

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

March 20, 2024 | 5:30 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 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Tawn Kao, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Jeff Velasquez
Commissioner Rene Lopez
Commissioner Charlotte Golla

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. February 21, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 21, 2024, and Regular Meeting of February 21, 2024.

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue the request to the April 17, 2024, meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's requesting additional time, as recommended by Planning staff.

3. PLH23-0055 IRGENS ASCEND

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.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0055 Irgens Ascend, amending the Planned Area Development (PAD) zoning to allow showroom uses west of Cooper Road within the Chandler Airport Center, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0055 Irgens Ascend, for site layout and building architecture for an industrial building and a showroom building, 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 the requested PAD amendment, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Irgens Ascend" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0055, 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. Showroom uses shall be allowed west of Cooper Road within the Chandler Airport Center.
3. DVR04-0037 narrative shall be amended as follows: under 'Proposed Uses, Commerce Midrise', on page 3 of the narrative, the fourth paragraph should read:

"Showroom uses are proposed to provide the region with bulk related uses, such as tile, flooring, paint or furniture. These uses will support both the residential base as well as the business uses around the airport."
4. Compliance with original conditions adopted by the City Council in Ordinance No. 3673 in case DVR04-0037 and Ordinance No. 4184 in case DVR09-0023, except as modified by condition herein.
5. Phase II properties along Cooper Road will require separate PDP approval.

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 "Irgens Ascend" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0055, 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.
10. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
11. Chandler Airport Center requires all parking to be fully screened from view by 3 foot high screen walls that match existing screen walls. Applicant shall work with staff to meet this requirement.
12. Chandler Airport Center requires all truck areas to be fully screened from the interior street view with solid gates at drives or wing walls that are a minimum of 8' high. The applicant shall work with staff on a design to meet this requirement.
13. Chandler Airport Center requires use of Ash trees in the landscape palette and along Northrop Boulevard and Germann Road at 40' on center to maintain the landscape theme and character of Chandler Airport Center. Applicant shall work with staff to meet this requirement.
14. Chandler Airport Center requires shallow retention basins along street frontage. Applicant to work with staff to adjust retention along Germann Road to meet this requirement.
15. Floor and Décor entry shall utilize glazing only around their entry doors with no use of solid panels; glazing shall match the glazing used at the flex industrial building and at the existing building to the east.
16. Parking space sizes shall meet City of Chandler requirements of 9 foot widths.
17. Provide landscape islands at parking row adjacent to Northrop Boulevard not exceed 1 planter per 10 spaces.

18. Adjust west-most parking along west side of flex industrial building to achieve 26' wide fire access lane.

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.

Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the March 20, 2024, Regular Planning and Zoning Commission Meeting; Seconded by COMMISSIONER BARICHELLO.

Member Comments/Announcements

CHAIRMAN HEUMANN wished everyone a Happy Easter.

Calendar

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

Adjourn

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



Kevin Mayo, Secretary



Rick Heumann, Chairman