

Meeting Minutes

Planning and Zoning Commission

Study Session

February 19, 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 Chair Heumann at 5:16 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

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. 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

MIKA LIBURD, CITY PLANNER presented details regarding the 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

COMMISSIONER SCHWARZER asked staff to present the site plan and pointed out the areas labeled as common open space. He asked if these areas were designed for passive or active use. He mentioned there is a trail, but felt it primarily served as streetscape frontage rather than a functional amenity. He asked whether any activities or amenities were planned for the open spaces.

MIKA LIBURD, CITY PLANNER responded the space in question was designated as open space without any specific activity areas. She stated the pool, and a barbecue pit located north of the center of the site will serve as primary amenities.

COMMISSIONER SCHWARZER mentioned the standalone units at the southern portion of the site, specifically Units 20 and 29, might not be the best use of that space. He suggested that incorporating more open space or an additional amenity in the area could be beneficial. He stated that he believes this is a great use overall for this area.

COMMISSIONER BARICHELLO acknowledged that the project complied with zoning codes and expressed curiosity about the patios encroaching and sought clarification on the building set back.

MIKA LIBURD, CITY PLANNER stated the Applicant was present at the meeting and available to address the question.

CHAIR HEUMANN asked whether the fire department had reviewed the plan, particularly regarding ingress and egress, as the site appeared to have only one entrance and exit. He wanted to know if there were any crash walls or alternative emergency exits in case of an obstruction.

MIKA LIBURD, CITY PLANNER confirmed the site plan had been reviewed and approved by the fire department.

CHAIR HEUMANN pointed out that multi-family developments typically required a designated number of electric vehicle (EV) charging stations in guest parking areas. He asked whether a

CHAIR HEUMANN pointed out that multi-family developments typically required a designated number of electric vehicle (EV) charging stations in guest parking areas. He asked whether a stipulation could be added to include at least two EV charging stations for the 29 units. He also asked if the garages could be pre-wired for EV chargers to prevent residents from facing high costs later. He asked for the minimum open space requirements for a development of this type and pointed out an area where two additional units appeared to be jammed in.

DAVID DE LA TORRE, PLANNING MANAGER responded that residential developments were generally required to provide 10% open space. He confirmed that this project met the requirement, including the passive open space along the street.

CHAIR HEUMANN asked about the landscape plan and mentioned he did not see it included in the presentation.

MIKA LIBURD, CITY PLANNER stated there is a landscape plan but was not included in the presentation. She further stated, if needed, the plan can be provided to the Commission.

DAVID DE LA TORRE, PLANNING MANAGER confirmed a landscape plan was submitted by the Applicant and it will be included in the City Council memo before final approval.

CHAIR HEUMANN requested landscaping stipulations be added, such as requiring at least 50% of the trees to be a minimum of 36-inch box size, 20 feet on center, and 12-foot in height upon planting. He emphasized that this stipulation must be added before presenting to council. He confirmed there were no further questions or comments from the Commission Members.

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.

Calendar

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

Adjourn

The meeting was adjourned at 5:26 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair