

Meeting Minutes

Planning and Zoning Commission

Study Session

September 1, 2021 | 4:00 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 4:04 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

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.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY pointed out with the Agenda format change, the Meeting Minutes are now on the Consent Agenda.

VICE CHAIRMAN ROSE confirmed with the Commission Members that there were no questions or comments regarding Items No. 1 and 2, Design Review Committee and Planning and Zoning minutes of the meetings held on August 18, 2021.

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

DAVID DE LA TORRE, PLANNING MANAGER stated this item is requested to be withdrawn and it is anticipated to come back for Planning and Zoning Commission Hearing at a future date. This request is for an 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.

4. PLH20-0061/PLT21-0018 Parkside

SUSAN FIALA, SENIOR CITY PLANNER, presented details regarding the request for 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 4.2 acres located at the northwest corner of Fairview Street and Cooper Road.

VICE CHAIRMAN ROSE presented concerns regarding the homes along Cooper Road. He asked if there was grass or gravel in front of the homes and the measurement between the street and home.

SUSAN FIALA, SENIOR CITY PLANNER responded the set back from the street ranges from thirty-seven feet to forty-nine feet from the property line to the residence. She stated most of the material will be decomposed granite.

VICE CHAIRMAN ROSE asked where is trash going to be picked up.

SUSAN FIALA, SENIOR CITY PLANNER presented an illustration and pointed out there are 30 by 30-inch concrete slabs where trash will be picked up, then stored behind the fence.

VICE CHAIRMAN ROSE stated the Applicant has done a good job, but he is concerned with the homes on Cooper Road due to the forty-five mile per hour speed limit and suggested HOA rules or signs be in placed to avoid accidents.

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

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for 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, Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on approximate 7-acres located at the southeast corner of Arizona Avenue and Elliot Road.

VICE CHAIRMAN ROSE stated the project appears vibrant and exciting.

COMMISSIONER MORGAN asked if this project includes electric vehicle charging stations.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded there is a stipulation under the preliminary development plan that requires they have two charging stations per building.

COMMISSIONER MORGAN pointed out the map shows an employment focused area and asked how the number of jobs the apartment complex is going to provide compares to losing that space to multifamily homes.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded the City's Economic Development Department has reviewed this project and they feel residential is an appropriate use. She explained they were in support of change from employment use to multifamily as the underutilize commercial corner has been vacant for nearly twenty years. She further explained the City would collect tax revenues from the rental units.

COMMISSIONER KIMBLE stated he liked the project and it looks nice. He presented concerns regarding the reduction in setbacks along Cooper Road and Arizona Avenue. He asked if a traffic light was considered for Comstock as it is a busy intersection.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded the traffic engineer reviewed the project and no traffic light will be put at Comstock. She explained a traffic impact analysis was conducted considering the number of units and existing uses and it does not warrant a traffic signal. She further explained Traffic signed off on it and there were no concerns. She presented statements regarding the setbacks and explained the Applicant has eight-feet from back a curb to the sidewalk, then a ten-foot multimodal sidewalk, approximately about fifteen to twenty feet of landscaping, and a row of trees. She further stated the units have actual patios and entries, so people can get out of the building and head out to Arizona Avenue commercial properties. COMMISSIONER EBERLE stated his sentiments are like the other Commissioners in regard to setbacks and traffic. He asked if Staff's recommendation of approval is because the area has been vacant for so long.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded the project was reviewed in the eyes of the general plan and guiding documents for the area. She explained, the vision is to have a higher density and a development that activates the street frontage. She further explained the proposed project activates the street and gets more people out to use nearby commercial developments and utilize public transportation. She pointed out the ten-foot multimodal path is also used at the development on the north side of Elliot.

6. PLH21-0009 Phoenician Medical Center

BEN CERECERES, CITY PLANNER presented details regarding the request for 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.

VICE CHAIRMAN ROSE asked if Staff could elaborate on loading spaces. He asked if this is something we will see more of in the future for autonomous vehicles.

BEN CERECERES, CITY PLANNER responded loading space was added into the code and it is progressively more towards pick up and drop off for rideshare like Uber and Lyft.

VICE CHAIRMAN ROSE asked how the area is going to be identified.

BEN CERECERES, CITY PLANNER presented the corresponding slide and pointed out the area on the illustration.

COMMISSIONER EBERLY asked what are the dimensions on the proposed site.

BEN CERECERES, CITY PLANNER responded he will verify the information and report back.

COMMISSIONER MORGAN asked if the loading zone is like a drop off zone and that is why it allows for less parking spaces.

BEN CERECERES, CITY PLANNER explained the loading zone is where clients are picked up and dropped off therefore less parking spaces are required.

COMMISSIONER MORGAN stated he is just curious how that alleviates parking demand if people are going to be dropping off anyways.

BEN CERECERES, CITY PLANNER responded more people are using different modes of transportation like ride share and if there is a designated loading area at the site the more likely clients be dropped off at the site, and not necessarily drive themselves.

VICE CHAIRMAN ROSE pointed out, maybe there needs to be a few more than loading areas but stated this is only just a comment.

DAVID DE LA TORRE, PLANNING MANAGER explained three years ago the City amended the parking code to allow for reductions in parking if loading zones were installed specifically for rideshare and autonomous vehicles. The City was trying to foresee an increase in rideshare and autonomous vehicles usage and as that usage of those types of transportation increased the need for parking would decrease. He stated this is the first project utilizing the code, with two loading zones for reduced parking. He further stated three years ago Staff anticipated more of this to be used in the future, but it is going to be a very slow process, as people transition from driving their own cars to using more rideshare and autonomous vehicles.

7. PLH21-0034 Woodspring Suites Hotel

HARLEY MEHLHORN, ASSOCIATE PLANNER presented details regarding the request for Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.7 acres. The subject property is located in the Chandler Airport Center at the northeast corner of Cooper and Germann roads.

VICE CHAIRMAN ROSE stated this looks like a great addition to the Chandler airpark area as it continues to grow. He thanked the Applicant for working with Staff to make sure that the materials and articulation was up to Chandler's standards.

8. PLH21-0043 Chandler Airpark 202

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for site layout and building architecture for four flex industrial buildings on approximately 26.3 acres located at the northwest corner of Germann Road and Northrop Boulevard, approximately one third of a mile west of Cooper Road.

An Addendum Memo was presented to the Commission with an added stipulation requiring additional trees to be added on the west side of Buildings B & C as requested by the Chairman.

VICE CHAIRMAN ROSE presented statements regarding the size of the project along the Paseo Canal. He stated adding more trees will give some privacy to the runners and bikers on along the canals. He further stated the Applicant did a great job.

COMMISSIONER KIMBLE presented concerns regarding lack of employee amenities and stated that covered parking is essential.

VICE CHAIRMAN ROSE asked Staff if there is covered parking.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded she will need to verify this with the Applicant. She stated per the plans she received they have parking planters with trees which can provide more shade for parking. She further stated she will speak to the Applicant regarding the possibility of covered parking; however, this may cause a reduction in the number of trees.

COMMISSIONER EBERLE stated the proposed appears to be too many trees. He further stated it looks like a forest and not attractive. He stated he appreciates the flexibility with the office space and believes this flexibility is beneficial for bringing in tenants.

COMMISSIONER MORGAN agrees with Commissioner Eberle regarding the trees. He stated he liked the glass and architectural elements but is concerned with potential glare and reflection of the building on to the freeway.

LAUREN SCHUMANN, SENIOR CITY PLANNER responded type of glazing proposed was reviewed by the acting Airport Manager, as the location it falls within the Chandler Airpark Area. She explained there were no issues with the type of glazing and she will verify this with the Applicant.

VICE CHAIRMAN ROSE asked what type of user do they anticipate.

LAUREN SCHUMANN, SENIOR CITY PLANNER replied because the dock doors are not at grade, it is assumed that it will not be a distribution center. She stated she is unaware as multiple users could go in and speculated some kind of a flex office user.

Due to comments made by Commissioners during the Study Session, the stipulation on the Addendum Memo was not used and a different stipulation was added as a result of the discussion, to read as follows: 9. The applicant shall work with staff to reduce tree density.

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

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for a 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.

10. PLH21-0048 Alma 202 Comprehensive Sign Plan

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for a comprehensive sign plan for an office/retail development. The subject property is generally located on the northeast corner of Santan Freeway (Loop 202) and Alma School Road.

COMMISSIONER MORGAN asked Staff to present examples of the proposed sign.

BEN CERECERES, CITY PLANNER presented the corresponding exhibit with an illustration of the proposed sign.

11. PLH21-0042 Sugar Bar

BEN CERECERES, CITY PLANNER presented details regarding the request for Use Permit approval for a Series 7 Beer and Wine Bar license. The proposed business is located at 960 E. Warner Road, Suite 6, generally located on the northwest corner of McQueen and Warner Roads.

VICE CHAIRMAN ROSE asked if the business was open.

BEN CERECERES, CITY PLANNER responded that the business has yet to open.

12. PLH21-0059 Soho63 Outdoor Patio Extension

HARLEY MEHLHORN, ASSOCIATE PLANNER presented details regarding the request for Use Permit approval for a Series 6 Bar Liquor License extension of premise. The existing business is located at 63 E. Boston Street, generally located on the southeast corner of Arizona Avenue and Boston Street.

VICE CHAIRMAN ROSE asked what kind of materials the patio will be made of and if it will match.

HARLEY MEHLHORN, ASSOCIATE PLANNER advised the materials will match the surrounding patios that have been extended out.

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 5:11 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman