

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

April 20, 2022 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

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

Roll Call

Commission Attendance

Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Harley Mehlhorn, City Planner
Darsy Olmer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Chairman Heumann

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Morgan.

Scheduled and 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.

VICE CHAIRMAN ROSE reminded the audience the Planning and Zoning Commission are volunteers and the vote this date will be for a recommendation to City Council. He stated the Applicant and staff worked many hours on the items presented tonight and further stated all items are on the Consent Agenda. He mentioned there is one speaker card from Ron Kemp that notates opposition to Item No. 2, PLH21-0073 Veneto.

Consent Agenda and Discussion

1. March 16, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 16, 2022, and Regular Meeting of March 16, 2022.

2. PLH21-0073 VENETO

Request Rezoning from Agriculture (AG-1) to Planned Area Development (PAD) for medium-density residential and Preliminary Development Plan approval for site layout and building architecture on approximately 2-acres located at the northeast corner Pleasant Drive and Pecos Road, located more generally approximately ¼ mile east of the northeast corner of Alma School and Pecos roads.

RON KEMP, 815 W. GERONIMO STREET presented concerns regarding parking, he stated Pleasant Drive is a small street with a zigzag across from a retention pond. He explained several new developments went up and the side streets are packed with parked cars. He mentioned just west of Dobson they had to put up no parking signs on both sides of the street due to issues. He further explained when he originally viewed the site plan there was a in and out on Pecos, but on the newest plan has it on Pleasant Drive and that street does not need to get any busier. He stated he would like no parking on Pleasant Drive and further stated no one likes this project but cannot complain because it fits the zoning.

VICE CHAIRMAN ROSE stated during the Study Session he presented concerns regarding Pleasant Drive as it is a smaller street, and you would not want a lot of drivers going north. He further stated there is going to be a management company for the subdivision who can monitor and asked if the Applicant wanted to speak on it as the we want to get as much information as we can.

RON KEMP, 815 W. GERONIMO STREET stated drivers should be going in and out on Pecos and not a small side street. He explained, Pecos is three lanes with plenty of access in and out.

VICE CHAIRMAN ROSE stated Mr. Kemp mentioned a project and asked if he happened to know the name of the project with the parking issue.

RON KEMP, 815 W. GERONIMO STREET explained west of Dobson and Frye roads a large development was built on the corner and the fire department had to intervene on opening day due to parking on both sides of the street. He stated drivers could not fit between the parked cars. He further stated most people use their garage for storage and have two to three cars parked out front and he is concerned with stacking and parking overflow. He stated he did not know if a restriction could be made for two cars only.

VICE CHAIRMAN ROSE states city staff reviewed the project and technically the Applicant has over enough parking with the garages. He wanted to make a note that property management needs to monitor the parking and there is a need for a sign. He further stated that is something City Council should also look at. He thanked the speaker and confirmed there were no further questions from Commission Members. He recognized a member of the audience was standing and wanted to speak on this item, but she did not have a speaker card.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY stated the resident can let her concerns be known, although she would need to start with her name and address for the record.

VICE CHAIRMAN ROSE invited the resident to speak at the podium and advised her to start with her name and address.

SONYA SCHRADER, 857 W. KESSLER LANE stated her property is adjacent to the project and she believes the lot is too small for the number of occupants they are proposing. She further stated she is concerned with parking and that the properties are for rent. She is concerned that her house will be adjacent to the apartment complex, and it will bring transients to the area. She explained there is a green belt area that is maintained by her HOA and there is nothing that stops others from crossing over and using it since it is in walking distance from the apartment complex. She is concerned with vandalism and how that could impact her HOA fees.

VICE CHAIRMAN ROSE thanked the speaker, confirmed there were no questions from the Commission Members, and closed the floor.

Rezoning

Move Planning and Zoning Commission recommend approval of PLH21-0073 Veneto, Rezoning from Agricultural District (AG-1) to Planned Area Development (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 PLH21-0073 Veneto, for site layout and building design, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1) 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. PLH21-0073, 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. Residential dwelling units shall be permitted with a maximum density of 12 dwelling units per acre.
4. 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.
5. The landscaping and all other improvements in all open-spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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. PLH21-0073, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
3. 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.

4. All mechanical equipment shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

3. PLH21-0097 HOUSE FOR THE MOORE FAMILY

Request Rezoning from Multi-family (MF-2) to Planned Area Development (PAD) for a single-family home with Preliminary Development Plan approval for site layout and building architecture on approximately 0.16 acres located south of the southwest corner of California and Chicago Streets, more generally located west of the northwest corner of Arizona Avenue and Frye Road.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PH21-0097 House for the Moore Family, Rezoning from Multiple family Residential District (MF-2) to Planned Area Development (PAD) for Single-Family Residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0097 House for the Moore Family, for site layout and building architecture subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Multiple Family Residential District (MF-2) to Planned Area Development (PAD) for Single-Family Residential, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits" kept on file in the City of Chandler Planning Division, in File No. PLH21-0097, modified by such conditions included at the time the rezoning was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. The homebuilder/lot developer shall provide a written disclosure statement, for the signature of any potential buyer, acknowledging that the property is located adjacent to or nearby the "Entertainment District" which may contain land uses that create adverse noise and other externalities. The "Purchase Contracts" and the property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.
4. Developer shall complete construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

6. Minimum setbacks shall be as provided below:

Setback	Distance
Front	16' to front facade/livable space 6' 11" to covered porch overhang
North Side	10' to livable space 3' to covered porch overhang
South Side	5'
Rear	20'

7. Maximum lot coverage shall be 55%.
8. Maximum building height shall be 25 feet.

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 site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits" kept on file in the City of Chandler Planning Division, in File No. PLH210097, modified by such conditions included at the time the Preliminary Development Plan was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. All mechanical equipment shall be located in the side or rear yard and screened entirely from view by material(s) that are architecturally consistent with the proposed dwelling.
3. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

4. PLH21-0081 ANDRETTI INDOOR KARTING & GAMES

Request Preliminary Development Plan approval for site layout and building architecture for an indoor kart racing and entertainment facility on approximately 10 acres located at the southwest corner of Cooper Road and the Santan (202) Freeway.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0081 Andretti Indoor Karting & Games for site layout and building architecture for an indoor kart racing and entertainment facility on approximately 10 acres, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

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 "Andretti Indoor Karting & Games" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0081, 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. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

6. Signage shall follow all applicable criteria of the City of Chandler Sign Code, unless noted within the Development Booklet.
7. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and a minimum 12-feet in height at the time of planting.
8. 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.
9. 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.
10. A minimum of eight electric vehicle charging stations shall be provided on-site.

5. Cancellation of the May 4, 2022, and May 18, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel May 4, 2022, and May 18, 2022, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

COMMISSIONER MORGAN moved to approve the Consent Agenda of the April 20, 2022, Regular Planning and Zoning Commission Meeting; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (5-0).

VICE CHAIRMAN ROSE reminded the audience that the Planning and Zoning Commission is a recommending body, and all items will go to City Council for final approval.

Member Comments/Announcements

None.

Calendar

The next regular meeting will be held on Wednesday, June 1, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:40 p.m.

Handwritten signature of Kevin Mayo in cursive script.

Kevin Mayo, Secretary

Handwritten signature of Rick Heumann in cursive script.

Rick Heumann, Chairman