

Meeting Minutes

Planning and Zoning Commission

Study Session

February 21, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, 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 Rene Lopez

Absent

Commissioner Kyle Barichello
Commissioner Charlotte Golla

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Dana Alvidrez, City Transportation Engineer
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Tyler DelRio, Planning Intern
Emily Nguyen, Planning Intern
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.

Consent Agenda and Discussion

1. January 17, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 17, 2024, and Regular Meeting of January 17, 2024.

COMMISSIONER VELASQUEZ advised of the following corrections to the Planning and Zoning Meeting Minutes of January 17, 2024:

Study Session Minutes: Correction to revise the spelling of Vice Chair *Koshiol*.

Study Session Minutes, Page 5, Paragraph 1: Correction to reflect the speaker as *Commissioner Velasquez*.

Regular Meeting Minutes: Correction to revise the spelling of Vice Chair *Koshiol*.

CHAIRMAN HEUMANN requested the Meeting Minutes of January 17, 2024 be changed to reflect the mentioned corrections.

2. PLH23-0066 SILK STOCKING HISTORIC PRESERVATION DISTRICT

ALISA PETTERSON, SENIOR PLANNER presented details regarding the request to establish a Historic Preservation District to recognize, honor, and preserve the historic architectural character of the Silk Stocking Neighborhood which is located generally on the northeast corner of Arizona Avenue and Chandler Boulevard.

COMMISSIONER LOPEZ mentioned that although the current layout of the map was clear, there could be confusion among neighbors about the boundaries of the Silk Stocking Preservation District. He asked if other residences wanted to join the district later, if they would be able to do so, he also asked if the 60% approval rate is by segment or as a whole.

ALISA PETTERSON, THE SENIOR PLANNER clarified the 60% threshold applied to the proposed district as requested and presented the image of the map, she stated once established, there would be a specific procedure for additional properties wishing to join the district.

CHAIRMAN HEUMANN presented statements of appreciation for those who worked on this project acknowledging the significant contributions of Dorothy and Mary Lou, two residents who had dedicated years to the initiative. He stated this project is right on the threshold of meeting the 60% and presented further statements regarding the importance of preserving the historical integrity of the older neighborhoods. He confirmed there were no further comments or questions from the commission and expressed gratitude towards staff and Derek, who had significantly contributed to this project.

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

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for industrial business park, Preliminary Development Plan (PDP) approval for site layout and building architecture, and Preliminary Plat approval for an industrial business park on two sites; 47.7 acres located at the

southwest corner and 37.6 acres located at the southeast corner of Ryan Road and Hamilton Street, generally located one quarter mile east of the southeast corner of Arizona Avenue and Ryan Road.

COMMISSIONER LOPEZ asked about the improvements on Ryan Road, specifically whether the developer would be responsible for upgrades on their side of the street.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the City was planning improvements on the north side of the street as part of an enhancement to Tumbleweed Park. She mentioned that while the City hoped to coordinate these efforts with the developer's project on the south side, timing might not align perfectly, however, there is a chance the two could line up at the same time.

COMMISSIONER VELASQUEZ requested staff to present the image of the 3D rendering and pointed out the bump outs. He suggested incorporating ground-face blocking into the gray areas as it would be a nice addition to embellish the bump outs instead of just using a paint treatment, especially on the elevation facing Ryan Road because it is a collector street.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated that she will work with the Applicant on this request during the break.

CHAIRMAN HEUMANN pointed out that Ryan Road is currently a partial dirt road. He inquired about road improvements given the significant development planned for the area which would bring a considerable number of employees, he asked specifically what is the plan to get to Arizona Avenue.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that the City's road improvement is not going further west than the train tracks. She stated there are developments north of Ryan Road at the intersection coming in, however there is no timeline for construction from the train tracks west to Arizona Avenue

CHAIRMAN HEUMANN questioned the timeline and scope of road improvements west of the train tracks to Arizona Avenue and the potential impact on traffic. He urged the City Council to consider the needs to support the development and it's employees effectively. He asked if there was an ingress and egress on Ryan Road or if there was a light at the intersection of Ryan Road and Arizona Avenue and urged City to consider something like that. In addition to the traffic concerns, he mentioned that he would like to see more architectural detail on Arizona Avenue as this is a prime location.

COMMISSIONER LOPEZ presented concerns and questioned Ryan Road's condition shoulder improvements.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that Ryan Road is paved but lacked median or improved shoulders.

CHAIRMAN HEUMANN pointed out the Mayor's presence at the Planning and Zoning Hearing this and requested that the Minutes document the concerns of the Planning and Zoning Commission regarding necessary improvements to accommodate the expected increase in employees due to development in the area.

4. Notice of Cancellation of the March 6, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel March 6, 2024, Planning and Zoning Commission Hearing.

Action Agenda Item No. 5

5. PLH23-0044 QUIKTRIP CONVENIENCE STORE AND GAS STATION

Request to amend the Planned Area Development (PAD) zoning for commercial uses to permit a fuel service station, and Preliminary Development Plan (PDP) approval for site layout and building architecture on approximately 2.5 acres located at the northwest corner of Dobson and Ray Roads.

An Addendum Memo was presented to the Commission, as staff received additional feedback regarding the proposed fuel station after the posting of the memo.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, March 20, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:26 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman