

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA June 16, 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 5:01 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:

Ms. Debra Stapleton, Assistant City Manager

Mr. David de la Torre, Planning Manager

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

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with a Mid-Rise Overlay, 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.

Background

- Site is currently zoned and used for agricultural land uses.
- 71.1 net-acre site

Surrounding Land Use Data

North	Agriculture	South	Queen Creek Road then City of Chandler Solid Waste Services
East	McQueen Road then dairy farm	West	Faith Family Church and agriculture

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Growth Area 3: Chandler Airpark - Employment	No Change
Chandler Airpark Area Plan	Light Industrial and Neighborhood Commercial	No Change

Proposal

Industrial Business Park	
Size	67.65 net-acres in area
Land Use	Light industrial and business park land uses
Buildings	- Six single-story buildings 91,900 sq. ft. – 277,700 sq.ft. in size 46 feet in height to the top of parapet (50 ft max. building height allowed with proposed with Mid-Rise)
Site Design	- Truck loading courts located on the interior of the site - Berming and screen walls used along perimeter - Angled parking and landscaping to support campus aesthetic along street frontages - Stained concrete thematic entrances - Architecturally coordinated monument signage
Phasing	- Two phases are proposed - Phase 1 consists of: 3 eastern business park buildings - Street improvements along perimeter of entire site - Street frontage landscaping along perimeter of Phase 1 and commercial lot - Phase 2 consists of: - Three western business park buildings and remaining street frontage landscaping.

Commercial Corner	
Size	3.46 net-acres
Land Use	- C-2 Commercial land uses per the City of Chandler Land Use Code. - Auto-related uses, (fuel stations, oil change services, etc.) will not be permitted

	• Up to one drive through establishment may be developed on-site
Building & Site Design and Future PDP	• No specific building design or site layout is proposed at this time. • A future PDP will be reviewed by Council prior to development of the corner • The design of the buildings and site layout of the commercial corner will coordinate with the business park site.
Phasing	• The corner parcel will be developed at a separate time and is not included in Phase 1 or 2 of the business park.

Review and Recommendation

Staff finds the proposed rezoning, mid-rise overlay, preliminary development plan, and preliminary plat to align with the goals of the 2016 General Plan and Chandler Airpark Area Plan.

The 2016 General Plan identifies the site as being located within Growth Area 3, Chandler Airpark, where the future land use of "Employment" is guided for. The Chandler Airpark Area Plan more specifically calls for light industrial land uses and neighborhood commercial land uses at the corner.

To align with both the Chandler Airpark Area Plan and the Employment guidance of the 2016 Chandler General Plan, the applicant revised the site plan to avoid proposing buildings that appeared to support distribution as a primary land use. Staff believes the resulting building footprints will better accommodate land uses that will generate employment opportunities and therefore align with the goals of the General Plan.

To ensure the proposed corner site is sized and dimensioned appropriately, the applicant has shown staff how the corner could successfully accommodate vehicular access, retention, landscaping, and commercial land uses that are coordinated with the adjacent business park. Since the applicant will not be the developer of the commercial corner site, it is left empty in the proposed site exhibits. A future preliminary development plan will need to be approved by Council prior to it being developed.

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 digital neighborhood meetings via Zoom on February 18th, and April 12th, 2021. The applicant also created a website to share further information with residents.
- Residents had concerns regarding the building height, the land uses and associated traffic concerns. The applicant explained the how the site has been planned for employment and commercial land uses by the Chandler Airpark Area Plan and 2016 General Plan. At the time of the meetings, the traffic study had not been reviewed by The City's Traffic Engineer. The applicant explained that a traffic impact analysis would need to be approved prior to moving forward. After sharing perspectives of the buildings, no further concerns for building design were received.
- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Airport Commission Conflict Evaluation

Airport Commission meeting April 14, 2021

Motion to find no conflict with existing or planned airport operations.

In Favor: 7

Opposed: 0

Absent: 0

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a light industrial and office business park with a Mid-Rise Overlay, and a commercial corner subject to the following conditions:

1. For the parcel legally described in Exhibit "A," permitted land uses shall be limited to office uses and land uses permitted by-right in the I-1 Planned Industrial District per the Land Use and Zoning Code of the City of Chandler. Showrooms shall also be permitted where they are provided as an ancillary component of a primary use.
2. For the parcel legally described in Exhibit "B," permitted land uses shall be limited to land uses permitted by-right in the C-2 Community Commercial District per the Land Use and Zoning Code of the City of Chandler. Auto-related uses including but not limited to the sale, rental, repair, fueling or washing of automobiles, motorcycles, trucks, boats, or related accessories shall not be permitted.
3. Development of the overall site shall be in substantial conformance with the Development Booklet, entitled, "Schrader Farms Business Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0030, 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.

4. Prior to development of the corner parcel, as described in Exhibit "B," a preliminary development plan for site layout and building design shall be approved by City Council. The architectural design, landscaping, and pedestrian and vehicular access shall be coordinated with the business park to create an integrated campus appearance.
5. Building heights shall not exceed 50 (fifty) feet in height as measured to the top of parapet.
6. 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, as shown in the Phasing Exhibit to achieve conformance with City codes, standard details, and design manuals.
7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. When office is proposed to occupy more than ten percent of a tenant space, a parking analysis shall be submitted for review by the Zoning Administrator. Said analysis shall clearly show the amount of area occupied by all existing and proposed land uses and the amount of parking spaces required by the City of Chandler Zoning Code, and the amount of parking spaces provided.

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 "Schrader Farms Business Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0030, 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 enhanced pavement design shown at the main Queen Creek Road entrance shall be duplicated at the main entrances proposed on McQueen Road and Canary Way.
3. The site shall be maintained in a clean and orderly manner.

4. The landscaping and all other improvements 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. Signage shall be designed in coordination with landscape plans, planting materials, storm water basins, site contours, utility pedestals, and other site appurtenances or features so as not to create problems with sign visibility or prompt the removal of required or proposed landscaping. Building signage shall be architecturally coordinated with the respective façade.
8. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

Note: Stipulations #11 and #12 of the Preliminary Development Plan were added in the addendum memo presented to the Planning and Zoning Commission this date.

11. The applicant shall work with staff to provide an accent material under the metal Awnings.
12. The applicant shall work with staff to create a different paint color scheme for phase two.

Preliminary Plat

Upon finding consistency with the General Plan and the proposed rezoning and preliminary development plan, Planning staff recommends the Planning and Zoning Commission 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.

An Addendum Memo was presented to the Commission with revised exhibits which show enhanced building elevations, building entrances, and landscaping. The proposed development standards have also been revised to clarify setback information. The memo also included Preliminary Development Plan stipulations #11 and #12.

COMMISSIONER FLANDERS asked staff to read aloud the added stipulations contained in the addendum memo.

KRISTINE GAY, SENIOR CITY PLANNER read aloud the added Preliminary Development Plan stipulations #11 and #12.

CHAIRMAN HEUMANN asked if the future development on the corner would come back through Planning and Zoning as a Preliminary Development Plan.

KRISTINE GAY, SENIOR CITY PLANNER responded yes, as stipulated a Preliminary Development Plan would need to be approved by council.

CHAIRMAN HEUMANN asked if automotive use would be allowed under the requested PAD and ask what height of the proposed acacia trees will be upon planting. He presented concerns regarding the size of landscaping and advised he appreciated the addition of Stipulation #10 of the Preliminary Development Plan. He presented further concerns regarding massing along Queen Creek and McQueen roads and the need for trees to break it up.

KRISTINE GAY, SENIOR CITY PLANNER responded, automotive use is not allowed under the PAD and it is unknown how large the trees will be upon planting. She will confirm the height with the Applicant and provide this information at the Planning and Zoning Regular Meeting.

CHAIRMAN HEUMANN presented concerns regarding the dock doors and heavy distribution warehousing. He asked staff what are the allowed uses for the building and the potential of it being a heavy distribution warehouse similar to the FedEx, Amazon, and UPS.

KRISTINE GAY, SENIOR CITY PLANNER stated as proposed the permitted uses would be I-1 industrial district, which allows warehouse and distribution. She further stated staff worked the applicant and the redesign does not speak towards distribution land use; however, distribution is permitted under the I-1 industrial district they are proposing.

CHAIRMAN HEUMANN presented concerns regarding the amount of land left in the City of Chandler and asked what the economic impact of the proposed.

KRISTINE GAY, SENIOR CITY PLANNER stated the Applicant can share more information regarding the type of uses they will be pursuing. She further stated staff tried to work with the Applicant to create a stipulation limiting distributional warehouse use; however, staff did not want to preclude a great user from coming to Chandler if they required more warehouse and distribution than what was stipulated.

CHAIRMAN HEUMANN asked the commission if they would like to hear from the Applicant regarding use during the Regular Meeting.

COMMISSIONER FLANDERS advised he is curious about the uses and would like to hear more from the Applicant.

CHAIRMAN HEUMANN advised the Applicant will give a full presentation during the Regular Meeting and answer questions.

***b. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a one-story medical office building on approximately 0.4 acres. The subject property is located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads. (STAFF REQUESTS CONTINUANCE TO THE JULY 21, 2021 PLANNING AND ZONING COMMISSION MEETING.)

The applicant requests a continuance to allow additional time for adjustments to be made to the site layout. As such, Planning staff recommends a continuance to the July 21, 2021, Planning and Zoning Commission meeting.

***c. PLH20-0057 THE OASIS/EL OASIS**

Request Use Permit approval for a one-story community center and community gardens on approximately 1.9 acres on a property zoned Multiple-Family Residential District (MF-2). The subject property is located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street.

Background

- Approximately 1.9 acres
- Subject site zoned MF-2 (Multi-Family Residential District)
- Use is permitted with Use Permit if compatible and in the best interest of the community

Surrounding Land Use Data

North	Existing Single-Family residential zoned SF-8.5 (Single-Family District)	South	Across E. Erie Street: Existing mobile home park, single family and multi-family developments zoned MF-1 (Medium-Density Residential District)
East	Existing Single-Family residential zoned SF-8.5 (Single-Family District)	West	Existing mobile home park zoned MF-1 (Medium-Density Residential District)

Proposed Development

Building Square Footage	5,000 Square-feet
Building Height	20 feet (Maximum 35 feet permitted)
Parking Spaces Required	25 spaces
Parking Spaces Provided	25 spaces (2 of the spaces are within the garage)
Days of Operation	Community Garden/Grass Field: Monday – Sunday Community Education Center: Monday Thru Friday Evening Activities: Monday – Saturday Weddings/Quinceaneras: Thursday – Saturday
Hours of Operation	Community Garden/Grass Field: Dusk to Dawn Community Center Community Education Center: 8 AM – 5 PM Evening Activities: 5 PM – 10 PM Weddings/Quinceaneras: 4 PM – 10 PM

Review and Recommendation

The MF-2 District permits compatible land uses that are in the best interest of the community to be developed with Council approval of a Use Permit. The proposed community center and community garden will result in a land use that is compatible with the surrounding land uses, much like a church is compatible with surrounding residential properties in any given neighborhood. Planning staff has reviewed the request finding consistency with the General Plan.

The building includes a large community room than can be broken down into smaller co-working/tutoring/training spaces or a single meeting space serving up to 90 people. It will also include an open workroom, public restrooms a generous teaching kitchen and gardens.

In an effort to prevent parking and noise from negatively impacting adjacent neighborhoods when events are held (i.e., wedding, quinceanera), the applicant has agreed to stipulations number 8 -10 restricting parking to on-site only, restricting noise levels and requiring a contact phone number be provided to neighbors to resolve complaints quickly and directly.

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 June 1, 2021; 20 neighbors were in attendance, they had general questions and were in support of the proposal.
- As of the writing of this memo, planning staff is not aware of any concerns or opposition to the request.

Recommended Action

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Oasis/El Oasis" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0057 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. Use Permit 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 Use Permit 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.

7. The Use Permit is non-transferable to other locations.

8. Parking for any event held on the subject property shall be limited to on-site parking only.

9. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured from the subject site's property line.

10. The organization/operator shall provide a contact phone number of a responsible person to interested neighbors to resolve parking and/or noise complaints quickly and directly.

11. The Use Permit shall remain in effect for two (2) 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.

COMMISSIONER PEKAU asked if there are twenty-five parking spaces.

BEN CERECERES, CITY PLANNER confirmed there are twenty-five parking spaces proposed.

COMMISSIONER PEKAU is concerned with parking, as the proposed facility can hold up to ninety people in their great room. He advised twenty-five is a low amount of parking spaces for that type of use.

BEN CERECERES, CITY PLANNER stated a stipulation was added for parking to remain in site. He also stated there is a two-year time condition stipulation for the use permit and if spilling of parking onto the adjacent neighborhood becomes an issue it can be reviewed.

COMMISSIONER PEKAU advised he is highly in support of this project and believes it will do tremendous things; however, he wanted to make sure they are not set for failure and there is enough space without parking in the street.

BEN CERECERES, CITY PLANNER stated the use of the room for special events is only a small component of the actual facility itself. He further stated staff want the commission to be aware of it, but it is a small component of the proposal.

COMMISSIONER FLANDERS presented statements regarding the large garage area. He asked what is planned to happen in that area and if there will be training with automobiles in the garage.

BEN CERECERES, CITY PLANNER responded they intend on teaching basic maintenance on vehicles and based on what the Applicant has said there will be no oil changes or anything similar.

CHAIRMAN HEUMANN advised he believes this is a great project for the community and a great addition to the area. He presented concerns regarding parking on the occasion the room is rented for weddings every weekend. He further advised he agreed with the other commissioner regarding parking and wanted to make sure the Applicant understands the use permit is for two years it could go away if there are issues or complaints about parking. He asked for clarification regarding a line in the narrative.

BEN CERECERES, CITY PLANNER responded that said line in the narrative appears to be oversight of a typographical error and he will confirm this with the applicant. He stated that the proposed gives the maximum lot coverage.

VICE CHAIRMAN ROSE advised the proposed is a great addition to the neighborhood and he is excited to see what it brings.

***d. CANCELLATION OF THE JULY 7, 2021 PLANNING AND ZONING COMMISSION MEETING**

3. BRIEFING ITEMS:

None

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

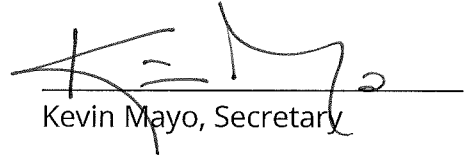
The next study session will be held before the regular meeting on Wednesday, July 21, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

The study session was adjourned at 5:26 p.m.

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

Rick Heumann, Chairman

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

Kevin Mayo, Secretary