

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

January 15, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:30 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

David de la Torre, Planning Manager
Darsy Omer, City Planner
Taylor Manemann, City Planner
Alyssa Siebers, Associate Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Julie San Miguel, Clerk

Absent

Chair Rick Heumann - Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Schwarzer.

Scheduled and 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. November 20, 2024, Planning and Zoning Commission Meeting Minutes

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

2. PLH24-0024 COSTCO BUSINESS CENTER

Request for Rezoning from Planned Area Development (PAD) for an office park with ancillary uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 18.65 acres located at the southwest corner of Alma School Road and Pecos Road

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0024 Costco Business Center, Rezoning from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0024 Costco Business Center for site layout and conceptual building architecture, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0024 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 Chandler City Council.
2. Uses permitted on the property shall be those permitted in the Community Commercial District (C-2) zoning district, wholesaling and fuel service station.
3. The following uses shall be prohibited: Drive-through, drive-up, all fast-turnover establishments, auto-related uses including but not limited to the sale, rental, repair,

washing or automobiles, motorcycles, trucks, boats, or related accessories uses other than a fuel station, and self-storage establishments.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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 "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH4-0024, 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. Preliminary Development Plan does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and the Preliminary Development Plan shall apply.
3. 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.
4. The site shall be maintained in a clean and orderly manner.

5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Gasoline tank vent piping shall be screened from arterial streets and public view.

3. PLH24-0037 ZJMKR LLC

Request for Use Permit time extension to allow for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office. The property is located at 542 W Chandler Boulevard, generally located ½ mile west of the northwest corner of Arizona Avenue and Chandler Boulevard.

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 (Narrative, Site Plan, Floor Plan) 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. Substantial increases in on-site employment over that represented, seven (7), or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.
6. Use Permit 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 Use Permit shall apply

4. Notice of Cancellation of the February 5, 2025, Planning and Zoning Commission Hearings

Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the November 20, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (5-0)

Member Comments/Announcements

Calendar

The next regular meeting will be held on Wednesday, February 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:33 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair