

Meeting Minutes

Planning and Zoning Commission

Study Session

September 18, 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 Chair Heumann at 5:05 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Absent

Commissioner Rene Lopez - Excused

Staff Attendance

Kevin Snyder, Director of Development Services
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Mika Liburd, Associate Planner
Alyssa Siebers, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, 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. August 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 August 21, 2024, and Regular Meeting of August 21, 2024.

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

3. PLH24-0001/PLT24-0001 TOLL BROTHERS UPTOWN

BEN CERECERES, CITY PLANNER presented details regarding the request for rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for multi-family residential, with Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on approximately 14.1 acres located approximately ¼ mile north of the northeast corner of Arizona Avenue and Warner Road.

An Addendum Memo was presented relaying to the Commission a letter of support that Planning staff received from the Chandler Chamber of Commerce after the staff memo was distributed.

CHAIR HEUMANN thanked staff for the presentation and asked the reason the dealership was leaving.

BEN CERECERES, CITY PLANNER was not aware of the reason and would like to defer the question to the Applicant.

CHAIR HEUMANN stated that he will follow up with the Applicant and confirmed there were no further questions or comments from the Commission.

4. PLH24-0018 PECOS & MCQUEEN STORAGE

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request for Request Use Permit approval to allow a self-storage facility on a property zoned Community Commercial District (C-2) located at the southeast corner of Pecos and McQueen roads.

CHAIR HEUMANN expressed concerns about the proposed self-storage facility's location on a major arterial street and that it will not create jobs. He highlighted the length of the structure and suggested incorporating more design elements to break it up. He asked if more landscaping could be added to soften its appearance. He stated that he understands the appeal to the neighbors who do not wish this area to turn into a gas station, but he had hoped that something better for this space on an arterial street.

MIKA LIBURD, ASSOCIATE PLANNER suggested an additional stipulation of 50% of the trees planted along the arterial that they can be a minimum of 36-inch box and a minimum of 12-feet in height at the time of planting.

CHAIR HEUMANN clarified that this should be a standard stipulation and asked for the thoughts of the other Commission Members. He asked how many feet long was on the Pecos Road frontage.

MIKA LIBURD, ASSOCIATE PLANNER stated she will look into this and provide the information.

CHAIR HEUMANN is concerned with the length showing on Pecos Road, a major arterial street. He would like the design to be elevated due to the length of the windowless building. He stated this building will be in place for a long time and it should be more visually appealing. He asked staff and the Applicant to discuss during the break possible improvements to enhance the proposed.

DAVID DE LA TORRE, PLANNING MANAGER sought clarification asking if the landscape stipulation mentioned by staff earlier would this address the Commission's concerns.

CHAIR HEUMANN mentioned more height, or the addition of fake windows could help the structure not appear so institutionalized. He asked if staff could work with the Applicant during the break to see if improvements could be stipulated as this is a major corner.

COMMISSIONER BARICHELLO stated that additional landscaping could improve the elevation from the street.

COMMISSIONER QUINN pointed out that the fire lane wraps around behind, therefore the proposed is nearly entirely landscape on the side with the arterial street.

CHAIR HEUMANN asked staff to present the site plan.

COMMISSIONER BARICHELLO pointed out access, size, and setbacks required by commercial use really limits the viability of the development of this site, especially when parking is added. He stated that in his opinion, the design of the self-storage is high quality on the arterial street side and appropriately backed to residential properties.

COMMISSIONER QUINN agreed with Commissioner Barichello's statements.

DAVID DE LA TORRE, PLANNING MANAGER asked if the Commission wished for further stipulations in addition to the landscaping stipulation mentioned earlier.

CHAIR HEUMANN clarified the landscaping 36-inch box stipulation is needed and confirmed there were no additional comments or questions from the Commission Members.

5. PLH24-0022 THE MEXICANO

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request Entertainment Use Permit approval for live indoor and outdoor entertainment, speakers and tv screens at 3095 W Chandler Blvd, generally located at the southwest corner of Chandler Boulevard and Price Road.

CHAIR HEUMANN confirmed there were no questions or comments from the Commission Members and asked if staff happened to know when this would be opening.

MIKA LIBURD, ASSOCIATE PLANNER stated the Applicant is present and able to answer questions regarding the restaurant.

6. PLH22-0024 CORNERSTONE RANCH

BEN CERECERES, CITY PLANNER presented details regarding the request Preliminary Development Plan approval for modification to existing signage. The property is located at 3999 S. Dobson Road, located at the northeast corner of Dobson Road and Ocotillo Road.

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

7. Notice of Cancellation of the October 2, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel the October 2, 2024 Planning and Zoning Commission Hearing.

Action Agenda Item 2

2. PLH24-0023 THE DISTRICT DOWNTOWN

Request Rezoning from Planned Area Development (PAD) for mixed uses including multi-family, office, and commercial uses permitted under the Community Commercial District (C-2) to PAD for mixed uses including multi-family, office, commercial uses permitted under the Community Commercial District (C-2) and automobile and truck sales with a Mid-Rise Overlay allowing for heights up to 120 feet, as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 44.7 acres located at the northwest corner of Arizona Avenue and the SanTan 202 Freeway.

CHAIR HEUMANN announced that Item No. 2 PLH24-0023 The District Downtown, has been pulled to action and there will be a full presentation at the Regular Meeting following the Study Session this date.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, October 18, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:30 p.m.

Handwritten signature of Kevin Mayo, appearing as "Mayo for KM".

Kevin Mayo, Secretary

Handwritten signature of Rick Heumann.

Rick Heumann, Chair