

# Results

# Planning and Zoning Commission Regular Meeting

September 7, 2022 | 5:30 p.m.  
Chandler City Council Chambers  
88 E. Chicago, Chandler AZ



## Commission Members

Chair Rick Heumann  
Vice Chair David Rose  
Commissioner Erik Morgan  
Commissioner Sherri Koshiol  
Commissioner Mike Quinn  
Commissioner Jeff Velasquez  
Commissioner Kyle Barichello

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a **REGULAR MEETING** open to the public on Wednesday, September 7, 2022, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

# **Planning and Zoning Commission**

## **Regular Meeting Agenda - September 7, 2022**

### **Call to Order/Roll Call**

### **Pledge of Allegiance**

### **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**

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **July 20, 2022 Planning and Zoning Commission Meeting Minutes **Approved****  
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of July 20, 2022, and Regular Meeting of July 20, 2022.
2. **Rezoning and Preliminary Development Plan PLH21-0088/PLT21-0059 Earnhardt Ranch, located at northeast corner of McQueen Road and Hunt Highway Rezoning **Approved with Added Stipulations****  
Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0088 Earnhardt Ranch, Rezoning from AG-1 to 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 PLH21-0088 Earnhardt Ranch for subdivision layout and housing product, subject to the conditions as recommended by Planning staff.

#### **Preliminary Plat**

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0059 Earnhardt Ranch, subject to the condition as recommended by Planning staff.

3. **Rezoning and Preliminary Development Plan, PLH21-0089 McQueen Live Work, located north of the northwest corner of McQueen and Warner Roads**  
**Continued to October 19, 2022 Planning and Zoning Commission Hearing**  
Move Planning and Zoning Commission continue Rezoning and Preliminary Development Plan PLH21-0089, McQueen Live Work to the October 19, 2022 Planning and Zoning Commission hearing, as requested by the applicant.
4. **Rezoning and Preliminary Development Plan, PLH21-0095 Brake Masters at Mesquite Grove, generally located at Northeast corner of Riggs and Gilbert roads**  
**Approved**  
**Rezoning**  
Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0095 Brake Masters at Mesquite Grove, Rezoning from PAD for C-1 uses to PAD for C-1 uses and motor vehicle repairs, subject to the conditions as recommended by Planning staff.  
  
**Preliminary Development Plan**  
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0095 Brake Masters at Mesquite Grove, for site layout and building architecture for an automotive repair shop, subject to the conditions as recommended by Planning staff.
5. **Rezoning, PLH22-0029 GB Investments, located at the southwest corner of Chandler Blvd. and 56th Street** **Approved**  
Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0029 GB Investments, Rezoning from Planned Area Development (PAD) for commercial uses to Planned Industrial (I-1), subject to the conditions as recommended by Planning staff.
6. **Use Permit, PLH22-0038 Pickleball Kingdom, 4950 W. Ray Rd, generally located at the Northeast corner of Ray and Rural Rd** **Approved**  
Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0038 Pickleball Kingdom for a Series 7 Beer and Wine Bar License, subject to the conditions as recommended by Planning staff.
7. **Use Permit, PLH22-0041 Dogtopia Use Permit Extension, 4901 S. Arizona Ave., Suite 7, generally located at the northeast corner of Arizona Avenue and Chandler Heights Road** **Approved**  
Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0041 Dogtopia Use Permit Extension for the continued operation of an outdoor dog play area, subject to the conditions as recommended by Planning staff.

8. **Preliminary Plat, PLT22-0020 Woodspring Suites and Everhome Suites Preliminary Plat, located west of the northwest corner of Willis and Price Roads **Approved****

Move Planning Commission recommend approval of Preliminary Plat PLT22-0020 Woodspring Suites and Everhome Suites, as recommended by Planning staff.

9. **Cancellation of the September 21, 2022, and October 5, 2022, Planning and Zoning Commission Hearing **Approved****

Move Planning and Zoning Commission cancel September 21, 2022, and October 5, 2022, Planning and Zoning Commission Hearing.

## Member Comments/Announcements

### Calendar

10. The next Regular Meeting will be held on Wednesday, October 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler Arizona.

### Adjourn