

STUDY SESSION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA August 4, 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 5:00 p.m.

The following Commissioners answered Roll Call:

Chairman Rick Heumann

Vice Chairman David Rose

Commissioner George Kimble

Commissioner Matt Eberle

Absent:

Also, present:

Mr. Kevin Mayo, Planning Administrator

Mr. David de la Torre, Planning Manager

Ms. Kristine Gay, Senior City Planner

Mr. Ben Cereceres, City Planner

Mr. Thomas Allen, Assistant City Attorney

Ms. Julie San Miguel, Clerk

2. AGENDA ITEMS:

***a. PLH21-0023/PLH21-0005/PLT21-0004 THE VILLAGE AT HAMILTON PARK**

Request Area Plan Amendment to the Chandler Airpark Area Plan from parks and Open Space to Low Medium Density Residential, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential, Preliminary Development Plan approval for site layout and building architecture, and preliminary plat approval on approximately 7.3 acres located at the southwest corner of Willis and McQueen roads.

(STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 1, 2021, PLANNING AND ZONING COMMISSION MEETING.)

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

***b. PLH21-0018 MISSION CENTER LLC PAD**

Request rezoning from Planned Industrial District (I-1) to Planned Industrial District/Planned Area Development (I-1/PAD) for light industrial uses and limited commercial uses on an approximately 3.2-acre lot with an existing building. The subject property is located at 3350 N. Arizona Avenue, approximately one quarter of a mile north of the northwest corner of Elliot Road and Arizona Avenue.

Background

- Approximately 3.2 acres
- Subject site zoned Planned Industrial District (I-1)

Surrounding Land Use Data

North	Existing building zoned: I-1 (Planned Industrial District)	South	Across Chilton Drive: Vacant lot zoned I-1 (Planned Industrial District)
East	Across Arizona Avenue: Planned Area Development (PAD) for a motor sports sales and service facility	West	Property zoned: I-1 (Planned Industrial District) with a Use Permit for a church

Site Conditions

Building Square Footage	27,858 square feet
Parking Spaces Provided	122 parking spaces
Parking Spaces Required	122 parking spaces

Review and Recommendation

The request is to expand the list of permitted uses on a parcel zoned I-1 (Planned Industrial) to allow compatible commercial uses (see attached Exhibit B). The site, having direct frontage along Arizona Avenue is suitable for commercial uses much like Pollack Business Park North located southeast of the site, across Arizona Avenue. The site currently contains one 27,858 square-foot single-story building. Two driveways provide access off Chilton Drive and parking is provided on the west, east and south side of the building.

Staff finds the proposal to be consistent with the goals of the General Plan thus recommending Planning and Zoning Commission recommend approval 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 June 30, 2021 and no neighbors were in attendance.
- As of the writing of this memo, Planning staff has received an email from a nearby resident that had concerns about the possibility of outdoor storage and display, the applicant advised the neighbor that the site does not have the space for outdoor display/storage due to the need for all current parking spaces and the landlord does not intend to allow for outdoor storage. Planning staff is unaware of any concerns or opposition to the request.

Recommended Action

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Industrial District (I-1) to Planned Industrial District/Planned Area Development (I-1/PAD), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, entitled "Mission Center LLC" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0018, 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. Uses permitted on the subject property shall be consistent with Exhibit B.
3. Landscaping shall be in compliance with current Industrial Design Standards.
4. The site shall be maintained in a clean and orderly manner.
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. Any exterior modifications to the site, building elevations and/or landscaping shall require administrative design review approval.
7. Outdoor storage shall not be permitted.

***c. PLH20-0003/PLT20-0005 ARBOR SQUARE**

Request Rezoning from Planned Area Development (PAD) for single-family residential to PAD Amended for single-family residential, Preliminary Development Plan approval for subdivision layout and building architecture, and preliminary plat approval on approximately 2.5 acres located on El Monte Place, approximately 1/2 mile east and 1/5 mile north of the intersection of Warner and Alma School roads.

Background

- Site is 2.5 acres in area and undeveloped
- In 2005, the site was rezoned from AG-1 to PAD for 15 single-family homes.

Surrounding Land Use Data

North	Alley, then Single-family	South	El Monte Place, then Single-family
East	Single-family	West	Multi-family

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Neighborhoods	No Change

Proposal

		Proposal	Existing PAD/PDP
Land Use		16 Single-family homes 1,772 – 2,407 sq. ft. floor plans	15 Single-family homes 1,650 – 2,200 sq.ft. floor plans
Height		16 2-story homes Max. shown height: 26' 2"	5 2-story homes 10 1-story homes
Minimum Proposed Yards	Front	20' - Garage to Back of Sidewalk 10' - Livable Space to Property Line	18' - Garage to Back of Sidewalk 10' - Livable Space to Property Line
	Side	5'	5'
	Rear	Northern Lots 1-5: 22' 1" to Enclosed Living Area 14' 7" to Covered Patio	Northern Lots: 10' to Enclosed Living Area 7' to Covered Patio
		Eastern Lots 6-10: 24' 11" to Enclosed Living Area 17' 5" to Covered Patio	Eastern Lots: 10' to Enclosed Living Area 10' to Covered Patio
Interior Lots 11-16: 8' to Enclosed Living Area 15' 6" to Covered Patio		Interior Lots: 10' to Enclosed Living Area 10 to Covered Patio	
Western Lots: No Western Lots Proposed		Western Lots: 10' to Building	
Neighborhood Design		El Monte Place Frontage: 1.5' knee wall – 3' accent wall setback +/- 8' from ROW Open Space: .2-Acre turfed retention basin 2 Seating areas Street: 5' wide sidewalks +/- 14 On-street parking spaces All lots have 20' deep driveways	El Monte Place Frontage: 6' privacy wall setback 5-15' from ROW Open Space: .2-Acre turfed retention basin 1 Shaded ramada Street: 4' wide sidewalks 0 On-street parking spaces 2 lots without 20' deep driveways
Architectural		3 plan options	3 plan options

Design	12 color/elevation schemes Materials: Stucco, vertical and horizontal lap siding, board and batten, stone veneer, & concrete tile roofing Accents: Stucco trim and banding, tile, shutters, metal accent roofs, and wrought iron gable and juliet balcony features	9 color/elevation schemes Materials: Stucco, stone veneer, & concrete roofing Accents: Stucco trim and banding, wooden brackets on 2-story homes
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Review and Recommendation

Staff finds the proposed rezoning, and preliminary development plan, and preliminary plat to align with the goals of the 2016 General Plan. The 2016 General Plan identifies the site as being located within an area designated as a future land use of "Neighborhoods," which calls for a variety of housing types and densities.

The proposal seeks one more home than the existing PAD and the ability to build all two-story homes. The existing PAD allows for only five two-story homes. To balance this requested amendment to the existing PAD, the applicant has made enhanced the site layout with the following changes:

- 14 more on-street guest parking spaces
- 1' wider on-site sidewalks
- Deeper driveways
- Deeper perimeter lots and rear yards that are approximately twice as deep
- Neighborhood-facing open space and accented knee wall
- Streamlined location of SRP easement that avoids weaving between lots by running parallel to western property line
- Enhanced diversity of building materials and color schemes

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting via Zoom on December 1, 2020.
- Seven people registered and attended the meeting.
- Questions and moderate concern were shared regarding why two-story homes were proposed.
 - In response, the applicant clarified that there are two-story homes in the neighborhood to the east, and two-story apartment buildings to the west.

- Based on the neighbors' concern, the applicant increased the size of the rear yards for all perimeter lots and restricted certain perimeter lots to being developed only with Plans 3501 or 3524 which have fewer windows on the second floor.
- As of writing this memo, Planning staff has not received further opposition from residents regarding the proposal.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Arbor Square" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0003, 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. Minimum setbacks shall be as follows:

Front	20' – Face of garage door to back of sidewalk 10' - Livable space to property line*
Side	5'
Rear*	Northern Lots 1-5: 20' to Enclosed Living Area 12' to Covered Patio Eastern Lots 6-10: 20' to Enclosed Living Area 12' to Covered Patio Interior Lots 11-16: 15' to Enclosed Living Area 8' to Covered Patio
	*Where unforeseen and non-self-imposed issues may arise as part of initial site development, the Planning Administrator may administratively allow for up to a two-foot reduction to the stipulated setback.

3. 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.

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. 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.
6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. The covenants, condition, and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front and rear yard landscaping within 180 days from the date of occupancy with the homeowner's' association responsible for monitoring and enforcement of this requirement, and shall require the following:
 - a. Front yard landscaping shall consist of a minimum of two trees and shall be substantially as shown in "Exhibit N, Typical Front Yards," as included in the Development Booklet.
 - b. Perimeter lots 1-10 shall have a minimum of one tree planted in the rear yard. Said tree shall be a species that typically grows to at least 20 feet in height at maturity and that provides sufficient canopy coverage and foliage to provide partial screening to adjacent properties.

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, "Arbor Square" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0003, 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. Homes shall not exceed 30 feet in height as measured to the top of the ridge.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Fifty percent of the trees planted along El Monte Place shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

5. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building or fully screened by a privacy wall.
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.

Preliminary Plat

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

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

CHAIRMAN RICK HEUMANN pointed out the street from the east is not developed and asked if that was part of this.

KRISTINE GAY, SENIOR CITY PLANNER responded yes, part of this is having the street fully developed.

CHAIRMAN RICK HEUMANN presented statements regarding Staff obtaining the revised elevation from the Applicant and it being presented at the Regular Meeting.

3. BRIEFING ITEMS:

a. New Software for Planning and Zoning Commission Agenda

DAVID DE LA TORRE, PLANNING MANAGER stated last December the City Council began using electronic agendas for their meetings and now the City Clerk will be using the same electronic agenda software for all boards, committees, and commissions. He further stated the new software which is called Agenda Quick, will be used for the next Planning and Zoning Commission Agendas on August 18, 2021. He presented a mock agenda and explained the software will be more visual with photos. He mentioned the same information would appear on the agendas and the attachments will be listed separately in links due to the limited file size. He advised the Commission would still receive a notification that the agenda is ready through an email.

CHAIRMAN HEUMANN asked if the attachments will be listed as separate links due to the file size.

DAVID DE LA TORRE, PLANNING MANAGER stated that is correct, we were not limited previously, but now we will be limited on file size.

CHAIRMAN HEUMANN presented concerns regarding the size limitations as Chandler is the City of Innovation.

COMMISSIONER EBERLE mentioned there could be a reason behind the data restriction and pointed out the possibility of it being used for other things.

CHAIRMAN HEUMANN stated he understood but is concerned about the change.

4. MEMBERS COMMENTS/ANNOUNCEMENTS

None

5. CALENDAR

The next Study Session will be held before the regular meeting on Wednesday, August 18, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

6. ADJOURNMENT

The study session was adjourned at 5:20 p.m.



Rick Heumann, Chairman



Kevin Mayo, Secretary