

Meeting Minutes

Planning and Zoning Commission

Study Session

January 15, 2025 | 5:00 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 5:00 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

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. 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.

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

2. PLH24-0024 COSTCO BUSINESS CENTER

DARSY OMER, CITY PLANNER presented details regarding the 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.

VICE CHAIR KOSHIOL confirmed there were no questions for staff and asked if the Applicant was present at the meeting this date for questions.

DARSY OMER, CITY PLANNER confirmed the Applicant was present at the meeting and available to answer questions.

VICE CHAIR KOSHIOL asked if the Applicant could speak about circulation regarding the fuel center, specifically the number of fuel stalls. She mentioned that many people have experienced fueling and queuing at Costco and wanted to understand what considerations had been considered for this location.

AMY LOPEZ, APPLICANT introduced herself as a transportation engineering consultant for Costco. She sought clarification on what specific information the Commission was seeking.

VICE CHAIR KOSHIOL asked the number of fuel pumps at this location compared to the Costco near Chandler Fashion Center and how fueling demand was anticipated. She mentioned that staff and the Applicant had taken significant time and effort to plan this aspect of the facility.

AMY LOPEZ, APPLICANT explained the new facility would have 30 fueling positions compared to the Chandler Fashion Center location who has 16 fueling positions. She stated the new facility would be nearly twice the size in terms of fueling capacity and that Costco has refined its fuel station design over the years based on demand and member needs. She further explained the company had determined that this larger size best met demand while maintaining efficiency. She mentioned despite the increased number of fuel positions, the same Costco membership base would be utilizing the facility and as a result, demand would remain roughly the same. She stated the increased capacity would improve processing efficiency and reduce queue times. She pointed out that the fuel station was positioned in the southeast portion of the site and this strategic placement was intended to keep fuel-related traffic separate from the main site circulation. She explained members seeking fuel could enter, move away from the main entrance, complete their fueling, and either park or exit the site.

VICE CHAIR KOSHIOL confirmed there were no further questions or comments from the Commission Members.

3. PLH24-0037 ZJMKR LLC

TAYLOR MANEMANN, CITY PLANNER presented details regarding the 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.

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

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

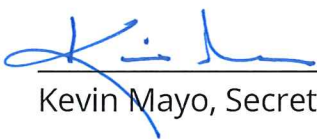
Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearings.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, February 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:15 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair