

# **Meeting Minutes**

## **Planning and Zoning Commission**

### **Regular Meeting**

December 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 5:30 p.m.

### **Roll Call**

#### **Commission Attendance**

Chairman Rick Heumann  
Commissioner Erik Morgan  
Commissioner Sherri Koshiol  
Commissioner Michael Quinn

#### **Staff Attendance**

Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
Susan Fiala, Senior City Planner  
Zachary Werdean, City Planner  
Benjamin Cereceres, City Planner  
Thomas Allen, Assistant City Attorney  
Julie San Miguel, Clerk  
Michelle Reeder, Clerk

#### **Absent**

Vice Chairman Rose

### **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Koshiol.

### **Consent Agenda and Discussion**

#### **1. November 17, 2021, Planning and Zoning Commission Meeting Minutes**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of November 17, 2021, and Regular Meeting of November 17, 2021.

## **2. PLH21-0032/PLT21-0034 Arizona Avenue Commerce Center**

### Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0032 Arizona Avenue Commerce Center, from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) to PAD for commercial, office, business park, and light industrial uses, subject to the conditions as recommended by Planning staff.

### Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0032 Arizona Avenue Commerce Center, for site layout and building architecture, subject to the conditions as recommended by Planning staff. Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0034 Arizona Avenue Commerce Center, subject to the condition as recommended by Planning staff.

Planning Staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area

1. Development (PAD) to PAD for commercial, office, business park, and light industrial, subject to the following conditions: Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Avenue Commerce Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Building height shall not exceed 45 feet as measured to the top of parapet.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such



median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

#### Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Avenue Commerce Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Signage shall be in substantial conformance with the approved Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Fifty percent of the trees planted along the arterial street shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

9. Raceway signage shall be prohibited within the development.
10. The site shall be maintained in a clean and orderly manner.
11. The employee amenity canvas shade structures shall be maintained in a manner similar to that at the time of installation.

#### 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.

### **3. PLH21-0035 Verizon Pho Twelve Oaks**

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.

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 of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. A total of three date palm trees are to be planted and maintained on the site.
3. 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.

### **4. PLH21-0067 Improvmania Entertainment**

Move Planning and Zoning Commission recommend Use Permit approval of PLH21-0067 Improvmania, requesting a Series 7 Beer and Wine Bar license along with an Entertainment Use Permit for acoustic and amplified live bands, DJ, and speakers with background music indoors and on an outdoor patio subject to the conditions as recommended by Planning staff.

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



1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.
5. 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.
6. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
7. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

#### **5. Cancellation of the January 5, 2022, Planning and Zoning Commission Meeting**

Due to management of cases, Planning staff is recommending cancellation of the January 5, 2022, Planning and Zoning Commission Hearing.

### **Consent Agenda Motion and Vote**

Commissioner Quinn moved to approve the Consent Agenda of the December 15, 2021, Regular Planning and Zoning Commission Meeting; Seconded by Commissioner Morgan.

Motion carried unanimously (4-0).

### **Member Comments/Announcements**

CHAIRMAN HUEMANN thanked Mr. Kimble for his many years of service due to Mr. Kimble stepping down. He wished everyone Merry Christmas and a happy and healthy New Year.

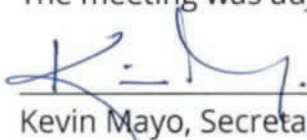
David de la Torre, Planning Manager, stated this was Zachary Werdean's last meeting with the Planning and Zoning Commission as he had accepted a position with a development company and thanked him for his service.

## Calendar

The next regular meeting will be held on Wednesday, January 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

## Adjourn

The meeting was adjourned at 5:33 p.m.

  
Kevin Mayo, Secretary  
Rick Heumann, Chairman