

# Meeting Minutes

## Planning and Zoning Commission

### Study Session

June 5, 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 5:04 p.m.

### Roll Call

#### Commission Attendance

Chairman Rick Heumann  
Vice Chair Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Rene Lopez  
Commissioner Charlotte Golla (Telephonic Appearance)

#### Staff Attendance

David de la Torre, Planning Manager  
Alisa Petterson, Senior Planner  
Ben Cereceres, City Planner  
Thomas Allen, Assistant City Attorney  
Michelle Reeder, Clerk

#### Absent

Commissioner Kyle Barichello - Excused

### 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. May 15, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 15, 2024, and Regular Meeting of May 15, 2024.

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

## **2. PLH23-0063 CBREIM Frye**

ALISA PETTERSON, SENIOR PLANNER presented details regarding request Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center uses 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.

CHAIRMAN HEUMANN sought clarification on the landscaping stipulation. He requested staff present the image from Fry Road and asked if the Applicant planned to remove the entire basin.

ALISA PETTERSON, SENIOR PLANNER stated an earlier version of the design called for existing landscape materials within the basin to be maintained; however, during the review process, the design was revised so that the existing landscape materials along Frye Road would be removed and replaced with new landscaping. She further stated staff recommends a stipulation that all new landscaping be 36-inch boxes and trees twelve-feet high upon planting, considering the height of the proposed extension.

COMMISSIONER KOSHIOL asked about the potential for salvaging the existing trees, noting that across the valley, there are some builders who will nursery trees while under construction and replant. She asked if this was considered and discussed with the Applicant.

ALISA PETTERSON, SENIOR PLANNER confirmed that discussions were held regarding the idea of salvaging the existing trees as much as possible and this could be an option. She stated a stipulation would need to be added to allow staff to understand which trees were viable for salvaging. She further stated the Applicant was potentially open to the idea, however it would take on-site surveying to understand the condition of the existing landscape materials.

COMMISSIONER KOSHIOL expressed that it would be beneficial for staff to work with the Applicant to evaluate the best options. She stated if the Applicant could work with staff on this, it could be advantageous as it is difficult to find high-quality trees in nurseries, depending on the time of year.

CHAIRMAN HEUMANN suggested a compromise, proposing that 75% of the trees should either be salvageable or twelve-foot trees upon planting because that would help buffer the building, which was quite large. He noted that the architecture and design were acceptable, but the building's size warranted additional buffering.



COMMISSIONER KOSHIOL suggested the placement of taller trees closer to the roadway could provide more immediate buffering. He suggested this could be discussed with the applicant.

ALISA PETERSON, SENIOR PLANNER stated this is a good idea and confirmed staff would discuss this with the Applicant.

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

### **3. PLH24-0003 EL OASIS**

BEN CERECERES, CITY PLANNER presented details regarding request Use Permit time extension for a one-story community center and community gardens on approximately 1.9 acres on a property zoned Multiple-Family Residential District (MF-2). The subject property is located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street.

CHAIRMAN HEUMANN asked if this proposal is for a Use Permit time extension.

BENJAMIN CERECERES, CITY PLANNER clarified the previous approval included a time limitation and stated this request does not include a time limitation due to the stipulations in place. He further stated noise should not be an issue, but should a problem arise, the Applicant has contact information available for neighbors to contact the organization.

CHAIRMAN HEUMANN pointed out the number of parking spaces and asked if parking was a concern.

BENJAMIN CERECERES, CITY PLANNER stated there is a stipulation that requires all parking be on-site and parking is not allowed to overflow into the surrounding community.

CHAIRMAN HEUMANN asked if the City will have recourse if the property is sold. He mentioned this is a great use, but wanted to ensure the stipulations protect against a different user coming in.

BENJAMIN CERECERES, CITY PLANNER stated if a new user comes in, staff will review their request and determine how to accommodate parking needs.


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

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

## Adjourn

The meeting was adjourned at 5:25 p.m.



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Kevin Mayo, Secretary



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Rick Heumann, Chairman