

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

April 20, 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 Vice Chairman Rose at 5:00 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

### 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. 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**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the 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.

VICE CHAIRMAN ROSE asked if the Fairview Meadows neighborhood is north of this community on Pleasant Drive.

HARLEY MEHLHORN, CITY PLANNER replied, that is correct.

VICE CHAIRMAN ROSE mentioned parking is well over what is required for the community and that most drivers will use the main arterials. He asked if the traffic flow going north and parking on Pleasant Drive could be monitored by the Applicant.

HARLEY MEHLHORN, CITY PLANNER presented the site plan and pointed out the right in and right out on Pecos Road which takes the driver to the Alma School Road intersection for North and South bound travel. He stated there is full movement on Pleasant Drive and enforcement of regulations will be done by property management as this is a for-rent product.

VICE CHAIRMAN ROSE confirmed there were no further questions from the Commission Members and stated this is a great project and the Applicant has worked with the neighbors to make changes.

## **3. PLH21-0097 HOUSE FOR THE MOORE FAMILY**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the 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.

VICE CHAIRMAN ROSE confirmed there were no questions from the Commission and stated the Applicant has worked hard on this home and it will be exciting to see it come together.

## **4. PLH21-0081 ANDRETTI INDOOR KARTING & GAMES**

HARLEY MEHLHORN, CITY PLANNER presented details regarding the 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.

VICE CHAIRMAN ROSE encouraged residents to look up the Applicant and stated Chandler is a great place for this facility. He commented on the architecture and down lighting and stated it looks good and will stand out. He pointed out this will be near the Paseo Trail and biking is popular in Chandler, he asked to make note to add more bike racks if needed.

HARLEY MEHLHORN, CITY PLANNER stated he will convey this to the Applicant.

**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.

## **Calendar**

The next Study Session will be held before the Regular Meeting on Wednesday, June 1, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

## **Adjourn**

The meeting was adjourned at 5:15 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman