

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

January 17, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:40 p.m.

Roll Call

Commission Attendance

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
Harley Mehlhorn, City Planner
Mika Liburd, Associate Planner
Darsy Olmer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Chair Rick Heumann

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Barichello.

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. December 20, 2023, Planning and Zoning Commission Meeting Minutes

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

2. PLH23-0026 AMENDMENTS RELATED TO ZONING, PROPERTY MAINTENANCE, AND REFUSE

City of Chandler initiative to amend city code Chapter 35 Land Use and Zoning. Proposed amendments include modifications to previously reviewed amendments for guest quarters and requirements for multi-family parking.

Proposed Motion:

A. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-1804 Parking Schedule, relating to parking requirements, as recommended by Planning staff.

B. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-2202 Accessory Buildings and Guest Quarters, prohibiting short-term rentals within guest quarters, as recommended by Planning staff.

3. PLH23-0015/PLT23-0024 HIGHLAND PLACE

Request for Rezoning from Single-family (SF-18) district to Planned Area Development (PAD) for medium-density residential, Preliminary Development Plan approval for site layout and building architecture for duplexes, and Preliminary Plat approval on approximately 0.9 acres located at the southeast corner of Alma School Road and Highland Street, generally located ¼ mile south of the southeast corner of Alma School and Warner roads.

VICE CHAIR KOSHIOL announced there are two speaker cards, both are regarding Item No. 3 PLH23-0015/PLT23-0024 Highland Place. She stated Mike Hanson and Rod Jarvis of Gallagher and Kennedy have expressed they are in favor the item, but do not wish to speak.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0015 Highland Place, rezoning from Single-family (SF-18) district to Planned Area Development (PAD) for medium-density residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0015 Highland Place site layout and building architecture for duplexes, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0024 Highland Place, subject to the condition as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of PLH23-0015 Highland Place, rezoning from Single-Family Residential (SF-18) to Planned Area Development (PAD) for medium density residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Highland Place" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0015, 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 Chandler City Council.
2. Residential dwelling units shall be permitted at a maximum density of 9 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 on abutting rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Minimum setbacks, maximum lot coverage and building height shall be as provided below

Property Line	Setbacks
Front Yard	18'
Side yard	10' between duplexes where applicable and as shown in the development booklet
Rear	10' excepting covered patios which have a setback of 3'
Maximum Lot Coverage	50%
Maximum Building Height	32'

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, "Highland Place" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0015, 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 Chandler City Council
2. The site shall be maintained in a clean 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. 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.
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.

Preliminary Plat

Planning staff recommends the 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.

4. PLH23-0053 CAMBRIDGE MEDICAL FACILITY

Request for Rezoning to increase Mid-Rise Overlay allowing building heights up to 75 feet and Preliminary Development Plan (PDP) approval for site layout and building architecture for a medical development including a specialty hospital and medical offices on approximately 8.1 acres located north of the northwest corner of Gilbert Road and Insight Way, generally located ¼ mile south of the southwest corner Gilbert and Germann roads.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0053 Cambridge Medical Facility, Rezoning to increase Mid-Rise Overlay allowing building heights up to 75 feet, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0053 Cambridge Medical Facility for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning to increase the Mid-Rise Overlay allowing building heights up to 75 feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Cambridge Medical Facility" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0053, 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. Building heights shall be limited to a maximum height of seventy-five (75) feet.
3. Uses shall be consistent with uses permitted in C-3 Regional Commercial District.
4. No television, communication towers or stand-alone antennas shall be constructed on the property. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such

median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

9. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. The landscaping in all open-spaces shall be maintained by the adjacent property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

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 "Cambridge Medical Facility" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0053, 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 space, rights-of-ways, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. All raceway signage shall be prohibited within the development.
6. The monument sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
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.
8. 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.

9. 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. PLH23-0058 BODDY RESIDENCE

Regarding the request for Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a single-family residence with an accessory building and Preliminary Development Plan approval for site layout and building architecture on approximately .17 acres located at 121 S Dakota Street, generally located ¼ mile north of the northwest corner Frye Road and Arizona Avenue.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0058 Boddy Residence, Rezoning from Multiple Family Residential District (MF-2) to Planned Area Development (PAD) for a single-family residence, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0058 Boddy Residence for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from MF-2 to PAD for single-family residential with an accessory building, subject to the following conditions:

1. Development shall be in substantial conformance with the attached development booklet kept on file in the City of Chandler Planning Division, on file in PLH23-0058 Boddy Residence-Development Booklet, 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 on the property shall be those permitted in the Single-Family (SF-8.5) zoning district, except as modified by condition herein.
3. The homebuilder/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 homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

4. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.

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. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

7. Minimum setbacks shall be as provided below:

Property Line	Building Setback
Front Yard	20 ft.
Side Yard	5 ft. for each side
Rear Yard	10 ft.

8. Maximum Lot Coverage shall be 45%

9. Maximum Building Height shall not exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) 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 attached development booklet kept on file in the City of Chandler Planning Division, on file in PLH23-0058 Boddy Residence-Development Booklet, 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. All mechanical equipment shall be located in the side or rear yard and screened entirely from view by material(s) that are architecturally consistent with the proposed dwelling.

3. The site shall be maintained in a clean and orderly manner.

4. The 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. PLH23-0027 LAYTON LAKES VILLAGE SHOPS

Request the request for Preliminary Development Plan approval for site layout and building architecture for a car wash and an office building. The subject site is located at the southeast corner of Gilbert Road and Queen Creek Road.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0027 Layton Lakes Village Shops for a site layout and building architecture for a car wash and an office building.

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 shall be in substantial conformance with exhibits and representations entitled "Development Booklet" and kept on file in the City of Chandler's Planning Division, in file No. PLH23-0027, 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. Landscaping shall be in compliance with current Commercial Design Standards.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. PLH23-0062 LOLA'S LIQUORS

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 64 S San Marcos Place, approximately ¼ mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0062 Lola's Liquors, 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 Use Permit/Preliminary Development Plan, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (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 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.
5. The Entertainment Use Permit shall remain in effect for two (2) years 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.

8. PLH23-0069 MURPHY'S LAW IRISH PUB

Request for Entertainment Use Permit approval for live indoor entertainment. The business is located at 58 S San Marcos Place, approximately ¼ mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.

Recommended Conditions of Approval

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 Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.

4. 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.
5. Music shall be controlled so as to not unreasonable disturb area residences.
6. The Entertainment Use Permit shall remain in effect for five (5) years 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.

9. Notice of Cancellation of the February 7, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel February 7, 2024, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

COMMISSIONER VELASQUEZ moved to approve the Consent Agenda of the January 17, 2024, Regular Planning and Zoning Commission Meeting with recommendations stipulation from staff; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (6-0).

Discussion

Member Comments/Announcements

None.

Calendar

The next Regular Meeting will be held on Wednesday, February 21, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street.

Informational Items

Adjourn

The meeting was adjourned at 5:43 p.m.

 for KM

Kevin Mayo, Secretary



Rick Heumann, Chairman

*with changes noted
by commission*