



2020 Planning and Zoning Commission Minutes

Regular Meetings

January 15, 2020

February 19, 2020

March 18, 2020

May 6, 2020

June 3, 2020

August 5, 2020

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MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, January 15, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. **CALL TO ORDER / ROLL CALL**

VICE CHAIRMAN ROSE called the meeting to order at 5:35 p.m.

The following Commissioners answered Roll Call:

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

Absent:

Chairman Rick Heumann
Commissioner Matt Eberle

Also, present:

Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Ms. Lauren Schumann, Senior City Planner
Ms. Susan Fiala, City Planner
Ms. Jenny Winkler, Assistant City Attorney
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by COMMISSIONER KIMBLE.

3. **APPROVAL OF MINUTES**

MOVED BY COMMISSIONER KLOB, seconded by COMMISSIONER FLANDERS to approve the minutes of November 20, 2019, Planning Commission Hearing. The motion passed unanimously 4-0. COMMISSIONER PEKAU was absent on November 20, 2019, Planning and Commission Hearing and ABSTAINED from the vote.

4. **ACTION ITEMS:**

VICE CHAIRMAN ROSE 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. He said there would be an opportunity at the end if there was anyone that wished to speak on these Items. He stated all Items would be read into the record and voted on in a single motion.

a. PLH19-0033 LOTUS PROJECT

Approved with an added stipulation.

Request Preliminary Development Plan approval for a Comprehensive Sign Package for a new multi-tenant light industrial and office development. The 53.6-acre site is located south of the southwest corner of Frye Road and Roosevelt Avenue.

The vote included an additional stipulation that was agreed to be added during the study session prior to the regular meeting. Commission recommended adding stipulation: No. 4, "The applicant shall work with staff to incorporate additional cmu on freestanding monument signs."

BACKGROUND DATA

- Approximately 53.6 acres
- Subject site zoned Planned Area Development (PAD) for light industrial and office with Mid-Rise Overlay allowing building height up to 90 feet; approved April 12, 2018
- PDP approved a mix of industrial and office buildings within two phases; signage was not included and required separate PDP submittal
- Phase I approximately 463,200 sq. ft. of light industrial and advance manufacturing within four buildings; completed 2019
- Phase II approximately 200,000 sq. ft. of office within two buildings or an alternative use of additional light industrial flex uses within three buildings; future construction

PUBLIC/NEIGHBORHOOD OUTREACH

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was in lieu of a neighborhood meeting due to lack of adjacent residential properties.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. All signage shall be in substantial conformance with the Booklet, entitled "Lotus Project Comprehensive Sign Plan" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0033, 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. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

PROPOSED MOTION

Preliminary Development Plan

Motion Planning and Zoning Commission to recommend approval of Preliminary Development Plan PLH19-0033 Lotus Project for comprehensive sign package, subject to the conditions as recommended by Planning staff.

b. PLH19-0052 800 E GERMANN

Continued to the February 19, 2020, Planning and Zoning Commission Meeting.

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for Planned Industrial (I-1) uses with ancillary office and retail, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an industrial - building. The approximate 8.7-acre site is located west of the northwest corner of Germann

and McQueen roads.

PROPOSED MOTION

Motion Planning and Zoning Commission to continue PLH19-0052 800 E Germann, as recommended by Planning staff.

c. PLH19-0055 SILVERLEAF COACH

Approved with added stipulations.

Request Use Permit approval of a motorhome repair facility located on property zoned Planned Industrial District (I-1). The property is located at 4145 W. Mercury Way, south of Chandler Boulevard and west of McClintock Drive, within the Stellar Airpark.

The vote included two additional stipulations that were agreed to be added during the study session prior to the regular meeting. Commission recommended adding stipulation: No. 11, “No motorhome shall be kept on-site for more than 60 days.” and No. 12, “The maximum overnight stay of customers is limited to two nights.”

BACKGROUND DATA

- Site is approximately 1.8 acres
- Zoned Planned Industrial District (I-1); allows storage, wholesale, warehousing, manufacturing, assembly type uses, and accessory/incidental office and retail sales
- Zoning Code requires Use Permit approval for vehicle repair facilities in industrial zoning districts

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 6, 2020. No one other than the applicant and their crew attended.
- Planning staff received two phone calls from property owners to state their support of the proposal. Staff is unaware of opposition to the request.

RECOMMENDED ACTION

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved attachments (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. All motorhome repairs, servicing, and upgrades shall occur only within the building.
5. Overnight storage of motorhomes waiting for servicing shall occur only in the gated rear yard service area, within the building, or within the east parking lot.
6. All employees and customers shall park on-site.
7. No motorhome shall park and/or be stored on the street or taxiway.

8. When the second floor office space is either leased or becomes occupied by the current business, required on-site parking shall be provided.
9. 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.
10. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Motion Planning and Zoning Commission to recommend approval of Use Permit case, PLH19-0055 Silverleaf Coach, subject to the conditions as recommended by Planning staff.

d. PLH19-0068/PLH19-0034/PLT19-0054 CARINO 8 ENCLAVE

Continued to the February 19, 2020, Planning and Zoning Commission Meeting.

Request Area Plan Amendment to the Carino Estates Area Plan from "Existing Ranchette Single Family" to "Low Density Single Family," with rezoning from Agriculture (AG-1) to Planned Area Development (PAD) for 8 single-family homes, along with Preliminary Development Plan approval for subdivision layout and architectural design standards, and Preliminary Plat approval. The 4.47-acre site is located east of the southeast corner of Germann and Alma School Roads, on the south side of Germann Road.

PROPOSED MOTION

Motion Planning and Zoning Commission to continue PLH190068, PLH19-0034, & PLT19-0054 Carino 8 Enclave, as recommended by Planning staff.

f. CANCELLATION OF THE FEBRUARY 19, 2020, PLANNING AND ZONING COMMISSION MEETING.

Approved.

RECOMMENDATION

Due to management of cases, Planning staff is recommending cancellation of the February 5, 2020, Planning Commission hearing.

PROPOSED MOTION

Move to cancel the February 5, 2020, Planning Commission hearing as recommended by Planning staff.

VICE CHAIRMAN ROSE opened the floor to discuss any items that have been read into the record. He said there was one speaker card that was received for Item c. PLH19-0055 SILVERLEAF COACH.

SPEAKER, DANIEL HOPKINS, 4307 W MERCURY WAY stated that he is a resident of Stellar Airpark and he is also one of the members of the board of Stellar Runway Utilizers Association. He said the concern is safety on the fact that they have people staying in campers that are not used to being close to a runway and taxiway. He continued that it is an active private airport that is open to the public so people can fly their airplanes in and out along with all the residents that also live there. He said they are not opposed to this facility. He said as

they had talked about before; the two nights max. He said if they bring their motorhome on Friday and they are closed, they would be there Friday and Saturday, then they would have to leave and come back Sunday night. He said that three nights might be more reasonable for them to at least stay the weekend if they are in that position. He said it is just the fact that they are going to have people that are inside, basically at an airport and there is no fence or gate with the taxiway on the west side of the building and on the south side of the building with the ramp area. He said they just have to be aware that it is an active runway and taxiway.

VICE CHAIRMAN ROSE asked if there were any questions for the **SPEAKER**. He said that the Planning and Zoning Commission is a recommending body for the City Council and there would be more input into this item. He asked if there were any other members of the audience that wished to speak. He then closed the floor.

MOVED BY COMMISSIONER PEKAU seconded by **COMMISSIONER KIMBLE** to approve the Items as read on the consent agenda.

Vice Chairman Rose – In Favor Commissioner Klob – In Favor
Commissioner Kimble – In Favor Commissioner Pekau – In Favor
Commissioner Flanders – In Favor

The motion to passed unanimously 5– 0.

5. **MEMBERS COMMENTS/ANNOUNCEMENTS**

None

6. **CALENDAR**

Next regular meeting is February 19, 2020, at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

7. **ADJOURNMENT**

The meeting was adjourned at 5:45 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA February 19, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:30 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Michael Flanders

Absent:

Commissioner Gregg Pekau
Commissioner Robert Klob

Also, present:

Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Ms. Lauren Schumann, Senior City Planner
Ms. Susan Fiala, City Planner
Mr. Ben Cereceres, City Planner
Ms. Jenny Winkler, Assistant City Attorney
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. APPROVAL OF MINUTES:

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER KIMBLE to approve the minutes of January 15, 2020, Planning Commission Hearing. The motion passed unanimously 4-0. CHAIRMAN HEUMANN was absent on January 15, 2020, Planning Commission hearing and ABSTAINED from the vote.

4. ACTION ITEMS:

CHAIRMAN HEUMANN informed the audience prior to the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. After staff reads the consent agenda into the record the audience will have an opportunity to speak. He informed the audience that he had received a couple of speaker cards for Item c. and would allow them to speak before all of the items on the consent agenda would be approved by a single vote.

a. PLH19-0052 800 E GERMANN

Continued to the March 18, 2020, Planning and Zoning Commission Meeting.

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for Planned Industrial (I-1) uses with ancillary office and retail, along with Preliminary-Development Plan (PDP) approval for site layout and building architecture for an industrial building. The approximate 8.7-acre site is located west of the northwest corner

of Germann and McQueen roads.

Staff requests a continuance to the March 18, 2020, Planning and Zoning Commission meeting to allow for additional time to address access with an adjacent property owner.

b. PLH19-0068/PLH19-0034/PLT19-0054 CARINO 8 ENCLAVE

Approved.

Request Area Plan Amendment to the Carino Estates Area Plan from “Existing Ranchette Single Family” to “Low Density Single Family,” with rezoning from Agriculture (AG-1) to Planned Area Development (PAD) for 8 single-family homes, along with Preliminary Development Plan approval for subdivision layout and architectural design standards, and Preliminary Plat approval. The 4.47-acre site is located east of the southeast corner of Germann and Alma School Roads, on the south side of Germann Road.

Recommended Action

Area Plan Amendment

Planning staff recommends the Planning and Zoning Commission motion to recommend approval of PLH19-0068 Carino Estates Area Plan Amendment from existing ranchettes to low-density single-family residential.

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from AG-1 to PAD for eight single family custom homes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Carino 8 Enclave” and kept on file in the City of Chandler Planning Division, in File No. PLH19-0034, 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. 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 an existing carwash facility that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to an existing carwash facility and that such use is legal and should be expected to continue indefinitely. The 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.

4. Developer shall provide all required right-of-way dedications as determined by the Development Services Director at the time of construction plan review.
5. 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.
6. 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.
7. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Lots or Features	Front Building Setback	Rear Building Setback	Side Building Setbacks
1 & 8	12'	20'	5' & 10'
2 & 7	12'	20'	10' & 10'
3 & 6	12'	20'	15' and 5'
4 & 5	20'	20'	20' and 20'
Front Facing Garage	20' from back of sidewalk	20'	As identified above
Side Loaded Garage	12'	20'	As identified above

8. The maximum lot coverage shall be as provided below and further detailed in the Development Booklet:

Lots or Features	Lot Coverage
1 & 8	55% Max.
2 & 7	55% Max.
3 & 6	50% Max.
4 & 5	45% Max.

9. Accessory structures shall follow the criteria below:

Front Setback	Must be located at least 5' behind the front façade of the principal structure
Side and Rear Setbacks	5'
Lot Coverage	The area covered by the accessory structure shall be counted towards the maximum permitted lot coverage.

Design	The appearance of the accessory structure shall be coordinated with the principal building and conceptually conform to the applicable language and exhibits of the Development Booklet.
Other	Size, height, quantity, and all other remaining criteria not included above, shall be as provided in the City of Chandler Land Use and Zoning Code.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the subdivision layout and housing product guidelines for the Carino 8 Enclave subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Carino 8 Enclave” and kept on file in the City of Chandler Planning Division, in File No. PLH19-0034, 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. The following enhanced landscape standards shall apply to the common open space and retention area along Germann Road:
 - a. 100% of required trees shall have a minimum planting size of a 24-inch box
 - b. A minimum of one (1) trees and six (6) shrubs per thirty (25) lineal feet of frontage on arterial or collector street rights-of-way.
3. Prior to submitting for building permits, an application for Administrative Design Review shall be approved by the Planning Administrator or designee for site layout and building design for each of the eight custom homes. Said applications shall at a minimum include the following:
 - a. Building elevations, floor plan(s), and roof plan
 - b. Site exhibit showing the building footprint, setbacks, lot coverage, irrigation, walls, landscaping, and any proposed hardscape improvements.
4. A maximum of four non-adjacent dwelling units may be two-stories in height. The second floor may occupy no more than 40% of the amount of space occupied by the ground floor livable area. The maximum building height shall conform to the residential height limitations of the City of Chandler Land Use and Zoning Code, and in no case shall the height of the top of parapet or top of ridge exceed thirty feet in height.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The landscaping in all open-spaces, shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all rights-of-way shall be maintained by the adjacent

property owner or property owners' association.

8. 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.

Preliminary Plat

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the preliminary plat, subject to the following conditions:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.
2. Tract D shall be revised to accommodate pedestrian ingress/egress of all Carino 8 Enclave residents and guests.
3. The label for Tract D, on Sheet 3 of 4 shall be revised to clarify that only emergency and maintenance vehicular access is provided by the easement.
4. The City of Chandler Development Services Department shall be notified of any proposed private irrigation easements.

c. PLH19-0046 THE LOCAL CHANDLER

Approved with an added stipulation.

Request Entertainment Use Permit approval to continue indoor and outdoor entertainment. The existing business is located at 55 W. Chicago Street, west of the southwest corner of Arizona Avenue and Chicago Street, in the Downtown Entertainment District.

The vote included an additional stipulation that was agreed to be added during the study session prior to the regular meeting. Commission recommended adding the following stipulation: No. 5, "No noise shall be emitted from the external speakers or live entertainment in such a manner that exceeds ambient conditions so as to disturb adjacent businesses and residential areas".

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Entertainment Use Permit, subject to the following conditions:

1. Expansion or modification beyond the approved attachments (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.

4. The establishment shall provide a contact phone number of a responsible person (i.e., bar owner and/or manager) to interested neighbors and property owners to resolve noise complaints quickly and directly.
5. **No noise shall be emitted from the external speakers or live entertainment in such a manner that exceeds ambient conditions so as to disturb adjacent businesses and residential areas.**

d. PLH19-0037 SICILIAN BUTCHER & MARKET

Approved with added stipulation.

Request Entertainment Use Permit approval to allow for live entertainment indoors and within an outdoor patio with external speakers. The new restaurant is located at 3151 West Frye Road, southeast corner of Frye Road and Galleria Way.

The vote included an additional stipulation that was agreed to be added during the study session prior to the regular meeting. Commission recommended adding the following stipulation: No. 5, "The establishment shall provide a contact phone number of a responsible person (i.e., bar owner and/or manager) to interested neighbors and property owners to resolve noise complaints quickly and directly".

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Entertainment Use Permit, subject to the following conditions:

1. Expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. No noise shall be emitted from the external speakers or live entertainment in such a manner that exceeds ambient conditions so as to disturb adjacent businesses and residential areas.
5. **The establishment shall provide a contact phone number of a responsible person (i.e., bar owner and/or manager) to interested neighbors and property owners to resolve noise complaints quickly and directly.**

e. PLT19-0017 WATCHTOWER CARWASH AND OFFICES

Approved.

Request Preliminary Plat approval for commercial development within 4.5 acres located at the east of the southeast corner of Chandler Boulevard and McQueen Road.

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Preliminary Plat, subject to the following condition:

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

f. PLT19-0036 ALMA 202 LOTS 1-4

Approved.

Request Preliminary Plat approval for a 12.09-acre site zoned for Community Commercial and Agricultural uses, located to the northeast of the intersection of Alma School Road and Santan 202 Freeway.

Recommended Action

Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the Planning and Zoning Commission recommend approval of the Preliminary Plat.

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

g. CANCELLATION OF THE MARCH 4, 2020, PLANNING AND ZONING COMMISSION MEETING.

Approved.

Recommendation

Due to management of cases, Planning staff is recommending cancellation of the March 4, 2020, Planning Commission hearing.

CHAIRMAN HEUMANN opened the floor to discuss any Items that have been read into the record. He informed the audience that he had received two speaker cards for Item c.

Item c. PLH19-0046 THE LOCAL CHANDLER – They did not note whether they were in favor or opposed. Comments on speaker card read, *“Leave use permit as is regarding the noise.”*

AMOS VANCE, 210 S. ARIZONA AVENUE stated he lived right next to The Perch and The Local bar. He said he was just wondering if the new use permit had anything regarding the music as the previous permit had. He said that it appeared to been changed from before.

CHAIRMAN HEUMANN responded that they had added an additional stipulation regarding the noise as it was not on there and asked staff to repeat the additional stipulation that was added.

DAVID DE LA TORRE said the additional stipulation that was added is, *“No noise shall be emitted from the external speakers or live entertainment in such a manner that exceeds ambient conditions so as to disturb adjacent businesses and residential areas”*.

AMOS VANCE responded that he agreed with that because they had been informed at a meeting that all residents living in the entertainment area are going to have to get used to the noise. He added that was what they were informed on the neighborhood meeting-

which he did not agree with. He said that the music in the area can be heard from half a mile away. He said there were people that lived half a mile away that attended the meeting and they were complaining about the noise and so was the manager of the San Marcos hotel. He said he did not have a problem with The Local, they had turned the music down when he has asked. He said it was not like his experience with The Perch. He said they have never turned it down when he has asked them to.

CHAIRMAN HEUMANN thanked the speaker and said they shared the same concerns. He said that is why he had the additional stipulation added. He continued that there is a lot of residents living very close to the entertainment district and they have been living there longer than the district. He said that that is why people need to learn how to work together. He said that the speaker had made a comment that they have also heard from staff that The Local is really good about it. He said his concern is if the management or ownership changes, would they have the same cooperation down the road and that is why they had added that stipulation.

Item c. PLH19-0046 THE LOCAL CHANDLER They did not note whether they were in favor or opposed. Comments on speaker card read, *"What will be done about noise control."*:

BEATRIZ NAVARRO-MORRISON, 335 S. DAKOTA STREET stated that she has been living there for 60 years. She said she was born and raised on that same property she currently lives in. She shared that she and her sister are sick and also has two of her adult children living in the same home as well as her husband. She said they get up very early in the morning and her husband works 7 days a week. She stated that the listed hours of entertainment are 10:30 am to 2:00 am on Friday and Saturday and it is 10:30 am to midnight, Sunday through Thursday. She stated when they are supposed to get any sleep; because it is loud. She said that she lives on South Dakota Street which used to be an alley. She continued that it used to be an easement for the dairy farm that she grew up on. She said it is not too far and it only took her 4 minutes to walk to Council Chambers and she added that it was also at a slow pace. She said she had another gentleman that lived all the way on the corner of Chandler Boulevard and Alma School Road and he was also complaining about the same thing. She said that at night the music is so loud, she has double-paned windows and an insulated house but it rattles her windows. She said that she has a lot of relatives that are living in that area that are old and not in the best of health that are not able to come to the meetings. She said the last time she was told that she should not have moved to a high entertainment residential area. She said she did not move there that it had moved on her. She said that they have to do something about the noise and that it was not fair. She said they cannot call these places when they do not answer their phone. She added that now they have an amphitheater that is coming up across the way and they have all these parties. She understood that they are block parties and that they only happen so often but there were a lot of working people in her neighborhood. She continued that they are general labor hard-working people, working 7 days a week, and added that some of them are at the max. She said that they have to do something about the noise and that it cannot go all night. She said she does not get any sleep, her sister does not get any sleep, and her son that works at 3:00 am in the morning to get a store ready won't be getting any sleep if they have this music going on that is loud. She said she had voted against the entertainment district when the city had asked them. She said she was the one that had-

opposed it and the city did not listen. She said that all that she is asking is that they need to do something about the loud noise. She said that the gentleman that had spoken first lives right next door. She said that they had to work with them and that it was not fair.

CHAIRMAN HEUMANN said that is why he had them add the stipulation back in there and that he appreciated them coming tonight. He said he was glad that the staff heard their concerns. He said that his concern is that The Local is good and stated **AMOS VANCE's** point made, "If you call, they will lower the sound down". He said his concern is what would happen if the management or the business owner changes. He said that he could not speak for the other businesses as the Item discussed tonight is for The Local. He said that is why he had asked for that stipulation to be put back in and that he fully understood their concern. He said his recommendation for the speakers is to also attend the City Council meeting for this Item on March 23, 2020, and express their concern.

BEATRIZ NAVARRO-MORRISON asked if she could bring a petition to the City Council meeting since many of her neighbors are elderly and are not able to attend.

CHAIRMAN HEUMANN responded that she could. He said that they are a recommending body to Council but he completely understood their concerns and that is why he had the stipulation to be added back in. He asked the audience if there was anyone else that wished to speak.

CHAIRMAN HEUMANN then closed the floor since there was no further discussion.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER FLANDERS** to approve all of the Items on the consent agenda including the additional stipulations as read into the record by Staff.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor

The motion passed unanimously 5- 0.

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

CHAIRMAN HEUMANN announced that the 10-year Census required by the United States Constitution is this year. He said it would be kicking off in March. He said for the first time you will be able to respond to the Census online. He said they will be receiving a postcard in the mail and it is really important that everyone is counted whether it's a new baby that is only a day old or someone who is over 99 years old it does not matter. He said the city will lose nearly \$3,000 per year in revenue for every person that is not counted that is why it-

is very important that everyone is counted. He said that he is a part of the Census Committee and that is why he is bringing it up and it is super important that everyone is aware and participates.

7.

CALENDAR

Next regular meeting is on Wednesday, March 18, 2020, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

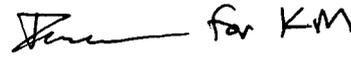
8.

ADJOURNMENT

The regular meeting was adjourned at 5:45 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA March 18, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:30 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Michael Flanders
Commissioner Gregg Pekau
Commissioner Robert Klob

Also, present:

Mr. Kevin Mayo, Planning Administrator
Ms. Kristine Gay, Senior City Planner
Ms. Lauren Schumann, Senior City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, February 19, 2020

Approved.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER KIMBLE to approve the study session minutes of February 19, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

b. Regular Meeting Minutes of Wednesday, February 19, 2020

Approved.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER EBERLE to approve the regular meeting minutes of February 19, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor

COMMISSIONER KLOB and COMMISSIONER PEKAU were absent on February 19, 2020, Planning Commission hearing and ABSTAINED from the vote.

4. ACTION ITEMS:

CHAIRMAN HEUMANN informed the audience prior to the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. After staff reads the consent agenda including any changes into the record the audience will have an opportunity to speak. All the items on the consent agenda will be approved by a single vote.

a. PLH19-0052 800 E GERMANN

Approved with an added stipulation.

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for Planned Industrial (I-1) uses with ancillary office and retail, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an industrial building. The approximate 8.7-acre site is located west of the northwest corner of Germann and McQueen roads.

The vote included an additional stipulation that was agreed to be added to the PDP during the study session before the regular meeting. Commission recommended adding the following stipulation: No. 5, "Thornless mesquite trees within the front yard shall be replaced with red push pistache and all trees shall comply with commercial design standards regarding planting size."

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from AG-1 to PAD for I-1 uses with ancillary office and retail, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "800 E Germann" and kept on file in the City of Chandler Planning Division, in File No. PHL19-0052, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. 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.
5. 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.

6. The use of a data center as the primary use shall be prohibited.
7. A cross access easement shall be recorded with the Maricopa County Recorder's Office on the subject site for the eastern access depicted on the approved site plan prior to the issuance of Certificate of Occupancy.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "800 E Germann" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0052, 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. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
4. 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.
- 5. Thornless mesquite trees within the front yard shall be replaced with red push pistache and all trees shall comply with commercial design standards regarding planting size.**

b. PLH19-0036/PLT19-0027 CASADIA

Approved.

Request rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential along with Preliminary Development Plan approval for subdivision layout, and Preliminary Plat approval for a 13 lot single-family residential subdivision. The approximate 4.62-acre site is located south of the southeast corner of McQueen and Via De Palmas roads.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from AG-1 to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Casadia" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0036, 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. Developer shall provide all required right-of-way dedications as determined by the Development Services Director at the time of construction plan review.
4. 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.
5. 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.
6. Lots 1 through 5 shall be constructed with single-story homes only.
7. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Front yard setbacks	<ul style="list-style-type: none"> • Min. 18 ft. from property line to forward facing garage door • Min. 20 ft. from back of sidewalk to forward facing garage door • Min. 10 ft. from property line to living space or side-loaded garage
Rear yard setbacks	<ul style="list-style-type: none"> • Single story min. 20 ft. • Two story min. 30 ft., reduced setbacks for attached patios and single story elements of the two story home min. 20 ft.

Side yard	<ul style="list-style-type: none"> • Min. 5 ft. and 10 ft.
setbacks	*Lots 1-5 shall group larger side yard setbacks
Accessory structures	<ul style="list-style-type: none"> • Min. 10 ft. rear property line • Must comply with side yard setbacks and maximum lot coverage • Must be located behind the front façade of the principal building

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Casadia" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0036, 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. The following enhanced landscape standards shall apply to the common open space and retention area along McQueen Road:
 - a. 100% of required trees shall have a minimum planting size of a 24-inch box
 - b. A minimum of one (1) trees and six (6) shrubs per twenty-five (25) linear feet of frontage on arterial or collector street rights-of-way.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

Rv

5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. 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.

Preliminary Plat

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the preliminary plat, subject to the following conditions:

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

c. PLH19-0009 DOBSON/PECOS DEVELOPMENT

Approved.

Request approval to rezone from Agricultural (AG-1) to Planned Area Development (PAD) for hotel and a mix of medical, commercial, and office uses with Preliminary Development Plan approval for site layout and building design for a hotel, as well as a Mid-Rise Overlay, to allow buildings up to 90 feet in height. The 19-acre site is located at the northwest corner of Dobson and Pecos roads.

Staff requests a continuance to the May 6th Planning and Zoning Commission meeting to allow additional time for the applicant to revise their request and post a notification on the subject site as required by City Code.

d. PLH19-0011 ROJAS FAMILY HOME

Approved.

Request approval to rezone from Medium-Density Residential (MF-1) to Planned Area Development (PAD) for a single-family home with a Preliminary Development Plan for site layout and building design. The .1-acre site is located on the south side of Frye Road approximately 60 feet to the east of California Street.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from MF-1 to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Rojas Family" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0011, 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 property is located adjacent to or nearby the "Entertainment District" which may contain land uses that create adverse noise and other externalities. The "Purchase Contracts" and the lot property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The 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. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.

4. Developer shall complete 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.

5. Minimum setbacks shall be as provided below:

Setback	Distance
Front	18' to front façade 10' to front of covered porch
Side	12'
Side	5
Rear	3'

6. The maximum lot coverage shall be 55%.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the site layout and building design for The Rojas Family site, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Rojas Family" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0011, 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 submitting for building permits, an application for Administrative Design Review or Plot Plan shall be approved by the Planning Administrator or designee for site layout and building design for each of the eight custom homes. Said applications shall at a minimum include the following:
 - a. Building elevations, floor plan(s), & roof plan, and wall elevations
 - b. Site exhibit showing the building footprint, setbacks, lot coverage, walls, landscaping, and any proposed hardscape improvements.
3. Landscape and hardscape improvements located in all rights-of-way and behind the back of the sidewalk shall be maintained by the adjacent property owner or property owners' association.
4. All mechanical equipment will be located in the side or rear yard and screened entirely from view by material(s) that are architecturally consistent with the proposed dwelling.
5. 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.

e. PLH19-0066 HOPEWELL CHANDLER AIRPORT CENTER

Approved.

Request a Preliminary Development Plan (PDP) for site layout and building architecture for two flex industrial buildings with an office. The approximate 9.6-acre subject site is located at the northeast corner of Germann Road and Northrop Boulevard.

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hopewell Chandler Airport Center" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0066, 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. Compliance with original conditions adopted by the City Council as Ordinance No. 3673 in case DVR04-0037 Chandler Airport Center, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, stormwater retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. 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.

f. PLT19-0049 CHANDLER AIRPORT COMMERCE PARK

Approved.

Request Preliminary Plat approval for a 67-acre site zoned for Business Park uses, located south of the southeast corner of McQueen and Queen Creek roads.

Recommended Action

Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the Planning and Zoning Commission recommend approval of the Preliminary Plat, subject to the following condition:

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

g. CANCELLATION OF THE APRIL 1, 2020, PLANNING AND ZONING COMMISSION MEETING.

Approved.

Recommendation

Due to management of cases, the Planning staff is recommending cancellation of the April 1, 2020, Planning Commission hearing.

CHAIRMAN HEUMANN opened the floor to discuss any Items that have been read into the record.

CHAIRMAN HEUMANN said he had just one clarification in regards to the changes made by **COMMISSIONER KLOB** to the architecture during the study session if that would all be a part of the record.

KEVIN MAYO responded that it is and that the applicant has verified that the packet going to the council will be updated to reflect that.

COMMISSIONER PEKAU said in regards to the added stipulation on Item a the removal of the mesquite trees. He would normally have voted against the removal of them but he is in support of a great project.

CHAIRMAN HEUMANN said he appreciated that and closed the floor since there was no further discussion.

MOVED BY COMMISSIONER FLANDERS seconded by **COMMISSIONER KLOB** to approve all of the Items on the consent agenda including the additional stipulation for Item a as read into the record by Staff.

Chairman Heumann - In Favor
Commissioner Kimble - In Favor
Commissioner Flanders - In Favor
Commissioner Pekau - In Favor

Vice Chairman Rose - In Favor
Commissioner Eberle - In Favor
Commissioner Klob - In Favor

The motion passed unanimously 7- 0.

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

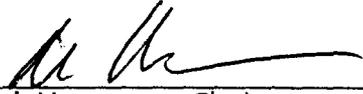
Chairman Heumann commented that we are in an unusual situation in this country. He continued that we have been able to pull together and get through other challenges over the years and would get through this as well. He urged everyone to support local businesses by ordering take out or purchasing gift cards from local restaurants. He said he would appreciate it if people could do that if not our economy would suffer.

7. **CALENDAR**

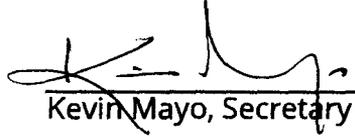
Next regular meeting will be held on Wednesday, May 6, 2020, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. **ADJOURNMENT**

The study session was adjourned at 5:37 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA May 6, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:30 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Michael Flanders
Commissioner Gregg Pekau
Commissioner Robert Klob

Also, present:

Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Ms. Lauren Schumann, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Zachary Werdean
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by VICE CHAIRMAN ROSE.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, March 18, 2020

Approved.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER KLOBE to approve the study session minutes of March 18, 2020, Planning Commission Hearing.

The motion passed unanimously 7-0.

b. Regular Meeting Minutes of Wednesday, March 18, 2020

Approved.

MOVED BY COMMISSIONER KLOB, seconded by VICE CHAIRMAN ROSE to approve the regular meeting minutes of March 18, 2020, Planning Commission Hearing.

The motion passed unanimously 7-0.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor
Commissioner Pekau – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor
Commissioner Klob – In Favor

businesses and residents.

c. PLH19-0009 DOBSON/PECOS DEVELOPMENT

Continued to the June 17, 2020, Planning and Zoning Commission Meeting.

Request approval to rezone from Agricultural (AG-1) to Planned Area Development (PAD) for hotel and a mix of medical, commercial, and office uses with Preliminary Development Plan approval for site layout and building design for a hotel, as well as a Mid-Rise Overlay to allow buildings up to 90 feet in height. The 19-acre site is located at the northwest corner of Dobson and Pecos roads.

The applicant requests a continuance to the June 17th Planning and Zoning Commission meeting to allow additional time to revise their request and post notification on the subject site as required by City Code. This item was previously continued from the March 18th Planning and Zoning Commission meeting for the same reason.

d. PLH20-0015 MOVE HUMAN PERFORMANCE CENTER

Approved.

Request Use Permit approval to continue a sports therapy and training facility located in a Planned Light Industrial zoning district with a Planned Area Development Overlay (I-1/PAD). The business is located at 375 E. Elliot Road, Suite 7, east of the southeast corner of Arizona Avenue and Elliot Road.

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval to extend Use Permit for five (5) years, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The Use Permit shall remain in effect for five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

e. PLH20-0016 AMERICAN MEDICAL ASSOCIATES

Approved.

Request zoning amendment approval for an amendment to the Planned Area Development (PAD) to allow Neighborhood Commercial (C-1) and Community Commercial (C-2) land uses, zoned Planned Area Development. The address is 1915 E. Chandler Boulevard on the southwest corner of Chandler Boulevard and Cooper Road.

Recommended Action

Planning staff find the request is in compliance with the General Plan and recommends the Planning & Zoning Commission to approve the rezoning from PAD to PAD Amended to allow Neighborhood Commercial (C-1) and Community Commercial (C-2)

MICHAEL LANE, 4413 W KITTY HAWK, comments are as follows: *Residential use of the parcel is incompatible with Stellar Airpark, including long term residential care.*

DANIEL HOFKINS, 4307 W MERCURY WAY, left no further comments.

CHAIRMAN HEUMANN stated that item **b. PLH20-0002 EVERLASTING SERVICES** has been requested to be continued which will allow the applicant and the neighborhood to work through these issues.

CHAIRMAN HEUMANN closed the floor since there was no further discussion.

MOVED BY COMMISSIONER PEKAU seconded by **COMMISSIONER KIMBLE** to approve all of the Items on the consent as read into the record by Staff.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor
Commissioner Pekau – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor
Commissioner Klob – In Favor

The motion passed unanimously 7- 0.

ACTION:

a. PLH19-0064/PLT19-0059 TREELAND

Approved with added stipulations.

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential along with Preliminary Development Plan (PDP) approval for subdivision layout and Preliminary Plat approval for a 86-lot single-family residential subdivision. The approximate 25.1-acre site is located at the southwest corner of Chandler Heights Road and 124th Street.

The vote was amended to include the additional stipulations that were agreed to be added to the PDP and Preliminary Plat during the study session before the regular meeting. Commission recommended adding the following stipulation: No. 8 to the PDP, "No more than 2 two-story homes shall be built side by side on lots adjacent to Chandler Heights Road." Stipulation No. 2 to the Preliminary Plat, "If right away improvements are referred along 124th Street required width shall be reduced to 30 feet."

Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from AG-1 to PAD for single family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Treeland" and kept on file in the City of Chandler Planning Division, in File

Accessory structures	<ul style="list-style-type: none">• Min. 10 ft. rear property line• Must comply with side yard setbacks and maximum lot coverage• Must be located behind the front façade of the principal building
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8. This rezoning request does not include a specified timing stipulation. This relieves the 1-year timing condition from the effective date of the ordinance as specified in the Chandler City Code, Section 35-2603(b).
9. A separate Preliminary Development Plan application shall be reviewed and approved for the housing product.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Treeland" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0064, 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. The following enhanced landscape standards shall apply to the common open space and retention area along Chandler Heights Road, 122nd Street, and 124th Street:
 - a. 100% of required trees shall have a minimum planting size of a 24-inch box
 - b. A minimum of one (1) trees and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. The landscaping in all open-spaces, shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. 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.
7. The existing irrigation ditch located on the Property shall either be undergrounded in compliance with City Code Section 48-12.12 with the agreement of the properties served by the ditch, or left in place and a view fence constructed along the border of

from the west side of the development. He said presented some pictures to the committee and the audience to show the dust control that he is concerned about. The first picture that he presented was of a car driving by in the afternoon to give an idea of the dust that he was talking about. The other picture he presented was that of looking from the direction north from his house and the location of the corner of the Treeland development. He said that you can see a strip of dirt and the next picture he presented is a little closer which shows Via de Palmas at the location which is the corner of the development. He pointed out where the ingress was and pointed out where the concerns of traffic were, headed down further to Cloud. He showed another close up of the same intersection and a close up of the strip of dirt but this time headed south towards 122nd before it hits pavement again. He stated that this was a wider road and a different situation than 124th. He said there is going to be a lot of traffic on this road more than there already is. He presented another picture of the road from that afternoon.

CHAIRMAN HEUMANN asked if there were any questions for the speaker. He asked the speaker if those were county roads.

SPEAKER, KEVIN WHEELER responded that they are in the county and they had brought it to the county's attention but they would not do anything about it. He said he had reached out to LAUREN SCHUMANN over a month ago to see who they could reach out to about their concerns as no one seemed to own up to it. He said that this development would just increase their nightmare.

VICE CHAIRMAN ROSE responded that he was familiar with that area. He said the Wood Road that was developed was paved by the builder.

SPEAKER, KEVIN WHEELER said that the little bit of paving that is there is from all the property owners just chipping in. He said that the county did do Via de Palmas and they had added speed bumps there. He said that the problem is that people are driving aggressively and dangerously through the dirt strip. He said that they are not just kicking up dirt but endangering people who are just walking down the road.

VICE CHAIRMAN ROSE agreed that there would be people from the proposed subdivision driving through the road on Via de Palmas to get to 122nd.

CHAIRMAN HEUMANN asked the staff if the City of Chandler had an obligation on County roads.

LAUREN SCHUMANN responded that they do not. She said she had spoken to Ms. Wheeler about a month ago. She said they were at the intersection of Teakwood and 122nd Street which is located in Maricopa County. She continued that the City of Chandler does not have jurisdiction on 122nd Street. She said all the properties south of Chandler Heights Road has a 30-foot easement that runs through in front

on the corner of Chandler Heights and McQueen. He said that within the last four months that is when he has seen the most impact of the traffic going through there. He said that it is steadily getting busier because there is more population moving around them but that new development has impacted them quite significantly.

SPEAKER, KEN MCALISTER, 24206 S 124TH STREET, said he had three items he would like to discuss. He said started with the ingress-egress on 122nd street. He said the plan currently shows two one on 122nd Street and one on Chandler Heights. He said there are two other subdivisions in this local area that only have one ingress-egress access point in the development. He said one is a development by Maracay Homes down off of Chandler Heights and just east of Cooper. He said that you can see that there is just that one egress but there is a fire/emergency access point that comes out of the subdivision onto a County road. He said that is one development that has just one ingress-egress and the other is one that is being built right now just down from Riggs Road between McQueen and 124th. He added that on this subdivision there is also a single ingress-egress access point off of Riggs. He said it also has an emergency exit onto County road. He said one of the things he would like to see with this development is the ingress-egress on 122nd become an emergency exit only which would take some of the issues with the road and the traffic going down 122nd.

He said that the second item he would like to talk about is the irrigation ditch. He said according to the PDP there is not a single owner or user of the ditch that has given any kind of permission to do anything to change anything of that structure. He said that with that being said if they look at the ditch that currently serves their properties with water. He said it dead end on this property and he pointed out the center area of where it starts. He said that if the road were developed and they learned some new information tonight that it could be a deferment or what it could look like. He said he is asking for this action item to be deferred to another meeting so they can have more of an understanding and knowledge on what that deferment would look like and their options as homeowners. He said he just felt it was too soon to vote on it tonight without them having any more information. He said the same as the City and the builder there are things that they can work on together on that they have not had a chance to do. He said he would ask that they can defer to the next session so they can have more information to work with the builder.

COMMISSIONER KLOB asked the **SPEAKER, KEN MCALISTER** if he had the information on how many lots the subdivisions he had mentioned have.

SPEAKER, KEN MCALISTER responded that he had. He said the subdivision that is just south from Riggs, there are 41 lots and it is a 14-acre parcel. He said the subdivision that Maracay built with the PDP being approved in 2016 is 35 acres so

by the retention basin to the south. He said that improvement will also include the frontage of the out parcel that is not within their community. He said Meritage developed Orchard Heights which is a development that he had worked on and they had improved the half street. He said they believe that improvements they are making per City requirements to 122nd are appropriate and will make the situation a little bit better out there. He said as indicated he can't control what is outside of the property to what has happened just south of there. He said as it has been indicated that is within the County and they are improving 122nd Street to make it so it is withing City standards. He said to some of the examples that had been brought up by SPEAKER, KEN MCALISTER. He sais one of the developments was Hawthorne Crossing which is east of Copper along Chandler Heights. He said it was developed and entitled by Terra West and Maracay had bought the land plan after it had been in place. He said the only thing they did on that was the process the PDP for housing products. He said so Maracay was not involved with the design of the community and certainly cannot speak as to why there is emergency access on the southwest side. He said as Maracay has looked over this that they believe that the amount of traffic that will be exiting 122nd and especially going south will be minimal. He said that they believe with them improving 122nd the main access point onto Chandler Heights that there are appropriate means of ingress-egress. He said that they believe people will take the road of least resistance which is the improved roads that Maracay will be doing. He said improving 122nd the south half along the frontage road will be improved as well. He said this will be a completely gated community and so that needs to be mentioned as well. He said to 124th and the irrigation line going on there, they understand the neighbors' concerns. He said as they have visited with them and talked about it one of the things that became abundantly clear as is the requirement for most of the developments that he has worked on, irrigation right and property is something they are responsible for and that Maracay will ensure that the water continues to flow through. He said although this is a private irrigation line and there is water that flows through there today. He added that there is an irrigation line that flows through Chandler Heights Road that they will also be undergrounding that runs thought their frontage. He said but in regards to this line and 124th as they have indicated Maracay is responsible for making sure that the water continues to flow down there. He said that there is going to be an easement that will be indicated on the final plat irrigation line that will ensure that the rights that exist today in terms of water flowing will continue to flow in the future. He said additionally as he has stated in an email to SPEAKER, KEN MCALISTER which he is happy to state today that the future HOA will be responsible for the maintenance of the irrigation line whether it is above ground, it stays in its current form, or it shifts over depending on the discussion on 124th or whether it's underground. He continued that Maracay and the HOA will be responsible for that and they will put provisions for that in the CC&Rs to ensure that the maintenance takes place. He said that was always their understanding as they visited with neighbors and their concerns. He said as they

to the applicant's point, we know within at least the zoning box where the edges are. He continued that they know where the property lines are with all the back of the homes that back into it on 124th are. He said they know where track widths are. He said if they would have gone forward with some of the improvements now they would know how much of a right away they would need. He said if they don't do the road improvements now. We know how much of a right away we need. He said right now we are simply working within those edges of the 124th alignment. He said moving forward they agree to defer it. He said that there may be pieces to be put in that are appropriate to put in Phase 1.

CHAIRMAN HEUMANN asked if there was a monetary number would Maracay would be putting it on some escrow account for the City just like we do for a traffic light or anything like that. He added or a half street improvement so when it does get done the money will be sitting there to get done.

KEVIN MAYO confirmed that it was correct. He said just simply for the record the City's approach to offset improvements has been doing it in Pase 1. He continued that historically the applicant when they are doing all the things that they are doing, has a certain buying power to get it done. He said so they will get the estimates on what they would spend on the roadway. He said if the City comes to do it through CIP it ends up costing us more as we are on leveraging all this other stuff around a project. He said one of the things that they have been engaging in with a conversation with the applicant is coming up with a realistic number and a lump sum number in place of those improvements. He said all of that happens far along the engineering road, after zoning, and even after pre plat. He said when you get into the final plat that is really when you start getting into those details and all of the stuff that they will be working on with the applicant.

CHAIRMAN HEUMANN asked if there were any further questions to staff. He then closed the floor.

COMMISSIONER EBERLE asked if there would be opportunities for the neighbors to engage in the process once they get past this point. He said a lot of their concerns are regarding things that come later. He wanted to know if there would be opportunities for them to voice their concerns then. He asked if there would be an opportunity to engage them or to direct them into County resources.

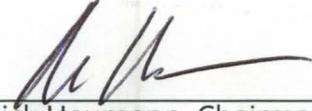
LAUREN SCHUMANN confirmed that there would be conversations to be had even up until an hour before this meeting they were having conversations with surrounding neighbors. She said she knows the applicant has been very open in providing information regarding future plans with the irrigation ditch.

APPLICANT, BRANNAN RAY responded that one of the things they had made redundantly clear was the fact that there will be opportunities to participate in. He said that he takes a lot of pride appearing before this committee and the council with the

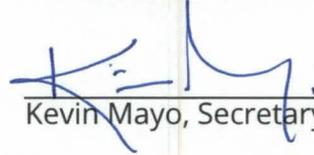
Council Chambers, 88 East Chicago Street, Chandler, Arizona

9. **ADJOURNMENT**

The regular meeting was adjourned at 6:19 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA June 3, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

CHAIRMAN HEUMANN called the regular meeting to order at 5:37 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Michael Flanders
Commissioner Gregg Pekau
Commissioner Robert Klob

Also, present:

Mr. Derek Horn, Development Services Director
Mr. Louis Kneip, Development Engineering Manager
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Ms. Susan Fiala, Senior City Planner
Mr. Zachary Werdean, Assistant City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, May 6, 2020

Approved.

MOVED BY COMMISSIONER PEKAU, seconded by COMMISSIONER KLOB to approve the study session minutes of May 6, 2020, Planning Commission Hearing.

The motion passed unanimously 7-0.

b. Regular Meeting Minutes of Wednesday, May 6, 2020

Approved.

MOVED BY COMMISSIONER PEKAU, seconded by COMMISSIONER KLOB to approve the study session minutes of May 6, 2020, Planning Commission Hearing.

The motion passed unanimously 7-0.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor
Commissioner Pekau – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor
Commissioner Klob – In Favor

4. ACTION ITEMS:

CHAIRMAN HEUMANN informed the audience prior to the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. After staff reads the consent agenda including any changes into the record the audience will have an opportunity to speak. All the items on the consent agenda will be approved by a single vote.

a. PLH20-0002 EVERLASTING SERVICES

Continued to the July 1, 2020, Planning and Zoning Commission Meeting.

Request to rezone from Planned Area Development (PAD) to Amended PAD for long-term rehabilitative care facility. The site is located northwest to the northwest corner of Chandler Boulevard and McClintock Drive.

The applicant requests a continuance to the July 1st Planning and Zoning Commission meeting to allow additional time to address concerns received from Stellar Air Park businesses and residents.

b. PLH20-0021/PLH20-0020 TOWN FRYE

Approved with the added stipulation.

Request Area Plan Amendment to the San Tan Area Plan from "Mixed Use, Commercial, Office, Specialty Retail" to "Multi-Family, Mixed Use, Commercial, Office, Specialty Retail," with Rezoning from Planned Area Development (PAD) to PAD Amended to additionally allow multi-family, along with Preliminary Development Plan approval for site layout and architectural design, and Mid-Rise Overlay for building height. The 17.96-acre site is located at the southeast corner of Ellis and Frye Roads.

The vote included an additional stipulation that was agreed to be added to the PDP during the study session before the regular meeting. Commission recommended adding the following stipulation: No. 4 - c, "Along Frye and Ellis road frontages 50% of the trees shall have a minimum planting size of 24" box, 25% at a 36" box, and 25% of a 48" box."

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from PAD to Amended PAD to allow the additional land use of Multi-Family, subject to the following conditions:

1. Except as modified by the following stipulations, commercial, office, hotel and specialty retail uses as permitted by Ordinance No. 3197 and as stipulated in the Preliminary Development Plan approved by Council as part of Case No. PDP06-0002 Chandler Piazza shall remain permitted on the subject site.
2. Multi-family dwelling units shall be permitted on the subject 17.96-acre site and developed in substantial conformance with the Development Booklet, entitled, "Town Frye" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0020, -modified by such conditions included at the time the Booklet was approved by the

-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 Chandler City Council.

3. The following setbacks shall apply:

Front (North)	10'
Side (East)	20'
Side (West)	20'
Rear (South)	10'

4. Building heights shall be limited to a maximum of 55 feet in height.
5. 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.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
7. The site shall be maintained in a clean and orderly manner.
8. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
9. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
10. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. This rezoning request does not include a specified timing stipulation. This relieves the 1-year timing condition from the effective date of the ordinance as specified in the Chandler City Code, Section 35-2603(b).

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval site and building design, subject to the following conditions:

1. Multi-family development shall be in substantial conformance with the Development Booklet, entitled "Town Frye" and kept on file in the City of Chandler Planning Division, -in File No. PLH20-0020, 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. Unless otherwise determined by the Planning Administrator, site and architectural exhibits shall be submitted for Administrative Design Review prior to the development of commercial, office, hotel or specialty retail uses on the subject site. Said review shall be to ensure the exhibits approved by Council as part of Case No. PDP06-0002 Chandler Piazza are substantially adhered to and appropriately updated to be aesthetically and functionally consistent with surrounding development and applicable City of Chandler criteria.
3. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
4. The following enhanced landscape standards shall apply to the common open space and retention areas along each street frontage:
 - a. 100% of required trees shall have a minimum planting size of a 24-inch box
 - b. A minimum of one (1) trees and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.
 - c. Along Frye and Ellis road frontages 50% of the trees shall have a minimum planting size of 24" box, 25% at a 36" box, and 25% of a 48" box.**
5. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
6. Raceway and cabinet signage shall be prohibited within the development. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
7. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
8. Where direct access is provided between ground floor units and the public sidewalk, said units shall be accessible and securable by the resident from the interior and exterior of the unit.
9. 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.

c. PLH19-0009 DOBSON/PECOS DEVELOPMENT

Withdrawn.

Request approval to rezone from Agricultural (AG-1) to Planned Area Development (PAD) for hotel and a mix of medical, commercial, and office uses with Preliminary Development Plan approval for site layout and building design for a hotel, as well as a Mid-Rise Overlay, to allow buildings up to 90 feet in height. The 19-acre site is located at the northwest corner of Dobson and Pecos roads.

To allow a greater amount of time to revise the application, the applicant is now requesting to withdraw the application from the public hearing process for the reason of re-advertising.

d. CANCELLATION OF THE JUNE 17, 2020, PLANNING AND ZONING COMMISSION MEETING.

Approved.

Recommendation

Due to management of cases, Planning staff is recommending cancellation of the June 17, 2020, Planning Commission hearing.

CHAIRMAN HEUMANN asked the audience if there was anyone that wished to speak on any of the items that have been read on the consent agenda.

COMMISSIONER FLANDERS commented on Item b. He said he had been following for a while and was glad to finally see it come forward. He said especially with the variety of design elements, materials, and everything else. He said when he first saw it he knew that the applicant had been working with staff and everything else and he appreciated that. He stated they had done a good job.

CHAIRMAN HEUMANN said that to add to his comments from earlier he believed it was a great addition to help redevelop the mall and keep it healthy by adding 400 units of high-quality residential within a half a mile of where you can go eat and do everything else.

CHAIRMAN HEUMANN closed the floor since there was no further discussion.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER KLOB** to approve all of the Items on the consent agenda including the additional stipulation for Item b as read into the record by Staff.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor
Commissioner Pekau – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor
Commissioner Klob – In Favor

The motion passed unanimously 7- 0.

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

None.

7. CALENDAR

Next regular meeting will be held on Wednesday, July 1, 2020, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. **ADJOURNMENT**

The regular meeting was adjourned at 5:43 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA August 5, 2020, held in the City Council Chambers, 88 E. Chicago Street.

1. **CALL TO ORDER / ROLL CALL**

CHAIRMAN HEUMANN called the regular meeting to order at 5:30 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Robert Klob
Commissioner Michael Flanders
Commissioner George Kimble
Commissioner Matt Eberle

Absent:

Commissioner Gregg Pekau

Also, present:

Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Mr. Derek Horn, Development Services Director
Ms. Susan Fiala, Senior City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Elisa Thompson, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER FLANDERS.

3. **APPROVAL OF MINUTES:**

a. Study Session Minutes of Wednesday, July 1, 2020

Approved.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER FLANDERS to approve the study session minutes of July 1, 2020, Planning Commission Hearing.

The motion passed unanimously 5-0.

b. Regular Meeting Minutes of Wednesday, July 1, 2020

Approved with correction.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER FLANDERS to approve the study session minutes of July 1, 2020, Planning Commission Hearing.

COMMISSIONER EBERLE was absent on July 1, 2020, Planning Commission hearing and ABSTAINED from the vote.

The motion passed unanimously 5-0.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Klob – In Favor

Vice Chairman Rose – In Favor
Commissioner Flanders – In Favor

4. ACTION ITEMS:

CHAIRMAN HEUMANN informed the audience prior to the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda. He asked the audience if there was anybody that wished to speak and stated that all the items on the consent agenda will be approved by a single vote.

a. PLH20-0017 ARCHES CLIMBING AND FITNESS,

rezoning from Planned Area Development (PAD) to an amended PAD with a Mid-Rise Overlay.

PRELIMINARY DEVELOPMENT PLAN (PDP) for an indoor rock climbing and fitness facility and conceptual site plan approval for future office and commercial, located north of the northwest corner of Gilbert and Ryan roads.

om Planned Area Development (PAD) to an amended PAD for a long-term rehabilitative care facility.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from PAD to amended PAD with a Midrise Overlay for commercial and office uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arches Climbing + Fitness" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0017, 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. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
3. The Midrise Overlay applies only to the climbing and fitness building and shall be limited to a maximum height of sixty-five (65) feet. All other buildings shall be subject to a maximum height of forty-five (45) feet.
4. Uses shall be consistent with uses permitted in C-3 Regional Commercial District.
5. No television, communication towers or stand-alone antennas shall be constructed on the property. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes

including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.

6. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arches Climbing + Fitness" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0017, 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
3. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. All raceway signage shall be prohibited within the development
5. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
6. All signs shall comply with sign standards approved in the original Watermark development booklet in case DVR06-008.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. 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.
9. The future office and retail buildings shall carry an architectural level of detail similar to the facades of the climbing and fitness building. Said office and retail buildings shall be subject to administrative approval.

Proposed Motions

Rezoning

Motion Planning and Zoning Commission to recommend approval of Rezoning PLH20-0017 Arches Climbing + Fitness, Rezoning from PAD to amended PAD with Midrise overlay for commercial and office uses subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Motion Planning and Zoning Commission to recommend approval of Preliminary Development Plan PLH20-0017 Arches Climbing + Fitness for an indoor rock climbing and fitness facility and conceptual site plan approval for future office and commercial, subject to the conditions as recommended by Planning staff.

b. PLH19-0062 HAPPY PETS PALACE & PLAYGROUND,

Approved.

use permit to continue outdoor dog play yards to operate together with a doggy daycare, overnight boarding, and training facility located at 1080 E. Pecos Road, Suites 15 to 18, at the northeast corner of Pecos and McQueen roads.

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval to extend the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved attachments (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. The fabric canopy structures shall be maintained in a manner similar to that at the time of installation.
5. The Use Permit shall remain in effect for five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

Proposed Motion

Motion Planning and Zoning Commission to recommend approval of Use Permit case, PLH19-0062 Happy Pets Palace & Playground, subject to the conditions as recommended by Planning staff.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER EBERLE** to approve all of the items on the consent agenda.

Chairman Heumann – In Favor
Commissioner Kimble – In Favor
Commissioner Flanders – In Favor

Vice Chairman Rose – In Favor
Commissioner Eberle – In Favor
Commissioner Klob – In Favor

The motion passed unanimously 6-0.

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

CHAIRMAN HEUMANN congratulated Mark Stewart and Christine Ellis who won the primary on City Council. There was still one more seat that was close to deciding whether there is a run-off or not.

7. CALENDAR

Next regular meeting will be held on Wednesday, August 19, 2020, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. ADJOURNMENT

The regular meeting was adjourned at 5:33 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary