

Results Planning and Zoning Commission Regular Meeting

April 17, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, April 17, 2024, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - April 17, 2024

Call to Order/Roll Call

Pledge of Allegiance

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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

- 1. March 20, 2024, Planning and Zoning Commission Meeting Minutes **Approved****
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 20, 2024, and Regular Meeting of March 20, 2024.
- 2. Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, located at 2500 W. Frye Road, generally located one-half mile south and east of Chandler Boulevard and Price Road **Continued to May 1, 2024****
Move Planning and Zoning Commission continue the request to the May 1, 2024 meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's request for additional time, as recommended by Planning staff.
- 3. Preliminary Development Plan, PLH23-0048 Echo Suites, located at the southeast corner of Cooper Road and the Loop 202 Santan Freeway **Approved with Added Stipulation****
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for our four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning staff.
- 4. Use Permit, PLH23-0068 Win Beauty Salon, 284 S Dobson Rd. generally located at the northwest corner of Dobson and Frye roads **Approved****
Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0068 Win Beauty Salon, a time extension for the operation of a beauty salon, subject to the conditions as recommended by Planning staff.

Discussion

Briefing

Member Comments/Announcements

Calendar

5. The next Regular Meeting will be held on Wednesday, May 1, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



Planning & Zoning Commission Development Services Memo No. PZ 24-023

Date: April 17, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: March 20, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 20, 2024, and Regular Meeting of March 20, 2024.

Attachments

- March 20, 2024 Study Session Minutes
- March 20, 2024 Regular Meeting Minutes



Planning & Zoning Commission Development Services Memo No. 24-024

Date: April 17, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager

Proposed Motion:

Move Planning and Zoning Commission continue the request to the May 1, 2024 meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's request for additional time, as recommended by Planning staff.

Background/Discussion

The applicant requests a continuance to the May 1, 2024 meeting in order to allow additional time to prepare the development agreement.

Attachments

Vicinity Maps



Planning & Zoning Commission Memorandum Development Services Memo No. 24-019

Date: April 17, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: PLH23-0048 Echo Suites Extended Stay by Wyndham
Request: Preliminary Development Plan (PDP) for site layout and building architecture on approximately 2.54 acres
Location: Southeast corner of Cooper Road and the Loop 202 Santan Freeway
Applicant: Joey Gimbut, P.E., EPS Group Inc.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for our four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning staff.

Background Data:

- Approximately 2.54 acre site
- Subject site is within the 134-acre Chandler Airport Center (CAC), approved under DVR04-0037 (2005)
- DVR04-0037 identifies hotel uses along Cooper Road and at freeway interchange
- Existing zoning is Planned Area Development (PAD) for Commercial with amended CAC master plan, approved in 2009
- Existing zoning generally supports C-2 uses, including Commercial Hotel Mid-Rise for multi-story hotels up to 70-feet in height
- Subject site is within the Chandler Airpark Area Plan (CAAP) and is designated as Innovation District

Surrounding Land Use Data:

North	Loop 202 Santan Freeway	South	Existing gas station and convenience store
East	Existing office development	West	Cooper Road, then an indoor entertainment facility

General Plan and Area Plan Designations

Plan	Existing	Proposed
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General Plan	Employment and within the Chandler Airpark Growth Area	No change
Chandler Airpark Area Plan (CAAP)	Innovation District	No change

Proposed Development

Subject Site	Approximately 2.54 acres
Building Square Footage	Approximately 53,600 square feet
Max Building Height	Four stories total 50 feet high to tallest parapet wall Heights over 45 feet allowable due to existing Mid-Rise Overlay
Guest Rooms	124
Parking Spaces	Required: 124 Provided: 127
Site Layout	Primary site access: off Cooper Road Secondary access: via existing development to east Primary building entrance: west elevation, under porte-cochère Parking surrounding building Outdoor seating area and activity lawn north of main entrance
Building Setbacks	Front (east property line at Cooper Road): 50 feet Side (south property line): 20 feet Side (north property line): 50 feet Rear (east property line): 20 feet
Building Materials	Southwest contemporary architectural style Sandblast finish EIFS Smooth finish EIFS Prefinished metal accents Integral colored thin-brick – veneer application Integral colored thin-brick – stack application Architectural storefront and non-reflective glazing
Amenities	A guest lounge, fitness center and laundry facility on the 1st floor. An outdoor seating area and activity lawn near the main entrance. A high-quality drop-off area with porte-cochère at main entrance at west elevation facing Cooper Road.

Review and Recommendation

The proposed four-story hotel will be approximately 53,600 square feet on approximately 2.54 acres and features 124 guest rooms with a lounge, fitness room and laundry area on the first floor. There is a covered outdoor seating area with raised planters and an adjacent activity lawn near the main entrance which complements the porte-cochère covered entry at the front. The main entrance to the site is from Cooper Road, with drive aisles and parking provided at all sides of the building. A covered canopy / porte-cochère is prominently featured at the main entrance facing toward Cooper Road. The proposed development exceeds the parking

requirements.

The proposed hotel features high quality EIFS finishes, with an engineered stucco material that offers a consistent quality across all elevations. Sandblast and smooth EIFS finishes create textural contrast and are rendered in a color palette of six complementary colors. Durable thin brick siding is applied in both a veneer and a stack application to create greater visual interest and texture. Prefinished metal accents and storefront systems with gray tinted and low-reflective glazing round out the materials applied across all elevations.

The proposed max building height of 50 feet is allowable due to an existing Mid-Rise Overlay secured under DVR04-0037 that allows building heights up to 70 feet. The applicant is proposing a facade that achieves an asymmetrical balance through the use of differing fenestration, angled architectural features and parapet heights. The building massing helps to create a composition that is visually appealing and relatable on a human scale. The interplay between color, materials and forms combine to create a visually interesting and aesthetically elevations.

Chandler's four-sided architecture requirement is satisfied by utilizing materials, massing, and forms primarily at the east and west elevations and to a somewhat lesser degree at the north and south elevations. The end result successfully creates an architecturally enhanced building on all four sides.

Staff finds the proposal to be consistent with the goals of the General Plan and the Chandler Airpark Area Plan, and thus recommends Planning and Zoning Commission recommend approval.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent in lieu of a neighborhood meeting due to lack of residential properties in close proximity to proposed site.
- Neighborhood notice was posted on social media via Next Door.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting April 10, 2024.

Motion to find no conflict with existing or planned airport uses.

In Favor: 5 Opposed 0 Absent: 1

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. Discussion about the proposed development focused on the building height and the potential for glare from site lighting. Staff indicated the lighting would be similar to site lighting used in the area currently and would be shielded to eliminate any glare. The Airport Manager explained that at 50' high, the building would not be in conflict with airport activities. Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does not constitute a conflict with existing or planned airport uses. A copy of the Airport Manager's report detailing the Airport Commission's findings is attached to this memo.

Recommended Conditions of 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 "Echo Suites: Chandler, AZ" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0048, 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 spaces, rights-of-way, 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. 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.
6. 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.
7. 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.
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. 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.

Attachments

Vicinity Maps

Development Booklet

Airport Conflicts Evaluation

CAC Master Plan



Planning & Zoning Commission Memorandum Development Services Memo No. 24-021

Date: April 17, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH23-0068 Win Beauty Salon
Request: Use Permit time extension for a beauty salon.
Location: 284 S Dobson Rd. generally located at the northwest corner of Dobson and Frye
Applicant: Ming Chen, Chen Architects

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0068 Win Beauty Salon, a time extension for the operation of a beauty salon, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is currently zoned SF-8.5
- Between 2011 and 2018 three Use Permits have been granted on the property with Use Permit time extensions being granted for all.
- The most recent Use Permit was granted in 2018 for five years under ZUP18-0006 Win Beauty Salon.

Surrounding Land Use Data:

North	Single-Family Residential	South	Frye Rd., then PAD for Commercial Shopping Center
East	Dobson Rd., then PAD for medical office complex	West	Single-Family Residential

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Square-Footage	1,446 SF.
Days of Operation	Monday-Saturday
Hours of Operation	10:00 am to 7:00 pm
Number of Employees	Two owners and two part-time assistants
Parking Spaces	9 Parking spaces

Review and Recommendation:

The property is zoned Single-Family Residential District (SF-8.5) and the home was built in 1980. The initial Use Permit was granted in 2011, to allow for the conversion of a single family residence into a commercial beauty salon. The last Use Permit approved was for ZUP18-0006 Win Beauty Salon and had a condition of approval for five (5) years.

The current request is to extend the Use Permit that allows the property to be used as a Beauty Salon indefinitely. There have been no complaints from neighboring residents during the approximate 14 years that the business has been in operation. Staff has reviewed the request and finds it to be consistent with the General Plan and Zoning code.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on January 29th, 2024. No one attended other than staff and the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

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 (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other property.
3. Increases in on-site employment over that as represented as equivalent to three (3) full time employees shall require a new Use Permit application and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.

Attachments

Vicinity Maps

PLH23-0068 Win Beauty Salon Site Plan/Floor Plan

PLH23-0068 Win Beauty Salon Narrative