

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

December 20, 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 5:43 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

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Velasquez.

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.

CHAIRMAN HEUMANN announced that Commission Members have questions for the Applicant on Item No. 3 and explained the Item shall remain on the Consent Agenda unless pulled to the Action Agenda based on the discussion.

COMMISSIONER LOPEZ stated he was having issues locating information about electric vehicle charging stations on the property and asked if there were going to be electric vehicle chargers on property, highlighting the importance of this feature to Chandler's City Council.

ALEXIS PROPER, APPLICANT confirmed there would be six electric vehicle charging stations.

COMMISSIONER LOPEZ inquired about the placement of trash receptacles in the southeast corner of the first level of the parking garage. He presented concerns regarding the parking garage's ceiling height, questioning whether it would accommodate a garbage truck that requires a clearance of 12 feet or higher.

ALISA PETTERSON, SENIOR PLANNER explained while there are receptacles within the parking structure, garbage collection will primarily occur along the fire lane outside the property. She stated the trash will be brought out from the southeast corner of the parking structure for collection.

COMMISSIONER LOPEZ asked if the garbage collection will occur on the private drive.

ALEXIS PROPER, APPLICANT pointed out the curve area inside the East property line is where the garbage would be picked up by the truck and clarified that trash would not be picked up by the truck inside the parking structure.

COMMISSIONER LOPEZ inquired about the placement of the dumpsters and garbage truck collection. He asked if the neighboring property is okay with garbage trucks using their private drive for movement.

ALISA PETTERSON, SENIOR PLANNER stated the neighboring property owner was present during the virtual neighborhood meeting where this topic was brought up by the owner and discussed. She confirmed the owner of the neighboring property is aware and did not voice any concerns or opposition after discussions held with the Applicant.

COMMISSIONER LOPEZ pointed out a discrepancy was noted in the parking count, with 420 parking spaces listed but 4 spaces are unaccounted for.

ALEXIS PROPER, APPLICANT clarified that there are 414 parking spaces.

ALISA PETTERSON, SENIOR PLANNER stated the discrepancy might be due to an error in the table. She further stated she will review the information and verify the correct number of parking spaces.

COMMISSIONER LOPEZ pointed out that with the 4 unaccounted spaces that the proposed still has 416 parking spaces which meets the requirement.

COMMISSIONER VELASQUEZ inquired about the visibility of stairwells within the parking structure.

ALISA PETTERSON, SENIOR PLANNER stated the Applicant has provided visibility studies and that the setback is far enough that it will not be a visible item.

VICE CHAIR KOLSHIOL sought clarification if the six electric vehicle chargers were included in the total parking count.

ALISA PETTERSON, SENIOR PLANNER clarified that the six electric vehicle charging stations were part of the required 414 parking spaces.

VICE CHAIR KOLSHIOL inquired about assigned parking spaces for different types of residential units and the inclusion of electric vehicle charging spaces in the overall parking count.

ALISA PETTERSON, SENIOR PLANNER stated the Addendum Memo added clarification to the stipulation concerning assigned parking space and specified that for multifamily residential units, a minimum of one covered parking space must be allocated to each efficiency studio or one-bedroom unit and two parking spaces, with at least one covered, are to be assigned to units with two or more bedrooms. These assigned spaces must be exclusively available to the tenant of the leasing unit and should not be accessible for use by other tenants or visitors.

CHAIRMAN HEUMANN pointed out that 414 parking spaces are required, and the total parking count is 416 spaces. He asked how the electric vehicle charging spaces factored into it and if the parking requirement is really being met.

KEVIN MAYO, PLANNING ADMINISTRATOR explained the different calculations for total parking and assigned parking, emphasizing that the electric vehicle charging stations were part of the general parking allocation but not part of the assigned spaces.

VICE CHAIR KOLSHIOL asked what is the total amount of parking that must be assigned.

KEVIN MAYO, PLANNING ADMINISTRATOR responded the exact number would depend on the breakdown of one-bedroom and two-bedroom units. He stated it will take a moment for staff to provide a precise figure.

VICE CHAIR KOLSHIOL emphasized with all the parking calculations it would be helpful for the Commission to see the different calculations on parking rather than the total amount of spaces. She stated having clear information on the required versus provided parking spaces would help address Commission concerns and questions.

CHAIRMAN HEUMANN announced based on the dialogue regarding Item No. 3 that this item will be pulled to the Action Agenda. He acknowledged the extensive discussion on parking and would like staff to present the different parking calculations to the Commission. He confirmed there were no comments or questions from the audience or Commission on any of the Consent Agenda Items.

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.

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.

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

Request 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.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0051 Paseo Lindo Chick-Fil-A for the modification of an existing drive-thru restaurant, including adding a drive-thru lane and shade canopy that encroaches into the western building setback, 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 plans including open space, right-of-way, and street median and perimeter of wall shall be approved by the Planning Administrator.

4. Any missing or dead vegetation surrounding the immediate site shall be replaced like for like.
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.

5. PLH23-0061 STINGERS GOLF CLUB

Request 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.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0061 Stinger's Golf Club for a Series 6 Bar License and Entertainment Use Permit approval for live indoor entertainment, 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 Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Conceptual Exhibits and Narrative) shall void the Use Permit and require a new Use Permit application and approval.
2. The Use Permit and Entertainment Use Permit are non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. 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 expiration date shall require re-application and approval by the City of Chandler.
5. The establishment shall provide a contact phone number for a reasonable person (i.e. business owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

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.

Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the December 20, 2023, Regular Planning and Zoning Commission Meeting; Seconded by COMMISSIONER LOPEZ.

Motion carried unanimously (7-0).

Action Agenda Item No. 3 and Discussion

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

Request 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.

ALISA PETTERSON, SENIOR PLANNER presented the requested calculations and clarified 353 of the required 414 parking spaces would be assigned to tenants, leaving 61 parking spaces unassigned.

CHAIRMAN HEUMANN asked if six of the 61 available spaces are the electric vehicle charging stations.

ALEXIS PROPER, APPLICANT clarified that the six electric vehicle charging stations are included in the unassigned 61 parking spaces.

COMMISSIONER BARICHELLO questioned the vehicle parking analysis, he asked how guest parking was accounted for in the formula that calculated the 414 required spaces for the various unit types.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that historically, the parking unit ratio included both tenant and guest parking so the one 1.5 and two and 2.5. assumed the tenant and the guest those numbers. He mentioned that changes to the guest parking ratio were proposed in the upcoming code update.

COMMISSIONER LOPEZ calculated that with the new stipulation, there would be 61 guest parking spaces, including the spaces for electric vehicle charging. He asked if there was an option for the electronic vehicle charging spaces to be assigned and presented statements regarding difficulties with charging spaces when individuals have more than one electronic vehicle.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that staff does not manage the assignment of spaces at that level but is possible for the property manager to assign electric vehicle charging spaces to specific units and presented calculations to the Commission.

CHAIRMAN HEUMANN stated he agrees with the staff's approach and emphasized the importance of management figuring out the allocation of charging spaces. He acknowledged the concerns from the Summit Company and read additional stipulations contained in the Addendum Memo; amending Rezoning Stipulation No. 7, related to the assigned parking requirement, and adding Rezoning Stipulation No. 9, related to the allowed building height.

Action Agenda Item No. 3 Motion and Vote

Proposed Motion:

Area Plan

Move Planning and Zoning Commission recommend approval of PLH23-0039 Grayhawk Residences at Chandler, amending the Chandler Redevelopment Element from Business Park/Light Industrial to High-Density Residential, as recommended by Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of PLH23-0038 Grayhawk Residences at Chandler, rezoning from General Industrial (I-2) District to Planned Area Development (PAD) for Multi-Family Residential with Mid-Rise Overlay to allow heights up to seventy (70) feet, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0038 Grayhawk Residences at Chandler, for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Chandler Redevelopment Element from Business Park / Light Industrial to High-Density Residential.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from General Industrial (I-2) District to Planned Area Development (PAD) for Multi-

Family Residential with Mid-Rise Overlay to allow heights up to seventy (70) feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Grayhawk Residences at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0038, 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 68 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. 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.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Prior to the time of leasing any units, the developer/operator/property manager shall provide a written disclosure statement, for the signature of each renter, acknowledging that the apartment complex is located adjacent to or nearby existing railroad tracks, industrial property and industrial businesses that may cause adverse noise, odors, and other externalities. The lease agreement shall include a disclosure statement outlining that the property is adjacent to or nearby existing railroad tracks, industrial property and industrial businesses, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the developer/operator/property manager and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Note: Stipulation No. 7 was modified on the Addendum Memo presented to Planning and Zoning Commission this date:

7. Minimum assigned parking spaces for multi-family residential:
A minimum of one (1) covered parking space shall be assigned to each Efficiency, Studio, or One-Bedroom Unit and a minimum of two (2) parking spaces (at least one of which shall be covered) shall be assigned to each Two-or-more-Bedroom unit. The assigned

spaces must be made available for the exclusive use of the tenant leasing the unit and may not be made available for use by other tenants or visitors.

8. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
North	10 feet
East	10 feet
South (Frye Road)	10 feet
West (Nevada Street)	12 feet

Note: Stipulation No. 9 was added on the Addendum Memo presented to Planning and Zoning Commission this date:

9. Building heights shall not exceed seventy (70) 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 "Grayhawk Residences at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0038, 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 Frye Road and Nevada Street shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
5. All trees planted along the east property line shall be a minimum of 7-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. 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.
8. 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.
9. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from activities on proximate railroad and industrial properties. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
10. The applicant shall work with Staff to incorporate art feature(s) at the southwest corner of the site in the outdoor pedestrian plaza area.
11. A minimum of six electric vehicle charging stations shall be provided.

COMMISSIONER LOPEZ moved to approve Action Agenda Item No. 3 of the December 20, 2023, Planning and Zoning Commission Meeting; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (7-0).

Member Comments/Announcements

KEVIN MAYO, PLANNING ADMINISTRATOR reflected on the past year and thanked the Planning and Zoning Commission for their contributions, particularly regarding the significant code update. He wished everyone happy holidays and new year.

CHAIRMAN HEUMANN thanked City staff for their hard work and wished everyone a Merry Christmas and a healthy New Year, expressing hope for a better world in 2024.

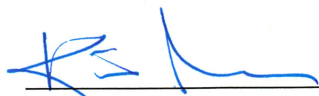
The meeting concluded with attendees exchanging holiday wishes and remarks about the successful year.

Calendar

The next regular meeting will be held on Wednesday, January 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 6:05 p.m.



Kevin Mayo, Secretary



Sherri Koshiol for Rick Heumann, Chairman