

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

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

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

The following Commissioners answered Roll Call:

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

Absent:

Chairman Rick Heumann

Also, present:

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

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER FLANDERS.

3. **APPROVAL OF MINUTES:**

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

**Approved.**

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

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

The motion passed unanimously 5-0.

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

**Approved.**

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

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

hearing and ABSTAINED from the vote.

The motion passed unanimously 5-0.

Commissioner Eberle – In Favor  
Commissioner Klob – In Favor  
Commissioner Pekau – In Favor

Commissioner Flanders – In Favor  
Commissioner Kimble – In Favor

**4. AGENDA ITEMS:**

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

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

**Approved with a modified stipulation.**

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

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

**Recommended Actions**

**Rezoning**

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager submitting to the Zoning

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

3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.
4. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."
7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating on Chandler Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Elux at McQueen's Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.
8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for

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

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

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

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

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

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

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

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

#### **Preliminary Development Plan**

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Roadway-style signs shall be installed at multiple locations as depicted in the development booklet that identify the presence of low flying aircraft.

#### **Preliminary Plat**

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

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

#### **Proposed Motions**

##### **Rezoning**

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

##### **Preliminary Development Plan**

Move Planning and Zoning Commission recommend approval of Preliminary

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

**Preliminary Plat**

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

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

**Approved.**

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

**Recommended Actions**

**Area Plan Amendment**

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

**Rezoning**

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

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

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

5. The following stipulations shall be the responsibilities of the 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](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

### **Preliminary Development Plan**

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.
8. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. At least one roadway-style sign shall be installed in a prominent location identifying the presence of low flying aircraft.

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

#### **Preliminary Plat**

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

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

#### **Proposed Motion**

##### **Area Plan Amendment**

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

##### **Rezoning**

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

##### **Preliminary Development Plan**

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

#### **Preliminary Plat**

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

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

##### **Approved.**

Request Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial and Preliminary Development Plan for site layout and building architecture on approximately 0.61 acres located east of the southeast corner of Queen Creek and Price roads.

#### **Recommended Actions**

##### **Area Plan Amendment**

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

##### **Rezoning**

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

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

#### **Preliminary Development Plan**

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

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

#### **Proposed Motions**

##### **Area Plan Amendment**

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

### **Rezoning**

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

### **Preliminary Development Plan**

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

#### **d. PLH20-0049 1ST PET VETERINARY CENTERS, Approved.**

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

### **Recommended Action**

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

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

### **Proposed Motion**

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

**e. PLT20-0033 QUEEN CREEK COMMERCE CENTER,  
Approved.**

Request Preliminary Plat approval for a proposed industrial development on 33.64 acres located at the southwest corner of Queen Creek Road and Hamilton Street.

**Recommended Action**

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

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

**Proposed Motion**

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

**f. PLT20-0029 LOTUS PROJECT,  
Approved.**

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

**Recommended Action**

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

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

**Proposed Motion**

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

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

The motion passed unanimously 6-0.

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

Commissioner Flanders – In Favor  
Commissioner Kimble – In Favor  
Commissioner Eberle – In Favor

5. **BRIEFING ITEMS**

None

6. **MEMBERS COMMENTS/ANNOUNCEMENTS**

None

7. **CALENDAR**

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

8. **ADJOURNMENT**

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



\_\_\_\_\_  
Rick Heumann, Chairman



\_\_\_\_\_  
Kevin Mayo, Secretary