

Meeting Minutes

Planning and Zoning Commission

Study Session

May 1, 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 5:00 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

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. 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.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

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.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members and asked when this one will be presented.

DAVID DE LA TORRE, PLANNING MANAGER stated the Applicant advised staff that this would be the last request for continuance.

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

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the 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 mentioned concerns regarding the exit on Alamosa. He asked if home fronts were facing this area and if the exit will be properly gated.

LAUREN SCHUMANN, SENIOR CITY PLANNER confirmed the exit will be properly gated and is intended to be exit-only. She stated the proposed gate could be opened with a remote opener and faces the sides of the houses.

CHAIRMAN HEUMANN pointed out one of the letters mentioned retention and confirmed that

the greenbelts will be handling the water retention and the Applicant will be managing that.

4. PLH23-0067 ALL COPY

DARSY OMER, ASSOCIATE PLANNER presented details regarding the request for 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.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

5. PLH24-0005 GOLD TRUST REALTY

DARSY OMER, ASSOCIATE PLANNER presented details request a 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.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, May 15, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:21 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman