

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA June 2, 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 4:32 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose

Commissioner George Kimble

Commissioner Matt Eberle

Commissioner Michael Flanders

Commissioner Gregg Pekau

Absent:

Also, present:

Mr. Kevin Mayo, Planning Administrator

Mr. David de la Torre, Planning Manager

Ms. Lauren Schumann, Senior City Planner

Ms. Kristine Gay, Senior City Planner

Mr. Ben Cereceres, City Planner

Mr. Thomas Allen, Assistant City Attorney

Ms. Julie San Miguel, Clerk

2. AGENDA ITEMS:

***a. PLH20-0050/PLH20-0051/PLT21-0015 THE ASHLEY**

Request Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1 – 18 DU/AC), Rezoning from Agricultural District (AG-1) to Planned Area Development for multi-family residential (PAD/MF-2), Preliminary Development Plan approval for subdivision layout and building architecture and Preliminary Plat approval for townhouse dwellings on approximately 5 acres, located at the southeast corner of Arizona Avenue and Appleby Roads.

Background

- Approximately 5 net acres.
- Site currently contains a single-family residence.
- Annexation is scheduled for the June 24, 2021, City Council meeting to request Initial City zoning of Agricultural District (AG-1). Annexation public hearing held on March 25, 2021.

Surrounding Land Use Data

North	Church and single-family residential (La Costera)	South	Single-family residential (Paseo Lindo)
East	Union Pacific Railroad	West	School and public library (Hamilton High and Chandler Hamilton library)

General Plan and Chandler Airpark Area Plan

	Existing	Proposed
General Plan	Employment	No change
Chandler Airpark Area Plan (CAAP)	Commercial/Office/Business Park	High Density Residential (HDR 12.1-18 du/ac)

Proposed Development

	Gated multi-family residential
# of Units	78 units in 3-, 4-, and 8-unit buildings 1 bedroom – 20 units 2 bedroom – 29 units 3 bedroom – 29 units
Density	15.7 dwelling units per acre
Building Setbacks (min.)	Arizona Ave. – 50 ft. Appleby Rd. – 26 ft. South – 10 ft. East – 30 ft.
Building Height	Max. 30 ft., two story units
Building Architecture	- Contemporary - Materials: stucco, composite decking/fiber wood, metal - Trellis beamed balconies - Enclosed landscaped rear patios
Parking	- Unit parking 154 parking spaces required 156 parking spaces provided in 2 car garages - Guest/open parking 20 spaces required 24 spaces provided
Amenities	- Airport themed tot lot - Clubhouse - Pool - Dog park - BBQ and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Transitional Employment Corridor which allows residential to be considered when determining compatibility with existing and future surrounding uses. The site is located between two single-family residential subdivisions, Paseo Lindo to the south and La Costera, to the north. The narrow, elongated rectangular site does not lend itself to function as either employment or commercial uses which may negatively impact existing residential. The site is approximately one quarter mile north of the Paseo Lindo commercial center, and approximately one-half mile north of larger commercial centers located on the south side of Ocotillo Road which currently provide sufficient commercial/retail uses in the proximate area. For these reasons, staff supports the area plan amendment from Commercial/Office/Business Park to High Density Residential (HDR 12.1-18 DU/ACRE) land use.

The proposed multi-family residential development is a compatible land use on an infill site that creates a transition between single family developments and provides another housing type to the surrounding area. For these reasons, staff finds the proposal to be consistent with the goals of the General Plan and the CAAP, as amended, and recommends approval subject to conditions.

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project will generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately \$438,566 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. For the analysis, it was assumed the developer will lease the townhomes.

Airport Commission Conflict Evaluation

Airport Commission meeting held on April 14, 2021

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

In Favor: 5 Opposed: 1 (Bozelli)

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

mitigation measures to address the operational conflict are included as stipulations of the rezoning.

Public / Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- Virtual neighborhood meetings were held on August 3, 2020 with three residents in attendance and on March 16, 2021 with 16 residents attending, including Council members Ellis and Harris. Comments and questions related to the landscape buffer between Paseo Lindo homes, balconies and privacy to their back yards, and the amenity area. The applicant responded there is a green belt on the Paseo Lindo side providing a buffer as well as landscape on the south side of the pool amenity. Proposed balconies are adjacent to the master bedrooms.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Recommended Actions

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1-18 DU/ACRE).

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning Agricultural District (AG-1) to Planned Area Development for multi-family residential (PAD/MF-2), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Ashley" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0051, 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. High density residential shall be permitted with a maximum density of 16 dwelling units per acre.

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

Property Line Location	Minimum Building Setback
Arizona Ave.	50 ft.
Appleby Rd.	26 ft.
East Property Line	30 ft.
South Property Line	10 t.

6. Prior to the execution of any lease, all prospective renters shall be given written disclosure in their lease and in a separately signed disclosure statement fully acknowledging that this development 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 development to the Chandler Municipal Airport that includes a heliport and an aircraft storage facility, 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, overflight activity, and other externalities. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and shall be recorded with Maricopa County Recorder prior to the issuance of the first building permit for this development.

7. The subdivider/homebuilder/developer/multi-family manager shall display, in a conspicuous place within the sales or leasing 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". Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer/multi-family manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any lease or sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office in the event the multi-family development is platted to allow unit ownership. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer/multi-family manager and shall not be construed as a guarantee of disclosure by the City of Chandler.

8. The above referenced information shall also be included within any Subdivision. Public Report that is filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

9. 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.

10. All townhouses 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.

11. 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."

12. In the event the multi-family residential development is platted to allow unit ownership, prior to the time of making any purchase agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that this development 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 development to the Chandler Municipal 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.

13. In the event the multi-family residential development 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 the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. 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 railroad track and railroad right-of-way, 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.

14. All leases shall state that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of The Ashley development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All lease agreements shall also provide that it shall be within the sole and absolute discretion of the manager of The Ashley (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 The Ashley's manager) whether or not, when, and how to communicate any tenant's questions, concerns, or complaints to the Chandler Municipal Airport manager.

15. 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.

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 "The Ashley" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0051, 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. 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
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. Roadway-style signs shall be installed at each driveway entrance identifying the presence of low flying aircraft.

Note: Stipulations #10, #11, and #12 were added as a result of the Planning and Zoning's discussion during the study session:

10. The applicant shall work with staff to install minimum 36-inch box and 12 feet high trees where necessary to provide a meaningful buffer along the south property line east of Colorado Street.
11. Trees along Arizona Avenue shall be a minimum 36-inch box and 12 feet high.
12. The applicant shall work with staff to enhance the side elevations facing Arizona Avenue.

Preliminary Plat

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

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

COMMISSIONER FLANDERS stated he spoke to the applicant and the ideas he mentioned were incorporated. He complimented the applicant, developer, and architect, as the project has all the elements he looks for in a higher density project.

VICE CHAIR DAVID ROSE agreed with Commissioner Flanders and mentioned this is compatible land use in a high demand and desirable area. He stated the landscaping needed to be improved with bigger trees especially on the Arizona Avenue side.

CHAIRMAN HEUMANN presented concerns regarding landscaping and the use of eucalyptus trees. He presented further concerns regarding current challenges with smaller trees being planted. He advised that the trees should be a minimum 36 inch box and 12 foot high at the time of planting in the areas along Arizona Avenue and the south east side of the property where there is a 30-ft. buffer. He further advised that the trees will improve the balconies by providing a buffer and the essence of a hedge. He asked for a stipulation to require trees to be a minimum of 12-ft. high. He also asked staff to work on a stipulation to improve the blank side elevations, specifically the ones facing the street. He advised the project is a great infill project and he likes it.

***b. PLH20-0030, PLT20-0020 SCHRADER FARMS BUSINESS PARK**

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD), Preliminary Development Plan for site layout and building architecture and preliminary plat approval for a light industrial and office business park, and a commercial corner on approximately 71.1 net acres located at the northwest corner of McQueen and Queen Creek roads. (STAFF REQUESTS CONTINUANCE TO THE JUNE 16, 2021 PLANNING AND ZONING COMMISSION MEETING.)

Staff requests a continuance to the June 16, 2021, Planning and Zoning Commission meeting to allow additional time for adjustments to be made to the preliminary plat as well as to correct an error in the legal advertisement.

***c. PLH20-0072/PLT21-0016 CHANDLER AIRPARK TECHNOLOGY CENTER**

Request Preliminary Development Plan (PDP) for site layout and building architecture for flex industrial buildings with office. The approximate 26.2-acre subject site is located at the southwest corner of Gilbert Road and Insight Way.

Background

- Approximately 26.2 acres
- Subject site zoned Planned Area Development (PAD) for light industrial (I-1 uses), office, and showroom within the 80-acre Chandler Airport Business Park (CABP) Phase 2 in 2006
- Separate PDP's are required for properties located along Gilbert Road
- Project consist of two phases consisting of flex buildings allowing for a mix of light industrial uses and office

- Phase 1, the south portion, will consist of two flex industrial buildings
- Phase 2 will consist of either two additional flex industrial buildings or an office building with consistent architectural design; Phase 2 will be reviewed administratively by staff

Surrounding Land Use Data

North	Insight Way then Watermark development (retail & office)	South	Rockefeller- Chandler Crossroads (flex industrial & commercial)
East	Gilbert Road	West	Insight (office)

Proposed Development Phase 1

Building Square Footage	220,718 total square feet Building A (west) 126,049 square feet Building B (east) 94,319 square feet
Building Height	Maximum 45 feet; Provided 43 feet
Number of Dock Doors	Building A- 28 doors (6 at grade & 23 dock) Building B- 29 dock doors (4 at grade & 25 dock)
Parking Spaces Required	252 spaces
Parking Spaces Provided	305 spaces; allowing for approximately 20% office

Review and Recommendation

Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan, Chandler Airpark Area Plan (CAAP), and the approved PAD zoning for CABP Phase 2. The two proposed flex industrial buildings allow for a mix of uses including manufacturing, research and development, and office. Generally ancillary uses such as office and retail showroom are limited to occupy ten percent of a building within industrial development unless noted; the proposal requests up to 20 percent office and/or retail showroom accordingly to comply with available parking.

The request was reviewed for compliance with the design standards established within the CABP guidelines including landscaping and signage. The alignment of the two buildings internalize the dock doors and screening of the rear facades. An eight (8) foot wall will be provided between buildings to further screen the rear courts. The development doubled the amount of landscaping and building setback required along Gilbert Road to further buffer from Gilbert Road and residential east of Gilbert Road. A mix of material including glazed glass, metal panels, awnings, steel columns, and form liners are used to enhance the tilt-up walls. The color scheme of earth tones is proposed to be consistent with the CABP guidelines established in 2006. Under Phase 1, all landscaping will be installed along all property lines and at the intersection of Gilbert Road and Insight Way a center identification sign will be

constructed. Phase 2 will consist of either two additional flex industrial buildings or an office building depending on market demand and will be reviewed administratively by staff for consistency with the approved architectural design.

Staff finds the proposal to be consistent with the goals of the General Plan, CAAP, and CABP thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting on May 4, 2021. The applicant's team, city staff, and five (5) households attended the virtual meeting. General questions about construction timelines and traffic patterns were asked from residents. No opposition was expressed.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Actions

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion 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 Airpark Technology Center" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0072, 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. Compliance with original conditions adopted by the City Council as Ordinance No. 3814 in case DVR06-0038 Chandler Airport Business Park Phase 2, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. 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.

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. Phase 2 will be reviewed administratively by staff for consistency with the approved architectural design.

7. Landscaping improvements along the perimeter of the property and the center identification sign to be installed during the first phase of development.

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.

CHAIRMAN HEUMANN asked if there is a traffic light on Insight Way.

LAUREN SCHUMANN, SENIOR CITY PLANNER confirmed there is a traffic light and stated at the neighborhood meeting a resident was asking for the addition of a traffic light for turning. She further stated that the City of Chandler's traffic engineer was advised of the request.

CHAIRMAN HEUMANN asked if the City of Chandler is planning on adding a traffic light for turning.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded that the traffic engineer was advised of the request and looking into it.

COMMISSIONER FLANDERS advised this is good use for the property, but he is not happy with the architecture. He asked if the internal road between the buildings are screened from the access road.

LAUREN SCHUMANN, SENIOR CITY PLANNER replied there are eight foot walls between the two buildings that allow for additional screening.

COMMISSIONER FLANDERS asked if the eight foot walls will also occur on future phases on that road and on Insight way?

LAUREN SCHUMANN, SENIOR CITY PLANNER clarified between the buildings are proposed eight foot walls and besides parking screen walls, there is no fencing along the perimeter or along the west side. She stated there will be a wall on the development to the south.

COMMISSIONER FLANDERS noticed there are areas that do not comply with commercial design standards as there are more than twelve parking spaces per one 9-ft. planter. He stated the landscaping needed to be improved and requested the introduction of date palms to the development at the main entries across the front of the building. He also recommended date palms be placed on the arterial street at Gilbert Road and Insight Way, where three trees are proposed in an angle. He asked staff to go through the commercial design standards with the applicant and work with them on improving the arterial street. He presented concern regarding the proposed architecture.

CHAIRMAN HEUMANN asked Commissioner Flanders if he believes this should be set for Design Review Committee and stated it is adequate to set the case for Design Review Committee if the commission feels the proposed design is mundane. Chairman Heumann mentioned what is currently being planted for landscaping is very small and the drawings show how the trees would appear after thirty years of growth. He appreciated the fifty feet of landscape, but it is concerned with the landscaping being too small. He presented statements regarding a possible stipulation for 12ft. high trees and the use of date palms to break up the masking on the walls.

COMMISSIONER FLANDERS stated there is a great deal to discuss and it will allow the applicant to look at the project and make some quick changes. He noticed that all in all the proposal is painted concrete and there are some variations with the form liner, but patterns for the form liner are not in the package. He mentioned it looks like a white and black building with a normal trim of brown or tan. He further stated there is not much movement to the building, but it is difficult for industrial buildings to have that because its tilt panel allows for a very minimum up and down.

CHAIRMAN HEUMANN advised that the project is very industrial for facing Gilbert Road which is a major focal point for the city.

COMMISSIONER PEKAU agreed with Chairman Heumann and Commissioner Flanders. He stressed the importance of the area and recommended the case be set for a Design Review Committee meeting.

COMMISSIONER EBERLE liked the practical use of the space and stated it will be productive for the Gilbert Road area in the future. He also agreed with the comments of the other commissioners.

CHAIRMAN HEUMANN asked staff to speak with the applicant regarding Design Review Committee as the proposal is on Gilbert Road and the architecture needs to be enhanced. He advised tilt can be hard to work with, but there are things that can be done to improve the design.

***d. PLH20-0069 CHANDLER CORPORATE CENTER LOTS 8 & 10**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for one flex industrial building with office on approximately 6.05 acres. The subject property is located north of the northwest corner of Chandler Blvd. and McClintock Road.

Background

- Approximately 6.05 acres
- Subject site zoned Planned Area Development (PAD) for industrial, office and warehouse (general); approved in 1988
- The original PDP was approved in 2000 and modified in 2005 which required a minimum of three smaller buildings on the subject site; proposal seeks to combine all three into one larger building

Surrounding Land Use Data

North	Across Galveston Street: Existing building zoned (PAD) for Industrial, office and warehouse (limited)	South	Existing building zoned (PAD) for Industrial, office, and warehouse (limited).
East	Across McClintock Drive: Existing Single-Family lots Zoned SF8.5 (Single-Family District)	West	Across Juniper Drive: Existing building zoned (PAD) for industrial, office, and warehouse (general)

Proposed Development

Building Square Footage	86,263 Square-feet
Building Height	Maximum 45 feet; Provided 38 feet
Number of Dock Doors	Approximately 24 doors
Parking Spaces Required	112 spaces
Parking Spaces Provided	189 spaces; allowing for approximately 20,000 square-feet of office

Review and Recommendation

Planning staff has reviewed the request finding consistency with the General Plan and Planned Area Development (PAD) zoning. The proposed flex industrial building allows for a mix of uses including industrial, office and general warehousing. The

proposal requests up to 20,000 square-feet of office accordingly to comply with available parking.

The proposed industrial shell building will be approximately 86,263 square-feet. The building will be constructed of tilt-up concrete with building design, colors and materials having a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. Four-sided architecture is prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths.

Staff finds the proposal to be consistent with the goals of the General Plan, thus recommending Planning and Zoning Commission recommend approval.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 3, 2021, One neighbor was in attendance and had general questions regarding on-site retention.
- As of the writing of this memo, planning staff is not aware of any concerns or opposition to the request.

Recommended Actions

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 Corporate Center Lots 8 & 10" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0069, 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 landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. 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.
4. The site shall be maintained in a clean and orderly manner.
5. 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

6. 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.

CHAIRMAN HEUMANN recused himself from item d, as he felt a conflict of interest existed since he resides in that neighborhood.

COMMISSIONER FLANDERS stated the necessity for screening the loading bays from the arterial streets. He was unsure if landscaping will help, but screen walls and gates can add improvement. He presented statements regarding the addition of date palms to accent the main entries and also the addition of something on the corner. He mentioned that the elevations presented were not clear as to colors, materials, and form liner pattern. He suggests the project be taken to Design Review Committee.

VICE CHAIR DAVID ROSE advised he would also like to see this case set for Design Review Committee as his comments would be similar to Commissioner Flanders. He mentioned this was supposed to be three buildings, but now one building is proposed. He presented statements regarding the landscaping and asked for a stipulation requiring the planting of larger trees and landscaping.

***e. PLT21-0002 NEVADA AND COMMONWEALTH**

Request Preliminary Plat approval for a proposed multi-family development on approximately 5.6 net-acres located at the southeast corner of Nevada Street and Commonwealth Avenue, generally located approximately one quarter of a mile south and east of Chandler Boulevard and Arizona Avenue.

Background Data

- Site is 5.59 net-acres in area
- Rezoned to Planned Area Development District (PAD) for multi-family dwelling units on September 12, 2019

Purpose

This preliminary plat request is to identify right-of-way dedication boundaries and the location of utilities in such a manner that site improvements and landscaping substantially conform to the rezoning and preliminary development plans approved in 2019.

Recommended Action

Upon finding consistency with the General Plan and the approved zoning, Planning staff recommends the Planning and Zoning Commission approve the preliminary plat subject to the following condition:

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

COMMISSIONER FLANDERS asked where they are at in the process and if the applicant is getting building permits. He also asked if they are dividing the long building.

KRISTINE GAY, SENIOR CITY PLANNER replied the Applicant is getting the preliminary plat and final plat before seeking approval of the City Council and it does not appear that an application for building permits has been submitted. She confirmed they are breaking up said building and shows the corresponding exhibit.

DAVID DE LA TORRE, PLANNING MANAGER stated it is staff's recommendation to set item c and item d for Design Review Committee on June 16, 2021 and continue Planning and Zoning Commission to July 21, 2021, if the applicant is in agreement. He further stated staff was considering canceling the July 7, 2021 meeting as both July meeting dates track to the same August date for City Council. He mentioned continuing these cases to July 21, 2021, Planning and Zoning Commission would allow more time for the applicant to revised drawings and prepare.

CHAIRMAN HEUMANN requests staff to speak with the applicant regarding the dates.

3. **BRIEFING ITEMS:**

None

4. **MEMBERS COMMENTS/ANNOUNCEMENTS**

None

5. **CALENDAR**

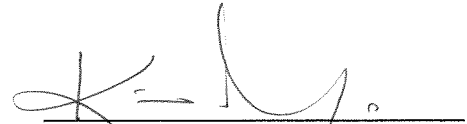
The next study session will be held before the regular meeting on Wednesday, June 16, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. **ADJOURNMENT**

The study session was adjourned at 5:08 p.m.

A handwritten signature in dark ink, appearing to read 'Rick Heumann', written over a horizontal line.

Rick Heumann, Chairman

A handwritten signature in dark ink, appearing to read 'Kevin Mayo', written over a horizontal line.

Kevin Mayo, Secretary