details that illustrate cementitious woods. He said that are relatively maintenance free, it is hardy, looks like wood but is cementitious so there is a fire resistant quality.

COMMISSIONER FLANDERS he added it was not only wood like material but also some type of stone material. He said that would also break up the front of the houses, especially on the cluster

homes that just have all garage door. He suggested the applicant may want to look at adding something to break it up a little bit.

MR. ANDERLE confirmed with Commissioner Flanders's that he was talking about the paired homes.

COMMISSIONER FLANDERS confirmed it was and stated he would like to see something more than just tile and stucco to help break up the elevations; token ceramic tile around the windows may help. He added that driving along these streets would look like driving along a canyon. He pointed out that even the smaller streets would have a similar look. He challenged them to eliminate and pull some stuff back a little more than they have.

COMMISSIONER PEKAU he said he is not as concerned with the eight units along Queen Creek Road. Having lived in a similar community. He felt that people know what they are buying into. He thought the price point is needed for this area. He said new homes at this price point was key and was a great area to do it in with great school next to it and across the street. He had no comments on changes.

COMMISSIONER EBERLE said his comments are similar to Commissioner Pekau, it is a great use of the space. He said it would help to revitalize shopping center next to it, it could use a little infusion. He said that overall it is a fantastic neighborhood with great schools there. His only comment on the traffic, is that when you come out on Queen Creek you can only head west and when you come out on Alma School, you can only head south. He then asked if there was a connection to the shopping center.

MR. ANDERLE confirmed there are two.

There is a discussion about traffic flow, between commission and Mr.Anderle.

COMMISSIONER EBERLE stated that he is not opposed to the project because of the traffic issues.

MR. ANDERLE asked Connie Dean, The New Home Company if there were any mediation issues with this site.

CONNIE DEAN, THE NEW HOME COMPANY responded no. She added that they even had phase two done because of phase one; indicated that there might be issue with the old mechanics pit but no.

VICE CHAIR HEUMANN asked Commissioner Kimble if he had any comments, he replied no.

VICE CHAIR HEUMANN stated he had a few questions. He asked if there has been a challenge at the neighborhood meeting. He continued if there were any issues with the two-story homes on the backside.

MR. LAKE responded yes. He referred to the exhibits. He stated that they were all pulled away with the big buffer on the west side and have a single street on the north side. He continued that

everything is pulled away as much as they could and they tried to make minimal impact directly to those neighbors.

VICE CHAIR HEUMANN stated he liked how they pushed back on the west side, lot 71 might be a challenge because it is right up against someone's backyard. He stated he would also like to see the full landscape plan, they have the buffer but would like to see in terms what type of trees they will be using. Same thing on lots 95, 96 and 97, likes the street separates it, breaks it up a bit. He stated his concern is the streetscape on Queen Creek. He would really like to see them break up the massing that faces the street, adding some movement. He said it is important because when you drive around the city the places that are not allowed multiple massing it looks cleaner and has variations. He added that if they could look into possibly incorporating that same variation and can do something architecturally to make it look good. He said he would leave it up to the architects. His last concern is the parking ratios. He stated that they have run into situations around town of people not having any place to park. He continued that people get in these situations where they can't park in their garages because it is full so where are they supposed to park. He said the site plan does not show any guest parking.

MS. DEAN responded that they do have 180 guest parking spaces.

VICE CHAIR HEUMANN stated it was hard to see on the site plan. He said he likes the project and stated that the parcel is a unique one with lots of old farm equipment sitting on the land. He asked if the community was gated.

MR. LAKE confirmed it was planned to be gated.

VICE CHAIR HEUMANN asked if they were planning to include any of the old Dobson Farm theme to the architectural features to the entrance.

MR. ANDERLE responded that the landscape architecture is focusing on that and asked Ms. Dean to clarify more in detail.

MS. DEAN responded no. That they have not incorporated anything Dobson Farm into the project. She said it was definitely much more modern. That they believe the target buyer will be younger, young families. They have quite a big amenity area with pools, spa, and open space; where they will put some farm tables and things like that.

VICE CHAIR HEUMANN said other projects around the city have incorporated themes into their housing such as the ones near the airport are required. He added that since this is the last parcel left of the old dairy farms he would like to see some of these features incorporated. The heritage of Chandler prior to 1980 was a farming community and now is considered high tech. He stated he was not asking to change the whole home theme but would like to see some type of farming reference. He added by either the monument signs or entrance ways to incorporate farming theme so the history is not lost from that family. He stated Chandler is considered a big city with a small town feel and keeping that somehow may make the buyer feel they are part of that history as well.

COMMISSIONER PEKAU asked where the amenities are located on the plot map.

MS. DEAN responded and referred to the exhibit. She stated that they have a six acre area and the back area has a play structure with more tables and a bike station.

VICE CHAIR HEUMANN asked when they submit to be more specific on the plans. He added that with the community being gated he just wanted to make sure that there is connectivity on the sidewalk from the neighborhood to the shopping center.

MS. DEAN confirmed that they would have a pedestrian circulation.

COMMISSIONER KLOB asked that they really take a look at the guest parking situation around the higher density paired homes. He added that lots 1, 2, 3 and 4 that are right at the entry off of Queen Creek, may cause more of the parking challenges.

MS. DEAN responded that it was their model complex and he was correct. They have four paired homes as a model right at the entry.

COMMISSIONER KLOB asked that they makes sure they allocate guest parking just for that area, to alleviate that cluster drive that could get congested.

COMMISSIONER FLANDERS asked what their target market is.

MS. DEAN responded that it was young professionals, empty nesters.

VICE CHAIR HEUMANN asked for the square footage and pricing range.

MS. DEAN responded that the smallest paired home would be 1230 square feet and the largest single-family home would be around 2800 square feet.

MR. LAKE confirmed pricing would be in the high 200s and high 300s for the big houses. He said there will be a good diverse spread about 120-180 a foot. He stated that most of the buyers would be at 350 or less, from a financing standpoint.

The Committee's comments will be forwarded to Planning Commission and the item placed on an upcoming Planning and Zoning agenda.

Meeting adjourned at 4:55 p.m.



Kevin Mayo, Planning Administrator

MINUTES OF THE CITY OF CHANDLER PLANNING AND ZONING COMMISSION, acting as the Design Review Committee, held on Wednesday, June 19, 2019, at 3:00 p.m. in the Council Chambers Conference Room of 88 E. Chicago Street, Chandler, Arizona 85225.

1. CALL TO ORDER

Commissioners present:

Vice Chairman David Rose
Commissioner Robert Klob
Commissioner George Kimble
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent and Excused:

Chairman Rick Heumann
Commissioner Matt Eberle

Staff present:

Mr. David de la Torre, Planning Manager
Ms. Lauren Schumann, Senior City Planner
Ms. Kelly Schwab, City Attorney
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

Also, present:

Seth Keeler, Applicant
Nathan Larson, Applicant
Jessica Sarkissian, Upfront Planning
Shirley Dahmen-Gerk, Vasaro
Jiangkai Zuo, Falcon Estates
Reid Jacobson, Falcon Estates
Teri Jacobson, Falcon Estates
Phil Jossi, Falcon Estates

2. DISCUSSION ITEM

DVR17-0034 MOUNTAIN VIEW ESTATES

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 17 lots on approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads.

The Planning and Zoning Commission reviewed this request on May 15, 2019, and continued it to July 17, 2019, with the intent of further revising the proposal through continued neighborhood outreach and a Design Review Committee meeting.

VICE CHAIR ROSE turned the floor over to SETH KEELER, APPLICANT.

SETH KEELER, APPLICANT provided the commission with some handouts that he directed them to during the meeting. He stated during the course of the outreach with the neighbors, he has made three plan revisions. He began with Item B that states he started with 3.25 dwelling units. The lot sizes were 60 x 120 and today has basically two lot sizes: one is 65 x 130 and on the north row of lots, they went up to 74 x 150, which is 11,100 square feet. He added that Lot 1 is 12,000 square feet and Lot 7 is 11,723. He continued that in the course of discussions with the neighbors; he agreed to 40ft rear yard setback. It was a request that was made. They wanted more distance between the northern lots and their lots. His understanding that their minimum requirement would be 20ft. He said that going from a 20ft to 40ft is a big concession. In the zoning case for Falcon Estates located to the north, they are 25ft. He added that they have agreed to restrict their home sizes height max to 22ft. It was a request from the neighbor to the north, they were concerned about a 2-story product. He restricted to a 1-story max height at a 22ft limitation. He added that if they had a chimney, it could go a little higher than 22ft but the roofline would be at the 22ft cap. The lot coverage for the lots to the north would be 50%, which is another concession he has made. It was 55% but he has brought that down, the middle lots are still at 55%, and the side yard setbacks is another concession that he recently made. He started out with 5 and 10, he is going to 5 and 14, which is a total of 19ft. The middle tier lots are still at 5 and 10.

He said when he looked at the Southeast Chandler Area Plan, they are within the rural agrarian segmentation of the plan. He said as part of the rural agrarian there is an emphasis on the agricultural theme. He directed the commission to the hand-out he provided. He shared he has labeled the projects on the Southeast Chandler Area Plan and his project is labeled number four. He began to read the description he added for Orchard Heights platted in 2018. He said there are 60 units on 18 net acres, a density of 3.3, its 7,200 square foot minimum lot size, it has 55% lot coverage, side yard setbacks at 5 and 10, and the rear yard at 15. He continued with Lucinda. He said it has 41 units, on 13 acres, a density of 3.2, they have a 7,000 square foot minimum lot size, their lot coverage is 60%, they have 5 and 10 side yard setbacks, they have 10 and 10 for lots that back onto Riggs, and they have 25ft rear yard setbacks. He said in the Southeast Chandler Area Plan it talks about; if lots back up to an arterial they want, "10 and 10 side yard". The last one is Windermere, also platted in 2018 it has 91 units on 36 acres, it has a density of 2.5, they have a 10,000 square foot minimum lot size, 60% lot coverage, they are at a 5 and 10 side yard setback, and 20ft rear yard setback. He added that there is a different rear yard setback for a 2-story but since he is not doing any 2-story it is not included. He is just comparing what he is asking for compared to what others have been granted. He is showing these three recently approved residential projects that created a question in his mind. The question he said is all three of these projects have very similar circumstances to what he is; they are next to large lots, they are in the Southeast Chandler Area Plan, they are in the rural agrarian segmentation of the plan, and they were granted: densities, lot coverages, setbacks, and height restrictions that far exceed what he said he is asking for. He said three of these projects recently were approved for stuff a lot more aggressive than what he is asking for. He asked then why can't he have the same treatment. He pointed out that in the handout, he included a snapshot of the narrative in the Southeast Chandler Area Plan. He highlighted where it reads, "rural agrarian". He read Number 3, "it is possible that some of the areas located within this area as depicted by the vision planned character map could be considered for traditional suburban densities. Depending on isolated but suitable parcels for standalone subdivisions, or small enclaves areas for larger plat size subdivisions, or where land

assemblage in fragmented areas could provide for traditional densities". He continued on to the next segment, traditional suburban densities. It says, "within this character area it is envisioned that residential development density of 2.5 dwelling units per acre may be the norm". He said in this framework/vision, 2.5 is the threshold and he is coming in at 2.3. He added that he is below that. He continued to say that the three projects that were approved before his, those densities are: 3.3, 3.2, and 2.5. He repeated that they are only asking for 2.3 density. He said that if they look at the 3rd page of the text where it says, "setbacks" – it is referencing a snapshot taken from the Southeast Chandler Area Plan, Roman numeral 2-2. He continued to read, "that when backing into an arterial street, the rear yard setback for a 2-story elevation shall be a minimum of 40ft and a minimum of 30ft for a 1-story elevation. A covered patio may be considered a single story element and may be extended to the rear yard setback by no more than 10ft. Side yard shall be a minimum of 10ft on each side with a minimum 20ft separation between homes". He added that paragraph starts out, "when backing on to an arterial street". He said if he is not backing up to an arterial street then that criteria would not apply to him, and if that was the case all of these projects would have to have had that criteria met when they were approved. The only one that talks about a 10 and 10 side yard setbacks is the Lucinda project, it has lots up against Riggs Road. He said that they put it on their setback, that if you are on Riggs Road then it is 10 and 10, so they are following the criteria. He said that he doesn't have lots that back onto Riggs Road. Item C on page 3, in the narrative of Roman numeral 1-2, talks about density. It says that the density can come up to 3.5 units per acre, and it also talks about how there should be a mix of densities throughout this area. He said that if you were able to get into a helicopter and fly over, you'll see a lot of mixes: large lots, medium-size lots and smaller lot sizes in the Southeast Chandler Area Plan. He continued, that in the first page they could see Falcon Estates and Vasaro. They are 1.6 and 1.5, and below that on the south of Riggs, densities of 5 and 7. He said west of Lindsay they are 4.8 and north of Riggs is 3.5. He stated there is a mix of densities in this area.

One of the things that came up after corresponding with his neighbors is lot coverage. The two recently approved projects he shared are both at 60% lot coverage and one at 55% lot coverage. He added that they are asking him to do 40% lot coverage. His challenge is when you look at lot coverage it includes: casitas, ramadas, accessory structures, and garages. He said, if you have a three-car garage, roughly 22ft by 30ft that is over 600 square feet. He stated that it counts towards his ultimate developable envelope. He said if he does a casita, a ramada, or something like that - that also counts. He said he is somewhat on the defense of any less lot coverage than he has already conceded to. He said he wants to build a successful product that has amenities that people want to have.

He said his project is very small, 7.29 net acres in comparison to other projects that he referenced. He said they are a lot larger than he is. He said on a larger scale project, you have a lot more flexibility. He said one of the challenges shown on the next page of the exhibit he provided, on the site plan shown; he pointed at the north road named, Gemini Place. He said that there are lots on the north that front that roadway and the south. That road is paid for by the lots adjacent to that road, north & south facing lots and that is what he would like the streets to look; as those off-site costs are covered by the units that are adjacent to it. The road south of that, which is Sagittarius Place. He said that is what they call, a single loaded street – there are only lots on the north side facing the street. He said that street now becomes more expensive as there are no other homes to the south to help carry that burden and they have two north/south facing lots that have a zero loaded street; as they have no units on that street. From a development standpoint on a large project, it doesn't matter, because you can wash that cost down with a lot of other units. He stated he is small

and is in a different scenario. He added that he has a very inefficient land plan because he has made so many concessions to his neighbors by dropping density. There is also 26ft deep sewer that he has to rip up on Riggs Road, it is a very expensive sewer line to access. Any other given scenario with a larger development - it is not a problem, you have a lot more units to spread that over. He said he is in a plight that he is now through the threshold of difficulty of this land plan with its inefficiencies and they have also seen through the whole year up to a 30% increase in constructions costs, it is across the board. He continued that concrete, lumber, steel, tariffs that President has in-acted are impacting everybody, and he added that there is a labor shortage here as well. He said it is difficult to get stuff developed. He stated he is small and has to look at all the constraints that he has because of his size and when he reads the Southeast Chandler Area Plan it talks about the densities of 2.5 and he thought that is awesome, he is 2.3 and he can't come up with a better description of an enclave than what he has. He said it is a really small piece of an enclave and he really wants to develop a really nice project. He added that he just doesn't have the density that his neighbors would like to see on the north row. He pointed out on the map and said the lots on the north are in some cases 2.5 acres per unit. He continued that his neighbors to the north, Falcon Estates; they range from 18,600 square feet up to 26,000 lots. He said the Vasaro community to the east have a similar threshold of lot sizes. He asked but if everything had to match, how it is they got developed at 18,000 square foot lots with 2.5 acres to the north of them. He said everything matching is not the way it has been so far. He continued that there have been different densities: larger, medium, and smaller.

The last thing he wanted to show on the handout, they have been talking with the builder named Bellago Homes. He said he has been keeping them up to speed with everything they have been through so far and he included the level of finish on the housing product. He said the problem is he is not a housing builder, he is a developer. He said he has talked to several people because he is so small there is a segment of the market that doesn't want to speak to them. He has a niche builder that he is talking to that is very interested in this. He does a lot of stuff in Mesa and the City of Mesa has them as the standard for other builders because of the quality of finish. He said they are talking to a builder that does a really good job that he thinks will do a great job developing in this property. His major thoughts are that there have been others that have been approved recently as 2018 with more aggressive land plans with greater offering than what they are asking for. He said that he is a small site and continued that they have made a considerable amount of concessions so far and is asking for a break. He is still going to provide a really nice product. He said he has to, as it is the City of Chandler's requirement and asked to speak again after the opposition has spoken to answer any points raised.

VICE CHAIR ROSE responded that the Design Review Committee is not something that is done for all submittals. He said that this is not typically led as a public hearing and wanted to make the expectations clear. He added that the Design Review is not about the uses or the zoning but they have left a small portion of discussion open for the audience. He said that the applicant had a lot of valid points. He added that he is familiar with the builder and the value of those homes are north of half a million dollars or more. He said when they start getting into protecting the values it is critical that everyone realizes that they intend on protecting the value of the custom homes in communities like Falcon Estates and Vasaro for example, not allow 2-story homes to back into their homes. He opened the floor to the committee for discussion.

COMMISSIONER KLOB asked what is the intent with this builder if it is to make more of a custom type build with each lot being an individual or a spec if they are going to build it out with

a couple of models and take care of all the lots at the same time. He wanted to know what the anticipation is there.

MR. KEELER responded that when he talked with the builder, they identified themselves as a custom and semi-custom builder. He said he would have to get back on how this would be rolled out but it would be custom or semi-custom. He just doesn't have an answer at this time.

COMMISSIONER KLOB asked staff that as a custom build if they would see that come back through as an architectural standpoint.

MR. DAVID DE LA TORRE, PRINCIPLE PLANNER responded that the current proposal is to come back; there is a stipulation in the zoning that would require a future PDP be submitted and approved for the housing product specifically. He stated they would have to come back and request approval for that.

COMMISSIONER KLOB asked if it was custom, would they then be looking at 17 potential presentations.

MR. DE LA TORRE confirmed yes and that it might be just conceptual elevations. He said where they could conceptually show what they would look like with the different options that these custom homes could use, and confirmed that it would go back to the builder.

COMMISSIONER KLOB verified with the applicant the width for the internal lots; 8-17 at 65 and the ones on the north as 74. He also verified the side setbacks for the internal lots are 5 and 10, the ones on the north side are 5 and 14. He stated his concern with the interior lots. He said because of their size and because their setbacks would dictate the housing product in a lot of ways. He said it is feasible for the builder to come in with 2 or 3 and some options; to say here is our product - as a production builder would come in. He stated they will have to come in with the most stringent of design parameters so any house can be built on any lot. He said that leaves a 55ft wide product on the internal lots, it's still a middle of the road production-type home. His concern is making those side setbacks greater further diminishes the quality and level of the home that can be built there. He shared that he worked on a project in North Phoenix that was a great project, 3,000 square foot homes. He said the problem was they had a 1,500 square foot basement and a 1,500 main floor on a 10,000 square foot lot. He said they looked like entry-level homes as you drove down the lot and none of them sold - it all went bankrupt. He said that was his concern is that he doesn't want that to happen here. He said if they start to squeeze the side setbacks, even more, they are going to have large lots with small homes that will not have the perception of the higher end quality; like some of the pictures that were shown. He said the pictures show much larger 60-80ft width homes and that is his concern with shrinking these things down even more so. He feels his challenge with all the roads, costs incurred, and he also understands that he dropped two more lots. He said he would not be opposed to adding them back in and dropping one of the roads. He understands that is not what the neighbors would like to hear.

NATHAN LARSON, APPLICANT said that the cul de sac requirement of a 55ft radius is a requirement from the City of Chandler. He said it really limits their ability to use a cul de sac with the fire turning radius that is required.

COMMISSIONER KLOB said his last comment was to give a higher level of perceived quality. He asked the applicant what would be the possibility of making it a gated community.

MR. KEELER responded that the problem with that is that they become private streets and the HOA for the 17 lots has all the burden of all the maintenance, plus the ongoing maintenance of private streets. He said it really impacts that monthly HOA so he has steered away from that and trying to be sensitive to not add a bunch of extra costs to this. He said especially from an ongoing perpetual view of the community.

COMMISSIONER KLOB said he understands but all the real estate people speak on this as far as resales go, but typically gated communities can demand more or a premium. He said that would help get the price point back up and help with the concerns from some of the neighbors.

COMMISSIONER PEKAU asked if they had looked at any other designs with a fewer number of lots. He said that they could almost add a culvert with one main street with some simple outstretches that are cul de sacs. He said where you have one street in and basically build around it. He said that would give him 16 lots that would stretch out the back and would reduce the density level that is a major concern for a lot of the residents.

MR. LARSON responded that frankly, the size of the cul de sacs really limit the ability to do that. Those cul de sacs are 110ft wide and with two of them there, 220ft of cul de sac when the depth of this is not that great. He said you'll get really narrow lots and we just didn't think that was the best option.

COMMISSIONER PEKAU asked if there were any designs that were not north/south facing homes.

MR. LARSON responded that the north/south facing homes are very desirable for shade and for solar orientations. He said that is why they went with this north/south orientation, additionally from efficiency in the land - trying to get the use as efficiently as possible. This north/south orientation lent itself to more efficient land use.

COMMISSIONER PEKAU asked what the concessions were from the last P&Z Review to now.

MR. KEELER responded that on the north lots (lots 1-7) they did a larger side yard setback, from 5 and 10 to 5 and 14. He said they also went from 55% to 50% lot coverage on those north lots.

COMMISSIONER FLANDERS asked what the lot coverage is for the surrounding communities.

MR. DE LA TORRE responded with what the applicant had shared with him; a preliminary plat that was approved at 45% lot coverage for Falcon Estates and Vasaro.

COMMISSIONER FLANDERS stated that the applicant had exceeded his expectations on the three items. He added that especially on the separation of the properties on lots 1-7. He said he was glad to see that. He said 55% to 50%, it didn't make a difference to him. He said they were all nice lots and told the applicant they could possibly have to be creative on how they are all laid out to achieve that. He continued that nobody is going to achieve 50% lot coverage with one lot or house unless it's very large. He said there is a couple of items he goes through - like a checklist

when he looks at different cases. He looks at the general plan and the southeast area plan. The separation was one of the things he took a look at and noticed the applicant lowered his density. He added that not to get too far ahead but the applicant had taken care of all his concerns.

COMMISSIONER PEKAU asked staff for the number of Chandler residents in opposition of this project and also confirmed with staff that the annexation is still part of this project.

MR. DE LA TORRE confirmed and responded that it was well over one hundred people but it included duplicate lots (more than one person on the same lot) and added that no one has come forward to change their opposition since the last meeting.

COMMISSIONER KIMBLE said that what he had heard as a concern from the neighbors in the last meeting - is that they didn't want anything built that would decrease the value of their home. He asked if they were going to be pre-fab homes or what the value of these homes would be. He added that it is all perception but sometimes that is greater than reality. He said he knows the builder is excellent but they don't know yet what the costs of the homes that will be put in. He continued that was his question and concern.

MR. KEELER responded that he had heard the same thing and that is why during the presentation, he had used an example of a project just west. He continued that it was the Bella Flor project. He said it was developed and the project right next to it came in several years later with a smaller lot sizes. He said that they averaged about 10,000 square feet lot sizes and Bella Flor was about twice that. He continued that even with the project next to it being half the size, Bella Flor values have consistently gone up. He had shown that the homes were selling in the \$700,000 and 4 years ago a couple sold from Bella Flor for \$900k and a million, that is with the project next door getting developed with smaller lot sizes. He said he shared this to help identify those values in a great area are going to continue to go up.

He continued that just so it was clear, everyone's home value is tied up with supply and demand. He said that when the market crashed we all lost value in our homes and when it started to recuperate, everyone gained value. He added that was not because new development came in next door but due to being subjected to supply and demand. He said that is the baseline reality in development, we are subject to that law. He said a nice development coming in next door continues to add attraction to the area. He stated he is confident that is what he is delivering. He said especially when they have a builder like they have been talking to. He said in his mind \$500k to \$600k is what those homes will be valued at, because of the lot size and square footage that they are going to try to build. He said one of his concerns as his developable envelope becomes smaller and smaller - being capped as a single level that they are in a predicament. He said the smaller they get; things are sold by the price per square foot. He said his challenge is getting a smaller and smaller house due to the restrictions.

VICE CHAIR ROSE stated there were only 20 minutes of meeting time left. He said he leans with what was said by COMMISSIONER FLANDERS. He said he looks at all the guidelines the developer has to go through whether its here, down the street or another area of Chandler. He said but as a recommending body; he wants to work together with everyone. He said there are Chandler residents involved. He added that they want to hear their concerns and work together. He stated that he had two speaker cards and he opened the floor for the first speaker.

JESSICA SARKISSIAN, UPFRONT PLANNING, 2733 N POWER RD, stated many had heard her speak during the previous commission hearing and have also read the neighborhood opposition comments of what they wanted. She said the neighbors do still feel that those two concessions are not getting to the density issue and that is the bigger issue for them. They still feel the gated community would be more in tune with what is around where they are. She stated all down Riggs is gated. She said similar communities such as Mission Estates is only 26 lots and it is gated, Bellaza is 43 lots and gated, Bella Flor that MR. KEELER mentioned is gated, and all the properties that have not decreased in value are gated.

She mentioned one of the commissioners did not want to increase the side yard setbacks because it would reduce the amount of buildable width for a house, some of the homes shown in the pictures were at 65-85ft wide products. She stated none of those would fit on the plan as it is right now if there were setbacks in place. She said because, with a 64ft lot or 74ft wide lot, a 65-80ft wide product would not even fit. She added that it would be more of a production type of house. She said regardless of the builder, the builder may be a wonderful builder however the PDP has not been submitted for it. The plat and the zoning are not subject to that builder. She continued builders fall through and she doesn't want to zone according to a builder. She said as builders change. She added that it also sets a bad example of, "we like this builder and not this builder". She also said that they don't feel the other developments set any precedent, as it is case-specific location and identity issue. She said of the other cases of Orchard Heights and Lucinda, she continued that the hearing mentioned Lucinda. She said it has 10 and 10 setbacks, 41 units at 3.2, is next to a county industrial site, and a medical marijuana facility. She continued that directly next to it is an entrance; if you go into Lucinda to the right of it is the medical marijuana facility with a neon sign and you have storage behind it. She said Orchard Heights are county large lots and county agricultural, so again they do not have a neighborhood right next to it. She said the 2.5-acre units to the north of Falcon Estates and Vasaro, if you look at the map those properties houses are further north. She said those are the rear yards that they back up, so they are greater than 200ft, at least 150ft to the next accessory building, and maybe 200ft to the actual house - where these being a subdivision are actually closer. She said so there is still a lot of concern on the product that would go in place.

She said they are happy with some of the direction, but they still don't feel it is enough. The biggest concern that they have, is the density of the product that is going to come in behind them and the lot sizes. She said the lot size issue is still where they are at, this is why they were asking, and hoping that there would be some concession of a removal of a lot at the back or something like that. She said that they feel the density of the original project as it was discussed before the hearing was dropped during the design review and the first iteration that the neighbors saw at the meetings had dropped significantly due to whatever issues and was not for concession. She said the concessions that they now see with the neighbors once they were input are regarding the rear yard setbacks and also the 1-story home issue. She said those are the concessions that they have been involved in and recently the lot coverage and side yard setbacks in the rear. She continued that they still have some concerns regarding the irrigation easement in the back and securing that, especially given that this lot is not gated. She said they want to make sure that access isn't controlled and the owner is going to gate/fence that off so there isn't any going back and forth. She said that there is a dead space between the properties and they want to make sure there are no people going through there. She added that is one of the things they are requesting for and they haven't heard anything back on. She said she hasn't looked at it engineering wise but said cul de sacs regardless if the turning radius isn't great, they are double fronted so it has more value to the street wide and paying less. She said those were a lot of the comments and also the neighbors still

have concerns on the height. She said given a single-family home about the height of a 9-10ft roof of an 18ft. She continued that the concern with the 22ft is it allows for a loft space. She said they had concerns over lighting. That she said she had explained to them as part of the code. She said they have concerns over landscaping. She said that they don't want the leaves to drop in Vasaro because they have pools that back up to there. She said they just wanted some stipulations in place for a tree type. She said they are asking for some give back to the surrounding communities, so they feel that they are being heard. She added that as far as comments she has received they don't feel like they are being heard.

REID JACOBSON, 4133 E SCORPIO PL, said that as far as these concessions being made; they were shown a 21 lot drawing. He said they were told by the previous staff, Erik Swanson that there was no way the city was going to approve that because there were too many lots and well over 2.5 dwelling units per acre, which requires even more things from the Southeast Chandler Area Plan. He said they haven't even tempted to address this, which is 23 required points they haven't made at all. He continued so they saw the one 21 lot drawing and they were told after the meeting by Eric Swanson that the city won't allow that anyway because they are not going to allow the lots to back up to Riggs Road. He was told by Erik Swanson that it was too dense and he said that now they see it was 2.5, which would have added a lot more trouble in even attempting to follow the Southeast Chandler Area Plan. He said the average setbacks for the lots in Falcon Estates that this project will be backing up to is 50ft. He said it goes over 70, in some cases to 28ft - in one particular lot he added. He stated that they are not talking about 25ft, they are talking about 50ft. He said in regards to the 2-story house issue; the 2-story house at the first meeting, they questioned whether they would have them and asked them if they had any pictures of the houses. He said that they had asked them if they were going to show them elevations. He said that they responded that they didn't have any, as they didn't have a builder but they were not going to do 2-story houses. He said that he doesn't know how that was a concession to them, as they were told from the beginning that they were not going to do any 2-story houses - he couldn't imagine the city would. He said normally when he sees those 2-story houses, they put those houses in the middle. He said so even the roads don't see those big houses. He said that the applicant asked to get the same treatment and he thinks they should have the same treatment, but he said the answer to all these things is that they are too small. He said they can't satisfy the requirements for the Southeast Chandler Area Plan, the 23 points that are required. He said they can't do that because they are too small. He said that they can't invest in a front gate because they are too small but that is what they want to put in next to all the other developments around there; they are something quite different. He said they should have the same treatment but ought to be required to follow the plan and come up with the required points. Then he said they would have a nicer product. He said they could put four lots in the back and reduce the number. He added that 7 acres would allow them 1.5 dwelling units per acre, 10 ½ lots. He continued that they could put 10-12 lots that are nice lots that meld in with the community on both sides and make it worth something. He said he doesn't see where this is difficult. He said JESSICA SARKISSIAN was wrong. He said that the closest house on the north on Falcon Estates (2 ½ acre lots) is 450ft away and added that is the closest house. He said he wanted to add that very clearly on the SECAP paragraph 5, in the PAD development standards it says very specifically, "10 and 10 for all lots in the Southeast Chandler Area Plan". He said lastly that the smallest home in Falcon Estates is 18,000 square feet and the biggest house which is not on the smallest lot is 5,500. He continued that if you do the math, even with the 18,000, even with the biggest lot in Falcon Estates, that they are nowhere near 40% lot coverage. He added that 40% is allowed. He said just like they didn't go to 25ft with those houses and continued that when lots are reasonable you don't have to do that.

VICE CHAIR ROSE closed the floor. He said that they have gone through what they have seen as objections and from here they rely on staff to come up with some resolutions. He asked staff if there are going to be more items in place before this comes forth the P&Z again.

MS. KELLY SCHWAB, CITY ATTORNEY responded that what staff would be seeking is any direction. She added that if there any issues that they would like the developer to address, this would be a good place to raise that.

COMMISSIONER PEKAU said that this is annexation and it is not Chandler property. He added that if they are going to bring it in they should be listening to the community around it. He continued, "we should be good neighbors" within the small area they are at. He said he loves the fact that they bring up some of the density items but when you are talking about - is 3 ½ miles away, it is not the same neighborhood. He said Falcon and Vasaro are beautiful neighborhoods and he said they are saying the right things to them, "they want to work with you, they want this to be a good project, and to protect their own values". He said that they have made some concessions on the way but if they are going to put 7 lots backing up to 4 homes - that is going to be a tough sell. He said they are very narrow lots. He stated, "we don't have a builder" because they don't have a builder yet. He continued to say that they don't even know what it is going to look like; they are all these things, "taken at word". He said that what they are doing in P&Z in the future is, "hey you can have 17 lots but it's going to look like this"- that doesn't protect the end product. He said what he and what he thinks the citizens are concerned with are the 7 lots back there - are not going to fly. He said he thinks it would be smarter for them to take a look at reducing it back down to 5. He knows economically it's going to be hard to do but they don't even have 2 acres with 7 lots on them. He said their density than their neighbors is a lot higher than 2.3. He continued that they need to take a look at this and take into strong consideration. He said, "we are a recommending body" and they are going to have a hard time with council recommending this. He said he really did.

COMMISSIONER KLOB said he shares a similar concern with the number of homes on the north side with the 7 lots and agrees with COMMISSIONER PEKAU. He said he doesn't have a hard number on reducing it down. He stated that what he does know, is the smallest lot's buildable area that is going to dictate the rest of the homes on the lot. He added regardless of the homes being larger on the north side - from production design which he shared is his realm, "we are going to build in the smallest" so you can build it anywhere.

He stated one of the concerns the neighbors had was regarding the views. He shared a picture of just around the corner on Chandler Heights and Val Vista. The image is of a detached RV garage that is 10ft off the rear yard property line that is county zone 43. He said that this is something that could go in now on the property. He shared another picture he took on Riggs Road of another RV detached garage parallel to Riggs Road just on the other side of Gilbert Road. He said it was yet another very large ominous structure which is roughly about 10ft off. He said that when the residents talk about blocking their views, that is what they could get right now. He said so having something that is 40ft away and in addition with the 1-acre zoning in the county, they could be multiple He continued that they could have barns, silos, corrals, - that there could be all kinds of things on that property. He said having a stipulation of a 40ft rear yard setback along those lots is a much a better scenario than what the neighbors could be faced with; should this lot not be annexed and they would have zero control over it. He said he likes what the applicant has done to

guarantee that is not something the neighbors are going to be up against. He would like the applicant to look at seriously getting this gated. He added it would help his case with the neighborhood and from a value standpoint. He asked staff if it was possible to dictate landscaping on the north side of the property.

MR. DE LA TORRE responded that it is something that planning commission could add a stipulation for. He added that they could specify the size of trees, species, and things of that nature. He said there is an easement there already and responded that it could be applied to the individual lots on the north side.

MS. SCHWAB replied that they would not recommend a landscape easement to go through private property back yards but she continued that it is possible to at least dictate the type and size of trees that could be planted on the subdivision. She said the challenge is enforcement once those homes are built and people move in.

COMMISSIONER KLOB said at least initially he knows that was a concern from the neighborhood. He added that maybe working with them to create a stipulation along the perimeter lines, of what trees can and cannot be planted as well.

MR. DE LA TORRE responded that the irrigation easement will have a concrete pipe underneath so that would go in conflict with large trees.

VICE CHAIR ROSE went over the recommendations. He stated they recommended a focus on getting the community gated. He added that would increase the HOAs but he said it looks like a really desirable area. He confirmed with staff that later down the road they would have to bring the housing product in to be approved to go in this subdivision.

MR. DE LA TORRE said that this was scheduled to go back to the planning commission on July 17th.

COMMISSIONER PEKAU said from the last meeting there was a recommendation from CHAIRMAN HEUMANN to sit back down with the neighbors and have a discussion. He asked if that was achieved in the last month.

MR. KEELER replied that he had reached out to both presidents of the HOA and both directed him to work with REID JACOBSON. He said that he has communicated through email with MR. JACOBSON on perspective and different concessions. When he reached out to the HOA President of Vasaro and asked to meet with him - his response was, "there isn't much I can tell you then, what you heard during the Planning commission". He said he took this as he didn't want to sit down and go over anything. He said he has now been working directly through MR. JACOBSON per the direction of both presidents of the HOA. He said he has not gone back out to have another neighborhood meeting and he added that the president of Falcon Estates also asked him to work directly through MR. JACOBSON so that is who he has been working through.

REID JACOBSON responded that MR. KEELER had sent him an email talking about 5 and 14, and 50% instead of 55%. He said he responded to him on June 3rd thanking him for the email and the recap, discussing the two concessions, and he concluded with, "I remain very anxious to try to work this out with you and would very much appreciate the opportunity". He continued, "please

let us address the larger issues and let us know how many lots are you going to eliminate” and he hasn’t heard a word from him since. He said he would like to talk to him and about this but he said you can only do so much. He added that he is - still happy to talk with him.

VICE CHAIR ROSE said another item to note is the trees. He asked what kind of trees they had in mind on the east Vasaro border.

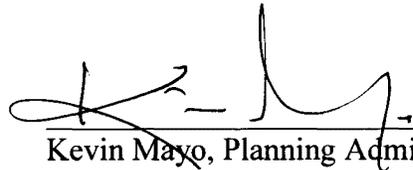
MR. KEELER responded that it is a Red Push Pistache and a Bonita Ash. He said that in the letter he received from MR. JACOBSON had a concern on height. He began to explain that this tree could go to 30-40ft tall or a 40 wide canopy spread. He said he contacted his landscape architect and he also contacted a nursery to verify. He was told that because these trees are going to be built next to a street, a sidewalk, a public utility easement, a wall, and it will be on drip irrigation - they will not get any taller than 20-25ft tall. He continued that nor will they get any wider than 15ft and it will take 25 years to get 25ft tall. He said in the request they had asked for a tree canopy height that would not exceed the heights of their homes. He continued that if he is seeking 22ft and the trees are 20-25ft tall, at least from a growth standpoint the trees would not get to 45ft; according to the two sources he checked in with. He responded that he would have to check back if the people he spoke with are arborist as he did not know.

VICE CHAIR ROSE shared that in his industry, he knows a lot of developers that would like to have a piece of property like that and they would be motivated to go up with more density.

He said with a plan like this would be great for the area. He said he also felt they had worked with the neighbors. He asked the applicant to look at the component of adding a gated community in and go from there.

The Committee’s comments will be forwarded to Planning Commission and the item placed on an upcoming Planning and Zoning agenda.

Meeting adjourned at 4:08 p.m.


Kevin Mayo, Planning Administrator

MINUTES OF THE CITY OF CHANDLER PLANNING AND ZONING COMMISSION, acting as the Design Review Committee, held on Wednesday, September 18, 2019, at 4:00 p.m. in the South Atrium Conference Room of 215 E. Buffalo Street, Chandler, Arizona 85225.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the meeting to order at 4:00 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose (*arrived after Roll Call*)

Commissioner Robert Klob

Commissioner George Kimble

Commissioner Matt Eberle

Commissioner Gregg Pekau

Commissioner Michael Flanders

Absent and Excused:

Staff present:

Mr. Kevin Mayo, Planning Administrator

Mr. David de la Torre, Planning Manager

Ms. Michael Gildenstern, City Planner

Ms. Kristine Gay, Senior City Planner

Ms. Lauren Schumann, Senior City Planner

Ms. Stephanie Watney, City Planner

Ms. Jenny Winkler, Assistant City Attorney

Ms. Elisa Thompson, Clerk

Also, present:

Ralph Pew, Pew & Lake PLC

TJ Zaharis, COBE Real Estate

Vince Dibella, Adaptive Architects

Conrad Wilkerson, Dunkin Donuts

2. APPROVAL OF MINUTES

MOVED BY COMMISSIONER KLOB, seconded by COMMISSIONER FLANDERS to approve the minutes of June 19, 2019, Planning and Zoning Commission, acting as the Design Review Committee. The motion passed unanimously 7-0.

3. DISCUSSION ITEM

a. PLH19-0020 MULTI-TENANT RETAIL CENTER ON DOBSON RD & GERMANN RD

Request Preliminary Development Plan (PDP) approval amending site layout and building architecture for a multi-tenant retail pad. The approximate 1.65-acre site is located on the northeast corner of Dobson and Germann roads.

The Planning and Zoning Commission reviewed this request on September 4, 2019, and continued it to October 16, 2019, with the purpose to meet with the Design Review Committee beforehand.

MR. MICHAEL GILDENSTERN, CITY PLANNER said it had first gone to the Planning and Zoning Commission on September 4, 2019, and it was continued October 16, 2019, the intention was to go through a Design Review Committee meeting. He said that from what staff gathered from the Planning and Zoning Commission, they had concerns regarding the intensity of development on this site and the proposed amount of parking in relation to the demands of the existing plaza adjacent to it. He said at the present time planning staff had not received any revisions that the applicant has submitted prior to the meeting but that they had brought in a new site plan today. He also said they had received any complaints from any of the neighbors regarding site plan, design, architecture, or anything like that.

CHAIRMAN HEUMANN asked staff what the notification process was for this as it is a PDP.

MR. GILDENSTERN responded it was a 15-day ad, a 15-day sign, and a postcard sent to those within 600 feet.

MR. RALPH PEW, PEW & LAKE PLC stated he was here today on behalf of First International Bank and Trust. He said that they are the owners of the property. He began to introduce his staff. He continued that both TJ ZAHARIS and VINCE DIBELLA had thought about and dealt with all of the issues that were raised by the commission at the study session. He said they were good and fair issues but they had been thought of and discussed. He said multiple reiterations of site plans had been developed and they knew the parking issue so they are very conscientious of the fact on the corner owned by the bank. He said that they knew that they had to park it correctly and the site itself both from a functionality and from a legal point of view had to handle all of its parking on its own site. He said it took a while for kiosk/stand-alone was not supportable on this location. He said that they have come to that conclusion and knew it. He said consequently the design of the project then evolved into the lines of shops that were shown; one space with up to 3,000 sq ft for a restaurant. He said when you do that and have the creative drive through that was designed with the help of staff. He said he didn't think there was another one in town with the length of it; 14 spaces with 285 ft of queuing. He said that he knew with Dunkin Donuts being open until 9:00 with their busy time ending before 12:00 pm. He said they knew that there would be no incompatibility and would not overload the parking in the center. He said that he remembers meeting with the commission regarding the parking for Oreganos. He said it really took an effort to get to that and Oreganos there. He then introduced MR. ZAHARIS and MR. DIBELLA.

MR. TJ ZAHARIS, COBE REAL ESTATE stated that about 2 years ago the bank approached him about having him to see if they could find something already preexisting in Chandler. He said he did that and found something on the southwest corner of Kyrene and Chandler Boulevard. He said the bank bought an old First National Bank of Arizona there and renovated it. He said that the bank historically wants about an 8 to 10-mile radius between their banks. He said that they are not a transactional type bank He said that they are a business type bank and are privately held banks. He said as a result of that this is an excess land that they have at this point. He said that they started talking about potentially developing it with some shop spaces to complement the existing center that is there and service the existing community. He said that they started on the process and had-

MR. DIBELLA involved and has been working through that process for the last 18 months trying to figure it out. He said that they have had some starts and stops for the exact point that MR. PEW had talked about, to really identify a key tenant that was going to be the anchor. He said that they found that in Dunkin Donuts with CONRAD WILKERSON. He said that they have been working together and confirmed with MR. WILKERSON that there are currently 62 Dunkin Donuts stores being operated in Arizona and it will be over 69 by the end of 2020. He said they have identified that and moved forward. He said that they have worked with staff to set up the building and orientation of it. He said and worked with Dunkin Donuts to make sure it was the right footprint for them, worked as far as the staff's recommendations, as far as flow, and the interaction with the rest of the center.

MR. PEW said that what they are really doing is the approval of the PDP amending the site layout for a multi-tenant retail pad. He demonstrated the site to the commission and staff. He said it was The Shops at Pecos Ranch. He said this was a good indication of what is out there and why justifiably he said many were concerned about parking. He said that there are times when it is crowded. He said that they did a parking analysis from the past weekend that would be shared. He said all along the edges there are some popular and successful restaurants. He pointed out the landscaping and fountain, all that was done based on the original PDP. He said all of that is currently in place on the corner. He also presented the five multiple reiterations that they went through in the design. He said some of them involved standalone PADs which are larger than kiosk size. He said they were certainly larger than a Dutch Brothers or other users like that. He said at the end of the development process and the design, this is the site plan that ultimately worked the best. He said both from a design point of view and to obscure the menu board, the cars, and to improve the parking. He said access to the site is only from the existing aisles. He continued the aisle on the north and the drive aisle on the south side. He added that is the only way to access the site. He asked MR. DIBELLA to help them understand what was done to the drive aisle and why it so important and can queue up to 14 cars.

VINCE DIBELLA, ADAPTIVE ARCHITECTS said some of the constraints on the site have been evolved from what is on the site plans during site review and from site planning through the staff are related to a 50 ft set back from both frontage roads and they also had to align to driveways across the way for flow. He continued that there was also a need to have a good landscaping division from this site and the actual drive aisles to articulate those points of entry. He said those are constraints that are real, purposeful and make a lot of sense in that regard. He said that they also had pedestrian connections. He said what happened with those constraints and those properties what evolved from that was not having to drag people coming to this particular location through the bounds of the site by these curb cuts are on the site, there is no need to traverse across other parts of the site to get there which he said was a key thing. The other thing was not to clog up the points of entry with drive through traffic, queuing space, or those kinds of conflicts that you would have at a typical drive-thru. He said even though it may seem odd in terms of its length but it really solves a lot of issues and mitigates the idea that cars are going to back up into the parking lot or into the main aisle spaces. He said given the distance from where you can possibly to the menu board is 150ft and another 180ft to the actual drive-thru window. He said with just an ample storage capacity in the outside that there is such a great capacity or need for drive-thru activities. He continued that it is all confined into this circulation pattern. He said you are in and out, and you are not traversing through or going through the parking lot or causing those conflicts. He said that it all came about as a solution; integrating and doing a good job at concealing. He said that staff had pounded into them that they did not want to see that drive-thru configuration. He said they

really wanted it to be integrated with the architecture of the building. He stated that is what they have done in terms of the overall design. He said that they also added screen walls along the perimeter to conceal the menu board. He said the canopy that turns and articulates that corner literally disappears within the architecture of the building. He stated that you don't really know that it is a drive-thru. He stated that was the goal. He said the staff was really adamant about it. He said they had different solutions that didn't quite do this but conceptually circulation around and through this site was the same. He said they had spent a lot of time articulating the fronts and giving some individuality as well as innovating the drive-thru.

MR. PEW said it was the design that keeps the traffic of the drive-thru out of the parking field of the center and out of conflicting maneuvers into the access points and into the rest of the center. He said they are queuing 14 vehicles here and asked CONRAD WILKERSON what his experience is with what is typical in a queue.

CONRAD WILKERSON, DUNKIN DONUTS said that it was the longest queue of any location that they will ever open. He said they strive for a 6 car queueing and this is more than twice of what they typically require. He said the queueing here is significantly less due to Dunkin Donuts sales volume. He continued that Dunkin Donuts volume is typically annually is usually a million. He said your Starbucks, Dutch Brothers, they are pushing 2-3 million in sales per year. He said so they are doing two times the volume that they typically do if not more.

MR. PEW asked MR. WILKERSON if he could explain what the difference is between a 2,000 sq ft Dunkin Donuts with a kitchen and full walk-in cooler/freezer versus a kiosk.

MR. WILKERSON responded that it is not as high volume traffic. He said it is larger ticket prices, people coming in and dining in to get donuts. He said kids like to come in and pick their donuts. He said so it is not a case where you will see cars stacking into the drive aisles or stacking into the arterials as you see with Dutch Bros. He said frankly they wished they had that issue but they don't have that level of sales volume.

COMMISSIONER PEKAU said he agreed with everything he has seen about drive-thrus all over the valley. He has never seen a queue. He said that Dunkin Donuts signing on was not a known part of the original review. He said that changed things in his mind because he was worried about a Dutch Bros. or Starbucks that have drive-thru traffic up until 7:00 pm. He said he was curious about them having a kiosk location that is about a mile away. He asked what would happen to them; it is located inside a Cobblestone.

MR. WILKERSON responded that it would remain. He said it has good synergy with the Cobblestone Carwash and would not be in conflict with the full-sized store.

COMMISSIONER PEKAU said he just wanted to know because it draws a significant amount of traffic as well.

MR. ZAHARIS responded that as MR. PEW had alluded to is that it is a full-sized store with a full kitchen. He said Dutch Bros and Starbucks stores don't utilize those same facilities. He said if they sign a 10-year original lease term with three 5 year options a potential of 25 years here with Dunkin Donuts with a more full-service type of environment.

MR. WILKERSON said he wanted to add that the franchise agreement requires tenancy of 20 years minimum so they will be there for 20 years.

COMMISSIONER PEKAU said that one of the things he had noticed about the design was the backing of all the retail in the restaurant. He said normally that is where you would see your trash but that is not in the design. He asked where that was in the design as he is missing it.

MR. PEW responded that he would have MR. DIBELLA address it as it is unusual to take the drive-thru around behind the building. He said it accomplishes opening the front and reducing the mitigation of traffic conflicts.

MR. DIBELLA responded that the depth of the retail suites most of them are front-loaded. He said there is no need to have an exterior service entry as there is no service entry. He directed them to look at the site plan to the trash enclosures located either on the front of the site or the eastside of the site. He said there is no purposeful need to have rear exit doors. He said, in fact, they do not have any except the Dunkin required a couple of them and he said they will probably rethink that as they get into this a little bit more. He said it is the location that has exterior exit doors. He said not any of the other suites have a need, everything is going to be loaded from the front and exiting from the front.

CHAIRMAN HEUMANN asked if that met fire code and they don't have to have a second door.

MR. DIBELLA responded that based on the typical suite it is not large enough to require it.

MR. PEW asked MR. DIBELLA to refresh everyone's memories on the height of the screen walls. He asked what is existing and what is new.

MR. DIBELLA responded that what is existing right now is about 30 inches and they are raising that to 36" or 4' depending on where they are at. He continued that also on that area on where they are at where the menu board is located, they have actually added 6' high staggered walls to fully shield and screen the menu board. He said it was a requirement by the zoning standards. He said they added more screen walls at a lower condition and around the other side they were lower but they have actually raised them to meet the current standards for a full screen. The menu board is stipulated not go higher than 6' and the wall there is also 6' high as well.

COMMISSIONER PEKAU said to answer the question he had on the trash he confirmed that on the northeast corner would be the double bins.

MR. DIBELLA confirmed and said that they had to self circulate on the site for trash and fire.

COMMISSIONER KIMBLE asked about the 60 stores they have in the valley how many do not have drive-thrus.

MR. WILKERSON responded that Priest and University in Tempe, Alma School and Germann which is a kiosk in a Cobblestone Carwash, Litchfield and Bell which is a kiosk in a Cobblestone Carwash, and Signal Butte and Baseline which is a kiosk in a Cobblestone Carwash which is a total of 4.

CHAIRMAN HEUMANN asked if with their business model do those not work without a drive-thru.

MR. WILKERSON responded that it was correct.

COMMISSIONER KIMBLE asked that if when they say it is not affordable without a drive-thru, he continued that there are competitors that are about a mile away that are very successful without a drive-thru. He said he just wanted to understand.

MR. ZAHARIS responded said it was in reference to previous site plans and they couldn't do a free-standing kiosk type of a building in addition to some shops. He continued that it was just not feasible to do that and the staff had directed them in that way.

MR. WILKERSON said that Dunkin Donut Corporate Construction and Real Estate Teams will not approve non-drive-thru stores in Arizona unless it is a typical location like in a carwash, a university campus, or at an airport. He continued that it is not how they would like their business model to work.

COMMISSIONER EBERLE asked for clarification on the diagram, He said if he was standing on Dobson Road looking towards the drive-thru area.

MR. PEW confirmed that is was the Dobson Road entry.

CHAIRMAN HEUMANN stated that the reason this case is coming forward is that the original PAD called for a low-intensity bank building. He said if they were building a bank they would not be here today. He said that they have changed the dynamics, the size of the building, and things like that. He said that is one of the concerns is that they have gone from a low-intensity use to this. He said whether or not there is a drive-thru some of the challenges are when he looked at it and they heard it was a coffee shop is the other uses. He said they have five uses here. He said that this is a PDP and they can't discuss uses here but part of the concern is that they have gone from a low-density use with a bank that is generally over by 5 'o clock and to potentially the fact they now have a Dunkin that is done by 2 'o clock. He continued that they have four other spots that could be restaurants. He continued that is his point as to why this got here. He said it is because they have changed the site design of a low-intensity use and we are going now to a higher turnover use. He continued that if this was a free-standing Dunkin by itself it would be relatively less intense because other restaurants in there are not breakfast places. He said what they saw is a plan with five tenants and if one is of low-intensity use you have four other tenants that could be leased out as restaurants. He said again this is not a PAD it is a PDP, He continued that it was one of the red flags for me was all of the sudden now we may not have the intensity from Dunkin but what happens with the other four places. He said that is one of the concerns he had as a commissioner.

MR. PEW said that the retail square footage for everything except Dunkin is about 4,700 sq ft. He said it requires 24 parking places and they have provided 24. He continued with Dunkin which is 2,200 sq ft requires 18 and they have provided 19. He said so their site the 1.6-acre site is over parked by one space for those uses. He said they can't put another restaurant of that nature there with a 1 to 50 parking ratio as it won't work for the others.

MR. ZAHARIS said when they approach a building like this they do “a void analysis”. They look for tenants that are going to be a good mix in the corner that is already existing there. He said that they anticipate and are talking to low-intensity users. He said there is less office and there is less of that type of use in that area as well. He said your insurance office, your network joe’s of the world, physical therapist, and things of that nature that like the retail environment and the frontage. He said there are also dental offices that like that as well. He said it is much more of an office type of use which is a lesser use than a retail environment. He said in addition to that, things like cell phone stores, mattress stores, and things along those lines that are not in that area currently. He said those are the types of other complementary tenants that they are currently talking to and approaching. He said because those are the ones that work in this particular center and obviously within the constraints of some of the parking that they have.

CHAIRMAN HEUMANN asked if he was developing this for the bank as they own the site, does the bank own other retail sites around or is this their land and they are going to build it and flip it and down the road, they have Dunkin and something else.

MR. ZAHARIS responded that it was a privately held bank owned by a family in North stand-alone and they don’t need to sell anything. He continued that is why they have not sold the site, they do not need to sell anything. He said he has bought four other investment properties for them throughout the valley as well. He said their long-term goal is to hold on to these.

MR. DIBELLA said one thing he wanted to point out about the parking is that it is balanced right now with Dunkin and the remaining to retail. He said it balances out with the number of parking spaces provided and required. He said if they get another restaurant use for 1-2,000 sq ft based on the parking calculation on that they are going to have space where they will not be able to park. He said it is just a function of parking that is available on the site. He said it won’t work it is locked. He said there is that component of it that unless they slide something by somebody the parking calculations will not pencil out.

CHAIRMAN HEUMANN asked the staff if they would be able to view this if it came back under a tenant improvement and based on the parking calculations that were done originally that they would not approve it or could they even do that.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that no they would not be able to do that. He continued that it is part of the risk they run into with every retail center in Chandler if it is a large enough center, they park them on the whole, 1 per 250. He said it is assumed that the greater parking whole covers those changes of tenants over time and some of them have peakier times and that is why cross parking cross access. He said they could not stop a restaurant from going into there it is zoned for it even though the parking would not work. He said because one restaurant could say they generate enough for 10 parking spaces and now it says they generate 400. He said it is a land-use at that level.

MR. PEW said it is a fair question and a procedure it would be difficult but in reality, the free market takes care of that too. He continued that you just can't abuse other tenants, the tenants are not going to last. He said you have to trust a little bit in the process. He said another thing that they did base on all the comments the other day which was very helpful. He continued that clearly, everyone knows this corner, they have been there and at times the parking is crowded and difficult.

He said they had done some preliminary looks that weekend and while it was just a snapshot it worked on Friday night. He said MR. ZAHARIS was there and he looked at it.

MR. ZAHARIS said that he went to lunch on Friday at 12:30 pm, then to dinner at 7:00 pm, and then he came back on Monday morning at 8:00 am which was a ghost town. He said one thing that was most interesting to him was the parking fill is used, there are spots but the most interesting was there were zero circlings. He said there was nobody doing the circling looking for a spot for a half an hour. He said there was zero of that going on. He said if you needed a spot there was a spot. He said he had pictures that he could go through but that was an interesting thing and a takeaway. He continued because if you go to other centers you would see that; people jockeying for a spot.

MR. PEW stated that he knows that they are all familiar with the center, live near there, and know that the center can get pretty crowded from time to time; there is no doubt about that. He said that they believe that this site with their design they have accommodated for their uses. He said frankly the ownership and the deed restrictions are tied together where each parcel is responsible for their own parking. He said they have tried to do that here. He said he knows they have not heard much about the architecture.

CHAIRMAN HEUMANN responded that he wanted to get through some of the other stuff and then they would talk about the architecture.

MR. PEW stated that he knows they had some design issues but other than that he wished that the commission could see the thoughtful design and the way they looped the drive-thru around with the exceedingly long queue that is perfectly comparable to this area.

A discussion ensued regarding a sketch COMMISSIONER FLANDERS had made. MR. PEW and MR. ZAHARIS talked about a drawing they had made of a stand-alone building, they did not bring to the meeting.

MR. DIBELLA stated the kicker was aligning the drive-thru and creating those connections. He continued that the concept just did not work when you think about how the drive-thru would circulate around and around. He said they are trying not to clog the points of entry.

COMMISSIONER FLANDERS said that the reason for the sketch was based on the commission meeting they had not given any information. He said his intent was to throw something out there just to get the ball rolling.

COMMISSIONER KLOB said he had several things he would like to address and go over. He continued that he did not have any major issue with the drive-thru in of itself and knowing that it is a Dunkin Donuts and not a much higher use like a Dutch Bros. or a Starbucks. He said that although he wished that they are incredibly successful but that puts his mind at ease a little bit. He said because of the queuing issues they have had at Dutch Bros. in Chandler and other cities. He said he likes what they have done with that. He continued as well as architecturally with how they have integrated it with the covered areas and so on. He said his big challenge is with the drive-thru. He said with the funky little jog in there. He said having those from an architectural standpoint, having that jog and those large stone columns so close to that drive without any kind of buffer. He said as someone who drives a full-sized vehicle that is a blind corner that could be

caught pretty easily and there is no buffer there with a weird little snake. He said outside of the parking that was his biggest challenge area of at that site.

MR. DIBELLA said ideally what they would like to do is push it out so they can eliminate that jog. He said they were just being a little conservative on how far of the subpath they could really go.

COMMISSIONER KLOB asked the staff if there were some options there.

MR. MAYO responded that they were happy to entertain moving that out. He said on the corner monument sign there is some of what is existing and the improvements out there. He said that it was just a matter of being mindful of where those are.

MR. DIBELLA said he respects what everyone created. He said they have set the building back to allow for this to happen but he doesn't disagree. He said it is 14 feet wide and he gets it. He said he has seen the results of mirrors and stuff cracking into stuff. He said if they could work on a solution to push that out a little bit to alleviate that it would be their preference anyway.

COMMISSIONER KLOB said if they could create a couple of feet of buffer between the curb and both of the columns on the Dobson side and the Germann side that would give a better solution. He said and to take that whole jog out if that is possible. He said the other challenge that he had as he had mentioned on the hearing a couple of weeks ago. He said he is out there several times a month at this center for different functions or going out to dinner. He said he is very familiar with the site. He has been there in high and low times. He said he has also circled for 20 minutes and thought screw-it we'll go somewhere else. He has seen the traffic issues. He said when he looks at the first draft of the First International Bank design. He said he quickly did a count of the parking that is in that space and he came up with 57 parking spaces plus 2 accessible spaces. He said that it is with a 7,000 sq ft, footprint. He said they have a similar footprint size but for whatever reason, they are able to get up to 14 more parking spaces in there. He said one of the things he did notice is the island is double-loaded, adjacent to the drive across from Germann. He said parking is an issue at this center and it is an extremely successful center. He doesn't want to do anything to diminish that success for any of the other tenants either. He continued that if there is a way to bring back some of that parking instead of being really close to the columns and be over like it was originally planned that would help. He said the other question that he had is right in the middle of the corner where they have trash, it really creates an ugly spot. He said it is right in the middle of the parking lot. He said he would rather see the trash right down the lane from that. He added that there is existing trash. He asked if the existing trash can be utilized.

MR. ZAHARIS responded that it was a separate property with separate trash and the CCRs would not allow for that.

MR. PEW said that they are all separate properties tied together by one set of restrictive convenience.

COMMISSIONER KLOB said that their original design did not allow for trash on their property.

MR. ZAHARIS clarified that it was the design with the bank and that he was not a party to that.

COMMISSIONER KLOB said he was looking for ways to get additional parking. He said that was his biggest challenge. He has been there when it was a dirt lot packed full of people. He said that he has also seen in the last year or so people with large trucks make their way on top over the big boulders.

COMMISSIONER EBERLE said before they put the boulders up it was entirely covered with parking.

MR. PEW said it was convenient and closer to get to the restaurants.

CHAIRMAN HEUMANN said that this is a site where they have received several complaints from citizens about the lack of parking. He said it is parked right in the whole center but no one wants to walk behind the building where Orange Theory is and park. He continued that women do not want to walk back there at night. He added to COMMISSIONER KLOB's point this was not the intensity, number one. He continued that one of the other issues that he does have, when you look at the original site the drive-thru, was tucked away. He said that when they do drive-thrus along the street, you can do a 3 ft wall that is 3, 4, 5, and 6 there is going to be people driving the big trucks that people driving down the street are going to see a lot of vehicles, some that are screened and some that are not screened. He said that is one of the things he would like to figure out a way to resolve. He said either it is additional screening or whether it's additional landscaping like putting up some extra trees on the Dobson side so they are not looking at vehicles. He said if you are driving a Prius you are probably not going to see it but if you are driving a 450 and you have a bunch of cars lined up right into the streetscape. He said the original design had the drive-thru tucked in.

MR. PEW clarified if the concern was not so much with people on the site but with people going north on Dobson.

CHAIRMAN HEUMANN responded that they work really hard in the city about architecture and everything else. He continued that whether it is a 2-story building backing into the streets and work on the streetscapes. He said they are building out a city. He continued that when the last lots come thru one of the biggest challenges that the city has is infill.

MR. DIBELLA responded that on the landscape plan they have done some supplemental planting all along the edge.

MR. ZAHARIS added that he gives the staff credit to help them create the parapet and do a disappearing drive-thru. He said that the cars disappear into the structure.

CHAIRMAN HEUMANN said that they came back and forth and again if they put additional landscape in and as they grow out all they will see is landscaping.

COMMISSIONER KLOB said to CHAIRMAN HEUMANN's point the Starbucks on Price and Willis. He said they have done a great job of screening that. He said unless you are in a 4 wheel drive full-sized truck or SUV you really can't see in there. He said if you are in a regular sedan, you can't see if there is anybody in that drive-thru or that it is even a drive-thru at all.

MR. MAYO responded that the Starbucks on Price and Willis drive-thru lane was depressed about a foot, maybe 18", and then the screen wall ended up being 5 ft tall.

CHAIRMAN HEUMANN said that was a perfect example as the price quarter is their prime quarter in terms of employment and things like that. He said if you drive down there now there are some amazing buildings that have been built. He said it is the crown jewel of the valley in his opinion. He added that is the whole idea throughout the city. He continued that is why when they get infill projects he wants to make sure they are right.

COMMISSIONER KLOB said that the drive is very similar to what they have here, it wraps around to the back of the building. He said he thinks it is a similar size but granted he knows it is for a Starbucks and not for their use. He said that the precedent is there that they have done it before.

MR. PEW said in regard to comments on the parking spaces for the bank and the design. He said he was doing the math in his head and they have 14 cars available in that queue. He said they have taken up to 14 spaces, not parking spaces but square footage on the site plan. He said with those 14 plus the 43 they have 57. He clarified he is not counting them but simply the square footage has been changed. He said if they could move the building further and put some extra parking spaces there is one thing but they can't do that and keep the drive-thru, that's the key.

MR. GILDENSTERN said the other thing he wanted to mention is that the original site plan is showing the building at 11,000 sq ft and it is calling out 24 spaces. He said what they have here is roughly 8,000 sq ft building footprint on the new site plan and they have 43 spaces there. He continued that they are over parked by their own ratio based on how it is going to be used. He said it also has a more substantial drive-thru than it was originally planned with the bank. He said it has changed around but proportionally speaking it has stayed the same based on the ratio.

COMMISSIONER KLOB confirmed with MR. GILDENSTERN that the bank was indeed 11,000 sq ft.

MR. MAYO said what he had gathered was two things. He said one is the desire to find more parking spaces and add more parking spaces to this site plan. He said that number two is taking a deeper dive to screen the remaining portions of the drive-thru. He said right now the Shops at Pecos sign is over 6 ft tall at the corner. He said that with the addition of the building addition that reaches over the drive-thru that would take care of that corner. He said that the pick-up window visibility as you head north at Dobson with the jog of where the drive-thru. He said with the very high walls you may not be able to see it with trucks that are higher than a normal car. He said if they are willing but mostly for the applicant to take a hard look at the balance of the drive-thru screen at Dobson, what does it look like? What does it feel like? And what are we willing to do to make that disappear a little bit further. He continued that if the desire is to make additional parking places the immediate corner is encroaching into that setback about 8 ft of the 50 ft, 6ft screen wall that screens the menu board can be closer to a 10ft encroachment into that 50 ft building setback on Dobson. He said that the only way they are going to pick up more parking is if the double load the far east aisle and take it back to the original design. He said historically they are okay with that when it is on the right in/right out aisle if it was the main aisle where you have a lot more traffic coming in they would be a little more hesitant from staff's perspective. He said this is just the right in/right outside of it so they are okay with doing that. He said to get that they are going to have to

look at getting up to 10 more feet. He said there is a 10 ft for each strip. He said the parking spaces on the west side of it that are 16 1/2 ft accounting with an 18" overhang. He said they are going to have to take and add 9 ft plus the 18" to get us to get that. He said the only place that it can come from because all the other parking spaces are code depth and the drive aisle is code width, they are going to have to move the building 10 ft further west into that setback. He said they are hoping to consider that and would require a deeper dive with the applicant and how they finish the edge of the screening on that drive-thru so they can make it disappear. He said there are things that they can look at doing to get there and the forward moment of what they are trying to achieve.

CHAIRMAN HEUMANN asked if they are set to the size of the building. He asked if that was part of the math that they have to have this size of the building if they needed all that.

MR. ZAHARIS responded that the shorter answer is yes but when they look at the longer answer it is proforma.

CHAIRMAN HEUMANN said he gets that but when you look at COMMISSIONER KLOB's point when you look at the original plan and his concern earlier there were 62 spaces that were designed for this. He said when there is going to be cross parking and things like that.

MR. PEW said that the deed restrictions do not provide for that. He said it provides for each site to provide its own.

CHAIRMAN HEUMANN said at the same time and they talk about it at each center that they do is that the whole idea of shared parking. He continued there is parking but are people really going to park back there and the other problem they have depending on the usage is if they have Nando's customers taking all the parking spaces and then you have tenants going, what is going on here.

COMMISSIONER KLOB wanted to add to MR. MAYO's point of finding the extra parking spaces. He said the 10 ft landscape buffer along that aisle coming from Germann but also if the look at the apron in front of the building.

MR. DIBELLA said that it really is not if they think about the pedestrian connection and activity in front of those shops. He said the overhang is really minimal and it was one of those things that they try and accomplish to create more a pedestrian environment in front of the storefront so that if someone wanted to put a table or a chair out there, they could. He said getting smaller than that it just becomes a pathway and doesn't really relate to anything in front of the building. He said that they could look at that but they have really worked really hard to get their landscaping wall on the main drive to create a pedestrian feel in front of the shops were the two things they were trying to achieve that balance.

COMMISSIONER KLOB said he loves landscaping and wished centers had bigger trees and more often. He said especially in July.

COMMISSIONER EBERLE said in regards to the parking he likes to go to all those eating places where he lives. He said his driver is he goes into Oregano's with a 35-minute wait, he will just leave and go to his next alternative and it is not in that shopping center. He said so for him that driver is if that restaurant is full they will walk across the street there is parking there are several parking spots if you go diagonal. He continued there is Extra Space Storage and a dirt lot between

CVS and the Church. He said and there is the Church lot, there is a lot of parking there. He said that he knows that this is not New York but there is a lot of parking if you are willing to walk across the street. He said that is his opinion and the driver to him is if he goes to a place and he has to wait a long time and he doesn't want to, he will just leave so to him the lot itself is not the driver of whether or not he eats or goes there. He said that it does fill up and on most weekends when it is not 110 out you will circle and hope for a spot. He said he liked what KEVIN MAYO had brought up in the last meeting in regards to re-educating staff of the restaurants that are there that should really park behind the restaurants or the beauty salons or whatever else is going on there. He said that frees up a significant amount of parking. He continued that it is probably not enforceable but it is a practical application of how to find more spots too. He said that there are opportunities there.

CHAIRMAN HEUMANN said that the practicality of when that conversation came up is restaurants are saying to their staff that they have to park in the Church or down the street. He said that they had brought up earlier that someone's dad called up one of the restaurants and said my daughter is not going to park at the Church at 2:00 am. He said he gets what he is saying but unfortunately that is why they are building two parking garages in Downtown Chandler because nobody wants to walk. He said they have three garages on the east side of Arizona Avenue that they can't get people to use.

MR. MAYO said this context plan is exactly the reality. He said you will see people parking localized.

CHAIRMAN HEUMANN shared he goes at night there and they have to go park all the way behind but they also like to walk sometimes.

COMMISSIONER EBERLE said there are some nights when they go to the farthest parking spots and they are taken so they have to park all the way around in the back.

COMMISSIONER PEKAU said since they do need to wrap the ball on this. He asked if the applicant is willing to work with staff and address the signage, the funky curve in the drive-thru, the landscaping and some of the wall elements to block the view as they now know Dunkin Donuts is the tenant so it alleviates the concern of being open later such as a Dutch Bros or Starbucks, and they are saying it is a low-density usage for the other retail spaces. He said he sees the value in the several extra parking spaces. He said they have 40 more spaces than what they have today and they are hearing from the applicant that they are not expecting business types that are producing 50 people there.

CHAIRMAN HEUMANN said he appreciates the comments and appreciates the applicant. He said that is why he asked the questions of flipping centers as he has done this for a long time. He said he looks at what is intended and what is later down the road as it is one of the challenges. He said that what he thinks he has heard from different people such as COMMISSIONER PEKAU with the screen walls, some of the drive-thru types of things, and he still feels parking is still an issue. He said based on the intensity and that type of thing. He said he doesn't think it is an overwhelming type of challenge. He said having this meeting tonight was important to talk through these things and wishes that they had done this prior but they didn't but at least it gives some ideas of what they are looking at. He said that staff has an understanding of what they are looking at.

COMMISSIONER FLANDERS said he would like to take a step in a different direction. He said he had a couple of questions to the gentlemen from Dunkin Donuts which also relates back to parking. He asked how many cars they could move through a site and everything else. He asked what the peak times are during the day.

MR. WILKERSON said for business it was between 5:00 am and 9:00 am.

COMMISSIONER FLANDERS said he had mentioned earlier about noon.

MR. WILKERSON said if they could close at noon they would but it is an east coast based franchise that is used to drinking coffee until 10:00 pm and want to see them open later.

COMMISSIONER FLANDERS asked what the percentage of drive-thru traffic compared to dining room traffic.

MR. WILKERSON responded that it would vary from site to site but he would say it is about 70/30 with the majority going through the drive-thru.

COMMISSIONER FLANDERS said the only issue that he had is going back to the drive-thru as it does a little jog and goes around the building. He said with everything else the canopy needs to be moved out to provide a little safety in the street with the drive-thru lane out.

MR. DIBELLA responded that he wanted to make a point to this when they look at their parking lot calculations. He continued that they have allocated 16 spaces to the Dunkin suite. He said they have used a combination of parking and kitchen at 1 to 200 and parked some of the dining at 150. He asked MR. WILKERSON for their typical scenario with this type of suite. He asked how many spaces do they typically need or their minimum requirement for customers and staff.

MR. WILKERSON responded that for staff their Chief Operation Officer requires all employees to park as far away from the building as possible. He said they would be parking in the rear of the shopping center and would be written up if they do not do that. He continued because that is taking away from their customers have easy and instant access, and hurting their sales. He responded that 15 spaces are more than enough if you figure that most of the traffic is going through that drive-thru.

COMMISSIONER FLANDERS said that the reason he had asked is that he was looking at the different clients that he works with several restaurants and gas stations. He said a lot of cities will allow parking underneath a gas pump as a parking space. He said that there are also several restaurants that he has heard of that will allow cars going through the drive-thru lane as they are on-site and doing an activity, but they are moving. He said there are those companies that have looked at parking like that.

MR. PEW said what they are really saying is that there should be more disposable parking in the center because of the drive-thru lane and Dunkin. He said it would be a different story if this was the full 2,000 sq ft of the restaurant with sit down parking for an hour and a half for dinner or lunch. He said that this was not the case.

MR. DIBELLA said he had one more comment to what he is hearing and has to now tell his client is that they have to provide more parking for the balance of the center that they might not be able to use. He said and possibly reduce their square footage because of that. He said it feels a little odd to take that information and try to justify it.

CHAIRMAN HEUMANN responded as he had said earlier the original PAD called for a single-use site and you are asking to change that. He said it had a drive-thru but it was for a low-intensity use. He said he was on the Planning Commission when they originally approved this and Oreganos was a different conversation but it was the idea of the overall center because that is the shared parking. He said he knows what he is saying but at the same time they are going to live there because there are other restaurants that they hope will be there for a long time and they want to make sure that everyone is successful. He said they want them to work. He said they are not sitting here dictating but throwing some different ideas around. He said they just have to go back and digest it and move forward with staff. He said hopefully they can work some things out and this would go back on the agenda on October 16. He said nobody is sitting here dictating. They are just trying to give them some ideas. He said that is why it is free-flowing, back and forth.

MR. PEW confirmed that they would work with the staff.

MR. MAYO said the drive aisle that is on the east that is shared it is 30 ft wide. He said it doesn't align with anything in the north and it doesn't need to be 30 ft, it is not a thoroughfare because it is not passing through something. He said there is space that they can take out from it and narrow that down. He said his hunch tells him that the building would need to shift 5 ft west and he said they would be able to pick up and basically have a double row of parking on that east side with another 12 parking spaces on that site very easily. He said if they are going to work with the applicant to get that and take a deeper dive into a screen solution would be for the drive-thru on Dobson in terms of the wall designs and the additional layers of landscaping. He said that it seems like their two marching orders.

CHAIRMAN HEUMANN responded that it was exactly right and that it gives them something to work with.

MR. DIBELLA requested if they could get about 24 ft of that drive aisle.

CHAIRMAN HEUMANN asked if there were any other comments.

The Committee's comments will be forwarded to Planning Commission and the item placed on an upcoming Planning and Zoning agenda.

Meeting adjourned at 4:44 p.m.


Kevin Mayo, Planning Administrator