

Meeting Minutes

Planning and Zoning Commission

Study Session

January 17, 2024 | 4:30 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 4:30 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

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.

VICE CHAIR KOSHIOL announced Item No 2, PLH23-0026 Amendments Related to Zoning, Property Maintenance, and Refuse, shall be presented and discussed after all other items.

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.

VICE CHAIR KOSHIOL confirmed there were no comments or questions from the Commission Members regarding this item.

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

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding 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.

COMMISSIONER LOPEZ sought clarification and asked if staff could elaborate about parking requirements. He inquired if there was an intention to adjust parking requirements based on Area Median Income (AMI) calculations and mentioned he was on council when discussions were held regarding this topic and he was skeptical about relevance of AMI to parking needs as residents of one or two bedroom units would likely own a car regardless of AMI.

KEVIN MAYO, PLANNING ADMINISTRATOR explained the research process and findings regarding parking needs across different AMI groups. He noted that for households earning 100% AMI or above market rate housing, the parking needs are well understood. For those in the 80% to 100% AMI bracket, workforce housing, characteristics suggest that they closely resemble market rate households in terms of car ownership and usage, thereby not justifying a reduction in parking requirements. He further explained, as the AMI decreases from 80% down to 30%, the likelihood of car ownership diminishes, with those at the lower end of the spectrum being less able to afford a car, more reliant on public transportation, or more likely to live close to their place of employment. He emphasized that this tiered approach to parking requirements is based on observed behaviors and is designed to reflect the actual needs of different income groups. He mentioned that areas akin to Chandler in the East and West Valley were examined.

COMMISSIONER LOPEZ raised concerns about the unintended consequences and potential misuse of reduced parking requirements by developers aiming to increase unit density for profit. He highlighted the City's challenge to ensuring developments remain within their intended affordable housing classification.

KEVIN MAYO, PLANNING ADMINISTRATOR acknowledged these concerns and stated that ultimately projects built today have market rate parking, but if they want to do anything new, it will have to come through the zoning process and the City can require things that keep it in perpetuity. He mentioned deed restrictions and federal funding requirements could serve as mechanisms to enforce the intended use of developments more than restrictions from the City.

COMMISSIONER LOPEZ presented concerns about housing projects that initially present themselves as workforce housing but later change their operation or purpose, especially when privately funded. He explained that this concern is particularly relevant if the project does not rely on Housing and Urban Development (HUD) funding, which comes with specific restrictions and requirements aimed at maintaining affordable housing standards.

COMMISSIONER BARICHELLO commended staff on their efforts in analyzing parking requirements across the valley and sought clarification on the requirement for two parking spaces for two-bedroom units, as he remembered a different calculation.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that the requirement is indeed two parking spaces for two-bedroom units, with one space for studio/efficiency, one and a half for one-bedroom, and a quarter space for each additional bedroom beyond two.

3. PLH23-0015/PLT23-0024 HIGHLAND PLACE

HARLEY MEHLHORN, CITY PLANNER presented details regarding the 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.

COMMISSIONER VELASQUEZ pointed out on west side of the property on the right of way line, the landscape plan proposes ash trees. He mentioned the Department of Water Resources discourages landscape architects from planting ash trees in the right of way and suggested checking with landscape architects and engineers to ensure the trees were planted within the property side of the right of way.

HARLEY MEHLHORN, CITY PLANNER thanked Commissioner Velasquez and assured that staff will work with the Applicant regarding the trees.

VICE CHAIR KOSHIOL sought clarification regarding the smaller windows proposed for the rear face of the building, specifically whether they were intended for units 5 through 8 on the east side.

HARLEY MEHLHORN, CITY PLANNER stated the goal was to provide a heightened level of privacy for the neighbors abutting the east side. He explained the four homes on the east side would feature smaller windows from Plan B, while units 1 through 4 would have a different elevation.

4. PLH23-0053 CAMBRIDGE MEDICAL FACILITY

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the 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.

COMMISSIONER GOLLA asked about the automated parking garage, specifically its operation without an attendant during at night. She wondered if this was because no visitors were expected at night, considering the context of selective surgery and recovery. She presented the concern visitors could face trying to exit an automated parking garage unassisted at night.

LAUREN SCHUMANN, SENIOR CITY PLANNER thanked Commissioner Golla and directed the question to the Applicant. She stated the likely reason for the absence of an attendant at night was because the medical office's operating hours, as they typically end at 6:00 p.m., and the hospital has limited visiting hours. She further stated she will get a more precise answer from the Applicant before the regular meeting.

COMMISSIONER BARICHELLO sought clarification regarding the ordinance related to the reduction in parking space width due to the fact that persons will not occupy vehicles during use. He asked if this provision is explicitly stated in the Chandler zoning ordinance or if it was a modification included in the project's Preliminary Development Plan booklet (PDP).

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that one of the first stipulations for the project requires compliance with the development booklet attached to the proposal. She explained this booklet includes an exhibit showing the reduced parking space widths. She further explained that this request for reduced widths would, therefore, be considered a waiver to the standard requirements as outlined in the Chandler zoning ordinance, based on the specifics provided in the development booklet.

COMMISSIONER VELASQUEZ asked what is the nature of a facility as it is described as a hospital but there is no emergency room. He further asked if walk-ins could still enter and if there was supposed to be access for ambulance, ambulatory services, or a helicopter pad. He mentioned when Banner came in, there were specific stipulations to be considered a hospital.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that the property is zoned for Planned Area Development (PAD) for C-3 type uses. She explained that the facility will specialize in elective surgery and does not offer an emergency room (ER) for the general public, nor does it provide ambulance services. She stated there is no intention to include a helipad as this was discussed at the airport commission. The airport commission was receptive to the idea that individuals needing to fly in for services at this facility could use the airport, providing a direct route to the elective surgery facility. She stated the facility is more of a specialized medical treatment center rather than a general hospital with full emergency services.

COMMISSIONER VELASQUEZ asked about the backup power solutions for the automated parking system, specifically inquiring whether the system would have its own generators or rely on the hospital's backup generators in the event of power outages.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated there will be backup power for the automated parking system and will check with the Application for the details.

COMMISSIONER LOPEZ mentioned the elimination of parking islands as part of the proposed landscape plan and asked if the density of the landscape design was considered adequate despite this change.

LAUREN SCHUMANN, SENIOR CITY PLANNER pointed out that the plan includes approximately six or seven islands that are strategically placed to highlight the main entrances of the development but are not utilized throughout the entirety of the project. She clarified that the islands are focused on the two main entrances along the elevations facing Gilbert Road and emphasized the importance of maintaining these areas to ensure they remain attractive and clean.

5. PLH23-0058 BODDY RESIDENCE

MIKA LIBURD, ASSOCIATE PLANNER presented details 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.

COMMISSIONER BARICHELLO mentioned the code amendment update and stated his understanding that single-family residences would be allowed in MF-2 and the original townsite. He was curious about the timing of this amendment in relation to the application of this project.

MIKA LIBURD, ASSOCIATE PLANNER stated that the rezoning was necessary to accommodate different setback requirements than those currently in place.

DAVID DE LA TORRE, THE PLANNING MANAGER explained the proposed zoning code amendment update is scheduled to go before the City Council on February 8, 2024. He indicated the code amendment is not yet approved as it goes before the City Council for introduction and final adoption then there is 30-day period before the effective date of the ordinance.

COMMISSIONER VELASQUEZ requested to view the north elevation and expressed concern that the elevations facing north and south appeared to have a large, blank façade. He stated the design could benefit from additional windows to or some kind of embellishment to break it up a bit and enhance the appearance.

6. PLH23-0027 LAYTON LAKES VILLAGE SHOPS

DARSY OMER, ASSOCIATE PLANNER presented details regarding the 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.

COMMISSIONER LOPEZ presented concerns of clustering of similar developments, specifically referring to the almost identical carwash located directly across the street. He asked if there were any limitations or requirements to prevent such clustering and preventing the possibility of a third similar development on the same corner.

DARSY OMER, ASSOCIATE PLANNER stated the area is zoned for planned redevelopment for C-2 type uses. She explained that such developments are allowed and the focus of the proposed is on site layout and architecture.

COMMISSIONER LOPEZ asked if the City had the ability to prevent such clustering.

DAVID DE LA TORRE, PLANNING MANAGER explained that if it were a rezoning case, they would have the opportunity to object based on the number of similar uses in the area; however, since the proposal is design-oriented and not about land use, the City cannot prevent clustering in this specific situation.

VICE CHAIR KOSHIOL thanked staff for the clarification and acknowledged the efforts made by staff and the Applicant to make accommodations. She asked if there was more information about the potential usage for the proposed retail or office space and inquired about parking. She further asked for any additional details the Applicant might have provided.

DARSY OMER, ASSOCIATE PLANNER responded that the Applicant did not specify the intended use, other than clarifying that it would not be a medical facility, which would have required additional parking. She stated Staff will check if the Applicant can provide further information.

7. PLH23-0062 LOLA'S LIQUORS

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

VICE CHAIR KOSHIOL asked if the two-year time condition is standard for the City.

DAVID DE LA TORRE, PLANNING MANAGER clarified that the standard time condition used to be one year; However, it was observed that one year was insufficient for tenants to complete their improvements and by the time these improvements were finished, there were only about two

months left in the year. He explained that the standard was changed to two years to accommodate the needs of tenants better.

8. PLH23-0069 MURPHY'S LAW IRISH PUB

DARSY OMER, ASSOCIATE PLANNER presented details regarding the 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.

VICE CHAIR KOSHIOL confirmed there were no comments or questions from the Commission Members regarding this item.

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.

Calendar

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

Adjourn

The meeting was adjourned at 5:32 p.m.

*with changes noted
by commission*

 for KM

Kevin Mayo, Secretary



Rick Heumann, Chairman