

Planning and Zoning Commission Regular Meeting

October 20, 2021 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Commission Members

Chair Rick Heumann
Vice Chair David Rose
Commissioner Matt Eberle
Commissioner George Kimble
Commissioner Erik Morgan
Commissioner Sherri Koshiol

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, October 20, 2021, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - October 20, 2021

Call to Order/Roll Call

Pledge of Allegiance

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **Study Session and Regular Meeting Minutes of September 15, 2021, Planning and Zoning Commission**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 15, 2021, and Regular Meeting of September 15, 2021.

2. **Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH21-0039/PLT21-0043 The Marco located 250 feet south of Frye Road on the east side of Nebraska Street, and approximately 1/3 mile west of the intersection of Frye Road and Arizona Avenue**

Rezoning

Move Planning and Zoning Commission recommend approval of PLH21-0039, The Marco, Rezoning from SF-8.5 to PAD for medium density residential subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0039, The Marco, for site layout and building design, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLH21-0043, The Marco, subject to the condition as recommended by Planning staff.

3. **Use Permit, PLH21-0049 Barnes Family Services, located at 2221 W. Pecos Rd., Suites 2 and 12, west of the southwest corner of Dobson and Pecos roads**

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0049 Barnes Family Services, for the continued operation of a day treatment program for adults with special needs, subject to the conditions as recommended by Planning staff.

4. **Use Permit, PLH21-0019 Voodoo Performance LLC, located at 6509 W. Frye Road, generally located on the south side of Frye Road approximately 1/2 mile west of Kyrene Road.**

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0019 Voodoo Performance LLC for an auto repair facility on property zoned General Industrial District (I-2) subject to the conditions as recommended by Planning staff.

5. **Use Permit, PLH21-0035 Verizon Pho Twelve Oaks, located at 360 S Twelve Oaks Blvd., approximately 1/2 mile south of Chandler Boulevard at the Rural Road alignment**

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0035 Verizon Pho Twelve Oaks to modify and relocate an existing wireless facility, subject to the conditions recommended by Planning staff.

6. **Entertainment Use Permit, PLH21-0057 Sidelines Tavern & Grill, located at 2980 S Alma School Road, Unit 2, on the northwest corner of Alma School and Queen Creek roads.**

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit case PLH21-0057 Sidelines Tavern & Grill for live entertainment indoors and on an outdoor patio, subject to the conditions as recommended by Planning staff.

7. **Cancellation of the November 3, 2021, Planning and Zoning Commission Hearing**

Move Planning and Zoning Commission cancel November 3, 2021, Planning and Zoning Commission Hearing.

Calendar

8. The next Regular Meeting will be held on Wednesday, November 17, 2021, in the City of Chandler Council Chambers, 88 East Chicago Street.

Adjourn



Planning & Zoning Commission Development Services Memo No.

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Study Session and Regular Meeting Minutes of September 15, 2021, Planning and Zoning Commission

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 15, 2021, and Regular Meeting of September 15, 2021.

Attachments

September 15, 2021 Study Session Minutes
September 15, 2021 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

September 15, 2021 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
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
Harley Mehlhorn, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Consent Agenda and Discussion

- September 1, 2021, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission Study Session Minutes of Wednesday, September 1, 2021, and Regular Meeting Minutes of Wednesday, September 1, 2021.

- PLH20-0053 Chandler Airpark Area Plan Update**

LAUREN SCHUMANN, SENIOR CITY PLANNER presented details regarding the request for adopting an update to the Chandler Airpark Area Plan, clarifying recommended future land uses, establishing conceptual design guidelines, and adopting revisions to the Airport Conflicts Evaluation process, located within the area surrounding the Chandler Municipal Airport, bounded by Santan 202 Freeway, Gilbert Road, Ocotillo Road, and Arizona Avenue.

CHAIRMAN HEUMANN pointed out the presentation contained a lot of tilt on buildings. He understands there is a need for tilt for flex industrial and asked in the innovation zones is there anything preventing a bunch of tilt. He also asked if the zones would clarify the type of buildings that can go in.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated the uses recommended will guide the type of development going in. She explained the Innovation District has some guidance within the design guidelines for a higher quality of design. She further stated it recommends the breaking of the planes, roof planes, and creating a campus like settings.

CHAIRMAN HEUMANN presented concerns regarding the three Design Review Committee meetings held over the last months. He stated the applicants are coming in with a lot of tilt and no design standards and he would like to make sure that is covered. He further stated the presentation had pictures of parking garages with a lot of solar. He asked is solar is going to be encouraged on some of these projects.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated this is an opportunity to allow for sustainable uses and mentioned that the parking garage, adjacent to Sky Harbor Airport, is one of the largest solar panels with within the vicinity of an airport.

CHAIRMAN HEUMANN mentioned solar on parking garage gives another floor of covered parking. He stated as we talk about innovation, we should also be talking about climate change, and he would like to see this as part of the terms. He asked staff to explain the conflict scale and if there is written criteria. He presented concern regarding the conflict scale and the Airport Commission. He suggested there be written criteria to clarify the conflict levels.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated it would be at the mercy of the Airport Commission Members. She explained discussions were held at Airport Commission regarding criteria and some situations were discussed. She further explained in a situation where you have 130 single family homes located a mile and a half away from the airport, under a flight paths would be a high conflict. She stated if the same location and distance away from the airport if there were 25 single family lots and the flights are at an altitude above 2000 square feet, would be a moderate or a high conflict.

CHAIRMAN HEUMANN stated we are not proposing any new residential, we are not taking industrial and make it into residential, so the concern is that it's very vague. He asked between now and City Council if it could be tightened up. He asked if Airport Commission would have to say on Preliminary Development Plans (PDPs).

LAUREN SCHUMANN, SENIOR CITY PLANNER responded Airport Commission will be reviewing Preliminary Development Plan Applications. She explained currently, Airport Commission is only to look at any development for its use is and if the use creates a conflict with current or future

operations. She further explained a few years ago Solid Cabinetry almost created a potential conflict with flights departing from the airport due to the location and height of the building. She further explained the PDPs they are going to review are for the site layout and building architecture. She stated the height is part of the airport conflict evaluation and there are notations as to things the Airport Commission could take into consideration, some examples are; building height, material used, water features, signage, and lighting.

CHAIRMAN HEUMANN is concerned that the City is adding another layer of bureaucracy to businesses in Chandler. He presented statements regarding Airport Commission reviewing issues that is statutory under the scope of Planning and Zoning Commission. He presented further concerns regarding businesses going through Airport Commission for design rather than land use and airport conflicts.

KEVIN MAYO, PLANNING ADMINISTRATOR stated he understands the concerns and explained there is a conflict evaluation lens for the Airport Commission to look through and they will be making decisions that are pilot centered. He explained the need for Airport Commission to review building design for height, glazing, and lighting to ensure hazards for pilots are not created. He further explained up lighting can mimic a runway at nighttime, glazing should have low reflectivity, and should not be angled in ways that it would not create an issue. He used the example of Arches Climbing Facility where the Airport Commission had concerns over the building height and glass, but they only had voice on the land use portion of the proposed project. He stated that is the reason staff brought in the PDP, but also gave Airport Commission direction for the review to be pilot centered, he explained it is not necessarily for unbridled architectural review and site design.

CHAIRMAN HEUMANN stated it is fine if Airport Commission wants to determine if there is too much glass or the buildings are too high because that is a conflict. He is concerned with the extra money the business community will have to pay to get something done, that should not be in Airport Commission's purview. He would like to make sure that doesn't happen.

KEVIN MAYO, PLANNING ADMINISTRATOR stated the Airport Commission's comment would simply be to use low reflectivity, because it could cause a problem for pilots. He explained some solar panels are actually highly reflective, therefore, they need to be reviewed, to make sure a problem is not caused inadvertently, it is not to change the design.

CHAIRMAN HEUMANN advised he would like to ensure the City is not putting the business community through the wringer. He explained other cities do this, where they have different groups review and the Applicant spends thousands on changing something, then the project gets to Planning Commission and they do not like it. He wanted to make it clear that we want the same goal.

COMMISSIONER EBERLE wanted to follow up on the no conflict versus low conflict. He stated he is surmising from Chairman Heumann's comments that there is no language around the no conflict versus low conflict designation.

LAUREN SCHUMANN, SENIOR CITY PLANNER explained at last week's at Airport Commission, there was an item on the agenda for an industrial complex building along Arizona Avenue. She further explained the Airport Commission Members had no conflict and they discussed why would they assigned a number 1, a low conflict, if there was actually no conflict.

CHAIRMAN HEUMANN asked what is the difference and what constitutes no conflict. He asked what is the difference between moderate and low conflict, he explained some examples could be, the buildings are too high or too close to the runway He would like to avoid a semantic issue with Airport Commission; therefore, they cannot designate a project high conflict if they do not like it.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that the conflict evaluation process originally had nothing to do with Planning Commission. He explained the airport conflict evaluation is a path for the Airport Commission to have their voice heard. He further explained they are frustrated that the only options are yes or no and asked for some type of sliding scale and since the scale is at their request, they need to determine ultimately what does that mean and then when they write the conflict evaluation report that will carry what criteria constitutes that conflict. He further explained this is a process, outside of Planning Commission that will ultimately feed a memo that touches planning questions and ultimately goes to City Council.

CHAIRMAN HEUMANN presented statements regarding potential comments by Airport Commission and stated there should be criteria to prevent the designation of high conflict because they do not like the building. He liked the four conflict levels and understands if the project is too close to the runway or the buildings are too high.

KEVIN MAYO, PLANNING ADMINISTRATOR replied when a project comes through there will be a report that will notate the conflict, if there is no conflict that will be easy.

COMMISSIONER EBERLE clarified his question was more educational and not jurisdictional. He stated he wanted to be more educated on the process and lingo.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that he would keep this in mind as we bring the first one through. He ensured staff will notate the criteria that Airport Commission used from their meeting.

3. PLH 21-0045 SanTan Brewing Company Inc

HARLEY MEHLHORN ASSOCIATE PLANNER presented details regarding the request for Use Permit and Entertainment Use Permit, PLH21-0045 SanTan Brewing Company Inc. for a patio expansion with a Series 7 Beer and Wine Bar License and to allow outdoor speakers and acoustic live entertainment, located at 495 E Warner Road, approximately half a mile east of Arizona Avenue on the south side of Warner Road.

4. Cancellation of the October 6, 2021, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel October 6, 2021, Planning and Zoning Commission Hearing.

Calendar

The next regular meeting will be held on Wednesday, October 20, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:36 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

September 15, 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 Chairman Heumann at 5:36 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
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
Harley Mehlhorn, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Eberle.

Consent Agenda and Discussion

- September 1, 2021, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission Study Session Minutes of Wednesday, September 1, 2021, and Regular Meeting Minutes of Wednesday, September 1, 2021.
- PLH20-0053 Chandler Airpark Area Plan Update**
Move Planning and Zoning Commission recommend approval of PLH20-0053 Chandler Airpark Area Plan Update, adopting an update to the Chandler Airpark Area Plan, clarifying recommended future land uses, establishing conceptual design guidelines, and adopting revisions to the Airport Conflicts Evaluation process, located within the area surrounding

the Chandler Municipal Airport, bounded by Santan 202 Freeway, Gilbert Road, Ocotillo Road, and Arizona Avenue, as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of adoption of an update to the Chandler Airpark Area Plan, clarifying recommended future land uses, establishing conceptual design guidelines, and adopting revisions to the Airport Conflicts Evaluation process.

3. PLH 21-0045 SanTan Brewing Company Inc

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit, PLH21-0045 SanTan Brewing Company Inc. for a patio expansion with a Series 7 Beer and Wine Bar License and to allow outdoor speakers and acoustic live entertainment, located at 495 E Warner Road, approximately half a mile east of Arizona Avenue on the south side of Warner Road, subject to the conditions 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 Liquor Use Permit and Entertainment Use Permit are non-transferable to any other location.
3. The Use Permit and Entertainment Use Permit Approvals are only for the liquor extension of premise and the entertainment uses approved herein, no variances or waivers for site development standards are granted via this Use Permit approval.
4. The site shall be maintained in a clean and orderly manner.
5. All live entertainment shall be acoustic and non-amplified, utilizing no full drum kits and when percussive instruments are used they shall be limited to instruments similar to bongos, cajons, and small box drums.
6. The hours of live entertainment shall be limited to 3pm to 9pm Monday through Thursday, between 11am and 10pm on Saturday, and between the hours of 11am and 9pm on Sunday.

7. No noise shall be emitted from external speakers in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and residential areas.

8. The establishment shall provide a contact phone number for a responsible person (i.e., brewery owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.

9. The Entertainment Use Permit shall remain in effect for three (3) year from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler

CHAIRMAN HEUMANN informed the audience before the regular meeting Commission and staff met in open study session to discuss the items on the agenda and opened the floor to discuss the Consent Agenda Items.

NORM HASKETT, 933 EAST GILA LANE stated he was unable to attend the Neighborhood Meeting for SanTan Brewery, but he sat on the patio on Saturday and listened to the traffic and wondering how anybody could enjoy the patio at eight in the morning or at noon. He further stated he attempted to listen to the morning news on his radio, but he could not hear it over the sound of tires going over the railroad and nearby traffic. He explained the sounds were enormously distracting and asked what level decibel the noise is and if SanTan Brewery would increase their music for it to be amplified over the sound of traffic. He asked how SanTan's noise will affect the nearby neighborhoods and facility, unless its moderated or dampened up. He stated he can hear the Mesquite High School marching band from his house and its farther than SanTan. He asked if the City knows what is the current decibel noise and what SanTan Brewery is going to do to prevent that. He mentioned that he is the president of Stone Gate Crossing Three.

CHAIRMAN HEUMANN Thanked Mr. Haskett for his service. He explained the traffic noise level on the patio is a problem for the business. He further explained it is no different than patios in downtown Chandler where there is Arizona Avenue, and it is the business's responsibility if somebody wants to use it or not. He stated their tasting room is used more than anything else at the business. He explained in terms of noise in your neighborhood, there is a stipulation that no noise shall be emitted from external speakers in such a manner exceeds the general level of noise emitted by the use is outside the premises of business and disturbs adjacent businesses and residential areas. He further stated that there is another stipulation that the establishment shall provide a contact phone number for a responsible person to any interested neighbors and property owners to resolve noise complaints quickly and directly. He explained if a person has a problem with the noise being too loud, they will have a number to call to remedy the issue, he also stated this is a temporary use permit for three years. He explained there are caveats to protect the neighborhood and if they were to call due to the noise, the people at Santan Brewery are great community partners.

NORM HASKETT, 933 EAST GILA LANE asked if the business was going to have sound deadening walls.

HARLEY MEHLHORN ASSOCIATE PLANNER stated it is my understanding that there are no walls proposed. He further stated SanTan will be utilizing landscape architect to create a living sound barrier that can create some noise attenuation in both ways, both from the street because they want their patrons to enjoy a smooth experience, and to limit the noise coming out of the facility.

NORM HASKETT, 933 EAST GILA LANE stated there is a berm there and maybe if they raised the berm, it would be more enjoyable to be on the patio.

CHAIRMAN HEUMANN stated that is up to the business, and if it is not conducive to being there, people will not spend their money there. He explained SanTan has been a great community partner and the Applicant always done a great job in making sure there is quality. He further stated there is a stipulation if someone has an issue, they can pick up the phone and if they violate that then they can also call staff. He further stated this is not an open-ended permit where they cannot just do whatever they want.

CHAIRMAN HEUMANN asked if anyone else from the audience would like to speak about an agenda item.

NIK MCCURDY, 395 EAST WARNER stated that he owns a neighboring business to SanTan Brewery Company Inc. and asked what hours the patio would be open and as they are concerned about parking. He explained the parking is problematic due to the gymnastic center and SanTan. He further explained when we bought back in 2007, there were regulations about what we could not do and now there are two or three gyms next to us. He would like to know the hours as he is concerned about parking.

CHAIRMAN HEUMANN stated in the summertime no one will be on the patio and asked staff to answer Mr. McCurdy's question regarding operation hours.

HARLEY MEHLHORN ASSOCIATE PLANNER stated any events held on the patio that would produce above average traffic, for the most part will be held on the afternoons or weekends and that would not interfere with other surrounding businesses. He further stated hours of the patio are limited by stipulation, so they are only allowed to be used at certain times; Monday to Thursday 9:00 a.m. to 3:00 p.m.

CHAIRMAN HEUMANN stated on Saturdays and Fridays 11:00 a.m. to 10:00 p.m. and Sunday 11:00 a.m. to 9:00 p.m., so most of it will be on weekends.

NIK MCCURDY, 395 EAST WARNER stated that presents a problem in the afternoon. He explained parking is really crowd.

CHAIRMAN HEUMANN stated SanTan Brewery also has parking in the back.

HARLEY MEHLHORN ASSOCIATE PLANNER stated they also have a shared parking agreement with the adjacent building,

NIK MCCURDY, 395 EAST WARNER stated there is a lot of traffic in there now.

CHAIRMAN HEUMANN advised the audience that Planning and Zoning Commission is a recommending body to City Council. He suggested to work with staff to just make sure concerns are brought up in terms of the parking. He stated if the gymnastics place is violating their original uses, then that's something the City will need to address. Chairman Heumann stated he was at SanTan Brewery a couple weeks ago, and there is a gym and parking is difficult depending on the time of the day.

4. Cancellation of the October 6, 2021, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel October 6, 2021, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

Vice Chairman Rose moved to approve the Study Session and Regular Meeting Minutes of the September 1, 2021, Planning and Zoning Commission; Seconded by Commissioner Kimble.

Motion carried (4-0), Chairman Heumann abstaining.

Commissioner Kimble moved to approve the Consent Agenda of the September 15, 2021, Regular Planning and Zoning Commission Meeting; Seconded by Commissioner Eberle.

Motion carried unanimously (4-0), Commissioner Eberle abstaining.

Member Comments/Announcements

KEVIN MAYO, PLANNING ADMINISTRATOR stated Harley Mehlhorn has been with the City for over a year and during that time has been a paid intern working under the title junior planner. He announced the City was able to hire Harley Mehlhorn as a full time staff member and now he an Associate Planner.

CHAIRMAN HEUMANN congratulated Harley Mehlhorn for his new role at the City.

Calendar

The next regular meeting will be held on Wednesday, October 20, 2021, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:49 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum Development Services Memo No. 21-057

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Kristine Gay, Senior Planner
Subject: PLH21-0039/PLT21-0043 The Marco
Request: Rezoning from Single Family District (SF-8.5) to Planned Area Development (PAD) for medium density residential, Preliminary Development Plan for site layout and building design, and preliminary plat approval for 16 dwelling units
Location: 250 feet south of Frye Road on the east side of Nebraska Street, and approximately 1/3 mile west of the intersection of Frye Road and Arizona Avenue
Applicant: Evolve Ventures, LLC

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of PLH21-0039, The Marco, Rezoning from SF-8.5 to PAD for medium density residential subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0039, The Marco, for site layout and building design, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLH21-0043, The Marco, subject to the condition as recommended by Planning staff.

Background Data:

- The 1.4-acre site is currently vacant and zoned SF-8.5 for single-family residential

Surrounding Land Use Data:

North	Single-family residential	South	Alley, and then single-family residential
East	Single-family residential	West	San Marcos Elementary School

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Growth Area 1, Downtown Chandler	No Change
Downtown South Arizona Avenue Corridor Area Plan	Medium Density Residential	No Change

Proposed Development

Proposal

Units	• 16 dwelling units • 11.7 du/ac
Parking	• 2 garage spaces per unit • 5 additional on-site guest parking spaces, including 2 electric charging space • 7 existing on-street parking spaces adjacent to the site frontage
Open Space	• Over 200 sq. ft. of private patio space per unit • Balconies are proposed for 8 units • Turfed central open court yard • Cabana grill area
Building Height	• 2-stories • 25'10" to top of ridge
Building Design	• Primary materials include smooth stucco, maintenance free wood siding, corrugated metal roof, and steel accents • Substantially recessed portions of facades create entrance courtyards

Review and Recommendation

Staff finds the proposed rezoning, preliminary development plan, and preliminary plat align with the goals of the General Plan. The General Plan identifies the site as being located with Growth Area 1, Downtown Chandler which calls for the revitalization of vacant parcels and for up to 12 units per acres on the subject site.

The units are organized in an easily navigated layout that results in the majority of the frontage being occupied by patio spaces that are visible from the public sidewalk, instead of garages. This will help “activate” and provide a pleasant and safe feeling environment for this portion of Nebraska Street by creating opportunities for neighbors to interact, and by increasing visibility of the street by residents. There will be an approximately 15-foot deep heavily landscaped verge with street trees between the existing public sidewalk and proposed on-site sidewalk. This will greatly improve the quality of the pedestrian environment along this portion of Nebraska Street.

To relate to the surrounding neighborhood, the applicant has proposed a front-facing gable with a deep eave, and stucco and siding are used as the primary materials. To help soften the perceived massing of the two-story units, the buildings have been setback 40 feet from the public sidewalk, and detached sidewalks and heavy landscaping have been proposed. To functionally integrate with the surrounding properties, the site layout allows for future potential access from the looped perimeter drive aisle.

Staff finds that this proposal balances the General Plan's guidance to increase density, providing a transition between old and new development, promoting a compatible mix of housing types, and promoting civic engagement.

Traffic Analysis

A Traffic Impact Analysis is not required for projects where fewer than 200 dwelling units are proposed. Traffic Engineering has reviewed the proposal for consistency with City of Chandler street standards.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A virtual neighborhood meeting was held on September 9th, 2021. Two neighbors attended the meeting and did not share any concerns regarding the project.
- The neighborhood meeting notification letter was prepared in Spanish and English and a translator attended the neighborhood meeting.
- After the meeting, a resident called with concerns that small low quality apartments were being proposed. Staff walked the resident through the proposal, emailed the proposed exhibits, and connected the resident with the applicant. As of the writing of this memo, Planning staff has not heard back from the previously mentioned resident and is not aware of any other concerns.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from SF-8.5 to PAD for medium density residential subject to the following conditions:

1. Development of the overall site shall be in substantial conformance with the Development Booklet kept on file in the City of Chandler Planning Division, in File No. PLH21-0039, 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. 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Residential dwelling units shall be permitted with a maximum density of 12 dwelling units per acre.
5. Building setbacks shall be 25 (twenty-five) feet from all property lines.
6. The private and shared portions of the site shall be maintained in a clean and orderly manner. The buildings shall be maintained in a clean and orderly manner. Yards and balconies shall not be used for outdoor storage of residential items beyond furniture intended for outdoor use.
7. 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.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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 of the overall site shall be in substantial conformance with the Development

Booklet kept on file in the City of Chandler Planning Division, in File No. PLH21-0039, 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. Except for ancillary decorative extensions, opaque patio walls shall be limited to a height of three feet.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. 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.
5. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.
6. The developer shall work with adjoining property owners to ensure there are no double walls/fences resulting from the proposed perimeter wall.
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 the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

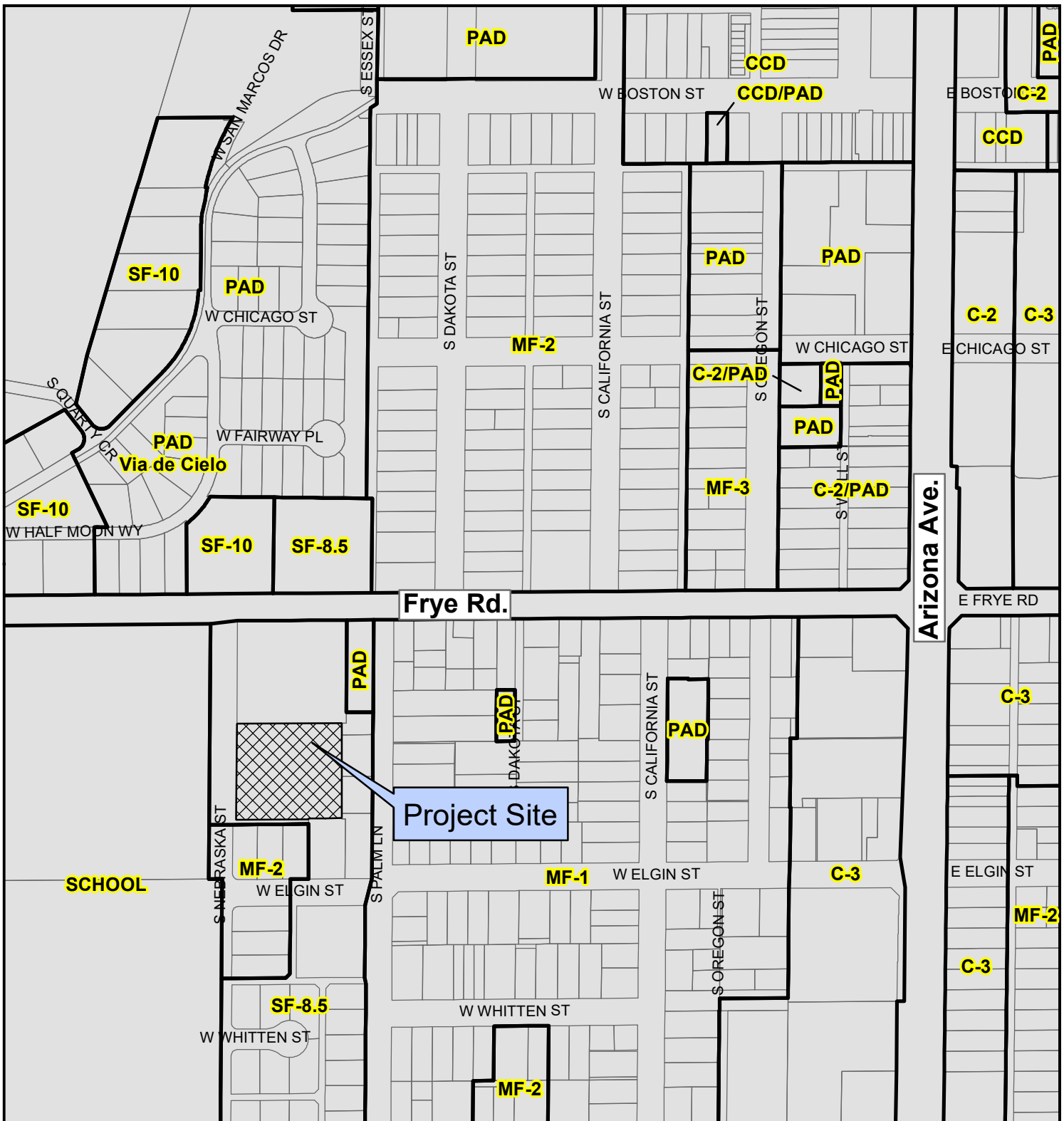
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

Vicinity Maps

Development Booklet

Preliminary Plat



PLH21-0039 The Marco

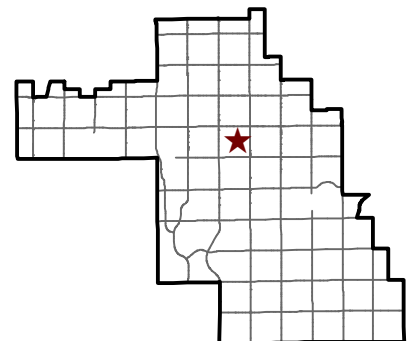


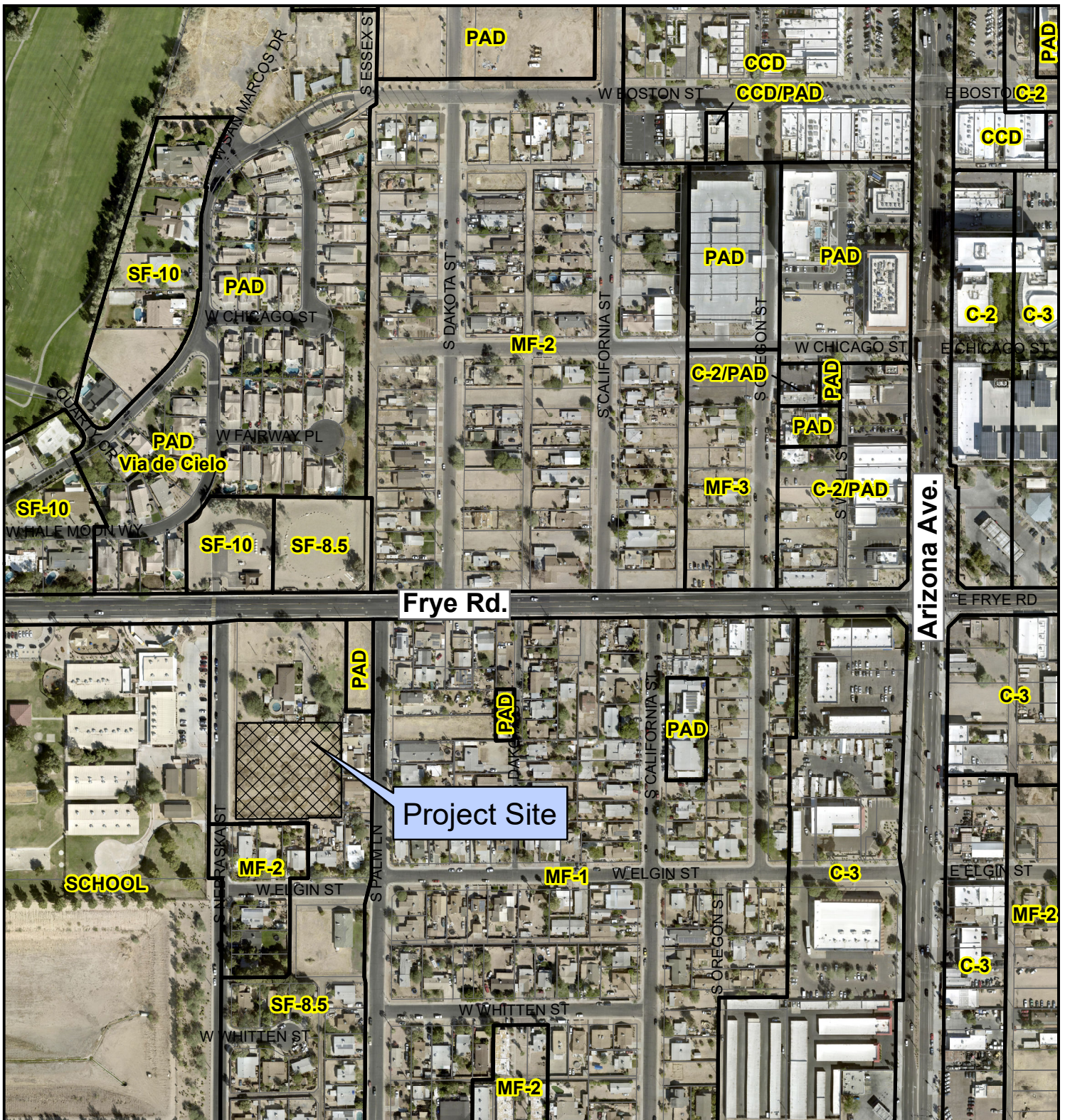
Proposed Project Details

Rezoning/PDP
16 dwelling units
1.4 net acres
11.8 du/ac



City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>





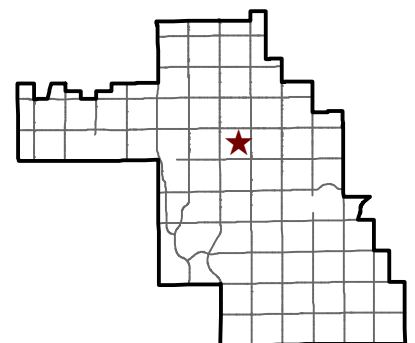
PLH21-0039 The Marco



Proposed Project Details
 Rezoning/PDP
 16 dwelling units
 1.4 net acres
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[“The Marco”, 355 S. Nebraska St.](#)

Project Narrative- City of Chandler Rezoning/PDP Re-Submittal

8/25/21

Site Overview:

The property includes one parcel (APN 303-07-008M) representing approximately 59,084 sf, located mid-block, on the east side of Nebraska St., south of Frye Rd., and north of Elgin St. This property is located just south of the iconic San Marcos Hotel and just north of many downtown redevelopment sites, and we are excited to propose a small, infill residential project for this site which will be a bridge between the density and uses of both the existing and proposed redevelopment of the immediate area.

It was important to be deliberate and thoughtful about the scale of this project. With just 16 units on a little over an acre and adjacent to well-established single family residential lots, we wanted to bring forward an infill residential project that could provide a critical transition between the existing neighborhood and the future downtown Chandler. We wanted this project to be intimate in scale, size, lushly landscaped and not over designed so as to be accessible to the current residential homes surrounding it, but to also reflect an elevated and more streamlined design quality to build that bridge to the energy, youth and character the City has developed and is aspiring to in downtown Chandler. Accessible to the existing community and aspirational to the future downtown development.

The site is currently zone SF-8.5 which allows for up to 8.5 dwelling units per acre. Our project is proposing up to 12 du/acre, which is consistent with the City’s General Plan for this area but will require a PAD rezoning to accommodate the 12 du/acre.

Site Proposal:

Our proposal is to develop the following:

- 16-unit, 3-story community which complements and enhances the surrounding area, while maximizing development in an infill site and also allowing for internal open space and amenities
- Request for PAD rezoning to accommodate the increase in 8.5 to 12 du/acre
- 12 du/acre, as approved through the City’s General Plan
- Variety of unit sizes includes 1- and 2-bedroom units
- Maximum height not to exceed 27’
- Unit and property design will be focused on street engagement
- Landscape and building form will enhance the pedestrian experience and provide critical shade along pedestrian walkways to maximize walkability
- Units allow for both public and private open space, an element that is critical in this current COVID landscape

The project's goal is to create an attractive, high-quality project that fulfills the need in Downtown Chandler for a variety of housing types, provides access to surrounding downtown amenities and improves walkability. The additional housing will help support the existing restaurants and retail, and take a vacant, eyesore parcel and turn it into true community development.

Architecture, Landscape + Site Design:

We seek the following site and architectural features/design as part of our PAD/PDP:

- Buildings will front on the primary street vs. being oriented to the interior or rear or side lot lines of the site to encourage interaction and activation on the street. Garage or parking access will not front on the public street.
- Durable and hand-scaled materials and accents like the wood-trim of the Shou Sugi Ban wood siding, usable balconies, operable windows, exposed rafters, eaves, live plant vines along building frontages, etc. will be used to provide a more human scale to the development and produce a residential neighborhood aesthetic vs. commercial one.
- Pitched roofs will be used to relate better to the surrounding residential development
- Overhanging rooflines create a more neighborhood, intimate scale.
- All HVAC equipment, other mechanical equipment, and trash enclosures will be screened from view.
- Street-facing facades will have +/- 21% transparency to support a safe street environment. This is slightly undersized from the 25%, but due to the full west-east facing design of the units, it was important to reduce glare and heat absorbent materials. However, additional façade design detail of the wood siding and live vine plantings helps to break up the building facades without contributing to the heat and glare.
- Deep porches and balconies should be provided for passive solar benefits to the units facing the street, and to provide outdoor usable space.
- The front door of each unit is clearly visible from the street-fronting or internal site sidewalk, and directly accessible from the sidewalk.
- Each unit is distinct from the sidewalk by means of materials, massing, and façade design, patio wall treatment and landscaping.
- The massing of the proposed buildings are designed so as to not overpower the surrounding single-story neighborhood. The façade of the second floor will be recessed from the façade of the first floor. Trees, vines and setbacks will also help reduce the perceived massing.
- Private outdoor amenity space will be provided per unit.
- Nebraska Street frontage improvements will increase the safety and comfort of the sidewalk and street through the use of street trees, pedestrian lighting, benches, landscaping, etc.

Unit Count, Building Area, Open Space + Parking:

We are requesting in this proposal a total of 16 units for the 1.357 acre site, which equates to 12 du/acre. This unit count assumes the following room breakdown:

- 1 Bed: 5 units
- 2 Bed/1 Bath: 3 units
- 2 Bed/2 Bath: 8 units
- TOTAL: 16 units

This project assumes 2 levels of units, with the first level gross sf of 12,295 sf and the second level at 12,921 sf, for a total gross square feet of 25,216 sf.

We more than exceed the required open space of 150 sf for each unit (at the 16 total units), with an open space of 8,945 sf. We will have two large open space areas to serve as amenities for the residents and to enhance the quality of the project. Specifically, we are programming the following in the two open space areas:

- Fenced dog park/run in the NE corner of the site
- Large center park with ramada, outdoor seating, grill, lush landscape and a large programmable open lawn for movies in the park and resident gatherings

The project is required to provide a total of 29.5 parking spaces, and exceeds this standard with providing 39 parking spaces, including conveniently located guest parking in the center of the project. Resident parking will be in ground floor garages, tucked under the units, and internally facing, so as not to expose garage facades to the public street and right-of-way.

Project Benefits:

Additionally, the development of this vacant property into a vibrant residential development will fulfill the City's 2021 State of the City goals and objectives, specifically in the realm of Infill Redevelopment in the following ways:

- Develop infill and undeveloped parcels in the Downtown to reduce blight and increase redevelopment;
- Introduce a new to market product that helps transition the immediate neighborhood from single family residential and provides a bridge product to the larger-scale development offerings in the Downtown;
- Develop additional residential backbone in the Downtown to support existing businesses (especially those hit hard by the impacts of Covid-19);

- Increase the downtown population to support the growing arts, entertainment, restaurant and retail offerings in the Downtown;
- Encourage the support of a Vibrant City in the Downtown;
- Encourage people living in the downtown with easy access to the growing Downtown employment opportunities;
- Encourage these residents to also utilize alternative transportation to access their jobs and recreations amenities in downtown through walking, riding a bike, etc;
- Allow for a mixture of uses designed to attract people to the Downtown;

How Development Complies with Proposed Zoning Code Requirements:

If we are successful in obtaining a rezoning from SF-8.5 to Planned Area Development (PAD) , our project meets the PAD zoning designation as a small-scale, urban infill multi-family project which requires flexibility because of tight site and immediate surrounding residential uses. This project serves as a transition area between the growing urban core in Chandler's downtown district and the existing single family residential housing stock. The importance of the PAD overlay district allows for flexibility in an otherwise established land use district. We are not asking for any density over 12 du/acre in order to maintain a more natural transition in the existing adjacent densities.

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Date 9/24/21

PRELIMINARY SITE PLAN

EVOLVE VENTURES

A100

PROJECT DESCRIPTION

NEW MULTIFAMILY W/ 1 & 2 BED UNITS. UNITS SHALL BE 2 STORY W/ ATTACHED GARAGE AT LEVEL 1.

PARCEL INFO

PARCEL: 303-07-008M
OWNER: EVOLVE VENTURES
ADDRESS: NEBRASKA ST, CHANDLER AZ
LOT AREA: 59,123 SF / 1.357 ACRES

CURRENT ZONING DATA

ZONING DISTRICT CURRENT = SF 8.5
ZONING DISTRICT PROPOSED = PAD

FRONT SETBACK = 25'
REAR SETBACK = 10'
SIDE SETBACK = 5' MIN. (SUM OF BOTH 15')
MAX BLDG HEIGHT = 28'
MAX DENSITY = 12 UNITS/ACRE
UNIT COUNT 1.357 * 12 = 16.28 UNITS
MAX LOT COVERAGE = 50% / 29,542 SF

UNIT COUNT & AREAS

1 BED = 5
2 BED / 1 BA = 3
2 BED / 2 BA = 8
TOTAL = 16

GARAGES = 16

GROSS AREAS
LEVEL 1 GROSS AREA = 13,397 SF
LEVEL 2 GROSS AREA = 12,931 SF
TOTAL GROSS SF = 26,328 SF

NET AREAS
1 BED = 647 SF
GARAGE = 466 SF

2 BED / 1 BATH = 865 SF
GARAGE = 447 SF

2 BED / 2 BATH = 1,111 SF
GARAGE = 447 SF

OPEN SPACE

COMMON OPEN SPACE RECD 150 SF * 16 = 2,400 SF
COMMON OPEN SPACE PROVIDED = 4,931 SF

PRIVATE OPEN SPACE PROVIDED 5,453 SF / 16 = 340 SF AVG PER UNIT

2. PRIVATE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. SUCH SPACES SHALL HAVE AN UNENCUMBERED AREA AT LEAST TWELVE (12) FEET IN DIAMETER WHEN LOCATED ON THE GROUND FLOOR

PARKING

STUDIO = 1 SPACE
1 BED = 1.5 SPACES
2 BED = 2 SPACES
EA. ADDTL BED = .25 SPACES

TOTAL RECD = (11*2) + (5*1.5) = 29.5 SPACES
TOTAL PROVIDED = 39



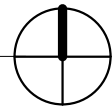
VICINITY MAP

SITE PLAN NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO C OF O FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECH. EQUIP. SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR HIGHER THAN, THE HIGHEST POINT ON THE MECH. EQUIP.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECH. EQUIP. SHALL SCREEN ALL GROUND MOUNTED MECH. EQUIP.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. SIGNS REQUIRE SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A C OF O FOR A PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIP., BACK FLOW DEVICES, OR ANY OTHER UTILITY EQUIP. NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
9. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.



1 PRELIM SITE PLAN
1" = 20'-0"



ROOF PLAN

EVOLVE VENTURES

A105

Date 9/24/21

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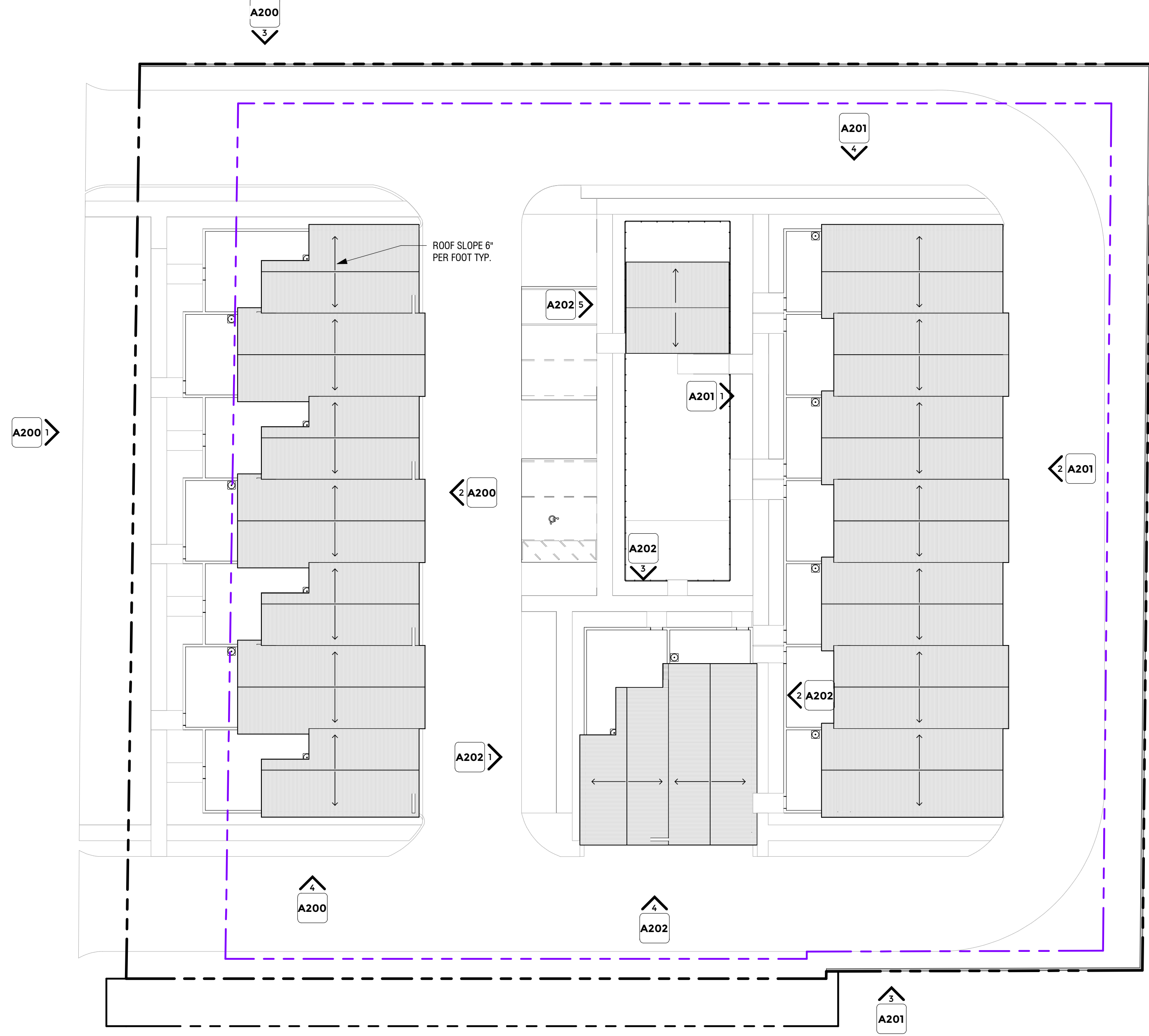
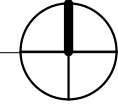
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NOT FOR CONSTRUCTION

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1 ROOF PLAN
1" = 20'-0"



1BD

EVOLVE VENTURES

A120

Date

9/24/21

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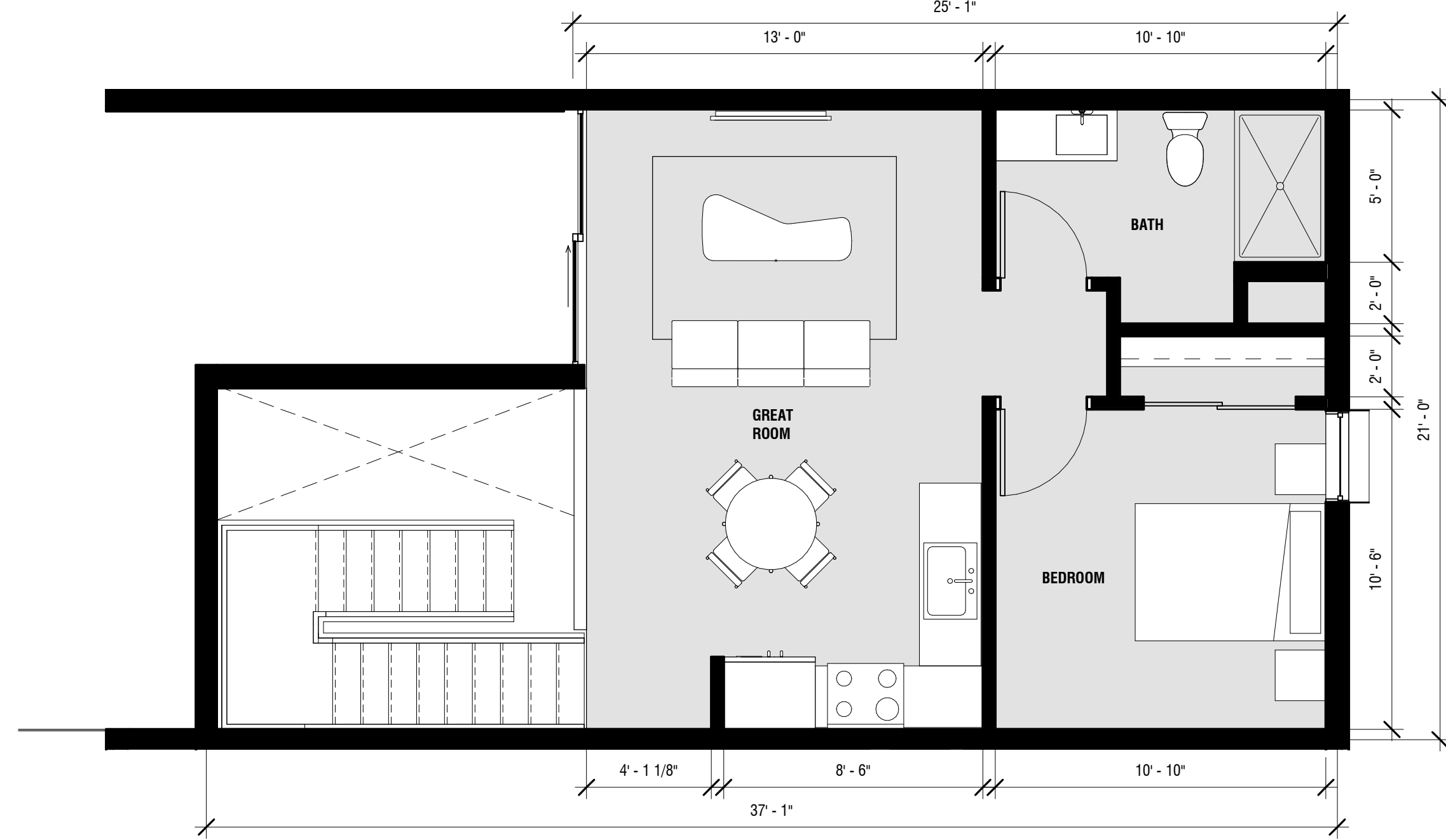
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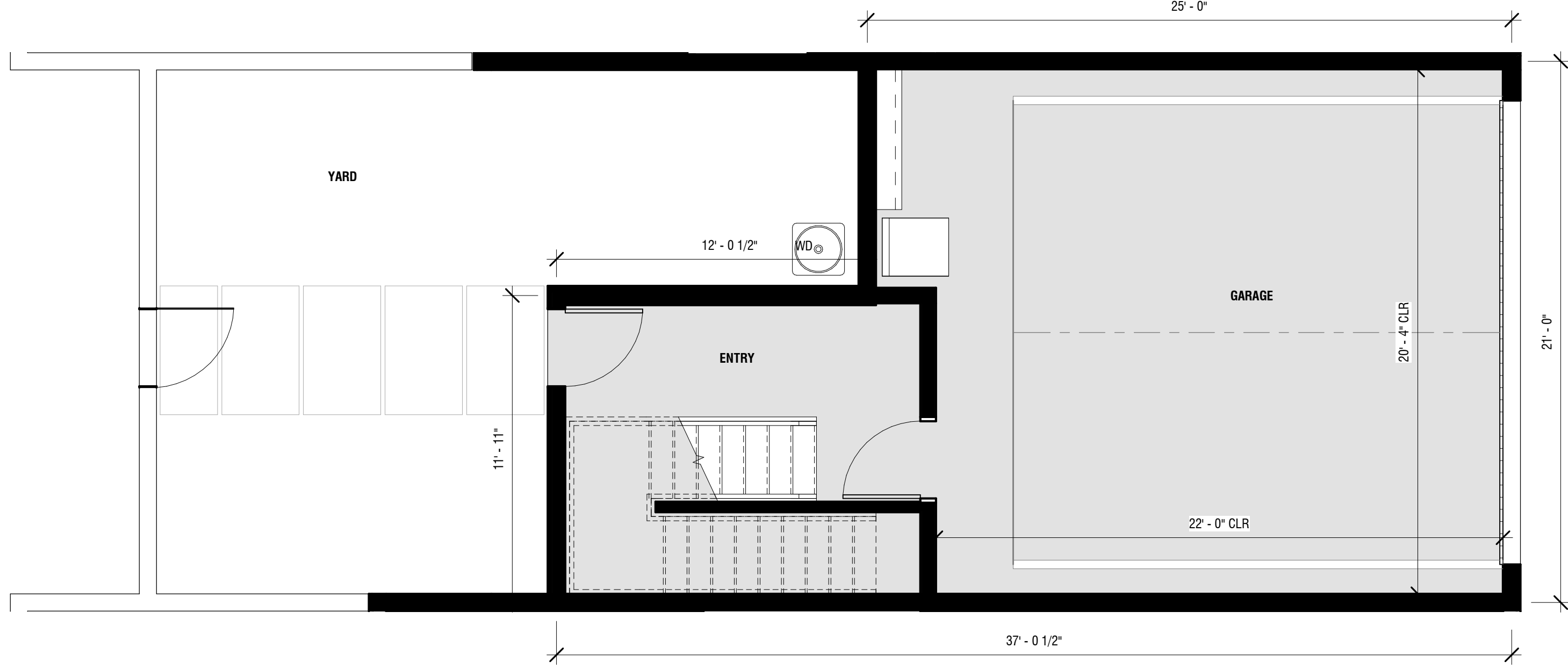
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2 EN-FP 1BD L2
1/4" = 1'-0"



1 EN-FP 1BD
1/4" = 1'-0"

2BD 1BA

EVOLVE VENTURES

A121

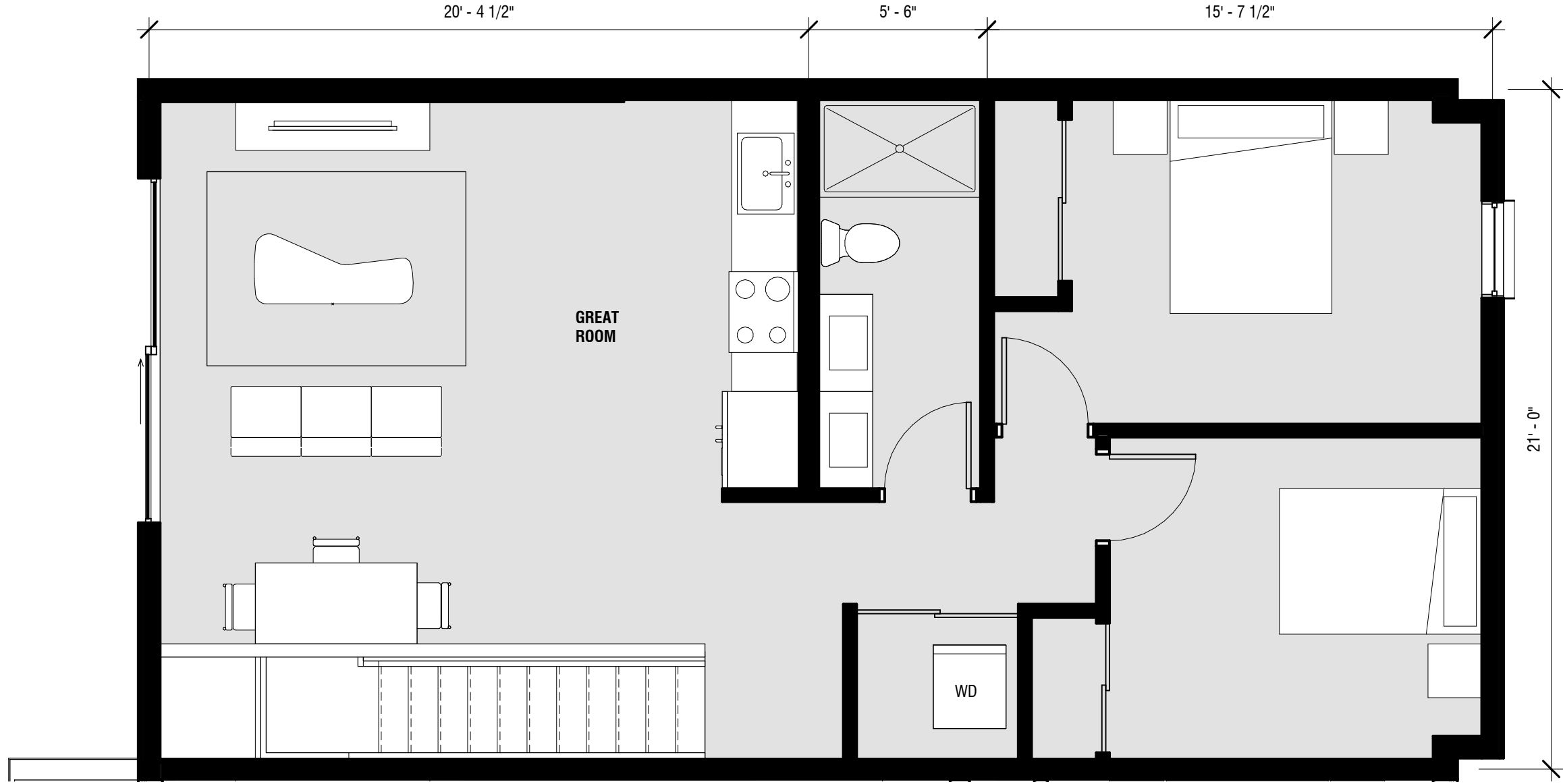
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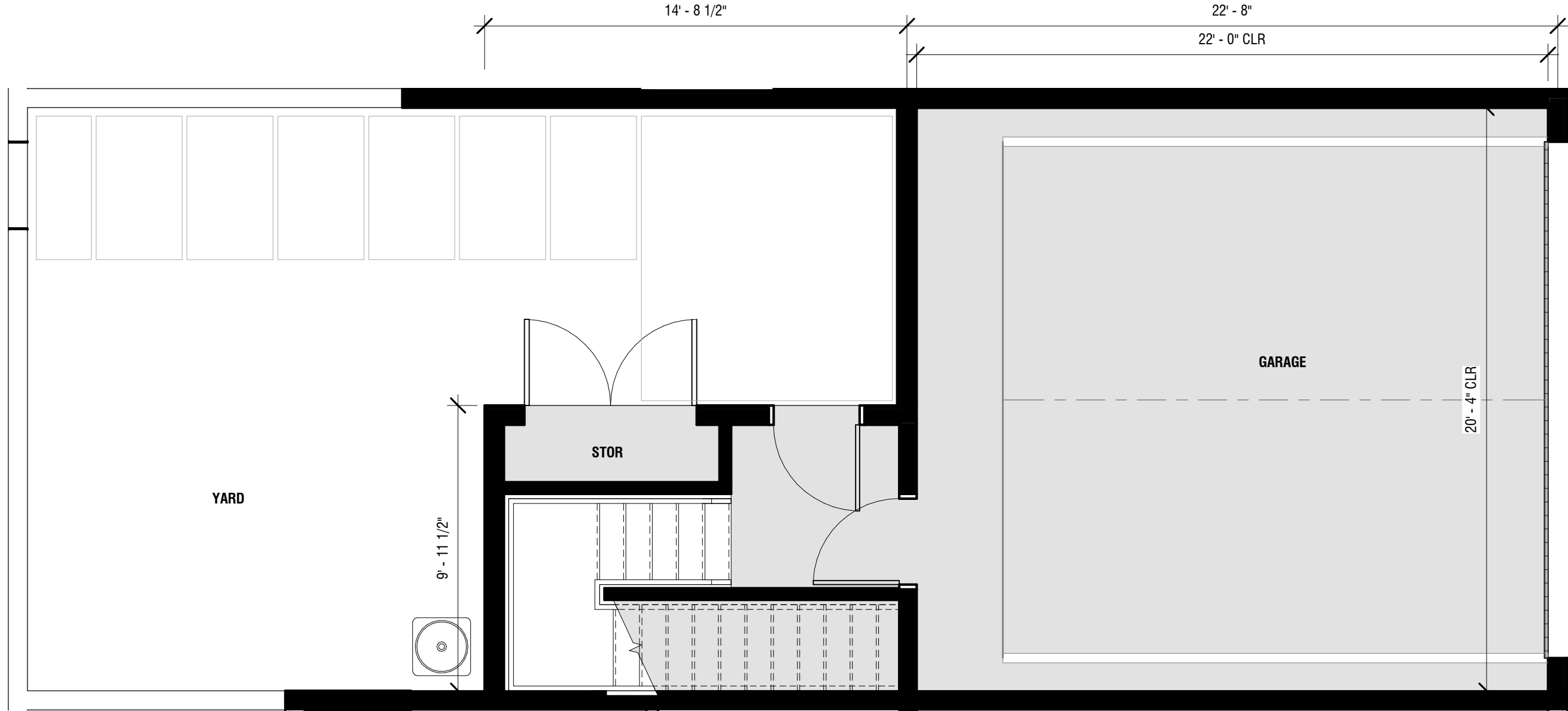
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2 EN-FP 2BD 1BA L2
1/4" = 1'-0"



1 EN-FP 2BD 1BA
1/4" = 1'-0"

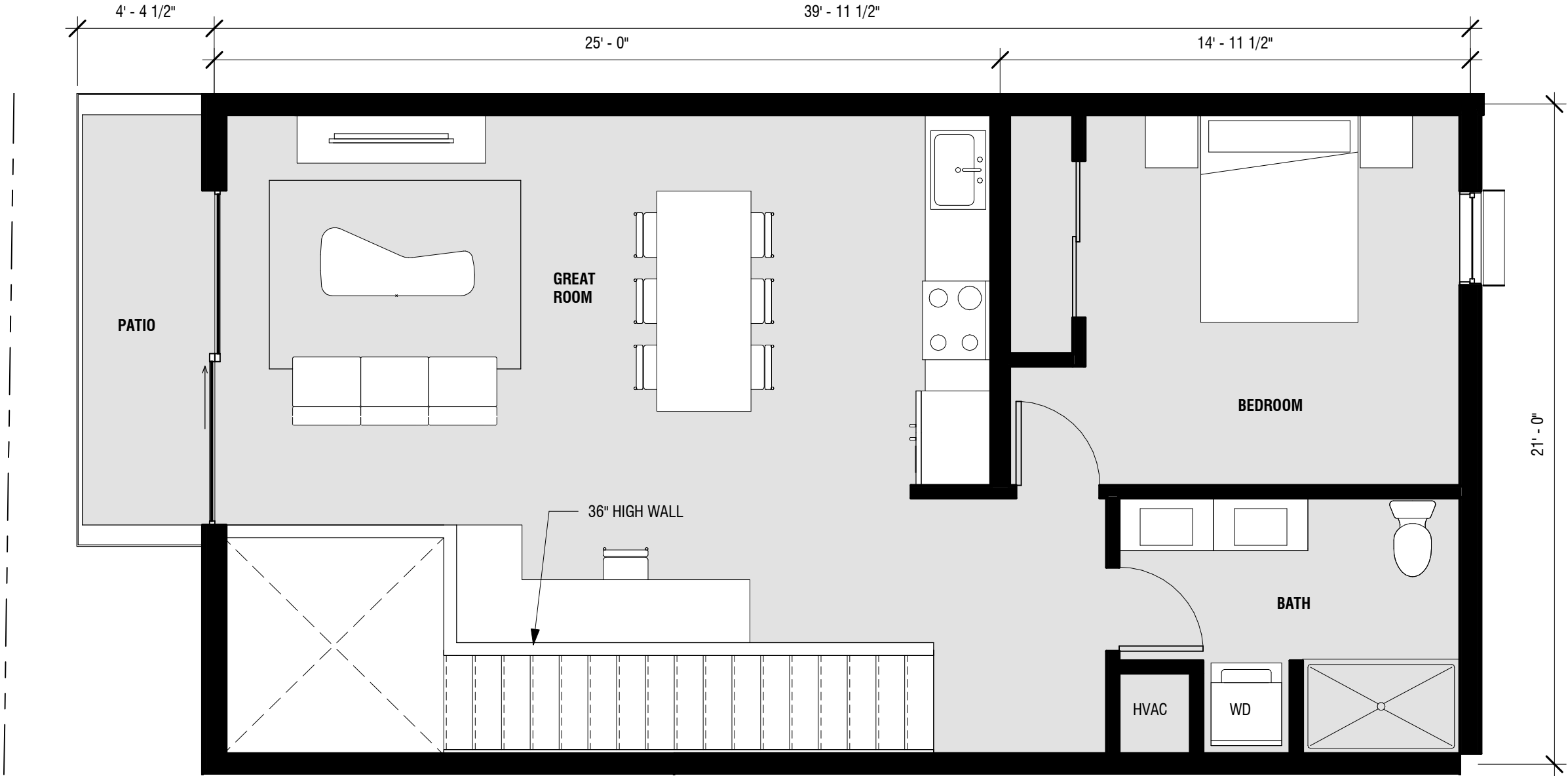


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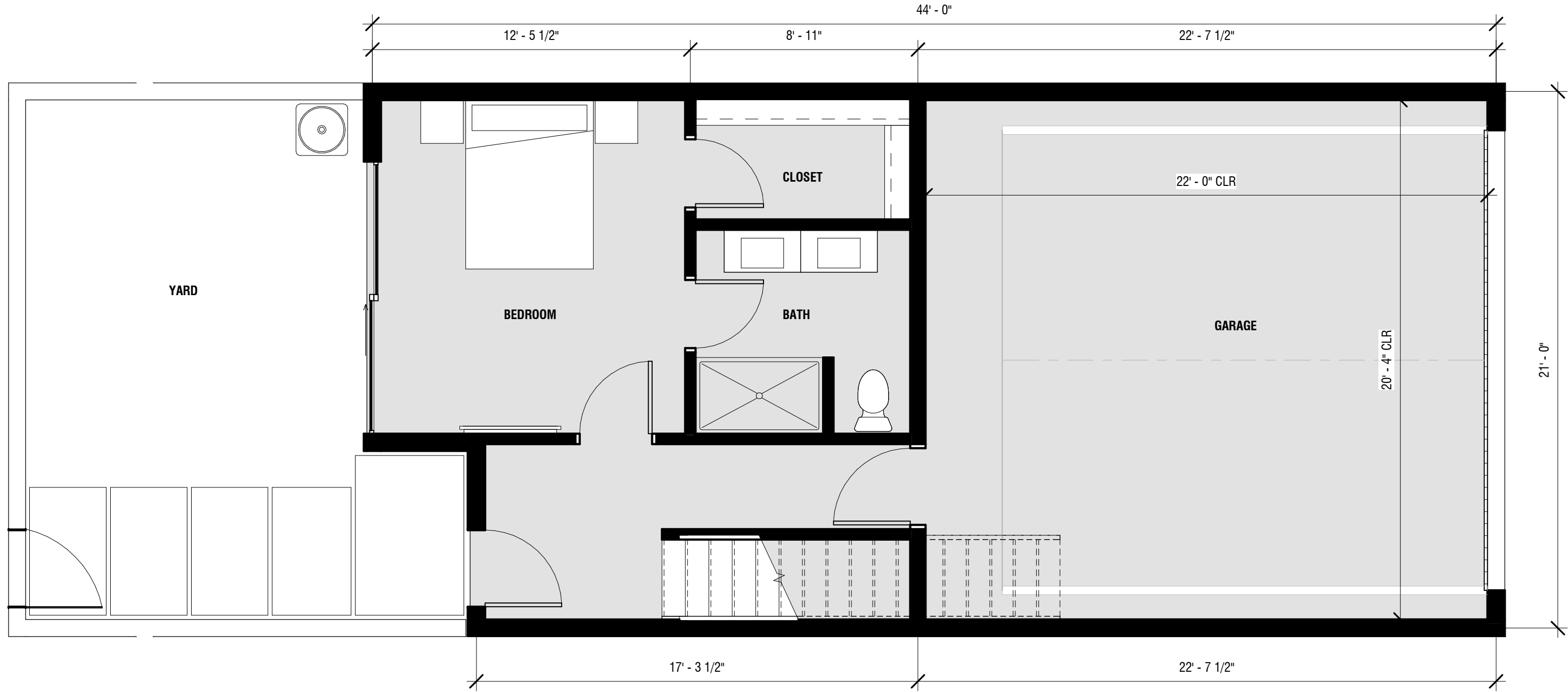
2 EN-FP 2BD 2BA L2

1/4" = 1'-0"



1 EN-FP 2BD 2BA

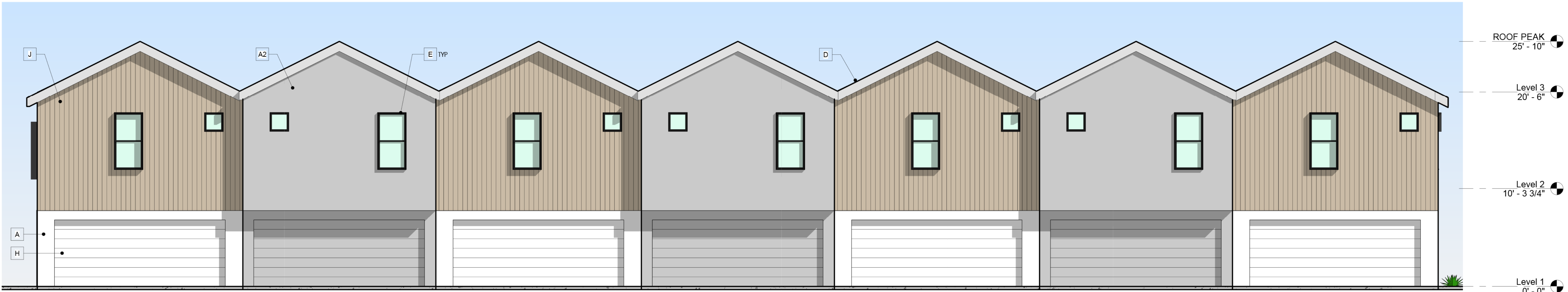
1/4" = 1'-0"



STREET FACING FACADE = 3,476 SF
TRANSPARENCY REQ'D = 25% OR 869 SF
TRANSPARENCY PROVIDED = 21% OR 741 SF



1 WEST ELEVATION (FRONT UNITS)
3/16" = 1'-0"



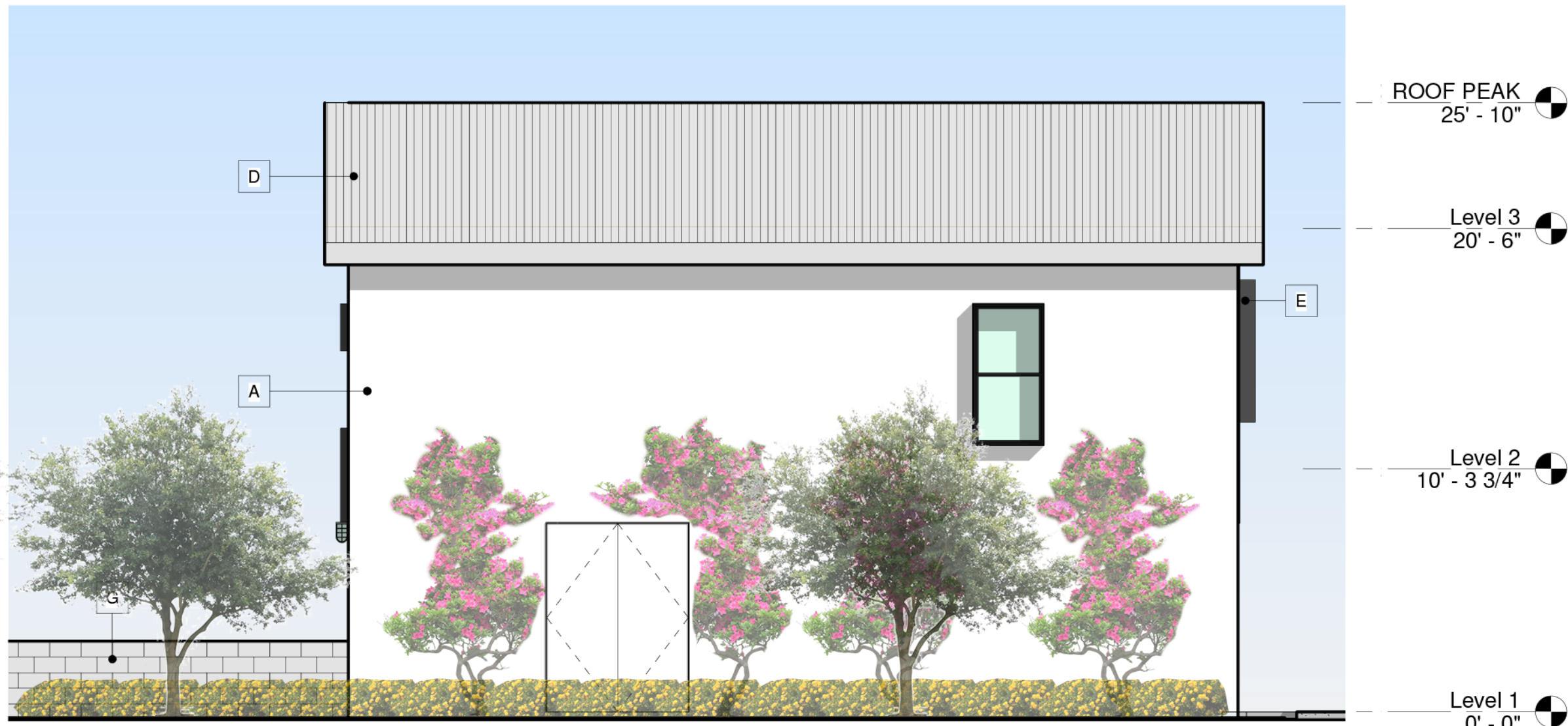
2 EAST ELEVATION (FRONT UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

- A SMOOTH COAT WHITE STUCCO
- A2 SMOOTH COAT GREY STUCCO
- B VINES/GROWING WALL. SEE LANDSCAPE.
- C HOT ROLLED STEEL PLATE GUARDRAIL
- D 7/8" CORRUGATED METAL ROOFING, COLOR SILVER
- E STEEL PLATE WINDOW BUCKET
- G 8X8X16 GREY MASONRY SITE WALL
- H GARAGE DOOR, COLOR WHITE
- I CUSTOM PERFORATED STEEL GATE
- J SHOU SUGI BAN SIDING WOOD SIDING 1X6

ELEVATION NOTES:

- ALL ROOF MOUNTED MECH. EQUIP. SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECH. EQUIP.
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- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



4 SOUTH ELEVATION (FRONT UNITS)
3/16" = 1'-0"



3 NORTH ELEVATION (FRONT UNITS)
3/16" = 1'-0"



1 WEST ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"



2 EAST ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

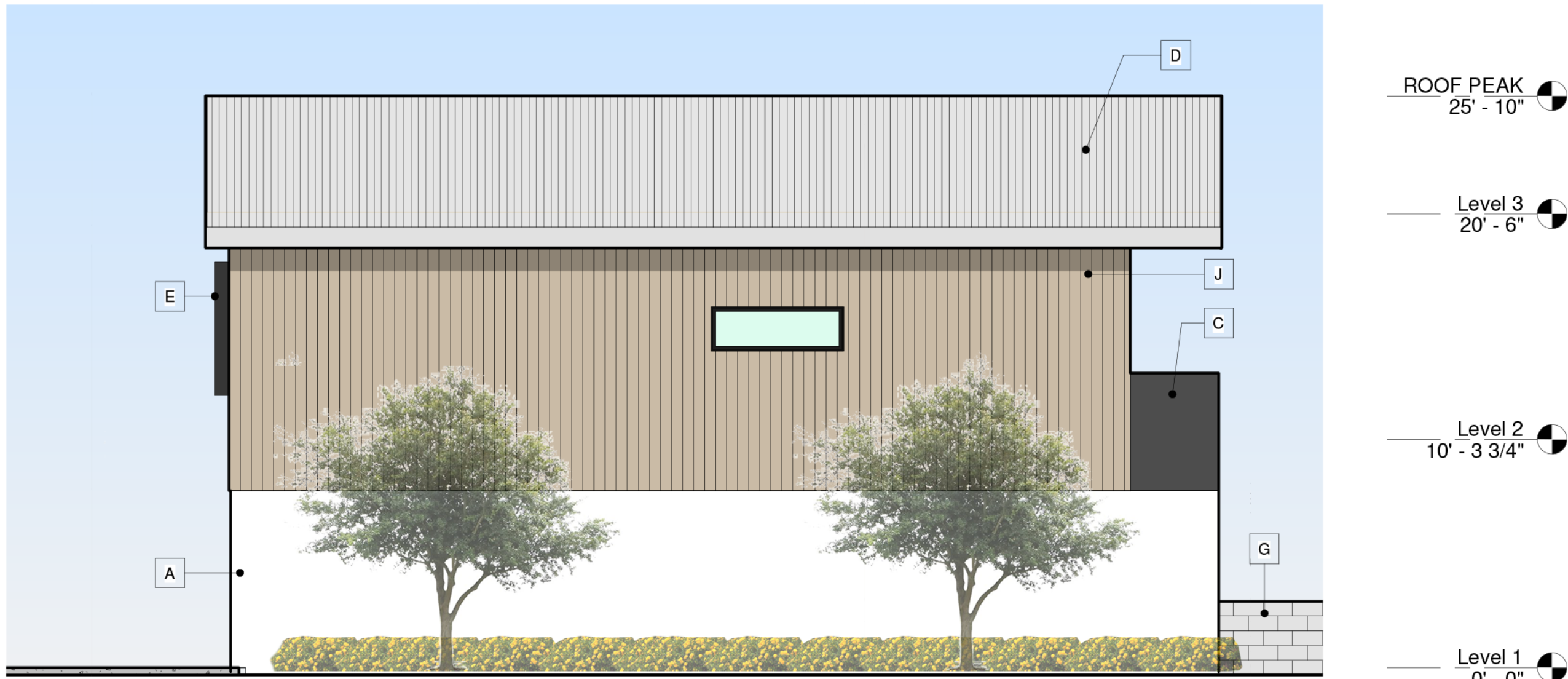
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



3 SOUTH ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"



4 NORTH ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"

ELEVATIONS

EVOLVE VENTURES

A201

Date

9/24/21

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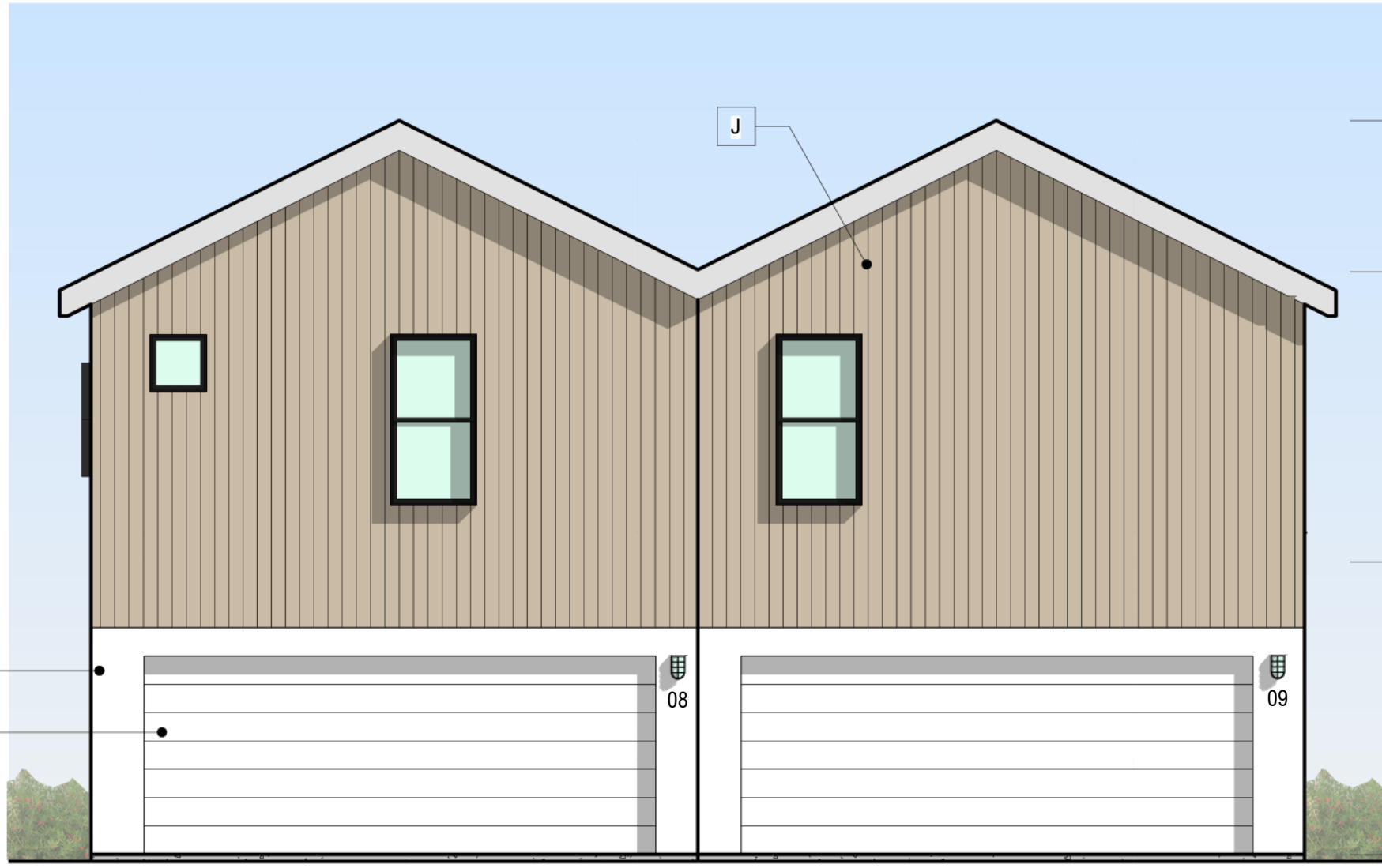
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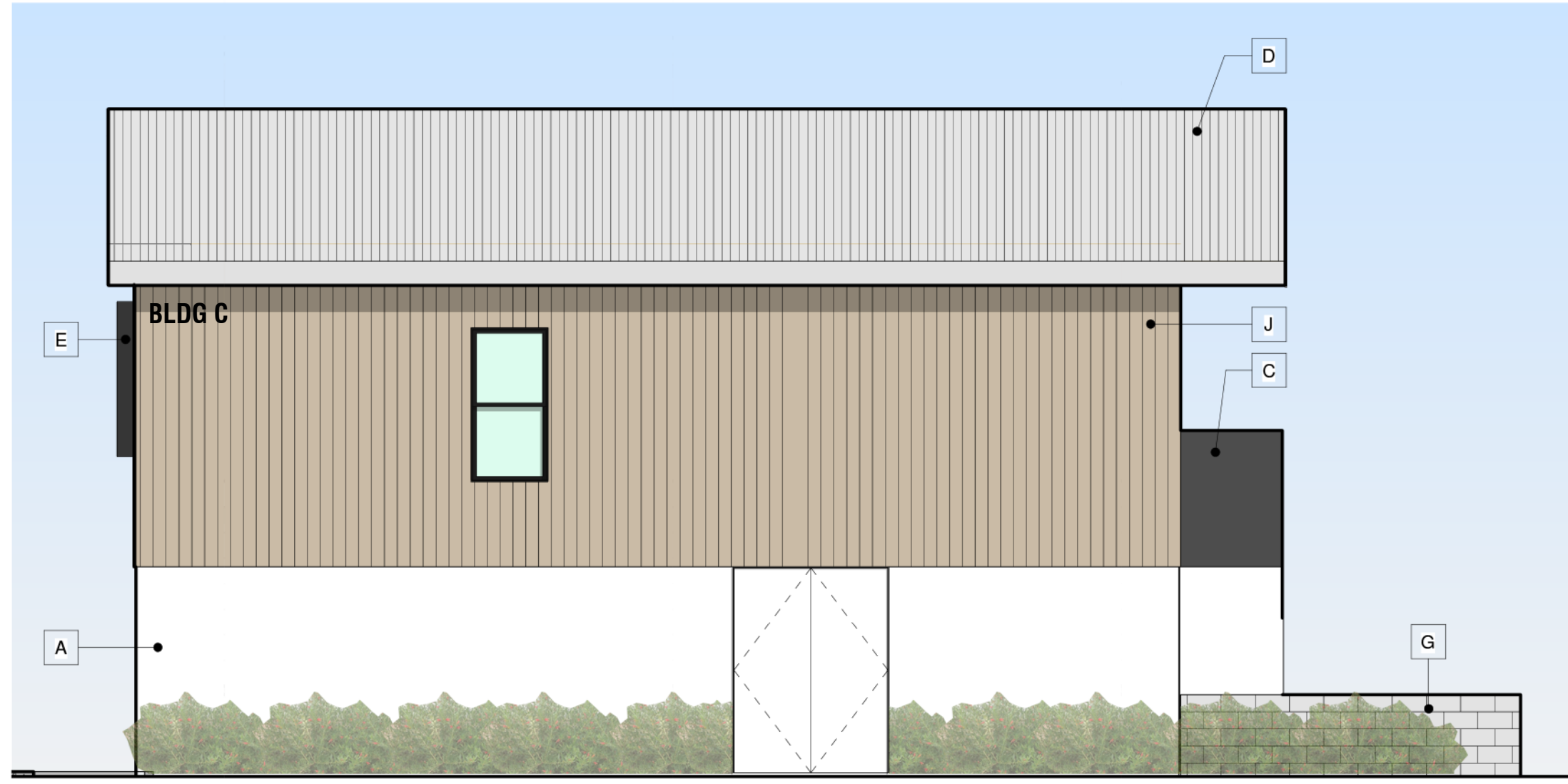
3 NORTH ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



1 WEST ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



4 SOUTH ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



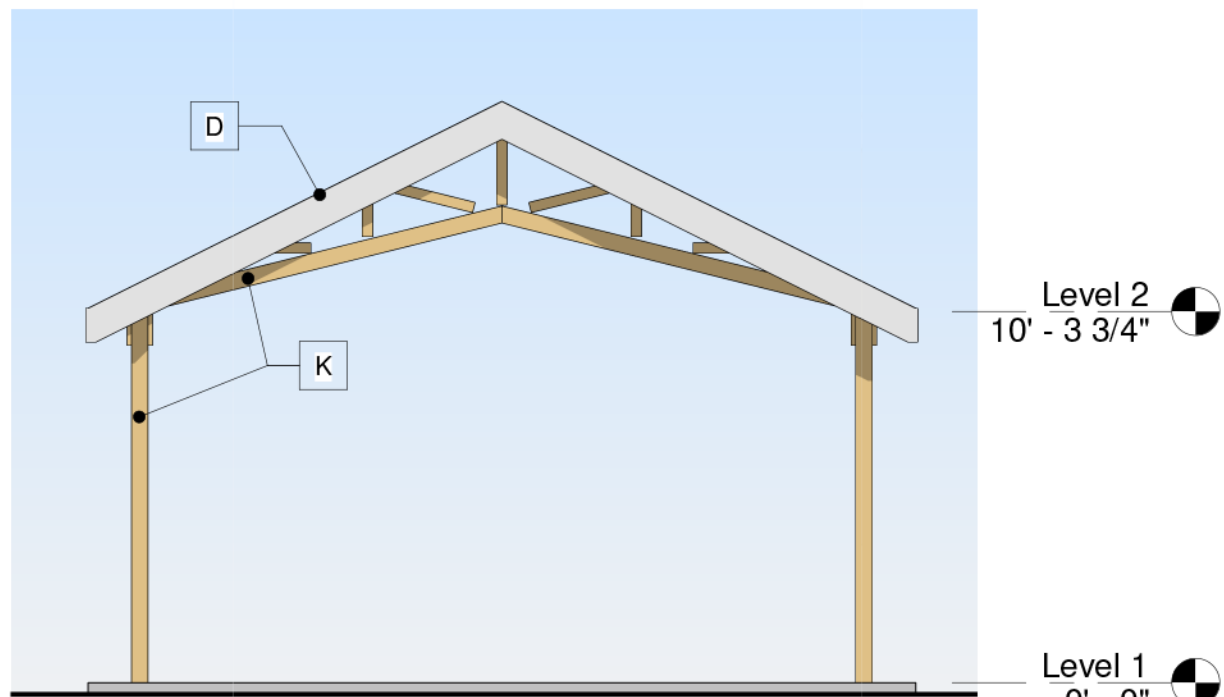
2 EAST ELEVATION 3 (MID UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

- A SMOOTH COAT WHITE STUCCO
- A2 SMOOTH COAT GREY STUCCO
- B VINES/GROWING WALL. SEE LANDSCAPE.
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- H GARAGE DOOR, COLOR WHITE
- I CUSTOM PERFORATED STEEL GATE
- J SHOU SUGI BAN SIDING WOOD SIDING 1X6
- K SEALED EXPOSED WOOD SCISSOR TRUSS & WOOD POST

ELEVATION NOTES:

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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



5 PATIO COVER ELEVATION
3/16" = 1'-0"

ELEVATIONS

EVOLVE VENTURES

A202

Date

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DEVELOPMENT



3D VIEW

EVOLVE VENTURES

A901

Date 9/24/21

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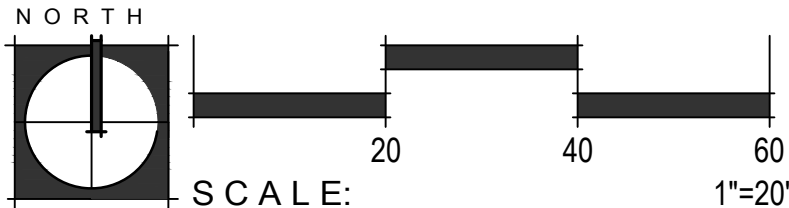
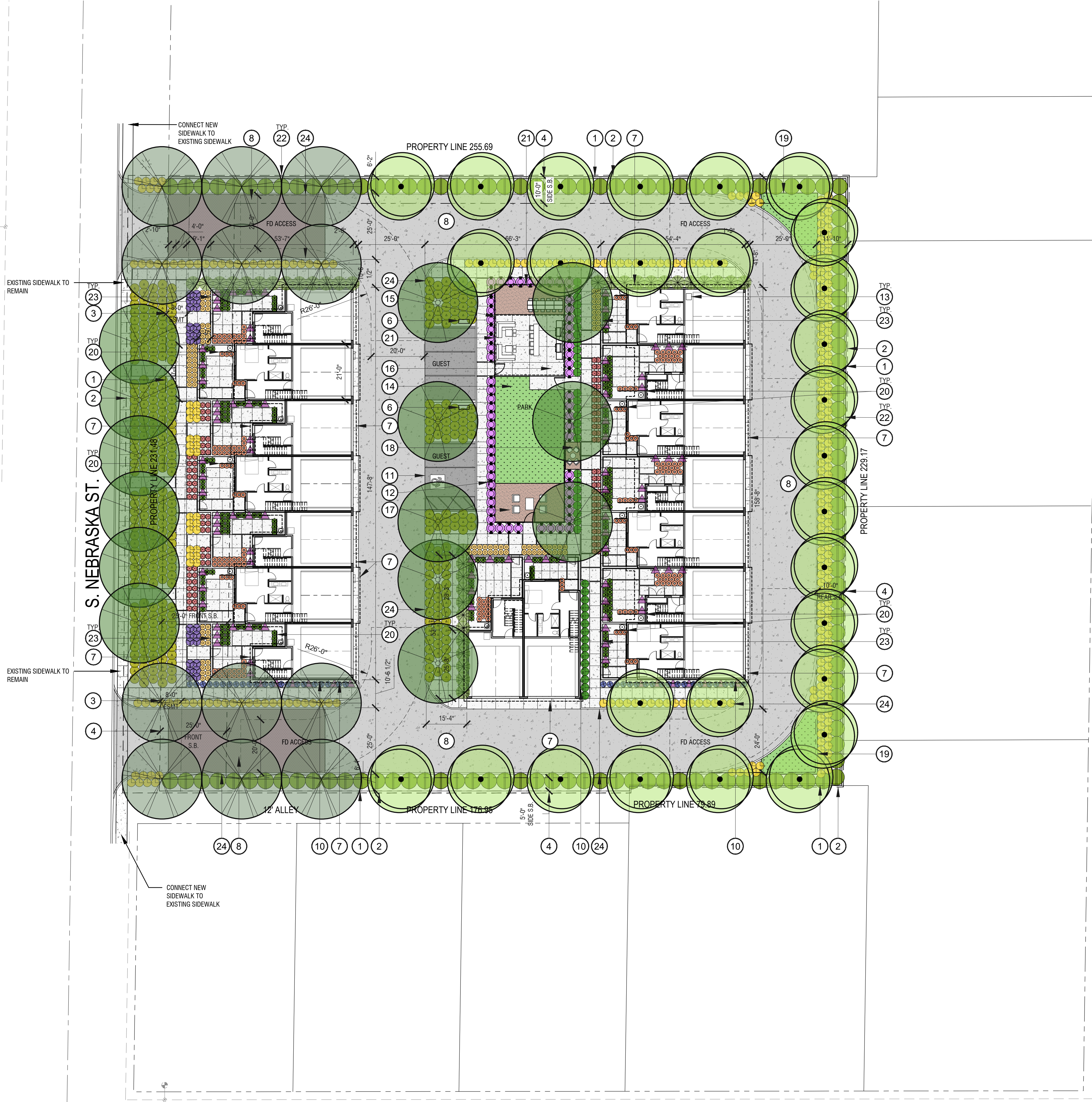
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PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W
TREES			
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	24" BOX SINGLE	1.5" CAL 9' H X 4' W
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	1.5" CAL 9' H X 4' W
	QUERCUS VIRGINIANA LIVE OAK	36" BOX	2.5" CAL 12' H X 7' W
SHRUBS			
	CARISSA MACROCARPA NATAL PLUM NATAL PLUM	5 GAL	
	DODONAEA VISCOSA HOPBUSH	5 GAL	
	EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL	
	RUELLIA X SIMPLEX MEXICAN PETUNIA	5 GAL	
ACCENTS			
	ALOE BARBADENSIS MEDICINAL ALOE YELLOW	1 GAL	
	ALOE BARBADENSIS MEDICINAL ALOE ORANGE	1 GAL	
	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUNDCOVER			
	LANTANA X 'NEW GOLD' LANTANA NEW GOLD	1 GAL	
	LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GAL	
VINE			
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	
* VINE TO BE ATTACHED TO WALL WITH STAINLESS STEEL WIRE SUPPORT. SEE DTL 4 / L-201			

TURF
ARTIFICIAL TURF AT COURTYARDS.

TOPDRESS / DUST CONTROL
1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS.
U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESERT
ROCKPROS.COM. 602.818.0723

STABILIZED DECOMPOSED GRANITE.
1/4" MINUS DECOMPOSED GRANITE. COLOR: PAINTED DESERT.
ROCKPROS.COM. 602.818.0723

KEYNOTES

- 1 PROPERTY / R.O.W LINE
- 2 LIMIT OF CONSTRUCTION / DISTURBANCE
- 3 ACCESS / UTILITY EASEMENT
- 4 SETBACK
- 5 NOT USED
- 6 ELECTRIC CHARGING STATION
- 7 LINE OF BUILDING OVERHANG
- 8 FIRELANE - SEE CIVIL
- 9 FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING
- 10 ELECTRICAL METER. SEE ELECTRICAL
- 11 ADA PARKING
- 12 ADA SIGN POST
- 13 INDIVIDUAL TRASH BINS IN GARAGE, TYP. - SEE ARCHITECTURE
- 14 PARK AREA
- 15 SHADE ARBOR
- 16 OUTDOOR KITCHEN
- 17 OUTDOOR LIVING ROOM
- 18 SEATING AREA
- 19 PET RELIEF AREA
- 20 STEEL SCREEN
- 21 MESH FENCE AT AMENITY AREA, SEE DETAIL 2/L-201.
- 22 SITE WALL, SEE ARCH
- 23 PATIO WALL, SEE DETAIL 1/L-201.
- 24 CONCRETE CURB - SEE CIVIL DRAWINGS.

HARDSCAPE LEGEND

- [CONCRETE AT WALKS / PATIOS / AMENITY AREA]
FINISH: DAYTON SUPERIOR- 03 TOPCAST
COLOR: NATURAL GREY
- [CONCRETE AT PARKING]
FINISH: DAYTON SUPERIOR- 15 TOPCAST
COLOR: NATURAL GREY
- [CONCRETE AT DRIVE AISLE]
FINISH: SAND FINISH
COLOR: NATURAL GREY
- [PAVER AT ENTRY] - VEHICULAR
ACKER-STONE 4'X12" PRECAST CONCRETE PAVERS
COLOR: MOCHA BROWN FM. FINISH: FM STANDARD
THICKNESS: 10 CM. NO CHAMFER. RUNNING BOND

FLOOR
a s s o c i a t e s

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

OWNER
EVOLVE VENTURES
AMY MALLOY

CERTIFICATION



THE MARCO
NEBRASKA ST
CHANDLER, ARIZONA

PROJECT NO. 21012
DRAWN BY IC
CHECKED BY KF

SUBMITTAL NO.	DATE	ISSUED FOR
1	05.21.21	PAD REZONING SUBMITTAL
2	07.12.21	PAD REZONING SUBMITTAL
3	08.20.21	PAD REZONING SUBMITTAL
4	09.29.21	PAD REZONING SUBMITTAL

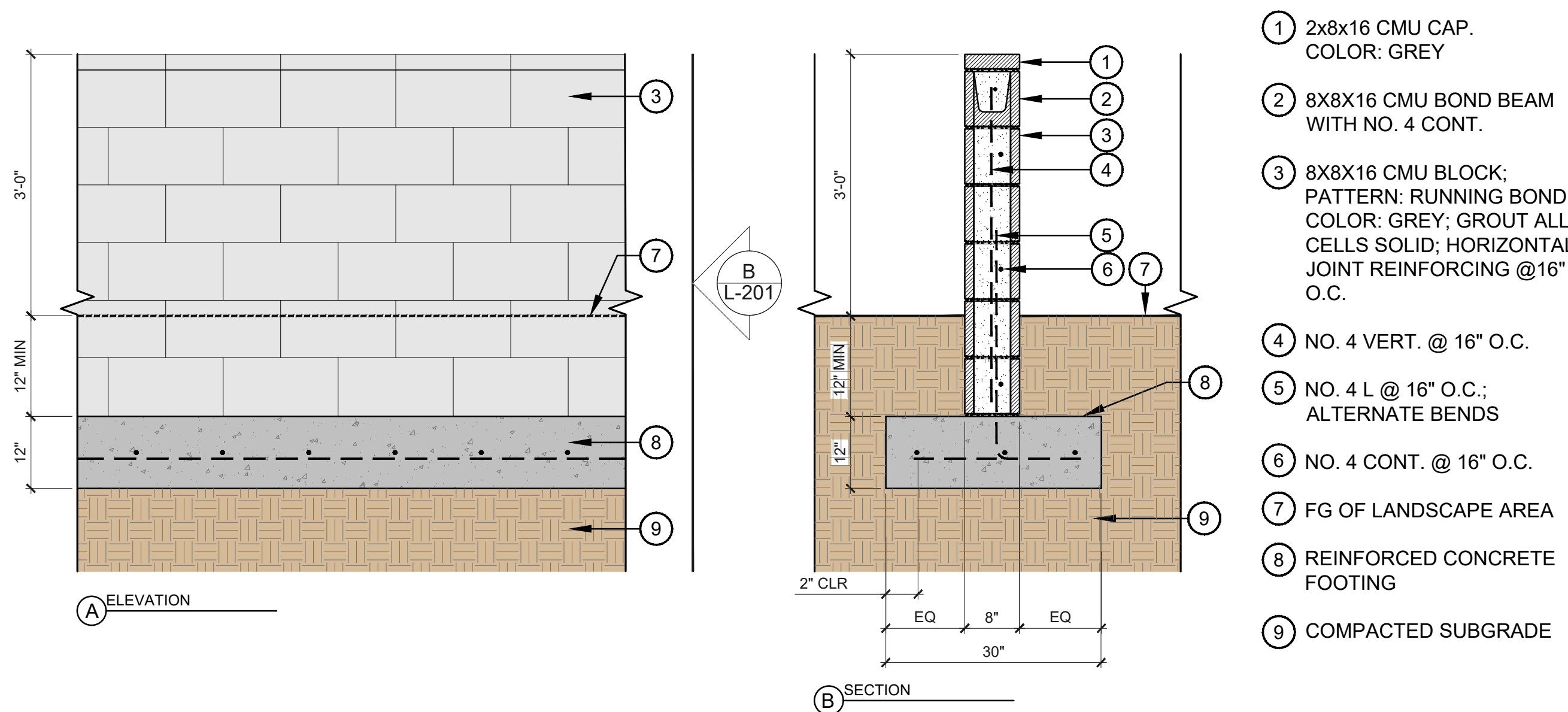
ISSUED FOR
PAD REZONING

OVERALL LANDSCAPE PLAN
L-100

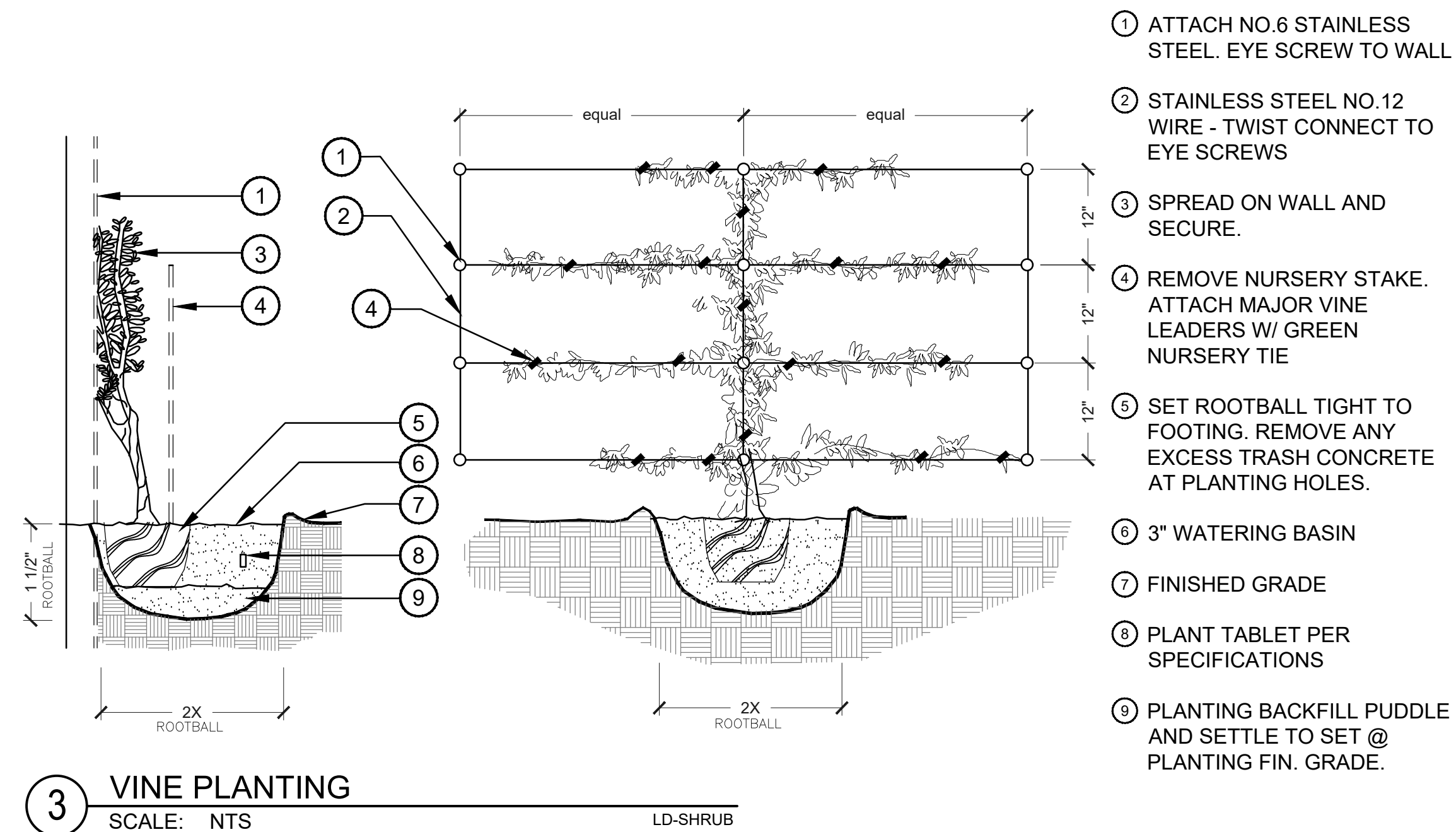
SHEET 1 OF 1

CITY TRACKING #15 PER MUNICIPALITY CHECKLIST

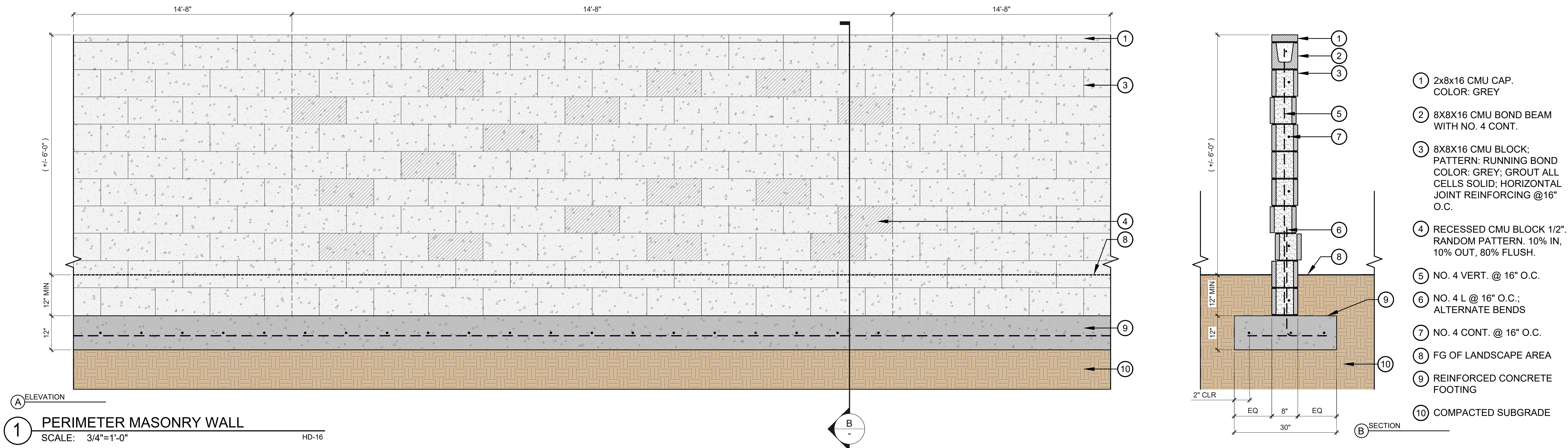
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1 MASONRY WALL AT PATIOS
SCALE: 3/4"=1'-0" HD-16



3 VINE PLANTING



1 PERIMETER MASONRY WALL
SCALE: 3/4"=1'-0" HD-16

1425 N. First Street
Second Floor
Phoenix, AZ 85004

OWNER
EVOLVE VENTURES
AMY MALLOY

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

THE MARCO
NEBRASKA ST
CHANDLER, ARIZONA

PROJECT NO.	21012
DRAWN BY	IC
CHECKED BY	KF

SUBMITTAL		
NO.	DATE	ISSUED FOR
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2	07.12.21	PAD REZONING SUBMITTAL
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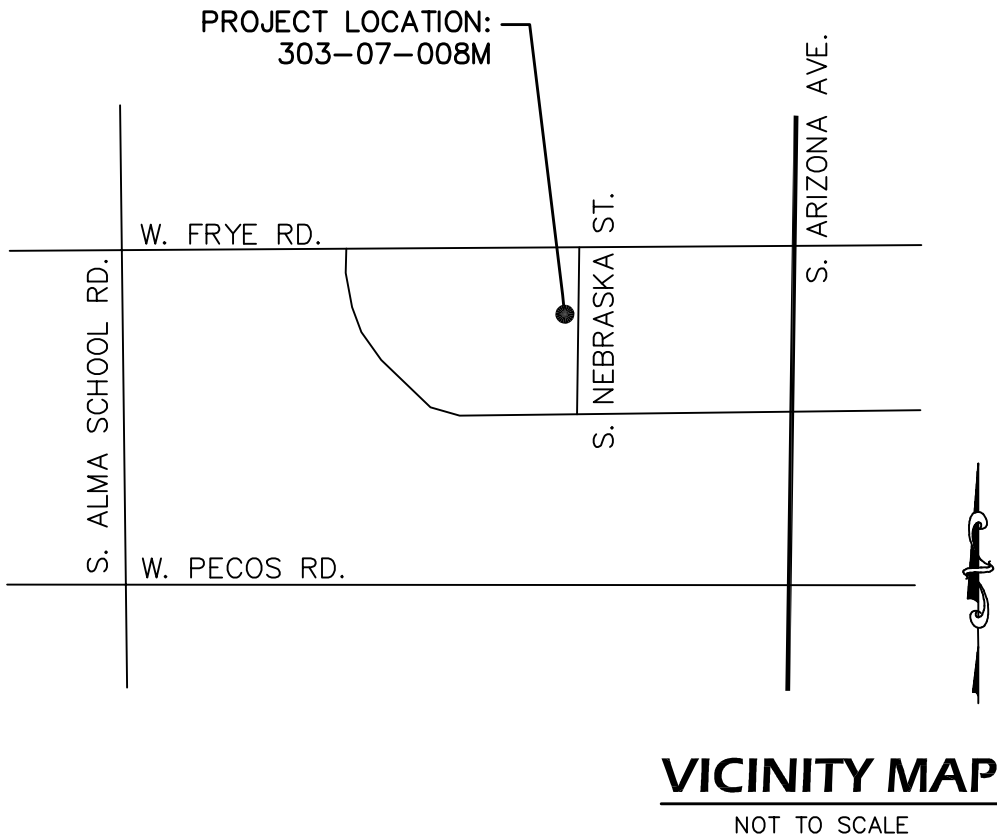
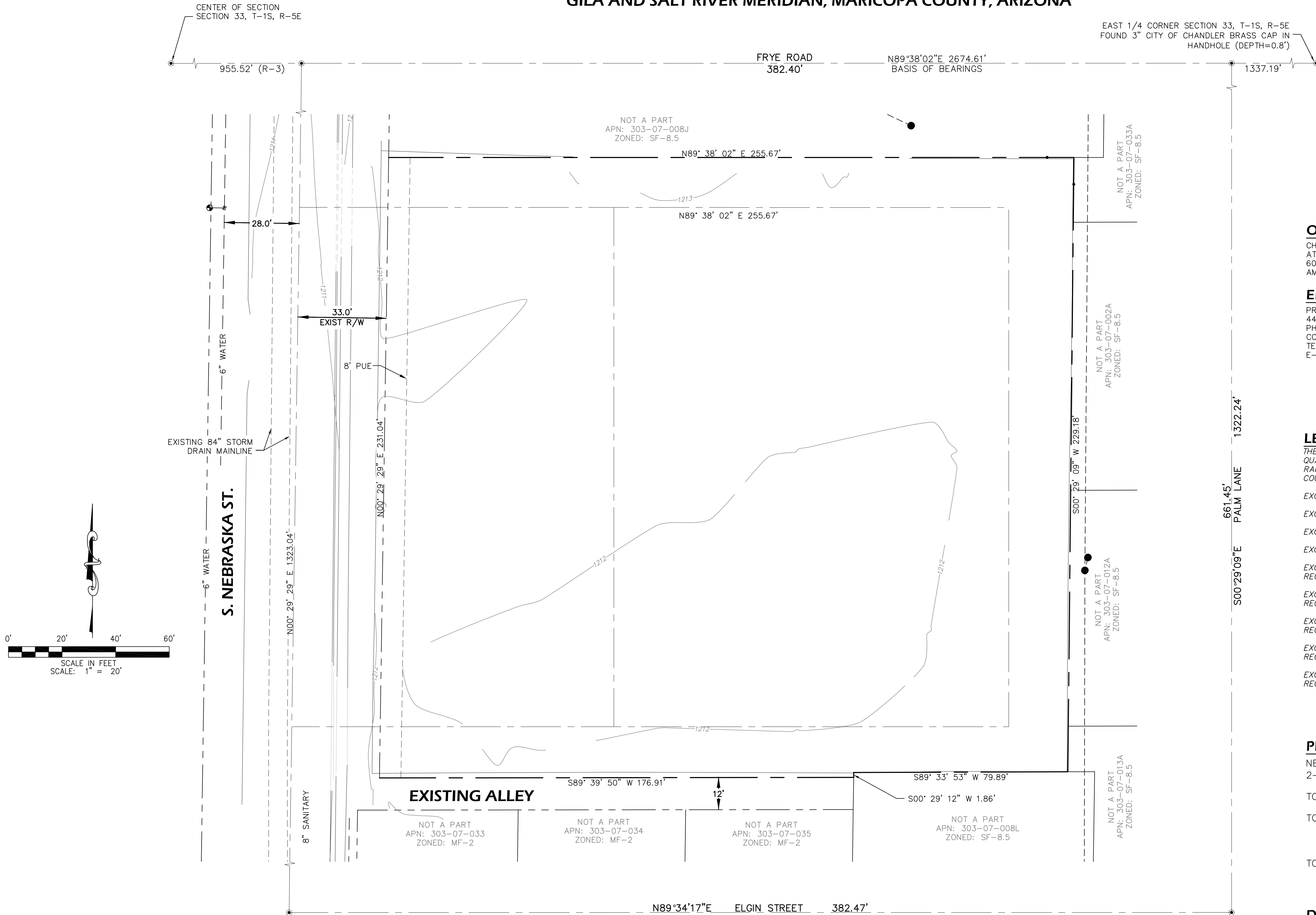
ISSUED FOR
PAD REZONING

ARCHITECTURAL DETAILS
L-201

PRELIMINARY PLAT FOR

APN: 303-07-008M (LOT 1)

A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER/DEVELOPER

CHANDLER VILLAGE CROSSING LLC
ATTN: AMY MALLOY
602-531-7762
AMALLOY@EVOLVEVENTURES.PHX.COM

ENGINEER

PREFLING ENGINEERING
4435 E. CHANDLER BLVD, SUITE 200
PHOENIX, AZ 85048
CONTACT PERSON: MIKE PREFLING
TEL. NO. 480-625-9795
E-MAIL: mike@preflingeng.com

SITE DATA

A.P. NO.
303-07-008M
LOT
1
ADDRESS
TBD
ZONING
MF-2
LOT AREA (NET)
59,084 SF / 1.35 AC
LOT AREA (GROSS)
66,741 SF / 1.53 AC

LEGAL DESCRIPTION

THE EASTERLY 382.50 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EASTERLY 82.50 FEET THEREOF; AND
EXCEPT THE SOUTHERLY 146.00 FEET THEREOF; AND
EXCEPT THE NORTHERLY 284.00 FEET THEREOF; AND
EXCEPT THE WESTERLY 33.00 FEET THEREOF; AND

EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN RECORDING NO. 20180292477; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292478; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292479; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292480; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292481.

PROJECT DESCRIPTION

NEW MULTIFAMILY W/ 1 & 2 BED UNITS. UNITS SHALL BE 2-STORY W/ ATTACHED GARAGE AT LEVEL 1

TOTAL NUMBER OF LOTS = 1

TOTAL NUMBER OF UNITS:
1 BED = 5
2 BED / 1 BA = 3
2 BED / 2 BA = 8
TOTAL = 16

DRAINAGE STATEMENT

THIS SITE FALLS WITHIN THE DENVER BASIN, NO ONSITE RETENTION IS REQUIRED. POSITIVE DRAINAGE TO NEBRASKA STREET SHALL BE DESIGNED.

PRELIMINARY PLAT NOTES

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF CHANDLER BENCHMARK NO. 36A, BEING A 3" BRASS CAP IN CONCRETE, LOCATED 150' SOUTH, 75' WEST OF THE INTERSECTION OF ARIZONA AVENUE & PECOS ROAD, HAVING AN ELEVATION OF 1222.45 NAVD 88.

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF FRYE ROAD, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, USING A BEARING OF NORTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, PER THE RECORD OF SURVEY RECORDED IN BOOK 1121, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIRM INFORMATION:

FIRM MAP ID# - 04013C2740M
FIRM ZONE - X
DATE - 11/04/2015

THE MARCO
MULTI-FAMILY

A PORTION OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

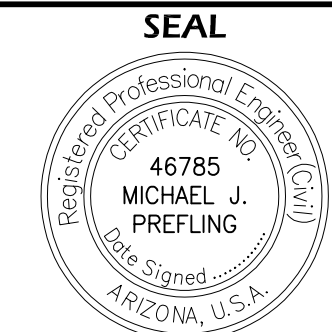
4435 E. Chandler Blvd
Suite 200
Phoenix, AZ 85048
480-625-9795

PRELIMINARY PLAT
LAND USE PLAN

PREFLING
Engineering



Version	1	2
Designed by: MJP	1	2
Drawn by: MJP	1	2
Checked by: MJP	1	2
Date: 09/23/2021	1	2



EXPIRES: 9/30/22
JOB NUMBER

100

SHEET

1 OF 1



Planning & Zoning Commission Memorandum Development Services Memo No. 21-054

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Susan Fiala, Senior Planner
Subject: PLH21-0049 Barnes Family Services
Request: Use Permit time extension for the continued operation of a day treatment program for adults with special needs
Location: 2221 W. Pecos Rd., Ste. 2 and 12, generally located west of the southwest corner of Dobson and Pecos roads
Applicant: Rochelle Barnes, Owner

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0049 Barnes Family Services, for the continued operation of a day treatment program for adults with special needs, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned Planned Area Development for office and business park
- Santan Dobson Business Park was approved by Council in 2004
- Uses allowed include support retail services, research and development, office/showroom, office/warehouse and complimentary industrial uses. Support retail services include printing facilities, mailing/shipping services and catering services. Complimentary industrial uses include businesses such as product distribution, machine tool services and distribution, information technology services and warehousing.
- Initial Use Permit approved on September 14, 2017 with a 3-year time condition

Surrounding Land Use Data:

North	Pecos Road, then single-family residential	South	Business Park
East	Business Park	West	Multi-family residential

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Sq. Ft.	3,000 sq ft. in Suite 2 3,050 sq. ft. in Suite 12
---------	--

Hours of Operation	8 am - 3 pm, Monday to Friday
Parking	236 parking spaces in development with 40% for office and 60% for warehouse uses 4 company vans parked on south side of Suite 2 when not in use
Number of employees and clients	Ratio of 1 staff member for every 4 clients per AZ Division of Developmental Disabilities Approximately 15 staff and 60 clients
Signage	Located only on Suite 12, no signs on Suite 2

Review and Recommendation:

Barnes Family Services has been in operation since 2017 at this location. In 2017, the Day Treatment for Adults (DTA) program for adults with special needs received Use Permit approval for 3-years. The DTA program teaches life skills in nutrition, personal hygiene, fitness, social skills and other life skills. Activities include field trips to parks, zoos, movies, and libraries, to name a few. All clients are picked up and driven home by staff using company vans. There are no walk-in customers. On-site parking is adequate for staff and company vans and no client drives to the business. Traffic generated from the business is minimal.

Planning staff recommends no further time condition due to the compatibility of the land use and no known impacts to the other surrounding businesses.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Neighborhood Notice was posted on NextDoor and the City's Interactive Planning Map.
- A virtual neighborhood meeting was held on September 8, 2021. No one attended other than the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

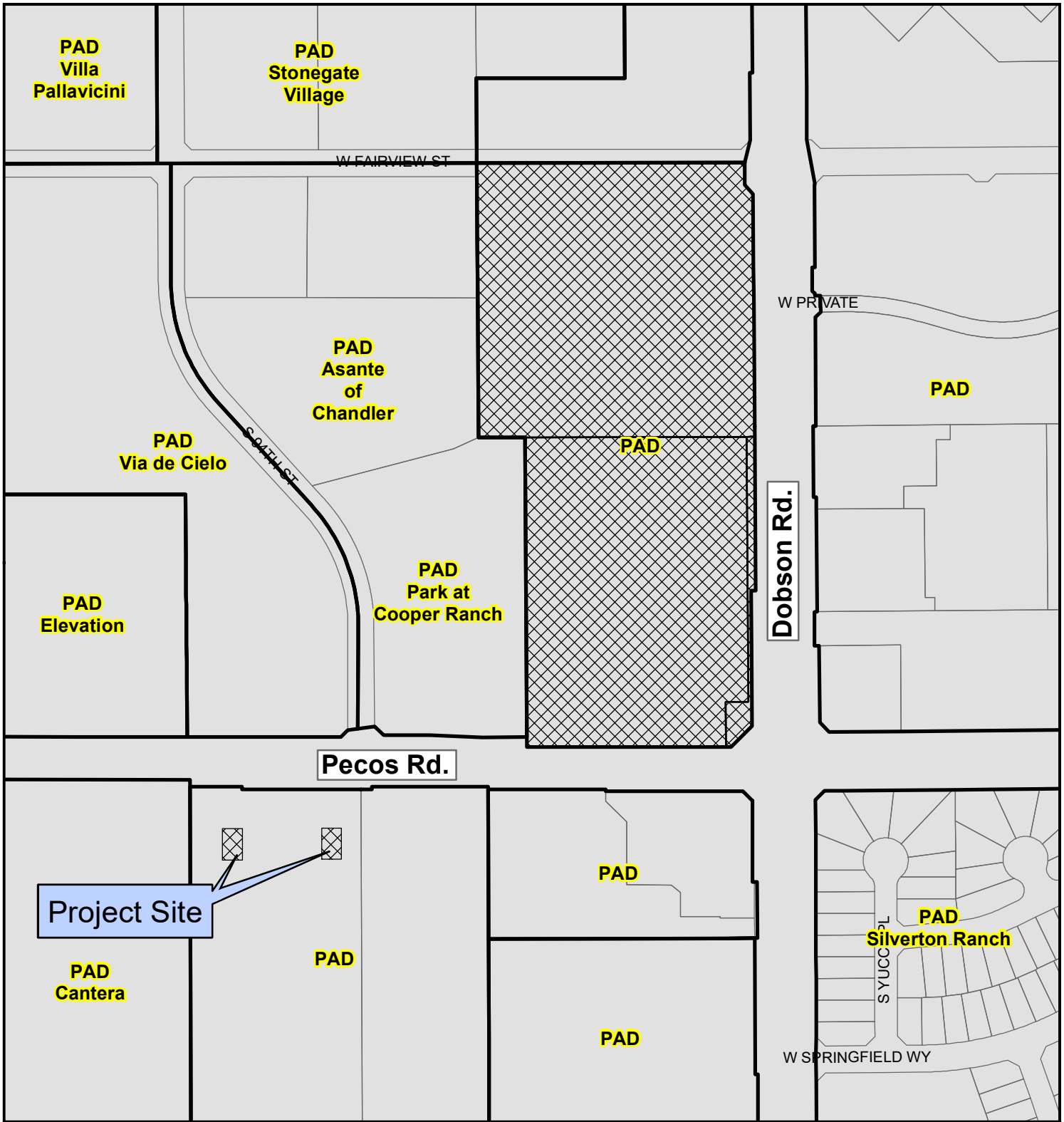
Recommended Conditions of Approval

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.

Attachments

Vicinity maps
Site Plan
Floor plans
Narrative
DTA Calendar



PLH21-0049 Barnes Family Services



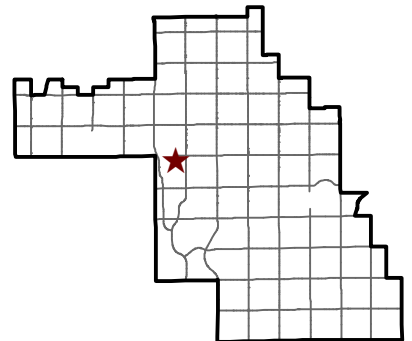
Proposed Project Details

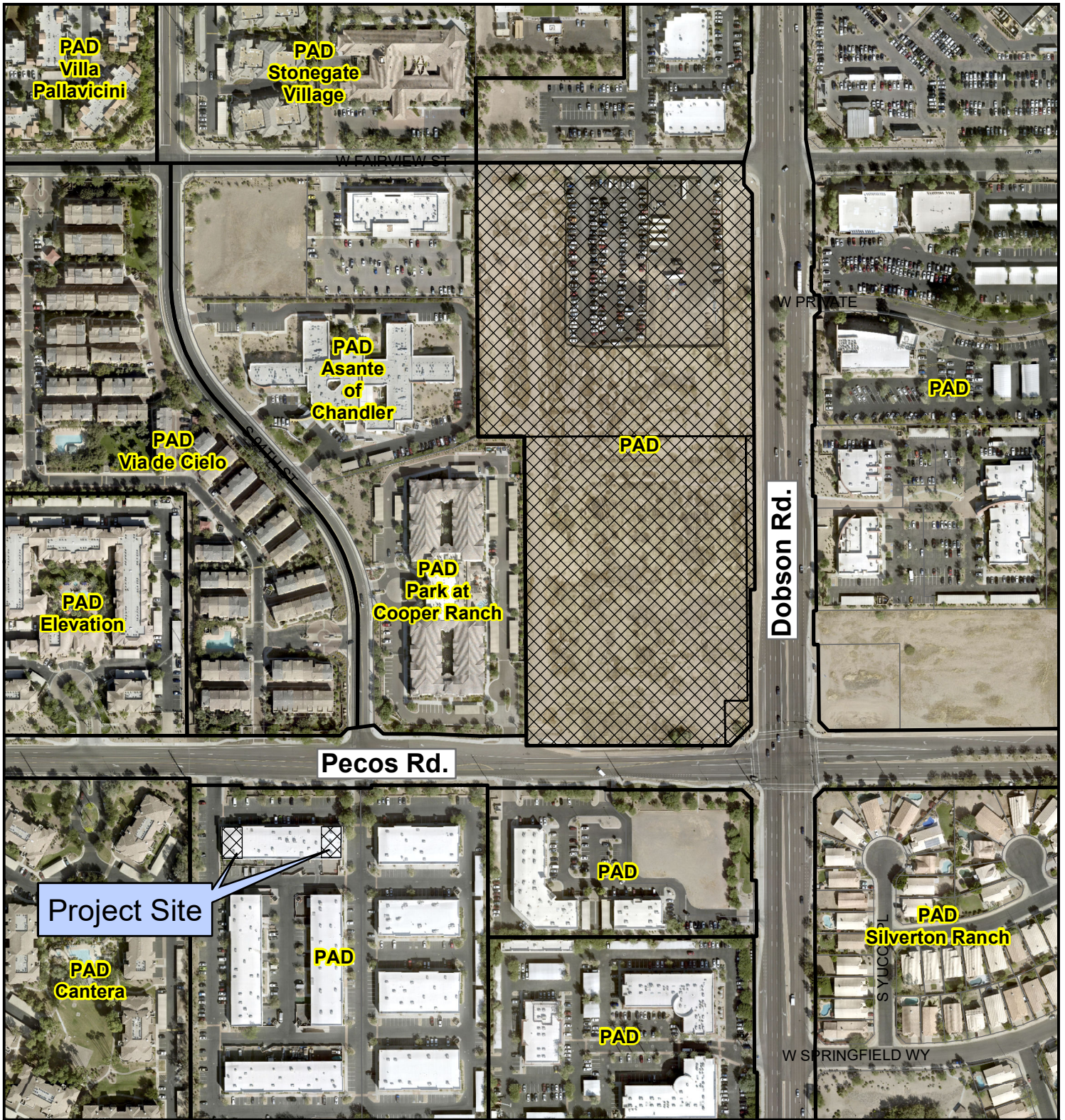
2221 W. Pecos Rd., Suites 2 & 12

Use Permit extension for continuing a
day treatment adult program facility



City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>





PLH21-0049 Barnes Family Services



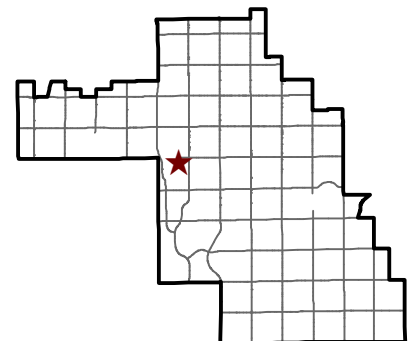
Proposed Project Details

2221 W. Pecos Rd., Suites 2 & 12

Use Permit extension for continuing a day treatment adult program facility



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



Site Plan



Barnes Family Services

Barnes Family Services



Santan Dobson Tenants

Address	Suite	Business Name
2221	2, 12	Barnes Family Services
	4	Net Android
	6	DJ Sales and Publishing
	8, 10	Alpha Graphics
2223	2	Foreverlawn
	4	CFO Financial - Accounting, payroll, taxes
	6	Vacant
	8	Vacant
	10	Alliance Youth Sports
	12	Velocity-Arizona Sunset Industrial Builders
2225	2	Payne Roofing & Integrity Roofing
	4, 6	Vacant
	8, 10	Sunset Spas
	12	This Old Grout
2227	2	Axcelis
	4	Cerebrum
	6	Z-Yon Technology
	8, 10, 12	Aspen Infusion

Photographs of 2221 W. Pecos Rd.

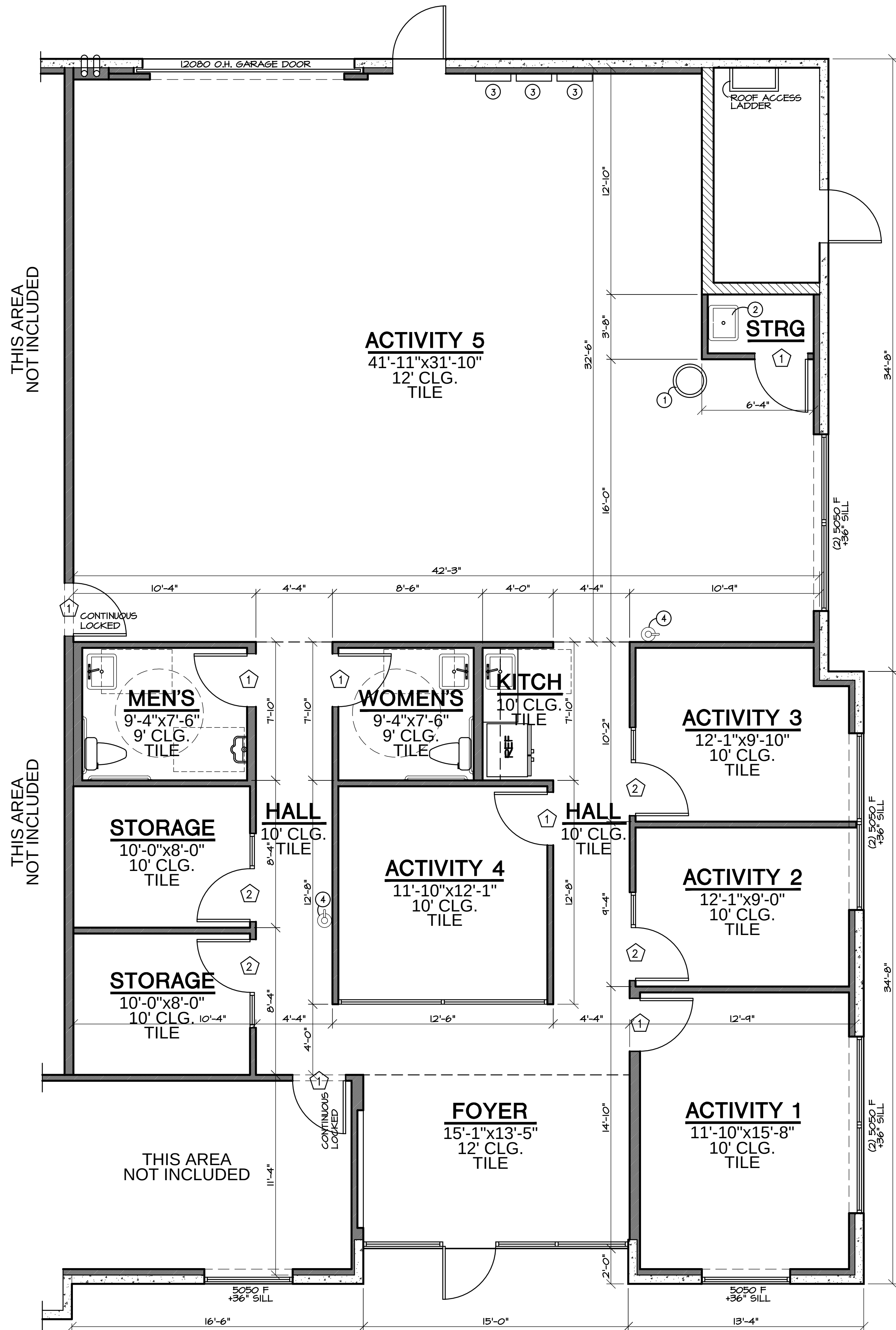












DOOR SCHEDULE (EXISTING)										
No.	DOOR			TYPE	MAT.	FINISH	FRAME		HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT	TH.				MAT.	FINISH		
1	3'-0"	7'-0"	1-3/4"	A	AL/GL	S#V	ALUM	MFR	LEVER	
2	3'-0"	7'-0"	1-3/4"	B	SCWD	S#V	ALUM	MFR	LEVER	24" TEMP GLASS SIDE PANEL

D.S.K., Design LLC

ARCHITECTURAL
DESIGNS
DRAFTING

EST. 1987
dsk_inc@msn.com

(o) 480.888.1336 (c) 480.518.0006

No.	DATE	REVISIONS
1		
2		
3		
4		

- KEYED - NOTES :
- 1 - WATER COOLER
 - 2 - FLOOR SINK
 - 3 - ELECTRICAL PANELS
 - 4 - FIRE EXTINGUISHER
 - 5 -
 - 6 -
 - 7 -
 - 8 -

GENERAL - NOTES :

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BARN'S FAMILY SERVICES
2221 W. PECOS RD., SUITE 2
CHANDLER, AZ 85224

ROCHELLE BARN'S
2221 W. PECOS RD., SUITE 12
CHANDLER, AZ 85224
480-720-0887

AS-BUILT
FLOOR PLAN

Project No:	3489	Sheet No:
Date:	SEPT 2017	
Scale:	SEE PLAN	
Drawn:	DSK	

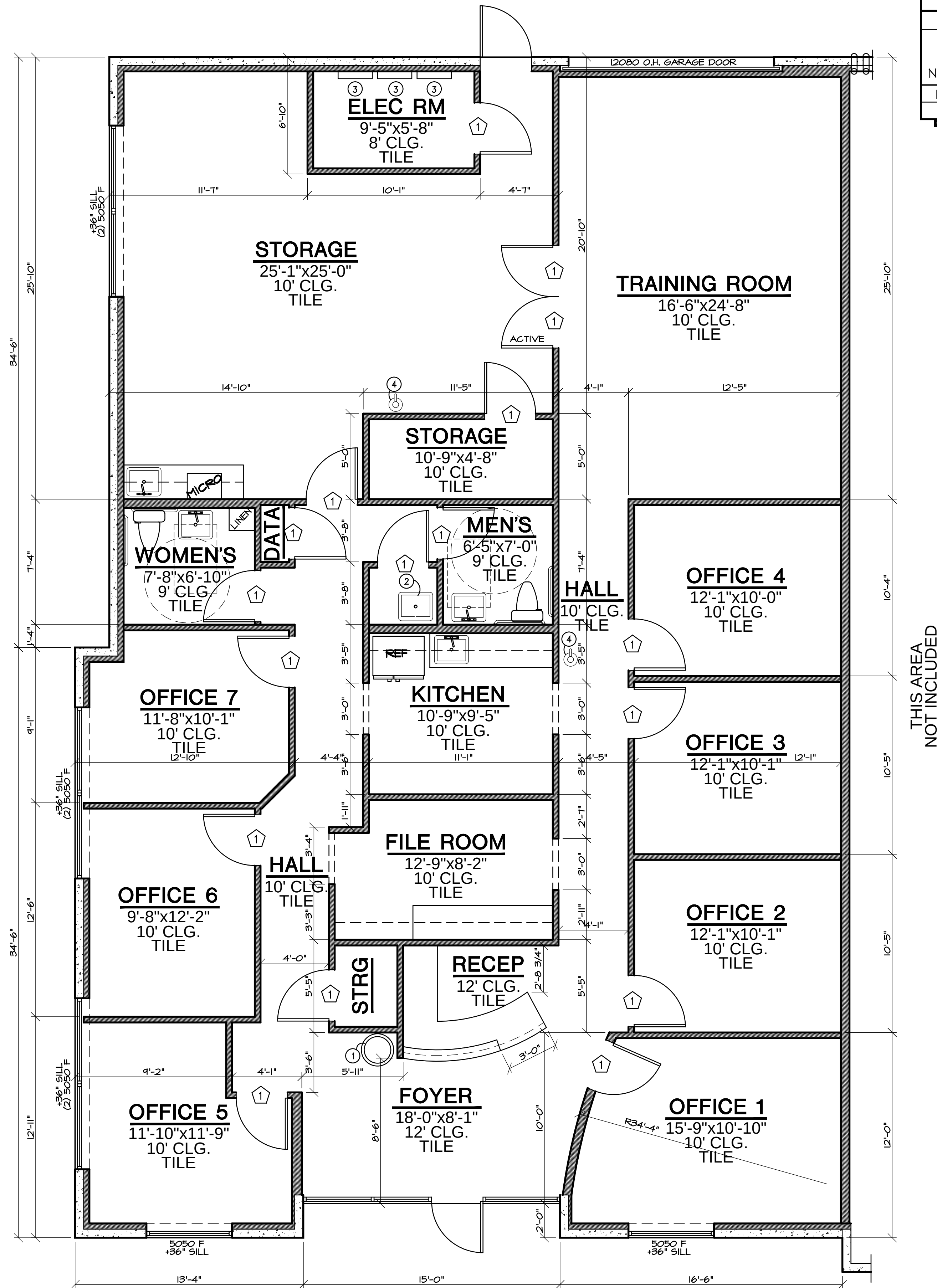
A1

WALL LEGEND	
	EXIST, EXTERIOR CMU WALL
	2x6 METAL STUDS @ 16" O.C. W/ R-19 MIN INSUL. 5/8" G.B. @ INT. OF WALL U.N.O. - SEE ELEVATION FOR EXTERIOR FINISH.
	2x4 METAL STUDS @ 16" O.C. - U.N.O. 5/8" G.B. @ BOTH SIDES OF WALL
	6" CONC. TILT PANEL WALL

SQUARE FOOTAGE	
OFFICE AREA	3489 sq.ft.

FLOOR PLAN - SUITE 2

SCALE: 1/4"=1'-0"



DOOR SCHEDULE (EXISTING)									
No.	SIZE			TYPE	MAT.	FINISH	FRAME		REMARKS
	WIDTH	HEIGHT	TH.				MAT.	FINISH	
1	3'-0"	7'-0"	1-3/4"	A	AL/GL	S#V	ALUM	MFR	LEVER

D.S.K., Design LLC

ARCHITECTURAL
DESIGNS
DRAFTING

EST. 1987
dsk_inc@msn.com
(o) 480.888.1336 (c) 480.518.0006

No.	DATE	REVISIONS
1		
2		
3		
4		

KEYED - NOTES :

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- 7 -
- 8 -

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BARNES FAMILY SERVICES
2221 W. PECOS RD., SUITE 12
CHANDLER, AZ 85224

ROCHELLE BARNES
2221 W. PECOS RD., SUITE 12
CHANDLER, AZ 85224
480-720-0887

AS-BUILT
FLOOR PLAN

Project No: 3000
Date: SEPT 2017
Scale: SEE PLAN
Drawn: DSK

Sheet No:
A1

WALL LEGEND	
	EXIST. EXTERIOR CMU WALL
	2x6 METAL STUDS @ 16" O.C. W/ R-19 MIN INSUL. 5/8" G.B. @ INT. OF WALL U.N.O. - SEE ELEVATION FOR EXTERIOR FINISH.
	2x4 METAL STUDS @ 16" O.C. - U.N.O.
	6" CONC. TILT PANEL WALL

SQUARE FOOTAGE	
OFFICE AREA	3000 sq.ft.

FLOOR PLAN - SUITE 12

SCALE: 1/4"=1'-0"



2221 W. Pecos Rd. Suite 12, Suite 2
Chandler, AZ 85224
Phone: 480-634-5250 - Fax: 480-323-2494

Business operational plan
PLH21-0049
8/9/2021

Barnes Family Services Day Treatment Program for adults' contracts with the division of developmental disabilities to work with adults with special needs ages 18 to 99. The skills we work on with the individuals that attend our program are life skills, community integration and socialization. We like to get our clients out in the community as much as possible most of their day is not spent in the building but in the community. The staff ratio is 4 clients to 1 staff per our contract. We do have some clients and staff that will move to suite 2 if needed. The main reason to obtain this space is to grow our program. Our hours of operation are from 8am to 3pm Monday to Friday. The staff does arrive earlier to start the transportation to pick up the individuals. We transport clients both to and from the program each day. We do not have any evening or weekend events. We currently have 4 vans for transportation and each employee is a driver depending on need. The Vans are parked behind the building 2 when not in use. Suite 2 has 5 spaces that are dedicated only to suite 2 and all other spaces are shared parking. The number of parking spaces is more than we need between staff and our company vans on any given day. Our staff parks in the shared parking. We are never over our parking ratio with our company vehicles and staff vehicles for this site. Suite #2 is 3000 sq. feet and will have no more than 10 staff and 40 clients.; Suite #12 is 3050 sq. feet and will have not more than 5 staff and 20 clients.

All the units in this business park are used for different things and none of them are similar in the service they provide other than we are all providing a

service to people. The service we provide does not and will not affect any other tenant and the services they are providing.

I feel our business remains a compatible use withing this business park, we provide a service to clients and our service does not interfere with any other tenant and the services they provide. We have not had any complaints/issues with the surrounding businesses all tenants have been very friendly and supportive. As stated, there is ample parking for us all. Our hours and parking are like all the other tenants. There are no walk-in customers all our clients are transported to and from the program.

Attached are.

- DTA calendar so you can see what our days look like when we are in the building and out in the community.
- Site Plan/List of other business in our building and to the south of us.
- Floor Plan
- Picture of 5 parking spaces for suite 2 only – all other spaces are shared parking.

We submitted this reapplication as we were approved in 2017. There have been no changes to the 2017 use permit stipulated a three-year time condition for which we are submitting this use permit to continue operations of our business.

If you have any further questions, please contact me at 480-720-0887.



Rochelle Barnes

Director/Owner

Barnes Family Services

480-720-0887

Rochelle@barnesfamilyservices.com

DTA Calendar June 2021



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Additional information on Barnes Family Services Activity Options:

Activity Name	Activity Description
 ABILITY360 	Exercise/ Swimming (Heated Pool) Fee \$4.50 <i>Please ensure waiver is signed if participant wishes to attend)</i> Barnes Family Services now offer participants the opportunity to attend Ability360 Sports & Fitness universally-designed (accessible) Center. The Sports Center is one of two centers in the U.S. that is specifically designed for individuals with disabilities, and the only center of its kind in the Western United States. It features two full-size sport courts, an indoor suspended track, 35-foot rock climbing wall, fitness center/weight room, group fitness room and <u>an aquatic center</u>. The sport courts can accommodate basketball; sit volleyball, power soccer, quad rugby, wheelchair lacrosse and other team sports. The spacious fitness center features accessible equipment which allows users to simply pull up to the machine to utilize its benefits.
 TOP GOLF	Top Golf is located at 1689 S San Tan Village Pkwy, Gilbert, AZ 85298. (480)240-1285. Fun for All Skill Levels No golf experience required When it comes to the game itself, players hit micro-chipped golf balls that track each shot's accuracy and distance while awarding points for hitting targets on the outfield. Whether you're an aspiring golf pro or picking up a club for the first time, Top golf is everyone's game. It's fun. It's competitive. And it's a unique way to entertain corporate clients and colleagues in a very non-corporate setting. Top Golf has roof top decks for golfing, arcade, music and food.
ALAMO THEATER	Movie/Arcade/Bowl Tuesday Movie Fee \$6.50 Alamo of Chandler is located at 4955 S Arizona Avenue, Chandler AZ 85248. (520)213-8139. The Alamo of Chandler is a new modern movie theater that is handicapped accessible. They have leather recliner chairs and a full service restaurant service.

If you require further information, please do not hesitate to call the DTA Supervisor Miss Q at 480-258-3562

DTA Calendar June 2021



Please circle all preferred daily activities on June calendar & return one copy of calendar to the DTA Supervisor.

Monday	Tuesday	Wednesday	Thursday	Friday
JUNE 5 NATIONAL EVENTS DAYS 6/1/21 National Day of Parents 6/4/21 National Doughnut Day 6/12/21 Flag Day 6/16/21 National Fudge Day 6/20/21 Father's Day 6/20/21 National Ugly Dog Day 2/26/21 National Chocolate Pudding	1. Morning Exercise Class YOGA CLASS/U-TUBE VIDEO Afternoon Activities VETERANS OASIS PARK STAY BACK GRP/CARD GAMES Late Afternoon Activities Activities of Daily Living Skills/Goals	2. Morning Exercise Class ZUMBA DANCE CLASS/U-TUBE VIDEO Afternoon Activities Pictionary GAME/TEAMS WITH LEADERS COBBLE STONE/ARBY'S ROOTBEER FLOAT \$1 Late Afternoon Activities Activities of Daily Living Skills/Goals	3. Morning Exercise Class SPEED WALK 15 LAPS AT DTA Afternoon Activities CHANDLER MALL/SHOP/LUNCH \$12.00 STAY BACK GRP/ARTS & CRAFTS Late Afternoon Activities Activities of Daily Living Skills/Goals	4. Morning Exercise Class NATURE WALK OUTDOORS 20 MINUTES Afternoon Activities PAMPER ME DAY AT DTA (NAILS, HAIR, MAKE-UP, FACIALS, MESSAGE) Shopping at COSTCO Hot Dogs or Pizza Plus Drink & Desert \$5.00
7. Morning Exercise Class DISNEY TUNE EXERCISE/UTUBE VIDEO Afternoon Activities BASIC MATH CURRENCY SKILLS (IDENTIFY/SORT/ADD - COINS/BILLS) Food Activity at DTA FRESH FRUIT/GRANOLA/YOGURT \$4.00	8. Morning Exercise Class WALKING AWAY THE POUNDS VIDEO Afternoon Activities CHANDLER ALAMO THEATER FEE \$8.50 CRUELLA 11:15AM (134 MIN) PG 13 STAY BACK GROUP/BOARD GAMES Late Afternoon Activities Activities of Daily Living Skills/Goals	9. Morning Exercise Class TAE KWON DO VIDEO/U-TUBE Afternoon Activities COBBLE STONE WASH/DQ ICE CREAM \$5 STAY BACK GROUP/PICTIONARY GAME Late Afternoon Activities Activities of Daily Living Skills/Goals	10. Morning Exercise Class 20 MINUTE NATURE WALK OUTSIDE Afternoon Activities CHANDLER LIBRARY/BOOKS/CAFE STAY BACK/LEGOS OR PUZZLES Late Afternoon Activities Activities of Daily Living Skills/Goals	11. Morning Exercise Class ZUMBA 101 DANCE MOVES DVD Afternoon Activities REDBOX MOVIE RENTAL/POPCORN/DRINK \$2.00 Cooking Class at DTA GROUND BEEF & CHEESE TACO SALAD \$7.00 Small Group will go grocery shopping at FRY'S
14. Morning Exercise Class 20 MINUTE NATURE WALK OUTSIDE Afternoon Activities SPELLING BEE/REPTILE WORDS Food Activity at DTA MAKE ICE CREAM SANDWICHES \$3.00 2 COOKIES/VANILLA ICE CREAM	15. Morning Exercise Class OBSTACLE COURSE AT DTA Afternoon Activities TIE DYE SOAP MAKING KITS \$4.00 STAY BACK GROUP/PET THERAPY MAZEY Late Afternoon Activities Activities of Daily Living Skills/Goals	16. Morning Exercise Class BASIC YOGA STRETCHES/MEDITATION Afternoon Activities CRYSTAL SPRINGS WASH/CIRCLE K DRINK \$2 STAY BACK/DRAW, COLOR or PAINT Late Afternoon Activities Activities of Daily Living Skills/Goals	17. Morning Exercise Class DISNEY MUSIC MOVES/U-TUBE VIDEO Afternoon Activities BOOKMANS & DOLLAR TREE STORE STAY BACK GROUP/KAREOKE DAY! Late Afternoon Activities Activities of Daily Living Skills/Goals	18. Morning Exercise Class COUNTRY ZUMBA DANCE CLASS/DVD VIDEO Afternoon Activities FATHERS DAY GIFT/ART PROJECT FEE \$10.00 MICHAELS STORE/PERLER MELTY BEADS CRAFT KIT Cooking Class at DTA SUB SANDWICHE/POTATO SALAD \$7.00 Small Group will go grocery shopping at FRY'S
21. Morning Exercise Class BASIC YOGA STRETCHES CLASS/MATS Afternoon Activities BASIC MATH SKILLS (ADD, SUB, DIV, MULT) Food Activity at DTA BAKED PRETZLE WITH CHEESE \$4.00	22. Morning Exercise Class SPEED WALK 15 LAPS AROUND DTA Afternoon Activities RUBIO'S LUNCH SPECIAL \$7.50+TAX (INCLUDES BURRITO/CHIPS/DRINK) Late Afternoon Activities Activities of Daily Living Skills/Goals	23. Morning Exercise Class 30 MINUTE NATURE WALK OUTDOORS Afternoon Activities COBBLE STONE/WENDYS FROSTY \$3 STAY BACK GROUP/MUSICAL CHAIRS GAME Late Afternoon Activities Activities of Daily Living Skills/Goals	24. Morning Exercise Class BILLY BLANKS DANCE MOVES Afternoon Activity SCOTSDALE MUSEUM CONTEMPORARY ART STAY BACK GROUP/BINGO GAMES Late Afternoon Activities Activities of Daily Living Skills/Goals	25. Morning Exercise Class CHICKEN DANCE/MARCARENA/ELECTRIC SLIDE Afternoon Activities REDBOX MOVIE RENTAL/POPCORN/DRINK FEE \$2.00 Cooking Class at DTA PORK STIR FRY WITH VEGGIES FEE \$7.00 Small Group will go grocery shopping at FRY'S
28. Morning Exercise Class POWER WALK 15 LAPS AROUND DTA Afternoon Activities SPELLING BEE/MAMMAL WORDS Food Activity at DTA A & W ROOTBEER FLOAT \$3.00	29. Morning Exercise Class NATURE WALK OUTDOORS 20 MINUTES Afternoon Activities GILBERT BOWLERA SHOES/GAME \$11.00 STAY BACK GROUP/BOARD GAMES Late Afternoon Activities Activities of Daily Living Skills/Goals	30. Morning Exercise Class ZUMBA DANCE CLASS/U-TUBE VIDEO Afternoon Activities COBBLE STONE/MCDONALDS SUNDAE \$4 STAY BACK GROUP/FACT OR CRAP GAME Late Afternoon Activities Activities of Daily Living Skills/Goals	JUNE BIRTHDAY'S MICHAEL G 6/29/2021 GEMINI- JUNE 1 st - JUNE 20 th 2021. CANCER-JUNE 21 st - JUNE 30 th , 2021.	At BFS DTA Program, Staff's and Members who did not get vaccinated will continue to wear face masks. Everyone will continue to social distance and wash hands throughout the course of the day. We will maintain a clean and safe work environment to prevent and control the spread of Covid-19 Virus. Three times a week, members can venture out into community or choose to stay back at day program. Members and Staff's have met, discussed and agreed upon all of these fun activities on June Calendar.

If you require further information, please do not hesitate to call the DTA Supervisor Miss Q at 480-258-3562



Planning & Zoning Commission Memorandum Development Services Memo No. PZ21-056

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Harley Mehlhorn, Associate Planner
Subject: PLH21-0019 Voodoo Performance LLC
Request: Use Permit approval for an auto repair facility on property zoned General Industrial District (I-2).
Location: 6509 W. Frye Road, generally located on the south side of Frye Road approximately ½ a mile west of Kyrene Road.
Applicant: Terry Leamon, Owner

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0019 Voodoo Performance LLC for an auto repair facility on property zoned General Industrial District (I-2) subject to the conditions as recommended by Planning staff.

Background Data:

- Subject property zoned General Industrial (I-2)
- Voodoo Performance opened in March, 2021, at this location
- Another auto repair use, Arizona Elite Motorsports, also currently occupies a suite within this building that will be covered by this Use Permit

Surrounding Land Use Data:

North	Frye Road, then an existing development zoned I-2	South	An existing development zoned PAD for industrial
East	An existing development zoned I-2	West	An existing development zoned I-2

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Typical hours of operation for auto repair uses	Monday through Friday 8am-5pm
Current number of bays used for motor vehicle repair	4
Maximum amount of bays permitted for motor vehicle repair	Contingent only upon parking
Parking required	37

Review and Recommendation:

Motor vehicle repair establishments must receive Use Permit approval in any industrial district per the zoning code. The subject property has had auto repair uses on site for a number of years without incident. This Use Permit request allows for auto repair uses within the buildings located at 6509 W. Frye Road as long as required parking can be provided. Staff was made aware of the auto uses within the building when Voodoo Performance relocated their operations to the subject site. This triggered staff to inform the applicant that Use Permit approval is required for motor vehicle repair within a General Industrial (I-2) district.

The subject site is between Kyrene Road and 56th Street on the south side of Frye Road, nestled within an industrial park. There are eight buildings in the industrial park grouped into pairs that are split by a breezeway. Each pair of buildings has its own address. Parking is located along the perimeter of the site.

The auto repair uses on site have been compatible with surrounding land uses and have not caused any externalities to neighboring properties. Internally, the buildings consist primarily of warehouse space in the form of bays accessible by overhead doors as well as a small percentage (~15-20%) of ancillary office. There are thirty-eight (38) parking spaces flanking the subject building on the west and south, ample to support the warehousing, office, and auto-repair uses. All vehicle repair is conducted entirely indoors within the storage bays and only takes place during business hours. Neighborhood outreach indicated no opposition from surrounding landowners. Considering the amount of time that auto repair uses have been conducted on site and the level of intensity exhibiting compatibility with surrounding land uses, Planning staff has reviewed this request and find it is consistent with the General Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent out in lieu of a meeting due to lack of proximal residents.
- As of the writing of this memo, Planning staff is not aware of any opposition to this request.

Recommended Conditions of Approval

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

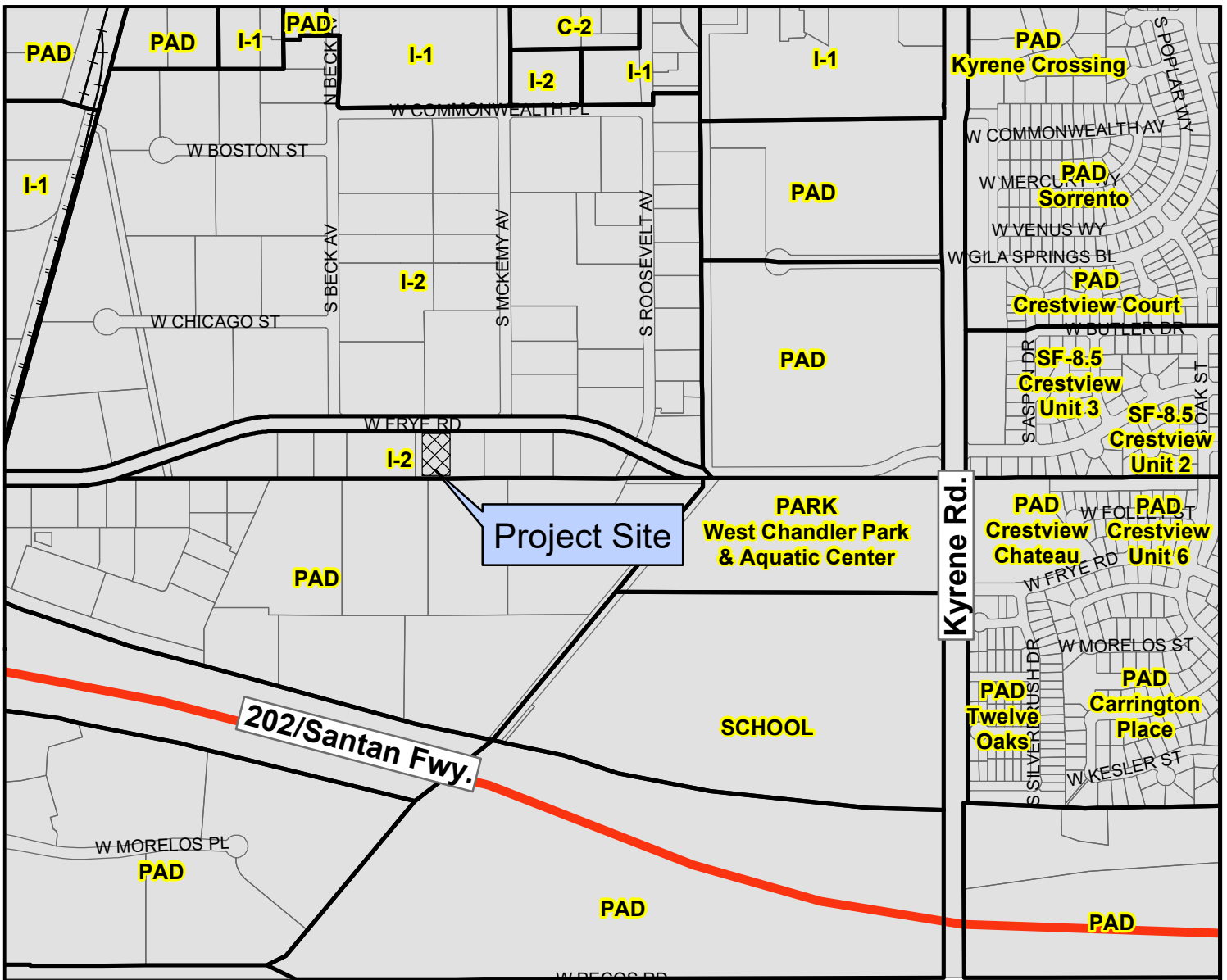
1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative), as kept on file in Case No. PLH21-0019, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.
2. This Use Permit allows for motor vehicle repair uses within the buildings located at 6509 W. Frye Road contingent upon compliance with parking requirements prescribed in the Chandler Zoning Code.
3. 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.
4. The site shall be maintained in a clean and orderly manner
5. The applicant will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
6. All motor vehicle repair shall be conducted completely indoors.
7. All motor vehicle or motor vehicle part storage shall be completely indoors.

Attachments

Vicinity Maps

Narrative

Site Plan



Gila River Indian Community



PLH21-0019 Voodoo Performance LLC

Proposed Project Details

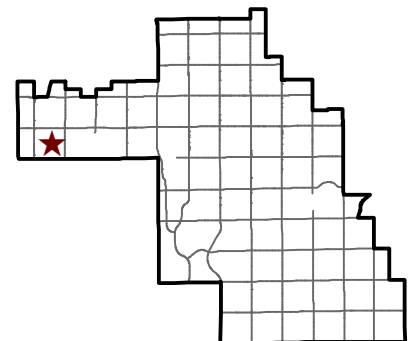
6509 W. Frye Rd.

Use Permit to allow for auto repair uses
within a General Industrial (I-2) District



Chandler, Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>





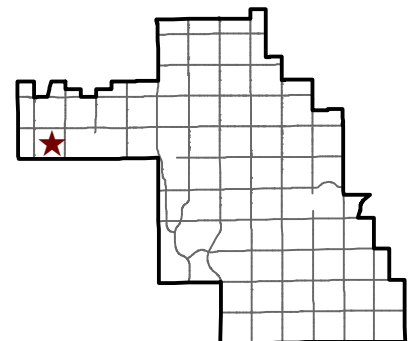
PLH21-0019 Voodoo Performance LLC



Proposed Project Details

6509 W. Frye Rd.

Use Permit to allow for auto repair uses
within a General Industrial (I-2) District



Voodoo Performance AZ, LLC

6509 W Frye Road

Chandler, AZ

Use Permit Request

Submitted 12 August 2021

This Use Permit request is in full compliance with the above provisions. The request is also in conformance with the policies of the General Plan, as the Property is located within a designated "Employment" area, which allows for a compatible in industrial park settings, and given the surrounding land uses- which include other auto repair and auto service oriented businesses (including with the Center itself)-the proposed use is compatible with the existing land use mix in the area.

Ultimately, the use is consistent with the surrounding area and the General Plan designation for the Property. Further, the use is not next to any residential uses. Therefore, it will not be detrimental to persons residing in the vicinity, to the neighborhood or to the public welfare in general.

Use Permit Narrative

A. Project overview

Frye Road Business Center is an existing multi-tenant multi-functioning building located on W Frye Road. The Center consists of 12 Suites. Suites 1 and 2 are occupied by and automotive repair company, Voodoo Performance AZ, LLC, which is approximately 2,000 square feet in size. Suite 4 is occupied by AEM an automotive tuning shop. This Use permit request is for the entire building but only so far as parking allows.

Voodoo Performance AZ, LLC, is a small business which opened March 2021. The business provides automotive services ranging from initial trouble shooting and diagnostics testing to parts replacement, A/C work, oil changes, and brake maintenance.

The property is zoned I-2. The property is not currently permitted for automotive work.

B. This application requests approval of a Use Permit to allow “motor vehicle repairs, wholesale and retail including accessories and customization, detailing” at the property within Suite 1 and 2. The Chandler Zoning Ordinance, section 35-2100, “Table of Permitted Uses for Non-Residential Districts” specifically permits motor vehicle repairs in the I-2 zoning district, subject to a Use Permit.

C. Voodoo Performance is a full service automotive business with two vehicle lifts internal to the building. The business provides services to customers with personal vehicles and standard operating hours are Monday through Friday, 8am to 5pm. Voodoo Performance currently has one full time employee.

The business is geared toward providing light duty services only, thus service to RVs and tractor trailer vehicles are not provided.

The subject suites are 2600 square feet in size and includes an approximately 600 square feet of office, waiting/room reception area and contains two restrooms. Vehicles are brought in and out of the suite via two overhead roll-up doors at the back of the building.

D. Per Ordinance Sec 35-305.(1).(c), Use Permits may be granted by the City Council upon finding that the request:

- a. Is in conformance with the comprehensive plan and its policies;
- b. Will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general, and that the use will be in full conformity with the conditions, requirements or standards prescribed by this Code or higher as may be deemed by City Council in any one situation.

WFRYERD

40 FT

6509

Subject Buildings

#1
Voodoo
Performance

#5
Arizona
Elite
Motors

301-66-042

Site Data

Parking: Office 1/250

$$2,800\text{sqft}/250 = 11$$

Auto repair 3.5 per bay

$$4 \text{ bays} \times 3.5 = 14$$

Warehousing 1/500 until 5,000

then 1 space for every 5,000

$$5,000/500 + 5,000/5,000 = 11$$

Total Parking required = 36

Total Parking Provided = 38

Red Line = Limit of Use Permit Area

Dashed Black = Current auto uses



Planning & Zoning Commission Memorandum Development Services Memo No. 21-050

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Zachary Werdean, Associate Planner
Subject: PLH21-0035 Verizon Pho Twelve Oaks
Request: Use Permit approval to modify and relocate an existing wireless facility
Location: 360 S Twelve Oaks Blvd.
Applicant: Steve Ciolek - Coal Creek Consulting

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0035 Verizon Pho Twelve Oaks to modify and relocate an existing wireless facility, subject to the conditions recommended by Planning staff.

Background Data:

- Zoned for a School, approved via Use Permit in 1984.
- Zoning code requires use permit for wireless facility that is not co-located on an existing pole and creates a new pole holding a wireless facility.

Surrounding Land Use Data:

North	PAD for single-family residential	South	PAD for single-family residential
East	PAD for single-family residential	West	PAD for single-family residential

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Type of tower	Monopine
Total height to top of branch	60 feet
Total height to top of tower	56 feet
Total height to top of antennas	52 feet

Review and Recommendation:

This Use Permit request is to modify the flag pole back to its original use and build a new monopine closer to the building that will be able to support the mechanical equipment needed for the wireless facility. During review, planning staff worked with the applicant to find a location on the property that is not considered visibly or physically intrusive to attendees at the school. Planning staff proposed the monopine over the monopalm in an attempt to better blend in the wireless facility with the surrounding area. Planning staff has reviewed the request and finds it consistent with the General Plan and zoning code.

Currently, a flag pole exists on the school property that has been modified to support a wireless facility. City of Chandler zoning code allows for the replacement of an existing pole with a wireless facility if the replaced pole continues the use of the originally intended purpose. A Use Permit is required if a new wireless facility is added without replacing an existing facility and continuing its original purpose.

The applicant attempted to replace the equipment in the current modified wireless facility flag pole, but the pole is not wide enough to fit the newly proposed mechanical equipment. A wireless communication facility is not permitted by right and must gain Use Permit approval in order to have a wireless communication facility on the property that is not collocated on an existing pole.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on August 16th. There was no one besides a city planner and the applicant in attendance.
- Five neighbors have reached out after the posting for the public hearings. Many were looking for more information about the request. All neighbors who reached out were responded too and sent additional information on the wireless facility.
- As of the writing of this memo, planning staff is unaware of any opposition.

Recommended Conditions of Approval

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

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. Use Permit 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.

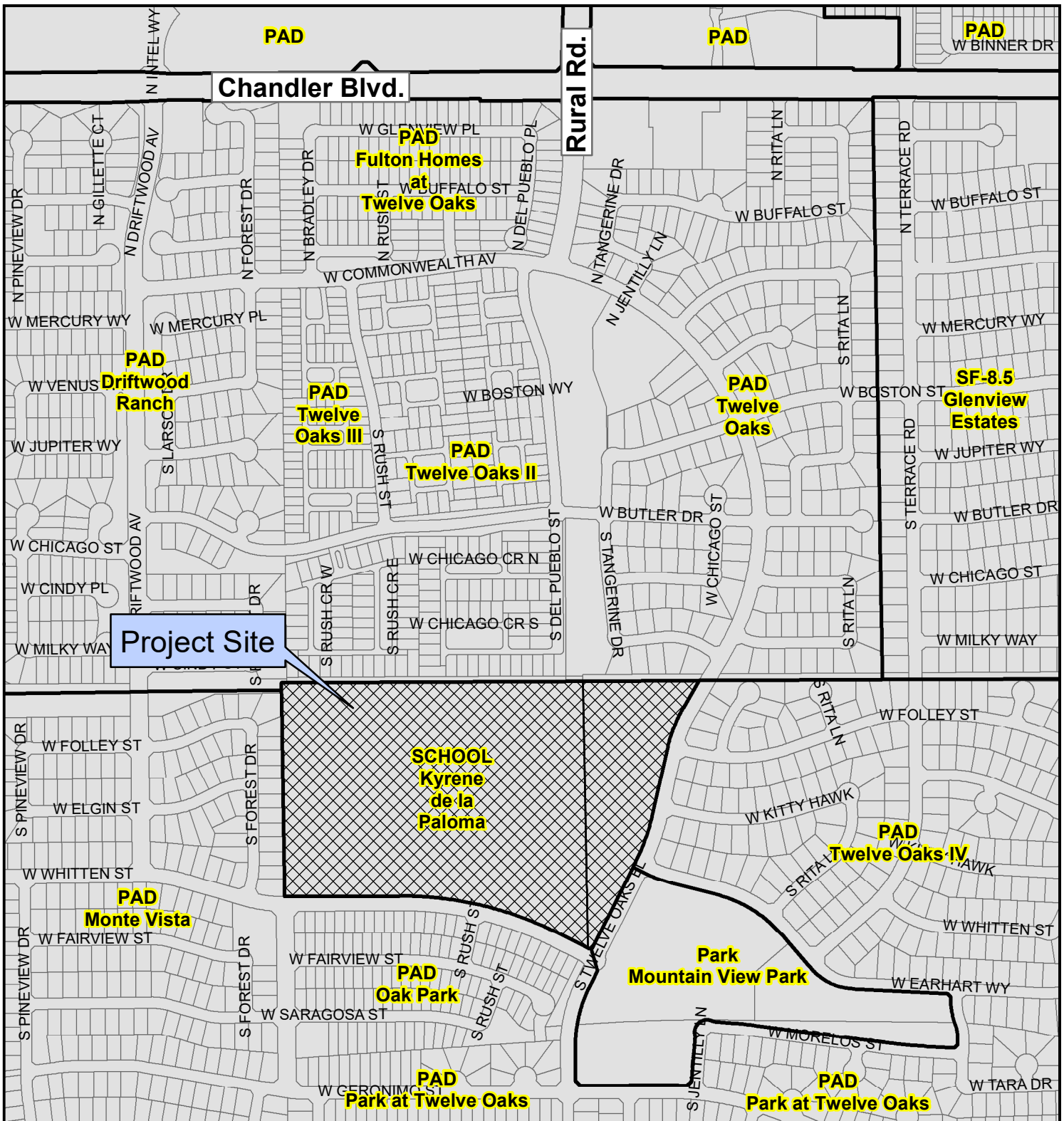
Attachments

Vicinity Maps

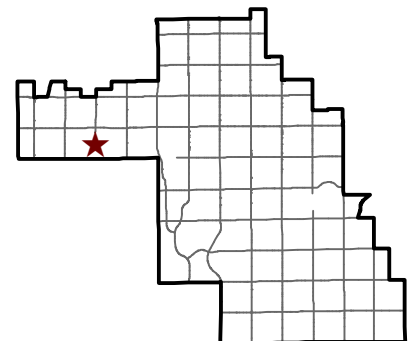
Narrative

Site Plan & Elevations

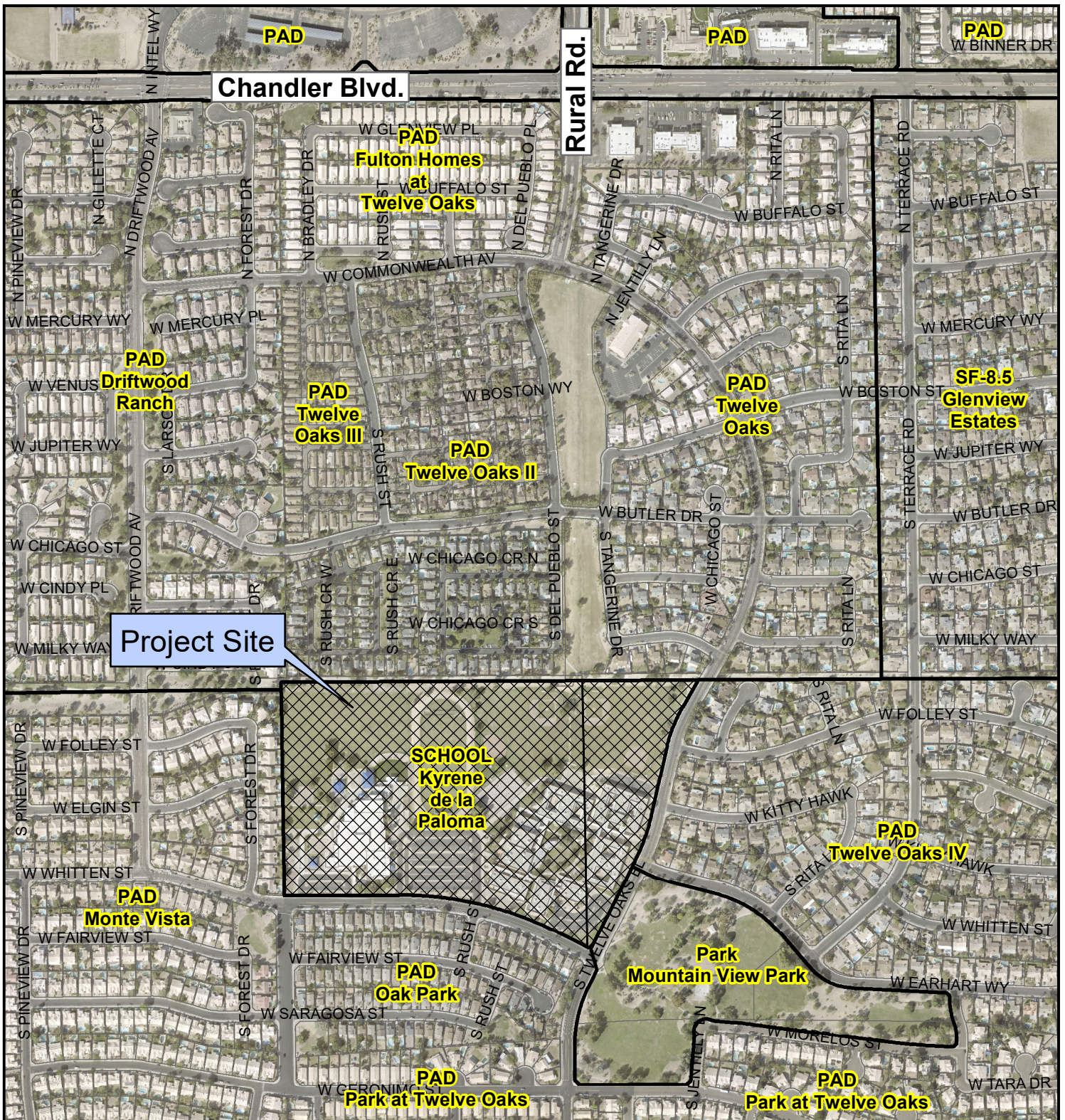
Photo Simulations



Proposed Project Details
Request Use Permit approval for modifying
and relocating an existing wireless facility
from a flagpole to a faux pine tree



City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>



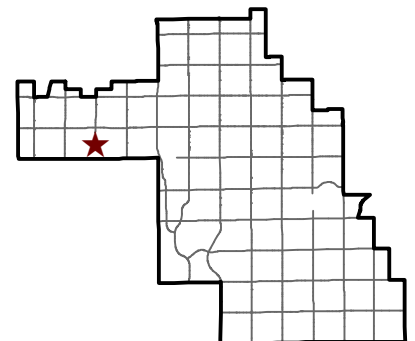
PLH21-0035 Verizon Pho Twelve Oaks

Proposed Project Details

Request Use Permit approval for modifying and relocating an existing wireless facility from a flagpole to a faux pine tree



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





Project Narrative

For

PHO Twelve Oaks

360 S Twelve Oaks Blvd

Chandler, AZ 85226



Submitted by:

Steve Ciolek

Coal Creek Consulting

2166 E University Dr #201

Tempe, AZ 85281

(480) 246-4131

sciolek@coal-creek.com

Existing Conditions

Verizon's existing wireless communication facility is currently designed as a stealth flagpole with split RAD centers. The equipment used for the 5G technology will no longer fit within the canister of the flagpole so Verizon Wireless would like to place a alter the existing design to resemble a Monopine at 360 S Twelve Oaks Blvd. The parcel is currently zoned (School) and is surrounded by other parcels zoned PAD (residential).

Nature of Request

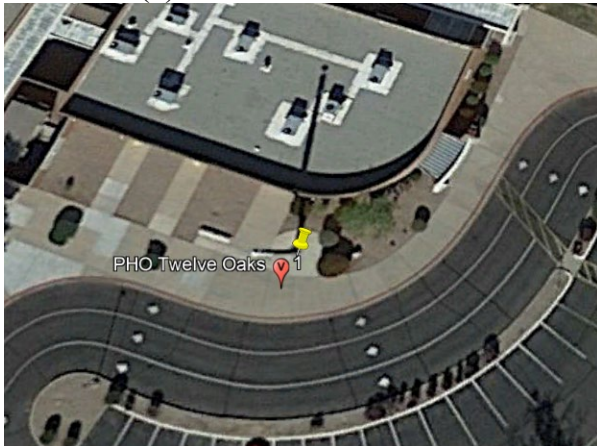
Verizon Wireless proposes replace the existing wireless communication facility currently disguised as a flagpole with faux pine tree. Verizon required the rad center of the antenna to be at 56 feet, a lower rad center would not cover the objective area, requiring multiple facilities in the immediate residential area. The proposed Monopine (56' top of pole) will match natural pine trees in the immediate area. Coax cables will be routed within the trunk of the pine, while the antennas and remote radios heads will be located in the branches, painted to match. Associated equipment will remain in place.

The proposed alteration of the existing wireless facility will allow two (2) additional carriers to collocate on the proposed Monopine. Technicians will utilize existing parking spaces while accessing the site. No existing vegetation will be removed in this proposal.

Colocation Study

Collocating on existing structures is a priority for Verizon; we would like to modify the existing wireless facility to create a site to accommodate additional carriers. Below is an inventory of all structures tall enough within 1 mile radius of the proposed site that can accommodate a wireless facility. However, please note Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.

#1 Existing Flag pole: PHO Twelve Oaks. Upgrading the existing wireless facility as designed is not possible with the restriction on the existing flag pole canister. If upgraded the stealth flag pole would resemble a lamp shade. The proposed alteration of the existing wireless facility will allow two (2) additional carriers to collocate on the proposed Monopine.



#2 Existing 69KV SRP poles along Kyrene: Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.

#3 Existing ADOT street lights along Loop 202: Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.

#4 Existing 69KV SRP poles along Chandler Blvd: Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.

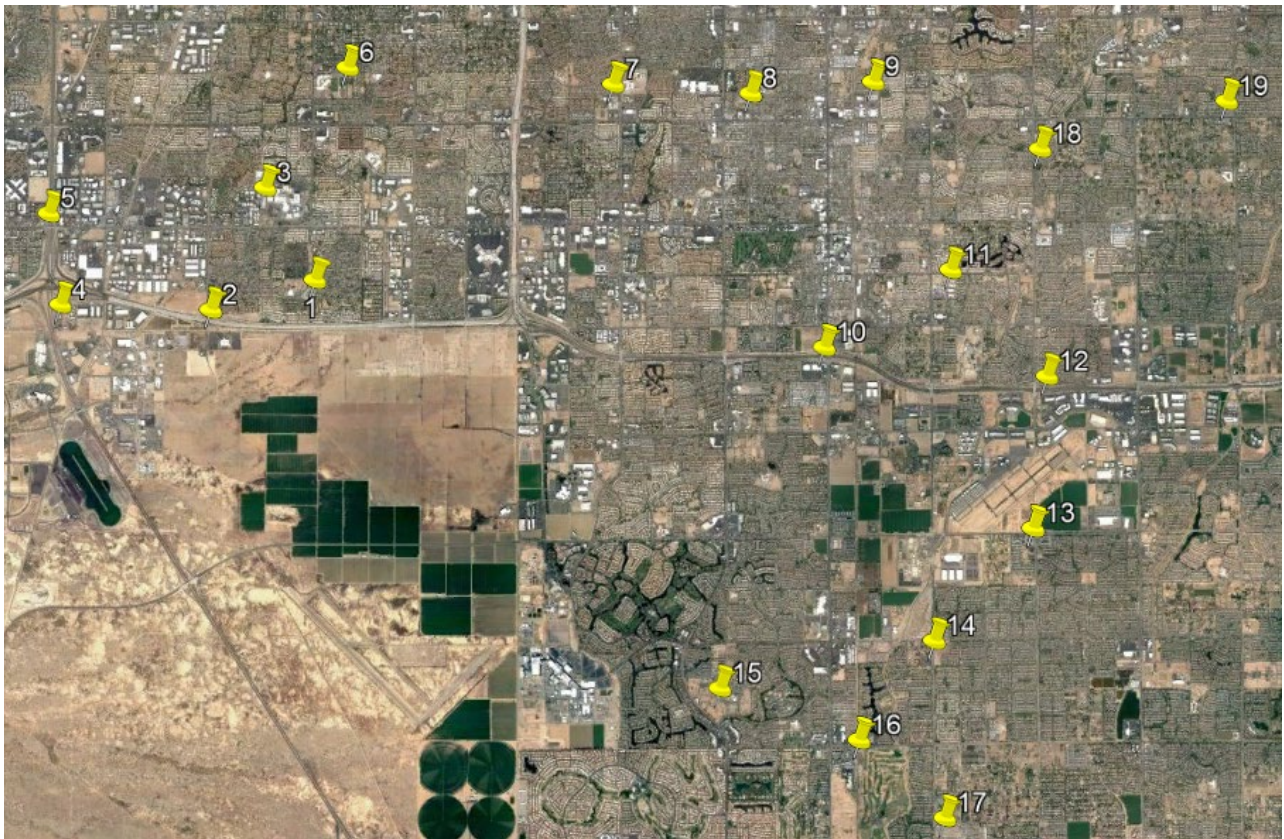
#5 Existing Ball Field Light (Chandler Blvd & Intel Way): Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.

#6 Existing SRP Substation (Chandler Blvd & Intel Way): Verizon is modifying an existing site and is not looking for a location to place a new facility nor relocate the existing facility.



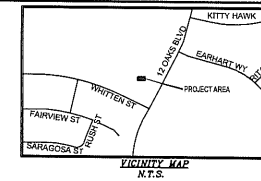
Existing Verizon Facilities

- 1) PHO Twelve Oaks: (33.295334°, -111.928583°) 57' Flag Pole 360 S Twelve Oaks
- 2) PHO Lone Butte: (33.291193°, -111.945954°) 65' Monopole SWC Kyrene & Loop 202
- 3) PHO Chandler & Rural: (33.308403°, -111.937124°) 70' Monopole SWC Kyrene & Loop 202
- 4) PHO Stellar City: (33.291496°, -111.971339°) 176' Monopole I-10 & Loop 202
- 5) PHO Andante: (33.304618°, -111.973561°) 65' Monopine I-10 & Chandler Blvd
- 6) PHO Split: (33.325477°, -111.923430°) 60' Monopole 1001 E Knox Rd
- 7) PHO Ray: (33.323260°, -111.878683°) 75' Monopole 1150 N Dobson Rd
- 8) PHO Abracadabra: (33.321750°, -111.855481°) 55' Monopalm 80 W Ray Rd
- 9) PHO Valley Mall: (33.323480°, -111.834787°) 60' Monopole 1150 Hamilton
- 10) PHO Panno: (33.285983°, -111.843059°) 65' Monopalm 1420 S Arizona Ave
- 11) PHO Bologna: (33.296875°, -111.821856°) 65' Monopalm 401 S McQueen Rd
- 12) PHO Canyon Oaks: (33.281893°, -111.805842°) 65' Monopalm 2102 E Yeager Dr
- 13) PHO Sienna: (33.260697°, -111.808217°) 65' Monopalm 3200 S Cooper Rd
- 14) PHO Alamoso Estates: (33.245116°, -111.824903°) 128' Utility Pole McQueen & Ocotillo
- 15) PHO Snediger: (33.238526°, -111.860436°) 70' Ball Field Light pole 4500 S Basha Rd
- 16) PHO Cuchara: (33.231304°, -111.837312°) 70' Monopole 297 E Chandler Heights Rd
- 17) PHO Winawer: (33.220557°, -111.823109°) 80' Monopole 25015 S McQueen Rd
- 18) PHO Rubenstein: (33.313989°, -111.806728°) 70' Utility Pole Cooper Rd & Buchanan
- 19) PHO Serrano: (33.320764°, -111.775205°) 70' Utility Pole 659 E Ray Rd



Conclusion

It is the goal of Verizon Wireless to service the area with more reliable cellular service. By working with the landlord to modify the existing facility, Verizon is proposing the best possible coverage solution (from an appearance standpoint). As the area grows, residents in the immediate area will need reliable cellular service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

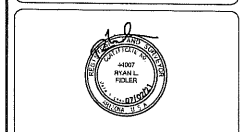


verizon
126 W. GEMINI DR.
TEMPE, AZ 85283



FIELD BY: CEF
DRAWN BY: GAC
CHECKED BY: RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/02/21	FINAL
0	06/24/21	PRELIMINARY



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
14003056
SITE NAME:
PHO TWELVE OAKS

SITE ADDRESS:
360 S TWELVE OAKS BLVD
CHANDLER, AZ 85226

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. **LS-2** REVISION: **1**

LEGEND

- BRASS CAP FLUSH (BCFL)
- BRASS CAP IN HANDHOLE (BCH)
- ELECTRICAL PULL BOX
- ELECTRICAL TRANSFORMER
- ELECTRIC METER
- ELECTRIC SWITCH
- FIBER VAULT
- TELEPHONE PEDESTAL
- LIGHT POST
- STREET LIGHT W/ MAST ARM
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- STORM DRAIN GRATE
- DRY WELL
- BUSH
- DECIDUOUS TREE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- U/LG ELECTRIC LINE
- U/LG FIBER OPTIC LINE
- IRON FENCE
- POINT OF BEGINNING
- P.O.B.
- P.O.C.

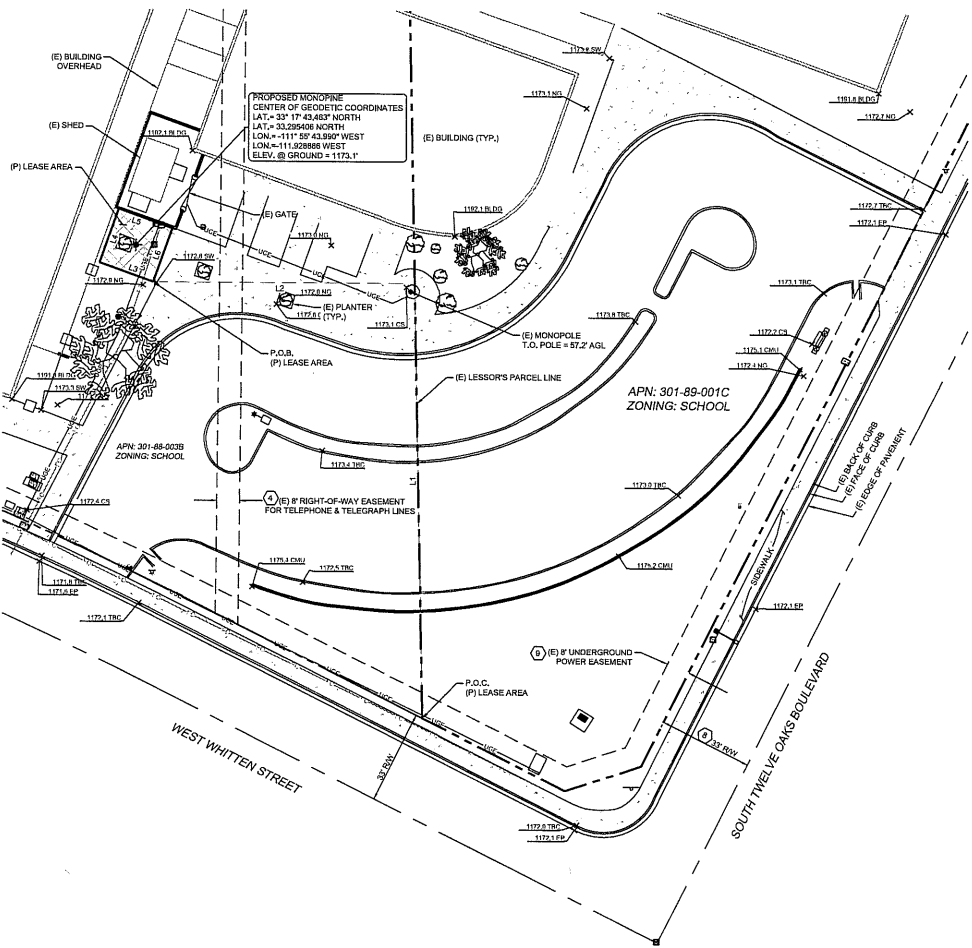
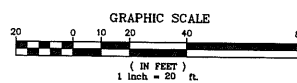
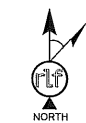
LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 84-02672 OF MARICOPA COUNTY RECORDS, RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY ON MARCH 27, 1984, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY NORTH 01°25'30" WEST, 153.51 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 80°00'00" WEST, 91.94 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 70°12'10" WEST, 20.00 FEET; THENCE NORTH 19°47'50" EAST, 20.00 FEET; THENCE SOUTH 70°12'10" EAST, 20.00 FEET; THENCE SOUTH 19°47'50" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	153.51	N1° 02' 53"W
L2	91.94	N89° 00' 00"W
L3	20.00	N70° 12' 10"W
L4	20.00	N18° 47' 50"E
L5	20.00	S70° 12' 10"E
L6	20.00	S19° 47' 50"W



verizon

126 W GEMINI DR
TEMPE, AZ 85283



P.O. BOX 58091
Phoenix, Arizona 85075
PHOES-00000000
MAY 12-00 10:00

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THIS PROJECT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF P+S CONSULTING LLC

DATE: 04/02/21
SP

CHG: APC
SCP SCP

SITE NAME & ADDRESS:
PHO TWELVE OAKS
380 S TWELVE OAKS BLVD
CHANDLER, AZ 85228

ISSUE STATUS:

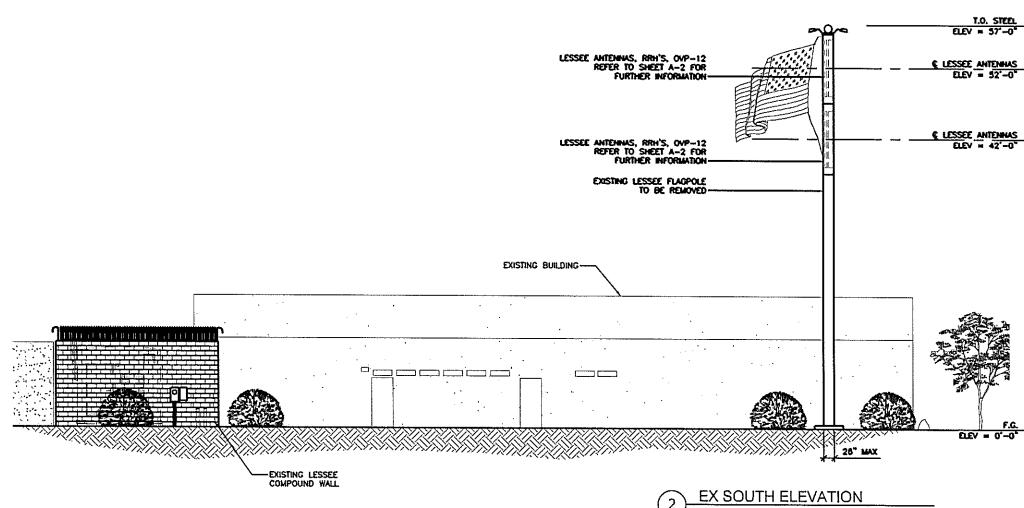
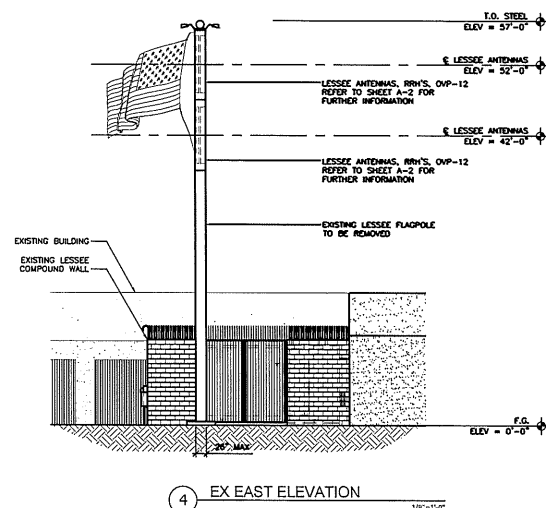
DATE	DESCRIPTION
A 04/02/21	ISSUE FOR CLIENT REVIEW
B 05/07/21	ISSUE FOR SSK REVIEW
C 06/15/21	NEW MONOPINE LOCATION
D 07/06/21	ISSUE FOR SUBMITTAL

SHEET TITLE:

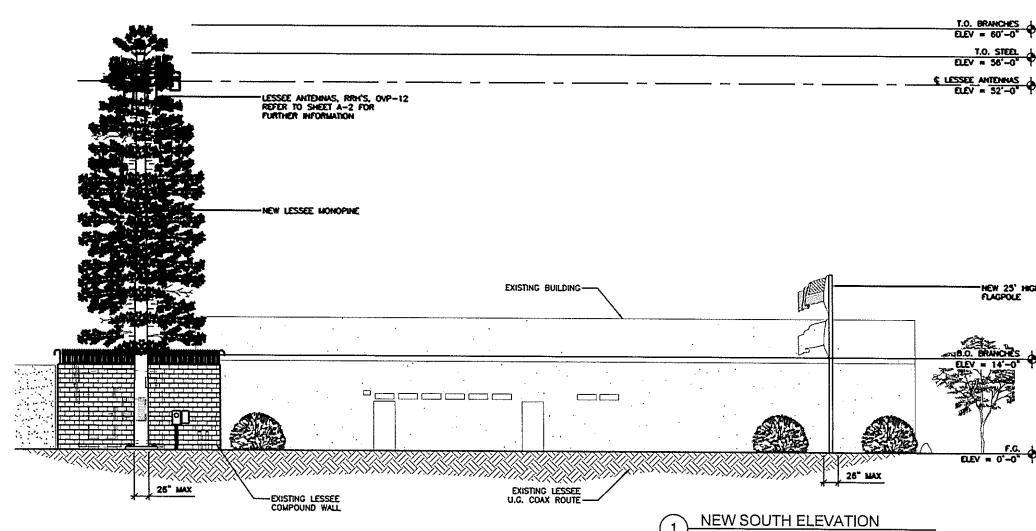
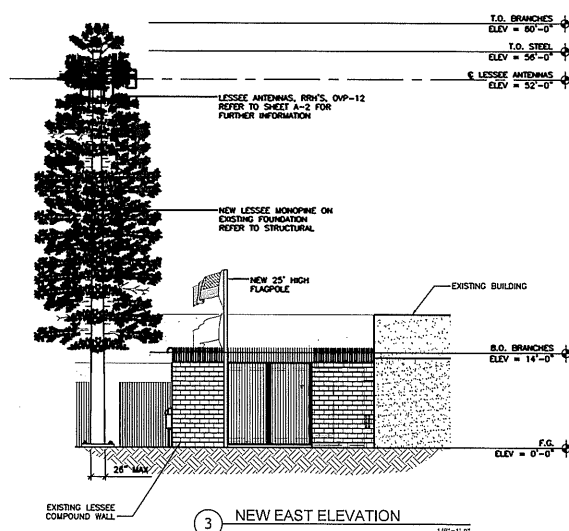
ELEVATIONS

SHEET NUMBER:

A-3



NOTES:
ALL ANTENNAS AND POWER MOUNTED EQUIPMENT TO BE PAINTED TO MATCH PINE NEEDLES AND BE CONCEALED IN BRANCHES

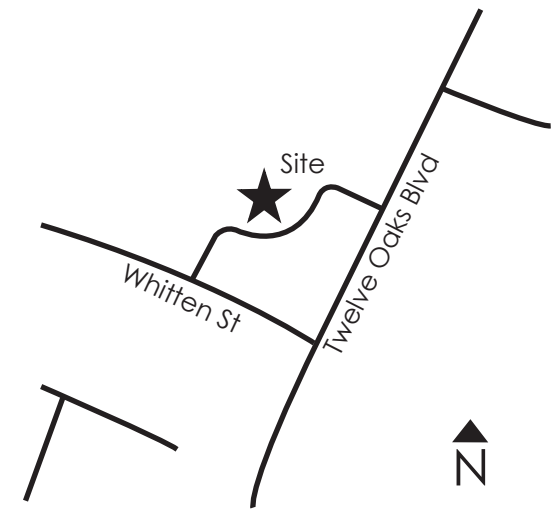


NOTES:
ALL ANTENNAS AND POWER MOUNTED EQUIPMENT TO BE PAINTED TO MATCH PINE NEEDLES AND BE CONCEALED IN BRANCHES

PHOTO SIMULATIONS

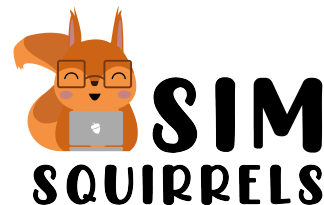
PHO TWELVE OAKS

360 South Twelve Oaks Blvd
Chandler, Arizona 85226



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are create to match the current design as accurately as possible, but are not guaranteed to match the final build.

verizon✓



Before:



PHOTO SIMULATIONS

PHO TWELVE OAKS

360 South Twleve Oaks Blvd
Chandler, Arizona 85226

VIEW 1
Looking Northwest



After:



Before:

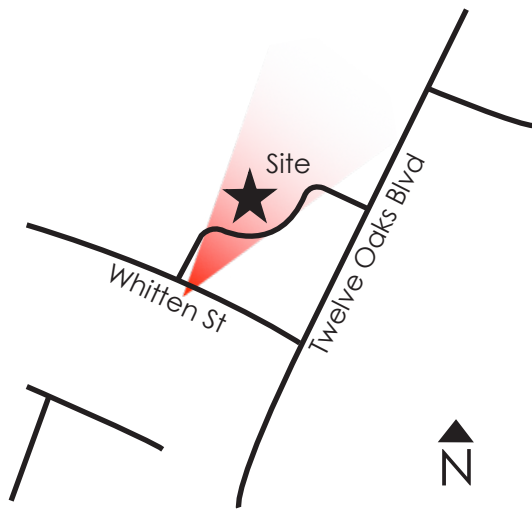


PHOTO SIMULATIONS

PHO TWELVE OAKS

360 South Twleve Oaks Blvd
Chandler, Arizona 85226

VIEW 2
Looking Northeast



After:





Planning & Zoning Commission Memorandum Development Services Memo No. 21-055

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Zachary Werdean, Associate Planner
Subject: PLH21-0057 Sidelines Tavern & Grill
Request: Request Entertainment Use Permit approval for live entertainment indoors and on an outdoor patio.
Location: 2980 S. Alma School Road, Unit 2
Applicant: Amy Nations, AZLIC

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit case PLH21-0057 Sidelines Tavern & Grill for live entertainment indoors and on an outdoor patio, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for commercial use
- Zoning Code requires Entertainment Use Permit approval for any live entertainment is provided outdoors and is located one thousand three hundred and twenty (1,320) feet or less from a residentially zoned property.
- The closest residential property is approximately 620 feet from the subject outdoor patio.

Surrounding Land Use Data:

North	PAD for Commercial	South	PAD for Commercial & Queen Creek Road
East	PAD for Commercial	West	PAD for Commercial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Size of Restaurant	2,652 square feet
Size of patio	590 square feet

Hours of Operation	Monday: 11:00am — 10:00pm Tuesday-Thursday: 11:00am — 11:00pm Friday: 11:00am — 12:00am Saturday: 9:00am — 12:00am Sunday: 9:00am — 11:00pm
Seats inside restaurant	106 seats
Seats on patio	75 seats
# of employees	23 full and part-time employees
Type of music requested	Solo/duo/trio acoustical performers
Hours of performances	Monday – Thursday: 4:00pm — 10:00pm Friday – Sunday: 4:00pm — 11:00pm
Patio music	No bass speakers, sub-woofers, or drums. Acoustical only.

Review and Recommendation:

Planning staff has reviewed the request and finds it consistent with the General Plan and applicable zoning. Live entertainment is a compatible land use with the surrounding commercial center. Per Zoning Code section 35-305(4), an Entertainment Use Permit is required when alcoholic beverages are sold or served; and there is entertainment activity provided outdoors with the property being located one thousand three hundred and twenty (1,320) feet or less from a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property. In this particular case, single-family residential is located approximately 620 feet to the south and 860 feet to the west. There is Queen Creek Road and a PAD commercial center separating the user from the residential properties to the south. The commercial center with two other buildings separate the user from the residential properties to the west.

Sidelines Tavern & Grill will offer live music indoors and outdoors. When music is out on the patio, no bass speaker, subwoofer, or drums will be used. The acts on patio will be kept to acoustical only.

The Entertainment Use Permit does not override any state liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on September 23rd, 2021 at 7:00pm through a virtual meeting. There were no attendees besides the City Planner and the applicant.
- As of the writing of this memo, Planning staff is not aware any opposition to the request.

Recommended Conditions of Approval

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

1. Expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs

adjacent businesses and residential areas.

5. All live entertainment on the outdoor patio shall be acoustic and non-amplified, utilizing no full drum kits and when percussive instruments are used they shall be limited to instruments similar to bongos, cajons, and small box drums.
6. The establishment shall provide a contact phone number for a responsible person (i.e., bar owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.
7. The entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
8. The Entertainment Use Permit does not override any state liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

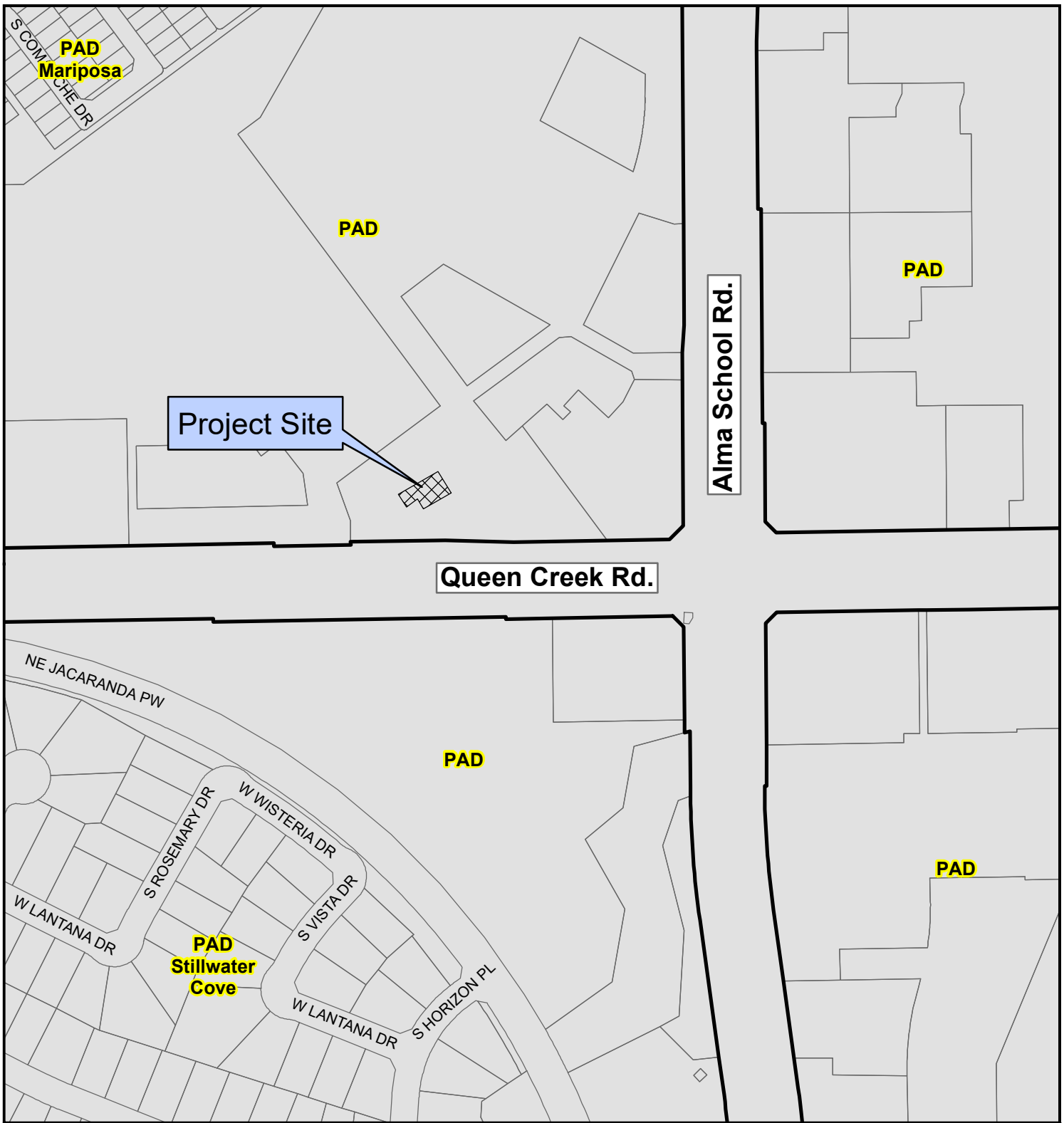
Attachments

Vicinity Maps

Narrative

Floor Plan

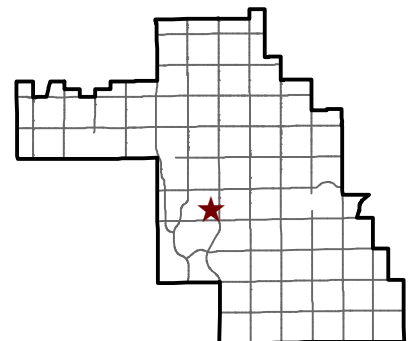
Site Plan



PLH21-0057 Sidelines Tavern & Grill



Proposed Project Details
2980 S. Alma School Rd. Unit #2
Request Entertainment Use Permit for
live entertainment indoors and on patio



City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>

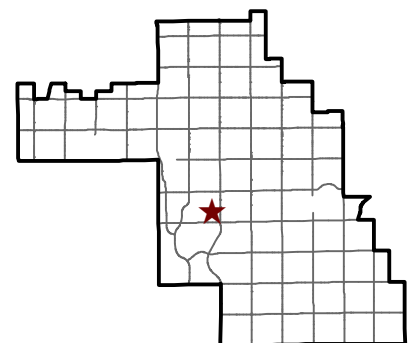


PLH21-0057 Sidelines Tavern & Grill

Proposed Project Details
 2980 S. Alma School Rd. Unit #2
 Request Entertainment Use Permit for
 live entertainment indoors and on patio



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
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**ARIZONA LIQUOR
INDUSTRY CONSULTANTS**

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax

City of Chandler Development Services Department
215 E. Buffalo Street
Chandler, Arizona 85225

August 2, 2021

To Whom It May Concern,

Sidelines Tavern & Grill Corporation dba Sidelines Tavern & Grill is requesting approval for a live entertainment use permit.

Sidelines Tavern & Grill is a sports themed restaurant located at 2980 S. Alma School Road Suite 2 in the Ocotillo Plaza on the northwest corner of Alma School and Queen Creek Roads. It is a 2,652 square foot restaurant with a 590 square foot patio. They are open Monday's from 11am to 10pm, Tuesday-Wednesday-Thursday's 11am to 11pm, Friday 11am to 12am and Saturday's 9am to 12am. We have 106 seats inside the restaurant and 75 seats on the patio. They employ 23 full and part time people.

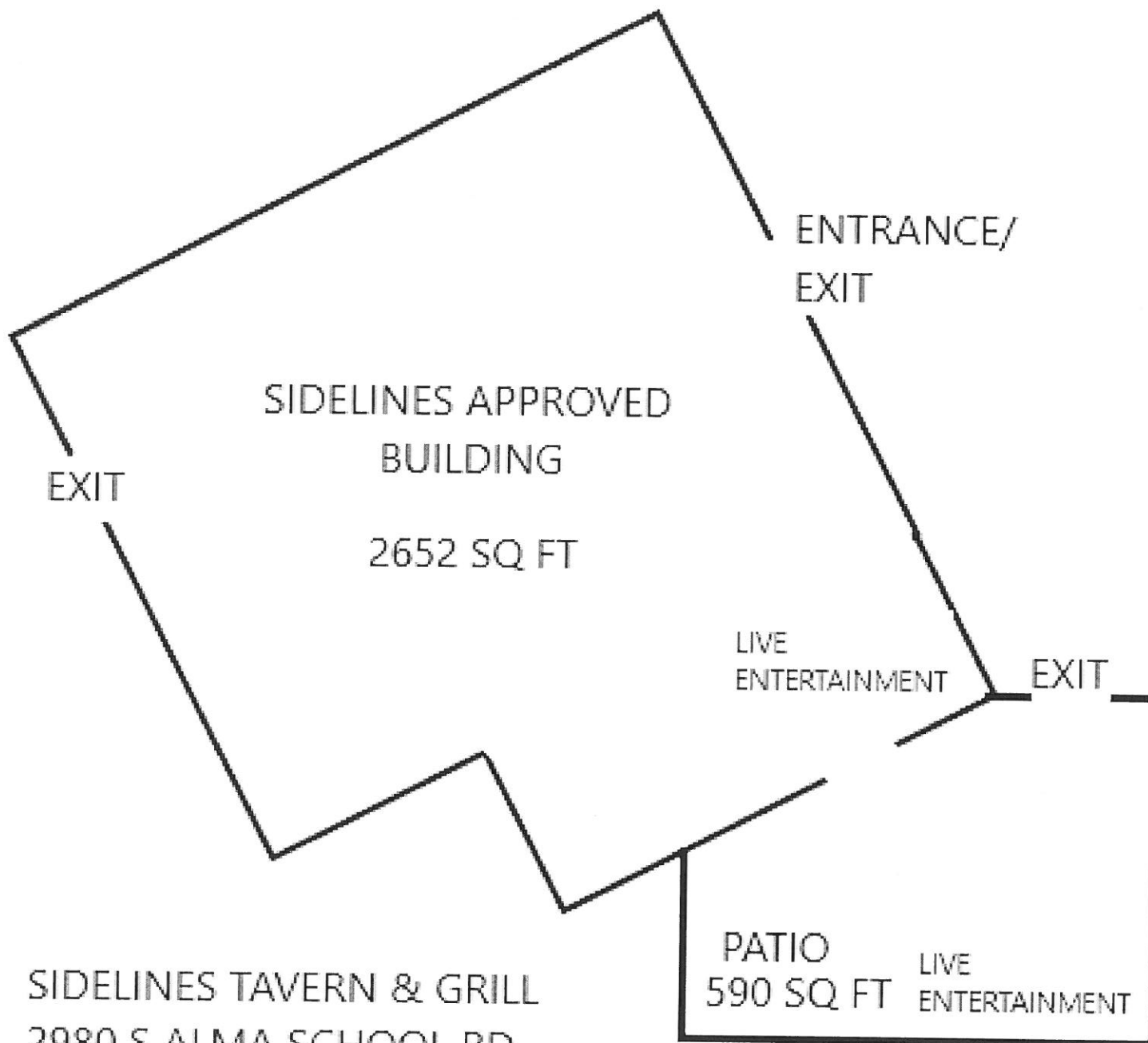
Sidelines Tavern & Grill would like to have solo/duo/trio acoustical performers 4pm to 10pm weekdays and 4pm to 11pm on Friday and Saturday's. The entertainment would be mostly indoors and occasionally on the patio when the weather is nice. When the music is on the patio, we will not utilize bass speakers or sub-woofers to prevent any disturbance to our neighbors. We will also provide contact information to the neighborhoods so that they may call the owner to quickly resolve any issues.

Please contact me if you have any questions.

Sincerely,



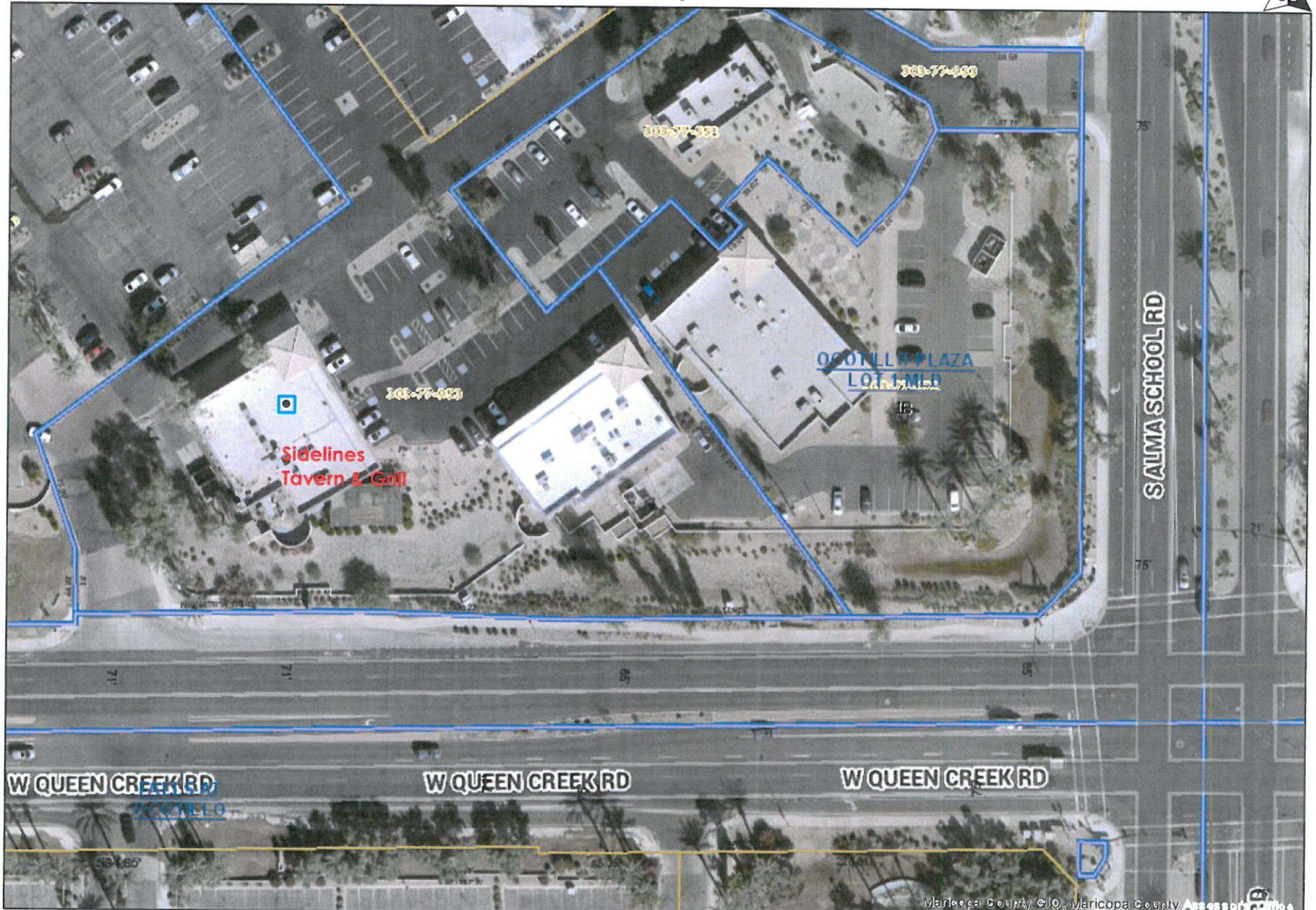
Amy Nations
Arizona Liquor Industry Consultants



SIDELINES TAVERN & GRILL
2980 S ALMA SCHOOL RD
SUITE 2
CHANDLER AZ 85286



Map



Sidelines Tavern & Grill 2980 N. Alma School Road Suite 2



Planning & Zoning Commission Development Services Memo No. 21-058

Date: October 20, 2021
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Cancellation of the November 3, 2021, Planning and Zoning Commission Hearing

Proposed Motion:

Move Planning and Zoning Commission cancel November 3, 2021, Planning and Zoning Commission Hearing.

Background/Discussion

Due to the management of cases, Planning Staff is recommending cancellation of the November 3, 2021, Planning and Zoning Commission Hearing.
