

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

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

CHAIRMAN HEUMANN called the study session to order at 5:01pm

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose

Commissioner Robert Klob

Commissioner Michael Flanders

Commissioner George Kimble

Commissioner Gregg Pekau

Commissioner Matt Eberle

Absent:

Also, present:

Mr. Kevin Mayo, Planning Administrator

Mr. David de la Torre, Planning Manager

Ms. Susan Fiala, Senior City Planner

Mr. Thomas Allen, Assistant City Attorney

Ms. Catherine Flores, Clerk

2. **AGENDA ITEMS:**

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

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.

Background

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

Surrounding Land Use Data

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

General Plan and Southeast Chandler Area Plan

	Existing	Proposed
General Plan	Neighborhoods	No change
Southeast Chandler Area Plan (SECAP)	Envisioned Community/Regional Open Space and Recreational Opportunities	Traditional Suburban Character

Proposed Development

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

Review and Recommendation

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

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

The site layout and building architecture is in conformance with the SECAP design guidelines for commercial/non-residential land uses. Architectural design of the future

professional office building requires a new PDP application to evaluate building architecture. Signage for the future phase may require a PDP if the future development prefers to modify the requirements of the Sign Code for PAD zoned properties. The seminary proposes one wall mounted sign.

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

Public / Neighborhood Outreach

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

Recommended Actions **Area Plan Amendment**

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

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The following uses shall be permitted:
Institutional uses including church, seminary, nursing home, and educational entity.

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

Other similar institutional and/or office uses not listed here may be permitted

upon determination by the Planning Administrator that it will not generate a greater or more intense traffic impact on the area.

3. The following uses shall be prohibited: retail, call centers, dry cleaners, personal services (e.g., barber, nail and beauty salons, tattoo, day spa), animal daycare and boarding, bakery, bars, drive-through and restaurants.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler water facility/recharge ponds that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. A separate Preliminary Development Plan approval shall be required for the future building (Phase 2).
3. The site shall be maintained in a clean and orderly manner.

4. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
7. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Proposed Motions

Area Plan Amendment

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

Rezoning

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

Preliminary Development Plan

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

COMMISSIONER KLOB asked if the project will require additional approval.

SUSAN FIALA states yes. It will require a new PDP because there were no elevations provided including signage if it is not coding to our sign codes.

COMMISSIONER KLOB mentioned he has a concern with the driveway and how to alleviate potential traffic issues. Is the median going to go away to widen the drive?

SUSAN FIALA responded stating that the medians will be narrowed down but was not aware if that extends further to the north and mentioned, she did not have the full configuration of Gilbert Road.

COMMISSIONER KLOB mentioned that it should be investigated.

CHARIMAN HEUMANN mentioned he is concerned about the right-in and right-out with the north/south traffic stating this could limit access to the facility and potential traffic concerns.

SUSAN FIALA responded by stating staff will look into modifying it.

COMMISSIONER EBERLE asked if there is a traffic study that can be reviewed.

SUSAN FIALA responded by stating that a traffic study was not required given the small size of the project. As far as a traffic study from CIP, she would look into it.

CHAIRMAN HEAUMANN and COMMISSIONER EBERLE mentioned potentially getting historical data and not a full traffic study.

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

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

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

Background

- Site is approximately 3.5 acres
- Site is currently vacant

Surrounding Land Use Data

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

General Plan and Chandler Airpark Area Plan

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

Proposed Development

Site area	3.5 acres
Building Area	Pad A: 2,306 sq. ft. (restaurant) Pad B: 2,800 sq. ft. (restaurant) Pad C: 13,000 sq. ft. (daycare) Total : 18,106 sq. ft. total
Building Height (max.)	22 ft.
Building Setbacks	Required: Arterial landscaped intersection 50 ft. by 250 ft. Proposed: 44 ft. by 223 ft. along Pecos Rd. 50 ft. by 226 ft. along McQueen Rd. West: 20ft. Accessory structure 50 ft. Main building South: 50 ft.
Parking Required	101 spaces total
Parking Provided	103 spaces total
Building Architecture	Contemporary with stucco, brick veneer, metal railings and steel
Comprehensive Sign Program	One development sign, two monument signs, wall mounted signs

Review and Recommendation

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

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

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

Mitigation proposed includes an 8 ft. tall solid wall along the entire site perimeter and several landscaped areas. Staff recommends as a stipulation that a 42-inch tall solid screen wall be constructed along the west and south edges of the Starbucks' drive through lane since this is the only building to be constructed in Phase 1. At the time Pad B is constructed, additional screen walls may be required to provide additional screening.

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

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

Traffic Analysis

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

Public / Neighborhood Outreach

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

Recommended Actions

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Late hour businesses shall not be open to the public from 10 p.m. to 4:30 a.m., seven days a week.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Solid screen walls of 42 inches in height shall be constructed along the outer edges of drive-through lanes.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
7. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

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

Preliminary Plat

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

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

Proposed Motions

Rezoning

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

Preliminary Development Plan

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

Preliminary Plat

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

COMMISSIONER KLOB asked about the uses by right (retail, etc.) in this location.

SUSAN FIALA responded by stating that the usage is zoned for C-1 Neighborhood Commercial. There could be some smaller type businesses. The site is for low-key type uses and mentioned she had examples. She also mentioned that gas stations and car washes are not permitted.

COMMISSIONER KLOB mentioned he really like the architecture, however the challenge appears to be the two drive through areas for Starbucks and the other restaurant at the same location. This could potentially block traffic and cause parking issues. I really thing that really needs to be re-evaluated.

COMMISSIONER KLOB mentioned we need to take closer look at the site layout and recommends going to Design Review.

COMMISSION FLANDERS mentioned he agreed with the issues of the Starbucks location and felt the site layout was a little clumsy and asked if the Starbucks could be moved to

the corner and concurred to go to Design Review.

COMMISSIONER KIMBLE mentioned the location of the coffee shop may cause issues with the traffic flow and entrance to the businesses. He also asked if he were coming from Chandler heading north on McQueen, would he need to enter at Pecos Road?

SUSAN FIALA responded saying there will be a new left turn only heading north on McQueen Road to the businesses. It is consistent with the other businesses nearby.

COMMISSIONER KIMBLE mentioned that he had concerns on two components. Starbucks is big business and they could put other businesses out of business. Is there any other type of restaurant or is Starbucks confirmed for that location?

SUSAN FIALA responded by stating that Starbucks is confirmed for that location and is the driving business for this project.

COMMISSIONER EBERLE mentioned that he concurred with the redesign and to modify the site to be more cohesive and expressed concern with the day care in reference to families getting in and out of the car with the Starbucks traffic coming in and out.

VICE CHAIR ROSE agreed to go to DRC and asked about the landscaping on whether or not it can be completed all at once or does it have to be in phases.

CHAIRMAN HEUMANN mentioned that the comments from the Commissioners are valid and stated the site has its challenges. In addition, as much as I want to protect local businesses, he does support going to the DRC on this project.

C. Motion to Cancel the February Planning Commission Hearings

Recommendation:

Due to management of cases, Planning staff is recommending cancellation of the February 3, 2021, and February 17, 2021, Planning and Zoning Commission hearings.

Proposed Motion:

Move to cancel the February 3, 2021, and February 17, 2021, Planning and Zoning Commission hearings as recommended by Planning staff.

3. BRIEFING ITEMS:

None

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

The next study session will be held before the regular meeting on Wednesday, February

17, 2021, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

6. ADJOURNMENT

The study session was adjourned at 5:41 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary