2021 Planning and Zoning Commission Minutes

Meetings

January 6, 2021

January 20, 2021

February 17, 2021

March 3, 2021

March 17, 2021

May 5, 2021

June 2, 2021

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Remaining 2021 meeting minutes posted on AgendaQuick

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA January 6, 2021, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER / ROLL CALL

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

The following Commissioners answered Roll Call:
Vice Chairman David Rose
Commissioner Robert Klob
Commissioner Michael Flanders
Commissioner George Kimble
Commissioner Gregg Pekau
Commissioner Matt Eberle

Absent:
Chairman Rick Heumann

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Lauren Schumann, Senior City Planner
Ms. Susan Fiala, Senior City Planner
Mr. Benjamin Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER FLANDERS.

3. APPROVAL OF MINUTES:

a. Study Session Minutes of Wednesday, November 18, 2020
Approved.

MOVED BY COMMISSIONER KLOB, seconded by COMMISSIONER KIMBLE to approve the study session minutes of November 18, 2020, Planning Commission Hearing.

VICE CHAIRMAN ROSE was absent on November 18, 2020, Planning Commission hearing and ABSTAINED from the vote.

The motion passed unanimously 5-0.

b. Regular Meeting Minutes of Wednesday, November 18, 2020
Approved.

MOVED BY COMMISSIONER KLOB, seconded by COMMISSIONER KIMBLE to approve the study session minutes of November 18, 2020, Planning Commission Hearing.

VICE CHAIRMAN ROSE was absent on November 18, 2020, Planning Commission

hearing and ABSTAINED from the vote.

The motion passed unanimously 5-0.

Commissioner Eberle – In Favor
Commissioner Flanders – In Favor
Commissioner Klob – In Favor
Commissioner Kimble – In Favor
Commissioner Pekau – In Favor

4. **AGENDA ITEMS:**

VICE CHAIRMAN ROSE informed the audience before the regular meeting, Commission and Staff met in an open study session to discuss each of the items on the agenda and the consent agenda will be approved in a single motion. He asked the audience if anyone wished to speak and there was none.

a. PLH19-0063/PLT19-0055 ELUX AT MCQUEEN,
Approved with a modified stipulation.

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for multi-family residential, Preliminary Development Plan approval for site layout, building architecture, and Preliminary Plat approval on approximately 12.87 acres located at the southeast corner of McQueen Road and the Santan 202 Freeway.

The vote included rezoning stipulation #11 was amended to state the following, "The developer shall be responsible for the design and installation of a traffic signal at the intersection of McQueen Road and Armstrong Way during the initial phase of construction".

Recommended Actions
Rezoning

Planning staff recommend Planning and Zoning Commission move to recommend approval of rezoning from AG-1 to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, 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.

2. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager submitting to the Zoning

Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.

4. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

5. 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.

6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."

7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating on Chandler Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Elux at McQueen's Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.

8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for

the signature of each buyer, acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity and other externalities. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing municipal airport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

10. Multi-family dwelling units shall be permitted up to a maximum density of 12.59 dwelling units per acre.

11. The developer shall be responsible for the design and installation of a traffic signal at the intersection of McQueen Road and Armstrong Way during the initial phase of construction.

12. 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.

13. 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.

14. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

15. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
McQueen Road	50'
North Property Line	10'
East Property Line	10'
South Property Line	35'

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, 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.

2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

3. 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.

4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.

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.

6. The site shall be maintained in a clean and orderly manner.
7. 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.

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

9. Roadway-style signs shall be installed at multiple locations as depicted in the development booklet that identify the presence of low flying aircraft.

Preliminary Plat
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.

Proposed Motions
Rezoning
Move Planning and Zoning Commission recommend approval of PLH19-0063 Elux at McQueen, rezoning from AG-1 to PAD for multi-family residential, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary

Development Plan, PLH19-0063 Elux at McQueen, subject to conditions as recommended by Planning staff.

Preliminary Plat
Motion Planning and Zoning Commission to recommend approval of Preliminary Plat, PLT19-0055 Elux at McQueen, as recommended by Planning staff.

b. PLH20-0066/PLH20-0028/PLT20-0032 HUDSON CROSSINGS, Approved.

Request Area Plan Amendment to the Chandler Airpark Area Plan from High-Density Residential to Low-Medium Density Residential, Rezoning from Planned Area Development (PAD) for multi-family residential to PAD for single-family residential, Preliminary Development Plan for subdivision layout and building architecture and Preliminary Plat approval on approximately 6.39 acres located east of the northeast corner of McQueen Road and the Santan 202 Freeway.

Recommended Actions
Area Plan Amendment
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Chandler Airpark Area Plan from High Density Residential to Low-Medium Residential Density.

Rezoning
Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from PAD multi-family to PAD single family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, 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. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:
   Building setbacks (min.)

Front	10 ft. to livable, 20 ft. to garage
Sides	5 ft.
Rear	20 ft. to livable, 10 ft. to patio (plans 3 and 4)

5. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

   a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.

   b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".

   c) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

   d) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

   e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

   f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A

professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/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 a heliport at the Chandler Municipal Airport 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 or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt-paving surface. Any noise mitigation, if required, is the responsibility of the development.

8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/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 a City of Chandler wastewater treatment facility 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 or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. 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.

9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, 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 site shall be maintained in a clean and orderly manner.

3. 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.

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

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 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. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.

8. Sign packages, including freestanding 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.

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.

10. At least one roadway-style sign shall be installed in a prominent location identifying the presence of low flying aircraft.

11. The roadway easement located north of Lots 34-43 shall be improved with a decomposed granite drive, a paved sidewalk and landscaping.

Preliminary Plat
Planning staff recommends Planning and Zoning Commission move to 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.

Proposed Motion
Area Plan Amendment
Move Planning and Zoning Commission recommend approval of PLH20-0066 Hudson Crossings amending the Chandler Airpark Area Plan from High Density Residential to Low-Medium Residential Density as recommended by Planning staff.

Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0028 HUDSON CROSSINGS rezoning from PAD multi-family to PAD single family, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0028 HUDSON CROSSINGS, subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0032 HUDSON CROSSINGS, as recommended by Planning staff.

c. PLH20-0047/PLH20-0048 VALERIO AT OCOTILLO AND RESIDENCE INN EXPANSION,
Approved.
Request Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial and Preliminary Development Plan for site layout and building architecture on approximately 0.61 acres located east of the southeast corner of Queen Creek and Price roads.

Recommended Actions
Area Plan Amendment
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-family residential to Commercial on 0.61 acres.

Rezoning
Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Planned Area Development for Medium Density Residential

(PAD/MF-1) to PAD for Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, 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 minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move 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 "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, 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 site shall be maintained in a clean and orderly manner.

3. 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.

4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

5. A pedestrian pathway and pedestrian gate shall be installed along the common property line to connect the multi-family development and hotel development allowing for shared parking and pedestrian access for multi-family guests.

6. The landscape strip along the north property line of the hotel shall be no less than ten feet in width.

7. Existing date palms located within the parking lot shall be maintained or replaced with new date palms.

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.

Proposed Motions
Area Plan Amendment
Move Planning and Zoning Commission recommend approval of PLH20-0047 Valerio at Ocotillo and Residence Inn Expansion, Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial.

Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, subject to the conditions as recommended by Planning staff.

d. PLH20-0049 1ST PET VETERINARY CENTERS,
Approved.
Request to amend the Planned Area Development (PAD) zoning by adding a veterinary clinic as a permitted use to the Planned Commercial Office (PCO) uses currently allowed. The subject site is located at 1257 W. Warner Road, west of the southwest corner of Alma School and Warner roads.

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 PCO and Veterinary Clinic uses, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, Veterinary Clinic, medical, dental offices and like uses.

2. Landscaping shall be in compliance with current Commercial Design Standards.

3. 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.

4. All exterior light sources shall be averted away from adjacent residential properties.

5. The designated outdoor smoking area shall be setback a minimum of fifty-(50) feet from adjacent residential properties.

6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.

Proposed Motion

Move Planning and Zoning Commission recommend approval of PLH20-0049 1st Pet Veterinary Centers Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended, adding Veterinary Clinic and like uses, subject to conditions as recommended by Planning staff.

e. PLT20-0033 QUEEN CREEK COMMERCE CENTER,
Approved.
Request Preliminary Plat approval for a proposed industrial development on 33.64 acres located at the southwest corner of Queen Creek Road and Hamilton Street.

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.

Proposed Motion
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0033 Queen Creek Commerce Center, as recommended by Planning staff.

f. PLT20-0029 LOTUS PROJECT,
Approved.
Request Preliminary Plat approval for an existing and proposed Industrial development on 53.33 acres located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Santan 202 Freeway and approximately ¼ of a mile west of Kyrene Road).

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.

Proposed Motion
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0029 LOTUS PROJECT, as recommended by Planning staff.

MOVED BY COMMISSIONER FLANDERS seconded by **COMMISSIONER EBERLE** to approve all of the items on the consent agenda including the amended stipulation on Item a. as read into the record by Staff.

The motion passed unanimously 6-0.

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

5. BRIEFING ITEMS

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

None

7. *CALENDAR*

Next regular meeting will be held on Wednesday, January 20, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona

8. ADJOURNMENT

The regular meeting was adjourned at 5:41 p.m.

Rick Heumann, Chairman

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA January 20, 2021, held in the City Council Chambers, 88 E. Chicago Street.

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

CHAIRMAN RICK HEUMANN called the regular meeting to order at 5:48 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 Gregg Pekau
Commissioner Matt Eberle

Absent:

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Susan Fiala, Senior City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER KLOB

3. **APPROVAL OF MINUTES:**

Study Session and Regular Meeting Minutes of Wednesday, January 6, 2021 Approved.

MOVED BY VICE CHAIRMAN ROSE, seconded by COMMISSIONER PEKAU to approve the Study Session and Regular Meeting minutes of January 6, 2021, Planning Commission Hearing.

The motion passed unanimously 7-0.

4. **AGENDA ITEMS:**

CHAIRMAN HEUMANN informed the audience before the regular meeting, Commission and Staff met in an open study session to discuss both items on the agenda with recommendations to approve Item A with stipulations and Item B to be continued pending Design Review.

A. PLH20-0033, PLH20-0034 CHANDLER LA PAGLIA HIGH SCHOOL SEMINARY AND PROFESSIONAL OFFICES Approved with stipulation

Request area plan amendment to the Southeast Chandler Area Plan from Envisioned Community/Regional Open Space and Recreational Opportunities to Traditional Suburban Character, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), and Preliminary Development Plan approval for professional

offices and institutional/educational uses on approximately 1.7 acres located south of the southwest corner of Gilbert and Ocotillo Roads.

Stipulation Item A: Approved with stipulation for the rezoning and land use. Planning and Zoning Commission discussed the proposed permitted land uses and recommended that medical and dental offices be prohibited uses due to traffic and circulation patterns for both on-site and off-site.

Background

- Site is approximately 1.7 net acres.
- Annexation request is scheduled for the February 11, 2021 City Council meeting to request Initial City zoning of Agricultural District (AG-1). Annexation public hearing held on October 15, 2020.
- Site is currently vacant.

Surrounding Land Use Data

North	Commercial (Unincorporated - Arizona Olympian Gymnastics)	South	Commercial (Dollar Self Storage)
East	lbert Rd. then new Chandler Unified School District high school	West	RWCD Canal

General Plan and Southeast Chandler Area Plan

	Existing	Proposed
General Plan	Neighborhoods	No change
outheast Chandler Area Plan (SECAP)	nvisioned Community/Regional Open Space and Recreational Opportunities	aditional Suburban Character

Proposed Development

Seminary	
Building Area	3,681 sq. ft. (+ 1,329 sq. ft. future expansion) Total of 5,010 sq. ft.
Building Height (max.)	22 ft.
Parking Required	25 spaces total (includes future expansion)
Parking Provided	27 spaces total
Future commercial offices/medical offices	
Building Area	6,336 sq. ft.
Building Height (max.)	30 ft.
Parking Required	43 additional spaces (1 space per 150 sq. ft.)
Parking Provided	70 total shared spaces

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the amendment to the Southeast Chandler Area Plan (SECAP). The Envisioned Community/Regional Open Space and Recreational Opportunities land use designation was identified at a time when the City owned property along the RWCD canal; however, the City property was sold and a regional open space and recreational area is no longer planned. A Traditional Suburban Character land use allows single story buildings along arterial streets, including for commercial and institutional/educational developments.

The request for rezoning to PAD provides for a limited list of permitted land uses which include the seminary (institutional/educational), general office, professional office, medical office, which generate low-traffic including but not limited to dental, insurance, counseling, assisted living, real estate and title companies. Prohibited uses include retail of any kind, call centers, cleaners, barbers, personal services, animal boarding and similar businesses.

The site layout and building architecture is in conformance with the SECAP design guidelines for commercial/non-residential land uses. Architectural design of the future professional office building requires a new PDP application to evaluate building architecture. Signage for the future phase may require a PDP if the future development prefers to modify the requirements of the Sign Code for PAD zoned properties. The seminary proposes one wall mounted sign.

Staff finds the proposal to be consistent with the goals of the General Plan and the SECAP, as amended, and recommends approval subject to conditions.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Neighborhood Meeting sign was posted on the property.
- A virtual neighborhood meeting was held on December 3, 2020. Three residents attended virtually to obtain project information. No questions were asked. No opposition to request was stated. An attendee commented the project is a nice fit.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Recommended Actions
Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Southeast Chandler Area Plan from Envisioned Community/Regional Open Space and Recreational Opportunities to Traditional Suburban Character.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Agricultural District (AG-1) to PAD for professional offices and institutional/educational uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, 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 uses shall be permitted:
Institutional uses including church, seminary, nursing home, and educational entity.

   Commercial Office uses including general office, professional office, medical office, dental, insurance, counseling, real estate and title companies.

   Other similar institutional and/or office uses not listed here may be permitted upon determination by the Planning Administrator that it will not generate a greater or more intense traffic impact on the area.

3. The following uses shall be prohibited: retail, call centers, dry cleaners, personal services (e.g., barber, nail and beauty salons, tattoo, day spa), animal daycare and boarding, bakery, bars, drive-through and restaurants.

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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/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 a City of Chandler water facility/recharge ponds 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 or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. 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.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, 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. A separate Preliminary Development Plan approval shall be required for the future building (Phase 2).

3. The site shall be maintained in a clean and orderly manner.

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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

7. Sign packages, including freestanding 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.

Proposed Motions

Area Plan Amendment

Move Planning and Zoning Commission recommend approval of PLH20-0033, Area Plan Amendment to the Southeast Chandler Area Plan from Envisioned Community/Regional Open Space and Recreational Opportunities to Traditional Suburban Character as recommended by Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0034 Chandler La Paglia High School Seminary and Professional Offices rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for professional offices and institutional/educational uses, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0034 Chandler La Paglia High School Seminary and Professional Offices, subject to conditions as recommended by Planning staff.

B. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL Continued to Design Review February 3, 2021 and Planning and Zoning February 17, 2021

Request to Rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, Preliminary Development Plan and Preliminary Plat approval for a neighborhood commercial center on approximately 3.5 acres located at the southwest corner of Pecos and McQueen Roads.

Following the writing of the staff memo, Planning staff Planning staff received correspondence from residents in the area stating concerns related to the proposed Starbucks.

Background

- Site is approximately 3.5 acres
- Site is currently vacant

Surrounding Land Use Data

North	Commercial	South	Single-family residential
East	McQueen Rd., then vacant and single-family residential	West	Single-family residential

General Plan and Chandler Airpark Area Plan

	Existing	Proposed
General Plan	Neighborhoods	No change
Chandler Airpark Area Plan	Neighborhood Commercial	No change

Proposed Development

Site area	3.5 acres
Building Area	Pad A: 2,306 sq. ft. (restaurant) Pad B: 2,800 sq. ft. (restaurant) Pad C: 13,000 sq. ft. (daycare Total : 18,106 sq. ft. total
Building Height (max.)	22 ft.
Building Setbacks	Required: Arterial landscaped intersection 50 ft. by 250 ft. Proposed: 44 ft. by 223 ft. along Pecos Rd. 50 ft. by 226 ft. along McQueen Rd. West: 20ft. Accessory structure 50 ft. Main building South: 50 ft.

Parking Required	101 spaces total
Parking Provided	103 spaces total
Building Architecture	Contemporary with stucco, brick veneer, metal railings and steel
Comprehensive Sign Program	One development sign, two monument signs, wall mounted signs

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the Chandler Airpark Area Plan designation of Neighborhood Commercial. The General Plan land use designation allows Neighborhood Commercial uses within developments located at arterial intersections to serve commercial needs of low-density residential communities.

The site layout provides three pad sites including two proposed restaurants and a daycare. Pad site A is proposed as a Starbucks drive-thru as clustered with a future restaurant/drive-through. Future phasing also includes a daycare. Building architecture is contemporary. Building and site layout comply with the intent of the Commercial Design Standards.

Late hour business policy defines any restaurant that opens its doors to the public one or more hours between midnight and 6 a.m., one or more days a week. Also, the policy is applicable when commercial is within 300 ft. of existing residential zoning. The proposed Starbucks anticipates business hours from 4:30 a.m. to 10 p.m., daily. These hours and building distance of approximately 206 ft. to the west, residentially zoned parcels require approval of the proposed businesses hours from 4:30 a.m. to 6 a.m., Mitigation proposed includes an 8 ft. tall solid wall along the entire site perimeter and several landscaped areas. Staff recommends as a stipulation that a 42-inch tall solid screen wall be constructed along the west and south edges of the Starbucks' drive through lane since this is the only building to be constructed in Phase 1. At the time Pad B is constructed, additional screen walls may be required to provide additional screening.

The applicant requests relief from the Zoning Code requirement that initial construction include a minimum of 12,000 sq. ft. of building area in Phase One. The request is to have the ability to leave Pads B and C be constructed in future phases. Perimeter landscaping along the entire site is to be included with Phase One. The required 50 ft. by 250 ft. landscape intersection is requested to be minimally reduced along both Pecos and McQueen roads. Staff supports the requested waivers due to the infill nature of the site and driveway location constraints.

Staff finds the proposal to be consistent with the goals of the General Plan and recommends approval subject to conditions.

Traffic Analysis

A Traffic Impact Analysis was prepared to analyze existing conditions and traffic with the proposed development. Based on the analysis, traffic impacts of the proposed

development could be mitigated by making adjustments to the existing traffic signal timing at the McQueen Road/Pecos Road intersection to maintain acceptable levels of service. Additionally, the Transportation Engineering Division will continue to work with the applicant to establish a circulation plan for the Day Care/Pre-K. This is being done in an effort to document pick-up/drop-off procedures and minimize potential implications to the adjacent public roadways that have occurred with similar land uses.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on July 21, 2020. Ten residents attended virtually to obtain project information. Questions and concerns voiced relate to traffic, construction timing, existing irrigation ditch, drive through locations, vehicle exhaust, land uses, and children's safety (daycare). No opposition to request was stated.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Agricultural District (AG-1) to PAD for Neighborhood Commercial (C-1) uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Late hour businesses shall not be open to the public from 10 p.m. to 4:30 a.m., seven days a week.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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. Solid screen walls of 42 inches in height shall be constructed along the outer edges of drive-through lanes.

3. The site shall be maintained in a clean and orderly manner.

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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

7. Sign packages, including freestanding 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.

Preliminary Plat
Planning staff recommends Planning and Zoning Commission move to 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.

Proposed Motions
Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0023 Pecos and McQueen Retail rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0023 Pecos and McQueen Retail, subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0037 Pecos and McQueen Retail, as recommended by Planning staff.

C. Motion to Cancel the February Planning Commission Hearings
Recommendation: APPROVED with reinstatement of February 17, 2021
Due to management of cases, Planning staff is recommending cancellation of the February 3, 2021, and February 17, 2021, Planning and Zoning Commission hearings.

Proposed Motion: APPROVED with reinstatement of February 17, 2021
Move to cancel the February 3, 2021, and February 17, 2021, Planning and Zoning Commission hearings as recommended by Planning staff.

SUSAN FIALA mentioned that the applicant would like to come up and discuss Item B, **PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL** .

DAVID DE LA TORRE, Planning Manager mentioned that we would like to cancel the February 3, and February 17, 2021 Planning and Zoning Commission meeting.

MOVED BY COMMISSIONER EBERLE seconded by **COMMISSIONER KLOB** move to cancel the February 3, 2021, and February 17, 2021, Planning and Zoning Commission meeting. The motion carried.

CHAIRMAN HEUMANN mentioned Item B, has some challenges with the site and it was unanimously recommended to continue to Design Review. He welcomed the applicant to come up and speak.

APPLICANT REESE ANDERSON with Pew and Lake, mentioned that he is a bit frustrated and understands the comments made, but with the cancellation of the February meetings pushes them into March. He stated that they have been working on the site plan for over six months and that, the initial proposal did have the drive-thru in the corner but was modified and now it is part of the discussion. Reese stated modifications to the site is restricted due to the size of the site but was open to taking it to Design Review and asked if the February 17th, Planning and Zoning Commission meeting be reinstated.

MOVED BY COMMISSIONER FLANDERS seconded by **COMMISSIONER EBERLE** to approve with stipulations, Item A. **PLH20-0033, PLH20-0034 CHANDLER LA PAGLIA HIGH SCHOOL SEMINARY AND PROFESSIONAL OFFICES** on the Consent Agenda with a recommendation to move Item B. **PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL** to Action for Design Review. The motion carried.

MOVED BY COMMISSIONER PEKAU seconded by **COMMISSIONER FLANDERS** to **reinstate** Planning and Zoning Commission meeting for **February 17, 2021**.

5. **BRIEFING ITEMS:**
None

6. **MEMBERS COMMENTS/ANNOUNCEMENTS**
None

7. CALENDAR

The next study session will be held before the regular meeting on Wednesday, February 17, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

The study session was adjourned at 6:08 p.m.

Rick Heumann, Chairman

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA February 17, 2021, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER/ ROLL CALL

CHAIRMAN HEUMANN called the study session to order at 5:31 p.m.
The following Commissioners answered Roll Call:
Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Robert Klob
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent:

Also, present:
Mr. David de la Torre, Planning Manager
Ms. Susan Fiala, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk
Ms. Julie San Miguel, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE

3. APPROVAL OF MINUTES

Study Session and Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, January 20, 2021 are approved. Minutes of the City of Chandler Planning and Zoning Commission, acting as the Design Review Committee, held on Monday, February 3, 2021 are approved.

MOVED BY VICE CHAIRMAN ROSE, second by COMMISSIONER KLOB to approve Study Session and Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, January 20, 2021 and Minutes of the City of Chandler Planning and Zoning Commission, acting as the Design Review Committee, held on Monday, February 3, 2021.

The motion passed unanimously 7-0.

4. **AGENDA ITEMS:**

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss both items on the agenda, Item A has been continued and Item B is on consent.

A. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL Continue To March 3, 2021, Planning and Zoning Commission

Request to Rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, Preliminary Development Plan and Preliminary Plat approval for a neighborhood commercial center on approximately 3.5 acres located at the southwest corner of Pecos and McQueen Roads.

B. PLH21-0004 MOVE HUMAN PERFORMANCE Approved

Request use permit approval to expand an existing sports therapy and training facility to an adjacent suite 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, approximately ¼ mile east of the southeast corner of Arizona Avenue and Elliot Road.

Background

- Property is zoned Planned Light Industrial zoning district with a Planned Area Development Overlay (I-1/PAD)
- Move Human Performance Center's Use Permit was originally approved by City Council under ZUP17-0009 on September 14, 2017
- A (5) five-year extension was approved on May 28,2020

Surrounding Land Use Data

North	Across Elliot Road: Existing building zoned (I-1/PAD)	South	Across E. Alamo Drive: Existing building zoned (I-1/PAD)
East	Across N. Colorado Street: Existing building zoned (I/1/PAD)	West	Existing building zoned (I-1/PAD)

Proposed Business Operations

	Existing	**Proposed**
Suite Square-footage	2,854 Square-feet	2,854 Square-feet (existing facility) + 1,400

		Square-feet (expansion area) = 4,254 Square-feet
Hours of operation	7:00 a.m. – 7:00 p.m.: Monday/Wednesday/Friday 5:00 a.m. – 5:00 p.m.: Tuesday/Thursday 8:00 a.m. – 12:00 p.m.: Saturday Closed : Sunday	Same
Number of Employees	Four (4)	Same

Review and Recommendation

Planning staff finds the expansion request of the sports therapy and training facility is a compatible use within the corporate park. The hours and days of operation does not conflict with other businesses, all activities occur indoors, clients are by appointment only, and on-site parking is adequate.

The Use Permit will maintain the same hours of operation, number of employees and activities. The sole modification of the facility is to expand their facility size from 2,854 square-feet to 4,254 square-feet.

Upon finding the request to be consistent with the General Plan, Planning staff recommend Planning and Zoning Commission motion to recommend approval to expand the facility subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed out in lieu of a meeting due to no residential development in the notification area.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission motion to recommend approval to expand the facility, 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.

Proposed Motion

Motion Planning and Zoning Commission to recommend approval of Use Permit case PLH21-0004 Move Human Performance Center, subject to the conditions as recommended by Planning staff.

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

The motion passed unanimously 7-0.

5. BRIEFING ITEMS:

None

6. MEMEBERS COMMENTS/ANNOUNCMENTS

None

7. CALENDAR

The next study session will be held before the regular meeting on Wednesday, March 3, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURMENT

The regular meeting was adjourned at 5:34 p.m.

Rick Heumann, Chairman

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA March 3, 2021, 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 Matt Eberle
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent and Excused: Commissioner George Kimble

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Susan Fiala, Senior City Planner
Mr. Harley Mehlhorn, Junior Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Catherine Flores, Clerk
Ms. Julie San Miguel, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER PEKAU.

3. APPROVAL OF MINUTES

Study Session and Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, February 17, 2021 are approved.

MOVED BY COMMISSIONER FLANDERS, second by COMMISSIONER PEKAU to approve Study Session and Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, February 17, 2021.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor	Vice Chairman David Rose – In Favor
Commissioner Robert Klob – In Favor	Commissioner Matt Eberle– In Favor
Commissioner Gregg Pekau– In Favor	Commissioner Michael Flanders– In Favor

4. **AGENDA ITEMS:**

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss both items on the agenda. Items A and B are on consent. He further advised that there was a modified stipulation as to Item A.

A. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL

Request to Rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, Preliminary Development Plan and Preliminary Plat approval for a neighborhood commercial center on approximately 3.5 acres located at the southwest corner of Pecos and McQueen Roads.

Update

Revisions to the site layout were completed by the applicant to address the Design Review Committee's guidance and include the following:

- Pad A shifted closer to the corner
- Pedestrian sidewalk in front of Pad A building entrance widened
- Phasing plan provided (Exhibit 4 in Development Booklet)
- Driveway turning radius increased adjacent to Pad B drive thru lane
- Perimeter wall height increased to 48 inches along both frontages to screen drive thru lanes
- Number of parking spaces proposed increased from 101 to 112 total spaces
- Speed humps and traffic directional signage proposed

Several exhibits contained in the Development Booklet do not reflect the above site plan modifications. The applicant will update the following exhibits prior to Council meeting:

- Landscape Plan
- Site Block Wall Plan
- Preliminary Grading & Drainage Plan
- Preliminary Plat

Background

- Site is approximately 3.5 acres

- The applicant is currently working with the City to acquire an approximate 2,660 sq. ft. City of Chandler-owned parcel located at the immediate corner of the intersection
- Site is currently vacant
- At the January 20, 2021 Planning and Zoning Commission meeting, the case was continued to conduct a Design Review Committee (DRC). On February 3, 2021, the DRC provided the applicant suggestions on revising the site plan, which include shifting Pad sites A and B further away from residential and the proposed daycare. The applicant requested further continuance to the March 3, 2021 Planning and Zoning Commission meeting to allow additional time to address the DRC's guidance.

Surrounding Land Use Data

North	Commercial	South	Single-family residential
East	McQueen Rd., then vacant land and single-family residential	West	Single-family residential

General Plan and Chandler Airpark Area Plan

	Existing	Proposed
General Plan	Neighborhoods	No change
Chandler Airpark Area Plan	Neighborhood Commercial	No change

Proposed Development

Site area	3.5 acres plus future acquisition of approximate 2,660 sq. ft. city parcel
Building Area	Pad A: 2,306 sq. ft. (restaurant) Pad B: 2,800 sq. ft. (restaurant) Pad C: 13,000 sq. ft. (daycare) Total : 18,106 sq. ft. total
Building Height (max.)	22 ft.
Building Setbacks	Required: Arterial landscaped intersection 50 ft. by 250 ft. Proposed: 35 ft. min. by 223 ft. along Pecos Rd. 23 ft. min. by 250 ft. along McQueen Rd. West: 20ft. Accessory structure 50 ft. Main building South: 50 ft.
Parking Required	101 spaces total

Parking Provided	112 spaces total
Building Architecture	Contemporary with stucco, brick veneer, metal railings and steel
Comprehensive Sign Program	One development sign, two monument signs, wall mounted signs

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the Chandler Airpark Area Plan designation of Neighborhood Commercial. The General Plan land use designation allows Neighborhood Commercial uses within developments located at arterial intersections to serve commercial needs of low-density residential communities.

The site layout provides three pad sites including two proposed restaurants and a daycare. Pad site A is proposed as a Starbucks drive-through. Pad site B is proposed as a future restaurant/drive-through and a daycare. Building architecture is contemporary. Building and site layout comply with the intent of the Commercial Design Standards.

Late hour business policy defines any restaurant that opens its doors to the public one or more hours between midnight and 6 a.m., one or more days a week. Also, the policy is applicable when commercial is within 300 ft. of existing residential zoning. The proposed Starbucks anticipates business hours from 4:30 a.m. to 10 p.m., daily. These hours and building distance of approximately 206 ft. to the west, residentially zoned parcels require approval of the proposed businesses hours from 4:30 a.m. to 6 a.m., Mitigation proposed includes an 8 ft. tall solid wall along the entire site perimeter and several landscaped areas.

The applicant requests relief from the Zoning Code requirement that initial construction include a minimum of 12,000 sq. ft. of building area in Phase One. The request is to allow the flexibility to construct Pads B and C in future phases. Exhibit 4 (see attached) identifies improvements that will be completed during phase one, which includes Pad A and all site improvements including landscaping, driveways, and parking except for Pad B building area on the south and Pad C and associated parking area to the north of Pad C. Pad sites B and C would be covered with decomposed granite until market conditions allow development.
The second request is to reduce the 50 ft. by 250 ft. landscape intersection along both Pecos and McQueen roads. The reduced landscaped intersection allows the two

drive-through pad sites additional distance from existing residential and the proposed daycare. The applicant is currently working with the City's Real Estate division to purchase the City owned parcel of approximately 2,660 sq. ft. located at the immediate corner of the site.

Staff supports the requested waivers due to the infill nature of the site, site acreage and driveway location constraints. Staff finds the proposal to be consistent with the goals of the General Plan and recommends approval subject to conditions.

Traffic Analysis

A Traffic Impact Analysis was prepared to analyze existing conditions and traffic with the proposed development. Based on the analysis, traffic impacts of the proposed development could be mitigated by making adjustments to the existing traffic signal timing at the McQueen Road/Pecos Road intersection to maintain acceptable levels of service. Additionally, the Transportation Engineering Division will continue to work with the applicant to establish a circulation plan for the Day Care/Pre-K. This is being done in an effort to document pick-up/drop-off procedures and minimize potential implications to the adjacent public roadways that have occurred with similar land uses. Staff recommends a stipulation to address the future daycare's drop off/pick up circulation plan.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on July 21, 2020. Ten residents attended virtually to obtain project information. Questions and concerns voiced relate to traffic, construction timing, existing irrigation ditch, drive through locations, vehicle exhaust, land uses, and children's safety (daycare). No opposition to the request was stated.
- Planning staff received letters from residents in opposition to the proposed Starbucks stating they would rather support local businesses.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Agricultural District (AG-1) to PAD for Neighborhood Commercial (C-1) uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Late hour businesses shall not be open to the public from 10 p.m. to 4:30 a.m., seven days a week.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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 site shall be maintained in a clean and orderly manner.

3. 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.

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

5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

6. Solid walls no less than 48 inches in height shall be constructed to screen all drive-through lanes.

7. Prior to issuance of a building permit, a circulation plan shall be approved by the City's Traffic Engineering Division for a daycare/Pre-K business.

8. No more than two drive-through pad sites shall be permitted.

9. Phase 1 on-site improvements shall at a minimum include the following:

    a. Construction of Pad A building, associated parking and landscaping

    b. All perimeter landscaping

    c. Driveways to Pads A and B and landscaping along said driveways

    d. Parking areas for Pad B and landscaping within said parking areas.

    e. Landscape and parking north and east of Pad C.

10. Sign packages, including freestanding 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.

11. 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 move to 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.

Proposed Motions

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0023 Pecos and McQueen Retail rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0023 Pecos and McQueen Retail, subject to conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0037 Pecos and McQueen Retail, as recommended by Planning staff.

CHAIRMAN HEUMANN requested that staff present the modified stipulation to the commission and audience.

SUSAN FIALA, SENIOR CITY PLANNER presented a modified stipulation as reflected under #9 of the Preliminary Development plan.

COMMISSIONER KLOB indicated that the applicant is not going to develop a drive through lane for pad B.

B. PLH20-0042 ROCK LOBSTER DINING ROOM EXPANSION
Request Entertainment Use Permit approval for existing outdoor patio speakers for background music only. The existing business is located at 2475 W. Queen Creek Road at the southwest corner of Queen Creek and Dobson roads.

Background

- Zoned as Planned Area Development (PAD) for office, retail, residential and hotel uses.
- Zoning Code requires Entertainment Use Permit approval when outdoor speakers and/or live entertainment is provided and the establishment is located within 1,320 feet of residential property. The subject site is located approximately 150 feet north of a multi-family residential development.
- A Liquor Use Permit (LUP) allowing liquor sales and live, acoustic, indoor music was approved in 2017 and had no effective time limit stipulation.
- Rock Lobster ownership was unaware of Entertainment Use Permit Requirement at the time of speaker installation.
- The need for this Entertainment Use Permit came to Staff's attention after Rock Lobster requested a Liquor License Extension of Premise.

Surrounding Land Uses

North	Queen Creek Road, then a hotel	South	The Cays (Multi-Family, part of the same zoning case)

East	Commercial (restaurant, retail, office)	West	Commercial (restaurant, retail, office)

Proposed Business Operations

Building/Suite Area	4,000 building sq. ft. & 500 patio sq. ft.
# of employees	25 employees
Hours of Operation	Sunday through Thursday 11am-9pm Friday and Saturday 11am-10pm
Hours of Entertainment	Patio speakers provide ambient background music during business hours. No live entertainment is provided.

Review and Recommendation

The existing patio speakers have been in operation for as long as the business, over ten years. During that time, no noise complaints have been filled against Rock Lobster with the Chandler Police Department, nor with Rock Lobster management. At the time of installation, the owners of the subject site were not aware that additional approval was needed to permit outdoor patio speakers, as a Liquor Use Permit allowing for live acoustic performances was granted in 2017 with no effective time limit. Planning staff has reviewed the request and finds that it is consistent with the General Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 17, 2021. There were two attendees, both inquired with general questions and were not in opposition of this request.
- Four residents of The Cays reached out to Planning staff to express initial opposition as the residents thought this request to be adding additional volume or hours of operation; however, upon learning that this request does not permit anything in excess of what is currently existing, they appeared to no longer oppose the request. One additional resident reached out in opposition of this request, expressing that there is no need for additional music. Staff reached out to them to provide information. As of the writing of this memo staff has not received a response.

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 (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. No noise shall be emitted from external speakers in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and residential areas.

4. The establishment shall provide a contact phone number for a responsible person (i.e., bar owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.

Proposed Motion

Motion Planning and Zoning Commission to recommend approval of Entertainment Use Permit case, PLH20-0042 Rock Lobster Dining Room Expansion, subject to the conditions as recommended by Planning staff.

MOVED BY COMMISSIONER FLANDERS seconded by **COMMISSIONER KLOB** to approve consent agenda with a modified stipulation as to Item A.

The motion passed 5-1 as to Item A.

Chairman Rick Heumann – In Favor	Vice Chairman David Rose – In Favor
Commissioner Robert Klob – In Favor	Commissioner Gregg Pekau–Not in Favor
Commissioner Matt Eberle– In Favor	Commissioner Michael Flanders– In Favor

The motion passed unanimously 6-0 as to item B.

Chairman Rick Heumann – In Favor	Vice Chairman David Rose – In Favor
Commissioner Robert Klob – In Favor	Commissioner Matt Eberle– In Favor
Commissioner Gregg Pekau– In Favor	Commissioner Michael Flanders– In Favor

5. BRIEFING ITEMS:

None

6. MEMEBERS COMMENTS/ANNOUNCMENTS

Former Planning Administrator, Jeff Kurtz, passed away. Jeff made great contributions to the City of Chandler during his many years as a team member. He will be dearly missed.

7. CALENDAR

The next regular meeting will be held on Wednesday, March 17, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURMENT

The regular meeting was adjourned at 5:35 p.m.

Rick Heumann, Chairman

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA March 17, 2021, 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
Commissioner Robert Klob
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Michael Flanders

Absent and Excused:
Vice Chairman David Rose
Commissioner Gregg Pekau

Also, present:
Mr. David de la Torre, Planning Manager
Ms. Lauren Schumann, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Zachary Werdean, Associate Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Julie San Miguel, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER KIMBLE.

3. **APPROVAL OF MINUTES**

a. Study Session Minutes of The Planning and Zoning Commission held on Wednesday, March 3, 2021 are approved.

MOVED BY COMMISSIONER EBERLE, second by COMMISSIONER KLOB to approve the Study Session Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, March 3, 2021.

The motion passed unanimously 5-0.

Chairman Rick Heumann – In Favor
Commissioner George Kimble – In Favor
Commissioner Robert Klob – In Favor
Commissioner Matt Eberle– In Favor
Commissioner Michael Flanders– In Favor

b. Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, March 3, 2021 are approved.

MOVED BY COMMISSIONER EBERLE, second by COMMISSIONER KLOB to approve the Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, March 3, 2021.

The motion passed unanimously 5-0.
Chairman Rick Heumann - In Favor
Commissioner George Kimble - In Favor
Commissioner Robert Klob - In Favor
Commissioner Matt Eberle- In Favor
Commissioner Michael Flanders- In Favor

4. **AGENDA ITEMS:**

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss the four items on the agenda, Items A, C, and D are on consent and Item B has been continued.

***a. PLH20-0052/PLT20-0039 SERENE ESTATES**

Request Rezoning from Neighborhood Commercial District (C-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 15-lot subdivision on approximately 2.3 acres located northwest of the northwest corner of Galveston and Hartford streets.

Background

- Approximately 2.3 net acres and undeveloped
- Site zoned C-1, allowing for commercial uses to support the immediate neighborhood
- Subject site wraps an existing commercial corner with a laundry mat, convenience store, and restaurant
- General Plan designates the site as Neighborhoods and is considered infill
- Project consist of 15 lots totaling 6.4 du/ac

Surrounding Land Use Data

North	Alley then single family	South	Galveston Street then single family and two-story apartments
East	Hartford Street then two-story apartments	West	Alley then single family

General Plan Designation

Plan	Recommended Land Use	Proposed Amendment

General Plan	Neighborhoods	No Change

Proposed Development

	Single family subdivision
# of Lots	15 single family lots
Density	6.4 dwelling units per acre
Building Setbacks (min.)	• Front – 8.6 ft. to livable, 20 ft. to garage from back of sidewalk • Sides – 5 ft. & 5 ft. • Rear - 10 ft., designated lots in exhibit allow for single-story, attached patios to encroach 5 ft. into 10 ft. setback
Lot Size	Lots range from 3,612 sq. ft. to 6,748 sq. ft.
Lot Coverage (max.)	65 percent
Building Height (max.)	All homes two-story; 28 ft. to midpoint of peak
Architecture Theme	Contemporary and Farmhouse
Number of Elevations	6
House Size	1,795 sq. ft. to 2,292 sq. ft.
Number of Floor Plans	3
Parking Spaces	• Each lot provides a two-vehicle garage with driveways • On-street parking provided on both sides of street; subdivision is not gated

Review and Recommendation

Planning staff finds the proposal consistent with the General Plan. Due to the infill nature of the site, the lots are smaller than adjacent single-family homes to the west and north. However, a twenty-foot alley separates the existing homes and the proposed development. The proposed two-story product is an appropriate transition from the neighborhood commercial to the single-family lots. The proposed single-family subdivision will provide a public local street through the development, which allows for parking on both sides of the street for guest and residents. An amenity is not proposed due to size constraints of providing a public street but a public park (Navarrete Park) and two schools are within walking distance of the proposed development.

Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single-family residential subdivision meets the intent of development standards and residential design guidelines. In order to provide private covered patios for each lot, eight lots request to encroach five (5) feet into the rear yard setback to provide an adequate patio cover. Some to these lots have the ability to build the private patio in the side yard with the

appropriate floor plan. As recommended by Planning staff, all lots are required to provide a covered patio in either the rear or side yard at the time of construction.

Staff finds the proposal to be consistent with the goals of the General Plan and recommends approval subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.

- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting via zoom on February 10, 2021. Ten (10) households attended the virtual meeting; only two residents asked questions about the proposal. One resident asked about the proposed walls along the alley, construction timelines and cost of homes. The other resident had concerns with two-story adjacent to single-story regarding privacy issues and concerns with having an Homeowner's Association (HOA) for the new subdivision as they thought it meant excluding the proposed subdivision from the City's rules.

- Planning staff has received one phone call after the neighborhood meeting from the concerned resident. Their concerns included the proposed architecture of the homes is "too modern" for the surrounding neighborhood, two-story homes adjacent to single-story, and the resident thought the property should develop as a community center or library for the neighborhood children. The resident is opposed to the request.

- Planning staff has received a letter of support and opposition from two residents who abut the proposal and attended the neighborhood meeting. The letters are attached.

Recommended Actions

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Serene Estates" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0052, 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 Chandler City Council.

2. 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.

3. 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.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Front yard setbacks	8.6 ft. to livable; 20 ft. to garage from back of sidewalk
Side yard setbacks	5 ft. and 5 ft.
Rear yard setback	10 ft., designated lots in exhibit allow for single-story, attached patios to encroach 5 ft. into 10 ft. setback

Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move 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 "Serene Estates" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0052, 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 site shall be maintained in a clean and orderly manner.

3. 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.

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

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 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. 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. All lots shall provide a cover patio in either the rear or side yard at the time of construction.

10. Add more articulation to roof such as a dormer to 2072 farmhouse plan.

11. Left elevation on both 1795 plans shall be enhanced to create more articulation.

12. The front elevation of the 1795 contemporary plan shall break up the horizontal element of the porch roof to create vertical elements.

13. Plan 2292 contemporary shall create more articulation on the rear to mimic the front elevation.

14. Monument signs shall be added to both entrances to be architecturally compatible with the materials and colors of the homes.

15. Same elevation shall not be built side by side.

Preliminary Plat
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.

An Addendum Memo was presented to the Commission, Planning staff received correspondence from a resident surveying the neighborhood. The correspondence stated concerns related to the two- story housing project and was added as an attachment.

CHAIRMAN HEUMANN requested that staff present the additional stipulations to the commission and audience.

DAVID DE LA TORRE, PLANNING MANAGER presented additional stipulations reflected under #10 through #15 of the Preliminary Development plan.

Proposed Motions

Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0052 Serene Estates, rezoning from C-1 to PAD for single family residential, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0052 Serene Estates, subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0039 Serene Estates, as recommended by Planning staff.

***b. PLH20-0063/PLT21-0008 MCKINLEY GLENN**
Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout, and Preliminary Plat approval for a 22-lot subdivision on approximately 9 acres located east of the southeast corner of Chandler Heights and

Cooper roads. **(CONTINUED TO APRIL 21, 2021, PLANNING AND ZONING COMMISSION)**

Staff requests a continuance to the April 21, 2021, Planning and Zoning Commission meeting to allow more time to finalize the preliminary plat for the proposed development.

Proposed Motion

Motion Planning and Zoning Commission to continue PLH20-0063/PLT21-0008 McKinley Glenn, as recommended by Planning staff.

***c. PLH20-0054 BAR @118W**

Request Use Permit approval for a bar and an Entertainment Use Permit for outside speakers in a courtyard located on a property zoned City Center District (CCD). The subject property is located at 118 W. Boston Street, generally located approximately 500 feet west of Arizona Avenue, between Chandler Boulevard and Frye Road.

Background

- Zoned as City Center District (CCD).
- Zoning Code requires Use Permit approval for bar, cocktail lounge in all zoning districts.
- Zoning Code requires Entertainment Use Permit approval when outdoor speakers and/or live entertainment is provided and the establishment is located within 1,320 feet of residential property. The subject site is located approximately 292 feet east of existing residential properties.

Surrounding Land Uses

North	Abandoned building (CCD)	South	Commercial stores and restaurants (CCD)
East	Eye lash extensions & offices (CCD)	West	Chiropractic office (CCD)

Proposed Business Operations

Building/Suite Area	757 building sq. ft. & 1,150 sq. ft. courtyard
# of employees	10-12 employees
Hours of Operation	10:00 AM - 2:00 AM Daily
Hours of Entertainment	5 small outdoor speakers will provide background music during hours of operation, 10:00 AM - 2:00 AM Monday – Friday No live entertainment will be provided
# of seats	Approximately 29 indoor seats and 35 patio seats.

General Plan and Area Plan Designations

2016 General Plan	Neighborhood & Downtown Chandler Growth Area
Downtown-South Arizona Avenue Area Plan	Urban commercial & Future Growth Area

Planning staff finds the proposal to be consistent with policies of the General Plan that call for a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices. The General Plan Downtown Chandler Growth Area is called out as a destination for arts, entertainment, tourism, specialty retail, and special events.

Planning staff also finds the proposal to be consistent with policies of the Downtown South

Arizona Avenue Area Plan as urban commercial denotes areas that are appropriate for retail, restaurant, and personal services. The future growth area denotes that the area is intended for future expansion of the cultural and entertainment category, which includes support uses such as performing arts, art galleries, hotels, retail, restaurant, dance clubs, cinemas, and amusement arcades.

Review and Recommendation

Planning staff finds the use permit request for a bar compatible with the surrounding uses.

The hours of operation do conflict with the commercial and office uses. The omission of live entertainment will further help the bar blend into the commercial/office strip.

The entertainment use permit is for background music only in their courtyard.
The bar expects to be busier at night after 5:00 P.M., when the commercial and office uses are closed for the night. The establishment shall provide a contact phone number for a responsible person to any interested neighbors and property owners to resolve any noise complaints, if there so happens to be any.
Planning staff finds the proposal to be consistent with the goals of the General Plan and Area Plan and recommend approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 3rd, 2021. There was one attendee.
- Neighbor was concerned about live entertainment potentially being provided; applicant advised the neighbor that there will be none.

- As of the writing of this memo, Planning staff is unaware of opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of a Use Permit for a bar and an Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval for a bar.

2. Substantial 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.

3. The Use Permit is non-transferable to any other location.

4. The Entertainment Use Permit is non-transferable to any other location.

5. The site shall be maintained in a clean and orderly manner.

6. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and residential areas.

7. The establishment shall provide a contact phone number for a responsible person (i.e., bar owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.

8. The Use Permit for a bar shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Use Permit for a bar beyond the expiration date shall require reapplication to and approval by the City of Chandler.

9. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.

Proposed Motion

Motion Planning and Zoning Commission to recommend approval of Use Permit and Entertainment Use permit case, PLH20-0054 Bar @118W, subject to the conditions as recommended by Planning staff.

***d. PLH20-0067 THE JOHNATHAN**

Request Preliminary Development Plan approval to amend a comprehensive sign plan for an existing office/retail building. The subject property is located at 55 N. Arizona Place, generally located east of the southeast corner Arizona Avenue and Buffalo Street.

Background

- 38,400 Square Foot Site, 105,000 Square Foot Building
- Subject site zoned Planned Area Development (PAD) for Office, Retail and Parking Garage Development in 1997
- The original Preliminary Development Plan (PL98-0142 Chandler Office Center) for signage was approved in 1999.

Signage

	Existing (PL98-0142)	**Proposed**
Type of signage	**Major Tenant:** 17,500 square feet of leased space or more **Minor Tenant:** First floor occupancy and 5,000 square feet or more of leased space	**Major Tenant:** 15,000 square feet of leased space or more **Minor Tenant:** 15,000 square feet or less of leased space **Retail Sign:** Retail Tenants **Center ID Sign:** The Johnathan **Entry Wall Sign:** The Johnathan
Maximum number of signs allowed per tenant	**Major Tenant:** Two (2) **Minor Tenant:** One (1)	**Major Tenant:** Two (2) **Minor Tenant:** One (1) **Retail Tenant:** One (1) **Center ID Sign:** One (1)

		Entry Wall Sign: One (1)
Maximum number of signs allowed on the building concurrently	Four (4)	**Major Tenant:** Four (4) **Minor Tenant:** Four (4) **Retail:** Six(6) **Center ID:** One (1) **Entry Wall:** One (1)
Signage type location	**Major Tenant:** -Between 2ND and 3RD floor & above the 5TH floor **Minor Tenant:** Between 2nd and 3rd floor	**Major Tenant:** above the 5TH floor **Minor Tenant:** Above 2nd floor (If a minor tenant is located on the 3RD floor, their sign may be placed on the upper sign band) **Retail Sign:** Above colonnade **Center ID Sign:** Above first floor entry wall **Entry Wall Sign:** Mounted on entry block wall
Maximum Sign Dimensions	**Major Tenant & Minor Tenant:** -Minimum letter height of 24" and maximum letter height of 36" -Maximum sign width varies by sign band location	**Major Tenant:** 36" x 504" **Minor Tenant:** 24" x 301.6" **Retail Tenant:** 20" x 176.3" **Center ID Sign:** 20" x 216.8" **Entry Wall Sign:** 18" x 81"

Sign Material & Finish	**Major Tenant:** -Non-illuminated letters to fabricated from a brush stainless steel reverse pan channel letter/logo with 5" deep returns -Illuminated letters Logo with brushed stainless steel returns and ¾" stainless steel trim caps -Letter style and logo are subject to landlord approval **Minor Tenant:** -5" deep pan channel letters -Logo with brushed stainless steel returns and ¾" stainless steel trim caps -Letter style and logo are subject to landlord approval	**Major Tenant:** 3" deep individual pan channel letters Letter style and logo are subject to landlord **Minor Tenant:** 3" deep individual pan channel letters Letter style and logo are subject to landlord **Retail Tenant:** 3" deep individual pan channel letters with finished backs Letter style and logo are subject to landlord **Center ID Sign:** 3" deep, panel channel lettering. Returns finished backs and thin trim retailer painted white **Entry Wall Sign:** 1/4" thick flat cut out aluminum letterings painted black
Illumination	Signs located above 5TH floor are to be non-illuminated & Signs located between the 2nd and 3rd floor are to be illuminated **Major Tenant:** Internal illumination (white neon) **Minor Tenant:** Internal illumination (white neon)	**Major Tenant:** Halo illuminated with white LED **Minor Tenant:** Halo illuminated with white LED **Retail Tenant:** Non illuminated **Center ID Sign:** Face illuminated with white LED **Entry Wall Sign:** Non illuminated

Surrounding Land Use Data

North	Across Buffalo Street: Vacant lot zoned (CCD)	South	Across Commonwealth Avenue: Existing building zoned (PAD)
East	City Facilities including Library and Development Services Building	West	Across Arizona Place: City Park Zoned CCD

Review and Recommendation

Changes to the signage have not occurred since originally approved in 1999. The Preliminary Development Plan (PDP) to amend the existing sign plan comes at a time when the building is being updated to provide a more modern look.

Planning staff finds that the request for the amendment to the existing Comprehensive Sign Plan meets the intent of the Sign Code and the proposed signage is architecturally integrated with the building and provides an updated appearance that is harmonious with the buildings remodel.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 9, 2021. No neighbors were in attendance.
- Planning staff received one (1) comment in support of the request.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Action

Preliminary Development Plan

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

1. Signage shall be in substantial conformance with the elevations, entitled Exhibits and kept on file in the City of Chandler Planning Division, in File No. PLH20-0067, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. 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.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0067 The Johnathan for signage, subject to the conditions as recommended by Planning staff.

MOVED BY COMMISSIONER KOLB seconded by **COMMISSIONER FLANDERS** to approve the consent agenda with stipulations presented by staff.

The motion passed unanimously 5-0.

Chairman Rick Heumann – In Favor
Commissioner Robert Klob – In Favor
Commissioner Michael Flanders– In Favor
Commissioner George Kimble – In Favor
Commissioner Matt Eberle– In Favor

5. BRIEFING ITEMS:

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

Commissioner Robert Klob, will no longer reside within city limits, therefore, this is his last meeting with Planning and Zoning Commission. He was thanked for his many years of service as a commissioner and wished best of luck on future endeavors.

7. CALENDAR

The next Regular Meeting will be held on Wednesday, April 7, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

The regular meeting was adjourned at 5:36 p.m.

Rick Heumann, Chairman

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA May 5, 2021, held in the City Council Chambers, 88 E. Chicago Street.

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

CHAIRMAN HEUMANN called the study session to order at 5:38 p.m.
The following Commissioners answered Roll Call:
Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent:

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Lauren Schumann, Senior City Planner
Ms. Kristine Gay, Senior City Planner
Mr. Harley Mehlhorn, Junior Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Julie San Miguel, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER FLANDERS.

3. **APPROVAL OF MINUTES**

a. Study Session Minutes of The Planning and Zoning Commission held on Wednesday, April 21, 2021. Approved

MOVED BY VICE CHAIRMAN ROSE, second by **COMMISSIONER FLANDERS** to approve Study Session Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, April 21, 2021.

The motion passed unanimously 6-0.

Chairman Rick Heumann - In Favor
Vice Chair David Rose - In Favor
Commissioner Matt Eberle- In Favor
Commissioner George Kimble - In Favor
Commissioner Gregg Pekau - In Favor
Commissioner Michael Flanders- In Favor

b. Regular Meeting Minutes of The Planning and Zoning Commission held on Wednesday, April 21, 2021. Approved

MOVED BY VICE CHAIRMAN ROSE, second by **COMMISSIONER FLANDERS** to approve Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, April 21, 2021.

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss the items on the agenda, Items a, b, c, and d are on consent.

***a. PLH20-0019/PLH20-0008/PLT20-0009 COMMONWEALTH LOFTS**
Approved with stipulation

Request Area Plan Amendment to the Downtown South Arizona Avenue Corridor Area Plan from Low Density Residential (0-6 du/acre) to Townhome Medium Density Residential (12-14 du/acre), Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), Preliminary Development Plan for site layout and building architecture, and preliminary plat approval for townhouse dwellings on approximately 3.0 net acres located at 699 E. Commonwealth Avenue approximately ¼ of a mile south and west of Chandler Boulevard and McQueen Road

Background

- Site is currently undeveloped and zoned for agricultural land uses.
- 3.0 net-acre site fronting on unimproved portion of Commonwealth Avenue

Surrounding Land Use Data

North	Commonwealth Avenue then Single-family dwellings	South	Single-family dwellings
East	Vacant land then church	West	Single-family dwelling then multifamily dwellings

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Growth Area 1: Downtown Chandler	No Change
Downtown South Arizona Avenue Corridor Area Plan	Low Density Residential (0-6 du/acre)	Townhome Medium Density Residential (12-14 du/acre)

Proposal

Units	• 39 Townhome lots • 12.8 du/ac
Parking	• 2 garage spaces per unit • 18 on-site guest parking spaces • +/- 14 New on-street public parking spaces
Open Space	• 6.5' private patio space per unit • Turfed retention court yards • Bocce Ball court and cabana grill area
Building Height	• 2-stories • 27.5 feet tall to top of parapet
Building Design	• Primary materials include stucco and stone • Roof design includes concrete tile accent roofs, metal canopies, and flat parapet roofline • Patio wall to be aesthetically vented stucco with welded mesh doors.

Review and Recommendation

Staff finds the proposed area plan amendment, rezoning, and preliminary development plan proposed for the site align with the goals of the General Plan.

The General Plan identifies the site as being located with Growth Area 1, Downtown Chandler which calls for the revitalization of vacant parcels and higher densities. Staff believes that this guidance supports the proposal to amend the Downtown South Arizona Avenue Corridor Area Plan to recommend Townhomes at a density 12-14 du/ac vs. single-family units up to 6 du/ac.

To accommodate garage parking but be sensitive to nearby single-family homes, the applicant has proposed two-story units instead of three. To further consider privacy, instead of providing living room space on the second floor, two non-master bedrooms without balconies are proposed in the rear of the units. The units are organized in an easily navigated layout that results in the majority of the frontage being occupied by patio spaces and front doors that are visible from the public sidewalk, instead of garages. This will help "activate" and provide a pleasant and safe feeling environment for this portion of Commonwealth Avenue by creating opportunities for neighbors to interact, and by increasing visibility of the street by residents.

Staff finds that this proposal balances the General Plan's guidance to increase density, providing a transition between old and new development, promoting a compatible mix of housing types, and promoting civic engagement.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted digital neighborhood meetings via Zoom on September 8, 2020
- Four households attended the meeting where a variety of questions were asked regarding wall height, irrigation, building height, unit cost, and landscaping. The applicant answered each question after which there was no opposition shared.
- One resident preferred that the open space of the Commonwealth Avenue right-of-way remain. The applicant explained that a portion of the unimproved land includes right-of-way that has been reserved for the proposed roadway.
- A question was asked about irrigation to adjoining properties. The applicant confirmed that irrigation will be preserved and underground as desired to adjoining properties.
- As of writing this memo, Planning staff has not received opposition from residents regarding the proposal.

Recommended Actions

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Downtown South Arizona Avenue Corridor Area Plan by changing Low Density Residential (0-6 dwelling units per acre, du/ac) to Townhome Medium Density Residential (12-14 du/ac) as shown on the Area Plan Amendment Exhibit.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from AG-1 to PAD for Townhomes subject to the following conditions:

1. Development of the overall site shall be in substantial conformance with the Development Booklet, entitled, "Commonwealth Lofts" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0008, 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.

2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Residential dwelling units shall be permitted with a maximum density of 13 dwelling units per acre.

5. No building façade shall be closer than 15' from the right-of-way line of Commonwealth Avenue.

6. No building façade shall be closer than 25' from the common shared property lines located on the east, west, and south of the overall site.

Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move 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 "Commonwealth Lofts" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0008, 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 site shall be maintained in a clean and orderly manner.

3. The landscaping and all other improvements 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.

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

5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

6. Signage shall be designed in coordination with landscape plans, planting materials, storm water basins, site contours, utility pedestals, and other site appurtenances or features so as not to create problems with sign visibility or prompt the removal of required or proposed landscaping.

7. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.

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.

Note: Stipulation #9 was added as a result of the Planning and Zoning's discussion during the study session:

9. The applicant shall work with staff to revise the design of the left elevation to provide larger windows, popouts, and materials similar to the design of the right elevation in order to break up the proposed span of stucco.

Preliminary Plat
Upon finding consistency with the General Plan and the proposed rezoning and preliminary development plan, 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.

Proposed Motions
Area Plan Amendment
Move Planning and Zoning Commission recommend approval of PLH20-0019, Area Plan Amendment to the Downtown South Arizona Avenue Corridor Area Plan by changing Low Density Residential (0-6 dwelling units per acre, du/ac) to Townhome Medium Density Residential (12-14 du/ac) as shown on the Area Plan Amendment Exhibit, as recommended by Planning staff.

Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0008 Commonwealth Lofts, rezoning from AG-1 to PAD for "Townhomes," as recommended by Planning Staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0008 Commonwealth Lofts, subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0009, as recommended by Planning staff.

CHAIRMAN HEUMANN advised that an additional stipulation was added prior to the regular meeting. He requested staff present the additional stipulation to the commission and audience.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional stipulation reflected under #9 of Preliminary Development Plan.

***b. PLH21-0006 INFANT SWIMMING RESOURCE Approved**
Request Use Permit approval to allow for swim lessons within a property zoned Planned Area Development (PAD) for single-family. The property is located at 2720 East Coconino Drive, in the Fonte Al Solé subdivision, which is located west of the southwest corner of Gilbert and Ocotillo roads.

Background

- Subject site zoned PAD for single-family; constructed 2003
- 10,800 square foot lot with one-single family home with pool in rear yard
- Homeowner has been operating swim lessons from subject site for over 12 years
- City staff received compliant about the homeowner operating a business from the home
- Per the Zoning Code, businesses can occur within a single-family if no employees or customers come to the property
- The Zoning Code can permit additional uses within a single-family home through Use Permit approval
- Infant Swimming Resource is a certified training program to teach infant/children how to survive in bodies of water
- The homeowner is a certified master instructor and trains instructors across the county during the off-season

Surrounding Land Use Data

North	Single-family residence	South	Single-family residence
East	Single-family residence	West	Single-family residence

Proposed Development

Proposed Time/Day	Monday-Friday, typically 7 a.m. to 1 p.m.
Lesson length	Lessons are 15 minutes long, 5 days a week, for 3-6 weeks
Swim Season	Typically April- August

Parking	3 spaces in driveway for guest & 3 car garage for residents; Lessons are staggered to avoid overlapping of more than two guest vehicles
Access to Pool	Lessons limited to one guardian, access rear yard by side gate along eastern property

Review and Recommendation

Planning staff has reviewed the request and compatibility with the surrounding single-family residences. The route to access the property from Ocotillo Road, utilizes Normal Way, a collector street that doesn't have any homes fronting the street. Closer to the property, customer traffic on Kimberlee and Coconino Drives, traffic is mitigated by staggered lesson times and requiring all guardians to park on-site on one of the three provided parking spaces. Additionally, lessons are only conducted five months of the year and during the morning hours thus lessening the impact on the surrounding neighborhood. Infant Swimming Resource has only one employee, the homeowner, which further reduces the impacts of a business within a single-family home.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 15, 2021. The applicant and Planning staff held an in-person meeting at the subdivision's common ramada area. Seven residents attended, all had high recommendations for the service the applicant provides to Chandler residents. Many of the attendees have or had at one point had children attend the applicant's lessons and praised the applicant for the confidence their children have around water. Furthermore, expressing the relief they have as a parent/guardian knowing if their child fell into a body of water, the child could maneuver to safety if an adult was not around.

The other attendees never utilized lessons from the applicant but lived on the same street including a neighbor from across the street: all stating support for the service being provided by the applicant.

- As of the writing of this memo, Planning staff is not aware of any formal opposition to the request. The resident who called in the complaint has been given multiple opportunities to contact the assigned planner and has not as of writing this memo. Furthermore, letters of support from surrounding neighbors are attached praising the service offer by the applicant to the community.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of Use Permit, 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. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. All customers must park on-site within the subject site's driveway.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0006 Infant Swimming Resource, subject to conditions as recommended by Planning staff.

***c. PLH21-0011 NORTH PRICE STABLES Approved with Stipulation**

Request Use Permit extension approval to continue to allow for the boarding of horses within a residential property zoned Agricultural (AG-1). The property is located at 2885 N. Price Road, located on the east side of Price Road south of Elliot Road.

Background

- Zoned Agricultural (AG-1)
- Approximately 4 acres in size
- The AG-1 zoning district allows up to two horses to be kept by right per 35,000 square feet of lot area (equivalent to 9 horses on the subject site). Additionally, the AG-1 district permits riding stables on properties containing a minimum of 10 acres. A Use Permit is required to both exceed the maximum number of horses and to allow riding stables on less than 10-acre sites.
- Four previous Use Permits and Use Permit extensions have been granted: original approval in 2009 for 1 year, extensions in 2010 and 2013 for 3 years and in 2016 for 5 years.
- Site contains a single-family home, a yard, stables, and a lit riding arena east of the stables.
- The horses are used for psychotherapy, this does not generate large amount of traffic as the sessions are by appointment only and are short in duration.

Surrounding Land Uses

North	Single family subdivision zoned PAD	South	A currently vacated lot planned and zoned for a medium density apartment complex
East	Large lot single family within Maricopa County	West	Price Road then Arizona Loop 101

Review and Recommendation

Planning staff finds the boarding of up to 22 horses and ridings stables to be appropriate at this location provided that it continues to be managed well and follows the stipulations previously applied and again proposed herein. Over the past decade, the ownership has, to staff's knowledge, followed these stipulations and no incidents have occurred. No complaints have been filed against the property since the subject site began operations; given this, staff is supportive of no further time stipulation. Finding compatibility with surrounding land uses, self-contained operations, and consistency with the General Plan, Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Virtual neighborhood meeting was held on April 26th, 2021, at which four residents attended to express their support for the project.
- Four residents have reached out to express their support for this Use Permit extension, letters of support are attached.

Recommended Action

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

1. Expansion or modification beyond the approved exhibits (Site 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 number of horses shall be limited to 22.

4. Riding activities shall be limited to a maximum of three days per week.

5. Riding activities shall cease by 9:00 p.m. each night.

6. The site shall be maintained in a clean and orderly manner.

7. The riding area shall be watered down prior to riding activities.

8. The property shall remain in compliance with any applicable Maricopa County Air Quality Department regulations.

Note: Stipulation #9 was added as a result of the Planning and Zoning's discussion during the study session:

9. Any change of ownership or management of horse stable operations shall require a new Use Permit.

CHAIRMAN HEUMANN advised that an additional stipulation was added during the study session prior to the regular meeting. He requested staff present the additional stipulation to the commission and audience.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional stipulation reflected under condition #9.

Proposed Motion
Move Planning and Zoning Commission recommend approval of Use Permit extension case, PLH21-0011 North Price Stables, subject to the conditions as recommended by Planning staff.

***d. CANCELLATION OF THE MAY 19, 2021 PLANNING AND ZONING COMMISSION MEETING Approved**

CHAIRMAN HEUMANN opened the floor to discuss any items and informs the audience that he had received one speaker card in favor of Item c. PLH21-0011 North Price Stables.

DUANE LIDMAN, 2315 WEST PALOMINO DRIVE, advised that he is in favor of Item c. PLH21-0011 North Price Stables, but he did not wish to speak before the board regarding this item.

MOVED BY COMMISSIONER PEKAU seconded by **COMMISSIONER EBERLE** to approve the consent agenda.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor
Vice Chair David Rose -In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Gregg Pekau – In Favor
Commissioner Michael Flanders– In Favor

5. BRIEFING ITEMS:

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

None

7. CALENDAR

The next regular meeting will be held on Wednesday, June 2, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. 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 June 2, 2021, held in the City Council Chambers, 88 E. Chicago Street.

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

CHAIRMAN HEUMANN called the study session to order at 5:31 p.m.
The following Commissioners answered Roll Call:
Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent:

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Lauren Schumann, Senior City Planner
Ms. Kristine Gay, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Julie San Miguel, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. **APPROVAL OF MINUTES**

a. Study Session Minutes of Planning and Zoning Commission held on Wednesday, May 5, 2021. Approved

MOVED BY **VICE CHAIRMAN ROSE**, second by **COMMISSIONER EBERLE** to approve the Study Session Minutes of Planning and Zoning Commission of the City of Chandler held on Wednesday, May 5, 2021.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Gregg Pekau – In Favor
Commissioner Michael Flanders– In Favor

b. Regular Meeting Minutes of Planning and Zoning Commission held on Wednesday, May 5, 2021. Approved

MOVED BY VICE CHAIRMAN ROSE, second by COMMISSIONER EBERLE to approve Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, May 5, 2021.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor	Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor	Commissioner Gregg Pekau – In Favor
Commissioner Matt Eberle– In Favor	Commissioner Michael Flanders– In Favor

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss the agenda items, items a, b, c, d, and e are on consent.

***a. PLH20-0050/PLH20-0051/PLT21-0015 THE ASHLEY Approved with additional stipulations**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1 – 18 DU/AC), Rezoning from Agricultural District (AG-1) to Planned Area Development for multi-family residential (PAD/MF-2), Preliminary Development Plan approval for subdivision layout and building architecture and Preliminary Plat approval for townhouse dwellings on approximately 5 acres, located at the southeast corner of Arizona Avenue and Appleby Roads.

Background

- Approximately 5 net acres.
- Site currently contains a single-family residence.
- Annexation is scheduled for the June 24, 2021, City Council meeting to request Initial City zoning of Agricultural District (AG-1). Annexation public hearing held on March 25, 2021.

Surrounding Land Use Data

North	Church and single-family residential (La Costera)	South	Single-family residential (Paseo Lindo)
East	Union Pacific Railroad	West	School and public library (Hamilton High and Chandler Hamilton library)

General Plan and Chandler Airpark Area Plan

	Existing	Proposed
General Plan	Employment	No change
Chandler Airpark Area Plan (CAAP)	Commercial/Office/Business Park	High Density Residential (HDR 12.1-18 du/ac)

Proposed Development

	Gated multi-family residential

# of Units	• 78 units in 3-, 4-, and 8-unit buildings 	
	  • 1 bedroom - 20 units
	  • 2 bedroom - 29 units
	  • 3 bedroom - 29 units

Density	15.7 dwelling units per acre
Building Setbacks (min.)	Arizona Ave. - 50 ft. Appleby Rd. - 26 ft. South - 10 ft. East - 30 ft.
Building Height	Max. 30 ft., two story units
Building Architecture	• Contemporary • Materials: stucco, composite decking/fiber wood, metal • Trellis beamed balconies • Enclosed landscaped rear patios

Parking	• Unit parking
	  • 154 parking spaces required
	  • 156 parking spaces provided in 2 car garages
	• Guest/open parking
	  • 20 spaces required
	  • 24 spaces provided

Amenities	• Airport themed tot lot • Clubhouse • Pool • Dog park • BBQ and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Transitional Employment Corridor which allows residential to be considered when determining compatibility with existing and future surrounding uses. The site is located between two single-family residential subdivisions, Paseo Lindo to the south and La Costera, to the north. The narrow, elongated rectangular site does not lend itself to function as either employment or commercial uses which may negatively

impact existing residential. The site is approximately one quarter mile north of the Paseo Lindo commercial center, and approximately one-half mile north of larger commercial centers located on the south side of Ocotillo Road which currently provide sufficient commercial/retail uses in the proximate area. For these reasons, staff supports the area plan amendment from Commercial/Office/Business Park to High Density Residential (HDR 12.1-18 DU/ACRE) land use.

The proposed multi-family residential development is a compatible land use on an infill site that creates a transition between single family developments and provides another housing type to the surrounding area. For these reasons, staff finds the proposal to be consistent with the goals of the General Plan and the CAAP, as amended, and recommends approval subject to conditions.

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project will generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately $438,566 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. For the analysis, it was assumed the developer will lease the townhomes.

Airport Commission Conflict Evaluation

Airport Commission meeting held on April 14, 2021
Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 1 (Bozelli)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport uses. A copy of the Airport Planning Administrator's report detailing the Airport Commission's findings is attached to this memo. The Airport Commission's recommended mitigation measures to address the operational conflict are included as stipulations of the rezoning.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.

- Virtual neighborhood meetings were held on August 3, 2020 with three residents in attendance and on March 16, 2021 with 16 residents attending, including Council members Ellis and Harris. Comments and questions related to the landscape buffer between Paseo Lindo homes, balconies and privacy to their back yards, and the amenity area. The applicant responded there is a green belt on the Paseo Lindo side providing a buffer as well as landscape on the south side of the pool amenity. Proposed balconies are adjacent to the master bedrooms.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Recommended Actions

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1-18 DU/ACRE).

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning Agricultural District (AG-1) to Planned Area Development for multi-family residential (PAD/MF-2), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Ashley" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0051, 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. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. High density residential shall be permitted with a maximum density of 16 dwelling units per acre.

5. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
Arizona Ave.	50 ft.
Appleby Rd.	26 ft.
East Property Line	30 ft.
South Property Line	10 t.

6. Prior to the execution of any lease, all prospective renters shall be given written disclosure in their lease and in a separately signed disclosure statement fully acknowledging that this development lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this development to the Chandler Municipal Airport that includes a heliport and an aircraft storage facility, and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise, overflight activity, and other externalities. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and shall be recorded with Maricopa County Recorder prior to the issuance of the first building permit for this development.

7. The subdivider/homebuilder/developer/multi-family manager shall display, in a conspicuous place within the sales or leasing office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer/multi-family manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any lease or sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office in the event the multi-family development is platted to allow unit ownership. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer/multi-family manager and shall not be construed as a guarantee of disclosure by the City of Chandler.

8. The above referenced information shall also be included within any Subdivision. Public Report that is filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

9. The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

10. All townhouses and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

11. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity and is encumbered by an avigational easement to the City of Chandler."

12. In the event the multi-family residential development is platted to allow unit ownership, prior to the time of making any purchase agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that this development lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this development to the Chandler Municipal Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity and other externalities. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing municipal airport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

13. In the event the multi-family residential development is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and

shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

14. All leases shall state that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of The Ashley development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All lease agreements shall also provide that it shall be within the sole and absolute discretion of the manager of The Ashley (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to The Ashley's manager) whether or not, when, and how to communicate any tenant's questions, concerns, or complaints to the Chandler Municipal Airport manager.

15. 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 move 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 "The Ashley" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0051, 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 site shall be maintained in a clean and orderly manner.

3. 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.

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

5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

6. 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

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. Roadway-style signs shall be installed at each driveway entrance identifying the presence of low flying aircraft.

Note: Stipulations #10, #11, and #12 were added as a result of the Planning and Zoning's discussion during the study session:

10. The applicant shall work with staff to install minimum 36-inch box and 12 feet high trees where necessary to provide a meaningful buffer along the south property line east of Colorado Street.

11. Trees along Arizona Avenue shall be a minimum 36-inch box and 12 feet high.

12. The applicant shall work with staff to enhance the side elevations facing Arizona Avenue.

Preliminary Plat
Planning staff recommends Planning and Zoning Commission move to 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.

CHAIRMAN HEUMANN advised additional stipulations were added prior to the regular meeting. He requested staff present the additional stipulations to the commission and audience.

DAVID DE LA TORRE, PLANNING MANAGER presented additional Preliminary Development Plan stipulations #10, #11, and #12 added as a result of comments made by the Planning and Zoning Commission during the study session.

Proposed Motions

Area Plan Amendment

Move Planning and Zoning Commission recommend approval of PLH20-0050 The Ashley amending the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1-18 DU/ACRE), as recommended by Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0051 The Ashley rezoning from Agricultural District (AG-1) to Planned Area Development for multi-family residential (PAD/MF-2), subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of PLH20-0051 The Ashley Preliminary Development Plan, subject to conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0015 The Ashley, as recommended by Planning staff.

***b. PLH20-0030, PLT20-0020 SCHRADER FARMS BUSINESS PARK**

Continued to the June 16, 2021 Planning and Zoning Commission meeting.

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), Preliminary Development Plan for site layout and building architecture and preliminary plat approval for a light industrial and office business park, and a commercial corner on approximately 71.1 net acres located at the northwest corner of McQueen and Queen Creek roads. (STAFF REQUESTS CONTINUANCE TO THE JUNE 16, 2021 PLANNING AND ZONING COMMISSION MEETING.)

Staff requests a continuance to the June 16, 2021, Planning and Zoning Commission meeting to allow additional time for adjustments to be made to the preliminary plat as well as to correct an error in the legal advertisement.

Proposed Motion

Motion Planning and Zoning Commission to continue PLH20-0030/PLT20-0020 Schrader Farms Business Park, as recommended by Planning staff.

***c. PLH20-0072/PLT21-0016 CHANDLER AIRPARK TECHNOLOGY CENTER**
Continued to the July 21, 2021 Planning and Zoning Commission meeting for the purpose of holding a design review committee meeting prior to that date. Request Preliminary Development Plan (PDP) for site layout and building architecture for flex industrial buildings with office. The approximate 26.2-acre subject site is located at the southwest corner of Gilbert Road and Insight Way.

Background

- Approximately 26.2 acres
- Subject site zoned Planned Area Development (PAD) for light industrial (I-1 uses), office, and showroom within the 80-acre Chandler Airport Business Park (CABP) Phase 2 in 2006
- Separate PDP's are required for properties located along Gilbert Road
- Project consist of two phases consisting of flex buildings allowing for a mix of light industrial uses and office
- Phase 1, the south portion, will consist of two flex industrial buildings
- Phase 2 will consist of either two additional flex industrial buildings or an office building with consistent architectural design; Phase 2 will be reviewed administratively by staff

Surrounding Land Use Data

North	Insight Way then Watermark development (retail & office)	South	Rockefeller- Chandler Crossroads (flex industrial & commercial)
East	Gilbert Road	West	Insight (office)

Proposed Development Phase 1

Building Square Footage	220,718 total square feet Building A (west) 126,049 square feet Building B (east) 94,319 square feet
Building Height	Maximum 45 feet; Provided 43 feet
Number of Dock Doors	Building A- 28 doors (6 at grade & 23 dock) Building B- 29 dock doors (4 at grade & 25 dock)
Parking Spaces Required	252 spaces
Parking Spaces Provided	305 spaces; allowing for approximately 20% office

Review and Recommendation

Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan, Chandler Airpark Area Plan (CAAP), and the approved PAD zoning for CABP Phase 2. The two proposed flex industrial buildings allow for a mix of uses including manufacturing, research and development, and office. Generally ancillary uses such as office and retail showroom are limited to occupy ten percent of

a building within industrial development unless noted; the proposal requests up to 20 percent office and/or retail showroom accordingly to comply with available parking.

The request was reviewed for compliance with the design standards established within the CABP guidelines including landscaping and signage. The alignment of the two buildings internalize the dock doors and screening of the rear facades. An eight (8) foot wall will be provided between buildings to further screen the rear courts. The development doubled the amount of landscaping and building setback required along Gilbert Road to further buffer from Gilbert Road and residential east of Gilbert Road. A mix of material including glazed glass, metal panels, awnings, steel columns, and form liners are used to enhance the tilt-up walls. The color scheme of earth tones is proposed to be consistent with the CABP guidelines established in 2006. Under Phase 1, all landscaping will be installed along all property lines and at the intersection of Gilbert Road and Insight Way a center identification sign will be constructed. Phase 2 will consist of either two additional flex industrial buildings or an office building depending on market demand and will be reviewed administratively by staff for consistency with the approved architectural design.

Staff finds the proposal to be consistent with the goals of the General Plan, CAAP, and CABP thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting on May 4, 2021. The applicant's team, city staff, and five (5) households attended the virtual meeting. General questions about construction timelines and traffic patterns were asked from residents. No opposition was expressed.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

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 "Chandler Airpark Technology Center" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0072, 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. 3814 in case DVR06-0038 Chandler Airport Business Park Phase 2, 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 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.

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.

6. Phase 2 will be reviewed administratively by staff for consistency with the approved architectural design.

7. Landscaping improvements along the perimeter of the property and the center identification sign to be installed during the first phase of development.

Preliminary Plat
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.

Proposed Motion
Preliminary Development Plan
Motion Planning and Zoning Commission to recommend approval of Preliminary Development Plan PLH20-0072 Chandler Airpark Technology Center, for site layout and building architecture for flex industrial buildings with office, subject to the conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0016 Chandler Airpark Technology Center, as recommended by Planning staff.

***d. PLH20-0069 CHANDLER CORPORATE CENTER LOTS 8 & 10**

Continued to the July 21, 2021 Planning and Zoning Commission meeting for the purpose of holding a design review committee meeting prior to that date. Request Preliminary Development Plan (PDP) approval for site layout and building architecture for one flex industrial building with office on approximately 6.05 acres. The subject property is located north of the northwest corner of Chandler Blvd. and McClintock Road.

Background

- Approximately 6.05 acres
- Subject site zoned Planned Area Development (PAD) for industrial, office and warehouse (general); approved in 1988
- The original PDP was approved in 2000 and modified in 2005 which required a minimum of three smaller buildings on the subject site; proposal seeks to combine all three into one larger building

Surrounding Land Use Data

North	Across Galveston Street: Existing building zoned (PAD) for Industrial, office and warehouse (limited)	South	Existing building zoned (PAD) for Industrial, office, and warehouse (limited).
East	Across McClintock Drive: Existing Single-Family lots Zoned SF8.5 (Single-Family District)	West	Across Juniper Drive: Existing building zoned (PAD) for industrial, office, and warehouse (general)

Proposed Development

Building Square Footage	86,263 Square-feet
Building Height	Maximum 45 feet; Provided 38 feet
Number of Dock Doors	Approximately 24 doors
Parking Spaces Required	112 spaces
Parking Spaces Provided	189 spaces; allowing for approximately 20,000 square-feet of office

Review and Recommendation

Planning staff has reviewed the request finding consistency with the General Plan and Planned Area Development (PAD) zoning. The proposed flex industrial building allows for a mix of uses including industrial, office and general warehousing. The proposal requests up to 20,000 square-feet of office accordingly to comply with available parking.

The proposed industrial shell building will be approximately 86,263 square-feet. The building will be constructed of tilt-up concrete with building design, colors and

materials having a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. Four-sided architecture is prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths.

Staff finds the proposal to be consistent with the goals of the General Plan, thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 3, 2021, One neighbor was in attendance and had general questions regarding on-site retention.
- As of the writing of this memo, planning staff is not aware of any concerns or opposition to the request.

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Chandler Corporate Center Lots 8 & 10" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0069, 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. 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.

4. The site shall be maintained in a clean and orderly manner.

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. 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.

Proposed Motion
Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0069 Chandler Corporate Center Lots 8 & 10 for site layout and building architecture for a flex industrial building, subject to the conditions as recommended by Planning staff.

***e. PLT21-0002 NEVADA AND COMMONWEALTH Approved**
Request Preliminary Plat approval for a proposed multi-family development on approximately 5.6 net-acres located at the southeast corner of Nevada Street and Commonwealth Avenue, generally located approximately one quarter of a mile south and east of Chandler Boulevard and Arizona Avenue.

Background Data
- Site is 5.59 net-acres in area
- Rezoned to Planned Area Development District (PAD) for multi-family dwelling units on September 12, 2019

Purpose
This preliminary plat request is to identify right-of-way dedication boundaries and the location of utilities in such a manner that site improvements and landscaping substantially conform to the rezoning and preliminary development plans approved in 2019.

Recommended Action
Upon finding consistency with the General Plan and the approved zoning, Planning staff recommends the Planning and Zoning Commission approve 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.

MOVED BY COMMISSIONER PEKAU seconded by **COMMISSIONER KIMBALL** to continue items c and d to Design Review Committee June 16, 2021 and Planning and Zoning Commission July 21, 2021 and to approve the consent agenda with stipulations presented by staff as to item a, b, and e. Chairman Heumann ABSTAINED from the vote as to item d.

The motion passed unanimously 6-0 as to Items as to items a, b, c, and e.

Chairman Rick Heumann – In Favor	Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor	Commissioner Gregg Pekau – In Favor
Commissioner Matt Eberle– In Favor	Commissioner Michael Flanders– In Favor

The motion passed unanimously 5-0 as to Items as to item d.

Chairman Rick Heumann – Abstained	Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor	Commissioner Gregg Pekau – In Favor
Commissioner Matt Eberle– In Favor	Commissioner Michael Flanders– In Favor

5. BRIEFING ITEMS:

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

None

7. CALENDAR

The next regular meeting will be held on Wednesday, June 16, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

The regular meeting 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 June 16, 2021, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER/ ROLL CALL

CHAIRMAN HEUMANN called the study session to order at 5:31 p.m.
The following Commissioners answered Roll Call:
Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle
Commissioner Gregg Pekau
Commissioner Michael Flanders

Absent:

Also, present:
Ms. Debra Stapleton, Assistant City Manager
Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Julie San Miguel, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER PEKAU.

3. APPROVAL OF MINUTES

a. Study Session Minutes of The Planning and Zoning Commission held on Wednesday, June 2, 2021. Approved

b. Regular Meeting Minutes of The Planning and Zoning Commission held on Wednesday, June 2, 2021. Approved

MOVED BY COMMISSIONER KIMBALL, second by COMMISSIONER FLANDERS to approve Study Session and Regular Meeting Minutes of The Planning and Zoning Commission of the City of Chandler held on Wednesday, June 2, 2021.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Gregg Pekau – In Favor
Commissioner Michael Flanders– In Favor

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss items on the agenda. He advised there will be a full presentation on action item a. He further advised items b, c, and d are on consent.

CONSENT AGENDA ITEMS

***b. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345**

Continued to the July 21, 2021, Planning and Zoning Commission Meeting

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a one-story medical office building on approximately 0.4 acres. The subject property is located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads. (STAFF REQUESTS CONTINUANCE TO THE JULY 21, 2021 PLANNING AND ZONING COMMISSION MEETING.)

The applicant requests a continuance to allow additional time for adjustments to be made to the site layout. As such, Planning staff recommends a continuance to the July 21, 2021, Planning and Zoning Commission meeting.

***c. PLH20-0057 THE OASIS/EL OASIS Approved**

Request Use Permit approval for a one-story community center and community gardens on approximately 1.9 acres on a property zoned Multiple-Family Residential District (MF-2). The subject property is located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street.

Background

- Approximately 1.9 acres
- Subject site zoned MF-2 (Multi-Family Residential District)
- Use is permitted with Use Permit if compatible and in the best interest of the community

Surrounding Land Use Data

North	Existing Single-Family residential zoned SF-8.5 (Single-Family District)	South	Across E. Erie Street: Existing mobile home park, single family and multi-family developments zoned MF-1 (Medium-Density Residential District)
East	Existing Single-Family residential zoned SF-8.5 (Single-Family District)	West	Existing mobile home park zoned MF-1 (Medium-Density Residential District)

Proposed Development

Building Square Footage	5,000 Square-feet
Building Height	20 feet (Maximum 35 feet permitted)
Parking Spaces Required	25 spaces
Parking Spaces Provided	25 spaces (2 of the spaces are within the garage)
Days of Operation	Community Garden/Grass Field: Monday – Sunday Community Education Center: Monday Thru Friday Evening Activities: Monday – Saturday Weddings/Quinceaneras: Thursday – Saturday
Hours of Operation	Community Garden/Grass Field: Dusk to Dawn Community Center Community Education Center: 8 AM – 5 PM Evening Activities: 5 PM – 10 PM Weddings/Quinceaneras: 4 PM – 10 PM

Review and Recommendation

The MF-2 District permits compatible land uses that are in the best interest of the community to be developed with Council approval of a Use Permit. The proposed community center and community garden will result in a land use that is compatible with the surrounding land uses, much like a church is compatible with surrounding residential properties in any given neighborhood. Planning staff has reviewed the request finding consistency with the General Plan.

The building includes a large community room than can be broken down into smaller co-working/tutoring/training spaces or a single meeting space serving up to 90 people. It will also include an open workroom, public restrooms a generous teaching kitchen and gardens.

In an effort to prevent parking and noise from negatively impacting adjacent neighborhoods when events are held (i.e., wedding, quinceanera), the applicant has agreed to stipulations number 8 -10 restricting parking to on-site only, restricting noise levels and requiring a contact phone number be provided to neighbors to resolve complaints quickly and directly.

Staff finds the proposal to be consistent with the goals of the General Plan, thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on June 1, 2021; 20 neighbors were in attendance, they had general questions and were in support of the proposal.
- As of the writing of this memo, planning staff is not aware of any concerns or opposition to the request.

Recommended Action

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Oasis/El Oasis" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0057 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.

1. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply

3. The site shall be maintained in a clean and orderly manner.

4. 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

5. 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.

6. The Use Permit is non-transferable to other locations.

7. Parking for any event held on the subject property shall be limited to on-site parking only.

8. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured from the subject site's property line.

9. The organization/operator shall provide a contact phone number of a

responsible person to interested neighbors to resolve parking and/or noise complaints quickly and directly.

10. The Use Permit shall remain in effect for two (2) years from the date of City of Chandler Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

CHAIRMAN HEUMANN advised he believes that this is a great project for the neighborhood, but there are concerns due to the size of the project and the amount of parking spaces. He further advised that this is a two year use permit and wants the Applicant to understand that this will have to come back to be approved in two years.

Proposed Motion
Move Planning and Zoning Commission recommend approval of Use Permit PLH20-0057 The Oasis/El Oasis for a one-story community center and community gardens, subject to the conditions as recommended by Planning staff.

***d. CANCELLATION OF THE JULY 7, 2021 PLANNING AND ZONING COMMISSION MEETING Approved**

CHAIRMAN HEUMANN opened the floor to discuss the consent items and informs the audience a speaker card was received for item c, PLH20-0057, The Oasis/El Oasis. He advised the card notated support of item c and that they do not wish to speak unless necessary.

PAUL BLUE, 16227 SOUTH FIRST AVENUE is in favor of item c, PLH20-0057, The Oasis/El Oasis, and confirmed he does not wish to speak before the board regarding this item.

MOVED BY **COMMISSIONER PEKAU** seconded by **COMMISSIONER FLANDERS** to approve the consent agenda as to items b, c, and d.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Gregg Pekau – In Favor
Commissioner Michael Flanders– In Favor

ACTION AGENDA ITEM

a. PLH20-0030, PLT20-0020 SCHRADER FARMS BUSINESS PARK

Approved with Added Stipulations

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with a Mid-Rise Overlay, Preliminary Development Plan for site layout and building architecture and preliminary plat approval for a light industrial and office business park, and a commercial corner on approximately 71.1 net acres located at the northwest corner of McQueen and Queen Creek roads.

Background

- Site is currently zoned and used for agricultural land uses.
- 71.1 net-acre site

Surrounding Land Use Data

North	Agriculture	South	Queen Creek Road then City of Chandler Solid Waste Services
East	McQueen Road then dairy farm	West	Faith Family Church and agriculture

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Growth Area 3: Chandler Airpark - Employment	No Change
Chandler Airpark Area Plan	Light Industrial and Neighborhood Commercial	No Change

Proposal

Industrial Business Park	
Size	• 67.65 net-acres in area
Land Use	• Light industrial and business park land uses
Buildings	• Six single-story buildings • 91,900 sq. ft. – 277,700 sq.ft. in size • 46 feet in height to the top of parapet (50 ft max. building height allowed with proposed with Mid-Rise)
Site Design	• Truck loading courts located on the interior of the site • Berming and screen walls used along perimeter • Angled parking and landscaping to support campus aesthetic along street frontages

	• Stained concrete thematic entrances • Architecturally coordinated monument signage

Phasing	• Two phases are proposed
	• Phase 1 consists of:
	  • 3 eastern business park buildings
	  • Street improvements along perimeter of entire site
	  • Street frontage landscaping along perimeter of Phase 1 and commercial lot
	• Phase 2 consists of:
	  • Three western business park buildings and remaining street frontage landscaping.

Commercial Corner	
Size	• 3.46 net-acres
Land Use	• C-2 Commercial land uses per the City of Chandler Land Use Code. • Auto-related uses, (fuel stations, oil change services, etc.) will not be permitted • Up to one drive through establishment may be developed on-site
Building & Site Design and Future PDP	• No specific building design or site layout is proposed at this time. • A future PDP will be reviewed by Council prior to development of the corner • The design of the buildings and site layout of the commercial corner will coordinate with the business park site.
Phasing	• The corner parcel will be developed at a separate time and is not included in Phase 1or 2 of the business park.

Review and Recommendation

Staff finds the proposed rezoning, mid-rise overlay, preliminary development plan, and preliminary plat to align with the goals of the 2016 General Plan and Chandler Airpark Area Plan.

The 2016 General Plan identifies the site as being located within Growth Area 3, Chandler Airpark, where the future land use of "Employment" is guided for. The Chandler Airpark Area Plan more specifically calls for light industrial land uses and neighborhood commercial land uses at the corner.

To align with both the Chandler Airpark Area Plan and the Employment guidance of the 2016 Chandler General Plan, the applicant revised the site plan to avoid proposing buildings that appeared to support distribution as a primary land use. Staff believes the resulting building footprints will better accommodate land uses that will generate employment opportunities and therefor align with the goals of the General Plan.

To ensure the proposed corner site is sized and dimensioned appropriately, the applicant has shown staff how the corner could successfully accommodate vehicular access, retention, landscaping, and commercial land uses that are coordinated with the adjacent business park. Since the applicant will not be the developer of the commercial corner site, it is left empty in the proposed site exhibits. A future preliminary development plan will need to be approved by Council prior to it being developed.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted digital neighborhood meetings via Zoom on February 18th, and April 12th, 2021. The applicant also created a website to share further information with residents.
- Residents had concerns regarding the building height, the land uses and associated traffic concerns. The applicant explained the how the site has been planned for employment and commercial land uses by the Chandler Airpark Area Plan and 2016 General Plan. At the time of the meetings, the traffic study had not been reviewed by The City's Traffic Engineer. The applicant explained that a traffic impact analysis would need to be approved prior to moving forward. After sharing perspectives of the buildings, no further concerns for building design were received.
- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Airport Commission Conflict Evaluation
Airport Commission meeting April 14, 2021
Motion to find no conflict with existing or planned airport operations.

In Favor: 7 Opposed: 0 Absent: 0

Recommended Actions
Rezoning
Planning staff recommends Planning and Zoning Commission move to recommend approval of the rezoning from Agricultural District (AG-1) to Planned Area

Development (PAD) for a light industrial and office business park with a Mid-Rise Overlay, and a commercial corner subject to the following conditions:

1. For the parcel legally described in Exhibit "A," permitted land uses shall be limited to office uses and land uses permitted by-right in the I-1 Planned Industrial District per the Land Use and Zoning Code of the City of Chandler. Showrooms shall also be permitted where they are provided as an ancillary component of a primary use.

2. For the parcel legally described in Exhibit "B," permitted land uses shall be limited to land uses permitted by-right in the C-2 Community Commercial District per the Land Use and Zoning Code of the City of Chandler. Auto-related uses including but not limited to the sale, rental, repair, fueling or washing of automobiles, motorcycles, trucks, boats, or related accessories shall not be permitted.

3. Development of the overall site shall be in substantial conformance with the Development Booklet, entitled, "Schrader Farms Business Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0030, 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.

4. Prior to development of the corner parcel, as described in Exhibit "B," a preliminary development plan for site layout and building design shall be approved by City Council. The architectural design, landscaping, and pedestrian and vehicular access shall be coordinated with the business park to create an integrated campus appearance.

5. Building heights shall not exceed 50 (fifty) feet in height as measured to the top of parapet.

6. 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, as shown in the Phasing Exhibit to achieve conformance with City codes, standard details, and design manuals.

7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

8. When office is proposed to occupy more than ten percent of a tenant space, a parking analysis shall be submitted for review by the Zoning Administrator. Said analysis shall clearly show the amount of area occupied by all existing and proposed

land uses and the amount of parking spaces required by the City of Chandler Zoning Code, and the amount of parking spaces provided.

Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move 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 "Schrader Farms Business Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0030, 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 enhanced pavement design shown at the main Queen Creek Road entrance shall be duplicated at the main entrances proposed on McQueen Road and Canary Way.

3. The site shall be maintained in a clean and orderly manner.

4. The landscaping and all other improvements 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

7. Signage shall be designed in coordination with landscape plans, planting materials, storm water basins, site contours, utility pedestals, and other site appurtenances or features so as not to create problems with sign visibility or prompt the removal of required or proposed landscaping. Building signage shall be architecturally coordinated with the respective façade.

8. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.

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.

10. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

Note: Stipulations #11 and #12 of the Preliminary Development Plan were added in the addendum memo presented to the Planning and Zoning Commission this date.

11. The applicant shall work with staff to provide an accent material under the metal Awnings.

12. The applicant shall work with staff to create a different paint color scheme for phase two.

Preliminary Plat
Upon finding consistency with the General Plan and the proposed rezoning and preliminary development plan, 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.

BRENNAN RAY, 1850 NORTH CENTRAL advised he is there on behalf of the Applicant and they have been working on the project for two years. He further advised they had a mindful approach and worked with staff in developing the business park with concerns relative to prior zoning cases and approvals down the road. He stated the area has been designated for employment in the Airpark Area Plan, which has been around since 1998, and it identifies the site for I-2. He pointed out this is one of the few times he has proposed a development that is consistent with every guiding document the City has. He responded to questions brought up in the Study Session regarding landscaping; he advised with regards to landscaping and planting of acacia trees there are no problems and have added stipulation #10 that covers size, height, and quantity of trees. He went on to say they were happy to add the stipulation as they have worked closely with staff regarding the architectural design of this development and also took into account the location at the end of the runway and adjacent to the City's solid waste facility. He responded to questions brought up in the Study Session regarding land use; He stated if they wanted a distribution warehouse they would of gone to the west side where it would have been quicker and distribution here was never the intention. He further stated he understood the perception of the cross docks and the concerns of distribution. He mentioned at the first neighborhood meeting there were twenty-four neighbors and two seated city council members present. He stated they heard concerns of distribution and spoke to staff and changed the design. He pointed out this is not an industrial development where you have a single row of parking, large buildings, and

truck docks. He further stated there is a substantial amount of parking and the proposed is double the requirement for warehousing and industrial use. He advised they are targeting manufactures and high types of business park users. He mentioned with Intel's announcement of expansion there will be a need and opportunity for businesses who support intel to co-locate here. He stated there are other types of high manufacturing types of developments in there and from an economic perspective, there is not a demand for distribution, but there is a demand for high tech manufacture with higher employee count. He stated that is why they have provided increased parking. He advised the intention of greater square footage rent, considerably higher than what a distribution user would want. He explained what has been oriented that does not speak towards distribution. He does not believe it is fair to characterize dock doors, as a defining something as distribution and further explained from a use perspective there will be a number of manufactures that will have a distribution type of component. He mentioned as staff advised during study session that they did not want to impose a limit because there is some form of distribution that is going to take place. He advised he understood the concerns regarding an Amazon type of distributor and he does not believe the proposed design and the economics work for that type of user. He presented a slide to the commissioners and explained this slide has been shown to the neighbors and they reached out to the twenty-four that came to the first meeting and let them know the target market and the redesign. He responded to the questions regarding economic impact and presented the corresponding slide to the commission. He advise a consulting group will be finalizing the presented information in a report that can be shared with economic development or anyone who would like to read it in great detail. He further advised of the estimated employment for the project is one thousand five hundred people. He presented a slide with the focus on the direct and indirect jobs and mentions with Intel's announcement there will be need for additional development and investments. He advised the consulting firm is sure about on the numbers presented and he is confident in the numbers in terms of output. He stated he has been coming before this board for sixteen years and would not want to show inaccurate numbers. He further advised he appreciates staff and the work they have put in to ensure the proposed minimized the Commission's concerns and met the high quality that has been requested and required. He would like to believe that the neighbors are pleased with the project, as they went from twenty-four to two. He requested recommendation for approval in accordance with staff.

CHAIRMAN HEUMANN asked how the ninety-three million direct labor income comes to eight hundred fifty-two million per year.

BRENNAN RAY presented the corresponding slide and responded the eight hundred fifty-two million indicates the total economic activity gain in the region. The

eight hundred fifty-two million speaks for the indirect costs and indirect benefits where the ninety-three million is the direct labor summary.

CHAIRMAN HEUMANN presented statements regarding the amount of jobs and asked how many parking spaces are proposed.

BRENNAN RAY advised in terms of total number of parking spaces, the code requires nine hundred forty-six and approximately one thousand six hundred spaces are provided.

COMMISSION PEKAU advised if manufacturing is involved, not all of the one thousand five hundred workers would be on site at the same time.

COMMISSIONER EBERLY asked if the eight hundred fifty-two million per year is a site gross domestic product (GDP) number.

BRENNAN RAY confirmed with his client that the eight hundred fifty-two million per year is believed to be a GPD number and he will follow up with the creator of the report, who is not here tonight, to ensure this correct.

VICE CHAIRMAN ROSE commend the Applicant as they have created what appears to be a great product. He thanked the Applicant for working with staff and making changes. He stated the landscaping looks good and further stated this is an exciting project that will have a positive impact and support the City's high tech jobs.

COMMISSIONER KIMBALL thanked Mr. Ray for the presentation. He asked to explain traffic concerns brought up by citizens. He also asked if the main entrance is on Queen Creek are the trucks are going to come out to Arizona Avenue or to McQueen Road.

BRENNAN RAY presented the corresponding slide created by a traffic consultant to show the regional truck traffic estimate. He pointed out the flow of where truck traffic will go and stated trucks usually will not take a left turn, as they prefer turning right. He further stated this report was submitted to the City and they have approved and this is a component.

COMMISSIONER EBERLY asked directionally what the Commission and Staff have in mind regarding jobs as server farms are viewed as inadequate because they provided few jobs and before us is a project that will potentially bring in eight hundred fifty-two million dollars annually to the area. He pointed out the location is a great corridor where traffic can hold. He mentioned the Applicant met with the neighbors and started with twenty-four and turned it to a minimal number who are against it. He stated he likes the project.

CHAIRMAN HEUMANN advised the challenge as a City is to ensure land use is compatible and drives the greatest economic development. He mentioned warehouse distribution along the I-10 corridor and stressed the importance of the last remaining land in Chandler be utilized at its optimum. He further advised Mr. Ray is correct with the new Intel agreement we want to make sure the building is appropriate. He stated discussions were held with Mr. Ray where he advised they are pursuing higher rent. He asked what drives this to be higher rent.

BRENNAN RAY advised Bill Honsaker with JLL National Firm is present and can explain in detail the specifics, but there are a number of factors; square footage, land costs, construction costs, site development costs, design of the building. He explained when we started this process a few years ago what we envisioned for the building is different from what has been presented. He advised there have been several discussions with staff with concerns from beginning regarding distribution, scarcity of land, and building appearance. He presented statements regarding the type of users they are pursuing in terms of payment per square foot and stated the Economic Development Department advised they have someone interested in building C. He further stated when we look at square footage and costs, there a multiple factors that go into higher rent.

CHAIRMAN HEUMANN mentioned there are projects around town that need significant extra power and require an access building. He asked where the access building will be built.

BRENNAN RAY responded unlike what you would see for a data center, we do not believe the power requirements would require a separate building. It is believed the existing infrastructure has the capacity to provide power.

CHAIRMAN HEUMANN advised Chandler Corporate Center has two buildings that require an accessory building to address their power needs. He further advised one is a manufacturer and there other is not. He presented statements regarding the recessed doors and asked if they are building for a user or for spec.
BRENNAN RAY responded phase one is planned to be spec and if we get tenants along the way we would build for that. He explained we are trying to anticipate market needs and the needs of the people who want it. He further explained each tenant will come in with their various requirements, some may require dock bays on the back and some might require less. They are creating a building without knowing but giving enough flexibility for tenants to have it when they come in.

CHAIRMAN HEUMANN pointed out when you look at the booklet there are many doors, but they are four feet for cargo vans. He asked staff if the Applicant would be required to come back in the event they found a user that needed major recessed

wells and heavy duty distribution as a part of the component, for example if they needed twenty full recessed grocery type distribution docks.

DAVID DE LA TORRE, PLANNING MANAGER responded as currently proposed there is enough flexibility for staff to approve such request administratively. He mentioned staff could review minor changes while in substantial conformance with the intent of the development.

CHAIRMAN HEUMANN pointed out four-foot doors are for cargo vans and incidental distribution, like a company picking up product. He asked if staff could approve a change to a heavy-duty user who needed high eight-foot docks with semi-trucks going through it.

DAVID DE LA TORRE, PLANNING MANAGER responded that is something staff can approved administratively.

CHAIRMAN HEUMANN advised that this is one of his concerns. He further advised that he would like to hear from Mr. Bill Honsaker regarding tenants.

COMMISSION PEKAU stated there cannot be manufacturing without distribution. He advised you cannot make product without having components shipped in and you cannot produce something to be sold if it does not leave the door. He further advised there has to be some degree of distribution and he does not see a mass distribution center being proposed. He advised the questions are great but he is concerned the Applicant is being put through the ringer.

CHAIRMAN HEUMANN stated in his years of experience there are times where economic development is considered on a project. He advised his intent on asking questions is for clarification purposes for council regarding distribution due to the design and cross-docks. He further stated if the questions are answered now they will not have to worry about them down the road. He advised he is hoping that the result is high quality manufacturing with product coming in and out, but that is different from heavy-duty warehouse distribution.
COMMISSION PEKAU presented further concerns regarding economic development questioning.

CHAIRMAN HEUMANN advised that the Commission considers best use, architecture, and land use in reference to a project and that economic development goes into it a little bit. He further advises that he believes is a good project, but he is asking the questions now, so it is clarified for five or six years down the road.

COMMISSION PEKAU advised that no one can tell what the economy will be like in five or six years.

CHAIRMAN HEUMANN asked if they are planning to do one big acacia tree and their thoughts on the trees being twelve feet in height on planting.

BRENNAN RAY advised the acacia tree was chosen because it is a fast growing tree.

CHAIRMAN HEUMANN advised he would like to hear from Bill Honsaker of JLL.

BILL HONSAKER, 3131 EAST CAMEL BACK ROAD advised he has been working on this project with the team and understands the concerns raised. He pointed out several buildings that have been referenced during the meeting; FedEx, Amazon, UPS, but their buildings look nothing like what is proposed. He further advised UPS has a massive building with dock doors on both sides and Amazon is a box with parking for vans, dock doors on both side, and a unique design. He stated they were very deliberate on how the design was laid out as they heard the commission and neighborhood and changed the design. He pointed out single side loading is on the interior, so the exterior is aesthetically pleasing and how parking is increased. He further stated because of ASU and Intel, they are cognitive in an economic development perspective, community perspective, and citizen perspective. He emphasized the buildings the Commission is concerned about is not what we are trying to do here. He mentioned Mr. Ray presented a slide with a number of types of users that are out there. Mr. Honsaker advised he is working with a cooperation that is looking to land in Chandler, a manufacturer looking for a building similar to what we are proposing.

CHAIRMAN HEUMANN thanked the presenter for the clarification.

CHAIRMAN HEUMANN opened the floor to discuss action item a. He advised that that it is a long process, but it is important and the best thing for the City that questions are asked when a project like this comes forward.

MOVED BY **VICE CHAIR ROSE** seconded by **COMMISSIONER KIMBALL** to approve action item a with added stipulations.

The motion passed unanimously 6-0.

Chairman Rick Heumann – In Favor	Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor	Commissioner Gregg Pekau – In Favor
Commissioner Matt Eberle– In Favor	Commissioner Michael Flanders– In Favor

5. BRIEFING ITEMS:

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

7. CALENDAR

The next regular meeting will be held on Wednesday, July 21, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. 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 July 21, 2021, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER/ ROLL CALL

CHAIRMAN HEUMANN called the study session to order at 5:48 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:

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Mr. Thomas Allen, Assistant City Attorney
Ms. Lauren Schumann, Senior City Planner
Ms. Kristine Gay, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Zachary Werdean, City Planner
Mr. Harley Mehlhorn, Junior Planner
Mr. Ben Bravenec, Planning Intern
Ms. Julie San Miguel, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. APPROVAL OF MINUTES

a. Study Session Minutes of the Planning and Zoning Commission held on Wednesday, June 16, 2021. **Approved**

b. Regular Meeting Minutes of the Planning and Zoning Commission held on Wednesday, June 16, 2021. **Approved**

c. Meeting Minutes of Design Review Committee held on Wednesday, June 16, 2021. **Approved**

MOVED BY VICE CHAIRMAN ROSE, second by **COMMISSIONER KIMBALL** to approve the Minutes of the Design Review Committee held on June 16, 2021, and the Minutes of the Study Session and Regular Meeting of the Planning and Zoning Commission held on Wednesday, June 16, 2021.

The motion passed unanimously 5-0.

Chairman Rick Heumann – In Favor
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Michael Flanders– In Favor

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the Regular Meeting, Commission and Staff met in open Study Session to discuss items on the Agenda, items a, b, c, d, e, f, g, h, and i are on consent.

***a. PLH21-0030/PLH21-0015/PLT21-0011 OLD STONE RANCH PHASE 4**

Approved With Added Stipulations

Request Area Plan Amendment to the Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac), Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan for subdivision layout and housing product, and preliminary plat approval for a single-family subdivision on approximately 8 acres located west of the northwest corner of Chandler Heights and Lindsay roads.

Background

- Subject site is approximately 8 net acres; annexed in 2019
- Subject site is located adjacent to Old Stone Ranch master planned community which includes 585 single-family lots, a school, a park with trails throughout the subdivisions, and landscaped entries with water features within 234 gross acres; 2003
- Southeast Chandler Area Plan (SECAP) approved and adopted, encouraging maximizing density at 3.5 du/ac; 1999
- Brooks Ranch Area Plan approved and adopted, encouraging development of farms to single-family residential; 2000
- Old Stone Ranch contains three residential subdivisions with typical lots sizes ranging from 7,200 to 10,000 square feet and a mix of one- and two-story single-family homes
- The aggregate overall density for the existing three phases of Old Stone Ranch is 2.5 du/ac
- The proposal would change the aggregate overall density for Old Stone Ranch to 2.69 du/ac

Surrounding Land Use Data

North	Avian Meadows- 200 single-family lots	South	Chandler Heights Road
East	Assisted living memory care facility	West	Old Stone Ranch- Phase 3- 176 single-family lots

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change
Southeast Chandler Area Plan (SECAP)	Traditional Suburban Character	No Change
Brooks Ranch Area Plan	Rural Residential (0- 1.5 du/ac)	Single-family Medium Density (0-6 du/ac)

Proposed Development

	Single family subdivision
# of Lots	44 single family lots
Density	Aggregate density (including Old Stone Ranch Phases 1-3 and the proposed development): 2.69 dwelling units per acre Isolated density: 5.47 dwelling units per acre
Building Setbacks (min.)	Front –20 ft. to garage from back of sidewalk, 4 ft. to livable Sides – 4 ft. & 1 ft. Rear - 5 ft., lots along north property line rear yard shall be 10 ft.
Minimum Lot Size	55'x 81' (4,455 sq. ft.)
Lot Coverage (max.)	70 percent
Building Height (max.)	All homes one-story; 22 ft.
Architecture Theme	Spanish
Number of Elevations	12
House Size	2,220 – 3,495 square feet
Number of Floor Plans	3
Parking Spaces	Each lot provides a two-vehicle garage with driveways for two vehicles On-street parking provided on one side of street; approximately 40 on-street guest parking spaces Subdivision is not gated

Review and Recommendation

Planning staff has reviewed the request finding consistency with the General Plan and the intent of the SECAP. Planning staff supports the request citing the property is considered an infill property since all adjacent properties have developed. The General Plan allows medium-density residential (3.5-12) to be considered as a transitional land use on infill parcels when located adjacent to an arterial street.

New Village Homes has met with the Old Stone Ranch Homeowner's Association (HOA) to incorporate the proposed development into the HOA as Phase 4 of Old Stone Ranch. In return, the proposed development will provide monument signage for the existing Old Stone Ranch community and continue the theme of the existing subdivision through landscaping and varying fences along Chandler Heights Road.

Aggregate density can be considered if the proposed development is a part of a larger master planned development; through aggregate density, the proposal may be considered if designed appropriately and compatible with surrounding lots. Although the proposed lots are smaller, all of the homes are one-story and expand the diversity of housing in the area. Lots along the north property line have increased rear yard setback to further ensure compatibility with existing homes to the north. The development provides substantial landscape setbacks along the north side of Chandler Heights Road and at the entrance on the west side, thus creating a compatible development design that completes the southern entrance to Old Stone Ranch.

Since the site is within the SECAP, design elements are required in order to achieve a density greater than 2.5 du/ac. The request is for a density of 5.47 du/ac with overall proposed aggregate density of Old Stone Ranch totaling 2.69 du/ac. When the SECAP was adopted the design requirements provided options, such as common area lakes that were intended for larger residential developments. The proposed development will include a common pool with ramada seating area and a dog park for residents meeting the intent of the SECAP.

Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of development standards, residential design guidelines, and the SECAP. Planning staff recommends the Planning and Zoning Commission recommend approval of Old Stone Ranch Phase 4 single-family subdivision subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on May 12, 2021. The applicant's team, Planning staff, and approximately three neighbors attended the virtual meeting.

Questions were asked about the home builder, other subdivisions they built, and general timelines for the project were asked. One Avian Meadow's resident whom abuts the subject site had concerns about the proposed rear yard setback adjacent to their property.

- As of the writing of this memo, Planning staff has been contacted by two residents stating single-family is the most appropriate at this site and would oppose any type of multi-family or attached condos. Planning staff is unaware of any opposition to the request.

Recommended Actions

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac) as shown on the Area Plan Amendment Exhibit.

Rezoning

Planning staff recommends Planning and Zoning Commission move 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 "Old Stone Ranch Phase 4" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0015, 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. 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.

3. 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.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. Minimum setbacks shall be as follows:

Front yard setback	20 ft. to garage from back of sidewalk, 4 ft. to livable

Side yard setbacks	4 ft. & 1 ft.
Rear yard setbacks	5 ft., lots along north property line rear yard shall be 10 ft.

6. Maximum lot coverage shall be seventy (70) percent.

7. 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.

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

9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Preliminary Development Plan
Planning staff recommends Planning and Zoning Commission move 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 "Old Stone Ranch Phase 4" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0015, 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. All lots shall be constructed with single-story homes only.

3. The site shall be maintained in a clean and orderly manner.

4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

5. 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.

6. The same elevation shall not be built side-by-side or directly across the street from one another.

7. 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.

Note: Stipulations #8 through #11 were added on the Addendum Memo presented to Planning and Zoning Commission this date.

8. The applicant shall replace all Chilean Mesquite trees with a different tree from the low-water-use plant list.

9. The applicant shall work with staff to provide another primary base color for the housing product.

10. The applicant shall work with staff to provide more stone/brick veneer on front elevations.

11. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

Note: Stipulation #12 was added as a result of the Planning and Zoning's discussion during the Study Session.

12. The applicant shall work with staff to provide enhanced side elevations.

Preliminary Plat
Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the Planning and Zoning Commission move to 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.

Proposed Motions
Area Plan Amendment
Move Planning and Zoning Commission recommend approval of PLH21-0030 Old Stone Ranch Phase 4, amending the Brook Ranch Plan by adding Single-Family Medium Density (0-6 du/ac) as shown on the Area Plan Amendment Exhibit.

Rezoning
Move Planning and Zoning Commission recommend approval of PLH21-0015 Old Stone Ranch Phase 4, rezoning from AG-1 to PAD for single family residential, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH21-0015 Old Stone Ranch Phase 4, subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0011 Old Stone Ranch Phase 4, subject to a condition as recommended by Planning staff.

An Addendum Memo was presented to the Commission adding Preliminary Development Plan Stipulations #8 through #11 and a result of the Planning and Zoning's discussion during the Study Session Stipulation #12 was added.

CHAIRMAN HEUMANN requested staff present the additional stipulation added as a result of the Planning and Zoning's discussion during the Study Session.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional Stipulation reflected under #12 of the Preliminary Development Plan.

***b. PLH20-0059 PRICE & QUEEN CREEK CAMPUS**
Approved With Modified Stipulations
Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office, manufacturing, and ancillary commercial uses, with a Mid-Rise Overlay, and Preliminary Development Plan for conceptual site layout and building architecture on approximately 37 acres located at the northeast corner of Price and Queen Creek roads.

Background
- Site is currently zoned and used for agricultural land uses
- 37-acre site

Surrounding Land Use Data

North	Continuum	South	Downtown Ocotillo residential, lodging, and commercial
East	Lodging and agricultural	West	Wells Fargo

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Growth Area 4: South Price Road Corridor, and Employment	No Change

Proposal

Employment Campus	
Proposed Primary Land Uses	Approximately 585,000 square feet of: High technology; Semi-Conductor; Biomedical; Biotechnology; Bioscience; Pharmaceuticals; Nanotechnology related land uses Telecommunications; Aerospace; Renewable and cogeneration energy. Educational facilities Research laboratories High-technology-related assembly of finished products Advanced Business Services Non-offensive manufacturing, and/or Office, high-tech and non-high-tech related.
Proposed Ancillary Land Uses	Approximately 11,400 square feet of: Retail Service Proposed to be located only in the northwest portion of the site
Conceptual Building Design	Minimum building height of 40 feet Maximum height of 150 feet Unique application of concrete, glazing, architectural panels, natural stone, hiqh-quality composite materials, and/or tile Unique concrete finishes and forms Variety of window dimensions and fenestration A common design theme will be used across all buildings
Conceptual Site Design	Large landscaped setbacks along Price & Queen Creek roads Two main drive aisles provide primary onsite circulation Four primary Class-A office-style buildings centered on the site and oriented around the main drive aisles create a campus One single-story commercial building located near the northwest corner of the site Two parking structures on the north Surface parking is screened along main drive-aisles via landscaping Drive aisles are enhanced with unique paving, sculptures, and street landscaping.

	Outdoor amenity spaces for employees and guests will be coordinated with each building Area reserved for electric vehicle parking, ride share pick-up/drop-off, bike parking, and direct pedestrian connections
Conceptual Landscaping	Date Palms proposed at the main entrance on Price Road and Queen Creek Road Enhanced landscaped perimeter (as measured from back of sidewalk): Price Road: +/- 70' – 100' Queen Creek Road: +/- 23' - 40' Ellis Road: +/- 20' Mockingbird Road: +/- 20' Artistic corner campus identification signage and blue glass proposed as alternative to water feature

Review and Recommendation

Staff finds the proposed rezoning, mid-rise overlay, and preliminary development plan, to align with the goals of the 2016 General Plan.

The 2016 General Plan identifies the site as being located within Growth Area 4, the South Price Road Corridor where the following guidance is provided:

- Preserve high-value employment reputation
- Maintain and expand the campus environment
- Develop the corridor with mid-rise developments
- Use a common design theme
- Preserve corridor aesthetics
- Accommodate multiple modes of transportation
- Provide flexibility for remnant parcels

To maintain flexibility while attracting potential tenant(s), the applicant has included very conceptual renderings and exhibits to establish the required level of quality and design. Upon identifying the tenant and respective building needs, the applicant will submit for an Administrative Design Review for site and building design. Staff will review the administrative submittal for consistency with the renderings, conceptual imagery, narrative, stipulations, and City Code.

Staff is confident that the conceptual Development Booklet and stipulations will result in a high-quality campus development commensurate with existing Price Road sites.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.

- To comply with CDC social distancing guidelines, the applicant hosted digital neighborhood meetings via Zoom on January 27th, and January 28th, 2021.
- Minor questions and discontentment for any change to the site was initially received from one resident. After the applicant shared the General Plan's guidance for the South Price Road Corridor, the resident had no further concerns. Residents had concerns regarding the building height, the land uses and associated traffic concerns.
- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Recommended Actions

Note: The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed a revised set of Rezoning and Preliminary Development Plan (PDP) Stipulations, the revisions address the following:

- Rezoning Stipulation #8
  Stipulated the minimum building height of 45 feet.
- Rezoning Stipulations #11 & 12
  Moved landscaping stipulations from PDP to rezoning.
- PDP Stipulation #7
  Corrected the referenced landscaped corner

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office, manufacturing, and ancillary commercial, with a Mid-Rise Overlay, subject to the following conditions:

1. Primary land uses shall be limited to knowledge-intensive uses including but not limited to:

   a. Manufacturing, research and development, and/or office for high technology, biomedical, biotechnology, bioscience, pharmaceuticals, nanotechnology, telecommunications, aerospace, renewable and/or cogeneration energy, and other industries involved in emerging technologies except no use shall be permitted which is likely to be detrimental to the health and safety of the surrounding area or the general community;

   b. Higher education facilities such as universities and professional institutes of learning;

c. Assembly of finished products or subassemblies, so long as the primary use of the property is technology related and not basic processing and compounding of raw materials or food products;

d. Supporting advanced business services or office uses such as financial services, information technology, software design, professional design or engineering firms, accounting, or human resources; and

e. Other uses determined by the Zoning Administrator to be similar to the aforementioned knowledge-intensive uses.

2. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

3. Call centers, warehousing, storage, distribution, and other similar land uses that do not employ a workforce composed of a substantial number of predominantly highly skilled workers engaging in knowledge-intensive employment shall not be permitted as a primary use on the subject site.

4. Commercial land uses including retail, restaurant, and personal services shall be permitted as an ancillary land use and shall not occupy more than a total of 12,000 square feet on the 37-acre site.

5. The stand-alone commercial building shall not be constructed first.

6. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price & Queen Creek Campus" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0059, 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.

7. Building heights shall not exceed 150 (one hundred and fifty) feet in height as measured to the top of parapet of the building façade.

8. Building heights shall not be less than 45 (forty-five) feet, except for the proposed parking structures and "Incidental Service Retail Pad," which shall not be required to adhere to this minimum building height.

9. 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.

10. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

11. The landscaping and all other improvements 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.

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

Note: Stipulation #13 and #14 were revised as result of the Planning and Zoning's discussion during the study session.

13. As part of the Administrative Design Review process, where staff determines that the proposed site improvements do not achieve a high-quality campus design commensurate with existing similar developments within the Price Road Corridor the request may be reverted to Council for approval of a revised Preliminary Development Plan.

14. As part of the Administrative Design Review process, where staff determines that the proposed building design does not achieve a high-quality architectural design commensurate with existing similar developments within the Price Road Corridor the request may be reverted to Council for approval of a revised Preliminary Development Plan.

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

1. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price & Queen Creek Campus" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0059, 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.

2. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

3. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

4. As shown in the conceptual exhibits a landscaped setback no less than approximately 100 feet in depth on average shall be provided along Price Road. To ensure adequate plantings are provided, the quantity of trees and plants typically required by the City Code to be provided in this landscaped setback shall be multiplied respective to the depth of the landscape setback that is ultimately provided.

5. The northeast corner of the site shall be designed and landscaped such that all four corners of the intersection of Mockingbird Drive and Ellis Road have a coordinated appearance.

6. Signage shall be designed in coordination with landscape plans, planting materials, storm water basins, site contours, utility pedestals, and other site appurtenances or features so as not to create problems with sign visibility or prompt the removal of required or proposed landscaping. Building signage shall be architecturally coordinated with the respective façade.

7. All signs shall comply with Chapter 39, Sign Code, of the Chandler City Code.

8. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.

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.

Proposed Motions

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0059 Price & Queen Creek Campus, rezoning from AG-1 to PAD for office, manufacturing, and ancillary commercial and Mid-Rise Overlay for building heights up to 150 feet. as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0059 Price & Queen Creek Campus subject to conditions as recommended by Planning staff.

The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed a revised set of Rezoning and Preliminary Development Plan (PDP) Stipulations and as result of the Planning and Zoning's discussion during the Study Session, Rezoning Stipulations #13 and #14 were revised and two exhibits were removed by the Applicant.

CHAIRMAN HEUMANN requested staff present the Stipulations modified as a result of the Planning and Zoning's discussion during the Study Session.

KRISTINE GAY, SENIOR CITY PLANNER, presented revised Rezoning Stipulations reflected under #13 and #14. She further stated 2 images were removed from the exhibits by the Applicant.

CHAIRMAN HEUMANN asked if the wording in the Stipulation needed to read "Commission and Council" in order to go back through Planning and Zoning Commission.

KRISTINE GAY, SENIOR CITY PLANNER stated the Zoning Administrator confirmed that part of being reverted back to Council includes going before Planning and Zoning Commission first.

CHAIRMAN HEUMANN stated as long as the Assistant City Attorney agrees that it does not specifically need the words "Commission and Council" to come back through Planning and Zoning Commission.

***c. PLH20-0072/PLT21-0016 CHANDLER AIRPARK TECHNOLOGY CENTER Approved**
Request Preliminary Development Plan (PDP) approval for site layout and building architecture for flex industrial buildings with office. The approximate 26.2-acre subject site is located at the southwest corner of Gilbert Road and Insight Way.

Update
This item was continued from the June 2, 2021, Planning and Zoning Commission meeting for a Design Review Committee (DRC) meeting, which occurred on June 16, 2021. The applicant updated the front elevations for the DRC meeting. Commissioners had concerns citing additional work needed to occur to further break-up the large planes. Since that meeting, the applicant has made the following revisions:

- Increased the size of trees proposed along the street to thirty-six (36) inch boxes
- Added dates palms at the street entries
- Incorporated additional material of metal including a metal pop-out, awnings, and panels
- Increased glazing and transparency with introduction of more storefront facing Gilbert Road
- Added more "Human scale" and pedestrian friendly design amenities including landscape planters, shade canopies and seating areas

- Added richer material/ color palette that complements the design and accentuate the architectural language
- New materials include added paint colors, metal canopies, translucent metal mesh panels and warm natural stone planters for landscape
- Highlighted the building mass with more pronounced push and pull setbacks along the eastern façade to break the long mass and introduce a more appropriate architectural scale
- Added reveals and form-liner panels at previous blank areas per the city's comment about breaking the monotonous façade, creating elevations with more movement and animation
- Updated the southern elevation to complement the eastern elevation redesign and create a more 3-dimensional architecture while driving up Gilbert Rd.

Background

- Approximately 26.2 acres
- Subject site zoned Planned Area Development (PAD) for light industrial (I-1 uses), office, and showroom within the 80-acre Chandler Airport Business Park (CABP) Phase 2 in 2006
- Separate PDP's are required for properties located along Gilbert Road
- Project consist of two phases consisting of flex buildings allowing for a mix of light industrial uses and office
- Phase 1, the south portion, will consist of two flex industrial buildings
- Phase 2 will consist of either two additional flex industrial buildings or an office building with consistent architectural design; Phase 2 will be reviewed administratively by staff

Surrounding Land Use Data

North	Insight Way then Watermark development (retail & office)	South	Rockefeller- Chandler Crossroads (flex industrial & commercial)
East	Gilbert Road	West	Insight (office)

Proposed Development Phase 1

Building Square Footage	220,718 total square feet Building A (west) 126,049 square feet Building B (east) 94,319 square feet
Building Height	Maximum 45 feet; Provided 43 feet
Number of Dock Doors	Building A- 28 doors (6 at grade & 23 dock) Building B- 29 dock doors (4 at grade & 25 dock)
Parking Spaces Required	252 spaces
Parking Spaces Provided	305 spaces; allowing for approximately 20% office

Review and Recommendation

The two proposed flex industrial buildings allow for a mix of uses including manufacturing, research and development, and office. Generally ancillary uses such as office and retail showroom are limited to occupy ten percent of a building within industrial development unless noted; the proposal requests up to 20 percent office and/or retail showroom accordingly to comply with available parking.

The request was reviewed for compliance with the design standards established within the CABP guidelines including landscaping and signage. The alignment of the two buildings internalize the dock doors and screening of the rear facades. An eight (8) foot wall will be provided between buildings to further screen the rear courts. The development doubled the amount of landscaping and building setback required along Gilbert Road to further buffer from Gilbert Road and residential east of Gilbert Road. A mix of material including glazed glass, metal panels, awnings, steel columns, and form liners are used to enhance the tilt-up walls. The color scheme of earth tones is proposed to be consistent with the CABP guidelines established in 2006. Under Phase 1, all landscaping will be installed along all property lines and at the intersection of Gilbert Road and Insight Way a center identification sign will be constructed. Phase 2 will consist of either two additional flex industrial buildings or an office building depending on market demand and will be reviewed administratively by staff for consistency with the approved architectural design.

Staff finds the proposal to be consistent with the goals of the General Plan, CAAP, and CABP thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting on May 4, 2021. The applicant's team, city staff, and five (5) households attended the virtual meeting. General questions about construction timelines and traffic patterns were asked from residents. No opposition was expressed.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move 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 "Chandler Airpark Technology Center" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0072, 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. 3814 in case DVR06-0038 Chandler Airport Business Park Phase 2, 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 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.

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.

6. Phase 2 will be reviewed administratively by staff for consistency with the approved architectural design.

7. Landscaping improvements along the perimeter of the property and the center identification sign to be installed during the first phase of development.

8. 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

Preliminary Plat
Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the Planning and Zoning Commission move to 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.

Proposed Motions
Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0072 Chandler Airpark Technology Center, for site layout and

building architecture for flex industrial buildings with office, subject to conditions as recommended by Planning staff.

***d. PLH20-0069 CHANDLER CORPORATE CENTER LOTS 8 & 10 Approved**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for one flex industrial building with office on approximately 6.05 acres. The subject property is located north of the northwest corner of Chandler Boulevard and McClintock Drive.

Update

This item was continued from the June 2, 2021 Planning and Zoning Commission meeting for a Design Review Committee (DRC), which was held on June 16, 2021. Revisions to the site layout were completed by the applicant to address the Design Review Committee's guidance and include the following:

1. Increased the size of trees along the east side of the property.

2. Enhanced the overall architecture of the building with metal accents, additional formline scoring, and enhanced entry feature....

3. Added an outdoor pedestrian seating area for employee's

4. In response to comments regarding the color, the applicant provided a comparison of the proposed color palette with the approved business park color palette to show that the proposal matches the surrounding developments

Background

- Approximately 6.05 acres
- Subject site zoned Planned Area Development (PAD) for industrial, office and warehouse (general); approved in 1988
- The original PDP was approved in 2000 and modified in 2005 which required a minimum of three smaller buildings on the subject site; proposal seeks to combine all three into one larger building

Surrounding Land Use Data

North	Across Galveston Street: Existing building zoned (PAD) for Industrial, office and warehouse (limited)	South	Existing building zoned (PAD) for Industrial, office, and warehouse (limited).
East	Across McClintock Drive: Existing Single-Family lots Zoned SF8.5 (Single-Family District)	West	Across Juniper Drive: Existing building zoned (PAD) for industrial, office, and warehouse (general)

Proposed Development

Building Square Footage	86,263 Square-feet
Building Height	Maximum 45 feet; Provided 38 feet
Number of Dock Doors	22 at grade doors 2 dock doors
Parking Spaces Required	112 spaces
Parking Spaces Provided	189 spaces; allowing for approximately 20,000 square-feet of office

Review and Recommendation

The proposed flex industrial building allows for a mix of uses including industrial, office and general warehousing. The proposal requests up to 20,000 square-feet of office accordingly to comply with available parking.

The proposed industrial shell building will be approximately 86,263 square-feet. The building will be constructed of tilt-up concrete with building design, colors and materials having a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. Four-sided architecture is prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths.

Staff finds the proposal to be consistent with the goals of the General Plan, thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 3, 2021, One neighbor was in attendance and had general questions regarding on-site retention.
- 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 move 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 "Chandler Corporate Center Lots 8 & 10" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0069, 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. 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.

4. The site shall be maintained in a clean and orderly manner.

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. 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.

Proposed Motion
Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0069 Chandler Corporate Center Lots 8 & 10 for site layout and building architecture for a flex industrial building, subject to conditions as recommended by Planning staff.

***e. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345**
Continued to September 1, 2021, Planning and Zoning Commission Meeting
Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a one-story medical office building on approximately 0.4 acres. The subject property is located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads. (STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 1, 2021, PLANNING AND ZONING COMMISSION MEETING.)

The applicant requests a second continuance to allow additional time for adjustments to be made to the site layout. As such, Planning staff recommends a continuance to the September 1, 2021, Planning and Zoning Commission meeting.

Proposed Motion
Move Planning and Zoning Commission continue PLH21-0009 Phoenician Medical Center, to the September 1, 2021, regular meeting as recommended by Planning staff.

***f. PLH21-0033 CRAVE CHANDLER Approved With An Added Stipulation**

Request Preliminary Development Plan approval for site layout and building architecture for a one-story commercial building on a property of approximately 2.2 acres. The subject property is located in the Chandler Airport Center at the southeast corner of Cooper Road and Yeager Drive, generally located about one quarter of a mile south of the Santan Freeway on the east side of Cooper Road.

Background

- Approximately 2.2 acres
- Subject site is zoned Planned Area Development (PAD) for Commercial – Freeway, Fast Food, Gas, Restaurant, Retail, and Office; approved in 2009
- Subject site is within the Chandler Airpark Area Plan (CAAP) and is designated as Commercial/Office/Business Park
- Subject site is part of the 134-acre Chandler Airport Center (CAC) Master Plan

Surrounding Land Use Data

North	Across Yeager Drive: Existing fuel station	South	Vacant land
East	Existing business park/office development, Panattoni	West	Across Cooper Road: Vacant land

Proposed Development

Building Square Footage	15,000 Square-feet
Building Height	16' to parapet, 21' to top of mechanical screening
Parking Spaces Required	76 spaces
Parking Spaces Provided	91 spaces

Review and Recommendation

Crave Chandler is reminiscent of a commercial kitchen, having multiple "concept" restaurants within the building, this is otherwise known as a cloud kitchen, ghost kitchen, or virtual food hall. The operations include delivery, pickup, and sit down with indoor and outdoor seating. The site layout consists of a single-story commercial building with pickup lanes flanking either side of the building to the east and west. These pickup lanes are for the use of Crave employees only and are for the delivery aspect of operations. Given that all drivers are employed directly by Crave and no third-party service is used for delivery, Crave controls the on-site circulation centrally. Crave Chandler utilizes a combination of privately held and company vehicles for their delivery fleet, with company delivery vehicles being parked on site. All queuing for the delivery lanes is screened by a screen wall along the Cooper frontage and landscaping. The proposed use and development will be subject to compliance with Chandler Airport Center PAD zoning (ordinances 3673 and 4184).

The proposed commercial building will be approximately 15,000 square feet. The building will be constructed primarily of EIFS painted in a palette of cool greys combined with warm-tone neutrals. Additionally, other high-quality materials are proposed to architecturally enhance the elevations standing seam metal is utilized on the entrance and wraps the east side of the north elevation and continues around to the west elevation. This material is also utilized for secondary mechanical screening that is architecturally integrated as well as on a porte-cochere. Standing seam metal calls back to the aviation theme of the area. A stone veneer is also utilized to provide a strong foundation for the proposed building and serves as a tactile, human scale material. A combination of flat and angled roof elements are utilized to create variation in form and massing and further emphasize the aviation theme of this and surrounding developments.

Staff finds the proposal to be consistent with the goals of the General Plan, CAAP, and CAC thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent 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 move 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 "Crave Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0033, 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. The site shall be maintained in a clean and orderly manner.

3. 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.

4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

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.

Note: Stipulation #7 was added as a result of the Planning and Zoning's discussion during the study session.

7. The applicant shall work with staff to architecturally enhance the western elevation.

Proposed Motion
Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0033 Crave Chandler for site layout and building architecture for a one-story commercial building subject to the conditions as recommended by Planning staff.

1. The applicant shall work with staff to architecturally enhance the western elevation.

CHAIRMAN HEUMANN requested staff present the additional stipulation that was added as a result of the Planning and Zoning's discussion during the Study Session.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional Stipulation reflected under #7 of the Preliminary Development Plan.

***g. PLH21-0036 COMPASS CHRISTIAN CHURCH**
Approved With Modified Stipulations
Request Preliminary Development Plan approval for exterior signs on a 25.9-acre church campus. The subject property is located north of the northeast corner of Alma School and Germann roads.

Background
- Subject site was zoned Planned Area Development (PAD) for church; originally approved in 1996, amended in 1997 and 2008
- Amendments to the Preliminary Development Plans (PDP) were approved in 2000, 2010, 2012 and 2020.

- The church is currently in its third phase of construction. The campus includes an assembly building, multi-purpose classrooms, a youth building, worship center, plus site improvements.
- The PDPs approved in 2010 and 2012 allowed two 6'-high monument signs, each with an electronic message board, at the Alma School and German road Entrances, which currently exist. The 2012 PDP also allowed signage on the exterior wall of the youth center building located at the southeast corner of the campus.
- In 2020, a PDP was approved to replace the two 6'-high monument signs with 10'-high monument signs, both without electronic message boards.

Proposed Signage

The requested PDP approval is to allow building identification signs and directional signs throughout the church campus to help with traffic flow. More specifically the proposal includes:

- Five reverse pan channel halo illuminated signs to be mounted on exterior building walls.
- Three hanging panel signs to be installed on a large open-air structure.
- Twelve non-illuminated parking vehicular directional signs.
- Three non-illuminated panel signs, one of which will have lights shining on the sign.

Surrounding Land Use Data

North	PAD for Single-Family (Eden Estates)	South	PAD for Commercial & Germann Rd.
East	AG-1 Single-Family	West	PAD for single family residential and neighborhood commercial across Alma School Rd

Review and Recommendation

Compass Christian Church currently does not have building identification signs throughout the campus. The proposed signs are compatible with the site architecturally and are beneficial to the flow of the campus. All halo illuminated signs are reverse pan channel, meaning the signs do not directly shine light outward. This is important as there is one halo illuminated reverse pan channel sign that faces east, which will be visible from the adjacent backyards. Last year, the church removed a row of parking along the north side of the property line and replaced it with a larger landscape buffer and planted more trees to provide a larger buffer from the adjacent homes. As the newly planted trees grow, they will visually buffer the east-facing sign.

All other proposed signs are either non-illuminated, facing Alma School or Germann roads, or placed in such a manner that they will not be visible from adjacent residential properties.

Planning staff finds that the request for exterior signs proposed throughout the campus at Compass Christian Church meets the intent of the Sign Code and the proposed signage

is architecturally integrated with the existing and future buildings within Compass Christian Church site.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 16, 2021. Three residents contacted us in regard to building and parking lighting on site but had no issues in regard to the signage proposed.
- As of the writing of this memo, Planning staff was contacted by one neighbor who did not have any issues regarding the signs, but complained about light shining off of the building and parking lights that have been shining into his home and yard.
- In response, Compass Christian Church has agreed to stipulation number 4 requiring shields to be added to the light poles along the northern property line and to replace exterior light fixtures on the building with light fixtures that shine light down.
- In addition, stipulation number 3 requiring lights along the northern property line to be turned off by 10:00PM daily.

Recommended Action

Preliminary Development Plan

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

1. Signage shall be in substantial conformance with the elevations, entitled "Exhibit A" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0036, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. 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.

Note: Stipulations #3 and #4 were revised on the Addendum Memo presented to Planning and Zoning Commission this date:

3. All light poles located along the northern property line adjacent to the single-family houses shall be turned off by 10:00PM.

4. Light shields shall be added to all light poles located along the northern property line and all exterior lights mounted on the north side of northern most buildings shall be replaced with light fixtures that shine down. Said light fixtures shall be approved by the Zoning Administrator.

Proposed Motion

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0036 Compass Christian Church for exterior signs on the Compass Christian church campus, subject to the conditions as recommended by Planning staff.

The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed revised Development Plan (PDP) stipulations reflected under #3 and #4.

***h. PLH20-0070 DOGTOPIA USE PERMIT EXTENSION Approved**

Request Use Permit time extension for continued operation of an outdoor dog play area. The business is located at 4901 S. Arizona Ave., Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

Background

- Zoned as Planned Area Development (PAD) for C-2 Community Commercial District uses; approved in March, 2008
- C-2 Community Commercial District permits indoor animal daycare uses, with or without overnight boarding
- Zoning Code requires Use Permit approval for outdoor animal play area associated with animal daycare
- Initial use permit for Dogtopia was approved December 12, 2019 and was valid for one (1) year with conditions. Continuation of the use permit beyond expiration date requires re-application to the approval the City of Chandler.

Surrounding Land Use Data

North	Basis Charter School	South	Shoppes at Chandler Heights (PAD)
East	Single-Family Residential (PAD)	West	Shoppes at Chandler Heights (PAD)

Proposed Business Operations

	Approved Operational Characteristics for 2019 approved Use Permit	Proposed Operational Characteristics Use Permit Extension
Size of Outdoor Animal Play Area	+/- 1,000 Square Feet	No Change
Days/Hours of Operation (Indoor)	Seven Days a Week; Monday through Friday: 7:00 a.m. to 7:00 p.m.; and, Saturday to Sunday: 10:00 a.m. to 5:00 p.m.	No Change

Days/Hours of Operation (Outdoor Animal Play Area)*	Six Days a Week; Monday through Friday: 9:00 a.m. to 10:30 a.m. and 3:30 p.m. to 5:00 p.m.; and, Saturday 10:00 a.m. to noon.; 30-Minutes per Group	Six Days a Week; Monday through Friday: 9:00 a.m. to 11:00 a.m. and 3:00 p.m. to 5:00 p.m.; and, Saturday 10:00 a.m. to noon. 30-Minutes per Group
Proposed Occupancy (Outdoor Animal Play Area)	Approximately Thirty-Nine (39) Small Breed Dogs; or, Thirty (30) Large Breed Dogs	No Change
Ratio of Staff Trainers to Dogs	1 Staff Member for Every Twenty (20) Dogs	No Change

Review and Recommendation

A Use Permit was approved in December 2019 for an outdoor animal play area as an accessory use to Dogtopia, an animal daycare, which opened in August, 2019. The Use Permit was approved for one year with conditions. The outdoor animal play area is located at the rear of the in-line shops. It does not impact site circulation or parking.

Buffering from the single-family residential neighborhood, which is approximately 150 feet from the outdoor animal play area eastwardly to the nearest residential lot, is provided via landscaping and a masonry perimeter screen wall. Additionally, the outdoor animal play area is enclosed by an eight (8) foot tall opaque privacy fence.

The intent of the Use Permit is to ensure compatibility with the neighboring residentially zoned area to the east of the site. In 2019, during the review of the original Use Permit, neighbors expressed concerns regarding the potential noise from barking dogs. In response, applicant provided a sound study and agreed to implement sound attenuation measures in order to ensure compatibility with the adjacent residences. It was determined that a one (1) year time condition would be sufficient as a trial period to test the compatibility of the outdoor dog run with the closest residents to the east.

There was never a promise, or an expectation, that the dogs would stay completely quiet while the dogs were outside in the outdoor dog run. There was however an expectation that the dogs would not be louder when barking than an ambient noise level across the commercial property line, and that employees would be trained to quickly address barking when it does occur.

Initially, Dogtopia proposed multiple changes to the use permit as part of the requested time extension; longer hours of operation for the outdoor dog play area by going from 9:00 AM – 10:30AM and 3:30PM – 5:00PM as opposed to the approved 9:00AM -11:00AM and 3:00PM – 5:00PM, an occupancy of forty dogs in the dog play area no matter the size

of dog as opposed to the currently approved thirty-nine (39) small breed dogs; or thirty (30) large breed dogs, one trainer per forty dogs in the outdoor play area as opposed to the approved 1 staff member per 20 dogs, and a time extension of three years.

In order to determine whether the requested changes would be compatible with the adjacent neighborhood, Planning staff agreed to a 90-day trial to test out the compatibility of the proposed changes. The trial was held from March 8th, 2021 to June 6th, 2021. After the trial, the City reached out to neighbors in the community to see how the changes were perceived.

In reviewing the current request to extend the Use Permit, Planning staff relied on feedback from neighboring residents to determine whether the outdoor animal play area has been compatible with their neighborhood. An ambient noise level was not set at a specific decibel level, thus, compatibility is subjective to the listener, and it was in the best interest for the City to listen to the residents who live closest to Dogtopia to express their concerns with what they hear. There were multiple calls, reports, and videos sent to the Planning staff expressing concern over Dogtopia dogs being too loud from an adjacent neighbor over the year of the Use Permit. The concerned neighbor would not attend the neighborhood meetings but opted instead to contact staff directly. However, towards the end of the trial period neighbors noticed that the barking had been significantly reduced and were willing to give Dogtopia another chance.

Neighbors were hesitant to allow Dogtopia to intensify their use as the applicant was initially requesting due to the noise complaints that they made throughout the first year. However, they also understood that the year 2020 was an uncommon year due to COVID-19 pandemic and more residents working from home, which made it a non-typical year to judge the compatibility of the outdoor animal play area. As such, the neighbors were agreeable to giving Dogtopia another one year time extension with no changes to the original conditions, except for increasing the time windows for when dogs can utilize the outdoor play area by thirty minutes each in the morning and the afternoon. The applicant, preferring to continue to request the changes, acknowledges the importance of receiving neighborhood support and therefore has agreed to another one year time extension as stated.

Given the agreement between neighbors and the applicant, Planning staff finds that the requested Use Permit time extension for one more year is appropriate.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The first official neighborhood meeting was held on January 21st, 2021. There was no one in attendance other than the applicant and staff

- The second official neighborhood meeting was held on February 18th, 2021. There was no one in attendance other than the applicant and staff.
- Following the 90 trial with the new proposed business operations, a staff met with two adjacent neighbors to receive their input and determine what they would be in agreement to.
- As of the writing of this memo, Planning staff is not aware of opposition.

Recommended Action

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

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative), as kept on file in Case No. PLH20-0070, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. Sound shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

5. The establishment shall provide a contact phone number of a responsible person (i.e., owner and/or manager) to interested neighbors to resolve noise complaints quickly and directly.

6. There shall be 1 Staff Member for Every Twenty (20) Dogs.

7. The outdoor animal play area shall be limited to the hours of 9:00 a.m. to 11:00 a.m. and 3:00 pm to 5:00 p.m., Monday through Friday; and, 10:00 a.m. to 12:00 p.m. on Saturday.

8. There shall be no outdoor animal play within the outdoor animal play area on Sunday.

9. No dogs shall be left unattended in the outdoor animal play area and a staff member of the business shall always accompany any outdoor activity.

10. The number of dogs in the outdoor dog play area shall not exceed Thirty-Nine (39) Small Breed Dogs; or, Thirty (30) Large Breed Dogs.

11. The Use Permit shall be valid for a period of 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
Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0070 Dogtopia Use Permit Extension, subject to the conditions as recommended by Planning staff.

***i. PLH21-0046 COOPER'S HAWK WINERY & RESTAURANT Approved**
Request Use Permit approval for a Series 7 Beer and Wine Bar license. The proposed business is located at 3325 W. Chandler Blvd., approximately one quarter of a mile west of the southwest corner of Price Road and Chandler Boulevard.

Background
- Zoned Planned Area Development (PAD) for commercial uses
- The subject site is part of the Chandler Fashion Center development
- Zoning Code requires Use Permit approval for any bar license

Surrounding Land Uses

	Chandler Boulevard then Commercial Center Zoned PAD		Chandler Fashion Center Mall
	Chandler Fashion Center		Chandler Fashion Center

Proposed Business Operations

Building/Suites Area	11,555 sq. ft. Building & 1,196 sq. ft. Patio
# of Employees	150 Full-Time Employee's / 50 Part-Time Employee's
Hours/Days of Operation	Monday Thru Sunday: 11:00 AM – 9:00 PM
# of Tables	Approximately 56 Indoor Tables and 20 Patio Tables

Review and Recommendation
Planning staff has reviewed the request and find it consistent with the General Plan and applicable zoning. The business will operate with a Series 12 Restaurant license and a Series 7 Beer and Wine Bar license for the off-sale of their bottled wine. Cooper's Hawk Winery & Restaurant will have a wine tasting bar with retail sales of wine for off-site consumption. A restaurant and bar with a Series 7 Beer and Wine Bar license is a compatible land use with the surrounding commercial and restaurant uses within the Chandler Fashion Center.

The restaurant is currently being constructed and was previously a multi-tenant retail building that has been demolished to make way for the new restaurant which obtained an Administrative Design Review approval on May 26, 2020.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed out in lieu of a meeting due to no residential development in the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

Recommended Action

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

1. Substantial 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 Use Permit is non-transferable to any other location.

3. The site shall be maintained in a clean and orderly manner.

4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit, PLH21-0046 Cooper's Hawk Winery & Restaurant, subject to the conditions as recommended by Planning staff.

CHAIRMAN HEUMANN opened the floor to discuss the Consent Agenda Items.

COMMISSIONER FLANDERS complimented the architects on item c and item d for going to Design Review Committee and adding interesting designs and enhancements.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER EBERLE** to approve the consent agenda with Stipulations presented by staff and contained in the Addendum Memos presented to Commission this date, as to items a, b, c, d, e, f, g, h, and i. Chairman Heumann ABSTAINED from the vote on item d and Vice Chairman Rose ABSTAINED from the vote on item h.

The motion passed unanimously 5-0, for items a, b, c, e, f, g, and i

Chairman Rick Heumann – In Favor
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Michael Flanders– In Favor

The motion passed unanimously 4-0, on item d.

Chairman Rick Heumann – Abstained
Vice Chair David Rose – In Favor
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Michael Flanders– In Favor

The motion passed unanimously 4-0, on item h.

Chairman Rick Heumann – In Favor
Vice Chair David Rose – Abstained
Commissioner Matt Eberle– In Favor
Commissioner George Kimble – In Favor
Commissioner Michael Flanders– In Favor

5. **BRIEFING ITEMS:**

DAVID DE LA TORRE, PLANNING MANAGER stated at the next meeting, there will be a briefing as to the new Agenda process to be used for City Boards, Commissions, and Committees. He further stated it is the same Agenda process that is currently used by City Council.

6. **MEMBERS COMMENTS/ANNOUNCEMENTS**

7. **CALENDAR**

The next regular meeting will be held on Wednesday, August 4, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

8. **ADJOURNMENT**

The regular meeting was adjourned at 5:55 p.m.

Rick Heumann, Chairman

for KM

Kevin Mayo, Secretary

REGULAR MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA August 4, 2021, held in the City Council Chambers, 88 E. Chicago Street.

1. CALL TO ORDER/ ROLL CALL

CHAIRMAN HEUMANN called the study session to order at 5:32 p.m.
The following Commissioners answered Roll Call:
Chairman Rick Heumann
Vice Chairman David Rose
Commissioner George Kimble
Commissioner Matt Eberle

Absent:

Also, present:
Mr. Kevin Mayo, Planning Administrator
Mr. David de la Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Mr. Ben Cereceres, City Planner
Mr. Thomas Allen, Assistant City Attorney
Ms. Julie San Miguel, Clerk

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by **COMMISSIONER KIMBLE**.

CHAIRMAN HEUMANN announced we lost a member of the Planning and Zoning Commission and asked in honor of Commissioner Michael Flanders' memory a moment of silence be held.

3. APPROVAL OF MINUTES

a. Study Session Minutes of The Planning and Zoning Commission held on Wednesday, July 21, 2021. **Approved**

b. Regular Meeting Minutes of The Planning and Zoning Commission held on Wednesday, July 21, 2021. **Approved**

MOVED BY VICE CHAIRMAN ROSE, second by **COMMISSIONER EBERLE** to approve the Study Session and Regular Meeting Minutes of the Planning and Zoning Commission held on Wednesday, July 21, 2021.

Motion passes unanimously (4-0)

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and Staff met in open study session to discuss the items on the agenda, item a, b, and c are on consent.

***a. PLH21-0023/PLH21-0005/PLT21-0004 THE VILLAGE AT HAMILTON PARK**
Continued To September 1, 2021, Planning and Zoning Commission Meeting

Request Area Plan Amendment to the Chandler Airpark Area Plan from parks and Open Space to Low Medium Density Residential, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential, Preliminary Development Plan approval for site layout and building architecture, and preliminary plat approval on approximately 7.3 acres located at the southwest corner of Willis and McQueen roads. (STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 1, 2021, PLANNING AND ZONING COMMISSION MEETING.)

The applicant requests a continuance to allow additional time for adjustments to be made to the project. As such, Planning staff recommends a continuance to the September 1, 2021, Planning and Zoning Commission meeting.

Proposed Motion

Move Planning and Zoning Commission continue PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park, to the September 1, 2021, regular meeting as recommended by Planning staff.

***b. PLH21-0018 MISSION CENTER LLC PAD Approved**

Request rezoning from Planned Industrial District (I-1) to Planned Industrial District/Planned Area Development (I-1/PAD) for light industrial uses and limited commercial uses on an approximately 3.2-acre lot with an existing building. The subject property is located at 3350 N. Arizona Avenue, approximately one quarter of a mile north of the northwest corner of Elliot Road and Arizona Avenue.

Background

- Approximately 3.2 acres
- Subject site zoned Planned Industrial District (I-1)

Surrounding Land Use Data

North	Existing building zoned: I-1 (Planned Industrial District)	South	Across Chilton Drive: Vacant lot zoned I-1 (Planned Industrial District)
East	Across Arizona Avenue: Planned Area Development (PAD) for a motor sports sales and service facility	West	Property zoned: I-1 (Planned Industrial District) with a Use Permit for a church

Site Conditions

Building Square Footage	27,858 square feet
Parking Spaces Provided	122 parking spaces
Parking Spaces Required	122 parking spaces

Review and Recommendation

The request is to expand the list of permitted uses on a parcel zoned I-1 (Planned Industrial) to allow compatible commercial uses (see attached Exhibit B). The site, having direct frontage along Arizona Avenue is suitable for commercial uses much like Pollack Business Park North located southeast of the site, across Arizona Avenue. The site currently contains one 27,858 square-foot single-story building. Two driveways provide access off Chilton Drive and parking is provided on the west, east and south side of the building.

Staff finds the proposal to be consistent with the goals of the General Plan thus recommending Planning and Zoning Commission recommend approval subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on June 30, 2021 and no neighbors were in attendance.
- As of the writing of this memo, Planning staff has received an email from a nearby resident that had concerns about the possibility of outdoor storage and display, the applicant advised the neighbor that the site does not have the space for outdoor display/storage due to the need for all current parking spaces and the landlord does not intend to allow for outdoor storage. Planning staff is unaware of any concerns or opposition to the request.

Recommended Action

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Industrial District (I-1) to Planned Industrial District/Planned Area Development (I-1/PAD), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, entitled "Mission Center LLC" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0018, 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. Uses permitted on the subject property shall be consistent with Exhibit B.

3. Landscaping shall be in compliance with current Industrial Design Standards.

4. The site shall be maintained in a clean and orderly manner.

5. 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.

6. Any exterior modifications to the site, building elevations and/or landscaping shall require administrative design review approval.

7. Outdoor storage shall not be permitted.

Proposed Motion
Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0018 Mission Center LLC, subject to conditions as recommended by Planning staff.

CHAIRMAN RICK HEUMANN pointed out there is a stipulation on this case regarding outdoor storage and advised the outdoor storage is illegal and needs to be fixed before this case goes to City Council. He asked Staff to continue this case if it is not remedied by the City Council Meeting.

***c. PLH20-0003/PLT20-0005 ARBOR SQUARE Approved**
Request Rezoning from Planned Area Development (PAD) for single-family residential to PAD Amended for single-family residential, Preliminary Development Plan approval for subdivision layout and building architecture, and preliminary plat approval on approximately 2.5 acres located on El Monte Place, approximately 1/2 mile east and 1/5 mile north of the intersection of Warner and Alma School roads.

Background
- Site is 2.5 acres in area and undeveloped
- In 2005, the site was rezoned from AG-1 to PAD for 15 single-family homes.

Surrounding Land Use Data

North	Alley, then Single-family	South	El Monte Place, then Single-family
East	Single-family	West	Multi-family

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Neighborhoods	No Change

Proposal

		Proposal	Existing PAD/PDP
Land Use		16 Single-family homes 1,772 – 2,407 sq. ft. floor plans	15 Single-family homes 1,650 – 2,200 sq.ft. floor plans
Height		16 2-story homes Max. shown height: 26' 2"	5 2-story homes 10 1-story homes
Minimum Proposed Yards	Front	20' - Garage to Back of Sidewalk 10' - Livable Space to Property Line	18' - Garage to Back of Sidewalk 10' - Livable Space to Property Line
	Side	5'	5'
	Rear	Northern Lots 1-5: 22' 1" to Enclosed Living Area 14' 7" to Covered Patio Eastern Lots 6-10: 24' 11" to Enclosed Living Area 17' 5" to Covered Patio Interior Lots 11-16: 8' to Enclosed Living Area 15' 6" to Covered Patio Western Lots: No Western Lots Proposed	Northern Lots: 10' to Enclosed Living Area 7' to Covered Patio Eastern Lots: 10' to Enclosed Living Area 10' to Covered Patio Interior Lots: 10' to Enclosed Living Area 10 to Covered Patio Western Lots: 10' to Building
Neighborhood Design		El Monte Place Frontage: 1.5' knee wall – 3' accent wall setback +/- 8' from ROW Open Space: .2-Acre turfed retention basin 2 Seating areas Street: 5' wide sidewalks +/- 14 On-street parking spaces All lots have 20' deep driveways	El Monte Place Frontage: 6' privacy wall setback 5-15' from ROW Open Space: .2-Acre turfed retention basin 1 Shaded ramada Street: 4' wide sidewalks 0 On-street parking spaces 2 lots without 20' deep driveways
Architectural		3 plan options	3 plan options

Design	12 color/elevation schemes Materials: Stucco, vertical and horizontal lap siding, board and batten, stone veneer, & concrete tile roofing Accents: Stucco trim and banding, tile, shutters, metal accent roofs, and wrought iron gable and juliet balcony features	9 color/elevation schemes Materials: Stucco, stone veneer, & concrete roofing Accents: Stucco trim and banding, wooden brackets on 2-story homes

Review and Recommendation

Staff finds the proposed rezoning, and preliminary development plan, and preliminary plat to align with the goals of the 2016 General Plan. The 2016 General Plan identifies the site as being located within an area designated as a future land use of "Neighborhoods," which calls for a variety of housing types and densities.

The proposal seeks one more home than the existing PAD and the ability to build all two-story homes. The existing PAD allows for only five two-story homes. To balance this requested amendment to the existing PAD, the applicant has made enhanced the site layout with the following changes:

- 14 more on-street guest parking spaces
- 1' wider on-site sidewalks
- Deeper driveways
- Deeper perimeter lots and rear yards that are approximately twice as deep
- Neighborhood-facing open space and accented knee wall
- Streamlined location of SRP easement that avoids weaving between lots by running parallel to western property line
- Enhanced diversity of building materials and color schemes

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting via Zoom on December 1, 2020.
- Seven people registered and attended the meeting.
- Questions and moderate concern were shared regarding why two-story homes were proposed.
    - In response, the applicant clarified that there are two-story homes in the neighborhood to the east, and two-story apartment buildings to the west.

- Based on the neighbors' concern, the applicant increased the size of the rear yards for all perimeter lots and restricted certain perimeter lots to being developed only with Plans 3501 or 3524 which have fewer windows on the second floor.

- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Arbor Square" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0003, 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.

2. Minimum setbacks shall be as follows:

Front	20' – Face of garage door to back of sidewalk 10' - Livable space to property line*
Side	5'
Rear*	Northern Lots 1-5: 20' to Enclosed Living Area 12' to Covered Patio Eastern Lots 6-10: 20' to Enclosed Living Area 12' to Covered Patio Interior Lots 11-16: 15' to Enclosed Living Area 8' to Covered Patio
	*Where unforeseen and non-self-imposed issues may arise as part of initial site development, the Planning Administrator may administratively allow for up to a two-foot reduction to the stipulated setback.

3. 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.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. The landscaping and all other improvements 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.

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

7. The covenants, condition, and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front and rear yard landscaping within 180 days from the date of occupancy with the homeowner's' association responsible for monitoring and enforcement of this requirement, and shall require the following:

    a. Front yard landscaping shall consist of a minimum of two trees and shall be substantially as shown in "Exhibit N, Typical Front Yards," as included in the Development Booklet.
    b. Perimeter lots 1-10 shall have a minimum of one tree planted in the rear yard. Said tree shall be a species that typically grows to at least 20 feet in height at maturity and that provides sufficient canopy coverage and foliage to provide partial screening to adjacent properties.

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

1. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Arbor Square" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0003, 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.

2. Homes shall not exceed 30 feet in height as measured to the top of the ridge.

3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

4. Fifty percent of the trees planted along El Monte Place shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

5. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building or fully screened by a privacy wall.

6. The same elevation shall not be built side-by-side or directly across the street from one another.

7. 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 move to 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.

Proposed Motions
Rezoning
Move Planning and Zoning Commission recommend approval of PLH20-0003 Arbor Square, rezoning from PAD to PAD Amended for single-family residential as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0003 Arbor Square subject to conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat Plan, PLT20-0005 Arbor Square subject to the condition recommended by Planning staff.

CHAIRMAN RICK HEUMANN asked Staff to present the revised exhibit from the Applicant.
KRISTINE GAY, SENIOR CITY PLANNER presented the requested exhibit and pointed out the differences between the initial and revised document.

CHAIRMAN RICK HEUMANN thanked the Applicant and stated the changes look great.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER KIMBLE** to approve the consent agenda with the revised architectural design on item c.

Motion passes unanimously (4-0)

5. BRIEFING ITEMS:

None

6. MEMBERS COMMENTS/ANNOUNCEMENTS

CHAIRMAN HEUMANN offered condolences to family and friends of Commissioner Michael Flanders, who served on the Planning and Zoning Commission for several years. He stated Commissioner Flanders will be greatly missed.

VICE CHAIRMAN ROSE would like to echo the sentiments and condolences to Commissioner Michael Flanders' friends and family and hopes the City of Chandler will pay tribute to him appropriately for his many years of service. He stated he learned a lot from Mr. Flanders as he was a volunteer on Planning and Zoning Commission for over fifteen years.

CHAIRMAN HEUMANN advised Commissioner Flanders was a great man, who really cared about the City of Chandler. He stated Mr. Flanders always came to Planning and Zoning Commission meetings with great ideas and would always want to make projects better. He further stated Commissioner Flanders will be missed.

7. CALENDAR

The next regular meeting will be held on Wednesday, August 18, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

8. ADJOURNMENT

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

Rick Heumann, Chairman

Kevin Mayo, Secretary