

# Meeting Minutes

## Planning and Zoning Commission

### Regular Meeting

June 7, 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 5:45 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

### Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Koshiol.

### 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.

CHAIRMAN HEUMANN announced that several speaker cards had been submitted for items not

on the Action Agenda. He asked Ty Shuman if he wished to share thoughts on Item No. 3, The Wayne, or if he just wanted the opposition noted.

TY SHUMAN, 2518 W EL ALBA stated he did not wish to speak and wanted his opposition noted.

CHAIRMAN HEUMANN thanked Ty Shuman and acknowledged a speaker card from Dee Dee Tapson for Item No. 5, Chavez Residence, she asked "Will this change the zoning for other properties east of the parcel on Chandler Boulevard?" He requested clarification from the staff.

DAVID DE LA TORRE, PLANNING MANAGER stated the request solely pertains to rezoning the subject site and will not affect any surrounding properties.

CHAIRMAN HEUMANN thanked the staff for their response and stated there is a speaker card from Amos Vance for Item No. 9, Gett Yo Taco, that expresses his opposition to having more music in the neighborhood. He asked Amos Vance if he would like to speak on the matter or would like his opposition noted.

AMOS VANCE, 210 S. ARIZONA AVENUE stated would like to express his concerns about the proposed entertainment permit for Item No. 9 Gett Yo Taco.

CHAIRMAN HEUMANN stated for the Action Agenda a presentation would be provided by staff, followed by the applicants' presentation, then individuals who had submitted speaker cards filled will give their input. He invited anyone else in the audience who wished to speak to fill out a speaker card and submit it to the clerk.

## **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.

### **2. PLH23-0034 GOODYEAR CANAL HISTORIC LANDMARK DISTRICT**

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.

Move Planning and Zoning Commission recommend approval of Ordinance No. 5058, PLH23-0034, Goodyear Canal Historic Preservation District Landmark zoning overly subject to the conditions as recommended by the Development Services staff.

The Historic Preservation Commission and the Development Services staff recommend the Planning and Zoning Commission move to recommend approval of Ordinance No. 5058, PLH23-0034, Goodyear Canal Historic Preservation District Landmark zoning overlay subject to the following conditions:

1. The property shall be subject to the General Design Guidelines for Historic Preservation Districts and Landmarks.
2. The property shall retain the double row of palm trees along each side of the canal and along Basha Road along Snedigar Park.

**3. PLH22-0034/PLT22-0024 THE WAYNE**

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.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0034 The Wayne, Rezoning from Planned Area Development (PAD) for dog daycare, boarding, grooming, training, and related uses to PAD for multi-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 PLH22-0034 The Wayne for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT22-0024 The Wayne, subject to the condition as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from to PAD for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Wayne" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0034, 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. Multiple family residential shall be permitted at a maximum density of 16 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
6. 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.
7. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
West (Dobson Road)	46 feet for building; 16 feet for fencing
North	15 feet
East	15 feet
South	15 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 "The Wayne" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0034, 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 clear and orderly manner.

3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Fifty percent of the 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.
5. 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.
6. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
7. 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.

#### Preliminary Plat

Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

#### **4. PLH22-0057 MCCANCE DUPLEX**

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.

#### Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0057 McCance Duplex, Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex, subject to the conditions as recommended by Planning staff.

#### Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0057 McCance Duplex for site layout and building architecture for a two-story duplex, subject to the conditions as recommended by Planning staff.

## Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits" kept on file in the City of Chandler Planning Division, in file PLH22-0057, modified by such conditions included at the time the rezoning was approved by the City of Chandler Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. The homebuilder/lot developer shall provide a written disclosure statement, for the signature of any potential buyer, acknowledging that the property is located adjacent to or nearby the "Entertainment District" which may contain land uses that create adverse noise and other externalities. The "Purchase Contracts" and the property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.
4. 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.
5. Landscaping in all right-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

6. Minimum setbacks shall be as provided below:

Setback	Distance
Front Yard	16'
North Side Yard	10'
South Side Yard	5'
Rear	20'

7. Maximum lot coverage shall be 50%.
8. Covered parking shall consist of a 2-car garage (side-by-side parking) and a tandem 2-car

garage.

9. In addition to a duplex, a single-family residence is also permitted and shall be subject to setbacks and lot coverage established within this ordinance. Parking and all other development standards shall be subject to Single-Family District (SF-8.5) requirements established within City of Chandler Zoning Code. Administrative Design Review approval shall be required prior to building permit issuance of any single family home.

#### 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 of the site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits".
2. All mechanical equipment shall be located in the side or rear yard and screened entirely from view by material(s) that are architecturally consistent with the proposed duplex.
3. 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. PLH22-0062 CHAVEZ RESIDENCE**

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.

#### Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0062 Chavez Residence, from SF-8.5 to SF-8.5/PAD, subject to the conditions as recommended by Planning staff.

#### Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0062 Chavez Residence for site layout, subject to the conditions as recommended by Planning staff.

#### Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from SF-8.5 to SF 8.5/PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chavez Residence" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0062, 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. Uses permitted on the property shall be those permitted in the SF-8.5 zoning district, except as modified by condition herein.

3. Minimum building setbacks shall be:

Property Line Location	Minimum Building Setback
Chandler Boulevard (front)	16 feet at building, and 0 feet at view wall
East (side)	5 feet
West (side)	5 feet
South (rear)	5 feet

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. 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.
6. 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.

#### Preliminary Development

Planning staff recommends Planning and Zoning Commission move to recommend approval of Preliminary Development Plan for PLH22-0062 Chavez Residence, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PLH22-0062 Chavez Residence" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0062, 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Owner shall provide a minimum 6-foot-high CMU property wall along the east property line that is designed in compliance with City of Chandler standards.
5. Owner shall work with existing property owners adjacent to the south to provide a consistent minimum 6-foot-high CMU property wall along the south property line that is designed in compliance with City of Chandler standards.
6. Owner shall work with City of Chandler to make the approved changes to the existing CMU theme wall along the west property line that is designed in compliance with City of Chandler standards.
7. Owner shall provide a 6-foot-high decorative CMU view wall to match the City of Chandler owned theme wall at the west property line along Chandler Boulevard as shown on the site plan exhibit that includes a partial CMU wall with wrought iron view panels above. Pedestrian and vehicular gates shall be 6-foot-high wrought iron painted to match the view panels.

## **6. PLH23-0002 RAISING CANE'S**

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.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0002 Raising Cane's for a restaurant with a drive-thru, subject to the conditions as recommended by Planning staff.

### Recommended Conditions of Approval

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

1. Development of the site shall be in substantial conformance with the conceptual exhibits entitled "Conceptual Exhibits".
2. The site shall be maintained in a clean and orderly manner.
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 the time of planting.

4. Landscaping plans including for open spaces, right-of-way, and street medians and perimeter walls shall be approved by the Planning Administrator.
5. Fifty percent of the trees planted along Chandler Boulevard shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
6. 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.

**7. PLH23-0012 CONCORD HOSPITALITY**

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.

Move Planning and Zoning Commission recommend approval of PLH23-0012 Concord Hospitality, Preliminary Development Plan for site layout and building architecture for a four-story hotel on approximately 2.67 acres, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

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 "Concord Hospitality" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0012, 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. 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. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

6. 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.
7. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
8. A minimum of two electric vehicle charging stations shall be provided.

**8. PLH22-0066 CROWN CHEVRON**

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 asked staff to read aloud the added stipulation.

BEN CERECERES, CITY PLANNER read aloud added Stipulation No. 5: The applicant shall work with staff to provide additional trees on-site.

Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0066 Crown Chevron 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.

\*\* Note: Stipulation #5 was added due to discussions held by the Planning and Zoning Commission this date.

5. The applicant shall work with staff to provide additional trees on-site.

**9. PLH23-0019 GHETT YO TACO**

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.

AMOS VANCE, 210 S. ARIZONA AVENUE explained the existing noise levels near residences and the potential adverse effects of additional music in the neighborhood. He stated he lives near The Perch and the music is so loud he uses foam to the line his walls and ear plugs. He further stated having more music in the neighborhood is not necessary because this location is in close proximity to The Perch.

CHAIRMAN HEUMANN asked the staff to address the concerns of Mr. Vance and asked to clarify the type of music, particularly in the early morning hours.

MIKA LIBURD, ASSOCIATE PLANNER clarified music played at 10:00 am would be limited to speakers as outlined in the application and they reassured that the volume would not be unreasonably loud to disturb the surrounding residents.

COMMISSIONER LOPEZ asked for clarification on what was meant by "speakers" and asked if it would be music played over the speakers rather than live bands.

MIKA LIBURD, ASSOCIATE PLANNER clarified it would be ambient background music played over the speakers and not live bands performing at 10:00 a.m.

CHAIRMAN HEUMANN stated there are various elements included in the proposal, such as the one-year time stipulation and the availability of a phone number to address any issues or concerns. He emphasized the need for the applicant to be a good neighbor and minimize any disturbance caused by the music, particularly in the early mornings. He highlighted the positive impact of the restaurant on the downtown entertainment area, emphasizing its success.

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH23-0019 Ghett Yo Taco for live outdoor entertainment, 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. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use permit application and approval.
  2. The Entertainment Use Permit is non-transferable to any other location.
  3. The site shall be maintained in a clean and orderly manner.
  4. Music shall be controlled so as to not unreasonably disturb area residents.
  5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.
  6. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
- 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.

## **Consent Agenda Motion and Vote**

CHAIRMAN HEUMANN informed the audience that a Study Session was held before the Regular Meeting to discuss Items No. 1-10 and asked if anyone in the audience, other than those who had submitted speaker cards, wished to provide input on any of the items. He confirmed there were no additional speakers or cards.

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the June 7, 2023, Regular Planning and Zoning Commission Meeting, with Stipulation No. 5 added to Consent Agenda Item No. 8; Seconded by COMMISSIONER LOPEZ.

Motion carried unanimously (7-0).

## **Action Agenda Item No. 11 and Discussion**

### **11. PLH22-0018/PLT22-0017 HONEYSUCKLE TRAIL**

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for 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 sought clarification regarding the inclusion of open space in the density calculation. He highlighted that in a typical development, open space would be incorporated into the density calculation, resulting in a lower density per acre; however, in this case, the open space has been deeded to the city or subject to a development agreement, which affects the perceived density.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that is correct.

CHAIRMAN HEUMANN asked about the stipulation regarding the creation more articulation along the street as discussed earlier.

LAUREN SCHUMANN, PRINCIPAL PLANNER provided an update on the stipulation, stating the Applicant had agreed to add an additional stipulation to limit lots one through eight from having the same elevation and/or floor plan.

CHAIRMAN HEUMANN asked about the level of control the city would have if a charter school or another church were to purchase the land.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated if a publicly funded charter school acquired the property, they would not be required to meet the City's zoning standards, except for life safety and fire regulations. She explained the traffic standards would also not apply to them. She further stated if another church purchased the site, that it would likely require a new use permit since it is not permitted by right under the SF-33 zoning.

COMMISSIONER VELASQUEZ asked if there was a traffic signal at Mesquite and Dobson.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that there is only a stop sign at the intersection.

COMMISSIONER VELASQUES asked if all the homes in the development would be two stories.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed all the homes proposed were two stories.

CHAIRMAN VELASQUEZ asked about the existence of dry wells within the fenced-off basin to the north and if they can drain within 36 hours. He asked if the 1.7-acre park included other retention features beside the sidewalk and if the water would drain into the northern basin.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated to her knowledge, there were no existing dry wells in the area and the Applicant is not requesting dry wells. She presented an exhibit and explained the green line represents a portion of the subdivision that retains water as approved by the city engineer. She added all the drainage from the park will flow towards the retention basin and a portion of the subdivision's retention would also flow towards the southwest corner

COMMISSIONER LOPEZ asked about the depth and design of the new retention basin and if the new retention basin would have to be dug down an additional two and a half feet. He mentioned the previous design could not handle a 100-year storm event and asked what are the new parameters to address this.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that the basin would be a total of five feet deep, with berms and trees incorporated to mitigate visual impacts. She presented an exhibit and explained, they are preserving some mature trees and planting additional trees along Bullmoose, and berms will be constructed to break up the views. She further stated the retention basin would serve its purpose during a 100-year storm event, and the turf area in the park would also retain some water but not a majority of it.

COMMISSIONER QUINN pointed out in the diagram that it seems the park area also functions as a retention area based on the topography lines. He asked if this was just a remnant in the drawing or is the turf area in the park truly a retention area.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified it serves as a small basin for the turf area and while it will retain some water, it won't handle the majority of the drainage.

COMMISSIONER QUINN mentioned that it appeared to be around three feet deep.

KEVIN MAYO, PLANNING ADMINISTRATOR clarified any area deeper than 3.49 feet must be fenced off according to Maricopa County regulations. He further explained the park side of the city parcel will not require fencing but will function as a basin and during a 100-year storm event, the retention basin will be full, and water will rise above that level, flowing over to the city park. He stated normal storms will drain into the retention basins and will not affect the park and essentially, the entire area serves as a basin.

COMMISSIONER QUINN asked if approximately 28 to 30 acre-feet of water could be stored.

KEVIN MAYO, PLANNING ADMINISTRATOR replied that is correct.

COMMISSIONER BARICHELLO stated he was curious about the large amount of turf depicted in the park, especially since it is unlikely to be used for activities such as soccer fields. He asked if there have there been any discussions about reducing the turf area to align with our conservation objectives.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated there have been extensive discussions and conversations over the past year involving the parks department, civil traffic, and other stakeholders. She explained while some considerations were given to removing the turf entirely, it was ultimately decided to retain a portion of it to ensure the park's usability and appeal for various activities.

CHAIRMAN HEUMANN confirmed there were no further questions from the Commission from staff and asked the Applicant to come forward.

RALPH PEW, APPLICANT mentioned that bringing the parcel before the meeting today has been a long and challenging endeavor and the process leading up to this point has taken a full two years. He expressed his gratitude to the staff as almost every department and discipline within the city had been involved in the project including planning, engineering, and the legal department. He stated their cooperation has been exceptional in shaping the plan and addressing its feasibility. He stated his intention is not to repeat everything that Mrs. Schumann had presented, as her comprehensive presentation covered most key points; however, he wished to highlight a few things that were raised by the Commissioners. He presented statements regarding density and explained when the 48 lots were spread across the 12-acre site, the result was approximately four units per acre, this calculation addressed a question raised earlier. He further explained the development agreement was being carefully reviewed by the City Attorney and would be presented to the City Council for consideration along with this case. He stated this agreement would define the parameters for constructing the retention basin, developing the park area, and the process for conveying the land to the city and it encompasses all the technical details related to these aspects. He addressed confusion about ambiguous language in the plat for the Orange Tree subdivision back in 1978 and stated the responsibility for retention had not been clearly defined at that time, and this situation had carried forward since then. He stated their objective was to structure a plan that worked for the current situation. He further stated benefits the city included a utilitarian retention basin, protected with a five-foot fence, designed to serve the neighborhood and prevent a repeat of the issues experienced in 2014. He explained a portion of the land, approximately two acres, would be transformed into a public park accessible to the community. He mentioned the unoccupied structure and neglected landscaping on the site would be rehabilitated at their expense and conveyed to the city, improving the overall aesthetics of the area. He exclaimed this project represents a prime example of infill development. He mentioned although the lots were smaller than neighboring properties, when considering the overall density and the land being conveyed to the City, it aligned closely with the surrounding area. He explained the traffic department, along with their traffic study, had indicated that these 48 homes would not significantly contribute to additional traffic congestion or the need for roadway improvements and the project's parking availability included ample spaces on-site, on the streets, driveways, and garages. He expressed his appreciation for the hard work that had led them to this point and urged a recommendation of approval. He stated they agree with all stipulations and



conditions, including the latest addition from the staff presentation and thanked the Commission for their time and asked if there were any questions.

CHAIRMAN HEUMANN thanked the Applicant and confirmed there were no questions from the Commission before moving on to the speaker cards. He announced that the first speaker would be Michael Barron.

MICHAEL BARRON, 2111 N. BULLMOOSE DRIVE expressed his full support for the project, emphasizing the improvement it would bring to the neighborhood and the quality of the builder's work. He advised that him and his wife who are real estate agents reside directly across the street from the site and praised the builder for their product. He thanked Duane Lidman and the City for their work on the proposed park and stated this will be a nice addition to the area.

CHAIRMAN HEUMANN thanked the speaker for their comments and confirmed there were no questions from the Commission. He advised the next speaker, Valerie Malkoff, 2302 N. Bullmoose Drive, chose not to speak but expressed opposition "to having gravel in the retention basin and suggested landscaping with plant life instead." He acknowledged the concern and asked the staff to address the issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that landscaping was planned along the street but currently, there were no plans to landscape the bottom of the basin with plant life.

CHAIRMAN HEUMANN confirmed that along the street scape there will be landscaping and asked the next speaker, Roy Pinkerton, to come forward.

ROY PINKERTON, 1918 N. BULLMOOSE DRIVE stated his opposition to the project citing concerns about traffic congestion and water availability. He expressed worries about increased traffic at Bullmoose/Warner and Ellis/Coronado and explained their potential impacts on neighboring streets and drivers attempting to reach the freeway. He also raised concerns about water and advised as a third-generation water driller, he has seen water go from 35 feet deep to 55 feet deep . He urged the City to consider the long-term effects of continued development.

CHAIRMAN HEUMANN thanked the speaker for their comments and confirmed there were no question from the Commission. He asked the next speaker, Scott Mullins, to come forward.

SCOTT MULLINS, 2317 W. MESQUITE STREET expressed opposition to the project, primarily focusing on traffic concerns and the density of the proposed development. He mentioned there is already a problem at Bullmoose/Warner with delays in entering and exiting the intersection. He believed that the high density of the proposed property would further exacerbate the congestion issue. He questioned the accuracy of the density figures mentioned, stating that the proposed houses, which are 50% larger than the current houses in the least dense area of Orange Tree, would be situated on smaller lots of 4000 square feet. He argued that this higher

density did not align with the overall plan of Orange Tree. He pointed out that there are no two-story buildings in Orange Tree, and it seemed unlikely that residents would add a second floor to their houses. In terms of parking, he expressed doubt about the feasibility of enforcing the requirement for residents to park in their garages and raised concerns about the availability of adequate parking. He mentioned that during previous meetings, the width of the streets did not appear sufficient for on-street parking while still allowing emergency vehicles to pass through.

CHAIRMAN HEUMANN acknowledged the speaker's concerns and asked the staff to address the parking issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that parking on both sides of the road was allowed and assured that the streets would be built to accommodate emergency vehicles.

CHAIRMAN HEUMANN he ensured there would be unobstructed access for emergency services and clarified no construction would be permitted if fire trucks or emergency vehicles could not get through. He confirmed there were no questions or comments from the Commission and asked the next speaker, Brian Campanella, to come forward.

BRIAN CAMPANELLA, 2209 W. MARICOPA STREET expressed his opposition to this project and elaborated that the City had engaged in collusion with a non-constituent to effect changes without informing the public, which he stated was unacceptable. He urged the City Council to rezone everything and cease collaboration with developers. He stated the City needs to strictly adhere to zoning regulations during the planning and approval process and raised concerns about perceived familiarity between the Chairman and the Applicant suggesting collusion with a non-constituent. He asserted that if even a single constituent opposed the project, it should not proceed. He questioned the Chairman's statements regarding inclusion of property densities in the discussion that is not allowed for consideration and stated this was another indication of the relationship between the Commission with a non-constituent. He stated the project would inevitably be pushed through despite objections and expressed the belief that it was wrong and did not align with the character of the neighborhood. He acknowledged the value of capitalism but argued against its implementation at the expense of the neighborhood. He criticized the number of units proposed, asserting that it was the maximum possible to fit into the area. Additionally, he mentioned the size of the park associated with the project, as it is much smaller than what was originally planned. He stated the abandoned canal on the property is the responsibility of the landowner to maintain and argued that it should be restored to full use. He concluded by expressing their strong disapproval of the entire project.

CHAIRMAN HEUMANN addressed the accusation of collusion with the attorney by expressing he has served on this dais for many years, and most zoning attorneys can attest that many projects have been opposed and voted in favor of others. He further stated he appreciated the speaker's comments on density and related matters but accusing this Commission or himself of collusion is entirely unfounded and such allegations are unjust. He confirmed there were no further

questions or comments from the Commission and asked the next speaker, Denise Campanella, to come forward.

DENISE CAMPANELLA, 2209 W. MARIPOSA STREET , expressed her support for cleaning up the property but voiced concerns about the proposed density and traffic impact. She highlighted the potential impact of the 48 homes, which could potentially result in four cars per home, significantly impacting the traffic at Bulmoose/ Warner intersection. She mentioned experiencing delays at the intersection and believed that the project would exacerbate the situation. She pointed out that the density of the proposed homes was much higher than the existing homes in the Orange Tree subdivision, which does not align with the neighborhood's character. She stated parking is another concern and while the developer claimed that there would be sufficient parking, she has doubts about the enforceability of ensuring everyone parks in their garages. She also noted that the streets appeared too narrow to accommodate parking, potentially posing challenges for emergency vehicles.

CHAIRMAN HEUMANN thanked the speaker for her comments and confirmed there were no questions or comments from the Commission. He asked the next speaker, Nicholas Wiest, to come forward.

NICHOLAS WIEST, 2212 W. LOS ARBOLS PLACE announced he is very pleased with the project and the quality of homes. He mentioned that he works for a company that conducts surveys of new developments in the East Valley, including Mesa, Gilbert, and Chandler and explained based on his experience surveying various builders, he can attest to the exceptional quality of K. Hovnanian Home products and the overall appeal of the neighborhoods. He stated he is consistently impressed with their work and emphasized that his comments were solely based on his professional observations and not influenced by any personal association with these builders.

CHAIRMAN HEUMANN thanked the speaker for his comments and confirmed there were no questions or comments from the Commission. He asked the next speaker, Kenneth Marks, to come forward.

KENNETH MARKS, 2533 W. EL ALBA WAY stated he resides in the county portion of the area and mentioned his appreciation for the Commission's questions regarding dry wells. He highlighted the importance of the retention basin not only in containing water during storms but also in efficiently draining it within a specific timeframe. He emphasized the need for the City to monitor this aspect to avoid mosquito breeding issues that have occurred in the past. He pointed out El Alba is an east-west street located on the westside of Bullmoose when traveling north from Warner and expressed worries about potential cut-through traffic on El Alba and 91<sup>ST</sup> Street. He explained drivers often seek alternate routes due to the challenging intersection of Bullmoose and Warner and he anticipates increased traffic if the Bullmoose intersection worsened. He stated regarding the development itself, the Applicants has a reputable

background and have been responsive to questions and he has no objections to them; however, he urged the consideration of these two specific issues.

CHAIRMAN HEUMANN acknowledged the speaker's concerns and stated the issue of the dry wells was already addressed by staff. He asked for clarification on El Alba Way as he did not see it as part of the project.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated El Alba Way is located directly north of the proposed retention basin and with the current plans, drainage would occur within 36 hours.

CHAIRMAN HEUMANN thanked the speaker and staff. He confirmed there were no questions or comments from the Commission and asked the next speaker, Vicki Marks, to come forward.

VICKI MARKS, 2533 W. EL ALBA WAY stated she resides in the county area and it presents challenges in assimilating with the City. She voiced that her primary concern focused on the retention wall along the entire project, particularly on the west side. She explained the irrigation ditches in that area currently experience some unauthorized traffic, although not significant in numbers. She expressed concern about the need for a sufficiently high wall to prevent people from the park or neighboring areas from entering their area and mentioned the church has encountered issues with campers. She highlighted the importance of preventing further trespassing along the canals and shared instances of stolen chickens and other problems caused by people crossing over into their area. She believed the project would likely be acceptable, however she worries about traffic and emphasized the narrowness of El Alba, which is frequent use by joggers, children, and horse riders, especially in the early morning. She presented concerns regarding increased traffic accessing El Alba and crossing 91<sup>ST</sup> Street. She concluded by expressing her hope that the developer would address the matter of the wall, as it would be crucial in preventing liability for individuals falling into the ditch or climbing over the fence.

CHAIRMAN HEUMANN asked staff to address the concerns raised about the irrigation ditch and wall.

VICKI MARKS, 2533 W. EL ALBA WAY stated the ditch is not a problem and emphasized the desire of homeowners to prevent people from the adjacent area from accessing the property and potentially causing issues.

CHAIRMAN HEUMANN stated the City provides assistance for campers and encouraged anyone experiencing issues to contact the City of Chandler Neighborhood Resources Department. He recommended reporting any problems to relevant city staff as they are equipped to handle such situations. He confirmed there were no questions or comments from the Commission and announced all the speaker cards have been addressed. He invited anyone else who wanted to speak to come forward at this time to ensure no one is missed.

MEL COATES, 91<sup>ST</sup> STREET stated she lives in the county area and her property backs up to the new development on Price. She presented concerns regarding the significant amount of water being used during the construction of homes and further stated it is surprising to see the water consumption for that purpose. She is also concerned with traffic on 91<sup>st</sup> Street as drivers from the south often cut through the neighborhood and have no regard for the speed limits. She explained since there are no sidewalks, it can be dangerous for pedestrians, especially children and she would like to see attention brought to this issue. She noticed when the previous property was being constructed, the equipment came close to the ditch, causing cracks and now the ditch is overgrown. She further stated it is the responsibility of the residents in the county to maintain their side of the ditches, but they have not received help or assistance from the other side. She pointed out the narrowness of the road where the new property was built and said the roads are so narrow a fire truck would have difficulty passing through. She mentioned there is a locked entrance through the adjacent condos to ensure access during emergencies, but the road is too narrow for a fire truck to go down. She further stated people from the new development are currently parking in other nearby neighborhoods due to the lack of parking on that street.

CHAIRMAN HEUMANN thanked the speaker and mentioned the strict dust control regulations enforced by Maricopa County, necessitate significant water usage to mitigate dust. He asked staff to assess the potential damages to the ditch and responsibility for its repair and to look into the parking issue as the rental should be accountable for maintaining parking on their site. He mentioned the speeding issue is a widespread problem in neighborhoods and cities, including Chandler but the county area along 91<sup>st</sup> Street, falls under the jurisdiction of the Maricopa County Sheriff's Department. He advised contacting the beat sergeant or the traffic department of Maricopa County to address speeding concerns. He asked the Applicant if he wished to rebuttal.

RALPH PEW, APPLICANT declined the opportunity for rebuttal.

CHAIRMAN HEUMANN announced to all the speakers and the audience that their comments were valued, and city staff would examine the issues raised tonight.

COMMISSIONER LOPEZ introduced himself as the newest member of the Commission and stated that he served on City Council for the past eight years. He shared his perspective on the water supply, traffic, and maintenance of the irrigation ditch. He mentioned Chandler has sufficient water resources and noted there is 15% above what is needed for a one-hundred-year build-out, he stated this growth is already factored into these water calculations and welcomed anyone who had concerns or questions regarding water to talk to him after the meeting. Regarding traffic concerns, he suggested involving the traffic department to conduct speed monitoring and evaluate possible interventions to manage traffic flow effectively. He confirmed that the traffic impact analyses were reviewed by the city's traffic engineer, considering field measurements conducted over the years. He clarified that the maintenance and ownership of

the irrigation ditch were not within the scope of the current case and confirmed that it would be maintained as it currently stands.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that not only did the Applicant's group submit a traffic impact analysis, but the city's group also submitted one. He emphasized that the city does not solely rely on the accounts and estimations provided by the applicants and instead, the City's traffic engineer meticulously reviews the data, including recent road counts and measurements conducted in the field. He stated the comprehensive analysis involves comparing the projected impacts stated by the applicants with the actual measurements taken on-site. He mentioned that the site, specifically Bullmoose, has had measurements taken eight times within an approximate four-year period.

COMMISSIONER LOPEZ expressed his appreciation for the attendees' engagement and assured them that their input was carefully considered, emphasizing that the Commission Members are also residents of the neighborhoods impacted by these decisions. He reminded everyone that the Planning and Zoning Commission is a recommending body and the final decision would be made by the City Council. He encouraged attendees to engage with the Council during the upcoming Council Meeting.

CHAIRMAN HEUMANN commended both the Applicant and the staff for their efforts throughout the lengthy process. He recognized Duane Lidman, a community member who has attended several meetings to make this project better. He acknowledged that the property had been unpleasant in the area and recognized the challenges posed by traffic as the city expanded. He noted the significant increase in traffic over time and believed the impact of the proposed 48 units would be minimal while simultaneously addressing the current unkept site. He highlighted the potential risks of future floods and the potential consequences for existing homes. He mentioned the possibility of charter schools acquiring the property and emphasized the traffic congestion associated with such institutions. He regarded the proposed project as a favorable use of the land and commended the builder for their cooperation throughout the process. He acknowledged that disagreements were inevitable but expressed his support for the project.

## **Action Agenda Item No. 11 Motion and Vote**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0018 Honeysuckle Trail, Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, subject to the conditions as recommended by Planning staff.

### Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0018 Honeysuckle Trail for subdivision layout and housing product, subject to the conditions as recommended by Planning staff.

### Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT22-0017 Honeysuckle Trail, subject to the condition as recommended by Planning staff.

### Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Honeysuckle Trail" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0018, 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. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
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 private 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
Front Yard	20 ft. from back of sidewalk to garage door 13 ft. from property line to livable
Side Yards	5 ft. for each side
Rear Yard	10 ft.; Accessory buildings 5 ft.

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 "Honeysuckle Trail" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0018, 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 same elevation shall not be built side-by-side or directly across the street from one another.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. The following enhanced landscape standards shall apply to the common open space and retention area along Warner Road and Bullmoose Road:
  - a. 50% of required trees shall have a minimum planting size of a 36-inch box and a minimum of 12-feet in height at the time of planting.
  - b. A minimum of one (1) tree and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.



6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. 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.
8. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
9. 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.
10. Lot numbers 1 and 42 (located along Bullmoose Drive at the Los Arboles Place intersection) shall be limited to floor plan number 3011 and 3012.

\*\* Note: Stipulation #11 was presented by staff and accepted by the Planning and Zoning Commission.

11. The same elevation and/or floor plan shall not be built side by side on Lots 1-8, which back onto Warner Road.

#### Preliminary Plat

Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY recommended the additional stipulation be read aloud.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

LAUREN SCHUMANN, PRINCIPAL PLANNER read aloud added PDP Stipulation No. 11: The same elevation and/or floor plan shall not be built side by side on Lots 1-8, which back onto Warner Road.

COMMISSIONER LOPEZ moved to approve the Action Agenda No. 11 of the June 7, 2023, Regular Planning and Zoning Commission Meeting, with PDP Stipulation No. 11 added; Seconded by COMMISSIONER VELASQUEZ.

Motion carried unanimously (7-0)

CHAIRMAN HEUMANN reminded everyone that the Planning and Zoning Commission is a recommending body and the final decision would be made by the City Council and asked staff when this would be going before City Council.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded this case will go before the City Council on Thursday, June 29, 2023.

CHAIRMAN HEUMANN announced that anyone who wishes to speak before the City Council on this item can appear on Thursday, June 29, 2023. He reminded that the Planning and Zoning Commission is a recommending body and the City Council will be making the final decision.

## **Member Comments/Announcements**

KEVIN MAYO, PLANNING ADMINISTRATOR mentioned the Chandler Cares Team is based out the Neighborhood Services Department and lead by Misty Gustafson. The team is dedicated to helping individuals experiencing homelessness find the necessary assistance. He stated they can be found on the City's website or contacted by phone at 480-782-4302. He encouraged residents who were experiencing issues to contact the Chandler Cares Team.

CHAIRMAN HEUMANN thanked the Planning Administrator for the information.

KEVIN MAYO, PLANNING ADMINISTRATOR announced this will be the last Planning and Zoning Hearing before retiring from the City of Chandler for Derek Horn, Director of Development Service. He stated Derek has been instrumental in developing the Historic Preservation Ordinance and the city appreciates his service and wishes him a happy retirement.

CHAIRMAN HEUMANN expressed the Commission's gratitude for Derek's hard work and dedication to the City of Chandler and wished him well on his retirement. He announced Planning and Zoning Commission will not meet again until July 19, 2023, and wished everyone a happy and safe Fourth of July celebration.

## **Calendar**

The next regular meeting will be held on Wednesday, July 19, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

# Adjourn

The meeting was adjourned at 7:06 p.m.



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Kevin Mayo, Secretary



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Rick Heumann, Chairman