

Meeting Minutes

Planning and Zoning Commission

Study Session

October 19, 2022 | 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 Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Staff Attendance

Derek Horn, Development Services Director
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Senior City Planner
Alisa Petterson, Senior City Planner
Harley Mehlhorn, City Planner
Tulili Tuiteleleapaga – Howard, Planning Intern
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

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 and Discussion

1. September 7, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 7, 2022, and Regular Meeting of September 7, 2022.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

2. PLH22-0053 DATA CENTERS

KEVIN MAYO, PLANNING ADMINISTRATOR presented details regarding City of Chandler initiative amending the city zoning code by adding a section regulating data centers. Proposed amendments include clarifying permitted use, regulations for sound attenuation and acoustic testing, as well as regulations for backup power generation.

COMMISSIONER BARICHELLO stated a PAD can be anywhere throughout the city, however he assumed data centers are focused in industrial or commercial designated areas per the general plan. He asked if staff is seeing any proposals or anticipating proposals in a neighborhood designated area or something similar.

KEVIN MAYO, PLANNING ADMINISTRATOR responded the general plan does not actually specify data centers, and although staff encourages them to certain areas, the general plan is silent. He explained it would be an industrial type use, therefore staff would steer them into that direction, but there are not areas left in the city that would be appropriate. He further explained, he is not sure what the future looks like as this industry evolves, but staff would steer any type of proposal to an industrial area.

3. PLH21-0089 MCQUEEN LIVE WORK

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for rezoning from Planned Area Development (PAD) for commercial uses to Planned Area Development (PAD) for a mixed-use development and Preliminary Development Plan approval for site layout and building architecture on approximate 1.5-acre site, located north of the northwest corner of McQueen and Warner Roads.

COMMISSIONER VELASQUEZ asked how is the onsite retention being handled or what is the Applicant planning for that.

HARLEY MEHLHORN, CITY PLANNER replied they are doing a combination of both underground tanks and retention along McQueen, he further stated details are illustrated in the grading and drainage plan.

CHAIRMAN HEUMANN presented concerns with the landscape plan as it mentioned ten-gallon trees. He asked staff to work out a stipulation regarding landscaping.

COMMISSIONER VELASQUEZ stated the desert museum is a weak rooted tree and occasionally blows over, he asked staff to look into that while addressing landscaping.

4. PLH22-0035 THE DISTRICT DOWNTOWN

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for rezoning from Planned Area Development (PAD) for office, retail, and hotel to PAD for mixed used development including multi-family, office, commercial uses as permitted under Community Commercial (C-2) type uses with Mid-Rise Overlay allowing for heights up to 120 feet, as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 44.7 acres located at the northwest corner of Arizona Avenue and the SanTan 202 Freeway.

COMMISSIONER VELASQUEZ thanked staff and stated it's exciting to see this coming south of downtown. He stated the area has come a long way in the past fifteen years and presented statements regarding the importance of being outstanding on aesthetics and materials on entrances and the southwest corner of Pecos and Arizona Avenue.

CHAIRMAN HEUMANN pointed out the first phase is to build multifamily and two-story office buildings at the same time and presented concerns as other phasing plans do not match. He stated he spoke with the Applicant and asked for the commercial along Arizona Avenue to be built before the second multifamily phase, therefore, there will be more in the area than just multifamily. He further stated the Applicant was okay with that and he would like to add this as a stipulation that the commercial be built before or at the same time as the second multifamily. He stated there was a stipulation he asked staff to add wording to ensure if this project goes through the administrative approval process and the design is not meeting the standards of staff that it be processed as a PDP. He presented positive statements about the project and admitted to voting against this project when he was on council in 2012 as it proposed six drive throughs. He stated the two proposed drive throughs are appropriate and there is some flexibility to work with.

5. PLT22-0013 CHANDLER AIRPORT BUSINESS CENTER

HARLEY MEHLHORN, CITY PLANNER presented details request for Preliminary Plat approval for a new industrial development located at the northwest corner of Queen Creek and Cooper roads.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission regarding this item.

6. Cancellation of the November 2, 2022, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel November 2, 2022, Planning and Zoning Commission Hearing.

Action Agenda

7. PLH21-0063 BACKYARD CHICKENS

City of Chandler initiative amending the city code to allow chickens to be kept on single-family residential lots. Proposed amendments include adding the definition of a chicken coop to Chapter 35-Land Use and Zoning and modifying Chapter 14-Animals to regulate the keeping of chickens in residential backyards.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 16, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:30 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman