

# Results

# Planning and Zoning Commission Regular Meeting

September 18, 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 Kyle Barichello  
Commissioner Rene Lopez  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer

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, September 18, 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 - September 18, 2024

Call to Order/Roll Call **5:42 p.m.**

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.

- August 21, 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 the August 21, 2024 and Regular Meeting of August 21, 2024.
- Rezoning and Preliminary Development Plan, PLH24-0023 The District Downtown, located at the Northwest corner of Arizona Avenue and the SanTan 202 Freeway **Approved with Amended Stipulation****  
Rezoning  
Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0023 The District Downtown, Rezoning from Planned Area Development (PAD) for mixed used development including multi-family, office, and commercial uses as permitted under Community Commercial (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, subject to the conditions as recommended by Planning staff.  
Preliminary Development Plan  
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0023 The District Downtown for site layout and conceptual building architecture, subject to the conditions as recommended by Planning staff.
- Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH4-0001/PLT24-0001 Toll Brothers Uptown, located approximately 1/4 mile north of the northeast corner of Arizona Avenue and Warner Road **Approved****

## Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0001 Toll Brothers Uptown from Regional Commercial (C-3) to Planned Area Development (PAD) for multi-family residential, subject to the conditions as recommended by Planning staff.

## Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0001 Toll Brothers Uptown for site layout and building architecture, subject to the conditions as recommended by Planning staff.

## Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT24-0001 Toll Brothers Uptown, subject to the condition as recommended by Planning staff.

4. **Use Permit, PLH24-0018 Pecos & McQueen Storage, generally located at the southeast corner of Pecos and McQueen roads **Approved with Added Stipulation****

Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0018 Pecos & McQueen Storage to allow a self-storage facility on a property zoned Community Commercial District (C-2), subject to the conditions as recommended by Planning staff.

5. **Entertainment Use Permit, PLH24-0022 The Mexicano, 3095 W Chandler Boulevard, generally located at the southwest corner of Chandler Boulevard and Price Road **Approved****

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0022 The Mexicano to allow live indoor and outdoor entertainment, speakers and tv screens, subject to the conditions as recommended by Planning staff.

6. **Preliminary Development Plan, PLH22-0024 Cornerstone Ranch, 3999 S. Dobson Road, located at the northeast corner of Dobson Road and Ocotillo Road **Approved****

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0024 Cornerstone Ranch for modifications to existing signage, subject to the conditions as recommended by Planning staff.

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

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

## Discussion

## Member Comments/Announcements

# Calendar

8. The next Regular Meeting will be held on Wednesday, October 16, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn **6:44 p.m.**