

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA July 21, 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 3:04 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose

Commissioner George Kimble

Commissioner Matt Eberle

Commissioner Michael Flanders

Absent:

Also, present:

Mr. Kevin Mayo, Planning Administrator

Mr. David de la Torre, Planning Manager

Mr. Thomas Allen, Assistant City Attorney

Ms. Lauren Schumann, Senior City Planner

Ms. Kristine Gay, Senior City Planner

Mr. Ben Cereceres, City Planner

Mr. Zachary Werdean, City Planner

Mr. Harley Mehlhorn, Junior Planner

Mr. Ben Bravenec, Planning Intern

Ms. Julie San Miguel, Clerk

Ms. Leslie Dornfeld, Plan*Et Communities

Mr. Danny Court, Elliot D. Pollack and Company, appearing by Webex

Mr. Kurt Nagel, Callisonrtkl, appearing by Webex

CHAIRMAN HEUMANN announced the briefing of the Airpark Area Plan Update will be presented before the Items on the Agenda Items.

2. AGENDA ITEMS:

***a. PLH21-0030/PLH21-0015/PLT21-0011 OLD STONE RANCH PHASE 4**

Request Area Plan Amendment to the Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac), Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan for subdivision layout and housing product, and preliminary plat approval for a single-family subdivision on approximately 8 acres located west of the northwest corner of Chandler Heights and Lindsay roads.

Background

- Subject site is approximately 8 net acres; annexed in 2019

- Subject site is located adjacent to Old Stone Ranch master planned community which includes 585 single-family lots, a school, a park with trails throughout the subdivisions, and landscaped entries with water features within 234 gross acres; 2003
- Southeast Chandler Area Plan (SECAP) approved and adopted, encouraging maximizing density at 3.5 du/ac; 1999
- Brooks Ranch Area Plan approved and adopted, encouraging development of farms to single-family residential; 2000
- Old Stone Ranch contains three residential subdivisions with typical lots sizes ranging from 7,200 to 10,000 square feet and a mix of one- and two-story single-family homes
- The aggregate overall density for the existing three phases of Old Stone Ranch is 2.5 du/ac
- The proposal would change the aggregate overall density for Old Stone Ranch to 2.69 du/ac

Surrounding Land Use Data

North	Avian Meadows- 200 single-family lots	South	Chandler Heights Road
East	Assisted living memory care facility	West	Old Stone Ranch- Phase 3- 176 single-family lots

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change
Southeast Chandler Area Plan (SECAP)	Traditional Suburban Character	No Change
Brooks Ranch Area Plan	Rural Residential (0- 1.5 du/ac)	Single-family Medium Density (0-6 du/ac)

Proposed Development

	Single family subdivision
# of Lots	44 single family lots
Density	Aggregate density (including Old Stone Ranch Phases 1-3 and the proposed development): 2.69 dwelling units per acre Isolated density: 5.47 dwelling units per acre
Building Setbacks (min.)	Front -20 ft. to garage from back of sidewalk, 4 ft. to livable Sides - 4 ft. & 1 ft. Rear - 5 ft., lots along north property line rear

	yard shall be 10 ft.
Minimum Lot Size	55'x 81' (4,455 sq. ft.)
Lot Coverage (max.)	70 percent
Building Height (max.)	All homes one-story; 22 ft.
Architecture Theme	Spanish
Number of Elevations	12
House Size	2,220 – 3,495 square feet
Number of Floor Plans	3
Parking Spaces	Each lot provides a two-vehicle garage with driveways for two vehicles On-street parking provided on one side of street; approximately 40 on-street guest parking spaces Subdivision is not gated

Review and Recommendation

Planning staff has reviewed the request finding consistency with the General Plan and the intent of the SECAP. Planning staff supports the request citing the property is considered an infill property since all adjacent properties have developed. The General Plan allows medium-density residential (3.5-12) to be considered as a transitional land use on infill parcels when located adjacent to an arterial street.

New Village Homes has met with the Old Stone Ranch Homeowner's Association (HOA) to incorporate the proposed development into the HOA as Phase 4 of Old Stone Ranch. In return, the proposed development will provide monument signage for the existing Old Stone Ranch community and continue the theme of the existing subdivision through landscaping and varying fences along Chandler Heights Road.

Aggregate density can be considered if the proposed development is a part of a larger master planned development; through aggregate density, the proposal may be considered if designed appropriately and compatible with surrounding lots. Although the proposed lots are smaller, all of the homes are one-story and expand the diversity of housing in the area. Lots along the north property line have increased rear yard setback to further ensure compatibility with existing homes to the north. The development provides substantial landscape setbacks along the north side of Chandler Heights Road and at the entrance on the west side, thus creating a compatible development design that completes the southern entrance to Old Stone Ranch.

Since the site is within the SECAP, design elements are required in order to achieve a density greater than 2.5 du/ac. The request is for a density of 5.47 du/ac with overall proposed aggregate density of Old Stone Ranch totaling 2.69 du/ac. When the SECAP was adopted the design requirements provided options, such as common area lakes

that were intended for larger residential developments. The proposed development will include a common pool with ramada seating area and a dog park for residents meeting the intent of the SECAP.

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, residential design guidelines, and the SECAP. Planning staff recommends the Planning and Zoning Commission recommend approval of Old Stone Ranch Phase 4 single-family subdivision subject to conditions.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on May 12, 2021. The applicant's team, Planning staff, and approximately three neighbors attended the virtual meeting. Questions were asked about the home builder, other subdivisions they built, and general timelines for the project were asked. One Avian Meadow's resident whom abuts the subject site had concerns about the proposed rear yard setback adjacent to their property.
- As of the writing of this memo, Planning staff has been contacted by two residents stating single-family is the most appropriate at this site and would oppose any type of multi-family or attached condos. Planning staff is unaware of any 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 Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac) as shown on the Area Plan Amendment Exhibit.

Rezoning

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Old Stone Ranch Phase 4" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0015, 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. 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 follows:

Front yard setback	20 ft. to garage from back of sidewalk, 4 ft. to livable
Side yard setbacks	4 ft. & 1 ft.
Rear yard setbacks	5 ft., lots along north property line rear yard shall be 10 ft.

6. Maximum lot coverage shall be seventy (70) percent.
7. 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.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. 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.

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 "Old Stone Ranch Phase 4" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0015, 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. All lots shall be constructed with single-story homes only.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. 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.
6. The same elevation shall not be built side-by-side or directly across the street from one another.
7. 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.

Note: Stipulations #8 through #11 were added on the Addendum Memo presented to Planning and Zoning Commission this date.

8. The applicant shall replace all Chilean Mesquite trees with a different tree from the low-water-use plant list.
9. The applicant shall work with staff to provide another primary base color for the housing product.
10. The applicant shall work with staff to provide more stone/brick veneer on front elevations.
11. 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: Stipulation #12 was added as a result of the Planning and Zoning's discussion during the study session.

12. The applicant shall work with staff to provide enhanced side elevations.

Preliminary Plat

Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the 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.

An Addendum Memo was presented to the Commission adding Preliminary Development Plan Stipulations reflected under #8 through #11 and as a result of the Planning and Zoning's discussion during the Study Session Stipulation #12 was added.

COMMISSIONER FLANDERS advised he mentioned the use of additional colors and stones to the applicant. He liked the design of the homes and suggested the choice of another color and additional stone material as the neighborhood appeared to be the same color. He presented statements regarding the benefits of using stone to enhance the design. He is concerned the buildings are tight because of the seventy percent lot coverage, but understands other cities are doing these. He liked the design and believes this is a step in the right direction.

CHAIRMAN HEUMANN asked to present the site lay out and pointed out Veteran's Oasis Park. He noted there was fire access and asked about resident access to the park. He asked if there was access on the east side or if residents would have to walk around?

LAUREN SCHUMANN, SENIOR CITY PLANNER responded there is no access to the park. She stated there were discussions with the Applicant to use the southeast corner, however, there was concern the area could be used by undesirables. She further stated she could work with the applicant to make a path.

CHAIRMAN HEUMANN stated that would be great and he is not worried about undesirables since this area is not in the inner city. He presented concerns with the left elevation of the properties, and he would like to see these blank elevations improved.

LAUREN SCHUMANN, SENIOR CITY PLANNER is more than happy to work with the applicant during the Study Session. She pointed out the enhanced left elevations are for corner houses.

CHAIRMAN HEUMANN advised people sitting on their patio will be looking at a blank elevation and asked they incorporate the enhanced elevations throughout. He pointed out the ten-foot set back on the north side will have two trees and asked what species of tree will be used that will not engulf the yard. He liked the idea of landscaping but is concerned with pools and trees overwhelming the proposed ten-foot yards.

LAUREN SCHUMANN, SENIOR CITY PLANNER will find out the species of tree during Study Session and report back.

***b. PLH20-0059 PRICE & QUEEN CREEK CAMPUS**

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office, manufacturing, and ancillary commercial uses, with a Mid-Rise Overlay, and Preliminary Development Plan for conceptual site layout and building architecture on approximately 37 acres located at the northeast corner of Price and Queen Creek roads.

Background

- Site is currently zoned and used for agricultural land uses
- 37-acre site

Surrounding Land Use Data

North	Continuum	South	Downtown Ocotillo residential, lodging, and commercial
East	Lodging and agricultural	West	Wells Fargo

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Growth Area 4: South Price Road Corridor, and Employment	No Change

Proposal

Employment Campus	
Proposed Primary Land Uses	Approximately 585,000 square feet of: High technology; Semi-Conductor; Biomedical; Biotechnology; Bioscience; Pharmaceuticals; Nanotechnology related land uses Telecommunications; Aerospace; Renewable and cogeneration energy. Educational facilities Research laboratories High-technology-related assembly of finished products Advanced Business Services Non-offensive manufacturing, and/or Office, high-tech and non-high-tech related.
Proposed Ancillary Land Uses	Approximately 11,400 square feet of: Retail

	Service Proposed to be located only in the northwest portion of the site
Conceptual Building Design	Minimum building height of 40 feet Maximum height of 150 feet Unique application of concrete, glazing, architectural panels, natural stone, high-quality composite materials, and/or tile Unique concrete finishes and forms Variety of window dimensions and fenestration A common design theme will be used across all buildings
Conceptual Site Design	Large landscaped setbacks along Price & Queen Creek roads Two main drive aisles provide primary onsite circulation Four primary Class-A office-style buildings centered on the site and oriented around the main drive aisles create a campus One single-story commercial building located near the northwest corner of the site Two parking structures on the north Surface parking is screened along main drive-aisles via landscaping Drive aisles are enhanced with unique paving, sculptures, and street landscaping. Outdoor amenity spaces for employees and guests will be coordinated with each building Area reserved for electric vehicle parking, ride share pick-up/drop-off, bike parking, and direct pedestrian connections
Conceptual Landscaping	Date Palms proposed at the main entrance on Price Road and Queen Creek Road Enhanced landscaped perimeter (as measured from back of sidewalk): Price Road: +/- 70' - 100' Queen Creek Road: +/- 23' - 40' Ellis Road: +/- 20' Mockingbird Road: +/- 20' Artistic corner campus identification signage and blue glass proposed as alternative to water feature

Review and Recommendation

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

The 2016 General Plan identifies the site as being located within Growth Area 4, the South Price Road Corridor where the following guidance is provided:

- Preserve high-value employment reputation
- Maintain and expand the campus environment
- Develop the corridor with mid-rise developments
- Use a common design theme
- Preserve corridor aesthetics
- Accommodate multiple modes of transportation
- Provide flexibility for remnant parcels

To maintain flexibility while attracting potential tenant(s), the applicant has included very conceptual renderings and exhibits to establish the required level of quality and design. Upon identifying the tenant and respective building needs, the applicant will submit for an Administrative Design Review for site and building design. Staff will review the administrative submittal for consistency with the renderings, conceptual imagery, narrative, stipulations, and City Code.

Staff is confident that the conceptual Development Booklet and stipulations will result in a high-quality campus development commensurate with existing Price Road sites.

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 January 27th, and January 28th, 2021.
- Minor questions and discontentment for any change to the site was initially received from one resident. After the applicant shared the General Plan's guidance for the South Price Road Corridor, the resident had no further concerns. Residents had concerns regarding the building height, the land uses and associated traffic concerns.
- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Recommended Actions

Note: The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed a revised set of Rezoning and Preliminary Development Plan (PDP) Stipulations, revisions address the following:

- Rezoning Stipulation #8
Stipulated the minimum building height of 45 feet.
- Rezoning Stipulations #11 & 12
Moved landscaping stipulations from PDP to rezoning.
- PDP Stipulation #7
Corrected the referenced landscaped corner

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 office, manufacturing, and ancillary commercial, with a Mid-Rise Overlay, subject to the following conditions:

1. Primary land uses shall be limited to knowledge-intensive uses including but not limited to:
 - a. Manufacturing, research and development, and/or office for high technology, biomedical, biotechnology, bioscience, pharmaceuticals, nanotechnology, telecommunications, aerospace, renewable and/or cogeneration energy, and other industries involved in emerging technologies except no use shall be permitted which is likely to be detrimental to the health and safety of the surrounding area or the general community;
 - b. Higher education facilities such as universities and professional institutes of learning;
 - c. Assembly of finished products or subassemblies, so long as the primary use of the property is technology related and not basic processing and compounding of raw materials or food products;
 - d. Supporting advanced business services or office uses such as financial services, information technology, software design, professional design or engineering firms, accounting, or human resources; and
 - e. Other uses determined by the Zoning Administrator to be similar to the aforementioned knowledge-intensive uses.

2. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.
3. Call centers, warehousing, storage, distribution, and other similar land uses that do not employ a workforce composed of a substantial number of predominantly highly skilled workers engaging in knowledge-intensive employment shall not be permitted as a primary use on the subject site.
4. Commercial land uses including retail, restaurant, and personal services shall be permitted as an ancillary land use and shall not occupy more than a total of 12,000 square feet on the 37-acre site.
5. The stand-alone commercial building shall not be constructed first.
6. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price & Queen Creek Campus" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0059, 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.
7. Building heights shall not exceed 150 (one hundred and fifty) feet in height as measured to the top of parapet of the building façade.
8. Building heights shall not be less than 45 (forty-five) feet, except for the proposed parking structures and "Incidental Service Retail Pad," which shall not be required to adhere to this minimum building height.
9. 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.
10. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
11. 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.

12. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Note: Stipulation #13 and #14 were revised as result of the Planning and Zoning's discussion during the study session.

13. As part of the Administrative Design Review process, where staff determines that the proposed site improvements do not achieve a high-quality campus design commensurate with existing similar developments within the Price Road Corridor the request may be reverted to Council for approval of a revised Preliminary Development Plan.
14. As part of the Administrative Design Review process, where staff determines that the proposed building design does not achieve a high-quality architectural design commensurate with existing similar developments within the Price Road Corridor the request may be reverted to Council for approval of a revised Preliminary Development Plan.

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 conceptual plans included in the Development Booklet, entitled, "Price & Queen Creek Campus" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0059, 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
3. 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.
4. As shown in the conceptual exhibits a landscaped setback no less than approximately 100 feet in depth on average shall be provided along Price Road. To ensure adequate plantings are provided, the quantity of trees and plants typically required by the City Code to be provided in this landscaped setback shall be multiplied respective to the depth of the landscape setback that is ultimately provided.

5. The northeast corner of the site shall be designed and landscaped such that all four corners of the intersection of Mockingbird Drive and Ellis Road have a coordinated appearance.
6. 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.
7. All signs shall comply with Chapter 39, Sign Code, of the Chandler City Code.
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.

The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed a revised set of Rezoning and Preliminary Development Plan (PDP) Stipulations and as result of the Planning and Zoning's discussion during the Study Session, Rezoning Stipulations #13 and #14 were revised.

COMMISSIONER FLANDERS asked if staff has done an administrative review of architecture and landscaping of something this large before.

KEVIN MAYO, PLANNING ADMINISTRATOR responded yes and presented examples campuses of the same scale that were administratively approved.

COMMISSIONER FLANDERS notated the intensity of the development which includes four office buildings and two parking garages. He stated there is a lot of components in this location and it is extremely important for the architecture to be visually appealing from the street. He advised that he has driven by the campuses mentioned by the Planning Administrator, and they are great. He is concerned with the amount of square footage and wished there was more in the conceptual package. He stated staff has performed well on other projects, but is concerned from an architectural stand point of knowing how buildings go together. He asked if there is a way the Commission can help staff with the buildings if the proposed is approved today. He asked if it could be set for Design Review Committed if necessary. He presented concerns regarding Applicants not wanting to spend the money or do certain things and would like a way for the

Commission to assist staff through any problems. He asked if a stipulation can be added in the event Staff is having issues with the Applicant.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY stated once approved, it would be up to staff to interpret the design guidelines in the Preliminary Development Plan themselves. He further stated it could be handled through staff in consultation with each other or communications with the Commission for input, but once this has been approved, it is unknown if there is a mechanism to bring it back to Planning and Zoning Commission for a Design Review Committee.

CHAIRMAN HEUMANN advised if language is added to the Ordinance stating if the architecture is not in substantial performance than what was presented to the Commission and Council than it must come back through Planning and Zoning Commission and City Council for a full Hearing. He further advised the Applicant is great but would like a stipulation in the event the property is sold, and the new owner does not like what was agreed upon. He stated a stipulation is necessary in the event the Applicant is not meeting the intent, therefore, staff has the option to send the case to Planning and Zoning and City Council for approval.

KEVIN MAYO, PLANNING ADMINISTRATOR explained in our code when we have Planning and Zoning Commission meeting as Design Review Committee (DRC), Staff can refer cases to the DRC when there is a filed application, and we are not quite there yet with the Applicant. He stated he understands the apprehension and Staff wrestled with how far we could go with a conceptual plan approval, while going through this process. He advised at this time we want to get individual users taking in whole buildings and whole campuses. He stated we need to figure out how we get to a point where the Commission is comfortable, and we do have the tools necessary to do that. He further stated that sometimes tools can become a shield when you're getting hit with something that just isn't there and we think need language in the narrative, language in the stipulation, or exhibits. He asked if Planning Commission clearly sees a quality bar that sets a standard in terms of site design, building architecture, landscaping, and signage, in what was presented today. He stated it does not, it be made clear through additional stipulations, additional refinements of the narrative, and additional exhibits. He explained we have been stipulations to consider not only Design Review Committee but also a dusting of who has authority and what that is. He further explained, we have a stipulation if staff does not consider it within everything that is in this packet and exhibits, then Staff can refer this back through the process for a preliminary development plan. He stated Staff has versions of stipulations that can be used but the graphic examples used should clearly speak to the quality expected if there is a single user taking over this campus and they want their own architectural style and building needs, but we could hold them to that bar.

CHAIRMAN HEUMANN presented concerns as some areas are zoned, then they sit for five to ten years before being developed. He explained they are approved with a booklet, and it does not get built that way because it should have been stipulated differently. He advised he is not doubting this group and hears what staff is saying, but he would like Staff to work with the Applicant on a stipulation.

COMMISSIONER FLANDERS explained he is confident in the abilities of staff, and he would like the Commission to have the ability jump in and collaborate if necessary.

COMMISSIONER EBERLE agreed with Commissioner Flanders, he stated our confidence level with City Staff is very high and he is comfortable with this project. He does not wish to throw out ninety-nine percent good for a one percent difference.

KEVIN MAYO, PLANNING ADMINISTRATOR explained when it is set up this way the final say is with Staff, not with the Applicant. He stated, the Applicant is not able to come in with something ninety percent and the final say is with us. He further stated, in his eyes, the risk lies with the future developer of that property as it is not clear what they are going to do, and the final measurement lies with Staff.

CHAIRMAN HEUMANN presented concerns regarding the development timeline. He asked for the building images to be presented and noted some buildings were of poor quality and do not relate back to the site plan. He is concerned with some of the examples as they do not show the quality and appeared institutional, while others had a lot more glass and features. He stated this is one entrance to our city coming from the west and hopes there is a single user with elevated architecture because.

KRISTINE GAY, SENIOR CITY PLANNER stated she will work with the applicant during the break.

COMMISSIONER KIMBLE is concerned as Price Road is high quality, but he is confident the product is going to be good, and we can rely on the Applicant.

VICE CHAIR ROSE stated he is not sure if it is compatible with today's office, but he would like to see something with height, something taller to grab attention and be something people can brag about. He advised he is unfamiliar with retail in the Price Road corridor and asked if this campus will have some retail or restaurants.

CHAIRMAN HEUMANN advised there is some incidental retail. He explained the Price Road Corridor in general is not designed to have commercial centers because it is for employment. He further advised there are some restaurants and stuff so people would not have to drive so far and pointed out the northwest corner of this project is intended for retail, restaurant, or a coffee shop.

COMMISSIONER FLANDERS stated every building along the Price Road corridor should have an architecture statement.

CHAIRMAN HEUMANN requested that it not turn into Alma School Road and Southern Avenue with the neon lights and asked Staff to work on a stipulation.

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

Request Preliminary Development Plan (PDP) approval 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.

Update

This item was continued from the June 2, 2021, Planning and Zoning Commission meeting for a Design Review Committee (DRC) meeting, which occurred on June 16, 2021. The applicant updated the front elevations for the DRC meeting. Commissioners had concerns citing additional work needed to occur to further break-up the large planes. Since that meeting, the applicant has made the following revisions:

- Increased the size of trees proposed along the street to thirty-six (36) inch boxes
- Added dates palms at the street entries
- Incorporated additional material of metal including a metal pop-out, awnings, and panels
- Increased glazing and transparency with introduction of more storefront facing Gilbert Road
- Added more "Human scale" and pedestrian friendly design amenities including landscape planters, shade canopies and seating areas
- Added richer material/ color palette that complements the design and accentuate the architectural language
- New materials include added paint colors, metal canopies, translucent metal mesh panels and warm natural stone planters for landscape
- Highlighted the building mass with more pronounced push and pull setbacks along the eastern façade to break the long mass and introduce a more appropriate architectural scale
- Added reveals and form-liner panels at previous blank areas per the city's comment about breaking the monotonous façade, creating elevations with more movement and animation
- Updated the southern elevation to complement the eastern elevation redesign and create a more 3-dimensional architecture while driving up Gilbert Rd.

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

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 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 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.
8. 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

Preliminary Plat

Upon finding consistency with the General Plan and the approved rezoning, Planning staff recommends the 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 complimented the Applicant on a job well done.

CHAIRMAN HEUMANN thanked Staff and the Commission for working with the Applicant. He stated, he hopes the development community recognizes this city's standards as it was discussed during the Airpark Area Plan Update and during the last case. He further stated if we set the bar higher and the development community understands, it will save everyone a lot of time and money. He pointed out the added enhancements were not difficult and made a tremendous difference in what was presented tonight.

***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 Boulevard and McClintock Drive.

Update

This item was continued from the June 2, 2021, Planning and Zoning Commission meeting for a Design Review Committee (DRC), which was held on June 16, 2021. Revisions to the site layout were completed by the applicant to address the Design Review Committee's guidance and include the following:

1. Increased the size of trees along the east side of the property.
2. Enhanced the overall architecture of the building with metal accents, additional formline scoring, and enhanced entry feature....
3. Added an outdoor pedestrian seating area for employee's
4. In response to comments regarding the color, the applicant provided a comparison of the proposed color palette with the approved business park color palette to show that the proposal matches the surrounding developments

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	22 at grade doors 2 dock doors
Parking Spaces Required	112 spaces
Parking Spaces Provided	189 spaces; allowing for approximately 20,000 square-feet of office

Review and Recommendation

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 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. 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.

VICE CHAIRMAN ROSE pointed out a lot of companies will be interested in this due to its great location in Chandler. He stated this case also went to Design Review Committee and thanked the Commission and Developer for working on improvements as the difference is night and day. He presented further statements regarding the cost of time and money when cases need extra help and go to Design Review Committee.

COMMISSIONER EBERLE presented statements regarding his appreciation for the general plan conformance and architecture. He advised the addition of date palms enhances the beauty. He stated the Commission appreciates everything Staff and the Applicant did to make improvements.

***e. 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 SEPTEMBER 1, 2021, PLANNING AND ZONING COMMISSION MEETING.)

The applicant requests a second continuance to allow additional time for adjustments to be made to the site layout. As such, Planning staff recommends a continuance to the September 1, 2021, Planning and Zoning Commission meeting.

***f. PLH21-0033 CRAVE CHANDLER**

Request Preliminary Development Plan approval for site layout and building architecture for a one-story commercial building on a property of approximately 2.2 acres. The subject property is located in the Chandler Airport Center at the southeast corner of Cooper Road and Yeager Drive, generally located about one quarter of a mile south of the Santan Freeway on the east side of Cooper Road.

Background

- Approximately 2.2 acres
- Subject site is zoned Planned Area Development (PAD) for Commercial – Freeway, Fast Food, Gas, Restaurant, Retail, and Office; approved in 2009
- Subject site is within the Chandler Airpark Area Plan (CAAP) and is designated as Commercial/Office/Business Park
- Subject site is part of the 134-acre Chandler Airport Center (CAC) Master Plan

Surrounding Land Use Data

North	Across Yeager Drive: Existing fuel station	South	Vacant land
East	Existing business park/office development, Panattoni	West	Across Cooper Road: Vacant land

Proposed Development

Building Square Footage	15,000 Square-feet
Building Height	16' to parapet, 21' to top of mechanical screening
Parking Spaces Required	76 spaces
Parking Spaces Provided	91 spaces

Review and Recommendation

Crave Chandler is reminiscent of a commercial kitchen, having multiple “concept” restaurants within the building, this is otherwise known as a cloud kitchen, ghost kitchen, or virtual food hall. The operations include delivery, pickup, and sit down with indoor and outdoor seating. The site layout consists of a single-story commercial building with pickup lanes flanking either side of the building to the east and west. These pickup lanes are for the use of Crave employees only and are for the delivery aspect of operations. Given that all drivers are employed directly by Crave and no third-party service is used for delivery, Crave controls the on-site circulation centrally. Crave Chandler utilizes a combination of privately held and company vehicles for their delivery fleet, with company delivery vehicles being parked on site. All queuing for the delivery lanes is screened by a screen wall along the Cooper frontage and landscaping. The proposed use and development will be subject to compliance with Chandler Airport Center PAD zoning (ordinances 3673 and 4184).

The proposed commercial building will be approximately 15,000 square feet. The building will be constructed primarily of EIFS painted in a palette of cool greys combined with warm-tone neutrals. Additionally, other high-quality materials are proposed to architecturally enhance the elevations standing seam metal is utilized on the entrance and wraps the east side of the north elevation and continues around to the west elevation. This material is also utilized for secondary mechanical screening that is architecturally integrated as well as on a porte-cochere. Standing seam metal

calls back to the aviation theme of the area. A stone veneer is also utilized to provide a strong foundation for the proposed building and serves as a tactile, human scale material. A combination of flat and angled roof elements are utilized to create variation in form and massing and further emphasize the aviation theme of this and surrounding developments.

Staff finds the proposal to be consistent with the goals of the General Plan, CAAP, and CAC 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 notice was sent in lieu of a neighborhood meeting due to lack of adjacent residential properties.
- As of the writing of this memo, Planning staff is not aware of any concerns or 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. Development shall be in substantial conformance with the Development Booklet, entitled "Crave Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0033, 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. 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.

Note: Stipulations #7 was added as a result of the Planning and Zoning's discussion during the study session.

7. The applicant shall work with staff to architecturally enhance the western elevation.

HARLEY MEHLHORN, JUNIOR CITY PLANNER stated that recently staff has become aware of Covenants, Conditions, and Restrictions (CC&R) that require a thirty-foot landscape set back along Cooper Road. He further stated the site plan before the Commission will require minor modification and due to the lack of time an exhibit has not yet been revised or created, but it will be updated before City Council.

CHAIRMAN HEUMANN asked if this case should be continued.

HARLEY MEHLHORN, JUNIOR CITY PLANNER responded no, a continuance is not necessary.

CHAIRMAN HEUMANN asked for clarification regarding the labels on the elevations.

HARLEY MEHLHORN, JUNIOR CITY PLANNER pointed out where north was on the site plan.

COMMISSIONER FLANDERS asked what Crave is and what do they do. He also asked if the fenced patio area is for the public.

HARLEY MEHLHORN, JUNIOR CITY PLANNER responded Crave is a single building that hosts a variety of concept restaurants that otherwise would not have a location. They provide customer sit down, pick up, and delivery to a certain square mile radius. He stated the patio is for use of the public.

COMMISSIONER FLANDERS mentioned the double drive-through lanes for pick up and asked how that operation will be carried out. He also asked how many vehicles Crave will have and where will they park.

HARLEY MEHLHORN, JUNIOR CITY PLANNER responded the number of employees is unknown and they will have Crave vehicles in addition to their personal vehicles. He stated only staff of Crave will be utilizing the drive-throughs and they will not be used as pick-up lanes for customers or third-party food delivery services, like Uber Eats or Door Dash.

CHAIRMAN HEUMANN advised he likes the corner elements, but would like the west elevation facing Cooper Road improved and asked staff to work on a stipulation.

COMMISSIONER FLANDERS stated with the illumination of the drive-through lane there are several things they can do to enhance the elevation. He further stated they could use vertical metal sighting, change of colors, heavier stone, or use more stone up to the top of the window or all the way up to the overhang. He advised the Applicant to work with staff to determine improvements.

CHAIRMAN HEUMANN asked staff to work up a stipulation to improve the west elevation, as it is the most visible side from the street. He stated the suggestions from Commissioner Flanders would be great additions.

COMMISSIONER FLANDERS stated by leaving the existing canopy and pulling the parapet roof up, they can break it up a bit with the windows.

CHAIRMAN HEUMANN presented concerns regarding the massing and asked if something could be added to break up the plains. He advised the appearance would greatly improve if enhancements were added to the blank elevation.

COMMISSIONER EBERLE stated this is a great concept and it will be interesting to see it develop.

CHAIRMAN HEUMANN stated it will be another addition to Chandler's culinary delights.

***g. PLH21-0036 COMPASS CHRISTIAN CHURCH**

Request Preliminary Development Plan approval for exterior signs on a 25.9-acre church campus. The subject property is located north of the northeast corner of Alma School and Germann roads.

Background

- Subject site was zoned Planned Area Development (PAD) for church; originally approved in 1996, amended in 1997 and 2008
- Amendments to the Preliminary Development Plans (PDP) were approved in 2000, 2010, 2012 and 2020.
- The church is currently in its third phase of construction. The campus includes an assembly building, multi-purpose classrooms, a youth building, worship center, plus site improvements.
- The PDPs approved in 2010 and 2012 allowed two 6'-high monument signs, each with an electronic message board, at the Alma School and German road Entrances, which currently exist. The 2012 PDP also allowed signage on the exterior wall of the youth center building located at the southeast corner of the campus.

- In 2020, a PDP was approved to replace the two 6'-high monument signs with 10'-high monument signs, both without electronic message boards.

Proposed Signage

The requested PDP approval is to allow building identification signs and directional signs throughout the church campus to help with traffic flow. More specifically the proposal includes:

- Five reverse pan channel halo illuminated signs to be mounted on exterior building walls.
- Three hanging panel signs to be installed on a large open-air structure.
- Twelve non-illuminated parking vehicular directional signs.
- Three non-illuminated panel signs, one of which will have lights shining on the sign.

Surrounding Land Use Data

North	PAD for Single-Family (Eden Estates)	South	PAD for Commercial & Germann Rd.
East	AG-1 Single-Family	West	PAD for single family residential and neighborhood commercial across Alma School Rd

Review and Recommendation

Compass Christian Church currently does not have building identification signs throughout the campus. The proposed signs are compatible with the site architecturally and are beneficial to the flow of the campus. All halo illuminated signs are reverse pan channel, meaning the signs do not directly shine light outward. This is important as there is one halo illuminated reverse pan channel sign that faces east, which will be visible from the adjacent backyards. Last year, the church removed a row of parking along the north side of the property line and replaced it with a larger landscape buffer and planted more trees to provide a larger buffer from the adjacent homes. As the newly planted trees grow, they will visually buffer the east-facing sign.

All other proposed signs are either non-illuminated, facing Alma School or Germann roads, or placed in such a manner that they will not be visible from adjacent residential properties.

Planning staff finds that the request for exterior signs proposed throughout the campus at Compass Christian Church meets the intent of the Sign Code and the proposed signage is architecturally integrated with the existing and future buildings within Compass Christian Church site.

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on June 16, 2021. Three residents contacted us in regard to building and parking lighting on site but had no issues in regard to the signage proposed.
- As of the writing of this memo, Planning staff was contacted by one neighbor who did not have any issues regarding the signs but complained about light shining off of the building and parking lights that have been shining into his home and yard.
- In response, Compass Christian Church has agreed to stipulation number 4 requiring shields to be added to the light poles along the northern property line and to replace exterior light fixtures on the building with light fixtures that shine light down.
- In addition, stipulation number 3 requiring lights along the northern property line to be turned off by 10:00PM daily.

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 "Exhibit A" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0036, 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.

Note: Stipulations #3 and #4 were revised on the Addendum Memo presented to Planning and Zoning Commission this date.

3. All light poles located along the northern property line adjacent to the single-family houses shall be turned off by 10:00PM.
4. Light shields shall be added to all light poles located along the northern property line and all exterior lights mounted on the north side of northern most buildings shall be replaced with light fixtures that shine down. Said light fixtures shall be approved by the Zoning Administrator.

The Planning and Zoning Commission was presented with an Addendum Memo as Staff proposed revised Development Plan (PDP) stipulations reflected under #3 and #4.

COMMISSIONER FLANDERS asked if there are pole lights up against the property lines and spilling over into the adjacent residential properties.

ZACHARY WERDEAN, CITY PLANNER responded the lights themselves are bright led lights that are visible from neighbors' backyards. He stated Staff worked with the Applicant and they are installing screens for the light will be directed way.

COMMISSIONER FLANDERS asked when this originally went through the building process if a photometric plan was given.

ZACHARY WERDEAN, CITY PLANNER stated a photometric that showed the lights going across the property line could not be found. He further stated Staff still found it to be an issue.

COMMISSIONER FLANDERS advised what they are doing is appropriate and has been done for years to get light off adjacent properties.

***h. PLH20-0070 DOGTOPIA USE PERMIT EXTENSION**

Request Use Permit time extension for continued operation of an outdoor dog play area. The business is located at 4901 S. Arizona Ave., Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

Background

- Zoned as Planned Area Development (PAD) for C-2 Community Commercial District uses; approved in March 2008
- C-2 Community Commercial District permits indoor animal daycare uses, with or without overnight boarding
- Zoning Code requires Use Permit approval for outdoor animal play area associated with animal daycare
- Initial use permit for Dogtopia was approved December 12, 2019, and was valid for one (1) year with conditions. Continuation of the use permit beyond expiration date requires re-application to the approval the City of Chandler.

Surrounding Land Use Data

North	Basis Charter School	South	Shoppes at Chandler Heights (PAD)
East	Single-Family Residential (PAD)	West	Shoppes at Chandler Heights (PAD)

Proposed Business Operations

	Approved Operational Characteristics for 2019 approved Use Permit	Proposed Operational Characteristics Use Permit Extension
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Size of Outdoor Animal Play Area	+/- 1,000 Square Feet	No Change
Days/Hours of Operation (Indoor)	Seven Days a Week; Monday through Friday: 7:00 a.m. to 7:00 p.m.; and Saturday to Sunday: 10:00 a.m. to 5:00 p.m.	No Change
Days/Hours of Operation (Outdoor Animal Play Area) *	Six Days a Week; Monday through Friday: 9:00 a.m. to 10:30 a.m. and 3:30 p.m. to 5:00 p.m.; and Saturday 10:00 a.m. to noon.; 30-Minutes per Group	Six Days a Week; Monday through Friday: 9:00 a.m. to 11:00 a.m. and 3:00 p.m. to 5:00 p.m.; and Saturday 10:00 a.m. to noon. 30-Minutes per Group
Proposed Occupancy (Outdoor Animal Play Area)	Approximately Thirty-Nine (39) Small Breed Dogs; or Thirty (30) Large Breed Dogs	No Change
Ratio of Staff Trainers to Dogs	1 Staff Member for Every Twenty (20) Dogs	No Change

Review and Recommendation

A Use Permit was approved in December 2019 for an outdoor animal play area as an accessory use to Dogtopia, an animal daycare, which opened in August 2019. The Use Permit was approved for one year with conditions. The outdoor animal play area is located at the rear of the in-line shops. It does not impact site circulation or parking.

Buffering from the single-family residential neighborhood, which is approximately 150 feet from the outdoor animal play area eastwardly to the nearest residential lot, is provided via landscaping and a masonry perimeter screen wall. Additionally, the outdoor animal play area is enclosed by an eight (8) foot tall opaque privacy fence.

The intent of the Use Permit is to ensure compatibility with the neighboring residentially zoned area to the east of the site. In 2019, during the review of the original Use Permit, neighbors expressed concerns regarding the potential noise from barking dogs. In response, applicant provided a sound study and agreed to implement sound attenuation measures in order to ensure compatibility with the adjacent residences. It was determined that a one (1) year time condition would be sufficient as a trial period to test the compatibility of the outdoor dog run with the closest residents to the east.

There was never a promise, or an expectation, that the dogs would stay completely quiet while the dogs were outside in the outdoor dog run. There was however an expectation that the dogs would not be louder when barking than an ambient noise

level across the commercial property line, and that employees would be trained to quickly address barking when it does occur.

Initially, Dogtopia proposed multiple changes to the use permit as part of the requested time extension; longer hours of operation for the outdoor dog play area by going from 9:00AM - 11:00AM and 3:00PM - 5:00PM as opposed to the approved 9:00 AM - 10:30AM and 3:30PM - 5:00PM, an occupancy of forty dogs in the dog play area no matter the size of dog as opposed to the currently approved thirty-nine (39) small breed dogs; or thirty (30) large breed dogs, one trainer per forty dogs in the outdoor play area as opposed to the approved 1 staff member per 20 dogs, and a time extension of three years.

In order to determine whether the requested changes would be compatible with the adjacent neighborhood, Planning staff agreed to a 90-day trial to test out the compatibility of the proposed changes. The trial was held from March 8th, 2021, to June 6th, 2021. After the trial, the City reached out to neighbors in the community to see how the changes were perceived.

In reviewing the current request to extend the Use Permit, Planning staff relied on feedback from neighboring residents to determine whether the outdoor animal play area has been compatible with their neighborhood. An ambient noise level was not set at a specific decibel level; thus, compatibility is subjective to the listener, and it was in the best interest for the City to listen to the residents who live closest to Dogtopia to express their concerns with what they hear. There were multiple calls, reports, and videos sent to the Planning staff expressing concern over Dogtopia dogs being too loud from an adjacent neighbor over the year of the Use Permit. The concerned neighbor would not attend the neighborhood meetings but opted instead to contact staff directly. However, towards the end of the trial period neighbors noticed that the barking had been significantly reduced and were willing to give Dogtopia another chance.

Neighbors were hesitant to allow Dogtopia to intensify their use as the applicant was initially requesting due to the noise complaints that they made throughout the first year. However, they also understood that the year 2020 was an uncommon year due to COVID-19 pandemic and more residents working from home, which made it a non-typical year to judge the compatibility of the outdoor animal play area. As such, the neighbors were agreeable to giving Dogtopia another one-year time extension with no changes to the original conditions, except for increasing the time windows for when dogs can utilize the outdoor play area by thirty minutes each in the morning and the afternoon. The applicant, preferring to continue to request the changes, acknowledges the importance of receiving neighborhood support and therefore has agreed to another one-year time extension as stated.

Given the agreement between neighbors and the applicant, Planning staff finds that the requested Use Permit time extension for one more year is appropriate.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The first official neighborhood meeting was held on January 21st, 2021. There was no one in attendance other than the applicant and staff
- The second official neighborhood meeting was held on February 18th, 2021. There was no one in attendance other than the applicant and staff.
- Following the 90 trial with the new proposed business operations, a staff met with two adjacent neighbors to receive their input and determine what they would be in agreement to.
- As of the writing of this memo, Planning staff is not aware of opposition.

Recommended Action

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

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative), as kept on file in Case No. PLH20-0070, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.
2. 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.
3. The site shall be maintained in a clean and orderly manner.
4. Sound shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
5. The establishment shall provide a contact phone number of a responsible person (i.e., owner and/or manager) to interested neighbors to resolve noise complaints quickly and directly.
6. There shall be 1 Staff Member for Every Twenty (20) Dogs.
7. The outdoor animal play area shall be limited to the hours of 9:00 a.m. to 11:00 a.m. and 3:00 pm to 5:00 p.m., Monday through Friday; and 10:00 a.m. to 12:00 p.m. on Saturday.

8. There shall be no outdoor animal play within the outdoor animal play area on Sunday.
9. No dogs shall be left unattended in the outdoor animal play area and a staff member of the business shall always accompany any outdoor activity.
10. The number of dogs in the outdoor dog play area shall not exceed Thirty-Nine (39) Small Breed Dogs; or Thirty (30) Large Breed Dogs.
11. The Use Permit shall be valid for a period of one (1) year 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.

VICE CHAIRMAN ROSE recused himself from item h, as he felt a conflict of interest existed.

CHAIRMAN HEUMANN asked if there was an error in a line of the Memo.

ZACHARY WERDEAN, CITY PLANNER stated he will review the line and remedy any errors.

CHAIRMAN HEUMANN advised he toured the facility and spent time with the Applicant. He presented statements regarding their operation and observing people dropping off their dogs for daycare. He stated he is hopeful the use will continue to be compatible. He presented further statements regarding the possibility of a longer use permit than one year but agrees that one year is appropriate for the changes made.

***i. PLH21-0046 COOPER'S HAWK WINERY & RESTAURANT**

Request Use Permit approval for a Series 7 Beer and Wine Bar license. The proposed business is located at 3325 W. Chandler Blvd., approximately one quarter of a mile west of the southwest corner of Price Road and Chandler Boulevard.

Background

- Zoned Planned Area Development (PAD) for commercial uses
- The subject site is part of the Chandler Fashion Center development
- Zoning Code requires Use Permit approval for any bar license

Surrounding Land Uses

	Chandler Boulevard then Commercial Center Zoned PAD		Chandler Fashion Center Mall
	Chandler Fashion Center		Chandler Fashion Center

Proposed Business Operations

Building/Suites Area	11,555 sq. ft. Building & 1,196 sq. ft. Patio
# of Employees	150 Full-Time Employee's / 50 Part-Time Employee's
Hours/Days of Operation	Monday Thru Sunday: 11:00 AM – 9:00 PM
# of Tables	Approximately 56 Indoor Tables and 20 Patio Tables

Review and Recommendation

Planning staff has reviewed the request and find it consistent with the General Plan and applicable zoning. The business will operate with a Series 12 Restaurant license and a Series 7 Beer and Wine Bar license for the off-sale of their bottled wine. Cooper's Hawk Winery & Restaurant will have a wine tasting bar with retail sales of wine for off-site consumption. A restaurant and bar with a Series 7 Beer and Wine Bar license is a compatible land use with the surrounding commercial and restaurant uses within the Chandler Fashion Center.

The restaurant is currently being constructed and was previously a multi-tenant retail building that has been demolished to make way for the new restaurant which obtained an Administrative Design Review approval on May 26, 2020.

Public / Neighborhood Notification

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

Recommended Action

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

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.

CHAIRMAN HEUMANN pointed out that the Applicant has a Series 12 Restaurant License and asked why they must come before the Commission for a Series 7 Beer and Wine License. He asked if they could file for both at the same time or is it because the Series 12 Restaurant License is approved administratively.

BEN CERECERES, CITY PLANNER responded a Series 12 Restaurant License does not require a Use Permit through Planning Division per the code. He stated Series 6 or Series 7 License requires a Use Permit.

CHAIRMAN HEUMANN asked when they plan to open and mentioned the business is from Chicago and he believed the opening was delayed by the pandemic.

BEN CERECERES, CITY PLANNER stated they will open in September 2021.

COMMISSIONER FLANDERS asked if this is Chandler Mall's first redevelopment project.

BEN CERECERES, CITY PLANNER responded yes, it is the first redevelopment that he is aware of.

COMMISSIONER FLANDERS advised he has been watching it and he is excited for it.

CHAIRMAN HEUMANN stated it will be a good addition.

3. BRIEFING ITEMS:

a. Chandler Airpark Area Plan Update

LAUREN SCHUMANN, SENIOR CITY PLANNER presented background information regarding Chandlers Airpark Area Plan. She stated the current Area Plan was approved and adopted in 1998, was nine square miles around the airport, and was created to establish land uses and help the economics of the airport. She explained the plan is going through a reevaluation to ensure the uses are still appropriate. She further stated as part of the reevaluation Staff was given an invite to set up design criteria within the area and a consultant was hired and will provide a presentation this date.

LESLIE DORNFELD, PLAN*ET COMMUNITIES advised the Airpark Area Plan is currently in the draft phase and will presented to the City Council during a Work Session in August. She further advised they hope to have the final draft completed around the end of the year. She explained to gain understanding of the airpark area and to determine issues and concerns of the existing plan there were community meetings, surveys, and discussion groups held. She further explained assessment work in economic and transportation were conducted during early stages.

DANNY COURT, ELLIOT D. POLLACK AND COMPANY presented an overview of commercial sectors in the airport area and noted it is very interesting how new development is and taking off. He advised they looked at; the market, employment mix, what is forecasted in terms of employment groups, what kind of employees might live in the airport, and the need to develop vacant land. He explained the vacancy rates are high due to the pandemic, however the airport area in terms of office space is well occupied. He further explained industrial has a high vacancy, but this could be because how much new space has been developed. He presented current employment information as reported by the Maricopa Association of Government and mentioned the numbers do not reflect future employment and a few major employers such as Offer Pad are missing. He further advised that they forecast the City of Chandler as a whole, then narrowed it down to the airport area. He stated the Maricopa Association of Government shows an increase of over 12,600 new jobs by 2055 in the airport area, an 150% increase in jobs.

LESLIE DORNFELD, PLAN*ET COMMUNITIES presented statements regarding linking the economic development to land use. She advised the kinds of industries moving into the airport area are advanced business services, high tech manufacturers, and aviation and aerospace businesses. She stated, as we began to divide the uses, we developed things that are good receptors for the kinds of groups coming to that area. She further stated the design guidelines included in the plan will work with where the growth is occurring in the airport area.

DANNY COURT, ELLIOT D. POLLACK AND COMPANY advised that in using the Maricopa Association of Government for information there is no distinction as to what type of industries the jobs belong to, so that's where he comes in and to add the details. He further explained 12,534 employment alludes to the job force forecast and the category was a result of discussions with City of Chandler Economic Development. He explained due to the kind of jobs anticipated in the airport area we have placed them in particular land use and building types. He further explained the buildings design standards were created to be compatible with the airport and in terms of building height and density, then translated into building space by type by employment. He pointed out the plan is not a buildout scenario by any means, it is a long-term horizon as the airport continues to grow and more land will be needed to allow additional development of employment.

LESLIE DORNFELD, PLAN*ET COMMUNITIES advised based on the projections and land use categories, the Economic Development Department is focusing on the design and a plan for types of use. She stated to get an idea of what kind of growth is happening in the area, they conducted a market study and spoke to the following groups of people; experts in the airport area, small businesses, large businesses, people who use the transportation system, special interest groups, zoning attorneys, people who work in entitlement, and the airport commission. She explained what they

heard the most, is that the Airpark Area Plan should; support aviation related uses, no more residential developments, the developments need to understand the needs of the airpark and the Economic Development Department's Strategic Goal. She further explained there is a large demand for multitenant industrial and site guidelines need to be more flexible, also the design expectation should be more formal and more arbitrary. She mentioned Chandler is competing with Mesa for available industrial space and the City needs to set some expectations and flexibility for job creation in this area. She stated business access to the San Tan 202 should be considered as an enhancement to alleviate traffic. She advised a community survey showed only a small amount who lived there worked in the area and people liked living there due to the freeway access, parks, shopping, and it is a great place to live and work since everything was close. She further advised the people recommended the following be improved as new development occurred, traffic, noise, roadway safety, employment, shopping, and dining. She advised the current Airpark Area Plan extends to Pecos Road and since most of that area has been developed and in the new plan the boundary is pulled back to the San Tan 202 and the Airport Commission was comfortable with that.

CHAIRMAN HEUMANN asked to clarify the side as it presents 36% of undeveloped land.

LESLIE DORNFELD, PLAN*ET COMMUNITIES responded land that is available or incubated in terms of zoning and site planning. She advised the reason is the influence in the airpark area is somewhat constrained to that area. She mentioned, you will notice most of that land is west of McQueen Road and southeast of the airport. She stated understanding the type of businesses coming to the area, a land use map and land use categories were created. She explained commercial would be consider for commercial retail with service use type offices inside; the innovation zone would capture flex office, maker space; and light industrial is for fabrication, manufacturing, buildings designed with a small show room in the front with fabrication in the back, also called maker space, a lot of that is along the railroad. She presented a slide to show how much has changed from the current Airpark Area Plan. She explained there are broader uses in the older plan, therefore, a considerable amount was refined to a line with the city's strategic plan. She presented the Airpark Area Plan draft and advised it is a digital document that can be updated instantaneously. She further advised the City is able to update this using their GIS and digital system and the format is interactive. She presented the website to the Commission and showed different sections where demographics, economic information, and land uses could be found. She explained draft plan was created using authority guiding principles, land use plan, infostructure elements, transportation elements and design guidelines. She advised the plan includes golden strategies for each district and the areas on the clickable map. She pointed out transportation elements that include a pedestrian section with enhanced crossings on roadways and gateways. She advised the vehicular routes reflect what is in the updated Transportation Master Plan and pointed out a commerce route was added as a direct

response to the community concerns regarding truck traffic. She further advised the objective of this Commerce route is to direct truck traffic to use Arizona Avenue and Gilbert Road to access the San Tan 202. She explained trucks will be encouraged to use Queen Creek Road to reduce the amount of truck traffic in residential areas. She stated residents and employees of nearby businesses like to look at the planes and see the plans take off from the airport, therefore a path was created to give the opportunity for people to walk. She further stated this will allow nearby schools to use pedestrian access points instead of main roads and they recommend McQueen Road become more of a pedestrian route connecting Tumbleweed Park to the canal.

CHAIRMAN HEUMANN pointed out the walking and bike paths from the airport and asked how they would relate to Paseo Trail, as it is heavily used by bikers, runners, and walkers.

LESLIE DORNFELD, PLAN*ET COMMUNITIES pointed out Paseo Trail on the website map and advised at one point it is connected to the airport trail and the suggested connections be continued south along paseo along to the edge of the wastewater treatment plant and west to the high school.

CHAIRMAN HEUMANN mentioned McQueen Road is a six-lane major thoroughfare, so it may not be conducive or compatible to make it a pedestrian friendly. He presented concerns regarding the six-lanes and is not sure how it would work, he suggested the use of Paseo Trail.

VICE CHAIRMAN ROSE asked if something is coming in the northeast corner of McQueen and Queen Creek as he noticed the number of cows reducing. He mentioned he does not believe there are restaurants that are walkable in that area.

CHAIRMAN HEUMANN clarified the space on northeast corner of McQueen and Queen Creek is used for cattle raising and asked if its county land.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded the area was annexed by the City and currently zoned for AG1. She stated in the new plan it is envisioned to be part of the innovation zone.

LESLIE DORNFELD, PLAN*ET COMMUNITIES presented design guidelines and advised they focused on three areas: innovation, light industrial, and commercial offices.

KURT NAGEL, CALLISONRTKL has created examples of three sites and using the series of written guidelines. He advised the first is the southeast corner of McQueen and Armstrong, given the size of the site, here is an example of a variety of the buildings that could be incorporated to this site, which is assigned innovation land use. He advised innovation area will accommodate multitenant, flex, box type developments.

He presented concept designs to demonstrate how to break up massing and make the design more interesting. He stated architecture character will emphasize corners and entrances and because multitenant tend to have more doors, they should be screened or oriented, so they are away of the street. He presented another example for the area and stated this type is more of a campus, business park, with development in the middle of the site, orienting buildings around central open space for employees and visitors, with shading devises within. He advised the guideline introduces more transparency with expectations and prevents unwelcomed elements such as reflected glass, which was a request from the airport. He presented statements regarding the building standard including employee accommodations such as shading elements, enhanced entrances, support retail. He presented more concept elevations that showed architecture features reaching out, screening overhead doors, canopy shade structures. He advised a certain percentage of office and space for warehousing to attract manufacturing and innovated aerospace type uses. The next area showed was the corner of Arizona Avenue and Ryan, he advised this area is for innovation and the back half is industrial. He showed an example of a three-story building with office along Arizona Avenue, with campus type characters. He stated buildings should highlight corners and entrances, also screen doors should face to the rear of the building and not show from the street. His last example is land south of the airport along Queen Creek, he presented a slide with an image incorporating a mix of buildings towards the back end of this site. He advised this a multitenant flex for introducing creative office type uses. He stated to create a more unified site there is a diagonal link with open space areas with pedestrian amenities and retail type uses are incorporated.

LESLIE DORNFELD, PLAN*ET COMMUNITIES advised with in the plan there are examples with photos; each of the sets of guidelines have five sets of goals. The objectives to the goals are as follows: to make sure site is orderly, functional, and clearly organized; to ensure buildings are compatibly scaled, masked appropriate to the district, create an identity to the area; the design is high quality and visually compelling; the buildings are attractive visually and architecturally interesting; they have side access; the land scape is interesting and visually compelling; sustainably designed and using sustainable elements whenever possible.

KURT NAGEL, CALLISONRTKL advised the guidelines meet the interest of the airport and ensure developments do not interfere with airport operations, for example preventing up lighting and reflective glass.

COMMISSIONER EBERLE thanked the consultants for their presentation as it appears to be terrific in so many ways. He stated his interest is in the retail elements and the potential that would bring. He mentioned he has not studied the plan comprehensively and asked if there was a number to how many retail sites they anticipate.

LESLIE DORNFELD, PLAN*ET COMMUNITIES advised that retail is appropriate in innovation and commercial office areas, therefore, in commercial office can be entirely retail or a mix of retail and office. She further explained, innovation areas are designed for higher employment type uses, but retail would be welcome on the ground floors or entry areas not only to service the development but the neighborhood as well.

COMMISSIONER EBERLE stated as we continue to develop it is imperative to identify what we have done well and what we have not. He mentioned as this was put together, I am sure there were thoughts of what we could have done differently and what we should do moving forward.

LESLIE DORNFELD, PLAN*ET COMMUNITIES stated residents in the area were mostly concerned with truck traffic and that is why the commerce route was presented. She advised you cannot get rid of that kind of traffic if you have an intense employment area, but it can be managed better through signs and design. She further stated people mentioned trails, parks, and nice pedestrian spaces to improve the area. She explained there is tremendous opportunity to create trails that can serve offices, businesses, retail, and pedestrians with trails leading to a shopping centers or connecting to the offices.

KURT NAGEL, CALLISONRTKL advised some employer representatives spoke of introducing support type services and commercial activity connected through the trails so the employees can get lunch or certain services like dry cleaning.

COMMISSIONER EBERLE asked if there were any conflicts in the City of Chandler's General Plan

LESLIE DORNFELD, PLAN*ET COMMUNITIES responded the Draft of the Airpark Area Plan Update not conflict with Chandler's General Plan.

CHAIRMAN HEUMANN advised this area has been planned for high employment for twenty to thirty years and we keep encroaching on part of that. He mentioned there are several multifamily projects going into Germann and McQueen taking away land that was designed for employment. He asked if no more residential was laid out clearly.

LESLIE DORNFELD, PLAN*ET COMMUNITIES advised there no new residential designations in this plan within the nonresidential districts and the only residential areas have existing residential. She provided an example in the innovation district and showed notations that prohibit residential in this land use category. She advised it would take a general plan amendment to change that and they added as many notations as they could from a planning standpoint.

CHAIRMAN HEUMANN stated it is imperative to protect our high employment zones going forward. He is concerned as Chandler has less land and developers want to come in and do their own certain things, he stated it critical we set the bar high. He asked the consultants to incorporate landscaping requirements to ensure plant species are compatible with desert environment. He stated its necessary to use plants that work in this climate due to the drought situation. He also asked for parking ratios to be incorporated as the presentation showed a lot of buildings, but not a lot of parking garages, which would be needed for larger developments. He stated the parking garages should look as good as the buildings. He presented statements regarding the importance of flexibility and having set standards. He asked if the Airpark Area Plan Draft is available online and pointed out it looks flat with the white background.

LESLIE DORNFELD, PLAN*ET COMMUNITIES responded the background colors and font can be changed and the draft is not yet available online.

CHAIRMAN HEUMANN advised he understands the content is more important than the font and background. He further advised, its important we have great stuff built and ensure the focus is on what works and avoid issues we have made in the past. He stated, in thirty years when there is no more land left in Chandler, we want to make sure that we are not missing out on job opportunities, by allowing residential to take away areas designated for high employment.

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

The next study session will be held before the regular meeting on Wednesday, August 4, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

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



Rick Heumann, Chairman



Kevin Mayo, Secretary