

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

June 1, 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 Chairman Heumann at 5:44 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Ben Cereceres, City Planner
Mika Liburd, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Michael Quinn

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Koshiol.

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.

Consent Agenda and Discussion

1. April 20, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 20, 2022, and Regular Meeting of April 20, 2022.

2. PLH21-0094/PLT21-0063 ALTA UPTOWN

Request for Rezoning from Regional Commercial (C-3) district to Planned Area Development (PAD) for multi-family residential with Mid-Rise Overlay, Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on approximately 10.2 acres located at the southeast corner of Arizona Avenue and Corporate Place, more generally located 1/4 north of the northeast corner of Arizona Avenue and Warner Road.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0094 Alta Uptown, Rezoning from Region Commercial (C-3) to Planned Area Development for multi-family residential, subject to the following conditions as recommended by Planning staff.

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Alta Uptown" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0094, 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. High density residential shall be permitted up to a maximum density of forty-five (45) dwelling units per acre.
3. Building heights shall be limited to a maximum of sixty (60) feet in height.
4. 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.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. 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.

7. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
Arizona Avenue	20 ft. for multi-family building and 5 ft. for a shade structure/accent feature
Corporate Place	20 ft. for multi-family building and 5 ft. for a shade structure
East	30 ft.
South	20 ft.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0094 Alta Uptown for site layout and building architecture, subject to the following conditions as recommended by Planning staff.

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Alta Uptown" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0094, 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, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.

Note: Preliminary Development Plan Stipulation No. 3 was modified as a result of the Planning and Zoning Commission's discussion during the Study Session:

3. Along the arterial street fifty percent of the trees planted shall be a minimum of 36-inch box and 12-feet in height at the time of planting and twenty-five percent shall be a minimum of 48-inch box and 15-feet in height at the time of planting.
4. A minimum of three (3) electric vehicle charging stations shall be installed per building.
5. 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.

6. Signage shall be in substantial conformance with the approved Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
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.
8. The site shall be maintained in a clean and orderly manner.

Note: Stipulation No. 9 was added as a result of the Planning and Zoning Commission's discussion during the Study Session:

9. The applicant shall work with staff to enhance the building along Arizona Avenue to break up the massing.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0063 Alta Uptown, subject to the following condition as recommended by Planning staff.

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

CHAIRMAN HEUMANN advised a stipulation was modified and another was added during the Study Session prior to the Regular Meeting. He requested staff present the modified and additional stipulation(s) to the Commission and audience.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented the modified stipulation reflected under Condition No. 3 and the added stipulation reflected under condition No. 9.

3. PLH22-0016 THOMAS WELLNESS CENTER

Request for Use Permit for the operation of an outpatient treatment center. The business is located at 7030 W. Oakland Street, Suite 101, ½ mile north of the northwest corner of Chandler Blvd. and 56th street.

Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0016 Thomas Wellness Center for the operation of an outpatient treatment center, subject to the following conditions as recommended by Planning staff.

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. Window signage shall be limited to business name and/or logo, address, phone number, and days and hours of operation.
5. The Use Permit shall remain in effect for three (3) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

Consent Agenda Motion and Vote

Vice Chairman Rose moved to approve the Consent Agenda of the June 1, 2022, Regular Planning and Zoning Commission Meeting, with the modified and added stipulations of Consent Agenda Item No. 2; Seconded by Commissioner Velasquez.

Motion carried (6-0); Chairman Heumann abstained from the vote regarding Consent Agenda Item No. 1.

Member Comments/Announcements

None.

Calendar

The next regular meeting will be held on Wednesday, June 15, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:48 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman