

# Planning and Zoning Commission Study Session

November 15, 2023 | 5:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago St., Chandler AZ



## Commission Members

Chair Rick Heumann  
Vice Chair Sherri Koshiol  
Commissioner Erik Morgan  
Commissioner Mike Quinn  
Commissioner Jeff Velasquez  
Commissioner Kyle Barichello  
Commissioner Rene Lopez

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, November 15, 2023, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

# Planning and Zoning Commission

## Study Session Agenda - November 15, 2023

### Call to Order/Roll Call

### 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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **October 18, 2023, Planning and Zoning Commission Meeting Minutes**  
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of October 18, 2023, and Regular Meeting of October 18, 2023.
2. **Rezoning, PLH23-0029 Alma Office Building Rezoning, located at 877 N. Alma School Road, more generally located south of the southeast corner of Alma School and Ray Roads**  
Move Planning and Zoning Commission recommend approval of Rezoning case PLH23-0029 Alma Office Building Rezoning, rezoning from Single-Family Residential (SF-8.5) to Planned Area Development (PAD) for administrative office and limited commercial uses, subject to the conditions as recommended by Planning staff.
3. **Entertainment Use Permit, PLH23-0045 Buon Padre Pizza, 1080 E Pecos Road, Suite #23, located at the northeast corner of Pecos and McQueen Roads**  
Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH23-0045 Buon Padre Pizza to allow televisions, speakers and live entertainment within an outdoor patio.
4. **Notice of Cancelation of December 6, 2023, Planning and Zoning Commission Hearing**  
Move Planning and Zoning Commission cancel December 6, 2023, Planning and Zoning Commission Hearing.

### Discussion

## Member Comments/Announcements

## Calendar

5. The next Study Session of the Planning and Zoning Commission will be held before the Regular Meeting on Wednesday, December 20, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler Arizona.

## Adjourn



**Planning & Zoning Commission  
23-055**

**Development Services Memo No. PZ**

**Date:** 11/15/2023  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
**From:** Julie San Miguel, Senior Administrative Assistant  
**Subject:** October 18, 2023, Planning and Zoning Commission Meeting Minutes

---

**Proposed Motion:**

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

---

**Attachments**

October 18, 2023 Study Session Minutes  
October 18, 2023 Regular Meeting Minutes



# Meeting Minutes

## Planning and Zoning Commission

### Study Session

October 18, 2023 | 5:15 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 5:18 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

### 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. 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.

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

## **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.

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

## **3. PLH23-0035 GALVESTON COMMERCIAL**

DARSY OMER, ASSOCIATE PLANNER presented details regarding the 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.

CHAIRMAN HEUMANN recused himself on this matter due to a conflict.

COMMISSIONER LOPEZ sought clarity on medical uses and asked if this refers exclusively to a medical office with no overnight stays or does it include surgical procedures.

DAVID DE LA TORRE, PLANNING MANAGER clarified the term “medical use” in this context refers to facilities without overnight stays. It would encompass typical medical office activities, which could include clinics or outpatient surgeries, but it would not include inpatient services with overnight accommodations.

## **4. PLH23-0030 VEGA DUPLEX**

ALISA PETTERSON, SENIOR PLANNER presented details regarding the 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.

COMMISSIONER VELASQUEZ mentioned he discussed the landscape plan with staff and asked if the “large box” and “small box” tree was referring to 36-inch boxes and 24-inch boxes.

ALISA PETTERSON, SENIOR PLANNER stated staff is allowing flexibility considering the proposed is for a use permit, with the condition that the final plan adheres to standards. She further stated, although staff did not provide specific restrictions, the proposed is recommended approval as submitted with “large boxes” for trees.

COMMISSIONER VELASQUEZ pointed out the strip between the sidewalk and the curb along



Dakota and Chicago, referred to as "dirt parking strip". He recommends it be covered with decomposed granite (DG) for dust control. He presented statements regarding the downtown area and explained that many streets, particularly in residential zones, seem designed for long-term projects or green infrastructure, like water harvesting and street tree systems. These could enhance the area's livability in the future, though it is beyond the scope of this submission.

ALISA PETTERSON, SENIOR PLANNER stated the Applicant has confirmed the intention to landscape those areas with DG and other plantings and staff will ensure this commitment is documented. As for the broader discussion, staff is preparing to update the area plan for this district, which presents an excellent opportunity to set standard landscaping themes for these areas. She presented an image of the subject site viewed from the corner, looking north along Dakota Street and pointed out inconsistent landscaping and street parking. She further explained looking south, there is some landscaping, but minimal consistency, so addressing this in our area plan update is certainly recommended.

CHAIRMAN HEUMANN reminded the City Code prohibits dirt front yards and recommended the use of DG, plants, grass, or similar coverings. He asked if Vice Chair Koshiol's question regarding height was answered.

DAVID DE LA TORRE, PLANNING MANAGER stated staff will ensure the exhibit is fixed before it proceeds to the council so that it accurately reflects the correct height. He further stated per the code, they could not exceed 45-feet.

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

## **5. PLH23-0043 PIZZA HUT**

DARSY OMER, ASSOCIATE PLANNER, presented details regarding the 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.

COMMISSIONER LOPEZ asked if the Applicant currently has a Series 12 License.

DARSY OMER, ASSOCIATE PLANNER confirmed the Applicant currently has a Series 12 License.

COMMISSIONER LOPEZ asked by going to a Series 7 if they would be dropping spirit sales. He recalled reviewing these while he was on City Council and commented that it is not the council that decides, the approval is for recommendation.

KEVIN MAYO, PLANNING ADMINISTRATOR explained while City Council makes recommendations to the state regarding all licenses, the City Code still mandates use permits. He clarified that the code still requires a use permit for Series 7 or Series 6 License, which allows for a beer and wine

bar or a full bar. He stated Staff is looking to amending the code to remove the Series 7 beer and wine bar requirement. The intent behind regulating this through the use permit was more about the externalities associated with a full bar, rather than a place like Pizza Hut.

COMMISSIONER LOPEZ thanked the Planning Administrator for explaining.

CHAIRMAN HEUMANN asked if the Applicant was selling alcohol to go and mentioned that he did not believe that a Series 7 allows that.

DARSY OMER, ASSOCIATE PLANNER stated she will confirm this with the Applicant.

**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.

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 15, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

## Adjourn

The meeting was adjourned at 5:30 p.m.

  
\_\_\_\_\_  
Kevin Mayo, Secretary  
\_\_\_\_\_  
Rick Heumann, Chairman

# 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



**Planning & Zoning Commission Memorandum      Development Services**  
**Memo No. 23-058**

**Date:** 11/15/2023  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
**From:** Harley Mehlhorn, Planner  
**Subject:** PLH23-0029 Alma Office Building Rezoning  
**Request:** Rezone from Single-Family Residential (SF-8.5) to Planned Area Development (PAD) for administrative office and limited commercial uses.  
**Location:** 877 N. Alma School Road, more generally located south of the southeast corner of Alma School and Ray Roads  
**Applicant:** Ming Chen, Owner

---

**Proposed Motion:**

Move Planning and Zoning Commission recommend approval of Rezoning case PLH23-0029 Alma Office Building Rezoning, rezoning from Single-Family Residential (SF-8.5) to Planned Area Development (PAD) for administrative office and limited commercial uses, subject to the conditions as recommended by Planning staff.

**Background Data:**

- Subject site currently zoned SF-8.5
- Long history of Use Permits for administrative office on subject site
  - Original granted in 2005 for a one (1) year time condition
  - Subsequent Use Permits granted in 2007 for a three (3) year, 2010 for a five (5) year, and an indefinite conditional permit granted in 2017.
- This request is to permanently entitle administrative office and to add limited commercial uses that are compatible with surrounding neighborhoods.

**Surrounding Land Use Data:**

North	Single-Family Residential (SF-8.5)	South	Single-Family Residential (SF-8.5)
East	An alley then Single-Family Residential (SF-8.5)	West	Alma School Road then Commercial (C-2)

## General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change Proposed

## Review and Recommendation

The subject site has a long history of Use Permits to allow for administrative office under the Residential Conversion Policy (RCP). The first such Use Permit was granted on a conditional one-year basis in 2005, with subsequent use permits following in 2007, 2010, and finally in 2017. For the most part, the Use Permits have been time extensions with the exception of the 2017 Use Permit which granted the allowance of up to four employees. This request is to permanently entitle administrative office and limited commercial uses through a rezoning. The proposed commercial uses shall be limited by stipulation to administrative office, professional services including legal office, accounting, and other like services, limited counseling services, and other like uses.

The property is currently and has historically been occupied by an architect and serves as the administrative office thereto. Over the years of occupancy, there has been work done that is not in conformance with code or the use permit approvals such as the addition of parking beyond the right of way line, an oversized shed, and non-conforming drive-aisle widths. As part of this application, all of these issues will be rectified as shown in the attached site plan. The proposed site is now to function as any commercial site in Chandler from a code perspective with the applicable site development standards. Through creative design, the applicant has been able to achieve 24' drive aisles and adequate parking per code standards with a round-about style circulation pattern towards the east end of the site. This PAD seeks relief from the parking setback and landscape buffer on the south due to the site constraints. Given that this is an infill piece that has been operating under the RCP for over a decade, staff finds these deviations reasonable given the site constraints and intent to keep the existing building footprint in-line with the residential character of the homes fronting on Alma School Road. No architectural modifications are proposed as a part of this request.

The site data is as follows:

Acreage	10,998 sq. ft. (.25 acres)	
Building Size	Gross 2,007 sq. ft. Net 1,742 sq. ft.	
Parking Required	7 (1/250)	
Parking Provided	7	

Staff finds this request reasonable considering the history of the site as a business with no complaints on record for traffic, noise, or otherwise any externalities. Given that the site is accessed exclusively off of Alma School Road, there is no impact on the circulation or traffic of the surrounding neighborhood. The proposed uses are limited to those that have been historically compatible for residential conversions. Further, the proposed site modifications substantially improve the parking, safety, and circulation of the site. Staff finds this request to be in conformance with the General Plan.

### **Public / Neighborhood Notification**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on August 24th, 2023, at which no residents attended
- As of the writing of this memo, Planning staff is not aware of any opposition to this request.

### **Recommended Conditions of Approval:**

Planning staff recommends Planning and Zoning Commission move to recommend approval of PLH23-0029 Alma Office Building Rezoning, rezoning from Single-Family Residential (SF-8.5) to Planned Area Development (PAD) for administrative office and limited commercial uses, subject to the following conditions:

1. Development and use of the overall site shall be in substantial conformance with the exhibit labeled "Site Plan" kept on file in the City of Chandler Planning Division, in File No. PLH23-0029, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Commercial uses shall be limited to administrative office; professional services including legal office, accounting, and other like services; limited counseling services that have no more than one customer on-site at a time; and other like uses.
3. Except for limited counseling services that have no more than one customer on-site at a time, medical office is prohibited.
4. No business on-site shall operate beyond 6 p.m.
5. All employees and clients shall park on-site.
6. The site shall be maintained in a clean and orderly manner.
7. Any modifications to the existing building or any future development shall comply with SF-8.5 development standards and shall be subject to administrative approval by the Zoning Administrator prior to building permit issuance.
8. Signage shall be processed under separate permit and shall follow the guidelines for Neighborhood Commercial (C-1) as prescribed in Chapter 39 of Chandler City Code.

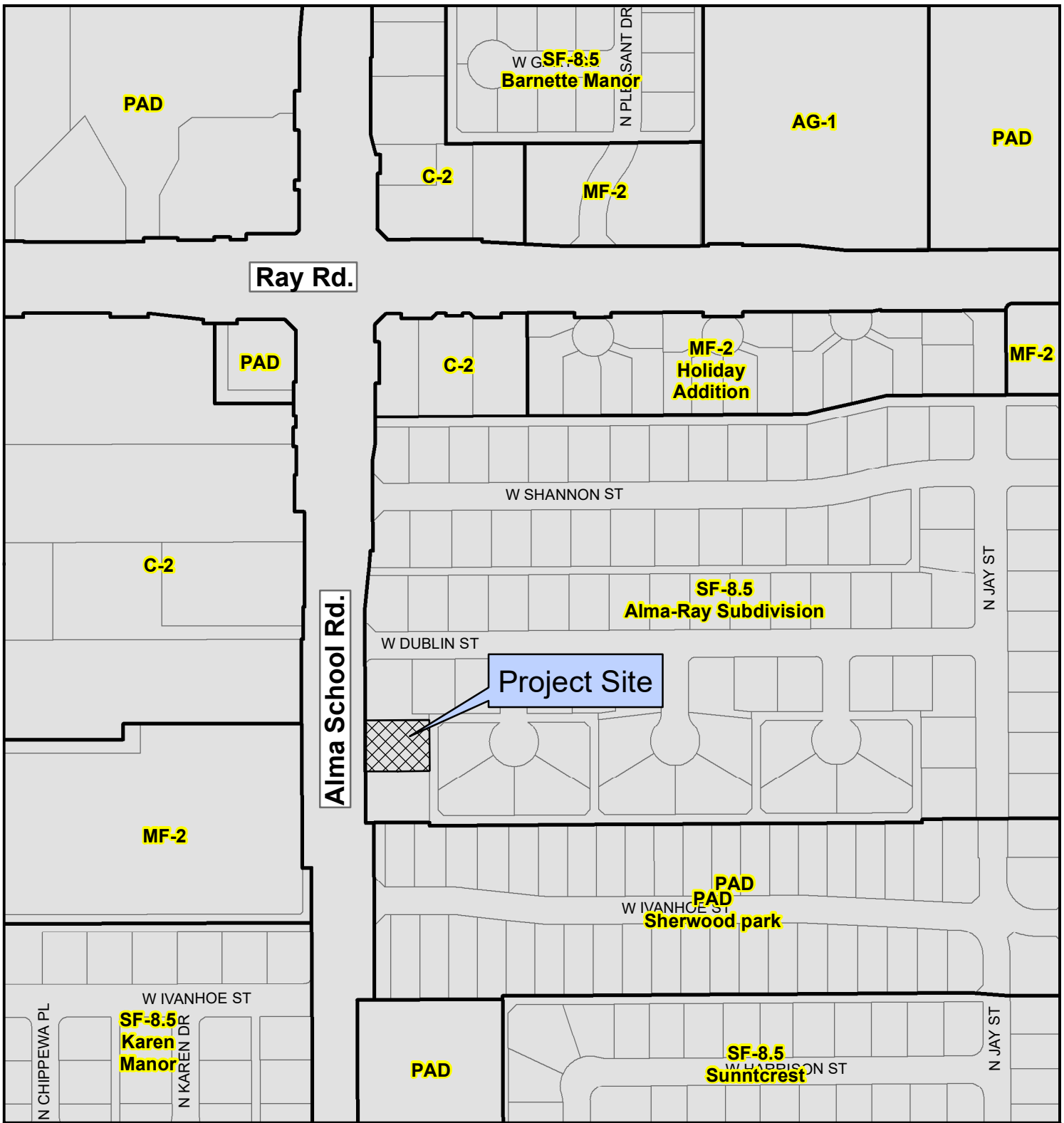
---

## **Attachments**

Vicinity Maps

Narrative

Site Plan



## PLH23-0029 Alma Office Building



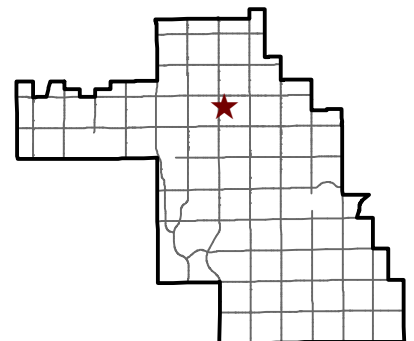
### Proposed Project Details

877 N. Alma School Rd.

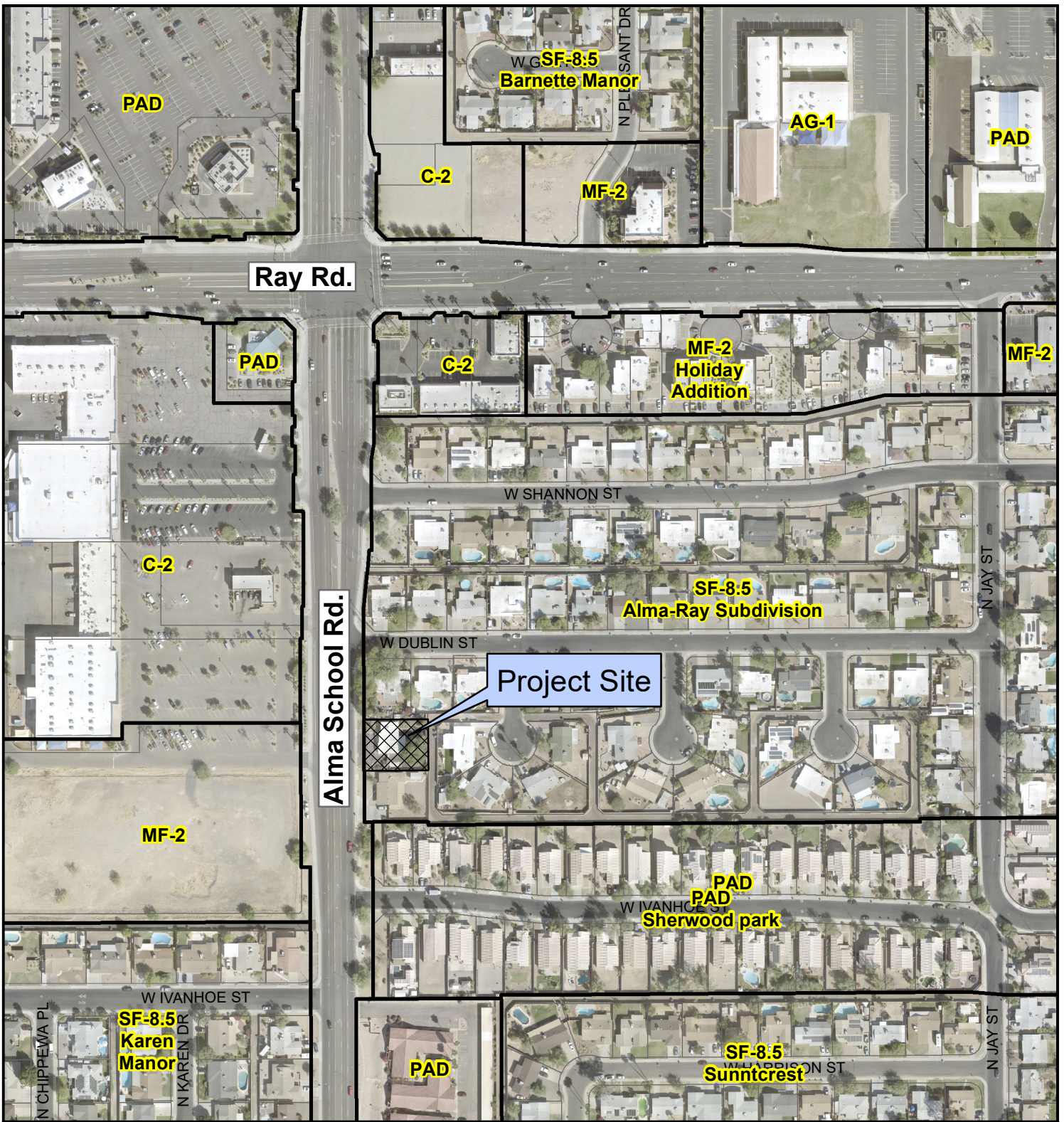
Rezoning from Single-Family Residential (SF-8.5)  
to PAD for administrative office and  
limited commercial uses



City of Chandler Planning Division  
[chandleraz.gov/planning](https://chandleraz.gov/planning)  
 For more information visit:  
<https://gis.chandleraz.gov/planning>







## PLH23-0029 Alma Office Building



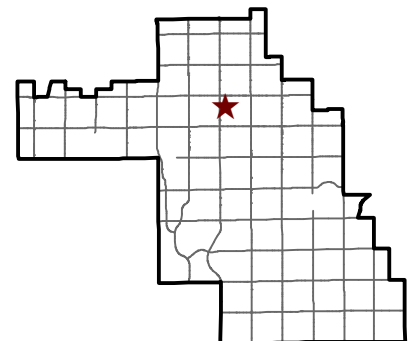
### Proposed Project Details

877 N. Alma School Rd.

Rezoning from Single-Family Residential (SF-8.5)  
to PAD for administrative office and  
limited commercial uses



City of Chandler Planning Division  
[chandleraz.gov/planning](https://chandleraz.gov/planning)  
 For more information visit:  
<https://gis.chandleraz.gov/planning>





## **PROJECT NARRATIVE**

Rezoning PLH23-0029 Alma Office  
Building Rezoning

Date: June 15, 2023 Revision

**Project Name:** Alma Office Building

**Project Address:** 877 N. Alma School Rd., Chandler, Arizona 85224

**Zoning/APN:** SF-8.5 / 302-49-202

**Lot Size:** 11,042 SF (0.25 AC)

**Floor Area:** 2,007 SF with 180 SF of Wood Shed

**Property Description:** The existing Residential Converted Office Building has frontage to Alma School Road, an arterial road in west; a 16' wide alley in the east as a buffer to the 51-year-old old subdivision; an old house on the north; and a City's owned rental house for longer than 20 years in the south.

**Project Objectives:** Apply for P.A.D. Zoning.

**Proposed Permitted Usages:** Admin. Offices, Legal Counseling, Accounting, Professional Offices, Limited Counseling Services, and like uses.

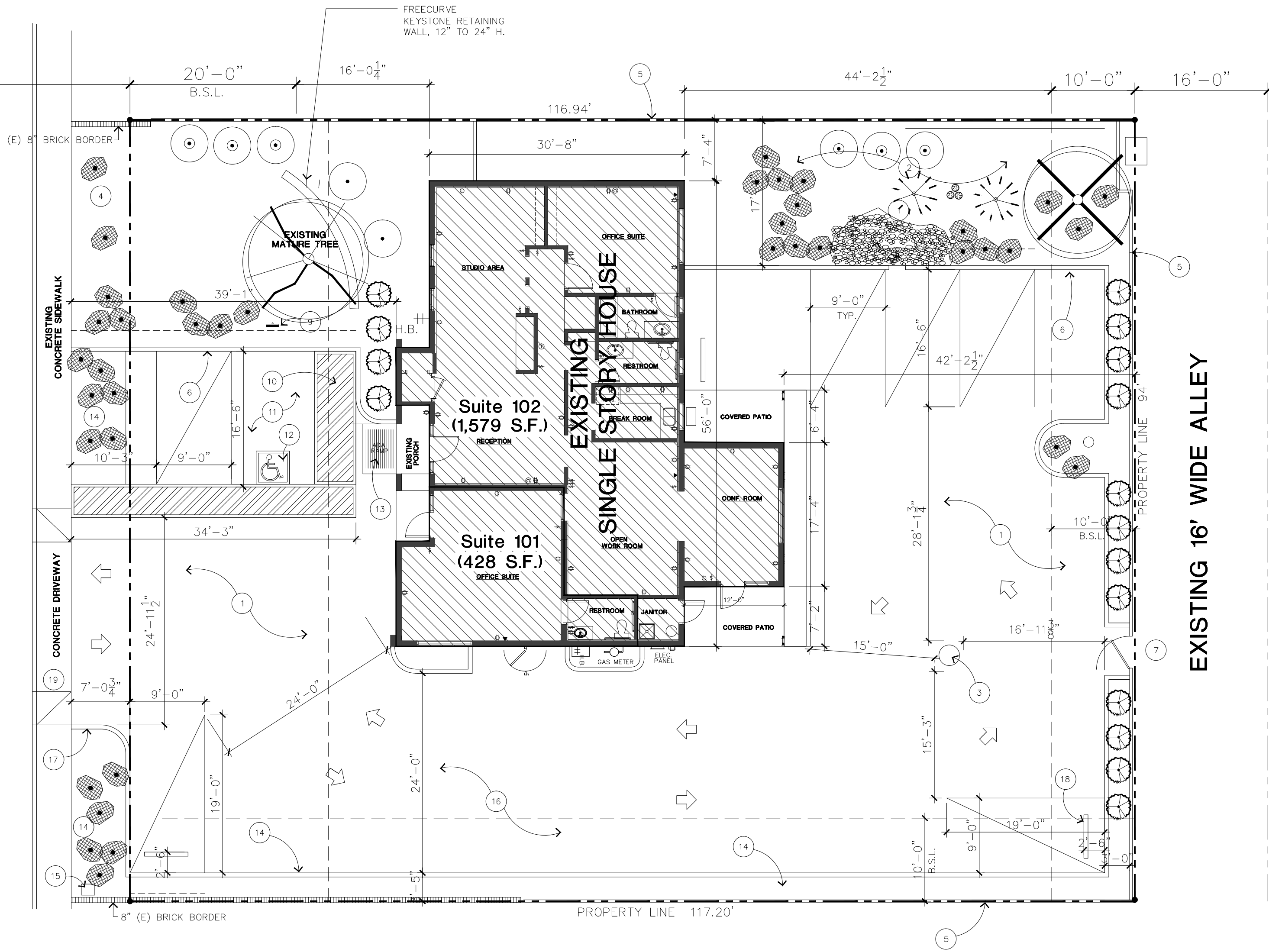
**Project Data:**

1. Period of Use Permits - 19 years, or since 2004
2. Maximum number of occupants: 20 (2,007 SF/ 100 SF = 20)
3. Number of Parking Spaces Required: 7 (1,742 SF/ 250 SF = 6.97)
4. Number of Parking Spaces Provided: 7 (1 Accessible+ 6 Standard)
5. Space Plan – See the attached plans.
  - a. Suite 101 – 428 SF
  - b. Suite 102 – 1,579 SF
6. Business Hours – 8am~5pm, Mon. to Fri., by appointments on weekends.
7. Certificate of Occupancy for Offices (Occupancy B) – in 2021



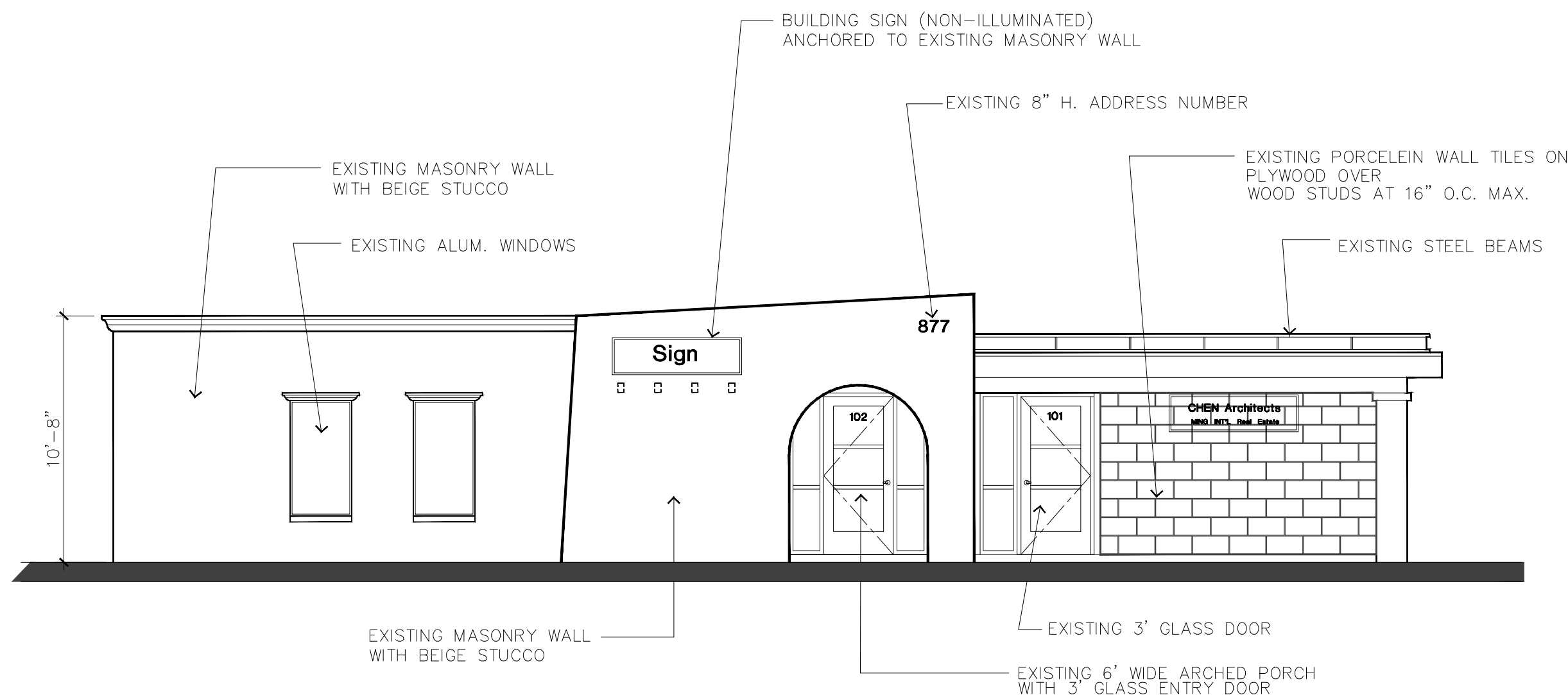
N. ALMA SCHOOL RD.

877 N. ALMA SCHOOL RD.



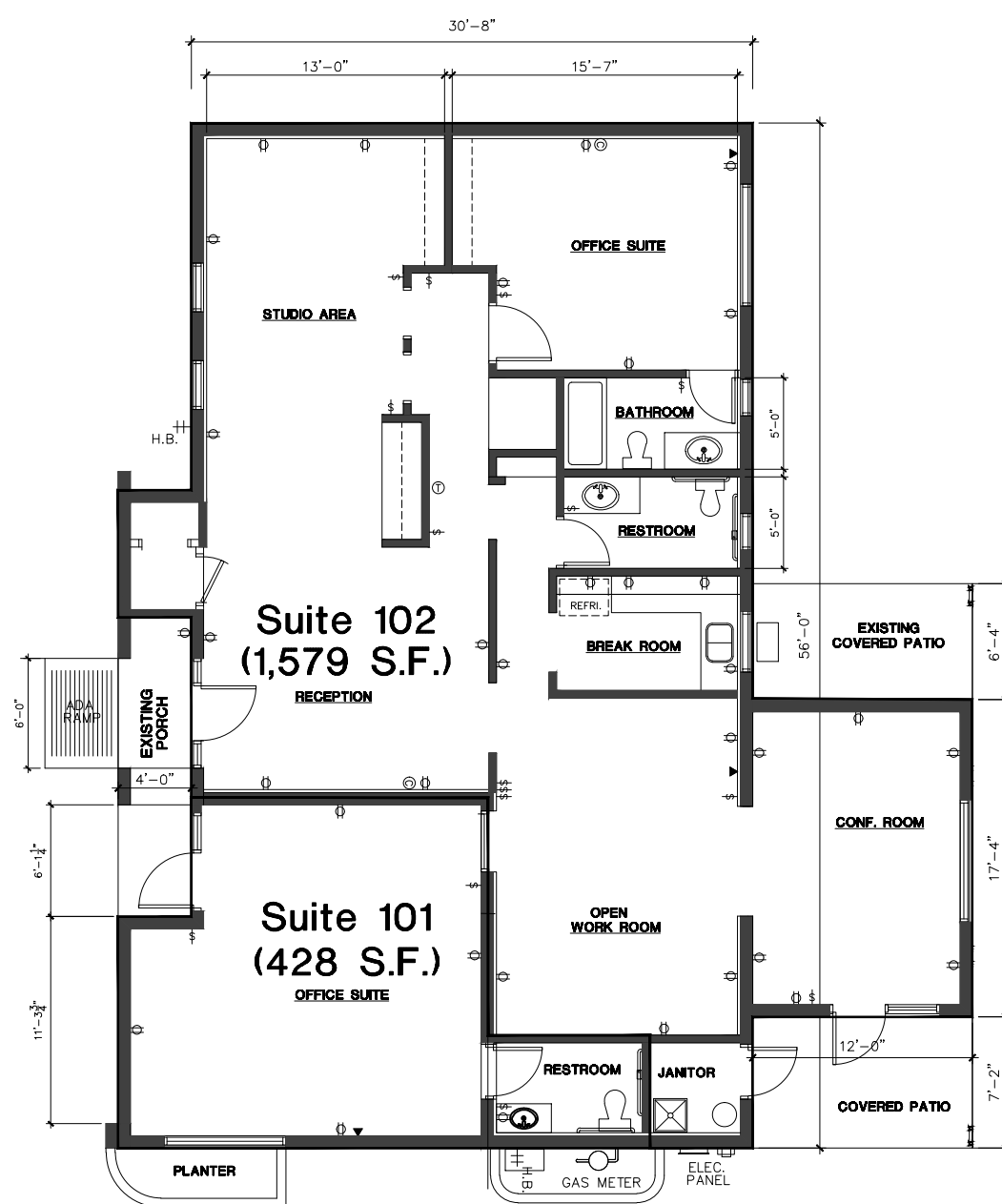
SITE PLAN

SCALE: 1"=10'-0"



EXISTING FRONT ELEVATION (WEST)

SCALE: 3/16"= 1'-0"



EXISTING FLOOR PLAN

SCALE: 1"=10'-0"

KEYNOTES

- EXISTING ASPHALT CONCRETE DRIVEWAY TO REMAIN.
- EXISTING DESERT PLANTING AREA WITH SPRINKLER DRIP SYSTEM.
- EXISTING MATURE TREES TO REMAIN.
- EXISTING DECOMPOSED GRANITE GRAVEL ON GROUND TO REMAIN.
- EXISTING MASONRY FENCE TO REMAIN.
- EXISTING 6" EXTRUDED CONCRETE CURB.
- EXISTING 4' WIDE WROUGH IRON FENCE.
- WHITE PARKING STRIPPING.
- EXISTING ACCESSIBLE SIGN WITH METAL POST.
- EXISTING 5' WIDE ACCESSIBLE ISLE WITH YELLOW STRIPES ON PAVING.
- EXISTING 10'X18' ACCESSIBLE PARKING SPACE.
- EXISTING 4'X4' HANDICAP SYMBOL PAINTED ON PAVING IN YELLOW COLOR.
- EXISTING 1:12 ACCESSIBLE CONC. RAMP WITH BLIND LINES.
- NEW DESERT PLANTING AREA WITH SPRINKLER DRIP/ TIMER SYSTEM.
- EXISTING WATER METER TO REMAIN.
- NEW ASPHALT CONCRETE DRIVEWAY.
- NEW 6" EXTRUDED CONCRETE CURB.
- NEW 6"X6' PRECAST CONCRETE BUMPER.
- CONCRETE DRIVEWAY AS PER MAG251 STANDARD.

PROJECT DATA

ZONING: SF-8.5 (EXISTING)  
(CITY OF CHANDLER ZUP16-0014)  
PAD (PROPOSED)  
INCLUDING ADMIN. OFFICES & SERVICES,  
BEAUTY SALONS, COUNSELING CLINICS, ETC.

PARCEL: 302-49-202

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: B (APPROVED RESIDENTIAL CONVERSION OFFICES)

GROSS LOT AREA: 15,698 SQ. FT. (0.36 AC.)

NET LOT AREA: 10,998 SQ. FT. (0.25 AC.)

GROSS FLOOR AREA: 2,007 SQ. FT. (EXISTING)

USABLE FLOOR AREA: 1,742 SQ. FT. (EXISTING)

PARKING REQUIRED: 7 (1,742 S.F. / 250 SF = 6.97)

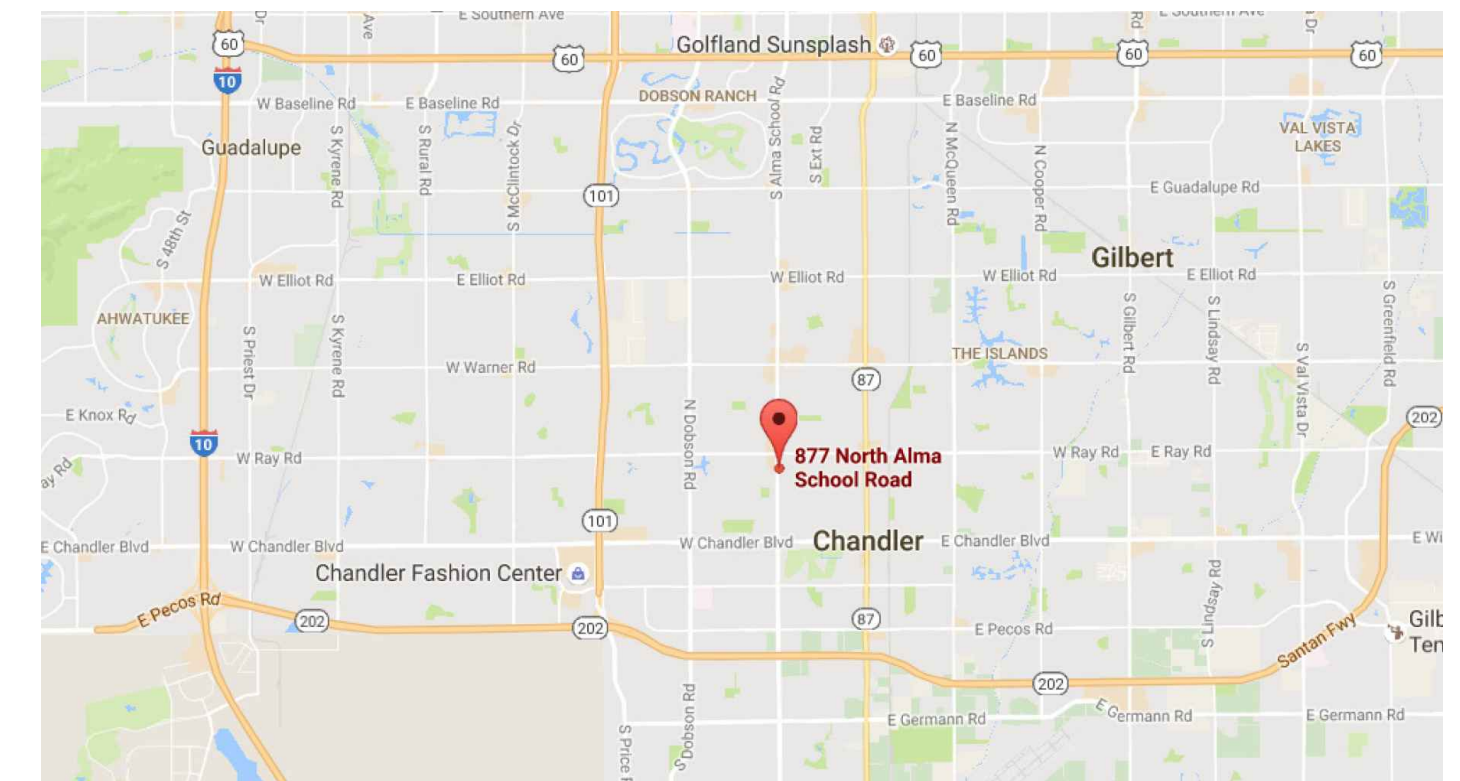
PARKING PROVIDED: 7 (1 ACCESS. + 6 STANDARD)  
ACCESS. SPACE - 10'X19'  
STANDARD SPACE - 9'X19'

CODES: 2021 I.B.C. WITH CHANDLER'S AMENDMENTS  
2021 I.M.C. WITH CHANDLER'S AMENDMENTS  
2021 I.P.C. WITH CHANDLER'S AMENDMENTS  
2020 N.E.C.  
2021 I.F.C., I.F.G.C.  
2021 I.E.C.C.  
2021 I.E.B.C.  
2017 ICC A117.1 STANDARD FOR ACCESSIBLE

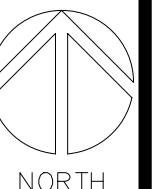
GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN DRAWINGS IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
- THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS.
- ALL DIMENSIONS MEASUREMENTS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

VICINITY MAP



N.T.S.



LEGENDS

- EXISTING WALL TO REMAIN.
- KEYNOTE NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- EXISTING TREE TO REMAIN
- SHRUB
- LANTANA MONTEVIDENSIS  
PURPLE & GOLD (HALF & HALF)  
1 GALLON
- NERIUM OLEANDER 'PETITE PINK'  
PETITE OLEANDER  
5 GALLON
- OCOTILLO 15 GAL.
- DIRECTION OF TRAFFIC

NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS

DRAWING INDEX

A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES

CITY'S APPROVAL

CASE ZUP16-0014

RE-ZONING APPLICATION FOR:

CHEN ARCHITECTS OFFICES  
PROFESSIONAL OFFICES

877 N. Alma School Rd.  
Chandler, Arizona

Date: 7-13-2023

Job No: CA 23000  
Project Mgr: MGC  
Drawn By: CADD  
Checked By: MGC

No.	Revision	Date

CHEN  
Architects  
International

877 N. Alma School Rd.  
Chandler, Arizona 85224-3662

(480)792-1200 TEL  
(480)792-1288 FAX



A-1



**Planning & Zoning Commission Memorandum  
23-057**

**Development Services Memo No.**

**Date:** 11/15/2023  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
 David de la Torre, Planning Manager  
**From:** Alisa Petterson, Senior Planner  
**Subject:** PLH23-0045 Buon Padre Pizza  
**Request:** Entertainment Use Permit approval to allow televisions, speakers and live entertainment within an outdoor patio  
**Location:** 1080 E Pecos Road, Suite #23, located at the northeast corner of Pecos and McQueen Roads  
**Applicant:** Michael Schwan, BPP Holdings, LLC

---

**Proposed Motion:**

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH23-0045 Buon Padre Pizza to allow televisions, speakers and live entertainment within an outdoor patio.

**Background Data:**

- The subject property is zoned Planned Area Development (PAD) for commercial uses.
- The zoning code requires Entertainment Use Permit approval for external speakers and live entertainment conducted outdoors and within 1,320 feet or less from a residentially zoned property.
- The subject site is located approximately 86 feet from the nearest residential property.
- The establishment holds an approved Series 12 liquor license.
- The outdoor patio serving area was approved and expanded in 2019.

**Surrounding Land Use Data:**

North	PAD for single-family residential	South	Pecos Road, then PAD for single-family residential
-------	-----------------------------------	-------	--



East	PAD for single-family residential	West	McQueen Road, then PAD for commercial
------	-----------------------------------	------	---------------------------------------

### **Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)**

Days of Operation	Tuesday through Sunday
Hours of Operation	Monday – Closed Tuesday – Thursday 3pm – 8 pm Friday – Saturday 11am – 9pm Sunday 11am – 8pm
Live Entertainment Hours	Tuesday – Thursday 5pm – 8 pm Friday – Saturday 5pm – 9pm Sunday 5pm – 8pm
Outdoor Entertainment	Televisions, external speakers, and live entertainment
Square Footage	Tenant Suite 1,208 sq. ft.; Patio: 525 sq. ft.

### **Review and Recommendation:**

This request is to allow televisions, external speakers, and live entertainment consisting of musical performances within an outdoor patio. Buon Padre Pizza has been operating at this location for over seven years, however the current owners purchased Buon Padre Pizza in 2023. In 2019, an expansion of the outdoor patio was requested and approved administratively. No previous Entertainment Use Permits have been processed for the site. After changing ownership, Buon Padre Pizza is now seeking the allowance of light outdoor entertainment to enhance their patrons' experience.

There currently exists one television on the patio from the previous owners and has been unused since the change of ownership. The proposed entertainment includes the usage of this TV, external speakers for quiet background music in the evenings, and occasional live entertainment that will consist of local acoustic performances, sometimes amplified with a unidirectional speaker. Standard business hours are: 3pm to 8pm Tuesday through Thursday, 11am to 9pm Friday and Saturday, and 11am to 8pm Sundays. The establishment is closed Mondays. Although the applicant and businessowners do not yet have a set schedule for the live performances, it is proposed that such live entertainment be held beginning at 5pm on any given business day until closing.

The applicant is willing to address any concerns of residents should they arise. At this time, planning staff has not received any opposition to this request; however, the applicant received one phone call from a resident with questions about the proposed entertainment hours. Upon communicating the establishment's updated operating hours, the resident offered their support for the request.

Staff is recommending approval subject to a one-year time stipulation, given the proximity to adjacent residential properties.

## **Public / Neighborhood Notification**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on October 24th, 2023, with no residents in attendance.
- As of the writing of this memo, Planning staff is not aware of any opposition to this request.

## **Recommended Conditions of Approval**

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

1. Expansion or modification beyond the approved attachments (Exhibits and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferrable to other locations.
3. The site shall be maintained in a clean and orderly manner.
4. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
5. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
6. The establishment shall provide a contact phone number for a responsible person (i.e. owner or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.
7. Live music on the patio may occur Tuesday, Wednesday, Thursday and Sunday no later than 8:00 pm; and Friday and Saturday, no later than 9:00 pm, and shall be limited to acoustic and non-amplified instruments.
8. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

---

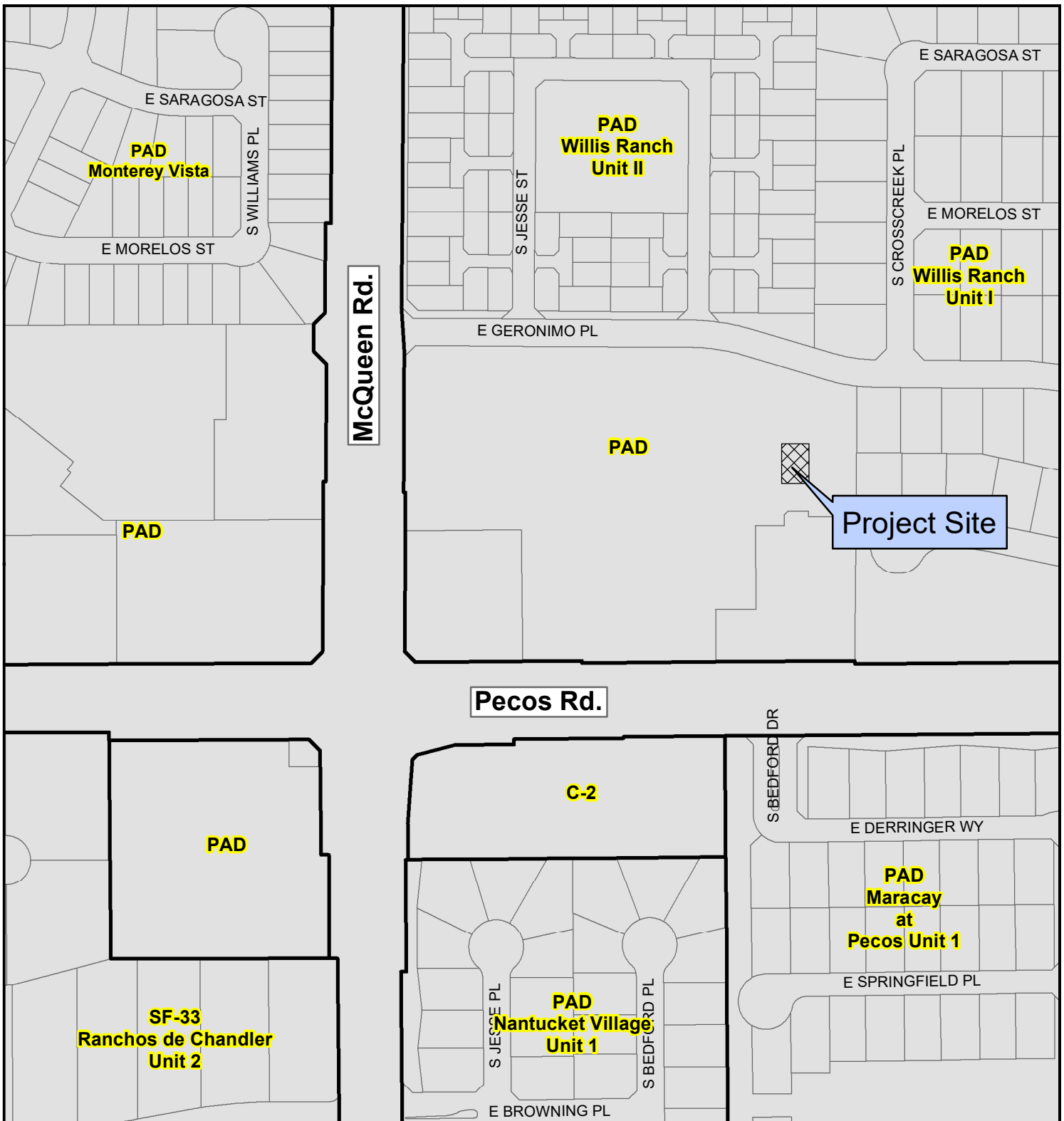
## **Attachments**

Vicinity Maps

Narrative

Aerial Map

Floor Plan



## PLH23-0045 Buon Padre Pizza



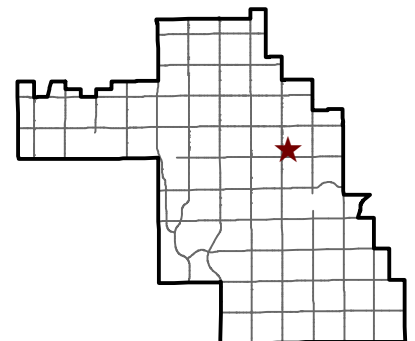
### Proposed Project Details

1080 E. Pecos Rd. Suite# 23

Entertainment Use Permit (EUP) request to allow  
televisions, external speakers, and live entertainment  
within an outdoor patio



City of Chandler Planning Division  
[chandleraz.gov/planning](http://chandleraz.gov/planning)  
 For more information visit:  
<https://gis.chandleraz.gov/planning>







**PLH23-0045 Buon Padre Pizza**



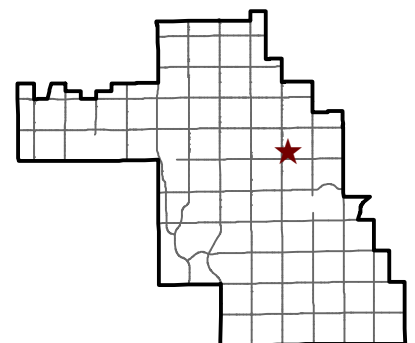
#### Proposed Project Details

1080 E. Pecos Rd. Suite# 23

Entertainment Use Permit (EUP) request to allow  
televisions, external speakers, and live entertainment  
within an outdoor patio



City of Chandler Planning Division  
[chandleraz.gov/planning](http://chandleraz.gov/planning)  
 For more information visit:  
<https://gis.chandleraz.gov/planning>





BPP Holdings LLC dba Buon Padre Pizza

Entertainment Use Permit | Narrative of Request

Property Address: 1080 E Pecos Road, Suite 23, Chandler, AZ 85225. Located within the Pecos Plaza at Pecos Road and McQueen Road.

Buon Padre Pizza is a family-owned pizzeria serving the local Chandler community. We are requesting an Entertainment Use Permit to provide an inviting atmosphere where patrons can spend time making new memories with their friends and family. We want people to enjoy watching their favorite sports team or spend time socializing over a delicious meal while recorded music plays in the background - setting the perfect mood for a night out. We are close to a residential neighborhood and want to respect their right to not be intruded upon by loud music or TV programs coming from our patio. We plan on keeping a mid-low volume level at all times.

Type of entertainment requested: Outdoor televisions, speakers, and live acoustic entertainment

Hours of Operation:

Monday: Closed

Tuesday - Thursday: 3:00pm – 9:00pm

Friday – Saturday: 11:00am – 10:00pm

Sunday: 11:00am – 9:00pm

Number of Employees: 7

Tenant Square Footage: 1,208 sq. ft.

Outdoor Patio Square Footage: 525 sq. ft.

Patio: There are two gates allowing access from outside into the patio. There is also a door allowing access from inside the restaurant onto the patio.

Total indoor seating: 10

Total outdoor seating: 17

Total combined seating: 27

Smoke-Free compliance:

- We have removed all indoor ashtrays and smoking receptacles and moved all outdoor ashtrays and smoking receptacles at least 20 feet away from entrances.

- We have posted the required "No Smoking" signs at every entrance into our establishment, including the patio.
- We have educated all existing and prospective employees about the Smoke-Free Act
- We prohibit anyone including employees, vendors, and customers from smoking on the patio and within 20 feet of all entrances into our place of business
- We politely inform violators smoking on the patio or within 20 feet of an entrance to extinguish their lit tobacco product or to go at least 20 feet away from the entrance to smoke

Site Improvements: N/A

Building signage: N/A

Applicant: BPP Holdings LLC

Contact: Michael Schwan, 623-249-9412. [AZBPPholdings@gmail.com](mailto:AZBPPholdings@gmail.com)





PLH23-0045 Buon Padre Pizza



Entrance

Small Speaker

Outdoor TVs

Interior Eating Area

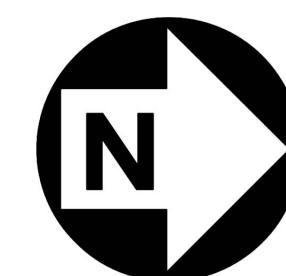
Outdoor Patio

Dining Tables

Small Speaker

2 TV's Back to Back

PLH23-0045 Buon Padre Pizza



PIZZA  
OVEN

REGISTER

COUNTER

MEN'S  
BATHROOM

MIXER

FREEZER

FREEZER

WOMEN'S  
BATHROOM

MOP  
SINK

WALK-IN  
FREEZER



**Planning & Zoning Commission  
23-056**

**Development Services Memo No. PZ**

**Date:** 11/15/2023  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
**From:** Julie San Miguel, Senior Administrative Assistant  
**Subject:** Notice of Cancellation of December 6, 2023, Planning and Zoning Commission Hearing

---

**Proposed Motion:**

Move Planning and Zoning Commission cancel December 6, 2023, Planning and Zoning Commission Hearing.

**Background/Discussion**

Due to the management of cases, Planning Staff is recommending cancellation of the December 6, 2023, Planning and Zoning Hearing.

---