

REGULAR MEETING 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 5:48 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

2. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by COMMISSIONER EBERLE.

3. APPROVAL OF MINUTES

a. Study Session Minutes of the Planning and Zoning Commission held on Wednesday, June 16, 2021. **Approved**

b. Regular Meeting Minutes of the Planning and Zoning Commission held on Wednesday, June 16, 2021. **Approved**

c. Meeting Minutes of Design Review Committee held on Wednesday, June 16, 2021. **Approved**

MOVED BY VICE CHAIRMAN ROSE, second by **COMMISSIONER KIMBALL** to approve the Minutes of the Design Review Committee held on June 16, 2021, and the Minutes of the Study Session and Regular Meeting of the Planning and Zoning Commission held on Wednesday, June 16, 2021.

The motion passed unanimously 5-0.

Chairman Rick Heumann – In Favor	Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor	Commissioner Michael Flanders– In Favor
Commissioner Matt Eberle– In Favor	

4. AGENDA ITEMS:

CHAIRMAN HEUMANN informed the audience before the Regular Meeting, Commission and Staff met in open Study Session to discuss items on the Agenda, items a, b, c, d, e, f, g, h, and i are on consent.

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

Approved With Added Stipulations

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
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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.

Proposed Motions

Area Plan Amendment

Move Planning and Zoning Commission recommend approval of PLH21-0030 Old Stone Ranch Phase 4, amending the Brook Ranch Plan by adding Single-Family Medium Density (0-6 du/ac) as shown on the Area Plan Amendment Exhibit.

Rezoning

Move Planning and Zoning Commission recommend approval of PLH21-0015 Old Stone Ranch Phase 4, rezoning from AG-1 to PAD for single family residential, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH21-0015 Old Stone Ranch Phase 4, subject to conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0011 Old Stone Ranch Phase 4, subject to a condition as recommended by Planning staff.

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

CHAIRMAN HEUMANN requested staff present the additional stipulation added as a result of the Planning and Zoning's discussion during the Study Session.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional Stipulation reflected under #12 of the Preliminary Development Plan.

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

Approved With Modified Stipulations

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, the 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.

Proposed Motions

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0059 Price & Queen Creek Campus, rezoning from AG-1 to PAD for office, manufacturing, and ancillary commercial and Mid-Rise Overlay for building heights up to 150 feet. as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0059 Price & Queen Creek Campus subject to conditions as recommended by Planning staff.

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 and two exhibits were removed by the Applicant.

CHAIRMAN HEUMANN requested staff present the Stipulations modified as a result of the Planning and Zoning's discussion during the Study Session.

KRISTINE GAY, SENIOR CITY PLANNER, presented revised Rezoning Stipulations reflected under #13 and #14. She further stated 2 images were removed from the exhibits by the Applicant.

CHAIRMAN HEUMANN asked if the wording in the Stipulation needed to read "Commission and Council" in order to go back through Planning and Zoning Commission.

KRISTINE GAY, SENIOR CITY PLANNER stated the Zoning Administrator confirmed that part of being reverted back to Council includes going before Planning and Zoning Commission first.

CHAIRMAN HEUMANN stated as long as the Assistant City Attorney agrees that it does not specifically need the words "Commission and Council" to come back through Planning and Zoning Commission.

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

Proposed Motions

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0072 Chandler Airpark Technology Center, for site layout and

building architecture for flex industrial buildings with office, subject to conditions as recommended by Planning staff.

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

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.

Proposed Motion

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH20-0069 Chandler Corporate Center Lots 8 & 10 for site layout and building architecture for a flex industrial building, subject to conditions as recommended by Planning staff.

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

Continued to September 1, 2021, Planning and Zoning Commission Meeting

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.

Proposed Motion

Move Planning and Zoning Commission continue PLH21-0009 Phoenician Medical Center, to the September 1, 2021, regular meeting as recommended by Planning staff.

***f. PLH21-0033 CRAVE CHANDLER Approved With An Added Stipulation**

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: Stipulation #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.

Proposed Motion

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0033 Crave Chandler for site layout and building architecture for a one-story commercial building subject to the conditions as recommended by Planning staff.

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

CHAIRMAN HEUMANN requested staff present the additional stipulation that was added as a result of the Planning and Zoning's discussion during the Study Session.

DAVID DE LA TORRE, PLANNING MANAGER presented the additional Stipulation reflected under #7 of the Preliminary Development Plan.

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

Approved With Modified Stipulations

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.

Proposed Motion

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0036 Compass Christian Church for exterior signs on the Compass Christian church campus, subject to the conditions as recommended by Planning staff.

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

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

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
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 9:00 AM – 10:30AM and 3:30PM – 5:00PM as opposed to the approved 9:00AM -11:00AM and 3:00PM – 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.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit case PLH20-0070 Dogtopia Use Permit Extension, subject to the conditions as recommended by Planning staff.

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

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.

Proposed Motion

Move Planning and Zoning Commission recommend approval of Use Permit, PLH21-0046 Cooper's Hawk Winery & Restaurant, subject to the conditions as recommended by Planning staff.

CHAIRMAN HEUMANN opened the floor to discuss the Consent Agenda Items.

COMMISSIONER FLANDERS complimented the architects on item c and item d for going to Design Review Committee and adding interesting designs and enhancements.

MOVED BY VICE CHAIRMAN ROSE seconded by **COMMISSIONER EBERLE** to approve the consent agenda with Stipulations presented by staff and contained in the Addendum Memos presented to Commission this date, as to items a, b, c, d, e, f, g, h, and i. Chairman Heumann ABSTAINED from the vote on item d and Vice Chairman Rose ABSTAINED from the vote on item h.

The motion passed unanimously 5-0, for items a, b, c, e, f, g, and i

Chairman Rick Heumann – In Favor Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor Commissioner Michael Flanders– In Favor
Commissioner Matt Eberle– In Favor

The motion passed unanimously 4-0, on item d.

Chairman Rick Heumann – Abstained Commissioner George Kimble – In Favor
Vice Chair David Rose – In Favor Commissioner Michael Flanders– In Favor
Commissioner Matt Eberle– In Favor

The motion passed unanimously 4-0, on item h.

Chairman Rick Heumann – In Favor Commissioner George Kimble – In Favor
Vice Chair David Rose – Abstained Commissioner Michael Flanders– In Favor
Commissioner Matt Eberle– In Favor

5. BRIEFING ITEMS:

DAVID DE LA TORRE, PLANNING MANAGER stated at the next meeting, there will be a briefing as to the new Agenda process to be used for City Boards, Commissions, and Committees. He further stated it is the same Agenda process that is currently used by City Council.

6. MEMBERS COMMENTS/ANNOUNCEMENTS

7. CALENDAR

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

8. ADJOURNMENT

The regular meeting was adjourned at 5:55 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary