

Meeting Minutes

Planning and Zoning Commission

Study Session

July 19, 2023 | 5:15 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 5:24 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Lauren Koll, Downtown Redevelopment Program Manager
Tulili Tuitelelapaga-Howard, Junior Planner
Tawn Kao, Assistant City Attorney
Julie San Miguel, Clerk

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. **Study Session and Regular Meeting Minutes of June 7, 2023, Planning and Zoning Commission Meeting**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 7, 2023, and Regular Meeting of June 7, 2023.

CHAIRMAN HEUMANN confirmed there were no comments or questions from the Commission Members.

2. PLH22-0071 ONE CHANDLER

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Rezoning from City Center District (CCD), MF-1(Multi-family), Regional Commercial (C-3), and Planned Area Development (PAD) for a fast-food restaurant to PAD for mixed-use development including commercial, office, & multi-family with Mid-Rise Overlay for building heights up to 120 feet and Preliminary Development Plan (PDP) for site layout and building architecture on approximately 2.8 acres located at the southeast corner of Arizona Avenue and Chandler Boulevard.

COMMISSIONER VELASQUEZ Inquired about the intended use of the second floor, specifically whether it will be designated for residential purposes or as office space.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified offices will be located on the second floor at the corner of Buffalo Street and Arizona Avenue, and residential units will be located on the second floor along Washington Street, Chandler Boulevard and the northern half of Arizona Avenue.

COMMISSIONER BARICHELLO thanked staff for the presentation and commended the Applicant for great architecture. He stated that he really enjoyed seeing all the different types of articulation and minutiae details. He further stated that it will add a lot of value for a very prominent quarter in the downtown and the colonnade was a excellent touch.

CHAIRMAN HEUMANN noted that the presentation included numerous appealing images. He believed the design to be quite favorable, although there were certain areas needing further work. He reflected on previous experiences where initial plans were later deemed unfeasible and questioned the present proposal's practicality and adherence to the initial design. He asked if the city had any protections against this.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated Rezoning, Stipulation No. 1 and Preliminary Development Plan, Stipulation No. 1, both indicate that the development should be in substantial compliance with the development booklet attached to the exhibit. She further explained that the staff adheres to a policy requiring at least a whole year to elapse before considering any changes to the plan and any modifications must be similar to, if not better than, what was originally approved.

CHAIRMAN HEUMANN pointed out this is the last major quarter for the City and emphasized the importance of Applicants understanding the regulations, cautioning against oversimplification that could lead to issues later in the process. He presented statements about landscaping and cited examples like Optima in Scottsdale. He questioned the possibilities of enhancing certain aspects of the design, such as the corner fixture, walkway, and pool area. He recommended

enhancing of landscaping, especially upstairs in the walkable area, and sought clarification on the landscape plan, particularly towards the front and back of the building. He urged careful consideration of these elements and asked for the Applicant to collaborate with staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented images of the area and provided specific details about the landscaping within the proposed development. She pointed out the presence of two potted date palms located within the pool area and the use of potted ledges containing shrubs and short trees. She stated along the edge of the building and extending to the streets, there were potted pigmy date palms included in the design.

CHAIRMAN HEUMANN highlighted that pigmy date palms are typically only three feet tall when potted and requested input from Commissioner Velasquez due to his expertise in landscape architecture. He referenced the aesthetic of Optima at Scottsdale Fashion Square and expressed a desire to incorporate some of that visual appeal towards the front of the proposed design. He pointed out given the size of the date palms they would not be visible from the street.

COMMISSIONER VELASQUEZ suggested the balcony areas could be utilized to enhance the aesthetics on the sides of the building. He mentioned enhancing both shade and landscape using structural shades, as well as considering ways to enhance the existing shade elements on the second level. He further proposed greening the tiered landscape out to the edge of the perimeter, emphasizing the potential to play up this aspect of the design.

CHAIRMAN HEUMANN asked staff to work with the Applicant on an additional stipulation. He presented statements on specific architectural features, mentioning treatments that pop out with wrought iron on some of the larger flat planes. He suggested the use of features on the seven-story portion and to add more detail in certain areas. He presented concerns about the five-story flat sections and asked if there were ways to enhance the design by adding additional elements. He praised the project as a great addition to downtown and a great use.

COMMISSIONER LOPEZ wanted to comment on the stipulated date palms by the pool. He expressed reservations about including them in the design as they have proven problematic near pools. He explained date palms can be messy and attract bees and hornets when blossoming. He asked whether the use of date palms was a requirement or merely a suggestion in the proposed design.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the reason date palms are used is to break up the massing of the building.

COMMISSIONER LOPEZ expressed a preference for using palm trees in the design, but specifically voiced concerns about date palms. He cited the mess they can create, especially as they mature, and pointed out potential complications around pool areas due to issues with cleaning systems.

CHAIRMAN HEUMANN asked Commissioner Velasquez for his input on the use of date palms.

COMMISSIONER VELASQUEZ responded that the date palms will provide a vertical elevated image, and this was likely the intention behind their inclusion. He acknowledged that fronds and other debris could be an issue regardless of the specific choice of palm trees. He found the robust, stately elegance conveyed by the date palms acceptable and indicated he would be okay with their use.

CHAIRMAN HEUMANN added that date palms do not have a big root system.

COMMISSIONER LOPEZ stated that he had no issues with palm trees in general but specific concerns about date palms near pools due to issues with pool cleaning systems.

CHAIRMAN HEUMANN confirmed that there were no further comments or questions from the Commission Members. He requested staff collaborate with the Applicant on the specific concerns discussed and stated the project overall would be a valuable addition to downtown.

3. PLH22-0032 CROSSROADS CHICK-FIL-A

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval to modify an existing drive-thru restaurant, including adding a drive-thru lane and a shade canopy that encroaches into the northern building setbacks. The subject site is located at 2900 E. Germann Road, at the southwest corner of Gilbert Road and Santan 202 Freeway.

CHAIRMAN HEUMANN asked how the double drive thru would operate and if an employee would need to navigate through traffic to deliver food.

BEN CERECERES, CITY PLANNER clarified the employee would use double doors to deliver food to vehicles in the second lane.

COMMISSIONER LOPEZ asked if this meant the employee would have to walk through the first lane to reach the second drive thru lane.

BEN CERECERES, CITY PLANNER confirmed that was correct.

COMMISSIONER LOPEZ presented statements regarding his familiarity with the location expressing that the new drive thru design is needed due to the establishment's popularity. He noted the site shares parking with other businesses, such as In-N-Out and voiced concerns about parking. He questioned whether the changes could cause issues due to the elimination of parking spaces.

BEN CERECERES, CITY PLANNER responded there are no issues regarding the parking situation and explained this was part of the challenge with the Crossroads Town Center's shared parking arrangement. He stated that only four to six parking spaces were eliminated and there is still an overall surplus on the site.

COMMISSIONER LOPEZ stated the spaces are frequently used by delivery vehicles and mentioned alternative parking solutions, such as parking delivery vehicles at a nearby dentist's office.

BEN CERECERES, CITY PLANNER presented an image and pointed out where the delivery and employee vehicles will park.

CHAIRMAN HEUMANN confirmed that there were no further comments or questions from the Commission Members. He suggested that business owners direct employees where to park even if it means walking a short distance due to the shared parking arrangement.

4. PLT21-0033 MAGNOLIA

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Preliminary Plat approval on approximately 36 acres, generally located on the northeast corner of Riggs and Cooper roads.

VICE CHAIR KOSHIOL expressed appreciation for the policy regarding dual walls and shared concerns about potential problems, such as trash and animals becoming trapped between the walls. She presented concerns about a 10-foot tract that might attract unwanted visitors and asked if the Applicant would consider implementing an access gate to allow landscapers access and deter others from entering the area.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that she would be more than happy to discuss the possibility of installing a gate with the relevant parties. She noted that the residential yard would also include a three-foot masonry wall with two feet of view fencing on top, allowing residents to see into the area. She acknowledged that the idea of a swing gate could be a good way to secure the area, particularly to ensure the safety of young children.

CHAIRMAN HEUMANN asked if a stipulation could be added to a Preliminary Plat.

DAVID DE LA TORRE, PLANNING MANAGER responded staff could add a stipulation to the Preliminary Plat approval.

COMMISSIONER LOPEZ wanted to understand the concept behind this strip, which appeared to be a 10-foot strip on the side of the designated area. He asked if the 10-foot by 50-foot strip of land would be landscaped and was there to fill a gap between existing and new.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated that is correct.

COMMISSIONER LOPEZ pointed out that it is a decent amount of land to add a small amenity or dog park.

5. Cancellation of the August 2, 2023, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel August 2, 2023, Planning and Zoning Commission Hearing.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, August 16, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:00 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman