

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

February 19, 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 Chair Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Mika Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Julie San Miguel, Clerk

Absent

Vice Chair Sherri Koshiol - Excused
Commissioner Michael Quinn - 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. January 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 15, 2025, and Regular Meeting of January 15, 2025.

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

2. PLH24-0032/PLH24-0041 NIRVANA AT ELLIS

Request for Area Plan Amendment to the San Tan Area Plan from mixed-use, commercial, office, specialty retail to multi-family, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for multi-family residential and Preliminary Development Plan approval for site layout and building architecture on approximately 1.94 acres generally located south of the southeast corner of Frye Road and Ellis Street.

CHAIR HEUMANN asked staff to read aloud the additional stipulations.

MIKA LIBURD CITY PLANNER read loud additional Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8.

CHAIR HEUMANN sought clarification on whether the requirement was for 48-inch or 36-inch box

DAVID DE LA TORRE PLANNING MANAGER confirmed that 48-inch box is the standard requirement.

Proposed Motion:

Area Plan

Move City Council approve Resolution No.5883 San Tan Area Plan Amendment, PLH24-0032, as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5120 approving PLH24-0041 Nirvana at Ellis, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for Multi-Family Residential, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH24-0041 Nirvana at Ellis for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

Area Plan Amendment

Area Plan Amendment

Planning and Zoning Commission recommends the City Council approve the Area Plan Amendment to the San Tan Area Plan from mixed-use commercial, office, and specialty retail to multi-family.

Rezoning

Planning and Zoning Commission recommends the City Council approve the Rezoning from PAD for Office to PAD for Multifamily Residential, subject to the following conditions:

1. The development shall be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. The site shall be maintained in an orderly manner.
3. Development standards, including a maximum density of eighteen (18) dwelling units per acre, shall be consistent with the Multi-Family Residential (MF-2) zoning district, except as modified by conditions herein.
4. Minimum building setbacks shall be as follows, except that a zero setback may be applied to a trash enclosure located at the southeast corner of the property.

West setback	25 feet
North setback	10 feet
East setback	10 feet
South setback	10 feet

5. 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.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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.

8. The landscaping and all other improvements in all open-spaces shall be maintained by the property owner or property owner's association and shall be maintained at a level consistent with or better than the time of planting.
9. The landscaping in all rights-of-way shall be maintained by the property owner or property owner's association.

Preliminary Development Plan

Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. The development should be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping plans (including open spaces, street medians, and rights of ways) shall be approved by the Planning Administrator.
4. Sign packages 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.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Note: Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8. Were added as a result of the Planning and Zoning's discussion during the Study Session:

6. All units shall be pre-wired for electrical vehicle charging.
7. Fifty (50) percent of all trees along Ellis Street shall be a minimum of 48" box and a minimum of 12' high at the time of planting.
8. A minimum of two (2) Electric Vehicle charging stations shall be provided.

3. Notice of Cancellation of the March 5, 2025, Planning and Zoning Commission Hearings
Move Planning and Zoning Commission cancel the March 5, 2025, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

COMMISSIONER BARICHELO moved to approve the Consent Agenda of the February 19, 2025, Regular Planning and Zoning Commission Meeting with stipulations presented by staff and additional Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8; Seconded by COMMISSIONER SCHWARZER.

Motion carried unanimously; (5-0) as to Item No. 2 and Item No. 3; (3-0) as to Item No. 1 Chair Heumann and Commissioner Bilsten abstained.

Member Comments/Announcements

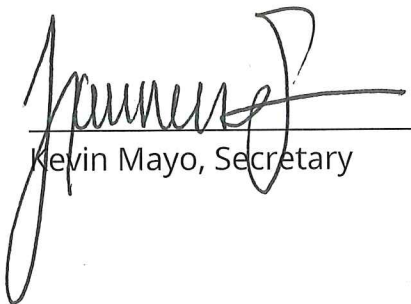
LAUREN SCHUMANN, PRINCIPAL PLANNER thanked the Commissioner Members for attending the recent joint meeting with City Council for the General Plan Update and Downtown Regional Area Plan update. She presented a QR code with a link to a questionnaire and encouraged them to participate and share it with others. She stated the more voices we get, the better and highlighting the goal of maximizing public engagement.

Calendar

The next regular meeting will be held on Wednesday, March 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