

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

July 19, 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 6:06 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

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lopez.

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.

2. PLH22-0071 ONE CHANDLER

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.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

LAUREN SCHUMANN, PRINCIPAL PLANNER read aloud added Preliminary Development Plan Stipulation No. 8: The Applicant shall work with staff to enhance landscaping along the third-floor amenity deck.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0071 One Chandler, 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, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0071 One Chandler for site layout and building architecture, subject to conditions as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD to PAD for mixed-use development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "One Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0071, 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 105 dwelling units per acre.

3. Uses permitted within the first floor commercial suites shall be those permitted within the Community Commercial (C-2) district and include bars. The following uses shall be prohibited: tattoo and body piercing parlors, dry cleaners and laundromats, and sexually oriented businesses.
4. Within the second story office, medical uses such as but not limited to general practitioners, pediatricians, dental, and optometrists shall be prohibited. Medical uses such as but not limited to counseling services and medical specialists shall be permitted subject to providing a parking study that demonstrates the services provided generate a parking demand that does not exceed one (1) space per two hundred and fifty (250) square feet.
5. An Entertainment Use Permit (EUP) shall only be required when entertainment activity is provided indoors and/or outdoors.
6. Building heights shall not exceed 120 (one hundred and twenty) feet in height.
7. 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.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
10. 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.
11. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
12. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
North	0 feet
South	8 feet
West	0 feet

East	6 feet; residential units 20 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 "One Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0071, 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.

** Note: Stipulation #8 was added due to discussions held by the Planning and Zoning Commission this date.

8. The Applicant shall work with staff to enhance landscaping along the third floor amenity deck.

3. **PLH22-0032 CROSSROADS CHICK-FIL-A**

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.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0032 Crossroads Chick-Fil-A for the modification of an existing drive-thru restaurant, including adding a drive-thru lane and a shade canopy that encroaches into the northern building setbacks, subject to the conditions as recommended by Planning staff.

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 median and perimeter walls shall be approved by the Planning Administrator.
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.

4. PLT21-0033 MAGNOLIA

Move Planning Commission recommend approval of Preliminary Plat PLT21-0033 Magnolia, per Planning staff recommendation.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

LAUREN SCHUMANN, PRINCIPAL PLANNER read aloud added Stipulation No. 2: A gate shall be added to secure the amended track.

Planning staff recommends 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.

**** Note:** Stipulation #2 was added due to discussions held by the Planning and Zoning

Commission this date.

2. A gate shall be added to secure the amended track.

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.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the July 19, 2023, Regular Planning and Zoning Commission Meeting, with Preliminary Development Plan Stipulation No. 8 added to Consent Agenda Item No. 2 and Stipulation No. 2 added to Consent Agenda Item No. 4; Seconded by COMMISSIONER LOPEZ.

Motion carried unanimously (7-0).

Member Comments/Announcements

None.

Calendar

The next regular meeting will be held on Wednesday, August 16, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:10 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman