

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

October 18, 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 5:38 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Rene Lopez

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Darsy Olmer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Erik Morgan
Commissioner Kyle Barichello

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Sherri Koshiol.

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. September 20, 2023, Planning and Zoning Commission Study Session and Regular Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 20, 2023, and Regular Meeting of September 20, 2023.

2. September 20, 2023, Planning and Zoning Commission Work Session Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Work Session September 20, 2023.

3. PLH23-0035 GALVESTON COMMERCIAL

Request to amend an existing Planned Area Development (PAD) zoning district by allowing Medical Office uses in addition to the uses currently allowed, which include Industrial, General Office and Warehouse. The site is an existing building located at 4100 W. Galveston Street.

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0035 Galveston Commercial, amending existing PAD to allow medical office uses, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of amending the PAD to allow for Medical Office uses, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representations entitled "Chandler Corporate Center II" kept on file in the City of Chandler's Planning Division, in file No. PDP13-0017, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the City Council.
2. Uses permitted shall be limited to light industrial such as but not limited to general offices and research and development. Additionally, medical office uses shall be permitted provided they do not exceed 43,000 square feet.
3. All employees and clients shall park on-site.
4. The site shall be maintained in a clean and orderly manner.

4. PLH23-0030 VEGA DUPLEX

Request for Use Permit approval for a new two-family dwelling on a property currently zoned MF-2 multiple-family residential located at 200 S. Dakota Street, generally located ¼ mile south and west of Chandler Boulevard and Arizona Avenue.

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0030 Vega Duplex for a new two-family dwelling on a property currently zoned MF-2 multiple-family residential, 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 attached "Exhibit A" shall void the Use Permit and require new Use Permit application and approval.
2. Use Permit 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 Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.
4. The home builder/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 home builder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
5. 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.
6. In addition to a duplex, a single-family residence is also permitted and shall be subject to development standards applicable to the MF-2 Multiple Family Residential District. Administrative Design Review approval shall be required prior to building permit issuance of any single-family home.

5. PLH23-0043 PIZZA HUT

Request for use permit approval for a Series 7 Beer and Wine Bar License. The existing business is located at 1000 N. Arizona Avenue, at the northwest corner of Arizona Avenue and Ray Road.

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0043 Pizza Hut for a Series 7 Beer and Wine Bar License 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 (Exhibits and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location or any new owner.
3. The site shall be maintained in a clean and orderly manner.
4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.
5. The Use Permit shall remain in effect for two (2) years 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
6. **Notice of Cancellation of the November 1, 2023, Planning and Zoning Hearing**
Move Planning and Zoning Commission cancel November 1, 2023, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

COMMISSIONER LOPEZ moved to approve the Consent Agenda of the October 18, 2023, Regular Planning and Zoning Commission Meeting; Seconded by VICE CHAIR KOSHIOL.

Motion carried unanimously; Chairman Heumann abstained from the vote as to Item No. 3 PLH23-0035 Galveston Commercial.

Member Comments/Announcements

KEVIN MAYO, PLANNING ADMINISTRATOR stated the November 1, 2023, Planning and Zoning Commission meeting is cancelled, and the next meeting will be held on November 15, 2023. On that date, there will be a small collection of code amendments that was previously discussed in the work session held last month. Staff is diligently working on public notification and stakeholder outreach and valuable feedback has been received and led to numerous adjustments in the proposed code. He explained staff expects to bring the revised code amendments before the Planning and Zoning Commission on November 15, 2023. Given the substantial volume of amendments and the insightful feedback from the commission at the work session, it is unlikely we'll be able to cover all the changes and input received, as well as the subsequent modifications staff is arranging an extended two-hour study session, possibly longer, to ensure we cover everything thoroughly.

CHAIRMAN HEUMANN mentioned that he discussed this with the Planning Manager and recommends there be time to address each amendment in detail and potentially vote on each amendment separately if necessary.

KEVIN MAYO, PLANNING ADMINISTRATOR explained staff aims to avoid a situation where one item could stall the entire set of amendments and is considering best to manage the process. Staff is working on a strategy that will allow the Commission to smoothly handle motions and if something is not ready, be able to set it aside without affecting the rest of the items.

CHAIRMAN HEUMANN stated that is a good plan and he is glad that staff will be providing the Commission with the packet earlier in the week, to give Commission Members more time to review.

Calendar

The next regular meeting will be held on Wednesday, November 15, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:42 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman