

**\*RESULTS\***

**REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, August 4, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, August 4, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 8/6/2021 9:05 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, July 21, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, July 21, 2021 **APPROVED**

### **4. AGENDA ITEMS**

#### **\*a. PLH21-0023/PLH21-0005/PLT21-0004 THE VILLAGE AT HAMILTON PARK**

#### **CONTINUED TO SEPTEMBER 1, 2021 PLANNING AND ZONING COMMISSION**

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.)**

#### **\*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.

#### **\*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.

### **5. BRIEFING ITEMS**

- a. None

### **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **7. CALENDAR**

- a. The next Regular Meeting will be held on Wednesday, August 18, 2021.

### **8. INFORMATION ITEMS**

- a. None

### **9. ADJOURNMENT**

**\*RESULTS\***  
**REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, July 21, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, July 21, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 7/22/2021 3:54 PM

**A G E N D A**

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

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, June 16, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, June 16, 2021 **APPROVED**
- c. Design Review Committee Minutes of Wednesday, June 16, 2021 **APPROVED**

**4. AGENDA ITEMS**

**\*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.

**\*b. PLH20-0059 PRICE & QUEEN CREEK CAMPUS **APPROVED WITH ADDED**  
**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.

**\*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.

**\*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.

**\*e. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345 **APPROVED****

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.)**

**\*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.

**\*g. PLH21-0036 COMPASS CHRISTIAN CHURCH APPROVED WITH ADDED 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.

**\*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.

**\*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.

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next meeting will be Wednesday, August 4, 2021.

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, June 16, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, June 16, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 6/17/2021 2:16 PM

## A G E N D A

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

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, June 2, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, June 2, 2021 **APPROVED**

**4. AGENDA ITEMS**

**\*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.

**\*b. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345 **CONTINUED TO JULY 21, 2021 PLANNING AND ZONING COMMISSION****

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.)**

**\*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.

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

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next Regular Meeting will be held on Wednesday, July 21, 2021.

**8. INFORMATION ITEMS**

a. None

**9. ADJOURNMENT**



**\*RESULTS\***  
**REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, June 2, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, June 2, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 6/4/2021 11:57 AM

**A G E N D A**

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

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, May 5, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, May 5, 2021 **APPROVED**

**4. AGENDA ITEMS**

**\*a. PLH20-0050/PLH20-0051/PLT21-0015 THE ASHLEY **APPROVED WITH ADDED 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 Road.

**\*b. PLH20-0030, PLT20-0020 SCHRADER FARMS BUSINESS PARK **CONTINUED TO 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.)**

**\*c. PLH20-0072/PLT21-0016 CHANDLER AIRPARK TECHNOLOGY CENTER **CONTINUED TO JULY 21, 2021 FOR THE PURPOSE TO MEET WITH THE DESIGN REVIEW COMMITTEE****

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.

**\*d. PLH20-0069 CHANDLER CORPORATE CENTER LOTS 8 & 10 **CONTINUED TO JULY 21, 2021, FOR THE PURPOSE TO MEET WITH THE DESIGN REVIEW COMMITTEE (VOTE 5-0, CHAIRMAN HEUMANN ABSTAINED FROM THE VOTE)****

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.

**\*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.

**5. BRIEFING ITEMS**

a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

a. The next meeting will be Wednesday, June 16, 2021.

**8. INFORMATION ITEMS**

a. None

**9. ADJOURNMENT**

**\*RESULTS\***



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, May 5, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, May 5, 2021, at 5:30 p.m.**, at the City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 5/6/2021 9:37 AM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, April 21, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, April 21, 2021 **APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0019/PLH20-0008/PLT20-0009 COMMONWEALTH LOFTS**

#### **APPROVED WITH ADDED 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

### **\*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.

### **\*c. PLH21-0011 NORTH PRICE STABLES **APPROVED WITH ADDED 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.

### **\*d. CANCELLATION OF THE MAY 19, 2021 PLANNING AND ZONING COMMISSION MEETING. **APPROVED****

## **5. BRIEFING ITEMS**

- a. None

## **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

- a. The next Regular Meeting will be held on Wednesday, June 2, 2021.

## **8. INFORMATION ITEMS**

- a. None

## **9. ADJOURNMENT**

**\*RESULTS\***



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, April 21, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, April 21, 2021, at 5:30 p.m.**, at the City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 4/23/2021 10:33 AM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, March 17, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, March 17, 2021 **APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0063/PLT21-0008 MCKINLEY GLENN **APPROVED****

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.

### **\*b. PLH20-0064/PLH20-0065/PLT21-0014 DOBSON/PECOS DEVELOPMENT **APPROVED WITH ADDED STIPULATION****

Request Area Plan Amendment to the San Tan Area Plan by adding "Commercial" and "Multi-family", Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for "Mixed-Use, Office, Medical Uses, Commercial, Retail, and Multi-family" with a Mid-Rise Overlay, Preliminary Development Plan for site layout and building architecture, and preliminary plat approval for a multi-family development on approximately 7.6 net acres located at the northwest corner of Dobson and Pecos roads.

### **\*c. PLH20-0071 CHANDLER CONNECTION **APPROVED WITH ADDED STIPULATION****

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a flex industrial building with office on approximately 19.1 acres. The subject property is located east of the southeast corner of Germann and Cooper roads.

## **5. BRIEFING ITEMS**

- a. None

## **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

- a. The next Regular Meeting will be held on Wednesday, May 5, 2021.

## **8. INFORMATION ITEMS**

- a. None

## **9. ADJOURNMENT**

**\*RESULTS\***

**REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, March 17, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, March 17, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 3/18/2021 9:55 AM



## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, March 3, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, March 3, 2021 **APPROVED**

### **4. AGENDA ITEMS**

**\*a. PLH20-0052/PLT20-0039 SERENE ESTATES **APPROVED WITH ADDED STIPULATIONS****

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.

**\*b. PLH20-0063/PLT21-0008 MCKINLEY GLENN **CONTINUED TO APRIL 21, 2021, PLANNING AND ZONING COMMISSION****

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.

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

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.

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

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.

### **5. BRIEFING ITEMS**

- a. None

### **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next meeting will be Wednesday, April 7, 2021.

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**

**\*RESULTS\***



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, March 3, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, March 3, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 3/4/2021 3:04 PM

**A G E N D A**

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

**2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, February 17, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, February 17, 2021 **APPROVED**

### **4. AGENDA ITEMS**

#### **\*a. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL **APPROVED WITH A MODIFIED STIPULATION****

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. PLH20-0042 ROCK LOBSTER DINING ROOM EXPANSION **APPROVED****

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.

### **5. BRIEFING ITEMS**

- a. None

### **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **7. CALENDAR**

- a. The next meeting will be Wednesday, March 17, 2021.

### **8. INFORMATION ITEMS**

- a. None

### **9. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, February 17, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, February 17, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 2/18/2021 12:11 PM

## **A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, January 20, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, January 20, 2021 **APPROVED**
- c. Design Review Committee Minutes of Wednesday, February 3, 2021  
**APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL CONTINUED TO MARCH 3, 2021, PLANNING AND ZONING COMMISSION **APPROVED****

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.

## **5. BRIEFING ITEMS**

- a. None

## **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

- a. The next meeting will be Wednesday, March 3, 2021.

## **8. INFORMATION ITEMS**

- a. None

## **9. ADJOURNMENT**

**\*RESULTS\***



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, January 20, 2021, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, January 20, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section four of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 1/21/2021 2:03 PM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, January 6, 2021 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, January 6, 2021 **APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0033, PLH20-0034 CHANDLER LA PAGLIA HIGH SCHOOL SEMINARY AND PROFESSIONAL OFFICES **APPROVED****

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.

### **\*b. PLH20-0023, PLT20-0037 PECOS AND MCQUEEN RETAIL **CONTINUED TO FEBRUARY 17, 2021 FOR THE PURPOSE TO MEET WITH THE DESIGN REVIEW COMMITTEE****

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.

### **\*c. CANCELLATION OF THE FEBRUARY 3, 2021, PLANNING AND ZONING COMMISSION MEETING. **APPROVED****

## **5. BRIEFING ITEMS**

- a. None

## **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

- a. The next meeting will be Wednesday, February 17, 2021.

## **8. INFORMATION ITEMS**

- a. None

## **9. ADJOURNMENT**



**\*RESULTS\***



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, January 6, 2021 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, January 6, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 1/7/2021 1:49 PM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES APPROVED**

- a. Study Session Minutes of Wednesday, November 18, 2020
- b. Regular Meeting Minutes of Wednesday, November 18, 2020

### **4. AGENDA ITEMS**

**\*a. PLH19-0063/PLT19-0055 ELUX AT MCQUEEN APPROVED WITH 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.

**\*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.

**\*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.

**\*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.

**\*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.

**\*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).

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next meeting will be Wednesday, January 20, 2021.

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, November 18, 2020, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, November 18, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 11/19/2020 11:12 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

## **RESULTS**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, October 21, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, October 21, 2020 **APPROVED**

### **4. AGENDA ITEMS**

#### **\*a. PLH20-0035 BRENNTAG – TANK FARM RECONFIGURATION **APPROVED****

Use Permit request to reconfigure a tank farm by increasing the number of chemical bulk storage tanks from 8 tanks to 13 tanks and the addition of an unloading platform station. The facility is located on property zoned General Industrial District (I-2) west of Beck Avenue and south of Chandler Boulevard, located at 6750 W. Boston Street.

#### **\*b. PLH20-0036 GOJCAJ SINGLE – FAMILY RESIDENCE **APPROVED WITH STIPULATION****

Use Permit request to allow a single-family residence located on property zoned Medium-Density Residential District (MF-1) approximately ¼ of a mile north of Chandler Boulevard and ¼ mile east of Arizona Avenue, located at 444 N. Delaware Street.

#### **\*c. PLH20-0012 VILLAGES AT CHANDLER **APPROVED WITH STIPULATION** **PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and architectural design.**

The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

#### **\*d. CANCELLATION OF THE DECEMBER 2, 2020, AND DECEMBER 16, 2020, PLANNING AND ZONING COMMISSION MEETINGS. **APPROVED****

### **5. BRIEFING ITEMS**

- a. None

### **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **7. CALENDAR**

- a. The next meeting will be Wednesday, January 6, 2021.

### **8. INFORMATION ITEMS**

- a. None

### **9. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
STUDY SESSION  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, November 18, 2020, at 5:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **STUDY SESSION** open to the public on **Wednesday, November 18, 2020, at 5:00 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 2 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) will be discussed in detail by the Commission and staff in this study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 11/19/2020 11:10 AM

### **A G E N D A**

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

## **RESULTS**

### **2. AGENDA ITEMS**

**\*a. PLH20-0035 BRENNTAG – TANK FARM RECONFIGURATION APPROVED**

Use Permit request to reconfigure a tank farm by increasing the number of chemical bulk storage tanks from 8 tanks to 13 tanks and the addition of an unloading platform station. The facility is located on property zoned General Industrial District (I-2) west of Beck Avenue and south of Chandler Boulevard, located at 6750 W. Boston Street.

**\*b. PLH20-0036 GOJCAJ SINGLE – FAMILY RESIDENCE APPROVED WITH STIPULATION**

Use Permit request to allow a single-family residence located on property zoned Medium-Density Residential District (MF-1) approximately ¼ of a mile north of Chandler Boulevard and ¼ mile east of Arizona Avenue, located at 444 N. Delaware Street.

**\*c. PLH20-0012 VILLAGES AT CHANDLER APPROVED WITH STIPULATION PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and architectural design.**  
The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

**\*d. CANCELLATION OF THE DECEMBER 2, 2020, AND DECEMBER 16, 2020, PLANNING AND ZONING COMMISSION MEETING. APPROVED**

### **3. BRIEFING ITEMS**

- a. None

### **4. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **5. CALENDAR**

- a. The next meeting will be Wednesday, January 6, 2021.

### **6. INFORMATION ITEMS**

- a. None

### **7. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
ACTING AS THE DESIGN REVIEW COMMITTEE  
Council Chambers Conference Room  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, November 4, 2020, at 4:00 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION ACTING AS THE DESIGN REVIEW COMMITTEE and to the general public that the **PLANNING AND ZONING COMMISSION ACTING AS THE DESIGN REVIEW COMMITTEE** will hold a meeting open to the public on **Wednesday, November 4, 2020 at 4:00 p.m.**, in the Council Chambers Conference Room located at 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/12/2020 11:25 AM

### **A G E N D A**

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

#### **2. APPROVAL OF THE MINUTES**

- a. Minutes of Wednesday, September 18, 2019 **APPROVED**

#### **3. DISCUSSION ITEMS**

- a. PLH20-0012 VILLAGES AT CHANDLER **DISCUSSED**  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and architectural design. The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

#### **4. ADJOURNMENT**



**RESULTS  
REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, October 21, 2020, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, October 21, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 10/22/2020 2:20 PM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, September 16, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, September 16, 2020 **APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH19-0060/PLT20-0004 FALCON STORAGE CONDOS, **APPROVED****

**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building architecture for privately owned condominium storage units.

**PRELIMINARY PLAT, PLT20-0004** for approximately 9.47-acre site located at the northeast corner of the Union Pacific Railroad and Willis Road.

### **b. PLH20-0007/PLH20-0006 EVERGREEN CHANDLER, **DENIED (VOTE 5-2)****

for Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to High-Density Residential, to rezone from Planned Area Development (PAD) to PAD Amended to allow multi-family.

**PRELIMINARY DEVELOPMENT PLAN (PDP)** approval for site layout and architectural design. The 16.64-acre site is located north of the northeast corner of Arizona Avenue and Germann Road.

### **c. PLH20-0012 VILLAGES AT CHANDLER, **APPROVED (VOTE 5-2)****

rezoning from Planned Area Development (PAD) to PAD Amended to allow multi-family.

**PRELIMINARY DEVELOPMENT PLAN (PDP), **CONTINUED TO NOVEMBER 18, 2020 FOR THE PURPOSE TO MEET WITH THE DESIGN REVIEW COMMITTEE****

for site layout and architectural design. The 8.99-acre site is located at the southeast corner of Riggs and Gilbert Roads.

### **d. PLH20-0013 ALTA CHANDLER AT THE PARK, **APPROVED (VOTE 5-2)****

rezoning from Planned Area Development (PAD) to PAD for multi-family with a Mid- Rise Overlay.

**PRELIMINARY DEVELOPMENT PLAN (PDP), **APPROVED WITH ADDITIONAL STIPULATIONS (VOTE 5-2)**** for development site located at the southwest corner of Chandler and Parklane Boulevard.

### **\*e. PLH20-0029 UPTOWN COMMONS, **APPROVED****

rezoning from Planned Area Development (PAD) to PAD Amended to allow multi-family with a Mid- Rise Overlay.

**PRELIMINARY DEVELOPMENT PLAN (PDP)** approval for site layout and architectural design. The 7.66-acre site is located at the northeast corner of Elliot Road and Arizona Avenue.

**\*f. PLH20-0031 COMPASS CHRISTIAN CHURCH, APPROVED (VOTE 6-0, COMMISSIONER PEKAU ABSTAINED FROM THE VOTE)**

**PRELIMINARY DEVELOPMENT PLAN (PDP)** for two freestanding monument signs located at 1825 S. Alma School Road, generally located north and east of the northeast corner of Alma School and Germann Roads.

**g. PLH20-0032/PLT20-0016 THE VILLAGE AT COLLEGE PARK, APPROVED**

rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential.

**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site design and building architecture.

**PRELIMINARY PLAT, PLT20-0016** for development site located approximately one-fourth of a mile south of the southeast corner of Elliot and 101/Price Roads.

**\*h. PLH20-0043 SLAUGHTER & ASSOCIATES, APPROVED**

use permit to approve motor vehicle repairs in an I-1 zoned district, located at 7045 W. Galveston Street, west of the southwest corner of Galveston & 56th Street.

**\*i. CANCELLATION OF THE NOVEMBER 4, 2020, PLANNING AND ZONING COMMISSION MEETING. APPROVED**

## **5. BRIEFING ITEMS**

a. None

## **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

a. The next meeting will be Wednesday, November 18, 2020.

## **8. INFORMATION ITEMS**

a. None

## **9. ADJOURNMENT**

**RESULTS**

**REVISED**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, September 16, 2020, at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, September 16, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 9/17/2020 12:35 PM

**A G E N D A**

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

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, August 19, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, August 19, 2020 **APPROVED**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0039 THE STILLERY DOWNTOWN CHANDLER **APPROVED****

Entertainment Use Permit approval for live music indoors and outside patio speakers for background music only located at 130 S Arizona Ave at the northwest corner of Arizona Ave and Chicago St.

### **\*b. PLH20-0041 HISTORIC PRESERVATION ZONING CODE AMENDMENT **APPROVED****

City of Chandler initiative to amend city code Chapter 35, Land Use and Zoning, by amending Section 35-3205 and adding Article XXXIV Historic Preservation to enable property owners within the City of Chandler to initiate and request historic preservation overlay zoning districts.

### **\*c. CANCELLATION OF THE OCTOBER 7, 2020, PLANNING AND ZONING COMMISSION MEETING **APPROVED****

## **6. BRIEFING ITEMS**

- a. None

## **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

- a. The next meeting will be Wednesday, October 21, 2020.

## **9. INFORMATION ITEMS**

- a. None

## **10. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, August 19, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, August 19, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 8/20/2020 1:27 PM

### **A G E N D A**

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

#### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, August 5, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, August 5, 2020 **APPROVED**

### **4. AGENDA ITEMS**

**\*a. PLH19-0048 K-9 RESORTS DAYCARE & LUXURY HOTEL **APPROVED****

Use Permit approval for an outdoor animal play area as an accessory use to a luxury animal daycare with overnight boarding, located at 1870 W. Germann Road, Suite 101, at the northeast corner of Dobson and Germann Roads.

**\*b. PLH20-0018 COPPER MOUNTAIN VETERINARY CLINIC PET PATIO **APPROVED****

Use Permit approval for an outdoor patio area for pet relief as an accessory use to a veterinary clinic, located at 2980 S. Alma School Road, Suite 1, at the northwest corner of Alma School and Queen Creek Roads.

**\*d. CANCELLATION OF THE SEPTEMBER 2, 2020, PLANNING AND ZONING COMMISSION MEETING. **APPROVED****

### **6. BRIEFING ITEMS**

- a. None

### **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **8. CALENDAR**

- a. Next meeting will be Wednesday, September 16, 2020.

### **9. INFORMATION ITEMS**

- a. None

### **10. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, August 5, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, August 5, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 8/7/2020 8:32 AM

## A G E N D A

### 1. CALL TO ORDER / ROLL CALL



## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, July 1, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, July 1, 2020 **APPROVED WITH CORRECTION**

## **4. AGENDA ITEMS**

### **\*a. PLH20-0017 ARCHES CLIMBING AND FITNESS, **APPROVED****

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

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

### **\*b. PLH19-0062 HAPPY PETS PALACE & PLAYGROUND, **APPROVED****

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

## **6. BRIEFING ITEMS**

- a. None

## **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

- a. Next meeting will be Wednesday, August 19, 2020.

## **9. INFORMATION ITEMS**

- a. None

## **10. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, July 1, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, July 1, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 7/6/2020 11:49 AM

## A G E N D A

### 1. CALL TO ORDER / ROLL CALL

## **2. PLEDGE OF ALLEGIANCE**

## **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, June 3, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, June 3, 2020 **APPROVED**

## **4. ACTION ITEMS**

### **\*a. PLH20-0002 EVERLASTING SERVICES, **WITHDRAWN****

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

PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building design, located at the northwest corner of Chandler Boulevard and McClintock Drive. (STAFF REQUESTS WITHDRAWAL).

### **\*b. PLH19-0061 DEVELOPMENT SERVICES CODE AMENDMENTS, **APPROVED****

amending the Code of the City of Chandler, Chapter 35 - Land Use and Zoning; Chapter 39 - Sign Code; Chapter 43 - Public Works and Utilities Department; Chapter 51 - Wastewater Service; Chapter 52 - Water Services; Chapter 53 - Reclaimed Water Service; relating to zoning, signs and civil engineering standards, including amendments related to guest quarters, raising of livestock, minimum planting size, open-air ramadas, notice requirements for zoning amendments, conditional zoning, sign design requirements, administrative waiver of plan submission requirements, extension of water, reclaimed water, and sewer service outside city limits, and other related changes to conform the Code to current city practices.

### **\*c. CANCELLATION OF THE JULY 15, 2020, REGULAR MEETING FOR PLANNING AND ZONING COMMISSION. **APPROVED****

## **6. BRIEFING ITEMS**

- a. None

## **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

- a. Next meeting will be a Work Session held on Wednesday, July 15, 2020.
- b. Next regular meeting will be held on Wednesday, August 5, 2020.

## **9. INFORMATION ITEMS**

- a. None

## **10. ADJOURNMENT**

## RESULTS



### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING

City Council Chambers

88 E. Chicago Street, Chandler, Arizona Wednesday, June 3,  
2020 at 5:30 p.m.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, June 3, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 5/29/2020 2:11 PM

## AGENDA

### 1. CALL TO ORDER / ROLL CALL

### 2. PLEDGE OF ALLEGIANCE

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, May 6, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, May 6, 2020 **APPROVED**

### **4. ACTION ITEMS**

- \*a. PLH20-0002 EVERLASTING SERVICES **CONTINUED TO JULY 1, 2020 PLANNING AND ZONING COMMISSION MEETING**

Request to rezone from Planned Area Development (PAD) to Amended PAD for long-term rehabilitative care facility. The site is located northwest to the northwest corner of Chandler Boulevard and McClintock Drive. (STAFF RECOMMENDS CONTINUANCE TO THE JULY 1, 2020, P&Z COMMISSION MEETING).

- \*b. PLH20-0021/PLH20-0020 TOWN FRYE **APPROVED WITH ADDED STIPULATIONS**

Request Area Plan Amendment to the San Tan Area Plan from “Mixed Use, Commercial, Office, Specialty Retail” to “Multi-Family, Mixed Use, Commercial, Office, Specialty Retail,” with Rezoning from Planned Area Development (PAD) to PAD Amended to additionally allow multi-family, along with Preliminary

Development Plan approval for site layout and architectural design, and MidRise Overlay for building height. The 17.96-acre site is located at the southeast corner of Ellis and Frye Roads.

- \*c. PLH19-0009 DOBSON/PECOS DEVELOPMENT **WITHDRAWN**

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

- \*d. CANCELLATION OF THE JUNE 17, 2020, PLANNING AND ZONING COMMISSION MEETING. **APPROVED**

### **6. BRIEFING ITEMS**

- a. None

### **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

### **8. CALENDAR**

- a. Next meeting will be Wednesday, July 1, 2020

### **9. INFORMATION ITEMS**

- a. None

### **10. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, May 6, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, May 6, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at Chandler Video and YouTube.\****

***Due to the public health emergency and the order by Governor Ducey to limit gatherings and the spread of COVID-19, persons wanting to participate in the meetings without attending can submit public comments relating to Agenda Items on this electronic Public Comment Form link. All comments relating to the Meeting Agenda received prior to 3:00 p.m. on the meeting date will be read into the record at the meeting.***

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 5/7/2020 9:10 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, March 18, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, March 18, 2020 **APPROVED**

### **4. ANNUAL PLANNING COMMISSION BUSINESS MEETING**

Election of Officers

### **5. ACTION ITEMS**

- \*a. PLH19-0064/PLT19-0059 TREELAND **APPROVED WITH ADDED STIPULATIONS**

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

- \*b. PLH20-0002 EVERLASTING SERVICES **CONTINUED TO JUNE 3, 2020 PLANNING AND ZONING COMMISSION MEETING**

Request to rezone from Planned Area Development (PAD) to amended PAD with a Preliminary Development Plan to allow the development of a long term residential care facility. The 4.8-acre site is located to the west of the cul-de-sac of North Enterprise Place.

- \*c. PLH19-0009 DOBSON/PECOS DEVELOPMENT **CONTINUED TO JUNE 17, 2020 PLANNING AND ZONING COMMISSION MEETING**

Request approval to rezone from Agricultural (AG-1) to Planned Area Development (PAD) for hotel and a mix of medical, commercial, and office uses with Preliminary Development Plan approval for site layout and building design for a hotel, as well as a Mid-Rise Overlay to allow buildings up to 90 feet in height. The 19-acre site is located at the northwest corner of Dobson and Pecos roads. (STAFF RECOMMENDS CONTINUANCE TO THE JUNE 17, 2020 P&Z COMMISSION MEETING).

\*d. PLH20-0015 MOVE HUMAN PERFORMANCE CENTER **APPROVED**

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

\*e. PLH20-0016 AMERICAN MEDICAL ASSOCIATES **APPROVED**

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

\*f. PLH20-0009 IMPROV MANIA MARQUEE SIGN **APPROVED**

Request for Preliminary Development Plan approval to allow one changeable copy sign. The 7,500-square foot site front on the west side of Arizona Avenue, 200 feet to the south of Chicago Street.

\*g. CANCELLATION OF THE MAY 20, 2020, PLANNING AND ZONING COMMISSION MEETING. **APPROVED**

## **6. BRIEFING ITEMS**

a. None

## **7. MEMBERS' COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

a. Next meeting will be Wednesday, June 3, 2020

## **9. INFORMATION ITEMS**

a. None

## **10. ADJOURNMENT**



## RESULTS



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, March 18, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, March 18, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 3/19/2020 11:46 AM

## A G E N D A

### 1. CALL TO ORDER / ROLL CALL

### 2. PLEDGE OF ALLEGIANCE

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, February 19, 2020 **APPROVED**
- b. Regular Meeting Minutes of Wednesday, February 19, 2020 **APPROVED**

### **4. ACTION ITEMS**

- \*a. PLH19-0052 800 E. GERMANN **APPROVED WITH ADDED STIPULATION**

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

- \*b. PLH19-0036/PLT19-0027 CASADIA **APPROVED**

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

- \*c. PLH19-0009 DOBSON/PECOS DEVELOPMENT **APPROVED**

Request approval to rezone from Agricultural (AG-1) to Planned Area Development (PAD) for hotel and a mix of medical, commercial, and office uses with Preliminary Development Plan approval for site layout and building design for a hotel, as well as a Mid-Rise Overlay to allow buildings up to 90 feet in height. The 19-acre site is located at the northwest corner of Dobson and Pecos roads. (STAFF RECOMMENDS CONTINUANCE TO THE MAY 6, 2020 P&Z COMMISSION MEETING).

- \*d. PLH19-0011 ROJAS FAMILY HOME **APPROVED**

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

- \*e. PLH19-0066 HOPEWELL CHANDLER AIRPORT CENTER **APPROVED**

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

- \*f. PLT19-0049 CHANDLER AIRPORT COMMERCE PARK **APPROVED**

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

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

**5. BRIEFING ITEMS**

a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

a. Next meeting will be Wednesday, April 15, 2020

**8. INFORMATION ITEMS**

a. None

**9. ADJOURNMENT**

**RESULTS  
SECOND REVISION**



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, February 19, 2020 at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a **REGULAR MEETING** open to the public on **Wednesday, February 19, 2020, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 2/20/2020 9:33 AM

**A G E N D A**

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

**2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES APPROVED**

a. Minutes of Wednesday, January 15, 2020

### **4. ACTION ITEMS**

\*a. PLH19-0052 800 E GERMANN **CONTINUED TO MARCH 18, 2020  
PLANNING AND ZONING COMMISSION MEETING**

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

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

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

\*c. PLH19-0046 THE LOCAL CHANDLER **APPROVED WITH ADDED STIPULATION**

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

\*d. PLH19-0037 SICILIAN BUTCHER & MARKET **APPROVED WITH ADDED  
STIPULATION**

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

\*e. PLT19-0017 WATCHTOWER CARWASH AND OFFICES **APPROVED**

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

\*f. PLT19-0036 ALMA 202 LOTS 1-4 **APPROVED**

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

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

**5. BRIEFING ITEMS**

a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

a. Next meeting will be Wednesday, March 18, 2020

**8. INFORMATION ITEMS**

a. None

**9. ADJOURNMENT**

## RESULTS



### PLANNING AND ZONING COMMISSION

City Council Chambers

88 E. Chicago Street, Chandler, Arizona

Wednesday, January 15, 2020

**Study Session at 5:00 p.m. and Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, January 15, 2020, study session at 5:00 p.m. and regular meeting at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 1/16/2020 10:36 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES **APPROVED****

- a. Minutes of Wednesday, November 20, 2019

### **4. ACTION ITEMS**

\*a. PLH19-0033 LOTUS PROJECT **APPROVED WITH ADDED STIPULATION**  
Request Preliminary Development Plan approval for a Comprehensive Sign Package for a new multi-tenant light industrial and office development. The 53.6-acre site is located south of the southwest corner of Frye Road and Roosevelt Avenue.

\*b. PLH19-0052 800 E GERMANN **CONTINUED TO FEBRUARY 19, 2020 PLANNING AND ZONING COMMISSION MEETING**  
Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for Planned Industrial (I-1) uses with ancillary office and retail, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an industrial building. The approximate 8.7-acre site is located west of the northwest corner of Germann and McQueen roads. (STAFF RECOMMENDS CONTINUANCE TO THE FEBRUARY 19, 2020 P&Z COMMISSION MEETING).

\*c. PLH19-0055 SILVERLEAF COACH **APPROVED WITH ADDED STIPULATIONS**  
Request Use Permit approval of a motorhome repair facility located on property zoned Planned Industrial District (I-1). The property is located at 4145 W. Mercury Way, south of Chandler Boulevard and west of McClintock Drive, within the Stellar Airpark.



**\*d. PLH19-0068/PLH19-0034/PLT19-0054 CARINO 8 ENCLAVE CONTINUED TO FEBRUARY 19, 2020 PLANNING AND ZONING COMMISSION MEETING**

Request Area Plan Amendment to the Carino Estates Area Plan from "Existing Ranchette Single Family" to "Low Density Single Family," with rezoning from Agriculture (AG-1) to Planned Area Development (PAD) for 8 single-family homes, along with Preliminary Development Plan approval for subdivision layout and architectural design standards, and Preliminary Plat approval. The 4.47-acre site is located east of the southeast corner of Germann and Alma School Roads, on the south side of Germann Road. (STAFF RECOMMENDS CONTINUANCE TO THE FEBRUARY 19, 2020 P&Z COMMISSION MEETING).

**\*f. CANCELLATION OF THE FEBRUARY 5, 2020, PLANNING AND ZONING COMMISSION MEETING. APPROVED**

**5. BRIEFING ITEMS**

a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

a. Next meeting will be Wednesday, February 19, 2020

**8. INFORMATION ITEMS**

a. None

**9. ADJOURNMENT**

## RESULTS



**PLANNING AND ZONING COMMISSION  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, November 20, 2019  
Study Session at 5:00 p.m. and Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, November 20, 2019, study session at 5:00 p.m. and regular meeting at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and staff in a study session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may request removal of a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 11/21/2019 10:16 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Minutes of Wednesday, October 16, 2019 **APPROVED**

### **4. ACTION ITEMS**

- \*a. PLH19-0051/PLT19-0044 LIBERTY MANOR **APPROVED WITH STIPULATIONS**

Request Rezoning from Single-Family (SF-8.5) to Planned Area Development (PAD) for nine single family homes with Preliminary Development Plan (PDP) for site and housing product, as well as Preliminary Plat approval. The 2.38-acre site is located at the southeast corner of Dobson Road and Shawnee Drive.

- \*b. PLH19-0013 ANTIOCH COMMUNITY CHURCH **APPROVED**

Request Preliminary Development Plan approval for site layout and building architecture for a church expansion. The subject site is located at 1125 N. Dobson Road, southeast corner of Dobson Road and Ironwood Drive.

- \*c. PLH19-0043 ARIZONA & RIGGS COMMERCIAL SIGNAGE **APPROVED**

Request Preliminary Development Plan approval for a Comprehensive Sign Package for a new commercial development. The subject site is located at the northeast corner of Arizona Avenue and Riggs Road.

- d. PLH19-0021 DOGTOPIA **APPROVED (Vote 3-2)**

Request Use Permit approval for an outdoor animal play area as an accessory use to an animal daycare for dogs with overnight boarding. The property is located at 4901 S. Arizona Avenue, Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

- \*e. PLH19-0044 SAWTOOTH BAR AND GRILL **APPROVED**

Request Entertainment Use Permit approval to continue indoor entertainment activity. The property is located at 4929 West Ray Road, Suite 3, at the southeast corner of Rural and Ray Roads.

\*f. CANCELLATION OF THE DECEMBER 4, 2019, PLANNING AND ZONING COMMISSION MEETING. **APPROVED**

#### **5. BRIEFING ITEMS**

- a. None

#### **6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

#### **7. CALENDAR**

- a. Next meeting will be Wednesday, December 18, 2019

#### **8. INFORMATION ITEMS**

- a. None

#### **9. ADJOURNMENT**

**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**City Council Chambers**  
**88 E. Chicago Street, Chandler, Arizona**  
**Wednesday, October 16, 2019**  
**Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, October 16, 2019 Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: *10/17/2019 9:06 AM*

**A G E N D A**

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

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES** **APPROVED**

a. Minutes of Wednesday, October 2, 2019

**4. ACTION ITEMS**

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

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

b. PLH19-0042/PLT19-0040 FERGUSON ENTERPRISES **APPROVED**

(PLEASE NOTE AMENDED LANGUAGE): Request Rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for Planned Industrial (I-1) uses with office, outdoor storage of material and equipment, and ancillary showroom/retail with a Mid-Rise Overlay for building height up to 50 feet, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an industrial development, and Preliminary Plat approval. The approximate 48.3-acre site is located west of the southwest corner of Queen Creek and McQueen roads.

\*c. PLH19-0024 CHURCH OF THE CROSS **APPROVED**

Request Preliminary Development Plan approval for the expansion of the church campus and amending the previously adopted master plan. The subject site is located at the northwest corner of the Santan Freeway and Dobson Road.

\*d. PLH19-0039 AMENDED DOBSON COVE **APPROVED**

Request to amend the Preliminary Development Plan for 27 single-family homes by revising the housing product and side yard setbacks. The subject development is generally located around the northeast corner of Dobson and Elliot Roads.

\*e. PLH19-0022 MEXICO MAGICO & CANTINA **APPROVED**

Request Entertainment Use Permit approval to continue to allow indoor live entertainment. The restaurant is located at 474 W. Ray Road, east of the northeast corner of Ray Road and Iowa Street.

\*f. CANCELLATION OF THE NOVEMBER 6, 2019, PLANNING AND ZONING COMMISSION MEETING. **APPROVED**

## **5. BRIEFING ITEMS**

a. None

## **6. MEMBERS COMMENTS / ANNOUNCEMENTS**

## **7. CALENDAR**

a. Next meeting will be Wednesday, November 20, 2019

## **8. INFORMATION ITEMS**

a. None

## **9. ADJOURNMENT**

## **RESULTS**

### **REVISED**

**PLANNING AND ZONING COMMISSION**  
**City Council Chambers**  
**88 E. Chicago Street, Chandler, Arizona**  
**Wednesday, October 2, 2019**  
**Study Session (Cancelled) Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, October 2, 2019 at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the study session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 9/25/2019 2:25 PM

## **AGENDA**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES **APPROVED****

a. Minutes of Wednesday, September 4, 2019

#### **4. ACTION ITEMS APPROVED WITH STIPULATION**

a. DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 16 lots on approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads.

\*b. PLH19-0021 DOGTOPIA **APPROVED**

Request Use Permit approval for an outdoor animal play area as an accessory use to an animal daycare for dogs with overnight boarding. The property is located at 4901 S. Arizona Avenue, Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road. (STAFF REQUESTS CONTINUANCE TO THE NOVEMBER 20, 2019 P&Z COMMISSION MEETING).

#### **5. BRIEFING ITEMS**

a. None

#### **6. MEMBERS COMMENTS / ANNOUNCEMENTS**

#### **7. CALENDAR**

a. Next meeting will be Wednesday, October 16, 2019

#### **8. INFORMATION ITEMS**

a. None

#### **9. ADJOURNMENT**



## **RESULTS**

**PLANNING AND ZONING COMMISSION**  
**City Council Chambers**  
**88 E. Chicago Street, Chandler, Arizona**  
**Wednesday, September 4, 2019**  
**Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, September 4, 2019 Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: 9/5/2019 10:23 AM

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES **APPROVED****

a. Minutes of Wednesday, August 21, 2019

### **4. ACTION AGENDA**

a.\* DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES **CONTINUED TO OCTOBER 2, 2019 P&Z COMMISSION**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 16 lots on approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads. (STAFF REQUESTS CONTINUANCE TO THE OCTOBER 2, 2019 P&Z COMMISSION MEETING).

b. \* DVR18-0014/PLT18-0047 LA VALENCIA **APPROVED**

Request Rezoning from Planned Area Development (PAD) for Community Commercial (C-2) uses with fuel station to PAD for Single-Family Residential, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 65 lot single-family residential subdivision. The approximate 13.36-acre site is located at the southeast corner of Riggs and Lindsay roads.

c. \* PLH19-0035 ASHER POINTE **APPROVED**

Request Preliminary Development Plan (PDP) approval for housing product of single-family homes. The 99-acre site is located at the northeast corner of Riggs Road and Arizona Avenue.

d.\* PLH19-0020 MULTI-TENANT RETAIL CENTER ON DOBSON RD & GERMAN RD **CONTINUED TO OCTOBER 16, 2019 P&Z COMMISSION WITH THE PURPOSE TO MEET WITH DESIGN REVIEW COMMITTEE (DRC) BEFOREHAND**

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

e.\* PLH19-0030 AIR PRODUCTS-EXPANSION **APPROVED**

Request Preliminary Development Plan (PDP) approval amending allowable heights permitted for necessary mechanical structures.

f.\* PLH19-0041 RANCHO BERNARDO **APPROVED**

Request is to extend Planned Area Development (PAD) zoning conditional schedule for development of retail, located on the southwest corner of 56th Street and Chandler Boulevard.

g.\* PLH19-0045 TIPS EGG/THE UNCOMMON **APPROVED**

Request Entertainment Use Permit approval to allow live musical performances, karaoke, and external speakers. The new restaurants are located at 1 E. Boston Street, on the southeast corner of Arizona Avenue and Boston Street in Downtown Chandler.

## **6. BRIEFING ITEMS**

- a. None

## **7. MEMBERS COMMENTS / ANNOUNCEMENTS**

## **8. CALENDAR**

- a. Next meeting will be Wednesday, October 2, 2019

## **9. INFORMATION ITEMS**

- a. None

## **10. ADJOURNMENT**

## **RESULTS**

### **SECOND REVISION**

#### **PLANNING AND ZONING COMMISSION**

**City Council Chambers**

**88 E. Chicago Street, Chandler, Arizona**

**Wednesday, August 21, 2019**

**Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the PLANNING AND ZONING COMMISSION and to the general public that the **PLANNING AND ZONING COMMISSION** will hold a meeting open to the public on **Wednesday, August 21, 2019 Study Session at 4:30 p.m. and Regular Meeting at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

**NOTE:** Items listed under Section 4 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

Dated: *8/22/2019 10:05 AM*

## **A G E N D A**

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

### **2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

a. Minutes of Wednesday, July 17, 2019 **APPROVED**

#### **4. ACTION AGENDA**

a.\* DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES **CONTINUED TO SEPTEMBER 4, 2019 PLANNING COMMISSION**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 16 lots on approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads. (STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 4, 2019 P&Z COMMISSION MEETING).

b.\* PLH19-0018 INNOVATION SQUARE **APPROVED**

Request is to extend Planned Area Development (PAD) zoning conditional schedule for development of an employment business park campus, including a Mid-Rise Overlay for building height up to 150 feet, located on the northwest corner of Price and Queen Creek roads.

c.\* PLH19-0035 ASHER POINTE **CONTINUED TO SEPTEMBER 4, 2019 PLANNING COMMISSION**

Request Preliminary Development Plan (PDP) approval for housing product of single-family homes. The 99-acre site is located at the northeast corner of Riggs Road and Arizona Avenue. (STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 4, 2019 P&Z COMMISSION MEETING).

d.\* PLH19-0001/PLH19-0040 NEVADA STREET AND COMMONWEALTH MULTIFAMILY **APPROVED**

Request Area Plan Amendment to the Downtown-South Arizona Avenue Corridor Area Plan from Business Park/Light Industrial to High Density Residential, with rezoning from General Industrial (I-2) to Planned Area Development (PAD) for Multi-Family Residential including a Mid-Rise Overlay for building height up to fifty-six feet, along with Preliminary Development Plan approval for site layout and building architecture. The 5.58-acre site is located at the southeast corner of Nevada Street and Commonwealth Avenue.

e.\* PLH19-0021 DOGTOPIA **CONTINUED TO OCTOBER 2, 2019 PLANNING COMMISSION**

Request Use Permit approval for an outdoor animal play area as an accessory use to an animal daycare for dogs with overnight boarding. The property is located at 4901 S. Arizona Avenue, Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

f.\* PLT19-0030 THE STEEL YARD **APPROVED**

Request Preliminary Plat approval for commercial development located at the southeast corner of Gilbert and Chandler Heights roads.

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. Next meeting will be Wednesday, September 4, 2019

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**

## RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 17, 2019**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**CHANDLER CITY COUNCIL CHAMBERS**  
**88 E. CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 17, 2019** in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/19/2019 8:49 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of June 19, 2019.

5. **ACTION ITEMS:**

- A. \* **DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES CONTINUED TO AUGUST 21, 2019 PLANNING COMMISSION**  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 17 lots on approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads. **(STAFF REQUESTS CONTINUANCE TO THE AUGUST 21, 2019 P&Z COMMISSION MEETING).**

**B. \* PLH19-0019 LITTLE LAMBS APPROVED**

Request Use Permit approval to operate a residential childcare for up to ten (10) children in an existing single-family residence located at 1693 W. Lark Drive, north of Queen Creek Road and east of Earl Boulevard.

**C. \* ~~PLT19-0006~~ ~~PLT17-0065~~ MISSION CROSSING AT CHANDLER RANCH APPROVED**

Request preliminary plat approval for Mission Crossing at Chandler Ranch located at northeast corner of Pecos Road and Canal Drive.

**D. \* CANCELLATION OF THE AUGUST 7, 2019, PLANNING AND ZONING COMMISSION MEETING APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is August 21, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



**RATIFIED at 5:20PM, JULY 17, 2019**

**NOTICE OF PUBLIC MEETING OF THE PLANNING AND ZONING  
COMMISSION ACTING AS THE DESIGN REVIEW COMMITTEE**

**Wednesday, May 8, 2019, at 4:00 p.m.**

Public Works & Development Services Building South Conference Room  
215 E. Buffalo Street  
Chandler, Arizona 85225

Pursuant to Resolution No. 2979 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the general public that the **CHANDLER PLANNING AND ZONING COMMISSION**, acting as the **Design Review Committee**, will hold a meeting on **Wednesday, May 8, 2019 at 4:00 p.m.** in the Public Works & Development Services Building South Conference Room located at 215 E. Buffalo Street, Chandler, Arizona 85225.

(Agendas are available in the Office for the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/29/2019 3:01 PM

**Agenda**

1. Call to Order/Roll Call

2. Discussion Items:

**PDP18-0019 WATCH TOWER CARWASH AND OFFICES**

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

**DVR18-0008/PLT18-0031 MARIPOSA**

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

3. Adjourn

## **RESULTS**

**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 19, 2019**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**CHANDLER CITY COUNCIL CHAMBERS**  
**88 E. CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 19, 2019** in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/20/2019 11:57 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of June 5, 2019.

5. **ACTION ITEMS:**

A. **DVR18-0008/PLT18-0031 MARIPOSA APPROVED WITH ADDED  
STIPULATION**

Request rezoning of approximately 5 acres from Agricultural District (AG-1) and approximately 19.2 acres from Planned Area Development (PAD) for multi-family to PAD for single-family residential with Preliminary Development Plan (PDP) for

subdivision layout and housing product and Preliminary Plat (PLT) approval. The site is located at the northwest corner of Queen Creek and Alma School roads.

**B. \* DVR18-0025 CHANDLER 101 APPROVED WITH ADDED STIPULATION**

Request rezoning from Planned Area Development (PAD) with Mid-Rise Overlay to Planned Area Development (PAD) with Mid-Rise Overlay for mixed-use office campus with retail, multi-family, and potential hotel, with Preliminary Development Plan (PDP) approval for site layout and architecture of the portion of the site used for office, retail, and hotel. The subject site is located at the southeast corner of Price Road and Chandler Boulevard.

**C. \* PLH19-0005 REZAMP LLC APPROVED WITH AMENDED STIPULATION**

Request Use Permit approval to allow general office uses within a single family residence on property zoned Single-Family District (SF-8.5), located at 484 W. Chandler Boulevard, east of the northeast corner of Chandler Boulevard and Iowa Street.

**D. \* PLH19-0006 REZAMP LLC APPROVED WITH AMENDED STIPULATION**

Request Use Permit approval to allow general office uses within a single family residence on property zoned Single-Family District (SF-8.5), located at 456 W. Chandler Boulevard, east of the northeast corner of Chandler Boulevard and Iowa Street.

**E. \* PLH19-0012 HEALING HANDS BY HANNAH APPROVED**

Request Use Permit approval to continue to operate a therapeutic massage business within a Planned Industrial District with a Planned Area Development Overlay (I-1/PAD), located at 3130 N. Arizona Avenue, Suite 108, west of Arizona Avenue and north of Elliot Road.

**F. \* CANCELLATION OF THE JULY 3, 2019, PLANNING AND ZONING COMMISSION MEETING APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is July 17, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

## RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 5, 2019**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**CHANDLER CITY COUNCIL CHAMBERS**  
**88 E. CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 5, 2019** in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/6/2019 10:02 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of May 15, 2019.

5. **ACTION ITEMS:**

A. \* **DVR18-0008/PLT18-0031 MARIPOSA CONTINUED TO JUNE 19, 2019, P&Z COMMISSION AND JULY 11, 2019 COUNCIL MEETING**

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

**B. \* PDP18-0019 WATCH TOWER CARWASH AND OFFICES APPROVED WITH STIPULATION**

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

**C. \* ZUP18-0011 CENTRO EVANGELICO FUENTE DE VIDA APPROVED**

Request Use Permit approval for the continued operation of a place of worship/church within a Planned Industrial District with a Planned Area Development Overlay (I-1/PAD) zoning district. The existing church is located at 3260 N. Colorado Street, north and east of the northeast corner of Arizona Avenue and Elliot Road.

**D. INTRODUCTION OF NEW STAFF MEMBERS**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 19, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS  
REVISED**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 15, 2019**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 15, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/16/2019 10:48 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**  
Minutes of the regular meeting of April 17, 2019.
5. **ANNUAL PLANNING COMMISSION BUSINESS MEETING**  
Election of Officers
6. **ACTION ITEMS:**
  - A. **DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES** **CONTINUED TO JULY 17, 2019 P&Z COMMISSION WITH THE PURPOSE TO MEET WITH DESIGN REVIEW COMMITTEE (DRC) BEFOREHAND**  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout along with Preliminary Plat (PLT) approval for 17 lots on

approximately 8 acres. The subject site is located east of the northeast corner of Riggs and Lindsay Roads.

**B. \* PLH19-0007 SANTAN OFFICE CAMPUS **APPROVED****

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former PAD for commercial retail and hotel zoning. The existing zoning is PAD for office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet and located at the southwest corner of Alma School and Pecos Roads.

**C. \* PLH19-0010 NATES NEXT GEN AUTO CARE LLC **APPROVED****

The request is for Use Permit approval to continue operation of an auto repair facility within the Planned Industrial District (I-1) zoning district. The existing business is located at 4043 W. Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 5, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**SECOND REVISION**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, April 17, 2019**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 17, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/18/2019 10:56 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of April 3, 2019.

5. **ACTION ITEMS:**

A.\* **APL18-005/DVR18-0013/PLT18-0046 LA COSTERA LANDING** **APPROVED WITH STIPULATION**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to Low-Medium Density Residential, with rezoning from Planned Area Development (PAD) for church uses to PAD for single family residential, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 137 lot single-family residential subdivision. The approximate 19.3-acre site is located



east of the northeast corner of Arizona Avenue and Appleby Road.

**B. \* PDP18-0019 WATCH TOWER CARWASH AND OFFICES CONTINUED TO  
JUNE 5, 2019, P&Z COMMISSION AND JUNE 27, 2019 COUNCIL MEETING**

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

**C. \* PLH19-0008 THE PET CLUB APPROVED**

Request Use Permit approval to allow an outdoor pet area to operate with a doggy daycare and overnight boarding in a new pet supply and services store. The property is located at 2000 W. Ray Road, at the northwest corner of Ray and Dobson roads.

**D. \* CANCELLATION OF THE MAY 1, 2019, PLANNING AND ZONING  
COMMISSION MEETING APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 15, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS  
REVISED**

**PLANNING AND ZONING COMMISSION  
Wednesday, April 3, 2019  
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.  
COUNCIL CHAMBERS  
88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 3, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/4/2019 8:40 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of March 6, 2019.
5. **ACTION ITEMS:**

- A. \* **PDP18-0017 BERGE 80 APPROVED WITH STIPULATION**  
Request Preliminary Development Plan (PDP) approval for the housing product for a single-family residential subdivision on approximately 78-acres located south of the southeast corner of Lindsay and Ocotillo roads.
- B. \* **DVR18-0023 BELLA ROSE INN APPROVED**  
Request action on the existing Planned Area Development (PAD) zoning for hotel to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Planned Area Development (PAD) zoning for office. The PAD zoning which the extension is requested for is for a hotel located west of the northwest corner of South Price Road and West Willis Road.
- C. \* **ZUP18-0013 VERIZON – NORTHEAST CORNER OF RURAL AND RAY THIS CASE IS WITHDRAWN – APPROVED WITHDRAWAL**  
Request Use Permit approval to install a wireless communication facility on a parking lot light pole located at 1015 N. Rural Road, at the northeast corner of Rural and Ray roads.
- D. \* **PLT19-0007 CUSD CENTRAL TRANSPORTATION FACILITY APPROVED**  
Request preliminary plat approval for Chandler Unified School District's Central Transportation facility located at the northwest corner of Ocotillo Road and Centre Pointe Parkway.
6. **DIRECTOR'S REPORT**
7. **CHAIRMAN'S ANNOUNCEMENT**  
Next regular meeting is April 17, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.
8. **ADJOURNMENT**

# RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, March 6, 2019**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 6, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/8/2019 12:44 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of February 20, 2019.

5. **ACTION ITEMS:**

- A. \* **DVR18-0026 DULVICK FAMILY HOME APPROVED**  
Request Rezoning from Agricultural (AG-1) district to Single-Family Residential/Planned Area Development (SF-33/PAD) and Preliminary Development Plan for site layout of two single-family homes. The 1.92-acre lot is located at 1994 S. Tumbleweed Lane, the northwest corner of Germann Road and Tumbleweed Lane.

**B. \* PLH19-0003 ARIZONA LABOR FORCE APPROVED WITH STIPULATION**

Request Use Permit approval for a transient service facility within a property zoned Regional Commercial (C-3) district. The existing day labor hiring office will relocate to 355 S. Arizona Avenue, south of the southeast corner of Arizona Avenue and Frye Road.

**C. \* ZUP18-0014 TRILOGY VETERINARY MEDICAL CENTER APPROVED WITH STIPULATION**

Request Use Permit approval to allow an outdoor dog area to operate with a veterinary medical center. The new business is located at 2801 E. Ocotillo Road, Suite 5, west of the southwest corner of Gilbert and Ocotillo roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 20, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS  
REVISED**

**PLANNING AND ZONING COMMISSION  
Wednesday, February 20, 2019  
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.  
COUNCIL CHAMBERS  
88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 20, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/21/2019 2:55 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of January 16, 2019.

**5. ACTION ITEMS:**

**A. \* APL18-0004/DVR18-0016/PLT18-0050 ENCLAVE AT PINELAKE **APPROVED  
WITH STIPULATION****

Request Area Plan Amendment to the Southshore Area Plan from multi-family residential to medium density residential, with rezoning from Planned Area Development (PAD) for multi-family residential to PAD for single-family residential, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 57 lot single-

family residential subdivision. The approximate 16.2-acre site is located at the SEC of Pinelake Way and Ocotillo Road.

**B. \* APL18-0006/DVR18-0022 OCOTILLO PATIO VILLAS **APPROVED WITH STIPULATION****

Request Area Plan Amendment to the Downtown Ocotillo Area Plan from Commercial to Multi-Family Residential, with rezoning from Planned Area Development (PAD) Commercial Retail to PAD Multi-family, along with Preliminary Development Plan approval for site layout and housing product for a gated residential condominium community. The approximate 5.6-acre site is located east of the SEC of Queen Creek and Price roads.

**C. \* PDP18-0011 ORCHARD HEIGHTS **APPROVED****

Request Preliminary Development Plan (PDP) approval for the housing product for a single-family residential subdivision on approximately 19-acres located at the SEC of McQueen and Chandler Heights roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 6, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

# RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, January 16, 2019**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 16, 2019** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 1/17/2019 12:40 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - APPROVED**

Minutes of the regular meeting of December 5, 2018.

5. **ACTION ITEMS:**

A. \* **PDP18-0011 ORCHARD HEIGHTS – CONTINUED TO FEBRUARY 20, 2019**  
**COMMISSION HEARING AND FEBRUARY 28, 2019 COUNCIL MEETING**

Request Preliminary Development Plan (PDP) approval for the housing product for a single-family residential subdivision on approximately 19-acres located at the SEC of McQueen and Chandler Heights roads.



**B. \* PDP18-0012 CHANDLER REGIONAL MEDICAL CENTER – TOWER D  
APPROVED**

Request Preliminary Development Plan (PDP) approval for a new patient tower to be connected directly to the existing hospital. The subject site is located at the southeast corner of Dobson and Frye roads.

**C. \* PDP18-0015 LASER COMPONENTS - APPROVED**

Request Preliminary Development Plan (PDP) approval for site layout and building design of a new office, laboratory, and light industrial building. The site is Lot 6 of the Westech Corporate Center, located north and east of the northeast corner of Arizona Avenue and Warner Road.

**D. \* PDP18-0016 CHANDLER AIRPORT LOGISTICS CENTER - APPROVED**

Request Preliminary Development Plan approval for a light industrial development located east of the southeast corner of Cooper and Germann roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 6, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, December 5, 2018**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 5, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/6/2018 10:00 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of November 7, 2018.
5. **ACTION ITEMS:**
  - A. \* **ZCA18-0004 CITY OF CHANDLER / MEDICAL MARIJUANA CODE AMENDMENT – APPROVED**  
City initiative to amend Chapter 35 (Zoning Code) of the Chandler City Code regarding medical marijuana facilities, cultivation sites and infusion food establishments.
  - B. \* **LUP18-0022 PROVISION COFFEE BAR – APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and within an outdoor patio. The existing business is located at 2100 S. Gilbert Road, Suite 22.

**C. \* LUP18-0023 WAYNE V. MCMARTIN AMERICAN LEGION POST 91 –  
APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within a new outdoor patio as permitted under a Series 14 Private Club License, and request to continue live music indoors. The existing club is located at 920-924 North Alma School Road, southwest corner of Alma School and Ray roads.

**D. \* ZUP18-0009 SPIRAL VOLLEYBALL – APPROVED WITH AMENDED  
STIPULATIONS**

Request Use Permit approval to continue to operate and expand an athletic training facility with occasional tournaments, within two buildings including outdoor courts within a Planned Industrial (I-1) zoned district. The existing site is located at 400 North 56<sup>th</sup> Street and the proposed expansion is located at 7100 West Erie Street, northwest corner of 56<sup>th</sup> and Erie streets.

**E. \* CANCELATION OF THE DECEMBER 19, 2018 PLANNING AND ZONING  
COMMISSION MEETING – APPROVED**

**F. \* CANCELLATION OF THE JANUARY 02, 2019 PLANNING AND ZONING  
COMMISSION MEETING – APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is January 16, 2019 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, November 7, 2018**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 7, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/8/2018 4:06 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**

Minutes of the regular meeting of October 17, 2018.

5. **ACTION ITEMS:**

A. \* **DVR18-0020 CHANDLER FREEWAY CROSSING TRIANGLE PARCEL –**  
**APPROVED**

Request Rezoning from Planned Area Development (PAD) for Multi-Family Residential to PAD for Business Park uses with Preliminary Development Plan (PDP) for site plan approval for an approximate 1.29-acre parking lot located at the southwest corner of Ellis Street and Pecos Road.

B. \* **PDP18-0013 CADENCE AT CHANDLER/PLT18-0054 CARINO COMMONS**  
**COMMERCIAL - APPROVED**

Request Preliminary Development Plan approval for site layout and building architecture for an assisted living facility, along with Preliminary Plat approval.

The approximate 7.49 acre site is located at the northwest corner of Arizona Avenue and Queen Creek Road.

**C. \* LUP18-0024 HIDDEN HOUSE – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and within two new outdoor patios, including live entertainment. The new restaurant is located at 159 W. Commonwealth Avenue.

**D. \* CANCELATION OF THE NOVEMBER 21, 2018 PLANNING AND ZONING COMMISSION MEETING – APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is December 5, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, October 17, 2018**  
**STUDY SESSION 3:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 3:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 17, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 10/18/2018 10:51 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of September 5, 2018.
5. **ACTION ITEMS:**
  - A. \* **APL18-0003 SECTION 30 AREA PLAN AMENDMENT/DVR18-0009 THE STEELYARD – APPROVED**  
Request Area Plan Amendment from Single-Family Residential to Commercial in the Section 30 Area Plan, and Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for commercial, with Preliminary Development Plan (PDP) approval for site layout and building architecture for an approximate 4.6 acre site located at the southeast corner of Gilbert and Chandler Heights roads.

**B. \* DVR18-0007/PLT18-0037 BERGE 80 – APPROVED WITH AMENDED STIPULATIONS**

Request Rezoning from Agricultural (AG-1) to Planned Area Development for single-family residential, with Preliminary Development Plan (PDP) approval for subdivision layout, and Preliminary Plat (PLT) approval for a 241-lot single-family residential subdivision. The approximate 80-acre site is located south of the southeast corner of Lindsay and Ocotillo roads.

**C. \* DVR18-0011 EASTERN ART ACADEMY – WITHDRAWN BY APPLICANT**

Request Rezoning from Planned Area Development (PAD) for business park to PAD to expand the list of permitted uses to include recreational uses within Building 6 of Warner Commerce Park. The subject site is located at 385 East Warner Road, the southwest corner of Warner Road and Delaware Street. (STAFF REQUESTS CONTINUANCE TO THE NOVEMBER 7, 2018 PLANNING AND ZONING COMMISSION MEETING)

**D. PDP18-0009 BANNER PROJECT A – APPROVED WITH AMENDED STIPULATIONS**

Request Preliminary Development Plan approval for site layout and building architecture for the development of the hospital campus, including a medical tower. The approximate 18.3 acre site is located at the northeast corner of Alma School and Willis roads.

**E. \* LUP18-0019 SLEEPY WHALE LLC – APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine as permitted under a Series 7 Beer and Wine Bar License, indoors and within a new outdoor patio. The new business is located at the northwest corner of Arizona Avenue and Frye Road.

**F. \* LUP18-0020 HANGAR 9 BAR & GRILLE – WITHDRAWN BY APPLICANT**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 6 Bar License, indoors and within an outdoor patio, and continue indoor live entertainment. The existing bar is located at 980 E. Pecos Road, Suite 5, at the northwest corner of McQueen and Pecos roads.

**G. \* LUP18-0021 THE PARK AT COPPER CREEK – APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine indoors and within an outdoor patio/pool area as permitted under a Series 7 Beer and Wine Bar License for a senior living facility located at 901 South 94<sup>th</sup> Street, northeast corner of 94<sup>th</sup> Street and Pecos Road.

**H. \* ZUP17-0020 VISTA STAR'S STORAGE LOT – APPROVED**

Request Use Permit approval to continue to allow storage within a Medium-Density Residential (MF-1) zoned district. The property is a vacant lot located west of (in the rear of) the duplex at 516 N. Washington Street, north and east of Oakland Street and Arizona Avenue.

**I. \* ZUP18-0004 ALL J'S DETAIL – APPROVED**

Request Use Permit approval to continue the operation of an automotive detailing business within a Planned Industrial (I-1) zoned district. The existing

business is located at 7045 West Galveston Street, Suite 11, east of the southeast corner of Galveston and 54<sup>th</sup> streets.

**J. \* ZUP18-0010 COMMUNITY OF CHRIST CHURCH – APPROVED**

Request Use Permit approval to allow the construction of a new church building in a single family zoning district (SF-8.5) and continue operation of the existing church. The site is located at 730 N. Alma School Road, north of the northwest corner of Alma School Road and Galveston Street.

**K. \* ZCA18-0002 CITY OF CHANDLER/ZONING CODE AMDENDMENTS TO TRANSITION FROM LIQUOR USE PERMITS TO ENTERTAINMENT USE PERMITS – APPROVED**

City initiative to amend Chapter 35, Land Use and Zoning, of the City of Chandler, Arizona, City Code regarding the transition from Liquor Use Permits to Entertainment Use Permits.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is November 7, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, October 3, 2018**  
**REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 3, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 10/4/2018 11:20 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES – CONTINUED (NO QUORUM)**  
Minutes of the regular meeting of September 5, 2018.
5. **ACTION ITEMS:**
  - A. \* **APL18-0003 SECTION 30 AREA PLAN AMENDMENT/DVR18-0009 THE STEELYARD – CONTINUED (NO QUORUM)**  
Request Area Plan Amendment from Single-Family Residential to Commercial in the Section 30 Area Plan, and Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for commercial, with Preliminary Development Plan (PDP) approval for site layout and building architecture for an approximate 4.6 acre site located at the southeast corner of Gilbert and Chandler Heights roads. **(STAFF REQUESTS CONTINUANCE TO THE OCTOBER 17, 2018 PLANNING AND ZONING COMMISSION MEETING).**

**B. \* PDP18-0009 BANNER PROJECT A – CONTINUED (NO QUORUM)**

Request Preliminary Development Plan approval for site layout and building architecture for the development of the hospital campus, including a medical tower. The approximate 18.3 acre site is located at the northeast corner of Alma School and Willis roads. **(STAFF REQUESTS CONTINUANCE TO THE OCTOBER 17, 2018 PLANNING AND ZONING COMMISSION MEETING).**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is October 17, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

# REVISED RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, September 5, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 5, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 9/7/2018 11:41 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**

Minutes of the regular meeting of August 15, 2018.

5. **ACTION ITEMS:**

A. \* **APL18-0002/DVR18-0005/PLT18-0010 MADISON PARK – APPROVED**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Public/Semi-Public Facilities to Low-Medium Density Residential, with Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, along with Preliminary Development Plan approval for site layout and

housing product, and Preliminary Plat (PLT) approval for a 28 lot single-family residential subdivision. The approximate 4.3 acre site is located east of the southeast corner of Pecos and McQueen roads.

**B. \* DVR17-0030 MISSION CROSSING AT CHANDLER RANCH – APPROVED**

Request Rezoning from Planned Area Development for commercial office to PAD for single-family residential, along with Preliminary Development Plan approval for subdivision layout and housing product for a 32-lot residential duplex development. The approximate 5.7 acre site is located at the northeast corner of Pecos Road and Canal Drive.

**C. \* PDP18-0003/PLT18-0023 CHANDLER AIRPORT COMMERCE PARK (CACP) – APPROVED**

Request Preliminary Development Plan approval for site layout and building architecture for an office/industrial/warehouse development, along with Preliminary Plat approval. The approximate 78 acre site is located south of the southeast corner of McQueen and Queen Creek roads.

**D. \* PLT18-0025 FKC GILBERT II – APPROVED**

Preliminary Plat approval for a medical office building located south of the southwest corner of Frye and Gilbert roads.

**E. \* CANCELATION OF THE SEPTEMBER 19, 2018 PLANNING AND ZONING COMMISSION MEETING – APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is October 3, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**REVISED - RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, August 15, 2018**  
**STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 15, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 8/16/2018 10:31 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of July 18, 2018.

5. **ACTION ITEMS:**

A. \* **APL18-0001 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR18-0003 SOLLID CABINETRY – APPROVED**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Parks and Open Space to Light Industrial and Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for light industrial along with Preliminary Development Plan (PDP) approval for site layout and building architecture. The approximate 17.5 acre site is located at the southwest corner of Germann Road and Stearman Drive.

**B. \* PDP18-0002 CARWASH & RETAIL DEVELOPMENT AT OCOTILLO CROSSING LOT 2 – APPROVED WITH ADDED STIPULATIONS**

Request Preliminary Development Plan approval for site layout and building architecture for commercial shopping center. The approximate 2.1 acre site is located south of the southwest corner of Arizona Avenue and Chandler Heights Road.

**C. \* PDP18-0004 LAYTON LAKES VILLAGE – APPROVED**

Request Preliminary Development Plan approval for site layout and building architecture for a commercial shopping center. The approximate 8.8 acre site is located at the southeast corner of Gilbert and Queen Creek roads.

**D. \* PDP18-0009 BANNER PROJECT A – APPROVED**

Request Preliminary Development Plan approval for site layout and building architecture for the development of the hospital campus, including a medical tower. The approximate 18.3 acre site is located at the northeast corner of Alma School and Willis roads. **(STAFF REQUESTS CONTINUANCE TO THE OCTOBER 3, 2018 PLANNING COMMISSION MEETING).**

**E. \* ZUP17-0022 AZ AUTOMASTERS – APPROVED WITH AMENDED STIPULATIONS**

Request Use Permit approval to continue the operation of an automotive repair and performance modification business within a building zoned Planned Industrial (I-1) District. The existing business is located at 4122 West Venus Way, west of the northwest corner of Venus Way and 79th Street.

**F. \* LUP18-0016 WILD ELK DEN – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License. The new restaurant is located at 275 W. Warner Road, Suite 1, west of the southwest corner of Arizona Avenue and Warner Road.

**G. \* LUP18-0017 SOHO 63 – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 6 Bar License. The request includes live music both indoors and within the outdoor patio. The existing venue is located at 63 East Boston Street, east of the southeast corner of Arizona Avenue and Boston Street.

**H. \* LUP18-0018 GRUBSTAK – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and within an outdoor patio. The new restaurant is located at 4165 S. Gilbert Road, Suite 5, south of the southeast corner of Gilbert and Ocotillo roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is September 5, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**REVISED RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 18, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M.-and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 18, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/19/2018 10:32 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **INTRODUCTION OF DEVELOPMENT SERVICES DIRECTOR (STUDY SESSION ONLY)**
5. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of June 20, 2018.
6. **ACTION ITEMS:**
  - A. \* **DVR18-0006 NEW SQUARE MIXED USE DEVELOPMENT – APPROVED**  
Request Rezoning from Planned Area Development (PAD) for office and retail to PAD for uses consistent with the Cultural and Entertainment designation of the South Arizona Avenue Corridor Area Plan. The approximate five acre site is located at the northwest corner of Arizona Avenue and Chicago Street.



**B. \* PDP18-0004 LAYTON LAKES VILLAGE – CONTINUED TO THE AUGUST 15, 2018 PLANNING COMMISSION MEETING**

Request Preliminary Development Plan approval for site layout and building architecture for a commercial shopping center. The approximate 8.8 acre site is located at the southeast corner of Gilbert and Queen Creek roads.

**C. \* LUP18-0014 JIN SHABU – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors as permitted under a Series 12 Restaurant License. The restaurant is located at 2055 North Dobson Road, Suites 4-6, northeast corner of Dobson and Warner roads.

**D. \* LUP18-0015 HELLUVA BREWING COMPANY – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 12 Restaurant License and operate a microbrewery as permitted under a Series 3 Domestic Microbrewery License. The new business will be located at 3950 West Ray Road, Suite 5, northeast corner of Ray Road and McClintock Drive.

**E. \* ZUP18-0003 UPTOWN BRIDAL & BOUTIQUE – APPROVED**

Request Use Permit approval to continue to operate a specialty wedding boutique retail business within a building zoned Planned Area Development (PAD) for general and medical office, located at 1300 N. McClintock Drive #A-1, approximately one-quarter mile north of the northwest corner of McClintock and Ray roads.

**F. \* ZUP18-0008 HAPPY PETS PALACE & PLAYGROUND – APPROVED WITH ADDED STIPULATION**

Request Use Permit approval to allow outdoor dog play yards to operate together with a doggy daycare, overnight dog boarding, and puppy training facility. The property is located at 1080 E. Pecos Road, Suites 15 to 18, at the northeast corner of Pecos and McQueen roads.

**G. \* CANCELATION OF THE AUGUST 01, 2018 PLANNING AND ZONING COMMISSION MEETING – APPROVED**

**7. DIRECTOR'S REPORT**

**8. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is August 15, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**REVISED - RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 20, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 20, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/25/2018 12:19 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of June 6, 2018.

5. **ACTION ITEMS:**

- A. \* **DVR17-0016/PLT18-0005 DOBSON COVE – APPROVED**  
Request Rezoning from Community Commercial (C-2) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PLT) approval for a 27-lot single-family residential subdivision. The approximate 6.4-acre site is located north and east of the northeast corner of Dobson and Elliot roads.

**B. \* DVR18-0004 CHANDLER REGIONAL MEDICAL CENTER – APPROVED**

Request Rezoning from Planned Area Development (PAD) for a hospital to PAD for a hospital with Mid-Rise Overlay for the approximate 35-acre site for building heights up to 90 feet, with Preliminary Development Plan (PDP) approval for a parking garage.

**C. \* PDP18-0006 UNIQUE POOLS & LANDSCAPES – APPROVED**

Request Preliminary Development Plan (PDP) approval for the site layout and building design for a light industrial with office development located within Westech Corporate Center; east of the northeast corner of Arizona Avenue and Corporate Place, north of Warner Road.

**D. \* PDP18-0007 PECAN TRACE – APPROVED**

Request Preliminary Development Plan approval for single-family residential housing product. The approximate 17.5 acre site is located at the southeast corner of Lindsay and Ocotillo roads.

**E. \* ZUP17-0007 Z-BEST MEDICAL TRANSPORTATION – APPROVED**

Request Use Permit approval to operate an office in a residential conversion zoned Agricultural (AG-1) District. The property is located at 821 West Warner Road, east of the southeast corner of Warner and Alma School roads.

**F. \* ZUP18-0007 PRIDE GROUP, LLC – APPROVED**

Request Use Permit approval for automobile customization and accessory installation within a Planned Industrial District (I-1) zoning district. The property is located at 4013 W. Lindbergh Way, the northwest corner of McClintock Drive and the Loop 202 Santan Freeway.

**G. \* LUP18-0001 THE YARD CIGAR BAR – APPROVED**

Request Liquor Use Permit approval to continue to sell and serve beer and wine indoors and within an outdoor patio as permitted under a Series 7 Beer and Wine Bar License within an existing cigar bar. The bar is located at 1981 West Elliot Road, east of the southeast corner of Elliot and Dobson roads.

**H. \* LUP18-0013 TRYST CAFÉ – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 12 Restaurant License, and request live entertainment indoors at a new restaurant located 4205 South Gilbert Road, Suite 1, south of the southeast corner of Gilbert and Ocotillo roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is July 18, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 6, 2018**  
**STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 6, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/7/2018 1:14 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**  
Minutes of the regular meeting of May 16, 2018.

5. **ACTION ITEMS:**

A. \* **LUP18-0005 GOOD TIME CHARLIES – APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes to continue live music indoors and within an outdoor patio at an existing restaurant located at 6045 West Chandler Boulevard, Suite 7, southwest corner of Chandler Boulevard and Kyrene Road.

B. \* **LUP18-0007 CURRY BOWL INDIAN RESTAURANT – APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and

within an outdoor patio, and continue indoor entertainment. The existing restaurant is located at 955 W. Chandler Heights Road, Suites 1 and 2, at the southeast corner of Chandler Heights and Alma School roads.

**C. \* LUP18-0008 CREOLE CAJUN BISTRO – APPROVED WITH MODIFIED STIPULATIONS**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 12 Restaurant License, and request live music indoors. The existing restaurant is located at 5070 South Gilbert Road, Suite 4, the southwest corner of Gilbert and Chandler Heights roads.

**D. \* LUP18-0009 HASH KITCHEN CREATIVE BREAKFAST & BAR – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License. The new restaurant is located at 2855 W. Ray Road, Suite 4, the southeast corner of Ray and Price roads.

**E. \* LUP18-0010 PIZZA ON 87 - APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and within an outdoor patio. The existing restaurant is located at 1368 N. Arizona Avenue, Suite 101, north of the northwest corner of Arizona Avenue and Ray Road.

**F. \* LUP18-0011 GALETO BRAZILIAN STEAKHOUSE – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within an outdoor patio as permitted under a Series 12 Restaurant License at a new restaurant located at 825 North 54<sup>th</sup> Street, the northeast corner of 54<sup>th</sup> and Harrison streets.

**G. \* LUP18-0012 LA MADELEINE FRENCH BAKERY & CAFÉ – APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors as permitted under a Series 12 Restaurant License at a new restaurant located at 3605 West Chandler Boulevard, Suite 7, the southeast corner of Chandler Boulevard and Hearthstone Way.

**H. \* ZUP17-0015 T-MOBILE AT ALMA SCHOOL & ELLIOT – APPROVED**

Request Use Permit approval to install a monopalm wireless communication facility at 3150 North Alma School Road, northwest corner of Alma School and Elliot roads.

**I. \* ZUP 17-0019 VISTA STAR OFFICES – APPROVED**

Request Use Permit approval to allow an office within a residential conversion on a property zoned Single-Family District (SF- 8.5). The property is located at 442 West Chandler Boulevard, west of the northwest corner of Chandler Boulevard and Nebraska Street.

**J. \* ZUP18-0002 MID MOUNTAIN EXCAVATION – APPROVED**

Request Use Permit approval to continue to operate an excavation business on property zoned Planned Area Development (PAD). The site is located at 930 E. Germann Road, west of the northwest corner of Germann and McQueen roads.

**K. \* ZUP18-0005 CASA DE MONTESSORI – APPROVED**

Request Use Permit approval to continue to operate a residential child care for a maximum of 10 children in an existing single-family residence. The residence is located at 410 N. Vine Street, north and east of the northeast corner of Chandler Boulevard and Alma School Road.

**L. \* ZUP18-0006 WIN BEAUTY SALON – APPROVED**

Request Use Permit approval to continue to operate a commercial beauty salon within a residential conversion on property zoned Single-Family District (SF-8.5). The property is located at 284 S. Dobson Road, at the northwest corner of Frye and Dobson roads.

**M. \* PRELIMINARY PLAT PLT18-0012 SKYLINE SCHOOLS-CHANDLER – APPROVED**

For a charter school on approximately 9 acres located east of the southeast corner of Arizona Avenue and Riggs Road.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 20, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 16, 2018**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 16, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/17/2018 11:26 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of May 2, 2018.

5. **ACTION ITEMS:**

- A. \* **APL17-0003 SOUTHSORE AREA PLAN AMENDMENT/DVR17-0019/PLT17-0053 PINELAKE CONDOMINIUMS **APPROVED WITH ADDED STIPULATION****  
Request amendment to the Southshore Area Plan from Business Park to Residential. Request Rezoning from Planned Area Development (PAD) for Business Park to PAD (Residential) with Preliminary Development Plan (PDP) approval for subdivision layout and housing product for a residential condominium development, and Preliminary Plat approval. The property is located at the southwest corner of Ocotillo Road and Pinelake Way, east of Arizona Avenue.



**B. \* DVR17-0014/PLT17-0035 ST. MORITZ **APPROVED****

Request rezoning from Multi-family residential (MF-3), Planned Area Development (PAD) for multi-family residential and Planned Commercial Office (PCO) District, to PAD for single-family residential, along with Preliminary Development Plan approval for site layout and building architecture along with Preliminary Plat approval for a 31-unit development. The approximate 2.10-acre site is located at the northeast corner of Chandler Boulevard and Pleasant Drive.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 6, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



**REVISED - RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 2, 2018**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 2, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/4/2018 9:59 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – APPROVED**

Minutes of the regular meeting of April 18, 2018.

5. **ANNUAL PLANNING COMMISSION BUSINESS MEETING**

Election of Officers:

A. Chairman – **DEVAN WASTCHAK VOTED AS CHAIRMAN**

B. Vice Chairman – **RICK HEUMANN VOTED AS VICE CHAIRMAN**

6. **ACTION ITEMS:**

A. \* **DVR18-0002 GREYWOOD PROFESSIONAL OFFICES – APPROVED**

Extend the Planned Area Development (PAD) zoning's conditional schedule for development for a commercial project.

**B. \* PDP17-0016 WESTECH CORPORATE CENTER LOT 19 – **APPROVED****

Request Preliminary Development Plan (PDP) approval for site layout and building design for a light industrial with office building located within Westech Corporate Center; east of the northeast corner of Arizona Avenue and Corporate Place, north of Warner Road.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 16, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

# **RESULTS REVISED**

## **PLANNING AND ZONING COMMISSION Wednesday, April 18, 2018 STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M. COUNCIL CHAMBERS 88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 18, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/19/2018 1:02 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of April 4, 2018.

5. **ACTION ITEMS:**

A. \* **APL17-0004 CHANDLER AIRPARK AREA PLAN/DVR17-0028/PLT17-0062**  
**HORIZON **APPROVED****

Request Area Plan Amendment to the Chandler Airpark Area Plan from High-Density Residential and Medium-Density Residential to Low-Medium Density Residential, and Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for Single-Family Residential with Preliminary Development Plan (PDP) approval for site layout and housing product, along with Preliminary

Plat (PLT) approval for a single-family residential subdivision . The approximate 36-acre site is located at the northeast corner of Germann and McQueen roads.

**B. DVR17-0024 MESQUITE GROVE MARKETPLACE (DISCOUNT TIRE)  
APPROVED WITH ADDITIONAL STIPULATIONS**

Request Rezoning from Planned Area Development (PAD) for Neighborhood Commercial to PAD (Neighborhood Commercial and Motor Vehicle Repairs) with Preliminary Development Plan (PDP) for site layout and building design for a motor vehicle repair business. The property is located at the northeast corner of Gilbert and Riggs roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 2, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, April 4, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 4, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/5/2018 8:33 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of March 21, 2018.

5. **ACTION ITEMS:**

A. \* **DVR17-0014/PLT17-0035 ST. MORITZ **CONTINUED TO THE MAY 16, 2018****  
**PLANNING COMMISSION MEETING.**

Request rezoning from Multi-family residential (MF-3), Planned Area Development (PAD) for multi-family residential and Planned Commercial Office (PCO) District, to PAD for single-family residential, along with Preliminary Development Plan approval for site layout and building architecture along with Preliminary Plat approval for a 31-unit development. The approximate 2.10-acre site is located at the northeast corner of Chandler Boulevard and Pleasant Drive.

**B. \* DVR17-0026/PLT17-0059 BRIGHTON PLACE **APPROVED****

Request rezoning from Planned Area Development (PAD) for single-family residential to PAD for multi-family residential, with Preliminary Development Plan approval for site layout and building architecture along with Preliminary Plat approval for a 53-unit multi-family residential development. The approximate 6.5-acre site is located west of the southwest corner of Ray and McQueen roads.

**C. \* DVR17-0027/PLT17-0061 WATERFALL **APPROVED WITH ADDITIONAL STIPLULATIONS****

Request rezoning from Planned Area Development for commercial to PAD for single-family residential, with Preliminary Development Plan approval for site layout and building architecture along with Preliminary Plat approval for a 106-unit development. The approximate 9.7-acre site is located west of the southwest corner of Chandler Boulevard and Cooper Road.

**D. \* LUP18-0002 FARMBOY FOODS **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 1075 W. Queen Creek Road, Suite 1, southwest corner of Queen Creek and Alma School roads.

**E. \* LUP18-0003 HANGAR 9 BAR & GRILLE **APPROVED****

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License, indoors and within an outdoor patio, and continue indoor live entertainment. The restaurant is located at 980 E. Pecos Road, Suite 5, at the northwest corner of McQueen and Pecos roads.

**F. \* LUP18-0006 BIG SUSHI **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 12 Restaurant License. The new restaurant is located at 2095 N. Dobson Road, Suite 5, at the northeast corner of Warner and Dobson roads.

**G. ZCA18-0001 CITY OF CHANDLER/AUTONOMOUS VEHICLES ZONING CODE AMENDMENT **APPROVED****

City initiative to amend Article XVIII Parking and Loading Regulations of Chapter 35 (Zoning Code) of the Chandler City Code in preparation for changes in transportation behavior resulting from an increase in autonomous vehicles and ride sharing.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is April 18, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, March 21, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 21, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/22/2018 9:06 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of February 21, 2018.

5. **ACTION ITEMS:**

- A. \* **DVR17-0006/PLT17-0020 BELLAZA **APPROVED****  
Request rezoning from Agricultural District (AG-1) to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat (PLT) approval for a single-family residential subdivision located at the northeast corner of Ocotillo Road and 138<sup>th</sup> Street, east of Gilbert Road.

**B. \* DVR17-0018/PLT17-0039 ARCADIA CROSSINGS APPROVED**

Request rezoning from Planned Area Development (PAD) for Multi-Family Residential to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat (PLT) approval for a single-family residential subdivision located at the southeast corner of Orchid Lane and Pleasant Drive, east of Alma School Road and north of Ray Road.

**C. \* DVR17-0025/PLT17-0069 DISTRICT AT CHANDLER APPROVED**

Request rezoning from Single-Family Residential District (SF-8.5) to Planned Area Development (PAD) for Multi-Family Residential with a Mid-Rise Overlay for building height up to 50 feet along with Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat (PLT) approval for a multi-family residential development located at the northwest corner of Frye Road and 95<sup>th</sup> Street, west of Dobson Road.

**D. \* DVR17-0031/PLT17-0066 HAVEN APPROVED**

Request rezoning from Planned Area Development (PAD) for Residential to PAD (Residential) with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat (PLT) approval for a residential subdivision located at the southwest corner of Pecos Road and Hartford Street, east of Alma School Road.

**E. \* DVR17-0033 LOTUS PROJECT APPROVED**

Request rezoning from Planned Area Development (PAD) for Industrial to PAD (Light Industrial and General Office) with a Mid-Rise Overlay for building height up to 90 feet along with Preliminary Development Plan (PDP) for site layout and building design for a light industrial and general office development located at the southwest corner of Frye Road and Roosevelt Avenue, north of the Loop 202 Santan Freeway and west of Kyrene Road.

**F. \* LUP18-0004 MADURO'S FINE CIGARS APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine indoors and within a new outdoor patio as permitted under a Series 7 Beer and Wine Bar License with occasional live entertainment indoors. The existing business is located at 4991 S. Alma School Road, Suite 9, northeast corner of Alma School and Chandler Heights roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is April 4, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, February 21, 2018**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 21, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/22/2018 9:13 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of February 7, 2018.

5. **ACTION ITEMS:**

- A. \* **DVR18-0001 PARK PLACE APPROVED**  
Request rezoning from Agricultural District (AG-1), to Planned Area Development (PAD) for commercial, office, and business park uses (as part of the larger Allred Park Place Master Plan), with Preliminary Development Plan (PDP) approval for site design on property totaling approximately 10-acres located at the southwest corner of Willis and Ellis roads.

**B. \* PDP17-0015 WINDERMERE RANCH **APPROVED****

Request Preliminary Development Plan (PDP) approval for housing product for a 91-lot single-family residential subdivision on approximately 36 acres. The subject site is located at the northeast corner of Cooper and Riggs roads.

**C. \* CANCELLATION OF THE MARCH 7, 2018 PLANNING COMMISSION HEARING. **APPROVED****

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 21, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

# **RESULTS REVISED**

## **PLANNING AND ZONING COMMISSION Wednesday, February 7, 2018 STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M. COUNCIL CHAMBERS 88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 7, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/8/2018 9:25 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of January 3, 2018.

5. **ACTION ITEMS:**

- A. \* **DVR17-0017/PLT17-0057 ORCHARD HEIGHTS APPROVED**  
Request Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a single-family residential subdivision, along with Preliminary Development Plan (PDP) approval for subdivision layout, and Preliminary Plat (PLT) approval for an approximate 19-acre, 60-lot single-family residential subdivision located at the southeast corner of McQueen and Chandler Heights roads.

**B. \* PDP17-0014 MISSION ESTATES **APPROVED****

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

**C. \* LUP17-0032 EGG N' JOE **APPROVED****

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

**D. \* LUP17-0033 CAMBRIA HOTEL & SUITES **APPROVED****

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

**E. \* LUP17-0034 HARKINS CHANDLER FASHION CENTER 20 **APPROVED****

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

**F. \* ZUP17-0016 VERIZON - EPIPHANY LUTHERAN CHURCH **APPROVED****

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

**G. \* PRELIMINARY PLAT PLT17-0068 RMB BUSINESS PARK **APPROVED****

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

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 21, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, January 3, 2018**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 3, 2018** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 1/4/2018 4:12 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of December 6, 2017.

5. **ACTION ITEMS:**

A. \* **APL17-0002 SOUTHEAST CHANDLER AREA PLAN AMENDMENT/DVR17-0007/PLT17-0033 ARIZONA AVE & RIGGS RD **APPROVED****

Request amendment to the Southeast Chandler Area Plan from Mixed Use/Employment to Traditional Suburban Character. Request rezoning from Planned Industrial District (I-1) and General Industrial District (I-2) zoning to Planned Area Development (PAD) for Residential and Neighborhood Commercial with Preliminary Development Plan (PDP) approval for subdivision layout on the residential component and site layout and building design on the commercial component, and Preliminary Plat approval on approximately 105 acres located at the northeast corner of Arizona Avenue and Riggs Road.

**B. DVR17-0011 WATCH TOWER CARWASH AND STORAGE TIME EXTENSION  
APPROVED, REZONING DENIED, PDP DENIED**

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1), Community Commercial District (C-2), and High-Density Residential District (MF-3) zoning. The existing PAD zoning is for a commercial development on approximately 10 acres. In addition, request rezoning from Planned Area Development (PAD) for Community Commercial to PAD for Community Commercial, Self-Storage Mini-Warehousing, and Recreational Vehicle Storage along with Preliminary Development Plan (PDP) for site layout and building design for a car wash, self-storage mini-warehousing establishment, and recreational vehicle storage on approximately 4.4 acres of the larger 10 acres located east of the southeast corner of Chandler Boulevard and McQueen Road.

**C. \* LUP17-0020 CASUAL PINT APPROVED**

Request Liquor Use Permit approval to continue to sell and serve beer and wine indoors and within an outdoor patio, as permitted under a Series 7 Beer and Wine Bar License. The request includes continuing live entertainment indoors and adding house music within the outdoor patio. The business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.

**D. \* LUP17-0031 RESIDENCE INN BY MARRIOTT APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within an outdoor patio/pool area as permitted under a Series 11 Hotel License within a new hotel located at 2727 W. Queen Creek Road, south and east of the southeast corner of Queen Creek and Price roads.

**E. \* ZUP17-0018 CHANDLER DOGS 24/7 APPROVED**

Request Use Permit approval to allow overnight dog boarding and an outdoor area to operate together with a doggy daycare and pet grooming. The business is located at 6145 W. Chandler Blvd., Ste. 1, at the southwest corner of Chandler Blvd. and Kyrene Road.

**F. \* CANCELLATION OF THE JANUARY 17, 2018 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 7th, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, December 6, 2017**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 6, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/7/2017 10:46 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of November 15, 2017.
5. **ACTION ITEMS:**

- A. \* **DVR17-0010/PLT17-0027 LUCINDA APPROVED**  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, along with Preliminary Plat (PLT) approval for 41 lots on approximately 14 acres. The subject site is located approximately one-half mile east of the northeast corner of Riggs and McQueen roads.



**B. \* DVR17-0011 WATCH TOWER CARWASH AND STORAGE APPROVED**

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1), Community Commercial District (C-2), and High-Density Residential District (MF-3) zoning. The existing PAD zoning is for a commercial development on approximately 10 acres. In addition, request rezoning from Planned Area Development (PAD) for Community Commercial to PAD for Community Commercial, Self-Storage Mini-Warehousing, and Recreational Vehicle Storage along with Preliminary Development Plan (PDP) for site layout and building design for a car wash, self-storage mini-warehousing establishment, and recreational vehicle storage on approximately 4.4 acres of the larger 10 acres located east of the southeast corner of Chandler Boulevard and McQueen Road. **(REQUEST CONTINUANCE TO THE JANUARY 3, 2018, PLANNING COMMISSION HEARING)**

**C. \* DVR17-0015 CULVER'S COMMERCIAL CENTER APPROVED WITH ADDITIONAL STIPULATIONS**

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former High-Density Residential District (MF-3) and Regional Commercial District (C-3) zoning, the existing PAD zoning is for a commercial development. In addition, request Preliminary Development Plan (PDP) approval for site layout and building design for a commercial center on approximately 2 acres located at the southwest corner of Arizona Avenue and Willis Road.

**D. \* LUP17-0020 CASUAL PINT APPROVED**

Request Liquor Use Permit approval to continue to sell and serve beer and wine indoors and within an outdoor patio, as permitted under a Series 7 Beer and Wine Bar License. The request includes continuing live entertainment indoors and adding house music within the outdoor patio. The business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JANUARY 3, 2018, PLANNING COMMISSION HEARING)**

**E. \* CANCELLATION OF THE DECEMBER 20, 2017 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is January 3, 2018 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, November 15, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 15, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/16/2017 1:47 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**

Minutes of the regular meeting of November 1, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0010/PLT17-0027 LUCINDA APPROVED CONTINUANCE**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, along with Preliminary Plat (PLT) approval for 41 lots on approximately 14 acres. The subject site is located approximately one-half mile east of the northeast corner of Riggs and McQueen roads. **(REQUEST CONTINUANCE TO THE DECEMBER 6, 2017, PLANNING COMMISSION HEARING)**

- B. \* DVR17-0020 CORIA RESIDENCE APPROVED**  
Request rezoning from Agricultural (AG-1) to Single-Family Residential (SF-33) to allow for an addition on an existing single-family home. The approximate 0.89-acre site is located at 860 E. Willis Road, west of the northwest corner of McQueen and Willis roads.
- C. \* DVR17-0021 METRO CHANDLER AIRPORT CENTER APPROVED WITH ADDITIONAL STIPULATIONS.**  
Request rezoning from Planned Area Development (PAD) for Business Park uses to PAD to expand the list of permitted uses for buildings 1 and 2. The approximate 17-acre site is located at the southwest corner of Cooper and Germann roads.
- D. \* DVR17-0023 PRICE ROAD COMMERCE CENTER APPROVED**  
Request rezoning from Planned Area Development for a business park to PAD for a business park, including Mid-Rise Overlay for building heights up to 150-feet on approximately 40 acres, along with Preliminary Development Plan (PDP) approval for site layout and building architecture on approximately 55 acres. The subject site is located south of the southwest corner of Price and Germann roads.
- E. \* PDP17-0002 COOPER PLAZA APPROVED WITH ADDITIONAL STIPULATIONS.**  
Request Preliminary Development Plan (PDP) approval for site layout and building design for a commercial center located at the northeast corner of Pecos and Cooper roads.
- F. \* PDP17-0012 QUICK QUACK CAR WASH APPROVED WITH ADDITIONAL STIPULATIONS.**  
Request Preliminary Development Plan (PDP) approval for the site layout and building design for a carwash located at the southwest corner of Chandler Boulevard and Southgate Drive, west of 54<sup>th</sup> Street.
- G. \* LUP17-0027 CAMBRIA HOTEL & SUITES APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 11 Hotel Liquor License. The new hotel is located at 3165 W. Frye Road, at the southeast corner of Frye Road and Galleria Way, within Chandler Viridian.
- H. \* LUP17-0030 PHUKET THAI APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 12 Restaurant License within an existing restaurant located at 4040 S. Arizona Avenue, Suite 7, southwest corner of Arizona Avenue and Ocotillo Road.
- I. \* ZUP17-0014 COVENANT LIFE CHRISTIAN CENTER APPROVED**  
Request Use Permit approval for a place of worship within a Planned Area Development (PAD) zoning district, located at 2350 E Germann Road, Suites 22 and 23, east of the northeast corner of Cooper and German roads.

**J. \* PLT17-0048 RAVENNIA APPROVED**

Request Preliminary Plat approval for a 15-lot single-family residential subdivision on approximately 2 acres located west of the northwest corner of Arizona Avenue and Warner Road along El Monte Place.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is December 6, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, November 1, 2017**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 1, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/2/2017 2:47 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of October 4, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0010/PLT17-0027 LUCINDA **APPROVED****

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, along with Preliminary Plat (PLT) approval for 41 lots on approximately 14 acres. The subject site is located approximately one-half mile east of the northeast corner of Riggs and McQueen roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 15, 2017, PLANNING COMMISSION HEARING)**

**B. \* LUP17-0015 QUARTHAUS APPROVED**

Request Liquor Use Permit approval to produce spirituous liquor as permitted under a Series 1 In-State Producer License and to sell and serve beer and wine as permitted under a Series 7 Beer and Wine Bar License. The request includes indoor and outdoor live entertainment. The new business is located at 201 S. Washington Street, north and east of the northeast corner of Arizona Avenue and Frye Road.

**C. \* LUP17-0020 CASUAL PINT CONTINUED TO THE DECEMBER 6, 2017, PLANNING COMMISSION MEETING.**

Request Liquor Use Permit approval to continue to sell and serve beer and wine indoors and within an outdoor patio, as permitted under a Series 7 Beer and Wine Bar License. The request includes continuing live entertainment indoors and adding house music within the outdoor patio. The business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.

**D. \* LUP17-0028 HARKINS CHANDLER FASHION CENTER 20 APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor, as permitted under a Series 6 Bar License. The business is located at 3159 W. Chandler Boulevard, west of the northwest corner of Price and Frye roads.

**E. \* LUP17-0029 BUFFALO JUMP WINERY APPROVED**

Request Liquor Use Permit approval to sell and serve wine produced on site for on-premise and off-premise consumption as permitted under a Series 13 Domestic Farm Winery License with occasional live entertainment indoors. The new business is located at 2625 W. Queen Creek Road, Suite 4, east of the southeast corner of Queen Creek and Price roads.

**F. \* ZUP17-0017 BUDGET RENT A CAR APPROVED**

Request Use Permit approval to allow fuel dispensing equipment and fuel storage tank within a property zoned Regional Commercial (C-3) District. The existing business is located at 1401 N. Arizona Avenue, northeast corner of Arizona Avenue and Knox Road.

**G. \* PRELIMINARY PLAT PLT17-0044 CAZ7 APPROVED**

For an employment business park campus on approximately 46 acres located at the southeast corner of Price and Willis roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is November 15, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, October 4, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 4, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 10/5/2017 10:45 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of September 6, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0010/PLT17-0027 LUCINDA CONTINUED TO THE NOVEMBER 1, PLANNING, COMMISSION MEETING.**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, along with Preliminary Plat (PLT) approval for 41 lots on approximately 14 acres. The subject site is located approximately one-half mile east of the northeast corner of Riggs and McQueen roads.

**B. \* LUP17-0023 EVEN STEVENS SANDWICHES APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio, including indoor live entertainment, as permitted under a Series 12 Restaurant License. The restaurant is located at 11 W. Boston Street, Suite 3, the southwest corner of Arizona Avenue and Boston Street.

**C. \* LUP17-0024 WEST ALLEY BBQ APPROVED WITH ADDITIONAL CONDITION.**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within outdoor patios, including indoor and outdoor live entertainment, as permitted under a Series 12 Restaurant License. The restaurant is located at 111 W. Boston Street, west of the southwest corner of Arizona Avenue and Boston Street.

**D. \* LUP17-0025 HOP CENTRAL APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine indoors and within a new outdoor patio as permitted under a Series 7 Beer and Wine Bar License. The subject site is located at 5055 W. Ray Road, Suite 2, southwest corner of Ray and Rural roads.

**E. \* LUP17-0026 VENICE NAIL LOUNGE APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine indoors as permitted under a Series 7 Beer and Wine Bar License within a nail salon located at 900 N. 54<sup>th</sup> Street, Suite 3, south of the southwest corner of 54<sup>th</sup> Street and Ray Road.

**F. \* MUP17-0001 THE HEIGHTS CO. APPROVED**

Request Use Permit approval to allow a medical marijuana facility within Planned Area Development (PAD) zoning allowing C-2 commercial retail uses, on approximately 4.33 acres located at 7200 W. Chandler Boulevard, within Suite 7 and a portion of Suite 8. (APPLICANT REQUESTS WITHDRAWAL)

**G. \* ZUP17-0008 UNITED ACCESS APPROVED**

Request Use Permit approval to allow installation of accessories, showroom, and sale of modified vehicles within a suite zoned Planned Area Development (PAD) for Business Park uses. The subject site is located at 1825 E. Germann Road, Suite 24, west of the southwest corner of Germann and Cooper roads.

**H. \* ZUP17-0010 DUVAL AUTO GROUP APPROVED**

Request Use Permit approval to allow automobile sales within a suite zoned Planned Industrial District with a Planned Area Development overlay (I-1/PAD). The subject site is located at 284 E. Chilton Drive, Suite 6, approximately a quarter of a mile east of the northeast corner of Arizona Avenue and Chilton Drive.

**I. \* CANCELLATION OF THE OCTOBER 18, 2017 PLANNING COMMISSION HEARING. APPROVED**

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is November 1, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**



**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, September 6, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 6, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 9/7/2017 9:51 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of August 2, 2017.

5. **ACTION ITEMS:**

A. \* **DVR16-0024 HAVEN **APPROVED****

Request Preliminary Development Plan (PDP) approval for the detached single-family housing product on approximately 37.29 acres located on the southwest corner of Pecos Road and Hartford Street, east of Alma School Road.

B. \* **DVR16-0027 AVIER EAST **APPROVED****

Request Preliminary Development Plan (PDP) approval for housing product for an approximate 12.6-acre, 55 lot single-family residential development located at the southeast corner of Queen Creek and Cooper roads.

- C. \* **DVR17-0001/PLT17-0001 PARKVIEW PLACE PHASE 2 APPROVED**  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat (PLT) approval for a 43-lot single-family residential subdivision on approximately 8.10 acres located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads.
- D. \* **DVR17-0009 PALM COURT CENTER APPROVED**  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a commercial development, along with Preliminary Development Plan (PDP) approval for site layout and building architecture. The approximate 1.8-acre site is located west of the southwest corner of Arizona Avenue and Warner Road.
- E. \* **PDP17-0013 ALLRED CHANDLER AIRPORT CENTER APPROVED**  
Request Preliminary Development Plan approval for a parking lot expansion. The 14.6-acre subject site is located north of the intersection of Yeager and Piper drives, within the Allred Airport Center development.
- F. \* **LUP17-0017 MORENO'S MEXICAN GRILL APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License within a new restaurant located at 4981 S. Arizona Avenue, Suite 6, northeast corner Arizona Avenue and Chandler Heights Road.
- G. \* **LUP17-0018 YOLI'S CAFÉ APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within outdoor patios as permitted under a Series 12 Restaurant License. The restaurant is located at 241 S. Oregon Street, west of Arizona Avenue and north of Frye Road.
- H. \* **LUP17-0019 FIRED PIE APPROVED**  
Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor for on-premise consumption indoors, and within an outdoor patio, as permitted under a Series 12 Restaurant License. The restaurant is located at 1155 W. Ocotillo Road, Suite 8, southwest corner of Ocotillo and Alma School roads.
- I. \* **LUP17-0021 DOWN TIME WINES, INC. APPROVED**  
Request Liquor Use Permit approval to sell and serve wine produced on site for on-premise and off-premise consumption as permitted under a Series 13 Domestic Farm Winery License with occasional live entertainment indoors. The existing business is located at 393 W. Warner Road, Suite 109, southeast corner of Warner Road and Hartford Street.

**J. \* LUP17-0022 TRAINER'S CLUB APPROVED WITH ADDITIONAL STIPULATION**

Request Liquor Use permit approval to sell and serve beer and wine for on-premise consumption indoors, as permitted under a Series 7 Beer and Wine Bar License. The business is located at 6909 W. Ray Road, Suite 6, southeast corner of 56th Street and Ray Road.

**K. \* ZUP17-0009 MOVE HUMAN PERFORMANCE CENTER, LLC APPROVED**

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

**L. \* ZUP17-0012 BARNES FAMILY SERVICES APPROVED**

Request Use Permit approval for a day treatment for adults program facility located in a Planned Area Development (PAD) for a business park. The business is located at 2221 W. Pecos Rd. Suites 2 and 12, west of the southwest corner of Pecos and Dobson roads.

**M. \* PLT17-0034 QUIKTRIP STORE #0473 APPROVED**

Request Preliminary Plat approval for an approximate 4.5-acre site approved for a fuel station located at the northeast corner of Gilbert and Queen Creek roads.

**N. \* CANCELLATION OF THE SEPTEMBER 20, 2017 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is October 4, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, August 2, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 2, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 8/3/2017 4:05 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of July 19, 2017.

5. **ACTION ITEMS:**

A. \* **APL16-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0028/PLT16-0010 AVIER WEST **APPROVED WITH ADDITIONAL PDP STIPULATION.****

Request Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Low-Medium Density Residential, and rezoning from Planned Area Development (PAD) for commercial uses to PAD for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for an approximate

9.09-acre, 52-lot residential duplex subdivision. The subject site is located at the southwest corner of Queen Creek and Cooper roads.

- B. \* **LUP17-0013 LIVING ROOM WINE CAFÉ & LOUNGE/LA SALA APPROVED**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors, and within existing and new outdoor patios, as permitted under a Series 12 Restaurant License, and continue indoor live entertainment. The restaurants are located at 2475 W. Queen Creek Road, Suite 1, west of the southwest corner of Dobson and Queen Creek roads.
- C. \* **LUP17-0016 MALANI WORLD MERCATO APPROVED**  
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new store located at 3111 W. Chandler Boulevard, Suite 1148, within Chandler Fashion Center mall, southwest corner of Chandler Boulevard and Price Road.
- D. \* **ZCA17-0001 CITY OF CHANDLER / MEDICAL MARIJUANA CODE AMENDMENT APPROVED**  
City initiative to amend Chapter 35 (Zoning Code) of the Chandler City Code regarding medical marijuana facilities, cultivation sites and infusion food establishments.
- E. \* **CANCELLATION OF THE AUGUST 16, 2017 PLANNING COMMISSION HEARING. APPROVED**
- 6. **DIRECTOR'S REPORT**
- 7. **CHAIRMAN'S ANNOUNCEMENT**  
Next regular meeting is September 6, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.
- 8. **ADJOURNMENT**

**RESULTS  
REVISED**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 19, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 19, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/20/2017 2:51 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of June 21, 2017.

5. **ACTION ITEMS:**

A. \* **APL16-0005 ALMA SCHOOL & WILLIS AREA PLAN AMENDMENT/DVR16-0024/ PPT16-0016 HAVEN **APPROVED WITH AMENDED PDP STIPULATIONS.****

Request amendment to the Alma School & Willis Area Plan from Office, Medium-Density Residential, and Water Facility to Residential. Rezoning from Planned Area Development (PAD) for Offices, Medium-Density Residential, and Water Facility to PAD (Residential) with Preliminary Development Plan (PDP) approval for subdivision layout and housing product, and Preliminary Plat approval on

approximately 37.29 acres located on the southwest corner of Pecos Road and Hartford Street, east of Alma School Road.

**B. \* APL16-0007 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0027/PLT16-0009 AVIER EAST APPROVED WITH AMENDED PDP STIPULATIONS.**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Low-Medium Density Residential, and rezoning from Planned Area Development (PAD) for commercial uses to PAD for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for an approximate 12.6-acre, 55-lot single-family residential development. The subject site is located at the southeast corner of Queen Creek and Cooper roads.

**C. \* APL16-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0028/PLT16-0010 AVIER WEST APPROVED**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Low-Medium Density Residential, and rezoning from Planned Area Development (PAD) for commercial uses to PAD for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for an approximate 9.09-acre, 52-lot residential duplex subdivision. The subject site is located at the southwest corner of Queen Creek and Cooper roads. **(REQUEST CONTINUANCE TO THE AUGUST 2, 2017, PLANNING COMMISSION HEARING)**

**D. \* DVR17-0012 ALLRED PARK PLACE CAZ 7 APPROVED**

Request rezoning from Planned Area Development (PAD) for service retail uses, to Planned Area Development (PAD) for service retail uses including a drive-through, with Preliminary Development Plan (PDP) approval amending the site layout and building architecture for a service retail building on approximately 2.2 acres of a larger 68.7-acre business park campus located at the southeast corner of Price and Willis roads.

**E. \* LUP17-0011 THE LOCAL CHANDLER APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within outdoor patios, including indoor and outdoor live entertainment, as permitted under a Series 12 Restaurant License. The business is located at 55 W. Chicago Street, west of the southwest corner of Arizona Avenue and Chicago Street.

**F. \* LUP17-0014 SCRAMBLE A BREAKFAST JOINT APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 7131 W. Ray Road, Suite 42, southwest corner of Ray Road and 56<sup>th</sup> Street. **(APPLICANT REQUESTS WITHDRAWAL)**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is August 2, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**



# **RESULTS REVISED**

## **PLANNING AND ZONING COMMISSION**

**Wednesday, June 21, 2017**

**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**

**COUNCIL CHAMBERS**

**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 21, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/23/2017 10:58 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of June 7, 2017.

5. **ACTION ITEMS:**

- A. \* **DVR16-0005 PREMIER CARDIOVASCULAR CENTER **APPROVED****  
Request rezoning from Planned Area Development (PAD) for a medical office to PAD amended to eliminate a zoning condition pertaining to signage requirements. The approximate 2-acre site is located at the northeast corner of Dobson Road and Boston Street.

**B. DVR17-0005/PLT17-0013 RIATA **APPROVED****

Request rezoning from Planned Industrial (I-1)/Planned Area Development (PAD) to PAD for a 300-unit multi-family residential development, along with Mid-Rise overlay for building heights up to 55 feet, and Preliminary Development Plan and Preliminary Plat approval for site layout and building architecture. The approximate 8-acre site is located at the southwest corner of Chandler Boulevard and Hearthstone Way.

**C \* PDP17-0011 THE GROVE **APPROVED****

Request Preliminary Development Plan approval for a Comprehensive Sign Package for a new monument sign to be located on the north side of Queen Creek Road approximately one-quarter mile east of Gilbert Road.

**D \* LUP17-0012 TOWNEPLACE SUITES **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within an outdoor patio/pool area as permitted under a Series 11 Hotel License within a new hotel located at 3635 W. Chandler Boulevard, south of the southeast corner of Chandler Boulevard and Hearthstone Way.

**E \* LUP17-0014 SCRAMBLE A BREAKFAST JOINT **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 7131 W. Ray Road, Suite 42, southwest corner of Ray Road and 56<sup>th</sup> Street. **(REQUEST CONTINUANCE TO THE JULY 19, 2017, PLANNING COMMISSION HEARING)**

**F. \* MUP17-0001 THE HEIGHTS CO. **APPROVED****

Request Use Permit approval to allow a medical marijuana facility within Planned Area Development (PAD) zoning allowing C-2 commercial retail uses, on approximately 4.33 acres located at 7200 W. Chandler Boulevard, within Suite 7 and a portion of Suite 8. **(REQUEST CONTINUANCE TO THE OCTOBER 4, 2017, PLANNING COMMISSION HEARING)**

**G. \* CANCELLATION OF THE JULY 5, 2017 PLANNING COMMISSION HEARING. **APPROVED****

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is July 19, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 7, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 7, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/16/2017 10:18 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of May 17, 2017.

5. **ACTION ITEMS:**

A. \* **DVR16-0026 CHANDLER 87 APPROVED**

Request rezoning from Community Commercial (C-2) and Multi-Family (MF-3) to Planned Area Development for office, retail, and a parking garage, along with Mid-Rise overlay for building heights up to 115 feet, and Preliminary Development Plan approval for site layout and building architecture. The approximate 5-acre site is located at the northwest corner of Arizona Avenue and Chicago Street.

**B. \* DVR16-0030/PLT16-0014 CLARENDALE OF CHANDLER APPROVED**

Request rezoning from Planned Area Development (PAD) for Commercial to PAD for an assisted living facility, along with Preliminary Development Plan and Preliminary Plat approval for site layout and building architecture. The approximate 20-acre site is located at the northwest corner of Gilbert and Riggs roads.

**C. PDP17-0004 TOWNEPLACE AT THE MET APPROVED WITH ADDITIONAL STIPULATIONS.**

Request Preliminary Development Plan (PDP) approval amending the site layout and building design for a commercial development located at the southeast corner of Chandler Boulevard and Hearthstone Way.

**D. \* LUP16-0043 THE PERCH MOVED TO ACTION AND APPROVED WITH MODIFIED STIPULATIONS.**

Request Liquor Use Permit approval to extend the hours of live entertainment and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License and continue operation of the microbrewery as permitted under a Series 3 Domestic Microbrewery License. The business is located at 232 S. Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road.

**E. \* LUP17-0009 PHO GIA DINH, LLC APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The restaurant is located at 3002 N. Arizona Avenue, Suite 1, northwest corner of Arizona Avenue and Elliot Road.

**F. \* LUP17-0010 HOP CULTURE KITCHEN APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within outdoor patios, as permitted under a Series 12 Restaurant License. The new restaurant is located at 3405 W. Chandler Boulevard, west of the southwest corner of Chandler Boulevard and Price Road.

**G. \* ZUP17-0004 GRAVITY EXTREME ZONE APPROVED**

Request Use Permit approval to allow recreational assembly uses within a suite zoned Planned Area Development (PAD) for Planned Industrial (I-1) uses. The subject site is located at 190 S. Kyrene Road, Suite 9, northwest corner of Kyrene and Frye roads.

**H. \* ZUP17-0006 INVISON AUTO BODY APPROVED**

Request Use Permit approval to allow an auto body repair business and offices within a property zoned Planned Area Development (PAD) for Planned Industrial (I-1) uses. The subject property is located at the southwest corner of Douglas and Cessna drives.

- I. \* **PRELIMINARY PLAT, PLT17-0023 AZ 202 COMMERCE PARK **APPROVED****  
Request for an approximately 15-acre industrial and office development located east of the southeast corner of Willis Road and Arizona Avenue.

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 21, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 17, 2017**  
**STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 17, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/23/2017 1:15 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of April 19, 2017.
5. **ANNUAL PLANNING COMMISSION BUSINESS MEETING **APPROVED****  
Election of Officers:  
A. Chairman **ANDREW BARON VOTED AS CHAIRMAN**  
B. Vice Chairman **KATY CUNNINGHAM VOTED AS VICE CHAIRMAN**
6. **ACTION ITEMS:**

**A. \* DVR17-0004/PLT17-0002 WINDERMERE RANCH APPROVED**

Request rezoning from Planned Area Development (PAD) for Single-Family Residential and Commercial to PAD (Single-Family Residential) along with Preliminary Development Plan (PDP) approval for site layout for a new single-family residential subdivision, and Preliminary Plat approval on approximately 36 acres. The property is located at the northeast corner of Cooper and Riggs roads.

**B. \* PDP17-0003 CHANDLER CSO OFFICE BUILDING APPROVED**

Request Preliminary Development Plan (PDP) approval for site layout and building design for an office building on approximately 2.9 acres located south of the southeast corner of Queen Creek and Gilbert roads.

**C. \* PDP17-0007 ELITE FITNESS & TRAINING CENTER APPROVED**

Request Preliminary Development Plan (PDP) approval for site layout and building design for a fitness center on approximately 1.7 acres located west of the northwest corner of Chandler Blvd. and Terrace Rd., east of Rural Rd.

**D. \* PDP17-0006 PESCARA APPROVED**

Request Preliminary Development Plan approval for housing product for an existing 46 lot single-family residential subdivision located approximately a half-mile east of the northeast corner of Gilbert and Riggs roads.

**E. \* LUP17-0006 FULLER'S BAR & GRILL APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on- and off-premise consumption as permitted under a Series 6 Bar License. The request includes live music indoors. The existing business is located at 4929 W. Ray Road, Suite 3, southeast corner of Ray and Rural roads.

**F. \* LUP17-0007 PURO CIGAR BAR APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within outdoor patios, including live entertainment, as permitted under a Series 6 Bar License. The new business is located at 111 W. Boston Street, west of the southwest corner of Arizona Avenue and Boston Street.

**G. \* LUP17-0008 B SQUARED BURGERS AND BREWS APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License. The request includes live music indoors only. The restaurant is located at 393 W. Warner Road, Suites 121-123, southeast corner of Warner Road and Hartford Street.

**H. \* ZUP16-0010 REZAMP LLC/SHOW APPEAL REALTY **APPROVED****

Request Use Permit approval to allow an office use within a residential conversion on property zoned Single-Family District (SF-8.5). The subject site is located at 500 W. Chandler Blvd., northwest corner of Chandler Blvd. and Iowa St.

**I. \* ZUP16-0013 THE ACADEMY OF ANGELS LEARNING CENTER **APPROVED****

Request Use Permit approval to operate a residential child care for a maximum of ten children in an existing single-family residence, located at 420 W. Chandler Boulevard, west of the northwest corner of Arizona Avenue and Chandler Boulevard.

**J. \* ZUP16-0022 SOLUTIONS SHUTTERS & BLINDS **APPROVED****

Request Use Permit approval to allow an office with showroom and sales within a suite zoned Planned Area Development (PAD) for general and medical offices. The new business is located at 1815 E. Queen Creek Road, Suite 3, west of the southwest corner of Queen Creek and Cooper roads.

**K. \* ZUP17-0002 EXPRESS AUTO SPOT **APPROVED****

Request Use Permit approval to allow an automobile sales business to operate within a Planned Industrial District (I-1) zoning district. The new business is located at 4159 W. Milky Way, south of Chandler Boulevard and west of McClintock Drive.

**L. \* ZUP17-0003 DESERT FREERUNNING, INC. **APPROVED****

Request Use Permit approval to allow a sports training facility to operate within a Planned Area Development (PAD) zoning district. The new business is located at 221 E. Willis Road, Suite 7, east of the southeast corner of Arizona Avenue and Willis Road.

**7. DIRECTOR'S REPORT**

**8. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 7, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**



**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, April 19, 2017**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 19, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/20/2017 9:21 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of April 5, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0003 SAINT MATTHEW'S EPISCOPAL CHURCH APPROVED AND REMOVED STIPULATION NO. 7**

Request rezoning from Single-Family District (SF-8.5) to Planned Area Development (PAD) for a church along with Preliminary Development Plan (PDP) approval for site layout and building design for a new church building. The property is located at 901 W. Erie Street, east of Alma School Road and north of Chandler Boulevard.

**B. \* PDP16-0012 EOS FITNESS APPROVED**

Request Preliminary Development Plan (PDP) approval for site layout and building design for a fitness center located north of the northwest corner of Ray and Cooper roads.

**C. ZCA16-0002 CITY OF CHANDLER / SIGN CODE AMENDMENT APPROVED**

City initiative to amend Chapter 39 (Sign Code) of the Chandler City Code by adopting a revised Chapter 39 in its entirety.

**D. \* CANCELLATION OF THE MAY 3, 2017 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 17, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, April 5, 2017**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 5, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/6/2017 9:57 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of March 15, 2017.

5. **ACTION ITEMS:**

A. \* **LUP16-0043 THE PERCH **CONTINUED TO THE JUNE 7, 2017, PLANNING COMMISSION MEETING****

Request Liquor Use Permit approval to extend the hours of live entertainment and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License and continue operation of the microbrewery as permitted under a Series 3 Domestic Microbrewery License. The business is located at 232 S. Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road.

**B. \* LUP17-0002 JIMMY T'S HOLY CRAB **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License and request live music indoors at a restaurant located at 1050 W. Ray Road, northwest corner of Ray and Alma School roads.

**C. \* LUP17-0003 FORUM **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within an outdoor patio as permitted under a Series 6 Bar License. The request includes live music outdoors within a new office building located at 2301 S. Stearman Drive, north of the northeast corner of Stearman Drive and Ryan Road.

**D. \* LUP17-0005 CASA MARIA MEXICAN GRILL **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors as permitted under a Series 12 Restaurant License. The new restaurant is located at 691 N. Arizona Avenue, Suite 1, the northeast corner of Arizona Avenue and Galveston Street.

**E. \* ZUP17-0005 CONTINUUM – LOT 5 **APPROVED****

Request Use Permit approval to allow a temporary parking lot within a property located at the southeast corner of Price Road and Innovation Street.

**F. \* ZUP16-0001 VERIZON AT TEMPE KOREAN PRESBYTERIAN CHURCH **APPROVED****

Request Use Permit approval to install a monopalm wireless communication facility at 1150 South Dobson Road, northwest corner of Dobson Road and the Loop 202 Santan Freeway.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is April 19, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, March 15, 2017**  
**STUDY SESSION 5:15 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:15 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 15, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/16/2017 9:50 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of February 15, 2017.

5. **ACTION ITEMS:**

A. \* **LUP17-0004 MERIDIEM KITCHEN & LOUNGE **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes live music indoors and within an outdoor patio at a new restaurant located at 1245 S. Price Road, Suite 1, northeast corner of Price Road and Spectrum Boulevard.

**B. \* LUP16-0042 IMPROV MANIA **APPROVED****

Request Liquor Use Permit approval to sell and serve beer and wine as permitted under a Series 7 Beer and Wine Bar License. The request includes live entertainment, indoors only. The existing business is located at 250 S. Arizona Avenue, Suite 3, north of the northwest corner of Arizona Avenue and Frye Road.

**C. \* ZUP16-0016 PALM PLAZA (HG THERAPIES, LLC) **APPROVED****

Request Use Permit approval to continue to allow a therapeutic massage business within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD). The site is located at 3130 N. Arizona Avenue, Suite 108, west of Arizona Avenue and north of Elliot Road.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is April 5, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, February 15, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 15, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/16/2017 9:19 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of February 1, 2017.

5. **ACTION ITEMS:**

A. \* **DVR17-0002 DOWNTOWN CHANDLER **APPROVED****

Request rezoning from City Center District (CCD) and Planned Area Development (PAD) for commercial office and retail, to PAD for commercial office and retail, with Preliminary Development Plan approval for site layout and building architecture. The approximate 4.3-acre subject site is generally located west and south of the southwest corner of Arizona Avenue and Chandler Boulevard, and includes the sites commonly known as Sites 1, 2, and 3.

- B. \* PDP16-0015 CHANDLER CORPORATE CENTER LOTS 13 & 14 **APPROVED****  
Request Preliminary Development Plan approval to modify development standards of Parcel D within the Chandler Corporate Center development. The approximate 9-acre site is located north and west of the northwest corner of Chandler Boulevard and McClintock Drive.
- C. \* LUP17-0001 DOWNTOWN CHANDLER **APPROVED****  
Request Liquor Use Permit approval for a comprehensive permit to allow the sale and service of all types of spirituous liquor for on-premise consumption and within outdoor patios, with live entertainment. The site includes approximately 2.10 acres commonly known as Site 3, and is generally located at the southwest corner of Arizona Avenue and Chandler Boulevard, extending south to Buffalo Street.
- D. \* LUP16-0045 CURRY BOWL INDIA CUISINE **APPROVED****  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant license. The request includes live entertainment, indoors only. The restaurant is located at 955 W. Chandler Heights Road, Suites 1 and 2, at the southeast corner of Alma School and Chandler Heights roads.
- E. \* LUP16-0047 SENOR PANCHO VILLA **APPROVED****  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant license. The request includes live entertainment, indoors only. The restaurant is located at 825 N. 54th Street, in the Chandler Pavilions commercial shopping center.
- F. \* ZUP16-0018 CASA DE MONTESSORI **APPROVED WITH A MODIFIED STIP.****  
Request Use Permit approval to operate a residential child care for a maximum of 10 children in an existing single-family residence located at 410 N. Vine Street, north and east of the northeast corner of Chandler Boulevard and Alma School Road.
- G. \* ZUP16-0019 VIEN MINH BUDDHIST TEMPLE **APPROVED****  
Request Use Permit approval to continue to allow a place of worship in a home zoned Single-Family (SF-8.5) Zoning District. The subject property is located at 285 N. Comanche Drive, west of Alma School Road and north of Chandler Boulevard.
- H. \* ZUP16-0020 INVISON AUTO BODY **APPROVED****  
Request Use Permit approval to continue to operate an auto body repair business in a Planned Industrial (I-1) Zoning District. The subject property is located at 7021 W. Oakland Street, west of the southwest corner of 56<sup>th</sup> and Oakland streets.



I. \* **CANCELLATION OF THE MARCH 1, 2017 PLANNING COMMISSION HEARING. APPROVED**

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 15, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, February 1, 2017**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 1, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/2/2017 10:06 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of January 18, 2017.

5. **ACTION ITEMS:**

A. \* **DVR16-0029 TURBO RESOURCES **APPROVED****

Request rezoning from Planned Area Development (PAD) Regional Commercial to PAD (Light Industrial) with a Mid-Rise Overlay for building height up to 52 feet, along with Preliminary Development Plan (PDP) approval for site layout and building design for a light industrial development on approximately 18 acres located at the northeast corner of Arizona Avenue and Palomino Drive; south of Elliot Road.

**B. \* PDP16-0011 SEVRAR-CHANDLER AIRPORT CENTER **APPROVED WITH ADDITIONAL STIPULATION.****

Request Preliminary Development Plan approval for site layout and building architecture for an office building located north of the northeast corner of Germann Road and Northrop Boulevard.

**C. \* LUP16-0039 THE REEF RESTAURANT & BAR **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquors for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 6 Bar License. The request includes live entertainment, indoors only. The new restaurant is located at 2041 N. Arizona Avenue, north of the northeast corner of Arizona Avenue and Warner Road.

**D. \* LUP16-0046 ZOE'S KITCHEN **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within a new outdoor patio as permitted under a Series 12 Restaurant License within a new restaurant located at 2985 S. Alma School Road, northeast corner of Alma School and Queen Creek roads.

**E. \* ZUP16-0008 TOWER STORAGE **APPROVED****

Request Use Permit approval to allow propane dispensing equipment within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD), within a new recreational vehicle self-storage facility located at 5205 S. Arizona Avenue, south of the southeast corner of Arizona Avenue and Chandler Heights Road.

**F. \* ZUP16-0023 COURAGE HONOR STRENGTH BRAZILIAN JIU-JITSU **APPROVED****

Request Use Permit approval for a personal trainer/recreational business within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD). The site is located at 3155 N. Nevada Street, Suite 1, east of the southeast corner of Nevada and Colorado streets

**G. \* ZCA16-0002 CITY OF CHANDLER / SIGN CODE AMENDMENT **APPROVED****

City initiative to amend Chapter 39 (Sign Code) of the Chandler City Code by adopting a revised Chapter 39 in its entirety. **(REQUEST CONTINUANCE TO THE APRIL 19, 2017, PLANNING COMMISSION HEARING)**

**H. \* PPT16-0020 ARTESIAN PLACE **APPROVED****

Request Preliminary Plat approval for a 4-lot single-family residential subdivision located south of the southeast corner of Ocotillo Road and Norman Way, west of Gilbert Road.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 15, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, January 18, 2017**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 18, 2017** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 1/19/2017 10:53 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of December 7, 2016.

5. **ACTION ITEMS:**

A. \* **PDP16-0010 GILBERT AND OCOTILLO **APPROVED****

Request Preliminary Development Plan approval for site layout and building architecture for a commercial shopping center. The approximate 7.5-acre site is located south of the southeast corner of Gilbert and Ocotillo roads.

**B. \* LUP16-0033 LA FAMILIA NEW MARKET APPROVED**

Request Liquor Use Permit approval to continue to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The existing business is located at 545 N. Arizona Avenue, north of the northeast corner of Arizona Avenue and Chandler Boulevard.

**C. \* LUP16-0037 HANGAR 9 BAR & GRILLE APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquors for on-premise consumption indoors and within an existing patio as permitted under a Series 12 Restaurant License. The request includes adding live entertainment, indoors only. The existing restaurant is located at 980 E. Pecos Road, Suite 5, the northwest corner of McQueen and Pecos roads.

**D. \* LUP16-0041 MOON CHINA CHINESE BISTRO APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 12 Restaurant License within an existing restaurant located at 3165 S. Alma School Road, Suite 16, southeast corner of Alma School and Queen Creek roads.

**E. \* LUP16-0044 LA HACIENDA APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption and within an outdoor patio as permitted under a Series 12 Restaurant License within a new restaurant located at 2051 W. Chandler Boulevard, Suite 1, southwest corner of Chandler Boulevard and Dobson Road.

**F. \* PPT16-0019 ALLRED CAZ5 APPROVED**

Request Preliminary Plat approval for a portion of the Allred Park Place business park development located at the southwest corner of Price and Willis roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 1, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, December 7, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 7, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/8/2016 9:55 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of November 16, 2016.

5. **ACTION ITEMS:**

A. \* **APL16-0001 GATEWAY AREA PLAN AMENDMENT/DVR16-0009/PPT16-0007**  
**THE PARK AT COPPER CREEK **APPROVED****

Request Gateway Area Plan amendment from Mixed Use Office/Commercial/Retail to Multi-Family Assisted Living, and request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for independent living/assisted living along with Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat approval on approximately 5 acres. The property is located at the northeast corner of Pecos Road and 94th Street, west of Dobson Road.

**B. \* DVR16-0017/PPT16-0014 TRE VICINO **APPROVED****

Action on the existing Planned Area Development (PAD) zoning for Low-Medium Density Residential to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development, or to cause the property to revert to the former Regional Commercial District (C-3) and General Industrial District (I-2) zoning designation, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for 372 residential units on an approximate 49.4-acre site. The subject site is located south and east of the southeast corner of Arizona Avenue and Knox Road.

**C. \* LUP16-0038 DRURY INN & SUITES **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 11 Hotel License within a new hotel located at 1205 S. Price Road, north of the northeast corner of Price Road and Spectrum Boulevard.

**D. \* ZUP16-0014 CHEN ARCHITECTS / MCPK CONSTRUCTION MGMT. **APPROVED****

Request Use Permit approval to continue operation of a professional office within a Single-Family (SF-8.5) District. The property is located at 877 N. Alma School Road, south of the southeast corner of Ray and Alma School roads.

**E. \* ZCA16-0002 CITY OF CHANDLER / SIGN CODE AMENDMENT **APPROVED****

City initiative to amend Chapter 39 (Sign Code) of the Chandler City Code by adopting a revised Chapter 39 in its entirety. **(REQUEST CONTINUANCE TO THE FEBRUARY 1, 2017, PLANNING COMMISSION HEARING)**

**F. \* CANCELLATION OF THE DECEMBER 21, 2016 PLANNING COMMISSION HEARING. **APPROVED****

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is January 4, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS  
REVISED**

**PLANNING AND ZONING COMMISSION  
Wednesday, November 16, 2016  
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.  
COUNCIL CHAMBERS  
88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 16, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/17/2016 11:27 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**

Minutes of the regular meeting of November 2, 2016.

5. **ACTION ITEMS:**

A. **APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 GERMANN COUNTRY GARDEN ESTATES (SERENADE)**  
**APPROVED – ADDITIONAL STIPULATIONS ADDED**

Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential



subdivision. The subject site is located east of the southeast corner of Alma School and Germann roads.

**B. \* DVR16-0016 DESERT JEWEL APARTMENTS PHASE III **APPROVED-  
ADDITIONAL STIPULATION ADDED****

Request rezoning from Planned Area Development (PAD) for commercial and self-storage mini-warehouse to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for site layout and building design for a multi-family residential development on approximately 3.78 acres. The subject property is located west of the southwest corner of Arizona Avenue and Elliot Road.

**C. \* DVR16-0018 AZ 202 COMMERCE PARK **APPROVED****

Request rezoning from Planned Area Development (PAD) for light industrial to PAD (Light Industrial and Office) on approximately 13 acres, and rezoning from Agricultural District (AG-1) to PAD (Light Industrial and Office) on approximately 2 acres with Preliminary Development Plan (PDP) for site layout and building design for a light industrial and office development on approximately 15 acres. The subject property is located at the southwest corner of Willis Road and Hamilton Street alignment; east of Arizona Avenue and the Union Pacific railroad tracks.

**D. \* LUP16-0035 VINUM 55 CHANDLER **APPROVED****

Request Liquor Use Permit approval to continue liquor sampling as permitted under a Series 7 Beer and Wine Bar License and continue to sell liquor as permitted under a Series 10 Beer and Wine Store License and within a new rooftop patio. The existing wine tasting and storage business is located at 2577 W. Queen Creek Road, Suite 112, the southwest corner of Dobson and Queen Creek roads.

**E. \* LUP16-0036 BLUE 32 SPORTS GRILL **APPROVED****

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 4845 S. Arizona Avenue, the northeast corner of Arizona Avenue and Chandler Heights Road.

**F. \* ZUP16-0015 CENTRO EVANGELICO FUENTE DE VIDA **APPROVED****

Request Use Permit approval for a place of worship/church within a Planned Industrial District (I-1) with a Planned Area Development Overlay (PAD) zoning district. The property is located at 3260 N. Colorado Street, north and east of the northeast corner of Arizona Avenue and Elliot Road.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is December 7, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, November 2, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 2, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/3/2016 8:49 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of October 5, 2016.

5. **ACTION ITEMS:**

- A. **APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 SERENADE **APPROVED****  
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential subdivision. The subject site is located east of the southeast corner of Alma School and Germann roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 16, 2016, PLANNING COMMISSION HEARING)**

**B. \* APL16-0003 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0013/PPT16-0017 PASEO VISTA VILLAGE **APPROVED****

Request Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Medium-Density Residential, and rezoning from Planned Area Development (PAD) for Commercial uses to PAD for a condominium development, with Preliminary Development Plan approval for subdivision layout and housing product for a 14.94-acre, 112-lot residential condominium subdivision. The subject site is located at the northeast corner of McQueen and Ocotillo roads.

**C. \* APL16-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0020/PPT16-0015 ALTITUDE **ADDED STIPULATION AND APPROVED****

Request Area Plan Amendment to the Chandler Airpark Area Plan from Rural Residential with a Transitional Overlay Zone to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product for a 10.05-acre, 31-lot single-family residential subdivision. The subject site is located south of the southwest corner of Cooper and Queen Creek roads.

**D. \* DVR16-0014/PPT16-0018 SIRONA **APPROVED****

Request rezoning from Planned Area Development (PAD) for commercial to PAD for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval. The approximately 21.8-acre site is located at the northwest corner of Pecos and Cooper roads.

**E. \* DVR16-0019 BRUNIA RESIDENCE **APPROVED****

Request rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) for single-family residential on approximately 0.83 acres at 882 E. Willis Road. This property is west of the northwest corner of Willis and McQueen roads.

**F. \* DVR16-0023 RANCHO BERNARDO **APPROVED****

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning. The existing PAD zoning is for a commercial development on approximately one acre at the southwest corner of 56<sup>th</sup> Street and Chandler Boulevard.

**G. \* ZUP16-0017 UPTOWN BRIDAL & BOUTIQUE **APPROVED****

Request Use Permit approval for a specialty wedding boutique retail business within a building zoned Planned Area Development for general and medical office, located at 1300 N. McClintock Drive, #A-1, approximately one-quarter mile north of the northwest corner of McClintock and Ray roads.

**6. DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is November 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**

# RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, October 5, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 5, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 10/6/2016 9:08 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - Approved**  
Minutes of the regular meeting of September 7, 2016.

5. **ACTION ITEMS:**

A. \* **APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 SERENADE – Continued to November 2, 2016**

Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential subdivision. The subject site is located east of the southeast corner of Alma

School and Germann roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 2, 2016, PLANNING COMMISSION HEARING)**

- B. \* **DVR16-0007 LANDMARC – CHANDLER HEIGHTS - Approved**  
Request rezoning from Agricultural (AG-1) to Planned Area Development for a single-family residential home, with Preliminary Development Plan approval for site layout. The 1.1-acre site is located east of the southeast corner of Chandler Heights Road and 130<sup>th</sup> Street.
- C. \* **DVR16-0015 CORONADO ESTATES - Approved**  
Request rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring single-story homes, along with Preliminary Development Plan approval for setbacks. The subject site is located at the north of the northeast corner of Coronado and Galveston streets, north of the northeast corner of the Loop 101 freeway and Chandler Boulevard.
- D. \* **DVR16-0021 WARNER PROFESSIONAL CENTER - Approved**  
Request rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan for signage. The existing development is located at 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads.
- E. \* **PDP16-0005 PRIMROSE SCHOOL OF CHANDLER - Approved**  
Request Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development. The property is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road.
- F. \* **LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE - Approved**  
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License within an existing movie theater located at 2980 E. Germann Road, northwest corner of Germann and Gilbert roads.
- G. \* **LUP16-0032 DOWN TIME WINES, INC. - Approved**  
Request Liquor Use Permit approval to produce, serve and sell wine for on-premise and off-premise consumption as permitted under a Series 1 In-State Producer License with occasional live entertainment indoors. The new business is located at 393 W. Warner Road, Suite 109, southeast corner of Warner Road and Hartford Street.
- H. \* **LUP16-0034 CRUST SIMPLY ITALIAN - Approved**  
Request Liquor Use Permit approval for extension of premises for a patio addition and to continue to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 12 Restaurant License and continue live music indoors at an existing restaurant located at 10 N. San Marcos Place, northeast corner of San Marcos Place and Commonwealth Avenue.

- I. \* **CANCELLATION OF THE OCTOBER 19, 2016 PLANNING COMMISSION HEARING. - Approved**
  
6. **DIRECTOR'S REPORT**
  
7. **CHAIRMAN'S ANNOUNCEMENT**  
**Next regular meeting is November 2, 2016** at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.
  
8. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, September 7, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 7, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 9/9/2016 12:50 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES APPROVED**  
Minutes of the regular meeting of August 17, 2016.

5. **ACTION ITEMS:**

A \* **DVR16-0008 ARISTA AT OCOTILLO APPROVED**

Request rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, along with Preliminary Development Plan approval for site layout and building architecture for a 210-unit multi-family development located at the northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road.



**B. \* PDP16-0005 PRIMROSE SCHOOL OF CHANDLER CONTINUED TO OCTOBER 5, 2016, PLANNING COMMISSION FOR THE PURPOSE OF CONDUCTING A DESIGN REVIEW COMMITTEE MEETING.**

Request Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development. The property is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road.

**C. \* LUP16-0020 ESPO'S MEXICAN FOOD APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes continuing occasional live music indoors and within an outdoor patio at an existing restaurant. The restaurant is located at 3867 West Chandler Boulevard, the southeast corner of Chandler Boulevard and Calle Entrada.

**D. \* LUP16-0026 RUBIO'S COASTAL GRILL APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 3885 South Arizona Avenue, Suite 1, the northeast corner of Arizona Avenue and Ocotillo Road.

**E. \* LUP16-0027 MAMBO'S DOMINICAN KITCHEN APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes occasional live music indoors and within an outdoor patio. The restaurant is located at 1950 North Arizona Avenue, Suite 8, the southwest corner of Arizona Avenue and Warner Road.

**F. \* LUP16-0030 ELEMENT HOTEL APPROVED**

Request Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within an outdoor patio/pool area, and off-premise consumption at a new hotel as permitted under a Series 7 Beer and Wine Bar License. The new hotel is located at 44 South Chandler Village Drive, south of the southwest corner of Chandler Boulevard and Chandler Village Drive.

**G. \* CANCELLATION OF THE SEPTEMBER 21, 2016 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

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

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, August 17, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 17, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 8/18/2016 9:40 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of July 20, 2016.

5. **ACTION ITEMS:**

A \* **APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010**  
**QUIKTRIP **APPROVED****

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads.

**B. \* LUP16-0013 QUIKTRIP APPROVED**

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads.

**C. \* LUP16-0014 VB LOUNGE APPROVED**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors along with an extension of premises within a new outdoor patio, as permitted under a Series 12 Restaurant License. The request includes live entertainment indoors. The new restaurant is located at 81 West Boston Street, the southwest corner of Arizona Avenue and Boston Street.

**D. \* LUP16-0015 DIRTY BLONDE TAVERN APPROVED**

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio, as permitted under a Series 6 Bar License. The request includes continuing live entertainment indoors. The existing business is located at 4929 West Chandler Boulevard, Suite 12, the southeast corner of Chandler Boulevard and Rural Road.

**E. \* ZUP16-0009 PREMIUM COACH GROUP APPROVED**

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(APPLICANT REQUESTS WITHDRAWAL)**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is September 7, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 20, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/21/2016 8:08 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****

Minutes of the regular meeting of June 15, 2016.

Minutes of the regular meeting of July 6, 2016.

5. **ACTION ITEMS:**

**A. \* APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP **APPROVED****

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**B. \* DVR16-0012 SALAD AND GO **APPROVED****

Request rezoning from Planned Area Development (PAD) to PAD to remove a zoning condition limiting drive-thrus, along with Preliminary Development Plan approval for site layout and building architecture for a new restaurant and drive-thru. The subject site is located south of the southeast corner of Chandler Boulevard and Kyrene Road.

**C. \* PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3 **APPROVED****

Request Preliminary Development Plan approval for site layout and building architecture for a new office and warehouse building on an approximate 4.3-acre site. The subject site is located at the northwest corner of Chandler Boulevard and Juniper Drive.

**D. \* LUP16-0013 QUIKTRIP **APPROVED****

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**E. \* LUP16-0022 GINGER MONKEY **APPROVED****

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted under a Series 12 Restaurant License, including live entertainment. The new restaurant is located at 135 West Ocotillo Road, at the southwest corner of Arizona Avenue and Ocotillo Road.

**F. \* LUP16-0024 DESERT CIDER HOUSE **APPROVED****

Request Liquor Use Permit approval to produce and distribute hard cider/apple wine to wholesalers as permitted under a Series 13 In-state Farm Winery License. The new business is located at 284 East Chilton Drive, Suite 8, north and west of the northwest corner of Arizona Avenue and Elliot Road.

**G. \* LUP16-0025 LIVING ROOM WINE CAFÉ & LOUNGE APPROVED**

Request Liquor Use Permit approval to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, and continue live entertainment. The existing business is located at 2475 West Queen Creek Road, Suite 1, west of the southwest corner of Queen Creek and Dobson roads.

**H. \* ZUP16-0006 ICEV PARKING LOT APPROVED**

Request Use Permit time extension approval to continue to allow a temporary parking lot on two parcels. The parcels are located north of the northeast corner of Alma School Road and Erie Street and at the northwest corner of Erie Street and Pleasant Drive.

**I. \* ZUP16-0009 PREMIUM COACH GROUP APPROVED**

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**J. \* PPT16-0009 TAKE OFF CENTER APPROVED**

Request Preliminary Plat approval for a commercial development located at the southeast corner of McQueen and Queen Creek roads.

**K. \* CANCELLATION OF THE AUGUST 3, 2016 PLANNING COMMISSION HEARING. APPROVED**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is August 17, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**

# **RESULTS REVISED**

**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 6, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/7/2016 12:46 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES NO QUORUM FOR APPROVAL**  
Minutes of the regular meeting of June 15, 2016.
5. **ACTION ITEMS:**
  - A. \* **DVR16-0004 INNOVATION SQUARE APPROVED**  
Request rezoning from Planned Area Development (PAD) for office and data center uses to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150 feet in height, on approximately 15.6 acres located north of the northwest corner of Price and Queen Creek roads.



**B. \* LUP16-0016 ZESTY ZEEKS PIZZA & WINGS APPROVED**

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 960 East Warner Road, Suite 1, the northwest corner of Warner and McQueen roads.

**C. \* LUP16-0017 STREETS OF NEW YORK APPROVED**

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors as permitted under a Series 12 Restaurant License. The existing restaurant is located at 5965 West Ray Road, Suite 22, the southeast corner of Ray and Kyrene roads.

**D. \* LUP16-0018 HOME2 SUITES BY HILTON APPROVED**

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The new hotel is located at 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads.

**E. \* LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE APPROVED**

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 1015 South Cooper Road, the southeast corner of Cooper and Pecos roads.

**F. \* LUP16-0021 PIEOLOGY PIZZERIA APPROVED**

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The restaurant is located at 3450 West Chandler Boulevard, Suite 5, the northwest corner of Chandler and Metro boulevards.

**G. \* LUP16-0023 FRY'S FUEL CENTER APPROVED**

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 2955 East Ocotillo Road, the southwest corner of Ocotillo and Gilbert roads.

**H. \* ZUP16-0009 PREMIUM COACH GROUP APPROVED**

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**



I. \* **PPT16-0013 THE ENCLAVE APPROVED**

Request Preliminary Plat approval for a multi-family residential development located at the southeast corner of Arizona Avenue and Chandler Heights Road.

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

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

8. **ADJOURNMENT**

# RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 15, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 15, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/16/2016 9:50 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - Approved**  
Minutes of the regular meeting of June 1, 2016.

5. **ACTION ITEMS:**

A \* **APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010**  
**QUIKTRIP – Continued to July 20, 2016 Planning Commission**

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen

Creek roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**

**B. \* DVR15-0042/PPT16-0003 SANTAN CROSSING PLAZA/VALERO-CORNER STORE - Approved**

Request rezoning from Planned Area Development (PAD) for Community Commercial to PAD (Community Commercial and Gas Service) with Preliminary Development Plan (PDP) for site layout and building design for a commercial development including a gas station, convenience store, inline shops building, and drive-through restaurant located at the southeast corner of Pecos and Cooper roads.

**C. \* PDP16-0009 ALLRED PARK PLACE - Approved**

Request Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park on approximately 20 acres located at the southeast corner of Price Road and Spectrum Boulevard.

**D. \* LUP16-0013 QUIKTRIP – Continued to July 20, 2016 Planning Commission**

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**

**E. \* ZUP16-0005 NORTH PRICE STABLES - Approved**

Request Use Permit time extension approval to continue horse boarding for up to 22 horses on an approximately 4-acre site in the Agricultural (AG-1) zoning district. The property is located at 2885 North Price Road, south of Elliot Road and on the east side of the Loop 101 Price Freeway.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

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

**8. ADJOURNMENT**

**RESULTS**  
**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, June 1, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 1, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/2/2016 9:46 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of May 18, 2016.

5. **ACTION ITEMS:**

A \* **APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010**  
**QUIKTRIP **APPROVED****

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen

**Creek roads. (REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**

- B. \* DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME **APPROVED****  
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for site layout and building design for one single-family residential home on property located at 900 W. San Marcos Drive, east of Alma School Road and north of Frye Road.
- C. \* LUP16-0008 THE CASUAL PINT **APPROVED****  
Request Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within a new outdoor patio and to sell liquor “to-go” in original, unopened containers as permitted under a Series 7 Beer and Wine Bar License, including indoor live music. The new business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.
- D. \* LUP16-0009 COCONUTS FISH CAFÉ **APPROVED****  
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 1, the southwest corner of Alma School and Ocotillo roads.
- E. \* LUP16-0010 FIRED PIE **APPROVED****  
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 8, the southwest corner of Alma School and Ocotillo roads.
- F. \* LUP16-0012 GOOD TIME CHARLI’S **APPROVED****  
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License, and request live music indoors and within an outdoor patio at a new restaurant located at 6045 West Chandler Boulevard, Suite 7, the southwest corner of Chandler Boulevard and Kyrene Road.
- G. \* LUP16-0013 QUIKTRIP **APPROVED****  
Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**
- H. \* ZUP16-0007 PINNACLE CROSSFIT **APPROVED****  
Request Use Permit approval for a personal trainer/fitness center within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD) that allows for industrial, retail showroom, and motorcycle sales with accessory repair uses. The subject site is located at 3245 North Arizona Avenue, Suite 10,

within Pollack Business Park North, southeast corner of Arizona Avenue and Chilton Drive.

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 15, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 18, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 18, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/19/2016 9:25 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES **APPROVED****  
Minutes of the regular meeting of May 4, 2016.

5. **ANNUAL PLANNING COMMISSION BUSINESS MEETING**

Election of Officers:

A. Chairman **MATTHEW PRIDEMORE - VOTED AS CHAIRMAN**

B. Vice Chairman **ANDREW BARON - VOTED AS VICE CHAIRMAN**

**6. ACTION ITEMS:**

**A. \* APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP **APPROVED****

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low-Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE- ADVERTISING.)**

**B. \* LUP16-0006 FIESTA MEXICANA **APPROVED****

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio with the addition of live music indoors at an existing restaurant located at 4949 S. Alma School Road, northeast corner of Alma School and Chandler Heights roads.

**C. \* LUP16-0013 QUIKTRIP **APPROVED****

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 1, 2016, PLANNING COMMISSION HEARING)**

**D. \* PDP15-0017 FIRST CREDIT UNION PLAZA **APPROVED****

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

**E. \* PDP16-0002/PPT16-0005 WILDHORSE **APPROVED****

Request Preliminary Development Plan and Preliminary Plat approval for subdivision layout for a nine lot single-family custom subdivision on approximately five acres. The subject site is located north of the northwest corner of Willis Road and El Dorado Drive.

**7. DIRECTOR'S REPORT**

**8. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is June 1, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**



# RESULTS

**PLANNING AND ZONING COMMISSION**  
**Wednesday, May 4, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 4, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/6/2016 11:47 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES – Approved**  
Minutes of the regular meeting of April 20, 2016.

5. **ACTION ITEMS:**

- A \* **DVR15-0037 ALLRED PARK PLACE – Approved**  
Request rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and

building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads.

**B. \* DVR16-0003 ALTA SAN MARCOS – Approved**

Request rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) approval for site layout and building architecture. The approximately 5.4-acre site is located at the southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue.

**C \* LUP16-0011 FRY'S MARKETPLACE – Approved**

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 9 Liquor Store License and Series 7 Beer and Wine Bar License within a new grocery store located at 2929 E. Ocotillo Road, southwest corner of Ocotillo and Gilbert roads.

**D. \* PDP15-0017 FIRST CREDIT UNION PLAZA – Continued to May 18, 2016 Planning Commission**

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE MAY 18, 2016, PLANNING COMMISSION HEARING)**

**E. \* PDP16-0001/PPT16-0004 STELLAR AIRPARK ESTATES II – Approved**

Request Preliminary Development Plan (PDP) approval for subdivision layout and development standards for a custom single-family home residential subdivision with aviation-related uses and Preliminary Plat (PPT) approval on approximately 10 acres located at the southeast corner of Chandler Boulevard and Galaxy Drive, west of McClintock Drive.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 18, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**RESULTS**  
**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**April 20, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/21/2016 10:20 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **INTRODUCTION OF NEW COMMISSIONER, DAVID ROSE**

5. **APPROVAL OF MINUTES - APPROVED**

Minutes of the regular meeting of March 16, 2016.

6. **ACTION ITEMS:**

A \* **DVR15-0037 ALLRED PARK PLACE- APPROVED**

Request rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads. **(REQUEST CONTINUANCE TO THE MAY 4, 2016, PLANNING COMMISSION HEARING)**

**B. \* LUP16-0003 CIRCLE K STORE- APPROVED**

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 3087 South McQueen Road, southeast corner of McQueen and Queen Creek roads.

**C. \* PDP15-0015 RISAS DENTAL – RAY ROAD- APPROVED**

Request Preliminary Development Plan (PDP) approval for site layout and building design of a new dental office. The site is located at 125 East Ray Road, east of the southeast corner of Arizona Avenue and Ray Road.

**D. \* PDP15-0017 FIRST CREDIT UNION PLAZA - APPROVED**

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE MAY 4, 2016, PLANNING COMMISSION HEARING)**

**E. \* PDP15-0020 MARACAY HOMES- APPROVED**

Request Preliminary Development Plan approval for housing product for an 84-lot single-family residential subdivision on an approximate 35-acre parcel. The subject site is located east of the southeast corner of Cooper and Chandler Heights roads.

**F. \* ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC- APPROVED WITH A MODIFICATION TO STIPULATION 5.**

Request Use Permit approval to allow an auto repair facility within the Planned Industrial District (I-1). The site is located at 4043 West Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive.

**G. \* ZUP16-0003 56TH STREET OFFICE DEVELOPMENT - APPROVED**

Request Use Permit approval to allow office uses within a Planned Industrial (I-1) zoned district. The approximate 30-acre site is located at the northwest corner of 56th and Galveston streets.

**H. \* PPT15-0012 PACIFIC OIL PARTNERS, LLC - APPROVED**

Request Preliminary Plat approval for a commercial development on approximately 2.5 acres located at the southeast corner of Pecos and Alma School roads.

**7. DIRECTOR'S REPORT**

**8. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is May 4, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

# MEETING WAS NOT HELD DUE TO LACK OF QUORUM

## REVISED

### PLANNING AND ZONING COMMISSION

April 6, 2016

STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.

COUNCIL CHAMBERS

88 EAST CHICAGO STREET

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/7/2016 9:11 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of March 16, 2016.

5. **ACTION ITEMS:**

A \* **PDP15-0017 FIRST CREDIT UNION PLAZA**

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE APRIL 20, 2016, PLANNING COMMISSION HEARING)**

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

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

9. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**March 16, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 16, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/17/2016 4:35 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - APPROVED**

Minutes of the regular meeting of March 2, 2016.

Minutes of the special meeting of March 9, 2016.

5. **ACTION ITEMS:**

A. \* **LUP15-0022 PESTOS PIZZA - APPROVED**

Request Liquor Use Permit approval to continue to sell and serve liquor for on-site consumption as permitted under a Series 12 Restaurant License indoors and within a new outdoor covered patio. The restaurant is located at 1960 West Ray Road, Suite 4, within the Anderson Springs shopping center, at the northeast corner of Ray and Dobson roads.

**B. \* LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER - APPROVED**

Request Liquor Use Permit approval to sell and serve liquor for on-site consumption as permitted under a Series 7 Beer and Wine Bar License. The hotel is located at 3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive.

**C. \* LUP16-0002 COST PLUS WORLD MARKET - APPROVED**

Request Liquor Use Permit approval to sell beer and wine under a Series 10 Beer and Wine Store License for off-premise consumption with in-store sampling. The new store is located at 860 North 54<sup>th</sup> Street, south of the southwest corner of Ray Road and 54<sup>th</sup> Street.

**D. \* LUP16-0004 LA BOCCA / MODERN MARGARITA - APPROVED**

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors for two new restaurants along with an extension of premises within outdoor patios on Boston Street and Arizona Avenue. The request also includes entertainment indoors for a DJ. The property is located at 1 East Boston Street, at the southeast corner of Arizona Avenue and Boston Street.

**E. \* LUP16-0005 ALAMO DRAFTHOUSE CINEMA - APPROVED**

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption within a new movie theater including a restaurant located at 4955 South Arizona Avenue, northeast corner of Arizona Avenue and Chandler Heights Road.

**F. \* PPT15-0016 TOWER STORAGE LLC - APPROVED**

Request Preliminary Plat approval for a self-storage facility located south of the southeast corner of Arizona Avenue and Chandler Heights Road.

**G. GPA14-0001 GENERAL PLAN UPDATE - APPROVED**

Public hearing to request public input, discussion and action in the form of a recommendation of approval of the draft general plan titled, "Chandler General Plan 2016; a vision refined".

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

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

**9. ADJOURNMENT**



**Results**  
**SPECIAL MEETING OF THE**  
**PLANNING AND ZONING COMMISSION**  
**March 9, 2016 – 6:00 P.M.**  
**TUMBLEWEED RECREATION CENTER – COTTON ROOM NORTH**  
**745 EAST GERMANN ROAD**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the Items below in a Special Meeting at 6:00 P.M. to be held on **Wednesday, March 9, 2016** in the Cotton Room North at Tumbleweed Recreation Center, 745 East Germann Road, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/10/2016 4:31 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **DISCUSSION ITEM**

A. **GPA14-0001 GENERAL PLAN UPDATE – No action taken. Item goes on to the regular Planning Commission meeting of March 16, 2016 where the Commission will be requested to take action.**

Public hearing to request public input and discussion regarding the draft general plan titled, "Chandler General Plan 2016; a vision refined." No action is scheduled to be taken at the March 9, 2016 public hearing. The Planning and Zoning Commission will be requested to take action on the draft general plan in the form of a recommendation to the City Council at their March 16, 2016 public hearing.

4. **DIRECTOR'S REPORT**

5. **CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

6. **ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**March 2, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 2, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 3/3/2016 8:44 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES - APPROVED**  
Minutes of the regular meeting of February 17, 2016.
5. **ACTION ITEMS:**
  - A. \* **DVR15-0041 SANTAN OFFICE CAMPUS - APPROVED WITH AN ADDITIONAL STIPULATION.**  
Request rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture. The approximate 19-acre site is located at the southwest corner of Alma School and Pecos roads.

**B. \* DVR15-0039 111 W. BOSTON STREET - APPROVED**

Request rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay, CCD/PAD zoning, for additional building height on property located at 111 W. Boston Street.

**C. \* PPT16-0001 LEGACY TRADITIONAL SCHOOL - APPROVED**

Request Preliminary Plat approval for a charter school located south and west of the SWC of McQueen and Warner roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**February 17, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 17, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/18/2016 4:27 PM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES** **APPROVED**  
Minutes of the regular meeting of February 3, 2016.

5. **ACTION ITEMS:**

A. **DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK)** **ITEM DENIED**

Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway.

**B. \* PDP15-0014 TOWNEPLACE AT THE MET APPROVED WITH 2 ADDITIONAL CONDITIONS**

Request Preliminary Development Plan (PDP) approval for site layout and building design of a commercial development with a hotel and inline shops. The property is approximately 4 acres located at the southeast corner of Chandler Boulevard and Hearthstone Way.

**C. \* PDP15-0016 RHYTHM APPROVED**

Request Preliminary Development Plan (PDP) approval for one-story housing product within a component of the Rhythm residential development located at the northwest corner of 56<sup>th</sup> Street (Priest Drive) and Orchid Lane, north of Ray Road.

**D. \* PDP15-0017 FIRST CREDIT UNION PLAZA APPROVED TO CONTINUE TO THE APRIL 6, 2016, PLANNING AND ZONING COMMISSION HEARING**

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

**E \* ZUP15-0017 VERIZON – HUNT HIGHWAY APPROVED (THE APPLICATION HAS BEEN WITHDRAWN)**

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway. (THE APPLICATION HAS BEEN WITHDRAWN)

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is March 2, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**REVISED - RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**February 3, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 3, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/9/2016 8:58 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES** **APPROVED**  
Minutes of the regular meeting of January 20, 2016.

5. **ACTION ITEMS:**

- A. \* **APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0027/PPT15-0013 CANAL VIEW HOMES** **APPROVED**  
Request Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural to Planned Area Development for single-family residential and Preliminary Development Plan approval for subdivision layout and housing product and Preliminary Plat approval for an eight-lot single-family residential subdivision for an 8-lot single-family residential subdivision. The subject site is located at the southeast corner of the Consolidated Canal and the Wildhorse Place alignment.

**B. \* DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK) **APPROVED****

Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway. **(REQUESTS CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

**C. \* PDP15-0017 FIRST CREDIT UNION PLAZA **APPROVED****

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUESTS CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

**D. \* LUP15-0024 STARBUCKS **APPROVED****

Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at an existing restaurant located at 4985 W. Ray Road, southeast corner of Rural and Ray roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 17, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**January 20, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 1/25/2016 9:39 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - APPROVED**  
Minutes of the regular meeting of January 6, 2016.

5. **ACTION ITEMS:**

A. \* **DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK)**

Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway. **(REQUEST CONTINUANCE TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING)**



**B. \* DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY-  
APPROVED WITH ADDITIONAL STIPULATIONS ADDED.**

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

**C. \* LUP15-0023 BELLA GUSTO - APPROVED**

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at a new restaurant located at 1964 N. Alma School Road, Suite 1, southwest corner of Alma School and Warner roads.

**D. \* ZUP15-0006 VERIZON AT CONGREGATIONAL CHURCH OF THE VALLEY-  
APPROVED**

Request Use Permit approval to install a monopalm wireless communication facility at 240 South Cooper Road, located south of the southwest corner of Cooper Road and Chandler Boulevard.

**E. \* ZUP15-0017 VERIZON – HUNT HIGHWAY- APPROVED**

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway. **(REQUEST CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

**F. \* PPT15-0017 VILLAS AT CHANDLER AIRPARK- APPROVED**

Request Preliminary Plat approval for a 504-unit apartment complex located on an approximate 29-acre site. The subject site is located east of the southeast corner of McQueen and Germann roads.

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is February 3, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**9. ADJOURNMENT**

**RESULTS**  
**PLANNING AND ZONING COMMISSION**  
**January 6, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 1/7/2016 11:57 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES - APPROVED**  
Minutes of the regular meeting of December 16, 2015.

5. **ACTION ITEMS:**

- A. \* **APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0027 CANAL VIEW HOMES - APPROVED**  
Request Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural to Planned Area Development for single-family residential and Preliminary Development Plan approval for subdivision layout and housing product for an 8-lot single-family residential subdivision. The subject site is located at the southeast corner of the Consolidated Canal and the Wildhorse Place alignment. **(REQUEST CONTINUANCE TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING.)**

**B. \* APL15-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0031 VILLAS AT CHANDLER AIRPARK - WITH THE PDP MODIFIED CONDITION NO. 3 - APPROVED**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Special Use Commercial to High Density Residential, along with rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential, and Preliminary Development Plan approval for site layout and building architecture. The subject site is located east of the southeast corner of Germann and McQueen roads.

**C. \* DVR15-0032/ PPT15-0014 PARKVIEW PLACE - APPROVED**

Request rezoning from Agricultural to Planned Area Development for single-family residential with Preliminary Development Plan approval for subdivision layout and housing product and Preliminary Plat approval for a 50-lot single-family residential subdivision. The subject site is located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads.

**D. \* DVR15-0034 THE ENCLAVE - ITEM WITHDRAWN - APPROVED**

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay. The existing PAD zoning designation is for multi-family residential on an approximate 21.7-acre site. The property is located at the southeast corner of Arizona Avenue and Chandler Heights Road.

**E. \* PDP15-0006 SAN TAN PLAZA - ADDITIONAL CONDITION NO. 6 ADDED - APPROVED**

Request Preliminary Development Plan (PDP) approval to allow additional freestanding multi-tenant monument signs for an existing development located at the northwest corner of Arizona Avenue and Willis Road.

**F. \* PDP15-0010 SAN TAN SUPER STORAGE & INDUSTRIAL - APPROVED**

Request Preliminary Development Plan (PDP) approval for building design and site layout of recreational vehicle (RV) storage buildings and a multi-tenant light industrial building. The property is located approximately one-quarter of a mile east of the northeast corner of Arizona Avenue and Willis Road.

**G. \* PDP15-0017 FIRST CREDIT UNION PLAZA - CONTINUED TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING - APPROVED**

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

H. \* **LUP15-0021 PAYLESS MARKET - APPROVED**

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption only under a Series 10 Beer and Wine Store License. The new convenience store is located at 405 South Arizona Avenue, south of the southeast corner of Arizona Avenue and Frye Road.

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**

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

9. **ADJOURNMENT**