

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

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

VICE CHAIRMAN ROSE called the study session to order at 4:30 p.m.

The following Commissioners answered Roll Call:

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

Absent:

Chairman Rick Heumann

Also, present:

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

2. **AGENDA ITEMS:**

a. **PLH19-0063/PLT19-0055 ELUX AT MCQUEEN,**

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.

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

Background

- Approximately 12.87 net acres
- Subject site zoned AG-1 and undeveloped
- General Plan designates the site as Neighborhoods and within a Growth Area
- Chandler Airpark Area Plan (CAAP) designates the site as High Density Residential (HDR)
- 12.1-18 units per acre (du/ac)
- Project consist of 162 units totaling 12.59 du/ac

Surrounding Land Use Data

North	Santan 202 Freeway, then single family residential	South	Single-family; 6.7 du/acres
East	Multi-family; 17.94 du/ac	West	McQueen Road, then vacant agricultural

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Neighborhoods & Growth Area	No Change
Chandler Airpark Area Plan	High Density Residential (HDR) 12.1-18 du/ac	No Change

Proposed Project Data

Proposed Land Use	• Multi-family dwelling units • 162 Units • 12.59 dwelling units per acre (du/ac)	
Building Design	Height	• 17' 6" single-story buildings • 27' 6" two-story buildings; max 30 feet • As measured to top of highest point of roof
	Roof Design and Material	• Gable roofs and flat parapets • Concrete roof tiles
	Façade Materials	• Modern architectural style • Stucco • Tile cladding
	Building Accents	• Four different sizes of tempered glazed windows • Metal trim/fascia • Tile cladding • Canopy at front-door and rear patios
	Building Access	• Direct ground-floor walk-up access to each unit
Site Design & Open Space	• Detached and attached single-family like rental units • 108 1-story units • 54 2-story units • Private gated yards for each unit, 192-248 sq. ft. typ. • Pool, ramadas, pickle ball court, indoor community gym, dog park, and 1-story club house • 2.88 acres of shared open space • Full signalized access along McQueen Road with secondary access from Senate Street to the east; the development will	

	be gated
Parking	• 300 parking spaces required • 327 parking spaces provided including private garages, covered and uncovered spaces, and guest parking

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and more specifically consistent with the 1998 Chandler Airpark Area Plan (CAAP) designation of High Density Residential. Densities up to 18 dwelling units per acre can be considered for properties adjacent to arterial streets, freeways, and/or employment corridors. The subject site abuts the Santan 202 freeway and existing multi-family to the east. The proposed single unit detached and attached units offer a transition between low-medium density residential single-family to the south and the freeway to the north while still aligning with the vision of the CAAP. Although the proposal is for multi-family residential, its design and function are similar to single-family residential.

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

Public / Neighborhood Notification

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

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting via zoom on September 30, 2020. Five (5) households attended the virtual meeting and had general questions about the proposal and buffer between the multi-family and the existing subdivision to the south. No opposition was expressed.
- Planning staff has received one phone call from a Horizon resident, whose home fronts Senate Street, with traffic concerns from the proposed development. Staff stated Senate Street was built for access to the subject site and a majority of proposed traffic from the new development will use the McQueen Road entry.
- As of writing this memo, Planning staff has not received any opposition regarding the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.

Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport uses. A copy of the Airport Manager's report detailing the Airport Commission's findings is attached to this memo.

Recommended Actions

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily apartment manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.
3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.
4. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."
7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Elux at McQueen's Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.
8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity and other externalities. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing municipal airport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
10. Multi-family dwelling units shall be permitted up to a maximum density of 12.59 dwelling units per acre.

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

12. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

13. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.

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

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

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

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.

5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Roadway-style signs shall be installed at multiple locations as depicted in the development booklet that identify the presence of low flying aircraft.

Preliminary Plat

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

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

VICE CHAIR ROSE commented that he was always curious what this parcel would end up being and felt this was a really good use.

COMMISSIONER KLOB said it was a funky site with the residential frontage site along the freeway can always be a challenge. He said that they had done a good job in creating some buffers and doing something unique. He said regarding the drive going on the southeast side of the property asked if it was going to connect. He said it was hard to tell in the diagram.

LAUREN SCHUMANN responded that it would be connecting to Senate as part of the Cul de Sac. She also added that it would be a gated community so the gate would be just past that entrance.

COMMISSIONER KLOB asked if it would be in and out or if it would be out only.

LAUREN SCHUMANN responded that it would be the full movement for both entry points.

COMMISSIONER KLOB directed staff's attention to page 2 of the packet of the artist rendering of the two-story. He said that when he compared it to the flat elevations that are colored; the colors are off. He said on the renderings they look more like beige where is in the color group elevations they look more like charcoal.

LAUREN SCHUMANN responded that they are calling out for a grey tone. She said that it was rendered incorrectly.

COMMISSIONER KLOB said it would just need to be cleaned up before it went to council. He added that he likes the darker charcoal. He flipped to slide 64 which is the two-story with the garages. He said that they had another project come up recently and felt the repetitive garages are very monotonous and wondered if there was a way to break it up. He said he would have the applicant work with staff to find a solution for that. He said that the reason he is on the fence and unable to give more direction on it is due to the flat elevations shown on page 62. He continued that there is a vertical element on the upstairs but is off-center from the garages and he doesn't know if they did something on the lower portion of the garage if they brought in a texture, stone, or a different color if it would make the tower element look more out of place. He said he would like the applicant to work with staff to break that up a little bit. He said he just felt it was a long element with the same textures and colors and did not know if there was something they could add to break this up. He said that other than that he felt it was a good looking project that fit the area and site.

COMMISSIONER PEKAU asked that he couldn't tell from the packet if there was going to be a fence that backs up into the property between buildings and the freeway itself and if so how high it would be.

LAUREN SCHUMANN responded that there would be a wall similar to other walls adjacent to the 202 and would be an 8-foot wall. She added that they would be using the slump blocks instead of the standard CMU for better sound observance.

COMMISSIONER PEKAU asked if they were not concerned about the noise for the residents above the 8 feet as that is where the second story would be.

LAUREN SCHUMANN responded that it would be something to take into consideration.

COMMISSIONER PEKAU said he was happy to see the stipulation there for Armstrong to have a light. He said that they already know that on Willis on Alma School and Arizona there is a similar design within 150 yards of where that would be and the freeway entrance is. He said that from the recent survey he saw that is one of the highest accident occurrence sites. He said because people are speeding through trying to get to the freeway. He asked if they had similar concerns here where they are creating a potential traffic issue by having a light that is so close to the freeway entrance.

LAUREN SCHUMANN responded that was a question they had had before her leaving on maternity leave and it has been a long conversation. She said they have talked to their city traffic engineer, many city staff, liaisons, as well as ADOT and they do not believe that there will be any issues with the placement of that traffic signal.

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

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.

Background

- Site is approximately 6.39 net acres
- Site was zoned in 2007 as Planned Area Development (PAD) for multi-family (MF-3 standards) along with Area Plan Amendment on two acres of the 6.39 acre site, from Special Use Commercial to High Density Residential
- 2007 approval included a stipulation requiring Preliminary Development Plan approval that was never submitted

Surrounding Land Use Data

North	Willis Rd. then City Water Treatment Facility	South	Santan 202 Freeway
East	Consolidated Canal	West	Single family residential (under construction)

General Plan and Chandler Airpark Area Plan

	Existing	Proposed
General Plan	Neighborhoods	No change.
Chandler Airpark Area Plan (CAAP)	High Density Residential (12.1-18.du/ac)	Low-Medium Density Residential (3.6-8 du/ac)

Proposed Development

	Gated single family subdivision
# of Lots	3 single family lots
Density	6.73 dwelling units per acre
Building Setbacks (min.)	Front - 10 ft. to livable, 20 ft. to garage Sides - 5 ft. Rear - 20 ft. to livable, 10 ft. to patio (plans 3 and 4)
Lot Size	Min. 3,200 sq. ft., 40 ft. by 80 ft.
Lot Coverage (max.)	55 percent
Building Height (max.)	30 ft. to midpoint of peak
Building Architecture	Desert Contemporary, Modern Spanish, Mid-Century, Modern Prairie
Parking Spaces	Two car garages per home 11 Visitor parking spaces
Amenities	Airport themed tot lot and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the amendment to the Chandler Airpark Area Plan. The proposed

density of 6.73 du/acre is lower than the existing site's multi-family zoning which permits a density up to 18 du/acre. The proposed density is also compatible with the 35 lot single-family subdivision, located to the west, which is developed at a density of 5.83 du/acre.

The subdivision is proposed as a gated community with unique site constraints including single vehicular access to an arterial road (McQueen) and located at a dead-end street (Willis). Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of development standards and residential design guidelines.

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

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020

Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport uses. A copy of the report detailing the Airport Commission's findings is attached to this memo.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on October 28, 2020. Two residents attended virtually and asked questions referencing construction of a sound wall and vehicular turns from Willis Rd. onto McQueen Rd. and heading west on the Santan Freeway. No opposition to request was stated.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Recommended Actions

Area Plan Amendment

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

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:
Building setbacks (min.)

Front	10 ft. to livable, 20 ft. to garage
Sides	5 ft.
Rear	20 ft. to livable, 10 ft. to patio (plans 3 and 4)
5. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".

- c) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
 - d) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
 - e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
 - f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
 - g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."
6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or

sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.

8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler wastewater treatment facility that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180

days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

7. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. At least one roadway-style sign shall be installed in a prominent location identifying the presence of low flying aircraft.
11. The roadway easement located north of Lots 34-43 shall be improved with a decomposed granite drive, a paved sidewalk and landscaping.

Preliminary Plat

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

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

COMMISSIONER FLANDERS asked if there were any conversations with the applicant regarding it being all two-stories with no single-story plans on this project.

SUSAN FIALA responded that they had brought that up to the applicant way at the beginning of the project. She said that they thought a single story would not be sufficient because of the market that they are targeting in this area.

COMMISSIONER FLANDERS asked if it was a result of the total square footage on the single-story.

SUSAN FIALA responded that she did not have an answer if it was the square footage.

COMMISSIONER FLANDERS said his concern was that it was 5 feet from the property line to property line or property line to the house on both sides. He asked if that was typical for development or if there were some exceptions based on the floor plan or model that is being proposed.

SUSAN FIALA responded that it was pretty standard because of the floor plans so there are just 5 feet on each side of the homes. She there are a couple of larger lots against the

canal that may be slightly wider. She said those few properties will have a greater depth so they will make a few moderations of the building width.

COMMISSIONER FLANDERS said his concern was with driving down the street with all these two-stories with just 10 feet with no variation between single and two-stories. He said he had a conversation with the applicant earlier this week and had not thought about it until he started looking at the elevations again and it came up and wanted to let them know.

COMMISSIONER KLOB said he had met with the applicant a couple of times and he knew that this project had gone through several deviations. He said that he thought they had done a pretty good job and liked the styling that they have done and have done a decent job of keeping the four-sided architecture. He thought of the mid-century modern and bringing back the modern prairie which he felt they had seen in a while in other developments. He said he liked the general direction but felt the left side of the elevations was a little weak but he said that was his normal comment on every house that has come through. He said but overall they had carried the four-sided architecture pretty well. He said the concern he had earlier was the lack of overhang and was glad to see that the applicant had made that change. He said that similar to the other site it was funky and in a weird location. He said that there are only so many things that can be done and agreed to COMMISSIONER FLANDERS's comment on the 1 and 2 story combination but because this is only 40 lots it was hard to do a single story of any size or use on that small of a lot. He continued that overall he is pleased and thought it was a good looking project and is excited to see it built.

COMMISSIONER PEKAU agreed with COMMISSIONER KLOB's comments about breaking up the wall because there are so many of them but felt it was not worth holding a project back over it. He said it was a great project for infill and difficult piece of land. He said the path along the canal was a great amenity for this development and wanted to know if there would be a gate in the development on track d. He asked if there would be a gate to the canal or would they need to walk along the sidewalk to get to the canal.

SUSAN FIALA responded that they did not offer direct access to the canal due to safety and such. She said it is not much of a distance to get to the sidewalk to connect to the canal.

c. PLH20-0047/PLH20-0048 VALERIO AT OCOTILLO AND RESIDENCE INN EXPANSION,

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.

Background

- The proposed modifications cover an area of approximately 0.61 acres
- Downtown Ocotillo approved by Council on February 22, 2007
- Residence Inn zoned as part of the larger Downtown Ocotillo development

- Valerio at Ocotillo rezoned to PAD/MF-1 in 2018
- Downtown Ocotillo includes a mix of uses including retail, restaurant, a four-story residential condominium, and a four-story hotel

Surrounding Land Use Data

North	Agriculture (proposed office)	South	Lake then Multi-family and office
East	Commercial retail and multi-family	West	Lake then office

General Plan and Downtown Ocotillo Area Plan

	Existing	Proposed
General Plan	Employment	No change.
Downtown Ocotillo Area Plan	Multi-family Residential (.61 acres)	Commercial (.61 acres)

Proposed Development

Valerio at Ocotillo	Existing/Approved	Proposed
Site Area	5.2 acres	4.59 acres
# of Units	32	26
Density	6.15 du/acre	5.66 du/acre
Visitor parking	8 spaces	9 spaces

Residence Inn	Existing	Proposed
Site Area	4.27 acres	4.88 acres
Building Area	107,025 sq. ft.	147,780 sq. ft.
Units/rooms	142	201
Height	59 ft. 6" top of parapet	60' 2" top of parapet
Parking Required	142 spaces	201 spaces
Parking Provided	152 spaces	186 spaces
Setback to residential	85 ft. required	30 ft.

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and the Downtown Ocotillo Area Plan. The proposed modifications to .61 acres of each site and the hotel expansion are compatible with the overall Downtown Ocotillo Master Planned development. The proposal complies with applicable residential and commercial development standards.

The proposal essentially involves two parts; replacing six lots at Valerio at Ocotillo development (approved as "Ocotillo Patio Villas" in 2018) with parking, and allowing a reduced setback from a new Residence Inn building.

Six residential lots that were located on the southern end of Valerio at Ocotillo will be removed and replaced with additional parking for the new Residence Inn building. The revised property line between the Valerio and Residence Inn developments will be closer to the remaining residential lots. A portion of the site where the six lots are removed will be landscaped and effectively increase common open space for the

residential development. A pedestrian gate and pathway from this development to the hotel site is to be maintained per the original approval. To insure the installation of the gate and pathway, staff recommends this as a stipulation.

The second component of the request is construction of one additional four story hotel building adjacent to the Valerio at Ocotillo development. The new Residence Inn building continues the Santa Barbara architecture style utilizing same color and materials as the existing hotel. Several waivers are requested to reduce parking, reduce the width of the dissimilar land use buffer along the north property line and remove the parking lot diamond requirement.

The parking reduction is supported as cross-parking/access easements exist throughout Downtown Ocotillo and allow hotel customers to park in the commercial retail lots. The diamonds in the lot are supported. However, staff recommends that the landscape buffer be increased from five feet to ten feet to allow for sufficient space for plant growth and survival. The date palms existing in the parking lot should either remain or be replaced with date palms to continue the Downtown Ocotillo landscape theme. Staff recommends these revisions as stipulations.

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

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Neighborhood Meeting sign was posted on the site.
- A virtual neighborhood meeting was held on November 19, 2020. Two residents registered for the virtually and asked questions referencing traffic, parking, hotel amenities and construction timing. No opposition to request was voiced. Positive feedback to the applicant was given by the attendees.
- Planning staff received one phone call asking about the number of total rooms and parking proposed for the hotel expansion. There is no known opposition to the request.

Recommended Actions

Area Plan Amendment

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

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City

of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. A pedestrian pathway and pedestrian gate shall be installed along the common property line to connect the multi-family development and hotel development allowing for shared parking and pedestrian access for multi-family guests.
6. The landscape strip along the north property line of the hotel shall be no less than ten feet in width.
7. Existing date palms located within the parking lot shall be maintained or replaced with new date palms.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

VICE CHAIR ROSE said he had seen the new neighborhood notifications while he has been out and about. He said it was nice to see them rolled out. He thought it was a nice product.

COMMISSIONER KLOB said the diagram that was presented did not show the connections between the parking lots and sidewalk. He asked if the gate by the hotel would be the only gate or if there would be another by the circle.

SUSAN FIALA responded that the illustration did not show the gate and a lot of the simulated drawings did not show the gate and there is only one proposed. She said the landscape illustration shows the gate area going to the pedestrian walkway and there was no other connection proposed further north where the cul de sac/circle is at. She said any other connections would be coming from the gated community further up in their development.

COMMISSIONER KLOB said the concern he had with the gate being down there in the end unit is the only benefit would be with the two end units having any guest parking in that lot. He said that if there was a gate closer to the circle it might get a little better use. He didn't know if the applicant would be open to that idea or not.

SUSAN FIALA responded that the applicant was there and was nodding their heads that they were willing to work with that idea of adding another pedestrian gate closer to the traffic circle as suggested.

COMMISSIONER KLOB said he was good with that. He said it would be interesting to see residential go away so soon after they approved it but thought it would be of good use and the architecture looked good.

d. PLH20-0049 1ST PET VETERINARY CENTERS,

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.

Background Data

- Site was rezoned from Neighborhood Commercial (C-1) to Planned Commercial Office (PCO) in 1980.
- Site rezoned again from Planned Commercial Office (PCO) to Planned Area Development (PAD) for PCO uses along with a PDP for signage in 2016 to allow more flexibility with signage.
- The applicant seeks to operate a veterinary clinic on the site.

Surrounding Land Use Data

North	Warner Rd., Single-family Residential- College Park	South	Single-family residential- Comanche Court
East	Veterinary Clinic – 1 st Pet Veterinary Centers	West	Single-family residential- Brooks Crossing

Proposed Project Data

Unit and Lot Size	-Lot size: 1.23 acres -Building A: 5,349.5 square feet. -Building B: 5,359.5 square feet. Total: 10,699 square feet.
Parking Required	72

Parking Provided	75
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General Plan and Area Plan Designations

2016 General Plan	Neighborhoods
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Planning staff finds the proposal to be consistent with policies of the General Plan that call for a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices.

Review and Recommendation

In 1980, The Warner Professional Center (subject site) was originally envisioned as a 6-acre office center. The site did not fully develop, leaving only The Warner Professional Center to develop the 1.23 acres it occupies today. In 1994, the adjacent 1.3 acre property to the east that was originally envisioned as an extension to the office center was rezoned from PCO to PAD for an Animal Hospital. Due to no construction after the approval, the property reverted back to PCO in 1995. The applicant came back in 1999 to rezone the adjacent 1.3 acre property to a PAD for an Animal Hospital and was again successful in doing so, thus developing a 7,500 square foot building on the site. The remainder of the undeveloped office center to the south was rezoned for 12 single family residential lots in June of 1997, which is now known as Comanche Court.

Today the adjacent business on the 1.3 acre property with the 7,500 square foot animal hospital is looking to expand their veterinary clinic. The subject property is currently zoned PAD for PCO uses, which does not allow a veterinary clinic by right. Staff finds a veterinary clinic to be compatible with the PCO uses and the veterinary clinic it is adjacent to. The site meets the parking standards for a veterinary clinic. Although the veterinary clinic currently only plans on using building "A", the full site would be able to support a veterinary clinic if they chose to use building "B" in the future. The site is able to do so by providing 75 parking spots while both buildings together parked at 150 square feet per parking space will require 72 parking spaces. For this reason, Planning staff is recommending adding a stipulation to the PAD zoning on the subject property to allow the veterinary clinic use on the property. All equipment, storage of animals and services are wholly contained within the principle building. Any outdoor animal uses will require an additional use permit.

Planning staff finds the proposal to be consistent with the goals of the General Plan and recommend approval subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- Due to COVID-19, the applicant hosted the required neighborhood meeting online as a video/phone conference on November 23, 2020 at 6:00pm.
- There were two participants at the neighborhood meeting. Both participants who live adjacent to the site indicated concerns regarding traffic noise, security lights being visible from the house, and the landscaping that was no longer there which led to the noise being more noticeable. The doctor in relation to the veterinary clinic

is looking into a solution for the light issue and landscaping. Another concern was parking on N Comanche Dr. The doctor was hopeful that expanding the current veterinary facility general practice function to the new proposed location will help alleviate parking on N Comanche Dr. The final concern was the location of the smoking area being near the adjoining wall of the properties and asks if it could be moved. Meeting was adjourned at 6:35pm.

- At this time, staff has not received any further questions or complaints regarding the request.

Recommended Action

Planning staff find the request is in compliance with the General Plan and recommends the Planning & Zoning Commission to approve the rezoning from PAD to PAD Amended to allow PCO and Veterinary Clinic uses, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, Veterinary Clinic, medical, dental offices and like uses.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. All exterior light sources shall be averted away from adjacent residential properties.
5. The designated outdoor smoking area shall be setback a minimum of fifty (50) feet from adjacent residential properties.
6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.

VICE CHAIR ROSE asked if staff had specified what kind of trees they could grow or a certain size that they need to put in.

DAVID DE LA TORRE responded that they would do a site visit with the applicant, determine what was approved, and continue the same type of species that was approved or exists out there so it is all consistent with each other. He continued that the minimum size is going to be 24 boxes but given the maturity of the other trees, they will see what they can do to get those upgraded.

COMMISSIONER KIMBLE said that parking is a real concern on Comanche Drive. He didn't know whether there was staff parking as there were almost 25 cars there as he drove by there this afternoon. He said that that the parking lot itself was 60% empty.

He asked if this would alleviate parking on both sides of Comanche. He asked if it would be pick up what he is assuming staff parking off the street.

DAVID DE LA TORRE responded that staff believed that the additional parking would alleviate the parking on Comanche Drive. He added that he had driven to the site himself and noticed that a lot of the parking spots were numbered and thought it was in response to COVID, where customers can make a reservation and park on the numbered spot and veterinary staff would come out to meeting them for their appointment. Having those parking spaces reserved which is the reason why 60% is not being used today. He said that under normal circumstances he could see them being used much more.

COMMISSIONER KIMBLE asked if they would then be using both buildings when it is complete and the tenants would be moved someplace.

DAVID DE LA TORRE responded that the plans for the veterinary center would be to occupy only one but they could expand into both buildings in the future. He said that the current plan is to expand only to one of those buildings.

e. PLT20-0033 QUEEN CREEK COMMERCE CENTER,

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.

Background Data

- Subject Site 33.64 acres
- Zoned Planned Area Development District (PAD) for office/warehouse/industrial; 2013
- Two flex industrial buildings are in for building permits

Purpose

The preliminary plat outlines the lots, tracts, easements, and rights-of-way to be conveyed or dedicated, as part of developing the site in substantial conformance with the Council-approved rezoning.

Recommended Action

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

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

f. PLT20-0029 LOTUS PROJECT,

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).

Background Data

- Site is 53.33 acres in size
- Zoned Planned Area Development District (PAD) for Light Industrial in 2018
- Four flex industrial buildings were built under phase I and three additional buildings will be built for phase II

Purpose

All four existing buildings and the area for phase two are located on one parcel. The current property owner is seeking to divide the parcel into seven (7) separate lots, one for each building, to be sold and owned individually.

The preliminary plat outlines the lots, tracts, easements, and rights-of-way to be conveyed or dedicated, as part of developing the site in substantial conformance with the Council-approved rezoning.

Recommended Action

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

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

3. BRIEFING ITEMS:

None

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

The next study session will be held before the regular meeting on Wednesday, January 20, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

6. ADJOURNMENT

The study session was adjourned at 5:28 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary

