

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

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

CHAIRMAN HEUMANN called the study session to order at 5:31 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose

Commissioner Robert Klob

Commissioner George Kimble

Commissioner Matt Eberle

Commissioner Gregg Pekau

Commissioner Michael Flanders

Absent:

Also, present:

Mr. David de la Torre, Planning Manager

Ms. Susan Fiala, Senior City Planner

Mr. Ben Cereceres, City Planner

Mr. Thomas Allen, Assistant City Attorney

Ms. Catherine Flores, Clerk

Ms. Julie San Miguel, Clerk

2. **PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance led by COMMISSIONER EBERLE

3. **APPROVAL OF MINUTES**

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

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

The motion passed unanimously 7-0.

**4. AGENDA ITEMS:**

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

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

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

**B. PLH21-0004 MOVE HUMAN PERFORMANCE Approved**

Request use permit approval to expand an existing sports therapy and training facility to an adjacent suite located in a Planned Light Industrial zoning district with a Planned Area Development Overlay (I-1/PAD). The business is located at 375 E. Elliot Road, approximately ¼ mile east of the southeast corner of Arizona Avenue and Elliot Road.

**Background**

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

**Surrounding Land Use Data**

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

**Proposed Business Operations**

|                             | Existing          | Proposed                                         |
|-----------------------------|-------------------|--------------------------------------------------|
| <b>Suite Square-footage</b> | 2,854 Square-feet | 2,854 Square-feet<br>(existing facility) + 1,400 |

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

#### **Review and Recommendation**

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

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

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

#### **Public/Neighborhood Outreach**

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

#### **Recommended Action**

Planning staff recommends Planning and Zoning Commission motion to recommend approval to expand the facility, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.

3. The Use Permit shall remain in effect for five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

**Proposed Motion**

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

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

The motion passed unanimously 7-0.

**5. BRIEFING ITEMS:**

None

**6. MEMEBERS COMMENTS/ANNOUNCEMENTS**

None

**7. CALENDAR**

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

**6. ADJOURMENT**

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



Rick Heumann, Chairman



Kevin Mayo, Secretary