

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

March 1, 2023 | 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 Michael Quinn
Commissioner Jeff Velasquez
Commissioner Sherri Koshiol
Commissioner Kyle Barichello

Staff Attendance

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

Absent

Commissioner Erik Morgan

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Velasquez.

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. January 18, 2023, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 18, 2023, and Regular Meeting of January 18, 2023.

2. 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 recommend approval of Use Permit PLH22-0005 for the installation of a wireless communication facility, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Expansion of the wireless facility or modification of the use beyond approved exhibits shall void the Use Permit and require a new Use Permit application and approval, except that any application for modification as an "eligible facilities request" under Section 6409(a) of the Spectrum Act of 2012 shall not require a new Use Permit application.
2. Use Permit 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 Use Permit shall apply.
3. The facility pole that resembles a tree trunk shall use material and color that mimics tree bark.
4. The color of the leaves on the facility shall closely resemble the color of the leaves of the existing trees on the subject site.

3. PLH22-0065 Vivas Property

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) and Preliminary Development Plan approval for site layout and building architecture for two single-family homes on a total area of approximately 0.7 acres. The subject site is generally located at the southwest corner of Cooper and Pecos Roads.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of PLH22-0065 Vivas Property, rezoning from Agricultural (AG-1) to Planned Area Development (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 PLH22-0065 Vivas Property, 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 Agriculture District (AG-1) to Planned Area Development (PAD) for Single-Family Residential, subject to the following conditions:

1. Developer shall complete 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.
2. Landscaping in all rights-of-way shall be maintained by the adjacent property owner or HOA. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner or HOA.

3. Minimum setbacks shall be as provided below:

Setback	Distance
Front	20'
Sides	5' and 10'
Rear	20'

4. Maximum lot coverage shall be 57%
5. Maximum building height shall be 25 feet to the midpoint of the slope.

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. The housing product shall be in substantial conformance to those approve for the Canyon Oaks Estates Preliminary Development Plan (Case No. PL99-078) with matching building

configurations, forms, rooflines, materials, and colors, to be reviewed and approved by the Zoning Administrator or designee under an Administrative Design Review (ADR) prior to building permits being issued.

4. Notice of Cancellation of the March 15, 2023, Planning and Zoning Commission Hearings

Move Planning and Zoning Commission cancel March 15, 2023, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

VICE CHAIRMAN ROSE moved to approve the Consent Agenda of the March 1, 2023, Regular Planning and Zoning Commission; Seconded by COMMISSIONER QUINN

Motion carried unanimously (6-0).

Member Comments/Announcements

CHAIRMAN HEUMANN announced the Annual Ostrich Festival is back March 16, 2023 through March 19, 2023.

Calendar

The next regular meeting will be held on Wednesday, April 5, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:32 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman