

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

November 16, 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 5:30 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

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. 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.

2. PLH22-0006/PLH22-0007 AVENIR

Request 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.

Proposed Motions:

Area Plan

Move Planning and Zoning Commission recommend approval of Gateway Area Plan amendment, PLH22-0007 Avenir, as recommended Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0006 Avenir, Rezoning from PAD for Assisted Living to PAD for general office and medical office, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0006 Avenir for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Area Development (PAD) for Assisted Living to PAD for general office and medical office, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Avenir" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0006, 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 the Chandler City Council.

2. 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.
3. 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.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Avenir" and kept on file in the City of Chandler Planning Division, in File No. PLH22-00-0006, 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 the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
4. 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.
5. A minimum of two electric vehicle charging stations shall be provided.

6. Fifty percent of trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.

7. The desert museum palo verde tree shall be replaced with another tree that is on the lower water plant list that has a similar canopy, size and characteristic as the palo verde but shall exclude the mesquite tree.

Note: Stipulation No. 8 was added as a result of the Planning and Zoning Commission's discussion during the Study Session:

8. The applicant shall work with staff to expand the passenger drop off area.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

BEN CERECERES, CITY PLANNER read aloud added stipulation No. 6 reflected under the Preliminary Development Plan stipulations.

3. PLH22-0019 HARTFORD SQUARE

Request 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.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0019 Hartford Square, Rezoning from AG-1 to PAD for medium density residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0019 Hartford Square for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from AG-1 to PAD for medium density residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Hartford Square" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0019, 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. Medium density residential shall be permitted up to a maximum density of twelve (12) dwelling units per acre.
3. 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.
4. 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.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
West (Hartford Street)	20 feet
North	10 feet
East	10 feet
South	5 feet

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Hartford Square" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0019, 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. Units along the north and east property lines shall be constructed with single-story units only.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator
4. 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.
5. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
6. All mechanical equipment, including HVAC, utility meters, etc. shall be fully screened on all sides. Said screening shall be architecturally integrated with the building.
7. The site shall be maintained in a clean and orderly manner.

4. PLH22-0031 DOBSON TOWN PLACE – MEDICAL OFFICE

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan Amendment, PLH22-0031 Dobson Town Place - Medical Office, allowing 100% Medical Office on an existing office development, subject to the conditions as recommended by Planning staff.

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.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan amendment, subject to the following conditions:

1. Stipulation number 6 in case PDP05-0029 Dobson Town Place shall be eliminated, thus allowing 100% medical uses within the existing office development. All other stipulations approved in case PDP05-0029 Dobson Town Place shall remain in effect.
2. The applicant shall submit an updated parking analysis which reflects the used inventory of parking one year from the date of Council approval. Said analysis shall be reviewed by staff through an Administrative Design Review application.

3. Should the analysis indicate the need for additional parking, the additional spaces and a passenger drop off area as outlined in the Development Booklet under "Parking Contingency Plan" shall be constructed.
4. Should the analysis indicate that the existing amount of parking is sufficient for 100% medical uses in the center, staff reserves the right to require an additional parking analysis to be reviewed through an Administrative Design Review application in the future should parking concerns arise.

Note: Stipulation No. 5 was added as a result of the Planning and Zoning Commission's discussion during the Study Session:

5. Upon execution of the parking contingency plan, landscaping along Alma School Road shall be enhanced.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

HARLEY MEHLHORN, CITY PLANNER read aloud added stipulation No. 5 reflected under the Preliminary Development Plan stipulations.

5. PLH22-0005 CROWN CASTLE WIRELESS

Request Use Permit approval to install a wireless communication facility. The property is located at 2055 S. Stearman Drive at the southeast corner of Germann Road and Stearman Drive.

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.

CHAIRMAN HEUMANN stated this item will be held before the Design Review Committee on December 7, 2022. He encouraged the Applicant to work with staff and explained this is an integral part of communication for our city and they need to blend as best as possible. He further stated when the Applicant comes before the committee, he hopes they have good plans as to not further delay the project.

Consent Agenda Motion and Vote

Commissioner Morgan moved to approve the Consent Agenda of the November 16, 2022, Regular Planning and Zoning Commission Meeting, with PDP stipulation No. 8 added to Consent Agenda Item No. 2, and PDP stipulation No. 5 added to Consent Agenda Item No. 4; Seconded by Commissioner Velasquez.

Motion carried unanimously (6-0).

Member Comments/Announcements

CHAIRMAN HEUMANN wished everyone a happy and safe Thanksgiving.

Calendar

The next regular meeting will be held on Wednesday, December 7, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:34 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman