

Meeting Minutes

Planning and Zoning Commission

Study Session

December 20, 2023 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:02 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

DAVID DE LA TORRE, PLANNING MANAGER requested Item No. 3, PLH23-0038/PLH23-0039 Grayhawk Residences at Chandler, be presented and discussed last.

Consent Agenda and Discussion

1. November 15, 2023, Planning and Zoning Commission Zoning Code Amendment Study Session, Study Session & Regular Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Zoning Code Amendment Study Session, Study Session, and Regular Meeting held November 15, 2023.

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

2. PLH22-0028/PLT23-0011 SCHNITZER COMMERCE PARKS

Move Planning and Zoning Commission recommend withdrawing Rezoning, Preliminary Development Plan, and Preliminary Plat PLH22-0028/PLT23-0011 Schnitzer Commerce Parks for the purpose of re-advertising, as recommended by Planning staff.

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

3. PLH23-0038 / PLH23-0039 GRAYHAWK RESIDENCES AT CHANDLER

ALISA PETTERSON, SENIOR PLANNER presented details regarding the request for Area Plan Amendment to the Chandler Redevelopment Element from Business Park / Light Industrial to High-Density Residential, Rezoning from General Industrial (I-2) District to Planned Area Development (PAD) for multi-family residential with Mid-Rise Overlay, and Preliminary Development Plan approval for site layout and building architecture on approximately 3.74 net acres generally located at the northeast corner of Frye Road and Nevada Street, approximately ¼ mile east of Arizona Avenue.

An Addendum Memo was presented to the Commission: staff amended Rezoning Stipulation No. 7, related to the assigned parking requirement, and added Rezoning Stipulation No. 9, related to the allowed building height.

COMMISSIONER LOPEZ expressed his intention to ask questions to the Applicant regarding the parking garage at the Regular Meeting.

CHAIRMAN HEUMANN asked if there was parking on Nevada Street could interfere with the cement company's turning radius as it was mentioned as a concern from the cement company.

ALISA PETTERSON, SENIOR PLANNER clarified that while street parking was provided, it was recessed inward from the existing curb and gutter to ensure parking does not encroach into the existing right of way. She confirmed that the development would maintain a 60-foot right-of-way at that location, which should not interfere or reduce the cement company's turning capabilities.

4. PLH23-0051 PASEO LINDO CHICK-FIL-A

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented details regarding the 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 western building setback. The subject site is located at 3871 S. Arizona Avenue, at the northeast corner of Arizona Avenue and Ocotillo Road.

CHAIRMAN HEUMANN mentioned the Applicant replacing dead vegetation and asked if additional screening was needed for the canopy or if any existing trees blocking the canopy.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed in redevelopment there will be replacement of any missing or dead trees or vegetation. She clarified no trees would be removed in order to encroach into the area and the only trees to be relocated would be interior on the site.

CHAIRMAN HEUMANN expressed concern about maintaining the original landscaping plan. He emphasized the importance of replacing any vegetation that had died over time to ensure proper screening.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated to screen the drive-thru and menu boards, a taller screen wall rather than the standard three-foot wall had to be used.

CHAIRMAN HEUMANN requested staff work with the Applicant and review the original landscape package for the site to ensure everything was appropriately screened and maintained.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that original landscaping plans were retained and referenced.

COMMISSIONER LOPEZ questioned the canopy along Arizona Avenue, inquiring the extent of its encroachment and the potential impact on utility lines or other infrastructure.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that the request is for a canopy to encroach 13-feet into the setback.

COMMISSIONER LOPEZ asked if the pillars were encroaching into the right-of-way.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented an image of the request and clarified that the pillars were not encroaching, and they are in the middle of the structure.

COMMISSIONER QUINN confirmed the encroachment was 13-feet into the setback and presented statements regarding the second lane.

CHAIRMAN HEUMANN stated this request meets the new code that will go before Council.

5. PLH23-0061 STINGERS GOLF CLUB

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented details regarding the request for Use Permit approval for a Series 6 Bar License and Entertainment Use Permit approval for live indoor entertainment. The business is located at 900 E. Pecos Road, Suite 1, at the northwest corner of Pecos and McQueen roads.

COMMISSIONER LOPEZ sought clarification on hours of operation for Friday and Saturday, noting a discrepancy on the staff memo.

CHAIRMAN HEUMANN stated that the information provided indicated entertainment would cease at 11:00 p.m. and the establishment would close at midnight.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the request is for the establishment to be open until midnight, with live entertainment only until 11:00 p.m. on Saturdays. She stated that the assigned planner will be advised of the discrepancy on the staff memo.

CHAIRMAN HEUMANN asked if the establishment is like Top Golf.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed it is similar but indoors with virtual screens.

6. Notice of Cancellation of the January 3, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel January 3, 2024, Planning and Zoning Commission Hearing.

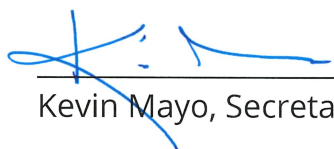
CHAIRMAN HEUMANN confirmed there were no comments or questions from the Commission Members regarding this item.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, January 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:33 p.m.


Kevin Mayo, Secretary


Sherri Koshio for Rick Heumann, Chairman