

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

September 1, 2021 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chairman David Rose at 5:30 p.m.

Roll Call

Commission Attendance

Vice Chairman David Rose
Commissioner Matt Eberle
Commissioner George Kimble
Commissioner Erik Morgan

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Susan Fiala, Senior City Planner
Ben Cereceres, City Planner
Harley Mehlhorn, Associate Planner
Ben Bravenec, Planning Intern
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Chairman Rick Heumann – excused

Pledge of Allegiance

VICE CHAIRMAN ROSE requested a moment of silence be held before the Pledge of Allegiance for the thirteen U.S. Service Members killed in the Kabul airport attack.

The Pledge of Allegiance was led by COMMISSIONER KIMBLE.

VICE CHAIRMAN ROSE stated the son of former Planning and Zoning Commission Member, Phil Ryan, is in our thoughts as he was seriously injured in an explosion.

Consent Agenda and Discussion

1. **August 18, 2021, Planning and Zoning Commission Meeting Minutes**

Move Planning and Zoning Commission approved Planning and Zoning Commission meeting minutes of the Regular Meeting of August 18, 2021, and Study Session of August 18, 2021.

2. **August 18, 2021, Regular Minutes Design Review Committee**

Move Planning and Zoning Commission approve Design Review Committee Regular Meeting Minutes of August 18, 2021.

3. **PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park**

Move Planning and Zoning Commission withdraw PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park as recommended by Planning staff.

4. **PLH20-0061/PLT21-0018 Parkside**

Rezoning

Move Planning and Zoning Commission recommend approval of PLH20-0061 Parkside, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of PLH20-0061 Parkside, Preliminary Development Plan for subdivision layout and housing product, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of PLT21-0018 Parkside, Preliminary Plat, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the condition as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Parkside" and kept on file in the City of Chandler Planning Division, in File No.

PLH20-0061, 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 building setbacks shall be as follows:

Front yard setback	10 ft.
Side yard setback	5 ft. with 5 ft. Use and Benefit Easement
Rear yard setback	5 ft.

6. 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.
7. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. 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 "Parkside" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0061, 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
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. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.
6. Each garage shall be pre-wired to provide 240 volt electrical capacity necessary to accommodate future electric vehicle charging equipment.
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.
8. Fifty percent of the trees planted along Cooper Road shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

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.

5. **PLH21-0017/PLT21-0025 Elevation AZ 87**

Rezoning

Move Planning and Zoning Commission recommend approval of PLH21-0017 Elevation AZ 87, Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay

allowing for heights up to fifty-five (55) feet located at the southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of PLH21-0017 Elevation AZ 87, Preliminary Development Plan for site layout and building architecture, located at the southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0025 Elevation AZ 87, located at the southeast corner of Arizona Avenue and Elliot Road, subject to the condition as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elevation AZ 87" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0017, 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. High density residential shall be permitted up to a maximum density of thirty (30) dwelling units per acre.
3. Building heights shall be limited to a maximum of fifty-five (55) feet in height.
4. 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.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. 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.

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. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
Arizona Avenue	20 feet for clubhouse; 25' other structures
Elliot Road	25 feet
Comstock Drive	25 feet
East Property Line	10 feet for parking shade structures and other ancillary single-story structures 50 feet for primary structures and structures taller than one story

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan for site layout and building architecture, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elevations AZ 87" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0017, 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, retention, rights-of-way, and street medians) 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. A minimum of two electric vehicle charging stations shall be installed per building.
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. Signage shall be in substantial conformance with the approved Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
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.
8. The site shall be maintained in a clean and orderly manner.

Preliminary Plat

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.

6. **PLH21-0009 Phoenician Medical Center**

Move Planning and Zoning Commission recommend approval of PLH21-0009 Phoenician Medical Center, Preliminary Development Plan for site layout and building architecture for a one-story medical office building located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads, subject to the conditions as recommended by Planning staff.

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 "Phoenician Medical Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0009, 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
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.

7. All signs shall comply with Chapter 39, Sign Code, of the City of Chandler Code.

7. **PLH21-0034 Woodspring Suites Hotel**

Move Planning and Zoning Commission recommend approval of PLH21-0034 Woodspring Suites Hotel, Preliminary Development Plan for site layout and building architecture for a four-story hotel on approximately 2.7 acres, located in the Chandler Airport Center at the northeast corner of Cooper and Germann Roads, subject to the conditions as recommended by Planning staff.

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 "Woodspring Suites Hotel" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0034, 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.

7. 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.
8. A minimum of two electric vehicle charging stations shall be provided.

8. **PLH21-0043 Chandler Airpark 202**

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0043 Chandler Airpark 202 for site layout and building architecture for four flex industrial buildings located at the northwest corner of Germann Road and Northrop Boulevard, approximately one third of a mile west of Cooper Road , subject to the conditions as recommended by Planning staff.

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 202" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0043, 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. 3673 in case DVR04-0037 Chandler Airport Center, 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. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
7. Fifty percent of the trees planted along the arterial street shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

8. A minimum of one electric vehicle charging station shall be provided at each building.

Note: An Addendum Memo was presented to the Commission with an added stipulation. Due to discussions held during the Study Session the stipulation on the Addendum Memo was not used and stipulation #9 was added as a result of the discussion.

9. The applicant shall work with staff to reduce tree density.

VICE CHAIRMAN ROSE advised that an additional stipulation was added during the Study Session prior to the regular meeting. He requested staff present the additional stipulation to the commission and audience.

LAUREN SCHUMANN, SENIOR CITY PLANNER presented the additional stipulation reflected under #9 of the Preliminary Development Plan.

9. **PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package**

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package for a new car wash and multi-tenant office development, located east of the southeast corner of Chandler Boulevard and McQueen Road, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. All signage shall be in substantial conformance with the Booklet, entitled "Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0044, 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. 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.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Wall mounted signage on east elevations shall be non-illuminated.

10. **PLH21-0048 Alma 202 Comprehensive Sign Plan**

Move Planning and Zoning Commission recommend approval of PLH21-0048 Alma 202 Comprehensive Sign Plan, Preliminary Development Plan approval for a comprehensive sign plan for an office/retail development located on the northeast corner of Santan Freeway (Loop 2020) and Alma School Road, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan for a comprehensive sign plan, subject to the following conditions:

1. Signage shall be in substantial conformance with the elevations, entitled Exhibits and kept on file in the City of Chandler Planning Division, in File No. PLH21-0048, 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.

VICE CHAIRMAN ROSE informed the audience that one speaker card was received in favor of Item No. 10 PLH21-0048 Alma 202 Comprehensive Sign Plan.

JIM BACHER, TRADEMARK VISUAL, 3825 SOUTH 36TH STREET, PHOENIX AZ indicated he is in favor of item No. 10 PLH21-0048 Alma 202 Comprehensive Sign Plan and he is available to answer any questions regarding this item.

11. **PLH21-0042 Sugar Bar**

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0042 Sugar Bar for a Series 7 Beer and Wine Bar license, located at 960 E. Warner Road, Suite 6, generally located at the northwest corner of McQueen and Warner roads subject to the conditions as recommended by Planning staff.

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.
5. The Use Permit shall remain in effect for 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.

12. **PLH21-0059 Soho63 Outdoor Patio Extension**

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0059 Soho63 Outdoor Patio Extension for a Series 6 bar liquor license extension of premise, located at 63 E. Boston Street, generally located on the southeast corner of Arizona Avenue and Boston Street, subject to the conditions as recommended by Planning staff.

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 patio shall be maintained in a clean and orderly manner.

Consent Agenda Motion and Vote

Commissioner Eberle moved to approve the Consent Agenda of the September 1, 2021, Regular Planning and Zoning Commission Meeting, with stipulation 9 of the Preliminary Development Plan added to Consent Agenda Item No. 9; Seconded by Commissioner Kimble.

Motion carried unanimously (4-0).

Calendar

The next Regular Meeting will be held on Wednesday, September 15, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:35 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman