

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

May 1, 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 5:33 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez (appearing telephonically)
Commissioner Charlotte Golla

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Darsy Omer, Associate Planner
Taylor Manemann, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

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. April 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 April 17, 2024, and Regular Meeting of April 17, 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 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 to the June 5, 2024, meeting, as requested by the applicant.

An Addendum Memo was presented to the Commission, Planning staff received a letter from the Applicant addressed to the Planning and Zoning Commission providing details relating to the request for continuance.

4. PLH23-0067 ALL COPY

Request Use Permit approval for an office/warehouse building located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.

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. Development shall be in substantial conformance with exhibits and representations entitled "PLH23-0067 All Copy Exhibits" kept on file in the City of Chandler's Planning Division, in file No. PLH23-0067 All Copy, 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. Use Permit 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 Use Permit shall apply.
3. Uses permitted shall be those permitted in the I-2 General Industrial District and office provided that parking requirements are met pursuant to Article XVIII Parking and Loading Regulations of the Chandler City Code.

4. All employees and clients shall park on-site.
5. The site shall be maintained in a clean and orderly manner.

5. PLH24-0005 GOLD TRUST REALTY

Request Use Permit time extension to allow the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office. The business is located at 200 S Dobson Road, generally located north of the northwest corner of Dobson and Frye roads.

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 Use Permit and require new Use Permit application and approval.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The Use Permit is non-transferable to any other property.
4. Substantial increases in on-site employment over that as represented as 3 full time equivalent, or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit 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 Use Permit shall apply.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the May 1, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (6-0).

Action Agenda Item No. 3 and Discussion

3. PLH24-0012/PLH23-0056/PLT23-0022 VIVIENDO

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented details regarding a request to amend Section 23 Area Plan from Neighborhood Commercial to Residential, Rezoning from Planned

Area Development (PAD) for Neighborhood Commercial and congregate care to PAD for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 76-lot single-family subdivision on approximately 15.4 acres located at the southeast corner of Ocotillo and McQueen roads.

An Addendum Memo was presented to the Commission, Planning staff received two additional letters from adjacent residents: one in support and the other against the request.

CHAIRMAN HEUMANN announced that he has received some speaker cards for Item No. 3 and he would like to hear from the speakers before deciding to pull the Item from the Consent Agenda.

CONNIE FRASIER, 4295 SOUTH CROSSCREEK DRIVE expressed concerns about the proposed housing development. She stated a month earlier, a representative said there would be a reduction in the number of houses planned and they would be keeping an entrance and exit on Alamosa. She asked why they needed this entrance was as there is already an existing entrance on McQueen. She presented concerns regarding the small size of Alamosa Street and increased traffic issues especially turning left on to McQueen. She asked why a traffic signal could not be installed and was advised that its too close to the signal on Ocotillo, she pointed out that the distance seemed to be the same.

JENNIFER ALVEY, 1154 EAST GRAND CANYON ROAD stated she has lived in Chandler for twenty-two years and expressed appreciation for the city's management of growth. She voiced concerns over the housing development and stated what is build should benefit the people moving in and the residents who are existing. She highlighted the importance of maintaining the buffer between existing homes and how after they were shown a proposal with a buffer then shown an updated image with the buffer altered to be smaller. She presented further concerns regarding the impact of traffic due to the Amazon, bus barn, and other developments.

RIZWAN RASHEED, 4190 SOUTH JESSE STREET stated that Jennifer Alvey is his neighbor and there will be twelve homes up against their two homes. He expressed concerns about the density of the proposed development and suggested a different builder who could provide lower-density or light commercial. He stated the Applicant advised him that they could not provide a lower density in a profitable way and that they are only looking out for their best interest and not the community.

CHAIRMAN HEUMANN announced that he will be pulling this Item for Action and asked staff to address the concerns voiced by the speakers, regarding residential impact and traffic.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained before the applicant submitted an application, they provided a preliminary technical review; this allowed various municipal departments, including fire, civil, traffic, building, and utilities, to review the proposal before an

application is filed. She stated the city's general practice for developments is to limit the number of entrances on an arterial road and to use collector streets to channel traffic from smaller to larger roads. She stated it is the city's preference to use Alamosa to allow traffic to flow rather than creating another entrance on McQueen. She bought up Google Maps and pointed out the subdivisions south of the area do not have access to McQueen and instead used collector streets to the north and south. She stated that this is the best practice per the City's Traffic Engineer.

CHAIRMAN HEUMANN confirmed that the closest school was San Tan Elementary and that drivers would have to do a lot of cutting through neighborhoods to reach it. He asked staff to address the concerns raised by the speakers.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated that she spoke to the resident who brought up the need for a traffic signal at a neighborhood meeting and it was confirmed with the traffic engineer that Alamosa was too close to the intersection of McQueen and Ocotillo to install a traffic signal.

CHAIRMAN HEUMANN pointed out that one speaker stated that he supported commercial. He asked staff to explain the traffic impact if the area were developed commercially, such as a convenience store, compared to the current residential proposal.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that commercial developments typically generate more traffic than residential or even multifamily developments due to the higher number of trips generated.

CHAIRMAN HEUMANN commented on a recent proposal for a Quick Trip that came before Planning and Zoning and that could generate hundreds of trips.

VICE CHAIR KOSHIOL asked staff to clarify the situation regarding a buffer zone that was mentioned previously.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated at the December neighborhood meeting, a proposal was made for a 20-foot sidewalk buffer between existing and proposed homes. She described this space as historically being a 'no man's land' and detailed concerns about safety and security within these zones, suggesting instead that larger lots with landscaped areas would be more beneficial.

VICE CHAIR KOSHIOL sought to confirm that the 20-foot buffer had been incorporated into the lot sizes of lots 30 through 40 to make them deeper.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that is correct and there will be another sidewalk along McQueen closer to the development to provide a safer environment for residents

walking their dogs away from the busy road.

VICE CHAIR KOSHIOL advised that she liked that idea a lot and asked if that would be gated off.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that the walkway would be open to the public and not gated off.

COMMISSIONER BARICHELLO stated he did not see that in the rendering.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated staff will confirm.

COMMISSIONER GOLLA sought clarification whether the larger lot sizes still allowed for a 20-foot buffer.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that the 20-foot landscaped area was eliminated in favor of extending the lot sizes, thus providing larger backyards and maintaining a buffer from the homes.

CHAIRMAN HEUMANN asked staff to address issues related to building height and the single story with push back two story and their impact on privacy.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that these questions are aimed towards specifics in the proposal and would be better addressed by the Applicant.

RALPH PEW, APPLICANT introduced himself and stated that Mr. Chuck Chism and Francisco Castillo from K. Hovnanian are present in case there are any questions they could address. He stated Alamosa Drive has been a point of discussion from the beginning with the neighbors and as staff indicated, the city wanted to minimize the number of access points on McQueen Road. He explained that consequently, the best approach was to place an entrance on Alamosa at the southern edge and make it only for residents. He further explained this entrance would require a key; therefore deliveries, guest and public access would occur up on Ocotillo. The Applicant believed they have done all they could to comply with the street design standards in the city while creating a better situation for the neighborhood with the Alamosa location. He further explained the existing curb cuts on McQueen Road are roadway drainage spillways. He stated spillways take drainage from the road and channeled water from the street, he wanted to make sure everyone knew they were not designed for road access. He stated that the buffer had also become an issue and explained that without constant monitoring, it could turn into a location for mischief; therefore, it was decided the best to incorporate that land into the lots. He further explained the change was initially thought to be a good idea until further consideration led to its revision. He stated all the single-story homes adjoining this property were planned to not have two-story homes near them. He stated the proposed residential is better than commercial due to the increased traffic that commercial would cause. He further stated their plan had been

revised from 91 lots to 76, so they have been reducing the density and keeping it consistent with the Southeast Area Chandler Plan. He explained the density appeared higher when calculated just for the 15.3 net acres at 76 units, it fit well within the allowed density ranges when averaged as intended under the plan and the home sizes in this proposal ranged from just over 2000 to almost 3400 square feet, indicating that these were significant homes on smaller lots. He presented an image showing an overview of the site, demonstrating compliance with the Southeast Area Chandler Plan, and outlining the changes in the plan from 91 lots at 4000 square feet to the current 76 lots with almost 5000 square feet each. He stated there were now 12 two-story lots with a 40-foot minimum setback, and 15 of the 76 lots were specifically limited to single-story homes. He then presented renderings of the elevations, providing a visual of the spatial relationships and textures within the community, particularly in the remodeled barbecue and amenity areas. He emphasized efforts to avoid situations where a rear wall met the minimum setback and aligned with all other rear walls, showing the textured appearance on the street frontages, especially along McQueen Road. He thanked the Commission and urged the support of this project.

CHAIRMAN HEUMANN invited any members of the audience would like to speak to come up to the podium.

CONNIE FRASIER, 4295 SOUTH CROSSCREEK DRIVE thanked the Applicant for providing clarity on some of the issues, but she would like to point out that Alamosa is not a feeder street and does not travel continuously from east to west. She clarified Alamosa spans the length of six houses before ending at entrances to Alamosa Estates or Geneva Estates and this is not comparable to a feeder street situation because any car exiting the new subdivision onto Alamosa to reach Santana Elementary or Junior High would have to navigate through residential neighborhoods. She presented concerns regarding impact on their streets as this is where children bike, walk to school, and there are multigenerational families where elderly live. She emphasized the community's concern about the increase in traffic through neighborhoods rather than on a feeder street, urging the city to consider this when making their decisions.

CHAIRMAN HEUMANN thanked the speaker and asked if anyone else in the audience wanted to speak. He asked staff to address the feeder street issue.

KEVIN MAYO, PLANNING ADMINISTRATOR explained although there was never a formal Preliminary Development Plan (PDP) approved for the commercial center, the concept site plan for Geneva Estates included a driveway connection to Alamosa and exits onto McQueen and another street. He noted that even if the area developed as intended with retail and office spaces, the traffic from those commercial activities would exceed what the proposed residential subdivision would generate. He described how collector streets function not always to connect one arterial to another but to collect traffic from neighborhoods like Geneva Estates and Alamosa Estates and direct it towards major roads like McQueen. He stated despite the speaker's correct observation that the situation was different south of the site, in traffic

engineering terms, it was still considered a collector street. Kevin acknowledged the legitimate concerns about cut through traffic affecting local school routes, explaining that even if the subdivision's access point were moved, parents might still choose to cut through neighborhoods to reach schools. This issue, he noted, is a common challenge near schools throughout the city.

CHAIRMAN HEUMANN thanked staff for the explanation and confirmed there were no further questions or comments from the Commission Members.

Action Agenda Item No. 3 Motion and Vote

Proposed Motion:

Area Plan

Move Planning and Zoning Commission recommend approval of Section 23 Area Plan amendment, PLH24-0012, as recommended Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0056 Viviendo, Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential on approximately 15.4 acres, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0056 Viviendo for subdivision layout and housing product, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0022 Viviendo, a 76-lot single-family subdivision, subject to the condition 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 Section 23 Area Plan from Neighborhood Commercial to Residential.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.
2. Uses permitted shall be single-family dwellings, with a minimum lot size of 4,500 square feet.
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 private open-spaces shall be maintained by the property owner or property's 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-ways shall be maintained by the adjacent property owner or property owner's association.
6. 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.
7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. Lot coverage shall not exceed sixty percent (60%) of each lot area.
9. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Property Line	Building Setback
Front Yard	20 ft. from back of sidewalk to garage door 13 ft. from property line to livable
Side Yards	5 ft. for each side
Rear Yard	10 ft.; Accessory buildings 5 ft.

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, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.
2. The same elevation shall not be built side-by-side or directly across the street from one another.
3. Lots shall be restricted to single-story or a combination of one-story with two story elements as indicated in the Viviendo- Site Plan.
4. The site shall be maintained in a clean and orderly manner.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The following enhanced landscape standards shall apply to the common open space and retention area along Ocotillo and McQueen roads:
 - a. 50% of required trees shall have a minimum planting size of a 36-inch box and a minimum of 12-feet in height at the time of planting.
 - b. A minimum of one (1) tree and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.
7. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
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. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
10. 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.

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.

COMMISSIONER QUINN moved to approve the Action Agenda of the May 1, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (6-0).

CHAIRMAN HEUMANN announced that the Planning and Zoning Commission is a recommending board to the City Council, therefore the speakers and other members of the public will have another opportunity to present their concerns. He asked staff when this item would go before City Council

DAVID DE LA TORRE, PLANNING MANAGER stated that that this item will go before the City Council on Thursday, May 23, 2024.

Member Comments/Announcements

CHAIRMAN HEUMANN extended warm wishes for a Happy Mother's Day to all mothers, for the upcoming holiday.

Calendar

The next regular meeting will be held on Wednesday, May 15, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:12 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman