

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA March 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 4:35 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Commissioner Robert Klob

Commissioner George Kimble

Commissioner Matt Eberle

Commissioner Michael Flanders

Absent and Excused:

Vice Chairman David Rose

Commissioner Gregg Pekau

Also, present:

Mr. David de la Torre, Planning Manager

Ms. Lauren Schumann, Senior City Planner

Mr. Ben Cereceres, City Planner

Mr. Zachary Werdean, Associate Planner

Mr. Thomas Allen, Assistant City Attorney

Ms. Julie San Miguel, Clerk

2. **AGENDA ITEMS:**

***a. PLH20-0052/PLT20-0039 SERENE ESTATES**

Request Rezoning from Neighborhood Commercial District (C-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 15-lot subdivision on approximately 2.3 acres located northwest of the northwest corner of Galveston and Hartford streets.

Background

- Approximately 2.3 net acres and undeveloped
- Site zoned C-1, allowing for commercial uses to support the immediate neighborhood

- Subject site wraps an existing commercial corner with a laundry mat, convenience store, and restaurant
- General Plan designates the site as Neighborhoods and is considered infill
- Project consist of 15 lots totaling 6.4 du/ac

Surrounding Land Use Data

North	Alley then single family	South	Galveston Street then single family and two-story apartments
East	Hartford Street then two-story apartments	West	Alley then single family

General Plan Designation

Plan	Recommended Land Use	Proposed Amendment
General Plan	Neighborhoods	No Change

Proposed Development

	Single family subdivision
# of Lots	15 single family lots
Density	6.4 dwelling units per acre
Building Setbacks (min.)	• Front – 8.6 ft. to livable, 20 ft. to garage from back of sidewalk • Sides – 5 ft. & 5 ft. • Rear - 10 ft., designated lots in exhibit allow for single-story, attached patios to encroach 5 ft. into 10 ft. setback
Lot Size	Lots range from 3,612 sq. ft. to 6,748 sq. ft.
Lot Coverage (max.)	65 percent
Building Height (max.)	All homes two-story; 28 ft. to midpoint of peak
Architecture Theme	Contemporary and Farmhouse
Number of Elevations	6
House Size	1,795 sq. ft. to 2,292 sq. ft.
Number of Floor Plans	3
Parking Spaces	• Each lot provides a two-vehicle garage with driveways • On-street parking provided on both sides of street; subdivision is not gated

Review and Recommendation

Planning staff finds the proposal consistent with the General Plan. Due to the infill nature of the site, the lots are smaller than adjacent single-family homes to the west and north. However, a twenty-foot alley separates the existing homes and the proposed development. The proposed two-story product is an appropriate transition from the neighborhood commercial to the single-family lots. The proposed single-family subdivision will provide a public local street through the development, which allows for parking on both sides of the street for guest and residents. An amenity is not proposed due to size constraints of providing a public street but a public park (Navarrete Park) and two schools are within walking distance of the proposed development.

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. In order to provide private covered patios for each lot, eight lots request to encroach five (5) feet into the rear yard setback to provide an adequate patio cover. Some of these lots have the ability to build the private patio in the side yard with the appropriate floor plan. As recommended by Planning staff, all lots are required to provide a covered patio in either the rear or side yard at the time of construction. Staff finds the proposal to be consistent with the goals of the General Plan and recommends approval subject to conditions.

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 February 10, 2021. Ten (10) households attended the virtual meeting; only two residents asked questions about the proposal. One resident asked about the proposed walls along the alley, construction timelines and cost of homes. The other resident had concerns with two-story adjacent to single-story regarding privacy issues and concerns with having an Homeowner's Association (HOA) for the new subdivision as they thought it meant excluding the proposed subdivision from the City's rules.

- Planning staff has received one phone call after the neighborhood meeting from the concerned resident. Their concerns included the proposed architecture of the homes is “too modern” for the surrounding neighborhood, two-story homes adjacent to single-story, and the resident thought the property should develop as a community center or library for the neighborhood children. The resident is opposed to the request.
- Planning staff has received a letter of support and opposition from two residents who about the proposal and attended the neighborhood meeting. The letters are attached.

Recommended Actions

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, “Serene Estates” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0052, 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. 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. 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.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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

Front yard setbacks	8.6 ft. to livable; 20 ft. to garage from back of sidewalk
Side yard setbacks	5 ft. and 5 ft.
Rear yard setback	10 ft., designated lots in exhibit allow for single-story, attached patios to encroach 5 ft. into 10 ft. setback

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 "Serene Estates" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0052, 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. 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.
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.
9. All lots shall provide a cover patio in either the rear or side yard at the time of construction.

Note: Stipulations 10-15 were added as a result of the Planning and Zoning's discussion during the study session:

10. Add more articulation to roof such as a dormer to 2072 farmhouse plan.
11. Left elevation on both 1795 plans shall be enhanced to create more articulation.
12. The front elevation of the 1795 contemporary plan shall break up the horizontal element of the porch roof to create vertical elements.
13. Plan 2292 contemporary shall create more articulation on the rear to mimic the front elevation.
14. Monument signs shall be added to both entrances to be architecturally compatible with the materials and colors of the homes.
15. Same elevation shall not be built side by side.

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.

An Addendum Memo was presented to the Commission as Planning staff received correspondence from a resident surveying the neighborhood. The correspondence stated concerns related to the two-story housing project and was added as an attachment.

CHAIRMAN HEUMANN requested to review the landscape plan. He believes the landscape will provide a nice transition from both sides of the street.

COMMISSIONER KIMBLE asked if the Homeowners Association restricts two-story housing within the subdivision.

LAUREN SCHUMANN, SENIOR PLANNER advised there are few existing two-story homes throughout the neighborhood and current zoning allows for two-story homes with a maximum height of thirty-feet.

COMMISSIONER HEUMANN clarified there is no Homeowners Association in the neighborhood.

COMMISSIONER KLOB presented statements regarding a cartoon sent in by a resident in opposition. He is partial to the project and does not believe it would be conducive to commercial, as it is a tough site to build on. He is favorable to the architecture and the contrasting styles between the farmhouse and the contemporary home options. Commissioner Klob presented comments regarding the need for more articulation on the upper roof of one of the farmhouse plans. He advised the option needs a vertical play to match the other farmhouse options. He further advised, that the left elevations on one of the plans needed more articulation such as a side patio and/or window to break up the blank wall.

LAUREN SCHUMANN, SENIOR PLANNER confirms Commissioner Klob's recommendations on record.

COMMISSIONER KLOB presented statements regarding the contemporary option and asked staff to assist the applicant to make them more cohesive. He shared the

same concerns with breaking up the blank wall on the left elevation that he had with the farmhouse plan.

CHAIRMAN HEUMANN asked Commissioner Klob if he believes it is better to narrow down the design to farmhouse, as the neighborhood is more traditional. He also asked, if having more designs would create a hodgepodge of homes and make the new development stand out in the neighborhood.

COMMISSIONER KLOB shared his opinion that the new homes will stand out anyway because they are a different style and taller. He further advised having six design options gives the builder diversity.

COMMISSIONER KLOB further addressed the contemporary design layout and expressed the need to for the porch roof to be broken up to create a horizontal break to and create more of a vertical element on the home. He acknowledged there is no monument sign or any signage and requested a stipulation be added in the event the builder wishes to add a sign. He recommended if a sign is added later; it be reviewed by design committee or commissioners, it meet design codes, and be complimentary to the architecture of the development.

LAUREN SCHUMANN, SENIOR PLANNER confirmed the commissioner's stipulation recommendation on record.

CHAIRMAN HEUMANN advised his preference of having signage for identification purposes and the possibility of lack of follow through if signage is not addressed in the beginning stages.

COMMISSIONER FLANDERS agreed with Commissioner Klob's assessment of the elevations and asked what the lot coverage for the subdivision is.

LAUREN SCHUMANN, SENIOR PLANNER explained the total lot coverage is 65% to allow outdoor areas to be usable and this is comparable to smaller lots that have come within the past two years.

COMMISSIONER FLANDERS mentioned there is more set back in the front than the back. He believes that this is a good project and asked staff to discuss with the applicant the possibility of shifting forward to help with the setbacks.

COMMISSIONER EBERLE asked if there was petition circulating.

LAUREN SCHUMANN, SENIOR PLANNER advised there is no a petition, but there is a neighbor who went door to door to see if residents had concerns. She collected letters that have been provided to the commission in the Agenda Packet and in the Addendum Memo.

CHAIRMAN HEUMANN asked if two of the three letters were from renters.

LAUREN SCHUMANN, SENIOR PLANNER stated no contact information was provided on the letters and when compared to Maricopa County Assessor's website that the signed name does not match the address provided.

CHAIRMAN HEUMANN explained he favors the farmhouse architecture as it sits better with the existing homes and expressed the concern of too many options creating a hodgepodge. He recently visited the area and noticed improvements made to Hartford Apartments and believes this is a good use of the property due to its location near a park and schools. Chairman Heumann further explains the homes would be great for families looking for a more affordable home in Chandler. He mentioned a previous attempt for this area was made by U-Haul, but it was not approved by City Council. He conveyed the necessity of signs for identification purposes and concurs with Commissioner Flanders that a shift in the front could make more room for the backyard. He directed staff to work with the applicant with the stipulations discussed this date.

Proposed Motions

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0052 Serene Estates, rezoning from C-1 to PAD for single family residential, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0052 Serene Estates, subject to conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT20-0039 Serene Estates, as recommended by Planning staff.

***b. PLH20-0063/PLT21-0008 MCKINLEY GLENN**

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout, and Preliminary Plat approval for a 22-lot subdivision on approximately 9 acres located east of the southeast corner of Chandler Heights and Cooper roads. **(CONTINUED TO APRIL 21, 2021, PLANNING AND ZONING COMMISSION)**

Staff requests a continuance to the April 21, 2021, Planning and Zoning Commission meeting to allow more time to finalize the preliminary plat for the proposed development.

Proposed Motion

Motion Planning and Zoning Commission to continue PLH20-0063/PLT21-0008 McKinley Glenn, as recommended by Planning staff.

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

Request Use Permit approval for a bar and an Entertainment Use Permit for outside speakers in a courtyard located on a property zoned City Center District (CCD). The subject property is located at 118 W. Boston Street, generally located approximately 500 feet west of Arizona Avenue, between Chandler Boulevard and Frye Road.

Background

- Zoned as City Center District (CCD).
- Zoning Code requires Use Permit approval for bar, cocktail lounge in all zoning districts.
- Zoning Code requires Entertainment Use Permit approval when outdoor speakers and/or live entertainment is provided and the establishment is located within 1,320 feet of residential property. The subject site is located approximately 292 feet east of existing residential properties.

Surrounding Land Uses

North	Abandoned building (CCD)	South	Commercial stores and restaurants (CCD)
East	Eye lash extensions & offices (CCD)	West	Chiropractic office (CCD)

Proposed Business Operations

Building/Suite Area	757 building sq. ft. & 1,150 sq. ft. courtyard
# of employees	10-12 employees
Hours of Operation	10:00 AM - 2:00 AM Daily
Hours of Entertainment	5 small outdoor speakers will provide background music during hours of operation, 10:00 AM - 2:00 AM Monday – Friday No live entertainment will be provided
# of seats	Approximately 29 indoor seats and 35 patio seats.

General Plan and Area Plan Designations

2016 General Plan	Neighborhood & Downtown Chandler Growth Area
Downtown-South Arizona Avenue Area Plan	Urban commercial & Future Growth Area

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. The General Plan Downtown Chandler Growth Area is called out as a destination for arts, entertainment, tourism, specialty retail, and special events.

Planning staff also finds the proposal to be consistent with policies of the Downtown South

Arizona Avenue Area Plan as urban commercial denotes areas that are appropriate for retail, restaurant, and personal services. The future growth area denotes that the area is intended for future expansion of the cultural and entertainment category, which includes support uses such as performing arts, art galleries, hotels, retail, restaurant, dance clubs, cinemas, and amusement arcades.

Review and Recommendation

Planning staff finds the use permit request for a bar compatible with the surrounding uses.

The hours of operation do conflict with the commercial and office uses. The omission of live entertainment will further help the bar blend into the commercial/office strip.

The entertainment use permit is for background music only in their courtyard.

The bar expects to be busier at night after 5:00 P.M., when the commercial and office uses are closed for the night. The establishment shall provide a contact phone number for a responsible person to any interested neighbors and property owners to resolve any noise complaints, if there so happens to be any.

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

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 3rd, 2021. There was one attendee.
- Neighbor was concerned about live entertainment potentially being provided; applicant advised the neighbor that there will be none.
- As of the writing of this memo, Planning staff is unaware of opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of a Use Permit for a bar and an Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval for a bar.
2. Substantial expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.

3. The Use Permit is non-transferable to any other location.
4. The Entertainment Use Permit is non-transferable to any other location.
5. The site shall be maintained in a clean and orderly manner.
6. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
7. The establishment shall provide a contact phone number for a responsible person (i.e., bar owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.
8. The Use Permit for a bar shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Use Permit for a bar beyond the expiration date shall require reapplication to and approval by the City of Chandler.
9. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.

ZACHARY WERDEAN, ASSOCIATE PLANNER clarified that the hours of operation are 10:00 AM to 2:00 AM daily and that includes hours of entertainment.

COMMISSIONER KLOB indicated the location is between two businesses and asked if there were any challenges with the proposed use.

ZACHARY WERDEAN, ASSOCIATE PLANNER responded that the offices were considered and the adjoining business did not make contact. He further advised the Applicant does not expect to be busy until the evening time when the neighboring businesses are closed and furthermore, the Applicant provided a phone number to local business owners to ensure there are no complications.

COMMISSIONER KLOB was concerned that parking might become an issue and that the success of the bar might be a detriment on the adjacent businesses.

CHAIRMAN HEUMANN explained the location is in the Center City District where there is no parking requirement. The parking for this location will be street parking or the parking garages. Chairman Heumann asked if they are serving alcohol only.

ZACHARY WERDEAN, ASSOCIATE PLANNER confirmed they are not selling food and will only be serving alcohol.

CHAIRMAN HEUMANN presented statements regarding this establishment being out of character for what is going on in downtown and the size of the location. He asked what the hook was and how the establishment will draw in customers. He also asked for the length of the entertainment permit.

ZACHARY WERDEAN, ASSOCIATE PLANNER advises the permit length is two years for the Bar and the Entertainment Permits.

Proposed Motion

Motion Planning and Zoning Commission to recommend approval of Use Permit and Entertainment Use permit case, PLH20-0054 Bar @118W, subject to the conditions as recommended by Planning staff.

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

Request Preliminary Development Plan approval to amend a comprehensive sign plan for an existing office/retail building. The subject property is located at 55 N. Arizona Place, generally located east of the southeast corner Arizona Avenue and Buffalo Street.

Background

- 38,400 Square Foot Site, 105,000 Square Foot Building
- Subject site zoned Planned Area Development (PAD) for Office, Retail and Parking Garage Development in 1997
- The original Preliminary Development Plan (PL98-0142 Chandler Office Center) for signage was approved in 1999.

Signage

	Existing (PL98-0142)	Proposed

Type of signage	Major Tenant: 17,500 square feet of leased space or more Minor Tenant: First floor occupancy and 5,000 square feet or more of leased space	Major Tenant: 15,000 square feet of leased space or more Minor Tenant: 15,000 square feet or less of leased space Retail Sign: Retail Tenants Center ID Sign: The Johnathan Entry Wall Sign: The Johnathan
Maximum number of signs allowed per tenant	Major Tenant: Two (2) Minor Tenant: One (1)	Major Tenant: Two (2) Minor Tenant: One (1) Retail Tenant: One (1) Center ID Sign: One (1) Entry Wall Sign: One (1)
Maximum number of signs allowed on the building concurrently	Four (4)	Major Tenant: Four (4) Minor Tenant: Four (4) Retail: Six(6) Center ID: One (1) Entry Wall: One (1)
Signage type location	Major Tenant: -Between 2 ND and 3 RD floor & above the 5 TH floor	Major Tenant: above the 5 TH floor Minor Tenant:

	Minor Tenant: Between 2nd and 3rd floor	Above 2nd floor (If a minor tenant is located on the 3RD floor, their sign may be placed on the upper sign band) Retail Sign: Above colonnade Center ID Sign: Above first floor entry wall Entry Wall Sign: Mounted on entry block wall
Maximum Sign Dimensions	Major Tenant & Minor Tenant: -Minimum letter height of 24" and maximum letter height of 36" -Maximum sign width varies by sign band location	Major Tenant: 36" x 504" Minor Tenant: 24" x 301.6" Retail Tenant: 20" x 176.3" Center ID Sign: 20" x 216.8" Entry Wall Sign: 18" x 81"
Sign Material & Finish	Major Tenant: -Non-illuminated letters to fabricated from a brush stainless steel reverse pan channel letter/logo with 5" deep returns -Illuminated letters Logo with brushed stainless steel returns and 3/4" stainless steel trim caps	Major Tenant: 3" deep individual pan channel letters Letter style and logo are subject to landlord Minor Tenant: 3" deep individual pan channel letters Letter style and logo are subject to landlord Retail Tenant:

	-Letter style and logo are subject to landlord approval Minor Tenant: -5" deep pan channel letters -Logo with brushed stainless steel returns and 3/4" stainless steel trim caps -Letter style and logo are subject to landlord approval	3" deep individual pan channel letters with finished backs Letter style and logo are subject to landlord Center ID Sign: 3" deep, panel channel lettering. Returns finished backs and thin trim retailer painted white Entry Wall Sign: 1/4" thick flat cut out aluminum letterings painted black
Illumination	Signs located above 5TH floor are to be non-illuminated & Signs located between the 2nd and 3rd floor are to be illuminated Major Tenant: Internal illumination (white neon) Minor Tenant: Internal illumination (white neon)	Major Tenant: Halo illuminated with white LED Minor Tenant: Halo illuminated with white LED Retail Tenant: Non illuminated Center ID Sign: Face illuminated with white LED Entry Wall Sign: Non illuminated

Surrounding Land Use Data

North	Across Buffalo Street: Vacant lot zoned (CCD)	South	Across Commonwealth Avenue: Existing building zoned (PAD)
East	City Facilities including Library and Development Services Building	West	Across Arizona Place: City Park Zoned CCD

Review and Recommendation

Changes to the signage have not occurred since originally approved in 1999. The Preliminary Development Plan (PDP) to amend the existing sign plan comes at a time when the building is being updated to provide a more modern look.

Planning staff finds that the request for the amendment to the existing Comprehensive Sign Plan meets the intent of the Sign Code and the proposed signage is architecturally integrated with the building and provides an updated appearance that is harmonious with the buildings remodel.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 9, 2021. No neighbors were in attendance.
- Planning staff received one (1) comment in support of the request.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Action

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. Signage shall be in substantial conformance with the elevations, entitled Exhibits and kept on file in the City of Chandler Planning Division, in File No. PLH20-0067, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. 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.

COMMISSIONER KLOB asked about the placement of third-floor minor tenant signage.

BEN CERECERES, CITY PLANNER clarified placement of third-floor tenant signage.

CHAIRMAN HEUMANN presented statements regarding the amount of signs allowed on the west facing side of the building. He presented further statements complimenting the renovations as it has freshened up their side of the street.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0067 The Johnathan for signage, subject to the conditions 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, April 7, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

The study session was adjourned at 5:21 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary