

Meeting Minutes

Planning and Zoning Commission

Study Session

November 16, 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 Jeff Velasquez
Commissioner Kyle Barichello

Staff Attendance

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

Absent

Commissioner Michael Quinn

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. October 19, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of October 19, 2022, and Regular Meeting of October 19, 2022.

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

2. PLH22-0006/PLH22-0007 AVENIR

BEN CERECERES, CITY PLANNER presented details regarding the request for amendment to the Gateway Area Plan to change land use from Assisted Living to Office and rezoning from Planned Area Development (PAD) for Assisted Living to PAD for general office and medical office with Preliminary Development Plan (PDP) for site layout and architecture on approximately 3.6 acres. The subject property is located on the northwest corner of Pecos Road and Pennington Drive, approximately ¼ mile east of Dobson Road.

COMMISSIONER KOSHIOL asked staff if notification was only given through Nextdoor or if a mailing was sent.

BEN CERECERES, CITY PLANNER clarified that notification is given through Nextdoor and mailings are sent out for notification of Planning and Zoning Commission and City Council.

CHAIRMAN HEUMANN asked staff to present the image of the parking lot and stated a few years ago the parking requirements changed to allow less spaces in place of an Uber or Lift drop off. He mentioned the Applicant is requesting thirty less spaces and pointed out the drop off is only two spots. He explained two spots does not provide enough room for a wheelchair and he would like to see four or five spots used. He presented concerns regarding parking area and asked staff to add a stipulation for additional queuing to the drop off area.

BEN CERECERES, CITY PLANNER responded that a stipulation can be added.

3. PLH22-0019 HARTFORD SQUARE

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for medium density residential and Preliminary Development Plan for site layout and building architecture. The approximate 1-acre subject site is located north of the northeast corner of Warner Road and Hartford Street.

COMMISSIONER VELASQUEZ asked if parking was covered on the southeast side.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented the corresponding slide and replied, yes, the Applicant is proposing four covered parking spaces.

COMMISSIONER VELASQUEZ asked if the hammerhead asphalt paving is for a fire lane approved exit.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded, yes this is in order to meet the standards for a fire truck due to be able to get in and maneuver out.

COMMISSIONER BARICHELO stated a lot of care was taken in designing this project and he particularly liked the last slide showing the project transposed.

CHAIRMAN HEUMANN asked if this was going to be rental or a for sale housing product.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated from her understanding the Applicant is going to try and own this property as long as they can.

CHAIRMAN HEUMANN stated he asked because the Applicant gave his number to the neighborhood during the process. He further stated they are very nice rental properties.

4. PLH22-0031 DOBSON TOWN PLACE – MEDICAL OFFICE

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request Preliminary Development Plan Amendment approval to modify a stipulation to allow for 100% Medical Office on an existing office development located north of the northeast corner of Alma School and Queen Creek Roads.

COMMISSIONER VELASQUEZ asked if space one on the north and south will be able to turn around. He mentioned sometimes there is a hammerhead cut out in those areas.

HARLEY MEHLHORN, CITY PLANNER stated this contingency plan is effectively attempting to serve as a conceptual as to where they could fit it. He further stated that detail would hopefully be considered during the technical design. He explained, the proposed may lose a space or two but given that they are providing a drop off and loading space, their ultimate number of parking would be more than they need per the code.

CHAIRMAN HEUMANN asked where is the drop off and loading space.

HARLEY MEHLHORN, CITY PLANNER stated it is to be determined per City of Chandler detail under an Administrative Design Review should the parking contingency plan kick in.

CHAIRMAN HEUMANN asked staff to present the image with the landscaping. He pointed out if the Applicant intends on making some of the retention into parking, then they need to underground the retention at some point.

HARLEY MEHLHORN, CITY PLANNER agreed and stated they would need to underground it or reconfigure somehow.

CHAIRMAN HEUMANN presented concerns regarding landscaping and stated he would like an additional stipulation regarding landscaping as part of their parking plan.

HARLEY MEHLHORN, CITY PLANNER asked if it was preferred to add the stipulation to the PDP or a note to the plan.

CHAIRMAN HEUMANN asked for an additional PDP stipulation incase the Applicant decides to take away the open space and underground the retention. He mentioned they will need to increase landscaping on both sides.

5. PLH22-0005 CROWN CASTLE WIRELESS

Move Planning and Zoning Commission continue PLH22-0005 Crown Castle Wireless to January 18, 2023, for the purpose of discussing the item in a Design Review Committee to be held on December 7, 2022, as recommended by Planning staff.

DAVID DE LA TORRE, PLANNING MANAGER asked if the Commission would like a presentation for Consent Agenda Item No. 5.

CHAIRMAN HEUMANN replied this continuance is fine without a presentation.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, December 7, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:22 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman