

Meeting Minutes

Planning and Zoning Commission

Study Session

June 7, 2023 | 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 4:35 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

Derek Horn, Director of Development Services

Micha Miranda, Director of Economic Development

Kevin Mayo, Planning Administrator

David de la Torre, Planning Manager

Lauren Schumann, Principal Planner

Alisa Petterson, Senior Planner

Harley Mehlhorn, City Planner

Ben Cereceres, City Planner

Mika Liburd, Associate Planner

Tulili Tuitelelapaga-Howard, Planning Intern

Thomas Allen, 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 May 17, 2023, Planning and Zoning Commission Meeting

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 17, 2023, and Regular Meeting of May 17, 2023.

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

2. PLH23-0034 GOODYEAR CANAL HISTORIC LANDMARK DISTRICT

HARLEY MEHLHORN, CITY PLANNER presented details regarding a request for Historic Landmark Designation for the Goodyear Canal, located on the west side of Basha Road south of Ocotillo Road, roughly ¼ mile east of Alma School Road.

CHAIRMAN HEUMANN thanked staff for the Chandler history lesson and inquired about the possibility of installing a plaque to inform people about the significance of the palm trees.

HARLEY MEHLHORN, CITY PLANNER stated that it is something the City will be working towards, as funds have been set aside for a marker. He further stated there are no specific details to report at this time, but it is something the City is interested in pursuing.

CHAIRMAN HEUMANN mentioned that having a plaque would be a cool way for people to understand the significance and provide a summary.

3. PLH22-0034/PLT22-0024 THE WAYNE

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Rezoning from Planned Area Development (PAD) for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on 6.3 acres located ¼ mile south of the southeast corner of Dobson and Warner roads.

CHAIRMAN VELASQUEZ asked a question regarding the architectural design of the windows on the south ends of the buildings facing the single-family residential area. He noted that it seemed like the windows were minimized to prioritize privacy. He inquired if this design approach was consistent throughout those buildings.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed Commissioner Velasquez's observation was correct, the design team was indeed mindful of privacy concerns and minimized the number of windows on those side elevations.

CHAIRMAN HEUMANN brought up the topic of parking, mentioning that many apartments now have multiple residents per unit. He expressed concerns about the availability of parking spaces and whether the developer would require residents to park their cars in the garages. He presented concerns about the potential lack of parking options, which might lead people to park in nearby areas. He asked if there was a plan in place to address this issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated she spoke briefly with the Applicant before the meeting, and they stated that residents were not allowed to use their garages for storage.

CHAIRMAN HEUMANN acknowledged that this is a for rent product and will have more control over such matters. He confirmed there were no further comments or questions from the commission.

4. PLH22-0057 MCCANCE DUPLEX

BEN CERECERES, CITY PLANNER presented details regarding the request for Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex and Preliminary Development Plan approval for site layout and building architecture for a two-story duplex on approximately 0.16 acres. The subject site is located one lot south of the southeast corner of Chicago Street and Dakota Street, generally located north and west of Frye Road and Arizona Avenue.

CHAIRMAN HEUMANN asked the ownership status of the proposed 120,603 square foot space and if the units would be owned or rented.

BEN CERECERES, CITY PLANNER replied that he was not sure whether the units would be rented out or owned, as that information was not provided.

TODD THOMPSON, APPLICANT stated that one would be owner occupied and the other will be rented.

CHAIRMAN HEUMANN stated it will be a nice addition to the neighborhood and confirmed there were no further questions or comments from the Commission.

5. PLH22-0062 CHAVEZ RESIDENCE

ALISA PETTERSON, SENIOR CITY PLANNER presented details regarding the request for rezoning from SF-8.5 (Single Family District) to SF-8.5/PAD (Single Family District/Planned Area Development) and Preliminary Development Plan (PDP) approval for general site layout for a single-family home. The subject site (approximately 0.39 acres) is located east of southeast corner of Chandler Boulevard and McClintock Drive.

CHAIRMAN HEUMANN thanked staff and shared historical information about the area. He mentioned that the location was in High Town which is one of the oldest neighborhoods in the City.

6. PLH23-0002 RAISING CANE'S

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for a restaurant with a drive-thru at 7450 W. Chandler Boulevard, generally located east of the northeast corner of Chandler Boulevard and I-10 Freeway.

CHAIRMAN HEUMANN asked about the queuing for the drive-thru, mentioning that Raising Cane's restaurants are often busy. He asked for clarification on the queuing space and if there were additional areas for cars to queue.

BEN CERECERES, CITY PLANNER confirmed the proposed design met the current queuing and stacking requirements for both lanes.

CHAIRMAN HEUMANN mentioned the success of Raising Cane's restaurants and his concerns with the drive through. He asked about the potential for additional space for queuing.

BEN CERECERES, CITY PLANNER stated that he did not have that information at the moment but could look into it with the Applicant.

CHAIRMAN VELASQUEZ expressed concern about the landscape plan, specifically the number of desert museum trees proposed. He suggested reducing the number or diversifying the plant selection, as the desert museum trees could be prone to falling over during monsoons.

CHAIRMAN HEUMANN agreed and asked the applicant to work with staff to address the landscaping concerns.

7. PLH23-0012 CONCORD HOSPITALITY

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.67 acres. The subject property is located in the Chandler Airport Center, at the southeast corner of Cooper Road and Yeager Drive, approximately ¼ mile south of the Santan (202) Freeway.

CHAIRMAN VELASQUEZ suggested a reduction in the number of desert museum trees due to their weak root system.

CHAIRMAN HEUMANN requested staff work with the Applicant to address landscaping.

8. PLH22-0066 CROWN CHEVRON

BEN CERECERES, CITY PLANNER presented details regarding the request for Use Permit approval to install a wireless communication facility. The property is located at 980 N. Cooper Road at the southwest corner of Ray Road and Cooper Road.

CHAIRMAN HEUMANN inquired about the possibility of the Applicant exceeding the current height limit by an additional twenty feet through administrative approval.

BEN CERECERES, CITY PLANNER confirmed that if approved, the Applicant would have the opportunity to submit a request for an additional 20 feet, subject to administrative approval.

CHAIRMAN HEUMANN expressed his concern about exceeding the standard height limit of 65 feet and suggested considering additional trees to mitigate visual impacts. He asked for further clarification on the height issue.

DAVID DE LA TORRE, PLANNING MANAGER confirmed that the current height of the antenna was 65 feet, which was consistent with the maximum height limit in other areas.

CHAIRMAN HEUMANN reiterated his preference for adhering to the 65-foot limit and requested further clarification why 70 feet is mentioned.

BEN CERECERES, CITY PLANNER stated that the height is 70 feet to the top of the leaves.

CHAIRMAN HEUMANN thanked staff and confirmed there were no further questions or comments from the Commission.

9. PLH23-0019 GHETT YO TACO

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request Entertainment Use Permit approval to allow for live entertainment and speakers indoors and outdoors, located at 241 S Oregon Street, generally located north and west of Arizona Avenue and Frye Road.

Chairman Heumann inquired about the location of the proposed entertainment area. He expressed confusion about whether it would be situated directly on the street or further behind the property.

MIKA LIBURD, ASSOCIATE PLANNER clarified the proposed building would be located between the residential area to the west and the entertainment area, which would be to the east of the property.

CHAIRMAN HEUMANN asked about the hours of entertainment and the types of activities planned at 10 o'clock in the morning. He questioned whether there would be soloists or bands performing at 10:00 a.m. on Sundays.

MIKA LIBURD, ASSOCIATE PLANNER stated she did not have the information at hand and would need to refer that question to the Applicant.

CHAIRMAN HEUMANN stated the proposal had a one-year timeline and requested staff get clarification on the entertainment hours. He confirmed there were no further questions or comments from the Commission.

10. Cancellation of the June 21, 2023 and July 5, 2023 Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel June 21, 2023, and July 5, 2023, Planning and Zoning Commission Hearings.

Action Agenda

11. PLH22-0018/PLT22-0017 HONEYSUCKLE TRAIL

Request Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 48-lot single-family subdivision on approximately 8 acres and 4.5 acre City Park with retention located at the northwest corner of Warner Road and Bullmoose Drive, approximately ½ west of Dobson Road.

CHAIRMAN HEUMANN announced there would be a hearing and presentation on the Action Agenda at the Regular Meeting following the Study Session this date. He highlighted the importance of filling out speaker cards for those who wished to address the Planning and Zoning Commission. He stated there will be a 15-minute break will and instructed attendees to fill out yellow speaker cards if they intended to speak at the Regular Meeting.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 19, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:27 p.m.


Kevin Mayo, Secretary
Rick Heumann, Chairman