RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, December 7, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 7, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/8/2016 9:55 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of November 16, 2016.

5. ACTION ITEMS:

A. * APL16-0001 GATEWAY AREA PLAN AMENDMENT/DVR16-0009/PPT16-0007 THE PARK AT COPPER CREEK APPROVED
Request Gateway Area Plan amendment from Mixed Use Office/Commercial/Retail to Multi-Family Assisted Living, and request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for independent living/assisted living along with Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat approval on approximately 5 acres. The property is located at the northeast corner of Pecos Road and 94th Street, west of Dobson Road.

B. * DVR16-0017/PPT16-0014 TRE VICINO APPROVED

Action on the existing Planned Area Development (PAD) zoning for Low-Medium Density Residential to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development, or to cause the property to revert to the former Regional Commercial District (C-3) and General Industrial District (I-2) zoning designation, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for 372 residential units on an approximate 49.4-acre site. The subject site is located south and east of the southeast corner of Arizona Avenue and Knox Road.

C. * LUP16-0038 DRURY INN & SUITES APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 11 Hotel License within a new hotel located at 1205 S. Price Road, north of the northeast corner of Price Road and Spectrum Boulevard.

D. * ZUP16-0014 CHEN ARCHITECTS / MCPK CONSTRUCTION MGMT. APPROVED

Request Use Permit approval to continue operation of a professional office within a Single-Family (SF-8.5) District. The property is located at 877 N. Alma School Road, south of the southeast corner of Ray and Alma School roads.

E. * ZCA16-0002 CITY OF CHANDLER / SIGN CODE AMENDMENT APPROVED

City initiative to amend Chapter 39 (Sign Code) of the Chandler City Code by adopting a revised Chapter 39 in its entirety. **(REQUEST CONTINUANCE TO THE FEBRUARY 1, 2017, PLANNING COMMISSION HEARING)**

F. * CANCELLATION OF THE DECEMBER 21, 2016 PLANNING COMMISSION HEARING. APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 4, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
REVISED

PLANNING AND ZONING COMMISSION
Wednesday, November 16, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 16, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 11/17/2016 11:27 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of November 2, 2016.

5. ACTION ITEMS:

A. APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 GERMANN COUNTRY GARDEN ESTATES (SERENADE)
APPROVED – ADDITIONAL STIPULATIONS ADDED
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential

subdivision. The subject site is located east of the southeast corner of Alma School and Germann roads.

B. * DVR16-0016 DESERT JEWEL APARTMENTS PHASE III APPROVED–ADDITIONAL STIPULATION ADDED

Request rezoning from Planned Area Development (PAD) for commercial and self-storage mini-warehouse to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for site layout and building design for a multi-family residential development on approximately 3.78 acres. The subject property is located west of the southwest corner of Arizona Avenue and Elliot Road.

C. * DVR16-0018 AZ 202 COMMERCE PARK APPROVED

Request rezoning from Planned Area Development (PAD) for light industrial to PAD (Light Industrial and Office) on approximately 13 acres, and rezoning from Agricultural District (AG-1) to PAD (Light Industrial and Office) on approximately 2 acres with Preliminary Development Plan (PDP) for site layout and building design for a light industrial and office development on approximately 15 acres. The subject property is located at the southwest corner of Willis Road and Hamilton Street alignment; east of Arizona Avenue and the Union Pacific railroad tracks.

D. * LUP16-0035 VINUM 55 CHANDLER APPROVED

Request Liquor Use Permit approval to continue liquor sampling as permitted under a Series 7 Beer and Wine Bar License and continue to sell liquor as permitted under a Series 10 Beer and Wine Store License and within a new rooftop patio. The existing wine tasting and storage business is located at 2577 W. Queen Creek Road, Suite 112, the southwest corner of Dobson and Queen Creek roads.

E. * LUP16-0036 BLUE 32 SPORTS GRILL APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 4845 S. Arizona Avenue, the northeast corner of Arizona Avenue and Chandler Heights Road.

F. * ZUP16-0015 CENTRO EVANGELICO FUENTE DE VIDA APPROVED

Request Use Permit approval for a place of worship/church within a Planned Industrial District (I-1) with a Planned Area Development Overlay (PAD) zoning district. The property is located at 3260 N. Colorado Street, north and east of the northeast corner of Arizona Avenue and Elliot Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is December 7, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, November 2, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 2, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 11/3/2016 8:49 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of October 5, 2016.

5. ACTION ITEMS:

A. APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 SERENADE APPROVED
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential subdivision. The subject site is located east of the southeast corner of Alma School and Germann roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 16, 2016, PLANNING COMMISSION HEARING)**

B. * APL16-0003 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0013/PPT16-0017 PASEO VISTA VILLAGE APPROVED

Request Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Medium-Density Residential, and rezoning from Planned Area Development (PAD) for Commercial uses to PAD for a condominium development, with Preliminary Development Plan approval for subdivision layout and housing product for a 14.94-acre, 112-lot residential condominium subdivision. The subject site is located at the northeast corner of McQueen and Ocotillo roads.

C. * APL16-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0020/PPT16-0015 ALTITUDE ADDED STIPULATION AND APPROVED

Request Area Plan Amendment to the Chandler Airpark Area Plan from Rural Residential with a Transitional Overlay Zone to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product for a 10.05-acre, 31-lot single-family residential subdivision. The subject site is located south of the southwest corner of Cooper and Queen Creek roads.

D. * DVR16-0014/PPT16-0018 SIRONA APPROVED

Request rezoning from Planned Area Development (PAD) for commercial to PAD for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval. The approximately 21.8-acre site is located at the northwest corner of Pecos and Cooper roads.

E. * DVR16-0019 BRUNIA RESIDENCE APPROVED

Request rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) for single-family residential on approximately 0.83 acres at 882 E. Willis Road. This property is west of the northwest corner of Willis and McQueen roads.

F. * DVR16-0023 RANCHO BERNARDO APPROVED

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning. The existing PAD zoning is for a commercial development on approximately one acre at the southwest corner of 56th Street and Chandler Boulevard.

G. * ZUP16-0017 UPTOWN BRIDAL & BOUTIQUE APPROVED

Request Use Permit approval for a specialty wedding boutique retail business within a building zoned Planned Area Development for general and medical office, located at 1300 N. McClintock Drive, #A-1, approximately one-quarter mile north of the northwest corner of McClintock and Ray roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, October 5, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 5, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 10/6/2016 9:08 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - Approved
Minutes of the regular meeting of September 7, 2016.

5. ACTION ITEMS:

A. * APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029/PPT16-0012 SERENADE – Continued to November 2, 2016
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 6.7-acre, 16-lot single-family residential subdivision. The subject site is located east of the southeast corner of Alma

School and Germann roads. **(REQUEST CONTINUANCE TO THE NOVEMBER 2, 2016, PLANNING COMMISSION HEARING)**

B. * DVR16-0007 LANDMARC – CHANDLER HEIGHTS - Approved
Request rezoning from Agricultural (AG-1) to Planned Area Development for a single-family residential home, with Preliminary Development Plan approval for site layout. The 1.1-acre site is located east of the southeast corner of Chandler Heights Road and 130th Street.

C. * DVR16-0015 CORONADO ESTATES - Approved
Request rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring single-story homes, along with Preliminary Development Plan approval for setbacks. The subject site is located at the north of the northeast corner of Coronado and Galveston streets, north of the northeast corner of the Loop 101 freeway and Chandler Boulevard.

D. * DVR16-0021 WARNER PROFESSIONAL CENTER - Approved
Request rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan for signage. The existing development is located at 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads.

E. * PDP16-0005 PRIMROSE SCHOOL OF CHANDLER - Approved
Request Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development. The property is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road.

F. * LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE - Approved
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License within an existing movie theater located at 2980 E. Germann Road, northwest corner of Germann and Gilbert roads.

G. * LUP16-0032 DOWN TIME WINES, INC. - Approved
Request Liquor Use Permit approval to produce, serve and sell wine for on-premise and off-premise consumption as permitted under a Series 1 In-State Producer License with occasional live entertainment indoors. The new business is located at 393 W. Warner Road, Suite 109, southeast corner of Warner Road and Hartford Street.

H. * LUP16-0034 CRUST SIMPLY ITALIAN - Approved
Request Liquor Use Permit approval for extension of premises for a patio addition and to continue to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 12 Restaurant License and continue live music indoors at an existing restaurant located at 10 N. San Marcos Place, northeast corner of San Marcos Place and Commonwealth Avenue.

I. * CANCELLATION OF THE OCTOBER 19, 2016 PLANNING COMMISSION HEARING. - Approved

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 2, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, September 7, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 7, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 9/9/2016 12:50 PM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of August 17, 2016.

5. ACTION ITEMS:

A * DVR16-0008 ARISTA AT OCOTILLO APPROVED
Request rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, along with Preliminary Development Plan approval for site layout and building architecture for a 210-unit multi-family development located at the northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road.

B. * PDP16-0005 PRIMROSE SCHOOL OF CHANDLER CONTINUED TO OCTOBER 5, 2016, PLANNING COMMISSION FOR THE PURPOSE OF CONDUCTING A DESIGN REVIEW COMMITTEE MEETING.

Request Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development. The property is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road.

C. * LUP16-0020 ESPO'S MEXICAN FOOD APPROVED

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes continuing occasional live music indoors and within an outdoor patio at an existing restaurant. The restaurant is located at 3867 West Chandler Boulevard, the southeast corner of Chandler Boulevard and Calle Entrada**.**

D. * LUP16-0026 RUBIO'S COASTAL GRILL APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new restaurant is located at 3885 South Arizona Avenue, Suite 1, the northeast corner of Arizona Avenue and Ocotillo Road.

E. * LUP16-0027 MAMBO'S DOMINICAN KITCHEN APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes occasional live music indoors and within an outdoor patio. The restaurant is located at 1950 North Arizona Avenue, Suite 8, the southwest corner of Arizona Avenue and Warner Road.

F. * LUP16-0030 ELEMENT HOTEL APPROVED

Request Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within an outdoor patio/pool area, and off-premise consumption at a new hotel as permitted under a Series 7 Beer and Wine Bar License. The new hotel is located at 44 South Chandler Village Drive, south of the southwest corner of Chandler Boulevard and Chandler Village Drive.

G. * CANCELLATION OF THE SEPTEMBER 21, 2016 PLANNING COMMISSION HEARING. APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is October 5, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, August 17, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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Dated: 8/18/2016 9:40 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of July 20, 2016.

5. ACTION ITEMS:

A * APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP APPROVED
Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads.

B. * LUP16-0013 QUIKTRIP APPROVED

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads.

C. * LUP16-0014 VB LOUNGE APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors along with an extension of premises within a new outdoor patio, as permitted under a Series 12 Restaurant License. The request includes live entertainment indoors. The new restaurant is located at 81 West Boston Street, the southwest corner of Arizona Avenue and Boston Street.

D. * LUP16-0015 DIRTY BLONDE TAVERN APPROVED

Request Liquor Use Permit approval to continue to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio, as permitted under a Series 6 Bar License. The request includes continuing live entertainment indoors. The existing business is located at 4929 West Chandler Boulevard, Suite 12, the southeast corner of Chandler Boulevard and Rural Road.

E. * ZUP16-0009 PREMIUM COACH GROUP APPROVED

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(APPLICANT REQUESTS WITHDRAWAL)**

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is September 7, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, July 20, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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Dated: 7/21/2016 8:08 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of June 15, 2016.
Minutes of the regular meeting of July 6, 2016.

5. ACTION ITEMS:

A * APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP APPROVED

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

B. * DVR16-0012 SALAD AND GO APPROVED

Request rezoning from Planned Area Development (PAD) to PAD to remove a zoning condition limiting drive-thrus, along with Preliminary Development Plan approval for site layout and building architecture for a new restaurant and drive-thru. The subject site is located south of the southeast corner of Chandler Boulevard and Kyrene Road.

C. * PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3 APPROVED

Request Preliminary Development Plan approval for site layout and building architecture for a new office and warehouse building on an approximate 4.3-acre site. The subject site is located at the northwest corner of Chandler Boulevard and Juniper Drive.

D. * LUP16-0013 QUIKTRIP APPROVED

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

E. * LUP16-0022 GINGER MONKEY APPROVED

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted under a Series 12 Restaurant License, including live entertainment. The new restaurant is located at 135 West Ocotillo Road, at the southwest corner of Arizona Avenue and Ocotillo Road.

F. * LUP16-0024 DESERT CIDER HOUSE APPROVED

Request Liquor Use Permit approval to produce and distribute hard cider/apple wine to wholesalers as permitted under a Series 13 In-state Farm Winery License. The new business is located at 284 East Chilton Drive, Suite 8, north and west of the northwest corner of Arizona Avenue and Elliot Road.

G. * LUP16-0025 LIVING ROOM WINE CAFÉ & LOUNGE APPROVED

Request Liquor Use Permit approval to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, and continue live entertainment. The existing business is located at 2475 West Queen Creek Road, Suite 1, west of the southwest corner of Queen Creek and Dobson roads.

H. * ZUP16-0006 ICEV PARKING LOT APPROVED

Request Use Permit time extension approval to continue to allow a temporary parking lot on two parcels. The parcels are located north of the northeast corner of Alma School Road and Erie Street and at the northwest corner of Erie Street and Pleasant Drive.

I. * ZUP16-0009 PREMIUM COACH GROUP APPROVED

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

J. * PPT16-0009 TAKE OFF CENTER APPROVED

Request Preliminary Plat approval for a commercial development located at the southeast corner of McQueen and Queen Creek roads.

K. * CANCELLATION OF THE AUGUST 3, 2016 PLANNING COMMISSION HEARING. APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is August 17, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
REVISED

PLANNING AND ZONING COMMISSION
Wednesday, July 6, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/7/2016 12:46 PM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES NO QUORUM FOR APPROVAL
Minutes of the regular meeting of June 15, 2016.

5. ACTION ITEMS:

A. * DVR16-0004 INNOVATION SQUARE APPROVED
Request rezoning from Planned Area Development (PAD) for office and data center uses to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150 feet in height, on approximately 15.6 acres located north of the northwest corner of Price and Queen Creek roads.

B. * LUP16-0016 ZESTY ZZEEKS PIZZA & WINGS APPROVED

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 960 East Warner Road, Suite 1, the northwest corner of Warner and McQueen roads.

C. * LUP16-0017 STREETS OF NEW YORK APPROVED

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors as permitted under a Series 12 Restaurant License. The existing restaurant is located at 5965 West Ray Road, Suite 22, the southeast corner of Ray and Kyrene roads.

D. * LUP16-0018 HOME2 SUITES BY HILTON APPROVED

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The new hotel is located at 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads.

E. * LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE APPROVED

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 1015 South Cooper Road, the southeast corner of Cooper and Pecos roads.

F. * LUP16-0021 PIEOLOGY PIZZERIA APPROVED

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The restaurant is located at 3450 West Chandler Boulevard, Suite 5, the northwest corner of Chandler and Metro boulevards.

G. * LUP16-0023 FRY'S FUEL CENTER APPROVED

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 2955 East Ocotillo Road, the southwest corner of Ocotillo and Gilbert roads.

H. * ZUP16-0009 PREMIUM COACH GROUP APPROVED

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**

I. * **PPT16-0013 THE ENCLAVE** **APPROVED**
Request Preliminary Plat approval for a multi-family residential development located at the southeast corner of Arizona Avenue and Chandler Heights Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is July 20, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, June 15, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 15, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/16/2016 9:50 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - Approved
Minutes of the regular meeting of June 1, 2016.

5. ACTION ITEMS:

A * APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP – Continued to July 20, 2016 Planning Commission
Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen

Creek roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**

B. * DVR15-0042/PPT16-0003 SANTAN CROSSING PLAZA/VALERO-CORNER STORE - Approved

Request rezoning from Planned Area Development (PAD) for Community Commercial to PAD (Community Commercial and Gas Service) with Preliminary Development Plan (PDP) for site layout and building design for a commercial development including a gas station, convenience store, inline shops building, and drive-through restaurant located at the southeast corner of Pecos and Cooper roads.

C. * PDP16-0009 ALLRED PARK PLACE - Approved

Request Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park on approximately 20 acres located at the southeast corner of Price Road and Spectrum Boulevard.

D. * LUP16-0013 QUIKTRIP – Continued to July 20, 2016 Planning Commission

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JULY 20, 2016, PLANNING COMMISSION HEARING)**

E. * ZUP16-0005 NORTH PRICE STABLES - Approved

Request Use Permit time extension approval to continue horse boarding for up to 22 horses on an approximately 4-acre site in the Agricultural (AG-1) zoning district. The property is located at 2885 North Price Road, south of Elliot Road and on the east side of the Loop 101 Price Freeway.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is July 6, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
REVISED
PLANNING AND ZONING COMMISSION
Wednesday, June 1, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 1, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 6/2/2016 9:46 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of May 18, 2016.

5. ACTION ITEMS:

A * APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP APPROVED
Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen

Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**

B. * DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME APPROVED
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for site layout and building design for one single-family residential home on property located at 900 W. San Marcos Drive, east of Alma School Road and north of Frye Road.

C. * LUP16-0008 THE CASUAL PINT APPROVED
Request Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within a new outdoor patio and to sell liquor "to-go" in original, unopened containers as permitted under a Series 7 Beer and Wine Bar License, including indoor live music. The new business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.

D. * LUP16-0009 COCONUTS FISH CAFÉ APPROVED
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 1, the southwest corner of Alma School and Ocotillo roads.

E. * LUP16-0010 FIRED PIE APPROVED
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 8, the southwest corner of Alma School and Ocotillo roads.

F. * LUP16-0012 GOOD TIME CHARLI'S APPROVED
Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License, and request live music indoors and within an outdoor patio at a new restaurant located at 6045 West Chandler Boulevard, Suite 7, the southwest corner of Chandler Boulevard and Kyrene Road.

G. * LUP16-0013 QUIKTRIP APPROVED
Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**

H. * ZUP16-0007 PINNACLE CROSSFIT APPROVED
Request Use Permit approval for a personal trainer/fitness center within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD) that allows for industrial, retail showroom, and motorcycle sales with accessory repair uses. The subject site is located at 3245 North Arizona Avenue, Suite 10,

within Pollack Business Park North, southeast corner of Arizona Avenue and Chilton Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 15, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, May 18, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 18, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 5/19/2016 9:25 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of May 4, 2016.

5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
Election of Officers:

A. Chairman **MATTHEW PRIDEMORE - VOTED AS CHAIRMAN**
B. Vice Chairman **ANDREW BARON - VOTED AS VICE CHAIRMAN**

6. ACTION ITEMS:

A. * APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP APPROVED

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low-Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE- ADVERTISING.)**

B. * LUP16-0006 FIESTA MEXICANA APPROVED

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio with the addition of live music indoors at an existing restaurant located at 4949 S. Alma School Road, northeast corner of Alma School and Chandler Heights roads.

C. * LUP16-0013 QUIKTRIP APPROVED

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 1, 2016, PLANNING COMMISSION HEARING)**

D. * PDP15-0017 FIRST CREDIT UNION PLAZA APPROVED

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

E. * PDP16-0002/PPT16-0005 WILDHORSE APPROVED

Request Preliminary Development Plan and Preliminary Plat approval for subdivision layout for a nine lot single-family custom subdivision on approximately five acres. The subject site is located north of the northwest corner of Willis Road and El Dorado Drive.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 1, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
Wednesday, May 4, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 4, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 5/6/2016 11:47 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES – Approved
Minutes of the regular meeting of April 20, 2016.

5. ACTION ITEMS:

A * DVR15-0037 ALLRED PARK PLACE – Approved
Request rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and

building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads.

B. * DVR16-0003 ALTA SAN MARCOS – Approved

Request rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) approval for site layout and building architecture. The approximately 5.4-acre site is located at the southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue.

C * LUP16-0011 FRY'S MARKETPLACE – Approved

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 9 Liquor Store License and Series 7 Beer and Wine Bar License within a new grocery store located at 2929 E. Ocotillo Road, southwest corner of Ocotillo and Gilbert roads.

D. * PDP15-0017 FIRST CREDIT UNION PLAZA – Continued to May 18, 2016 Planning Commission

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE MAY 18, 2016, PLANNING COMMISSION HEARING)**

E. * PDP16-0001/PPT16-0004 STELLAR AIRPARK ESTATES II – Approved

Request Preliminary Development Plan (PDP) approval for subdivision layout and development standards for a custom single-family home residential subdivision with aviation-related uses and Preliminary Plat (PPT) approval on approximately 10 acres located at the southeast corner of Chandler Boulevard and Galaxy Drive, west of McClintock Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 18, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

REVISED

PLANNING AND ZONING COMMISSION
April 20, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 4/21/2016 10:20 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. INTRODUCTION OF NEW COMMISSIONER, DAVID ROSE

5. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of March 16, 2016.

6. ACTION ITEMS:

A * DVR15-0037 ALLRED PARK PLACE- APPROVED
Request rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads. **(REQUEST CONTINUANCE TO THE MAY 4, 2016, PLANNING COMMISSION HEARING)**

B * **LUP16-0003 CIRCLE K STORE- APPROVED**
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store located at 3087 South McQueen Road, southeast corner of McQueen and Queen Creek roads.

C. * **PDP15-0015 RISAS DENTAL – RAY ROAD- APPROVED**
Request Preliminary Development Plan (PDP) approval for site layout and building design of a new dental office. The site is located at 125 East Ray Road, east of the southeast corner of Arizona Avenue and Ray Road.

D. * **PDP15-0017 FIRST CREDIT UNION PLAZA - APPROVED**
Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE MAY 4, 2016, PLANNING COMMISSION HEARING)**

E. * **PDP15-0020 MARACAY HOMES- APPROVED**
Request Preliminary Development Plan approval for housing product for an 84-lot single-family residential subdivision on an approximate 35-acre parcel. The subject site is located east of the southeast corner of Cooper and Chandler Heights roads.

F. * **ZUP16-0002 NATE'S NEXT GEN AUTO CARE, LLC- APPROVED WITH A MODIFICATION TO STIPULATION 5.**
Request Use Permit approval to allow an auto repair facility within the Planned Industrial District (I-1). The site is located at 4043 West Kitty Hawk, Suite 5, south of Chandler Boulevard and west of McClintock Drive.

G. * **ZUP16-0003 56TH STREET OFFICE DEVELOPMENT - APPROVED**
Request Use Permit approval to allow office uses within a Planned Industrial (I-1) zoned district. The approximate 30-acre site is located at the northwest corner of 56th and Galveston streets.

H. * **PPT15-0012 PACIFIC OIL PARTNERS, LLC - APPROVED**
Request Preliminary Plat approval for a commercial development on approximately 2.5 acres located at the southeast corner of Pecos and Alma School roads.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is May 4, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

MEETING WAS NOT HELD DUE TO LACK OF QUORUM

REVISED

PLANNING AND ZONING COMMISSION
April 6, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/7/2016 9:11 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES
Minutes of the regular meeting of March 16, 2016.

5. ACTION ITEMS:

A * PDP15-0017 FIRST CREDIT UNION PLAZA
Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUEST CONTINUANCE TO THE APRIL 20, 2016, PLANNING COMMISSION HEARING)**

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is April 20, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
March 16, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 16, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 3/17/2016 4:35 PM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of March 2, 2016.
Minutes of the special meeting of March 9, 2016.

5. ACTION ITEMS:

A. * LUP15-0022 PESTOS PIZZA - APPROVED
Request Liquor Use Permit approval to continue to sell and serve liquor for on-site consumption as permitted under a Series 12 Restaurant License indoors and within a new outdoor covered patio. The restaurant is located at 1960 West Ray Road, Suite 4, within the Anderson Springs shopping center, at the northeast corner of Ray and Dobson roads.

B. * LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER - APPROVED
Request Liquor Use Permit approval to sell and serve liquor for on-site consumption as permitted under a Series 7 Beer and Wine Bar License. The hotel is located at 3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive.

C. * LUP16-0002 COST PLUS WORLD MARKET - APPROVED
Request Liquor Use Permit approval to sell beer and wine under a Series 10 Beer and Wine Store License for off-premise consumption with in-store sampling. The new store is located at 860 North 54th Street, south of the southwest corner of Ray Road and 54th Street.

D. * LUP16-0004 LA BOCCA / MODERN MARGARITA - APPROVED
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors for two new restaurants along with an extension of premises within outdoor patios on Boston Street and Arizona Avenue. The request also includes entertainment indoors for a DJ. The property is located at 1 East Boston Street, at the southeast corner of Arizona Avenue and Boston Street.

E. * LUP16-0005 ALAMO DRAFTHOUSE CINEMA - APPROVED
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption within a new movie theater including a restaurant located at 4955 South Arizona Avenue, northeast corner of Arizona Avenue and Chandler Heights Road.

F. * PPT15-0016 TOWER STORAGE LLC - APPROVED
Request Preliminary Plat approval for a self-storage facility located south of the southeast corner of Arizona Avenue and Chandler Heights Road.

G. GPA14-0001 GENERAL PLAN UPDATE - APPROVED
Public hearing to request public input, discussion and action in the form of a recommendation of approval of the draft general plan titled, “Chandler General Plan 2016; a vision refined”.

6. DIRECTOR’S REPORT

7. CHAIRMAN’S ANNOUNCEMENT

Next regular meeting is April 6, 2016, at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

Results

SPECIAL MEETING OF THE
PLANNING AND ZONING COMMISSION
March 9, 2016 – 6:00 P.M.
TUMBLEWEED RECREATION CENTER – COTTON ROOM NORTH
745 EAST GERMANN ROAD

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 consider the Items below in a Special Meeting at 6:00 P.M. to be held on **Wednesday, March 9, 2016** in the Cotton Room North at Tumbleweed Recreation Center, 745 East Germann Road, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 3/10/2016 4:31 PM

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION ITEM

A. GPA14-0001 GENERAL PLAN UPDATE – No action taken. Item goes on to the regular Planning Commission meeting of March 16, 2016 where the Commission will be requested to take action.
Public hearing to request public input and discussion regarding the draft general plan titled, "Chandler General Plan 2016; a vision refined." No action is scheduled to be taken at the March 9, 2016 public hearing. The Planning and Zoning Commission will be requested to take action on the draft general plan in the form of a recommendation to the City Council at their March 16, 2016 public hearing.

4. DIRECTOR'S REPORT

5. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is March 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

6. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
March 2, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 2, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 3/3/2016 8:44 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of February 17, 2016.

5. ACTION ITEMS:

A. * DVR15-0041 SANTAN OFFICE CAMPUS – APPROVED WITH AN ADDITIONAL STIPULATION.
Request rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture. The approximate 19-acre site is located at the southwest corner of Alma School and Pecos roads.

B. * DVR15-0039 111 W. BOSTON STREET - APPROVED

Request rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay, CCD/PAD zoning, for additional building height on property located at 111 W. Boston Street.

C. * PPT16-0001 LEGACY TRADITIONAL SCHOOL - APPROVED

Request Preliminary Plat approval for a charter school located south and west of the SWC of McQueen and Warner roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 16, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
February 17, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 17, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 2/18/2016 4:27 PM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED

Minutes of the regular meeting of February 3, 2016.

5. ACTION ITEMS:

A. DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK) ITEM DENIED

Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway**.**

B. * PDP15-0014 TOWNEPLACE AT THE MET APPROVED WITH 2 ADDITIONAL CONDITIONS

Request Preliminary Development Plan (PDP) approval for site layout and building design of a commercial development with a hotel and inline shops. The property is approximately 4 acres located at the southeast corner of Chandler Boulevard and Hearthstone Way.

C. * PDP15-0016 RHYTHM APPROVED

Request Preliminary Development Plan (PDP) approval for one-story housing product within a component of the Rhythm residential development located at the northwest corner of 56th Street (Priest Drive) and Orchid Lane, north of Ray Road**.**

D. * PDP15-0017 FIRST CREDIT UNION PLAZA APPROVED TO CONTINUE TO THE APRIL 6, 2016, PLANNING AND ZONING COMMISSION HEARING

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

E * ZUP15-0017 VERIZON – HUNT HIGHWAY APPROVED (THE APPLICATION HAS BEEN WITHDRAWN)

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway. **(THE APPLICATION HAS BEEN WITHDRAWN)**

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 2, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

REVISED - RESULTS

PLANNING AND ZONING COMMISSION
February 3, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 3, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 2/9/2016 8:58 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED

Minutes of the regular meeting of January 20, 2016.

5. ACTION ITEMS:

A. * APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0027/PPT15-0013 CANAL VIEW HOMES APPROVED

Request Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural to Planned Area Development for single-family residential and Preliminary Development Plan approval for subdivision layout and housing product and Preliminary Plat approval for an eight-lot single-family residential subdivision for an 8-lot single-family residential subdivision. The subject site is located at the southeast corner of the Consolidated Canal and the Wildhorse Place alignment.

B. * DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK) APPROVED

Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway**. (REQUESTS CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

C. * PDP15-0017 FIRST CREDIT UNION PLAZA APPROVED

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street. **(REQUESTS CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

D. * LUP15-0024 STARBUCKS APPROVED

Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at an existing restaurant located at 4985 W. Ray Road, southeast corner of Rural and Ray roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 17, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
January 20, 2016
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 1/25/2016 9:39 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of January 6, 2016.

5. ACTION ITEMS:

A. * DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK)
Request rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards along with a Preliminary Development Plan (PDP) for two 70 foot tall digital billboards. The site is located at the northeast corner of 56th Street and Loop 202 Santan Freeway**. (REQUEST CONTINUANCE TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING)**

B. * DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY- APPROVED WITH ADDITIONAL STIPULATIONS ADDED.

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with Preliminary Development Plan (PDP) approval for a transitional health care facility and other associated uses with Preliminary Plat approval on approximately 8 acres located at the southeast corner of Arizona Avenue and Queen Creek Road.

C. * LUP15-0023 BELLA GUSTO - APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at a new restaurant located at 1964 N. Alma School Road, Suite 1, southwest corner of Alma School and Warner roads.

D. * ZUP15-0006 VERIZON AT CONGREGATIONAL CHURCH OF THE VALLEY- APPROVED

Request Use Permit approval to install a monopalm wireless communication facility at 240 South Cooper Road, located south of the southwest corner of Cooper Road and Chandler Boulevard.

E. * ZUP15-0017 VERIZON – HUNT HIGHWAY- APPROVED

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway. **(REQUEST CONTINUANCE TO THE FEBRUARY 17, 2016, PLANNING COMMISSION HEARING)**

F. * PPT15-0017 VILLAS AT CHANDLER AIRPARK- APPROVED

Request Preliminary Plat approval for a 504-unit apartment complex located on an approximate 29-acre site. The subject site is located east of the southeast corner of McQueen and Germann roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 3, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
January 6, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 6, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 1/7/2016 11:57 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of December 16, 2015.

5. ACTION ITEMS:

A. * APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0027 CANAL VIEW HOMES - APPROVED
Request Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural to Planned Area Development for single-family residential and Preliminary Development Plan approval for subdivision layout and housing product for an 8-lot single-family residential subdivision. The subject site is located at the southeast corner of the Consolidated Canal and the Wildhorse Place alignment. **(REQUEST CONTINUANCE TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING.)**

B. * APL15-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0031 VILLAS AT CHANDLER AIRPARK - WITH THE PDP MODIFIED CONDITION NO. 3 - APPROVED

Request Area Plan Amendment to the Chandler Airpark Area Plan from Special Use Commercial to High Density Residential, along with rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential, and Preliminary Development Plan approval for site layout and building architecture. The subject site is located east of the southeast corner of Germann and McQueen roads.

C. * DVR15-0032/ PPT15-0014 PARKVIEW PLACE - APPROVED

Request rezoning from Agricultural to Planned Area Development for single-family residential with Preliminary Development Plan approval for subdivision layout and housing product and Preliminary Plat approval for a 50-lot single-family residential subdivision. The subject site is located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads.

D. * DVR15-0034 THE ENCLAVE - ITEM WITHDRAWN - APPROVED

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay. The existing PAD zoning designation is for multi-family residential on an approximate 21.7-acre site. The property is located at the southeast corner of Arizona Avenue and Chandler Heights Road.

E. * PDP15-0006 SAN TAN PLAZA - ADDITIONAL CONDITION NO. 6 ADDED - APPROVED

Request Preliminary Development Plan (PDP) approval to allow additional freestanding multi-tenant monument signs for an existing development located at the northwest corner of Arizona Avenue and Willis Road.

F. * PDP15-0010 SAN TAN SUPER STORAGE & INDUSTRIAL - APPROVED

Request Preliminary Development Plan (PDP) approval for building design and site layout of recreational vehicle (RV) storage buildings and a multi-tenant light industrial building. The property is located approximately one-quarter of a mile east of the northeast corner of Arizona Avenue and Willis Road**.**

G. * PDP15-0017 FIRST CREDIT UNION PLAZA - CONTINUED TO THE FEBRUARY 3, 2016, PLANNING COMMISSION HEARING - APPROVED

Request Preliminary Development Plan approval for building mounted signage. The subject site is located at 25 S. Arizona Place, east of the northeast corner of Arizona Avenue and Boston Street.

H. * LUP15-0021 PAYLESS MARKET - APPROVED

Request Liquor Use Permit approval to sell beer and wine for off-premise consumption only under a Series 10 Beer and Wine Store License. The new convenience store is located at 405 South Arizona Avenue, south of the southeast corner of Arizona Avenue and Frye Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 20, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
December 16, 2015
STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 16, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 12/17/2015 8:14 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES- APPROVED
Minutes of the regular meeting of November 18, 2015.

5. ACTION ITEMS:

A. APL15-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0028/PPT14-0012 ENCLAVE AT HAMILTON RANCH - APPROVED
Request Chandler Airpark Area Plan amendment from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential. Request rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for Offices to PAD for Residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product with Preliminary Plat (PPT) approval on approximately 28 acres located south and east of the southeast corner of Arizona Avenue and Queen Creek Road.

B. * DVR15-0025 PARKLAND MEMORY CARE- APPROVED

Request rezoning from Planned Area Development (PAD) for Office to PAD (Office/Medical Related Uses) with Preliminary Development Plan (PDP) approval for a memory care facility and other associated uses on approximately 4.5 acres located at the northwest corner of Arizona Avenue and Appleby Road.

C. * DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY- APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with Preliminary Development Plan (PDP) approval for a transitional health care facility and other associated uses with Preliminary Plat approval on approximately 8 acres located at the southeast corner of Arizona Avenue and Queen Creek Road.

D. * DVR15-0040 POLLACK BUSINESS PARK SOUTH- APPROVED

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of I-1/PAD, along with Preliminary Development Plan approval for site layout and building architecture for an office building. The existing PAD zoning designation is for commercial retail, office, industrial, and showroom uses for an approximate 13-acre site located at the southeast corner of Arizona Avenue and Elliot Road.

E. * ZUP15-0011/PDP15-0008 EXTRA SPACE STORAGE- APPROVED

Request Use Permit approval for an indoor mini-storage facility located within a Planned Area Development zoning district, along with Preliminary Development Plan approval for site layout and building architecture. The subject site is located south of the southwest corner of Dobson and Germann roads.

F. * ZUP15-0017 VERIZON – HUNT HIGHWAY- APPROVED

Request Use Permit approval to install a monopalm wireless communication facility on property located east of the northeast corner of Cooper Road and Hunt Highway. **(REQUEST CONTINUANCE TO THE JANUARY 20, 2016 PLANNING COMMISSION HEARING.)**

G. * ZCA15-0001 ADAPTIVE REUSE OVERLAY DISTRICT- APPROVED

City initiative to adopt Article XXXIII A.R.O.D. - Adaptive Reuse Overlay District of Chapter 35 (Land Use and Zoning) of the Chandler City Code.

6. BRIEFING: GPA14-0001 GENERAL PLAN UPDATE

Briefing to introduce the draft general plan and review proposed changes from the current general plan. **(BRIEFING DURING STUDY SESSION)**

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 6, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
November 18, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 18, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/19/2015 9:02 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of November 4, 2015.

5. ACTION ITEMS:

A. * DVR15-0023 BOGLE HOUSE APPROVED
Request rezoning from Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, and a Preliminary Development Plan (PDP) for site layout and building architecture. The property is located at 275 West San Marcos Drive, south and west of the southwest corner of Arizona Avenue and Chandler Boulevard.

B. * DVR15-0036 ALLRED CHANDLER AIRPORT CENTER APPROVED

Request to amend Planned Area Development (PAD) zoning Stipulation No. 3 to allow athletic training facilities and/or recreation/instructional uses to locate within Building B and modify Stipulation No. 4 for adjacency of uses in suites where "H" occupancy rated businesses locate. The existing development is located at the northeast corner of Germann Road and Piper Drive, east of Cooper Road and south of the Loop 202 Santan Freeway.

C. PDP15-0011 COBBLESTONE AUTO SPA APPROVED

Request Preliminary Development Plan approval for site layout and building modifications including additional parking, shade canopies, monument signage, and building color. The subject site is located at the southeast corner of Alma School and Germann roads.

D. * PDP15-0013 ARIZONA AVENUE AND QUEEN CREEK ROAD APPROVED

Request Preliminary Development Plan approval for housing product within a single-family residential subdivision on approximately 13 acres located at the northeast corner of Arizona Avenue and Queen Creek Road.

E. * LUP15-0019 HOT WOK FENG APPROVED

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in an existing restaurant. The business is located at 1050 East Ray Road, Suite 6, northeast corner of McQueen and Ray roads.

F. * ZUP15-0007 VERIZON AT LAGUNA VILLAGE APPROVED

Request Use Permit approval to install a monopine wireless communication facility on property located at 5865 West Ray Road, east of the southeast corner of Kyrene and Ray roads.

G. * ZUP15-0011/PDP15-0008 EXTRA SPACE STORAGE APPROVED CONTINUANCE TO THE DECEMBER 16, 2015 PLANNING COMMISSION HEARING

Request Use Permit approval for an indoor mini-storage facility located within a Planned Area Development zoning district, along with Preliminary Development Plan approval for site layout and building architecture. The subject site is located south of the southwest corner of Dobson and Germann roads. **(REQUEST CONTINUANCE TO THE DECEMBER 16, 2015 PLANNING COMMISSION HEARING.)**

H. * CANCELLATION OF THE DECEMBER 2, 2015 PLANNING COMMISSION HEARING. APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is December 16, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
November 4, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 4, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 11/5/2015 11:01 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of October 7, 2015.

5. ACTION ITEMS:

A. * PDP15-0005 SHARP CONTRACTING APPROVED
Request Preliminary Development Plan (PDP) approval for site layout and building design of a new light industrial building located on approximately 0.77 acres at the southeast corner of Corporate Place and Delaware Court, east of Arizona Avenue and north of Warner Road.

B. * LUP15-0017 EL HERRADERO LLC APPROVED

Request Liquor Use Permit approval to continue to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in an existing restaurant and continue live entertainment indoors. The site is located at 474 West Ray Road, east of the northeast corner of Ray Road and Iowa Street.

C. * LUP15-0018 VINUM 55 CHANDLER APPROVED

Request Liquor Use Permit approval for liquor sampling under a Series 7 Beer and Wine Bar License and to sell liquor under a Series 10 Beer and Wine Store License in a new wine tasting and wine storage facility. The site is located at 2577 West Queen Creek Road, the southwest corner of Dobson and Queen Creek roads in Downtown Ocotillo.

D. * LUP15-0020 EKLECTIC PIE APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within a new outside patio. The property is located at 2990 E. Germann Rd., Suite 1, the northwest corner of Gilbert and Germann roads.

E. * ZUP15-0014 PALM PLAZA (HG THERAPIES, LLC) APPROVED

Request Use Permit approval to allow a therapeutic massage and aesthetics/skin care business within the Planned Industrial District (I-1) zoning with a Planned Area Development (PAD) overlay, I-1/PAD. The property is located at 3130 N. Arizona Avenue, Suite 108, west of Arizona Avenue and north of Elliot Road.

F. * ZCA15-0001 ADAPTIVE REUSE OVERLAY DISTRICT APPROVED

City initiative to adopt Article XXXIII A.R.O.D. - Adaptive Reuse Overlay District of Chapter 35 (Land Use and Zoning) of the Chandler City Code. **(REQUEST CONTINUANCE TO THE DECEMBER 16, 2015 PLANNING COMMISSION HEARING.)**

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 18, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
October 7, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 7, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 10/8/2015 11:07 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED

Minutes of the regular meeting of September 2, 2015.

5. ACTION ITEMS:

A. * APL15-0003 SOUTHEAST CHANDLER AREA PLAN AMENDMENT/DVR15-0022 DOLLAR SELF STORAGE APPROVED

Request Area Plan Amendment to the Southeast Chandler Area Plan from Envisioned Community / Regional Open Space to Traditional Suburban Character, along with rezoning from Agricultural to Planned Area Development for a mini-storage facility and Preliminary Development Plan approval for site layout and building architecture. The subject site is located at the northwest corner of Gilbert Road and the Brooks Farm Road alignment.

B. * DVR15-0014 ARIZONA EYE CENTER APPROVED
Request rezoning from Planned Area Development (PAD) for general office to PAD for medical and general office, and Preliminary Development Plan approval for site layout and building architecture. The 1.55-acre site is located at the northwest corner of Ray Road and Arrowhead Drive.

C. * DVR15-0017 SOUTH OF THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD APPROVED
Request to establish the initial City zoning of Industrial on approximately 11.56 acres located south of the southeast corner of Arizona Avenue and Chandler Heights Road.

D. * DVR15-0018 SPECTRUM ASSISTED LIVING COMMUNITY APPROVED
Request rezoning from Planned Area Development (PAD) for commercial uses to PAD for an assisted living facility along with Preliminary Development Plan approval for site layout and building architecture. The subject site is located at the northeast corner of Rural Road and Chandler Boulevard.

E. * DVR15-0029 SOUTHEAST CORNER OF ARIZONA AVENUE AND QUEEN CREEK ROAD APPROVED
Request to establish the initial City zoning of Regional Commercial (C-3) on approximately 7.83 acres located at the southeast corner of Arizona Avenue and Queen Creek Road. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

F. * DVR15-0030 NORTHEAST CORNER OF 138TH STREET AND OCOTILLO ROAD APPROVED
Request to establish the initial City zoning of Agricultural (AG-1) on approximately 19 acres located at the northeast corner of 138th Street and Ocotillo Road.

G. * PDP15-0007 LAYTON LAKES PARCEL 28 APPROVED
Request Preliminary Development Plan approval for housing product for a 17-lot single-family residential subdivision located east of the northeast corner of Gilbert and Ocotillo roads.

H. * LUP15-0016 THE BRICKYARD DOWNTOWN APPROVED
Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within outside patios along with an extension of premises for an outdoor patio along Boston Street and live entertainment indoors and outdoors at a new bar/restaurant in downtown Chandler. The property is located at 85 W. Boston Street.

I. * CANCELLATION OF THE OCTOBER 21, 2015 PLANNING COMMISSION HEARING. APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 4, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
September 2, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 2, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 9/3/2015 8:24 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of August 19, 2015.

5. ACTION ITEMS:

A. * DVR15-0013/PPT15-0006 AVALON - APPROVED
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a 14-lot custom single-family residential subdivision with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and development standards on approximately 12.23 acres located ¼-mile south of the southeast corner of McQueen and Germann roads.

B. * DVR15-0015 WELLS FARGO CHANDLER CAMPUS - APPROVED

Request rezoning from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay on approximately 15.5 acres of the approximate 68-acre Wells Fargo Chandler campus. In addition, request PAD Mid-Rise Overlay amendment for buildings up to 200 feet in height, with Preliminary Development Plan (PDP) approval for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus on approximately 68 acres located at the northwest corner of Price and Queen Creek roads.

C. * DVR15-0020 GILA SPRINGS - APPROVED

Request rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office with a Preliminary Development Plan (PDP) for site layout and building architecture. The 4-acre site is located west of the intersection of Kyrene Road and Gila Springs Place.

D. * LUP14-0021 THE PERCH - APPROVED

Request Liquor Use Permit approval to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, operate the microbrewery under a Series 3 Domestic Microbrewery License, and have live entertainment indoors and outdoors for the expansion of the premise area to include a new roof-top area, the Hair Salon, and Covo. The site is located at 232 South Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road.

E. * LUP15-0010 VINTAGE 95 - APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License and Series 7 Beer and Wine Bar License for on-premise consumption indoors and outdoor consumption on an enlarged outdoor patio at an existing restaurant located at 95 W. Boston Street.

F. * LUP15-0015 SIDELINES GRILL AND TAVERN - APPROVED

Request Liquor Use Permit extension approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors and on an outdoor patio at an existing restaurant located at 2980 S. Alma School Road, Suite 2.

G. * ZUP15-0010 CHANDLER COMMONS - APPROVED

Request Use Permit approval to allow an indoor self-storage facility to locate within a Planned Area Development (PAD) district. The site is located at 1919 East Ray Road, southwest corner of Cooper and Ray roads.

H. * PPT15-0011 RAY ROAD APARTMENT HOMES (BRIO APARTMENTS) - APPROVED

Request Preliminary Plat approval for a multi-family residential development located east of the northeast corner of Arizona Avenue and Ray Road.

I. * CANCELLATION OF THE SEPTEMBER 16, 2015 PLANNING COMMISSION HEARING. - APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is October 7, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
August 19, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 19, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 8/21/2015 10:38 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED

Minutes of the regular meeting of August 5, 2015.

5. ACTION ITEMS:

A. * DVR15-0010 RMB BUSINESS PARK APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial, and Preliminary Development Plan (PDP) for site layout and building architecture. The 15-acre site is located north of the northeast corner of Ryan Road and Arizona Avenue.

B. * DVR15-0021 HABITAT FOR HUMANITY APPROVED

Request rezoning from Medium Density Residential (MF-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP). The property is located at 334 South Dakota Street.

C. * LUP15-0014 MOD SUPER FAST PIZZA APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within an outdoor patio for a new restaurant in the Paseo Lindo development. The property is located at 3977 S. Arizona Avenue, Suite 4.

D. * ZUP15-0008 VERIZON WIRELESS – NWC ARIZONA AND WARNER APPROVED

Request Use Permit approval to install a monopalm wireless communication facility located at 70 West Warner Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is September 2, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
August 5, 2015
STUDY SESSION 5:15 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:15 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 5, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 8/6/2015 9:45 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of July 15, 2015.

5. ACTION ITEMS:

A. * LUP15-0013 THE LOCAL PLAY YARD BAR & GRILL - APPROVED
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within a patio at a new restaurant. The business is located at 3002 N. Arizona Ave., Suite 1, west of the northwest corner of Elliot Road and Arizona Avenue.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is August 19, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
July 15, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 15, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 7/16/2015 9:57 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES – APPROVED
Minutes of the regular meeting of July 1, 2015.

5. ACTION ITEMS:

A. * DVR14-0031/PPT14-0014 RHYTHM – APPROVED
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat approval on approximately 30 acres located at the northwest corner of 56th Street (Priest Drive) and Orchid Lane, north of Ray Road.

B * DVR15-0002 FAMILY BIBLE CHURCH – APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Church with Preliminary Development Plan (PDP) for site layout and building design approval on approximately 4 acres located south of the southwest corner of Ocotillo and McQueen roads.

C. * PPT15-0005 ARTESIAN MARKETPLACE – APPROVED

Request Preliminary Plat approval for a commercial development located at the southwest corner of Ocotillo and Gilbert roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is August 5, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
July 1, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 1, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/2/2015 11:10 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of June 17, 2015.

5. ACTION ITEMS:

A. * LUP15-0011 JUAN JAIME'S TACOS AND TEQUILA APPROVED
Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License within an existing restaurant including an expanded outdoor patio located at 2510 W. Chandler Blvd, Suite 1.

B. * LUP15-0012 THE WILD VINE UNCORKED APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License and Series 7 Beer and Wine Bar License for on-premise consumption indoors and outdoor consumption on two patios at a new restaurant located at 4920 S. Gilbert Road, Suites 1-3.

C. * ZUP15-0009 BRENNTAG PACIFIC, INC. APPROVED

Request Use Permit approval to allow for an additional storage tank within an existing outdoor storage tank yard on a property zoned General Industrial (I-2). The subject site is located at 6750 W. Boston Street, south and west of the southwest corner of Chandler Boulevard and Beck Avenue.

D. * PPT15-0004 METRO CHANDLER AIRPORT CENTER APPROVED

Request Preliminary Plat approval for a business park development located at the southwest corner of Cooper and Germann roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is July 15, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
June 17, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 17, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 6/19/2015 2:38 PM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of June 3, 2015.

5. ACTION ITEMS:

A. * APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029 SERENADE APPROVED
Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Medium-Density Residential, and rezoning from Agricultural to Planned Area Development for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product for a 6.7-acre, 26-lot single-family residential subdivision located east of the SEC of Alma

School and Germann roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

B. * APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008/PPT15-0003 RESEDA APPROVED

Request Pecos Ranch Area Plan amendment from Church to Single-Family Residential. Request rezoning from Planned Area Development (PAD) for Church and school to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat (PPT) approval on approximately 4 acres located at the northwest corner of Germann Road and Arrowhead Drive.

C. * DVR14-0031/PPT14-0014 RHYTHM APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat approval on approximately 30 acres located at the northwest corner of 56th Street (Priest Drive) and Orchid Lane, north of Ray Road. **(REQUEST CONTINUANCE TO THE JULY 15, 2015 PLANNING COMMISSION HEARING.)**

D. * DVR15-0016 MADERAS APPROVED

Request amendment to the Planned Area Development (PAD) zoning and Preliminary Development Plan (PDP) for a low-density single-family residential development. The property is located west of the northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road.

E. * PDP15-0001 EXPRESS CAR WASH APPROVED

Request Preliminary Development Plan (PDP) approval of site layout and building architecture for a new car wash facility located east of the southeast corner of Ray Road and McClintock Drive.

F. * LUP15-0008 CHARM THAI CUISINE APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for an extension of premises to sell and serve liquor for on-site consumption within an existing outside patio at a restaurant in downtown Chandler. The property is located at 11 W. Boston St., Suite 5, west of Arizona Avenue and south of Boston Street.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is July 1, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
June 3, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 3, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 6/4/2015 8:39 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of May 20, 2015.

5. ACTION ITEMS:

A. * APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008/PPT15-0003 RESEDA APPROVED
Request Pecos Ranch Area Plan amendment from Church to Single-Family Residential. Request rezoning from Planned Area Development (PAD) for Church to PAD (Single-Family Residential) with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat (PPT) approval on approximately 4 acres located at the northwest corner of

Germann Road and Arrowhead Drive. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

B. * LUP15-0007 THE YARD CIGAR BAR APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License in conjunction with an existing cigar bar for indoor and outdoor consumption. The subject site is located at 1981 W. Elliot Road, east of the southeast corner of Dobson and Elliot roads.

C. * ZUP15-0003 FUSION SURPLUS SOLUTIONS APPROVED

Request Use Permit approval to allow an auction business within the Planned Industrial District (I-1) zoning. The property is located at 344 N. McKemy Avenue, west of Kyrene Road and north of Chandler Boulevard.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 17, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
May 20, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 20, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 5/21/2015 10:48 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED.
Minutes of the regular meeting of April 15, 2015.

5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
Election of Officers:
A. Chairman **-Matthew Pridemore was voted in as the new Chairman.**
B. Vice Chairman **-Andrew Baron was voted in as the new Vice Chairman.**

6. ACTION ITEMS:

A. * DVR14-0042 GREYWOOD PROFESSIONAL OFFICES APPROVED.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning. The existing PAD zoning is for an office building on approximately 2 acres located south of the southwest corner of Frye Road and Gilbert Road, north of Pecos Road.

B. * DVR15-0011 THE GATES APPROVED.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development, or to cause the property to revert to the former Agricultural (AG-1) zoning designation. The existing PAD zoning designation is for a retail commercial development on an approximately 18-acre site located at the southeast corner of Gilbert and Ocotillo roads.

C. * PDP15-0003/PPT15-0008 THE PLANT APPROVED.
Request Preliminary Development Plan approval for site layout, building architecture, and a comprehensive sign package for a commercial shopping center and Preliminary Plat approval for an approximately 8-acre commercial shopping center located at the southeast corner of Gilbert and Ocotillo roads.

D. * PDP15-0004 ALLRED PARK PLACE APPROVED.
Request to amend Preliminary Development Plan (PDP) Stipulation No. 8 in case no. DVR13-0032 ALLRED PARK PLACE to reduce the number of rooms in the Conference Center hotel on approximately 30 acres located at the southwest corner of Price and Willis roads.

E. * LUP14-0023 GOGI APPROVED.
Request Liquor Use Permit approval to continue to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio. The restaurant is located at 2095 North Dobson Road, Suite 8, in Dobson Park Plaza.

F. * LUP15-0005 ESPO'S MEXICAN FOOD APPROVED.
Request Liquor Use Permit approval to continue to sell and serve liquor as permitted under a Series 12 Restaurant License along with an extension of premises for an outdoor patio to sell and serve liquor for on-site consumption, and live entertainment. The restaurant is located at 3867 W. Chandler Boulevard.

G. * LUP15-0006 PALETTE COLLECTIVE APPROVED.
Request Liquor Use Permit approval to sell and serve beer and wine as permitted under a Series 7 Beer and Wine License for on-premise consumption indoors. The new beauty salon is located at 2100 South Gilbert Road, Suite 22, in Mill Crossing.

H. * LUP15-0009 THE PLANT (SPROUTS) APPROVED.

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store License in conjunction with a new grocery store, and to allow for limited sampling within the grocery store. The subject site is located at the southeast corner of Gilbert and Ocotillo roads**.**

I. * ZUP15-0001 SAN MARCOS GOLF RESORT APPROVED.

Request Use Permit Extension approval for the continued operation of a maintenance/cart storage facility in conjunction with the San Marcos Golf Resort. The subject site is located south of the southwest corner of Chandler Boulevard and Dakota Street.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 3, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

MEETING WAS NOT HELD DUE TO LACK OF QUORUM

PLANNING AND ZONING COMMISSION
May 6, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 6, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 5/8/2015 9:02 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES
Minutes of the regular meeting of April 15, 2015.

5. ACTION ITEMS:

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is May 20, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
APRIL 15, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 15, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 4/16/2015 8:50 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of March 18, 2015.

5. ACTION ITEMS:

A. * APL14-0009 CARINO ESTATES AREA PLAN AMENDMENT/DVR14-0029 SERENADE - APPROVED

Request Area Plan Amendment to the Carino Estates Area Plan from Rural Ranchette to Medium-Density Residential, and rezoning from Agricultural to Planned Area Development for single-family residential, with Preliminary Development Plan approval for subdivision layout and housing product for a 6.7-acre, 26-lot single-family residential subdivision located east of the SEC of Alma School and Germann roads. **(REQUEST CONTINUANCE TO THE JUNE 17, 2015 PLANNING COMMISSION HEARING.)**

B. * DVR14-0043/PPT15-0001 COOPER AND CHANDLER HEIGHTS - APPROVED

Request rezoning from Agricultural to Planned Area Development for a single-family residential subdivision, with Preliminary Development Plan approval for subdivision layout and Preliminary Plat approval of a 34.7-acre, 84-lot single-family residential subdivision located east of the SEC of Cooper and Chandler Heights roads.

C. * DVR15-0001 CENTURYLINK OFFICE ADDITION - APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial along with Preliminary Development Plan (PDP) approval for a building expansion. The property is located at 7031 West Galveston Street, southwest corner of Galveston and 56th streets.

D. * DVR15-0012 NORTH OF THE NORTHWEST CORNER ARIZONA AVENUE & RIGGS ROAD - APPROVED

Request to establish the initial City zoning of Community Commercial (C-2) on approximately 9.99 acres located north of the northwest corner of Arizona Avenue and Riggs Road. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

E. * PDP14-0016 AVILLA CHANDLER HEIGHTS - APPROVED

Request Preliminary Development Plan (PDP) approval for site and building design for a residential development located east of the southeast corner of Arizona Avenue and Chandler Heights Road.

F. * LUP15-0003 DIRTY BLONDE TAVERN - APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 6 Bar License to sell and serve liquor for on-site consumption indoors and within an outside patio and live entertainment indoors. The property is located at 4929 W. Chandler Blvd., Suite 12, the southeast corner of Chandler Blvd. and Rural Road.

G. * LUP15-0004 CHENNAI FUSION GRILL - APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors. The property is located at 4929 W. Chandler Blvd., Suite 1, the southeast corner of Chandler Blvd. and Rural Road.

H. * ZUP14-0035 GOLD TRUST REALTY - APPROVED

Request Use Permit extension approval to allow for the continued use of a residential home as a commercial business. The subject site is located at 200 S. Dobson Road.

I. * ZUP15- 0004 SAN TAN TECH CENTER - APPROVED

Request Use Permit approval to allow Office uses within a Planned Industrial (I-1) zoning district for approximately 11.88 acres located at 145 S. 79th Street.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 6, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
MARCH 18, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 18, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 3/19/2015 9:44 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of March 4, 2015.

5. ACTION ITEMS:

A. * DVR15-0004 ARTESIAN PLACE - APPROVED
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product guidelines on approximately 2 acres located south of the southeast corner of Ocotillo Road and Norman Way, west of Gilbert Road.

B. * DVR15-0007 SOUTH OF THE SOUTHEAST CORNER CHANDLER HEIGHTS AND COOPER ROADS - APPROVED

Request to establish the initial City zoning of Agriculture (AG-1) on approximately 10.78 acres located south of the southeast corner of Chandler Heights and Cooper roads.

C. * DVR15-0009 NORTH OF THE NORTHWEST CORNER MCQUEEN ROAD AND HUNT HIGHWAY- APPROVED

Request to establish the initial City zoning of Agriculture (AG-1) on approximately 10 acres located north of the northwest corner of McQueen Road and Hunt Highway.

D. * DVR14-0028/PPT14-0016 MISSION ESTATES- APPROVED

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing products along with Preliminary Plat (PPT) approval on approximately 10 acres located north of Hunt Highway and west of McQueen Road.

E. * PDP14-0014 KYRENE 202 BUSINESS PARK- APPROVED

Request Preliminary Development Plan approval for a comprehensive sign package as part of the Kyrene 202 Business Park development. The subject site is located at the northwest corner of Kyrene and Frye roads.

F. * PDP14-0018 CHANDLER EXPRESS CAR WASH- APPROVED

Request Preliminary Development Plan (PDP) approval for site and building design of a new car wash facility located south of the southwest corner of Arizona Avenue and Germann Road.

G. * LUP15-0001 CRUST SIMPLY ITALIAN- APPROVED

Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License along with an extension of premises for outdoor patios to sell and serve liquor for on-site consumption indoors and within outside patios and live entertainment at a new restaurant and bar in downtown Chandler. The property is located at 10 N. San Marcos Place, west of Arizona Avenue and south of Buffalo Street.

H. * ZUP14-0036 EUROPEAN MOTOR STUDIO- APPROVED

Request Use Permit approval to allow online sales of motor vehicles with incidental repairs within a Planned Industrial (I-1) Zoning District. The business is located at 501 E. Chicago Cr., Suite A, west of the southwest corner of Chicago Circle and Hamilton Street.

I. * ZUP14-0037 VERIZON WIRELESS – SWC RIGGS AND GILBERT- APPROVED

Request Use Permit approval to install a monopalm wireless communication facility located at 2945 East Riggs Road in the Albertson's shopping center.

J. * CANCELLATION OF THE APRIL 1, 2015 PLANNING COMMISSION HEARING. - APPROVED

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is April 15, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
MARCH 4, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 4, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 3/5/2015 7:57 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES – APPROVED
Minutes of the regular meeting of February 18, 2015.

5. ACTION ITEMS:

A. **APL14-0007 AIRPARK AREA PLAN AMENDMENT/DVR14-0019/PPT14-0012 ENCLAVE AT HAMILTON RANCH - APPROVED**
Request Airpark Area Plan amendment from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential. Request rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for offices to PAD for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat (PPT) approval on approximately 28 acres located south and east of the southeast corner of Arizona Avenue and Queen Creek Road.

B. * **DVR15-0005 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS - APPROVED**
Request to establish the initial City zoning of Agriculture (AG-1) on approximately 4.18 acres located south of the southwest corner of McQueen and Ocotillo roads.

C. * **DVR15-0006 NORTHWEST CORNER OF GILBERT AND BROOKS FARM ROADS - APPROVED**
Request to establish the initial City zoning of Agriculture (AG-1) on approximately 5 acres located at the northwest corner of Gilbert and Brooks Farm roads.

D. * **LUP14-0024 SMASHBURGER - APPROVED**
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within a patio at a new restaurant located at 2925 S. Alma School Rd. Ste. 8, in Las Tiendas Village.

E. * **PDP14-0015 LAYTON LAKES PARCEL 21 - APPROVED**
Request Preliminary Development Plan (PDP) approval for housing product on approximately 33.4 acres located south and west of the southwest corner of Queen Creek Road and Layton Lakes Boulevard.

F. * **ZUP14-0034 VERIZON AT ST. JUAN DIEGO CHURCH - APPROVED**
Request Use Permit approval to install a monopalm wireless communication facility located at 3200 South Cooper Road, south of the southwest corner of Cooper and Queen Creek roads.

G. * **PPT13-0022 NORIA MIXED USE - APPROVED**
Request Preliminary Plat approval for a multi-family residential and commercial mixed-use development located at the southeast corner of McQueen and Germann roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 18, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
FEBRUARY 18, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 18, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 2/19/2015 8:44 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of February 4, 2015.

5. ACTION ITEMS:

A. * LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA - APPROVED
Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License to sell and serve liquor for on-site consumption only both indoors and outdoors located at the southwest corner of Alma School and Ocotillo roads.

B. * ZUP14-0002 NORTH CONGREGATION OF JEHOVAH'S WITNESSES - APPROVED

Request Use Permit approval to allow a place of worship/church within Planned Industrial District (I-1) zoning located at the northeast corner of Chilton Drive and San Marcos Place, west of Arizona Avenue and north of Elliot Road.

C. * ZUP14-0028 SPRINT AT ALMA SCHOOL AND ELLIOT - APPROVED

Request Use Permit approval to replace an existing wireless communication facility with a monopalm located at 3150 N. Alma School Rd., northwest corner of Alma School and Elliot roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 4, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
FEBRUARY 4, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 4, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

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Dated: 2/5/2015 9:29 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - APPROVED
Minutes of the regular meeting of January 21, 2015.

5. ACTION ITEMS:

A. * DVR15-0003 SOUTHWEST CORNER OF QUEEN CREEK ROAD AND THE UNION PACIFIC RAILROAD - APPROVED
Request to establish the initial City zoning of Agriculture (AG-1) on approximately 18.75 acres located at the southwest corner of Queen Creek Road and the Union Pacific Railroad.

B. * PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION - APPROVED

Request Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus. The subject site is located at the southeast corner of Alma School and Willis roads.

C. * ZUP14-0032 WEE BLESSINGS PRESCHOOL & ACADEMY - APPROVED

Request Use Permit extension approval for the continued operation of a preschool. The subject site is located at 1751 E. Queen Creek Road, west of the southwest corner of Queen Creek and Cooper roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 18, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
JANUARY 21, 2015
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 21, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 1/22/2015 10:37 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES APPROVED
Minutes of the regular meeting of January 7, 2015.

5. ACTION ITEMS:

A. DVR14-0023 FIRST ELECTRONICS APPROVED
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office/industrial along with Preliminary Development Plan (PDP) for site layout and building design for an electronics manufacturer on property located north of the northwest corner of Price and Willis roads.

B. * LUP14-0020 AMERICA'S TACO SHOP APPROVED

Request Liquor Use Permit approval to continue to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within the patio, and continue occasional live music indoors and within the patio at an existing restaurant. The property is located at 3235 West Ray Road, Suite 1, southwest corner of Ray Road and the Loop 101.

C. * ZUP14-0020 VERIZON WIRELESS – ALMA SCHOOL AND GERMANN APPROVED

Request Use Permit approval to install a monopalm wireless communication facility located at 964 W. Germann Rd., east of the northeast corner of Alma School and Germann roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 4, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
JANUARY 7, 2015
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 7, 2015** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 1/8/2015 8:21 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES – APPROVED
Minutes of the regular meeting of November 19, 2014.

5. ACTION ITEMS:

A. * DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION – APPROVED
Request rezoning from Planned Area Development (PAD) to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height with Preliminary Development Plan (PDP) approval for site design and building architecture. The site is approximately 3.7 acres and located at the southwest corner of Chandler Boulevard and Arrowhead Drive.

B. * DVR14-0034 CHANDLER AIRPARK BUSINESS CENTER- APPROVED
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of Agricultural (AG-1). The existing PAD zoning designation is for a business park development with aviation-related uses on an approximate 19.2-acre site located at the northwest corner of Cooper and Queen Creek roads.

C. * DVR14-0039 CORNERSTONE CHRISTIAN FELLOWSHIP- APPROVED
Request rezoning from Agricultural (AG-1) to Planned Area Development for church uses, along with Preliminary Development Plan approval for site layout on a remnant 0.22-acre site located east of the northeast corner of Alma School Road and Maplewood Street, along the Maplewood Street frontage.

D. * PDP14-0006 LANDINGS CREDIT UNION- APPROVED
Request Preliminary Development Plan (PDP) approval to amend the comprehensive sign package for a freestanding monument sign. The property is located at 4850 W. Chandler Blvd., northeast corner of Chandler Blvd. and Rural Rd.

E. * PDP14-0013 PORTICO PLACE II- APPROVED
Request Preliminary Development Plan (PDP) approval to amend the comprehensive sign package for a freestanding monument sign. The property is located at 2195 W. Chandler Blvd., southwest corner of Chandler Blvd. and Dobson Rd.

F. * LUP14-0017 BAY LEAF CAFE- APPROVED
Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and on an outside patio at an existing restaurant. The property is located at 955 W. Chandler Heights Road, Suites 1 and 2, southeast corner of Alma School and Chandler Heights roads.

G. * LUP14-0022 NABERS MUSIC BAR & EATS- APPROVED
Request Liquor Use Permit approval to continue to sell and serve liquor as permitted under a Series 6 Bar License for on-premise consumption indoors and within an outdoor patio, and continue live music indoors. The property is located at 825 N. 54th St., northeast corner of Harrison and 54th streets in the Chandler Pavilions.

H. * ZUP13-0024 SONRISE FAITH COMMUNITY CHURCH- APPROVED
Request Use Permit time extension approval for continued use of a modular building. The property is located at 800 W. Galveston St., east of Alma School Rd. on the north side of Galveston St.

I. * ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY- APPROVED
Request Use Permit approval to install a monopalm wireless communication facility at 3875 W. Ray Rd., southeast corner of McClintock Dr. and Ray Rd.

J. * ZUP14-0025 ARIZONA CORPORATE PLAZA- APPROVED
Request Use Permit approval for the operation of a hair salon within Suite 1-2 of Building 1 at Arizona Corporate Plaza located at the southeast corner of Arizona Avenue and Comstock Drive, south of Elliot Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is January 21, 2015 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
NOVEMBER 19, 2014
STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 19, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 11/20/2014 8:40 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of November 5, 2014.

5. ACTION ITEMS:

A. * DVR14-0020 AVILLA HOMES-Approved.
Request rezoning from Regional Commercial (C-3) zoning to Planned Area Development (PAD) for High Density Residential along with Preliminary Development Plan (PDP) for site layout and building design on property located at the northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue.

B. * DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church along with Preliminary Development Plan (PDP) for site layout and building design on property located at the northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road.

C. * DVR14-0026 ELEMENT HOTEL-Approved.
Request rezoning from Planned Industrial (I-1) to Planned Area Development for a hotel, with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for building height exceeding forty-five feet. The 3.4-acre site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive.

D. * DVR14-0032 DC HEIGHTS-Approved.
Request rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for building heights exceeding forty-five feet. The 5.3-acre site is located at the southwest corner of Commonwealth Avenue and California Street.

E. * DVR14-0035/PPT14-0017 MODERN STORAGE-Approved.
Request rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a self-storage facility located at the southeast corner of Arizona Avenue and Germann Road.

F. * DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station and Preliminary Development Plan (PDP) for site layout and building design on property located at the southwest corner of Gilbert and Ocotillo roads.

G. * DVR14-0037 SOUTHWEST CORNER OF OCOTILLO ROAD AND THE UNION PACIFIC RAILROAD-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on a City-owned parcel, approximately 3,920 square feet in size, located at the southwest corner of Ocotillo Road and the Union Pacific Railroad.

H. * ZUP13-0032 ST. LUKE'S BEHAVIORAL HEALTH-Approved.
Request Use Permit extension approval for the continued operation of a therapy business in an office/industrial building. The subject site is located at 325 E. Elliot Road, Suite 29, east of the southeast corner of Arizona Avenue and Elliot Road.

I. * ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY-Approved to continue to the January 7, 2015 Planning Commission hearing.
Request Use Permit approval to install a monopalm wireless communication facility at 3875 W. Ray Rd., southeast corner of McClintock Dr. and Ray Rd. **(REQUEST CONTINUANCE TO THE JANUARY 7, 2015 PLANNING COMMISSION HEARING.)**

J. * ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202-Approved.
Request Use Permit approval to install a monopalm wireless communication facility within the ADOT right-of-way located east of Price Road and south of the Loop 202 Santan Freeway.

K. * ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN-Approved.
Request Use Permit approval to install a monopalm wireless communication facility located at 800 West Ray Road, north and east of the northeast corner of Alma School and Ray roads.

L. * ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL-Approved.
Request Use Permit approval to allow a time extension for a modular classroom building located at 6900 West Galveston Street, south of the southeast corner of 56th Street and Ray Road.

M. * ZUP14-0029 BORNS OFFICES-Approved.
Request Use Permit approval for personal service/retail/office type uses in addition to general office use. The subject site is located at 348 W. Chandler Blvd., north side of Chandler Boulevard and west of Chandler High School.

N. * CANCELLATION OF THE DECEMBER 3, 2014 PLANNING COMMISSION HEARING.-Approved

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is January 7, 2015 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
NOVEMBER 5, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 5, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 11/6/2014 7:59 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of October 15, 2014.

5. ACTION ITEMS:

A. * DVR14-0027 CALIFORNIA AND WHITTEN-Approved.
Request rezoning from Medium Density Residential District (MF-1) to Planned Area Development (PAD) Multi-family and to PAD Single-family to allow one lot containing a duplex and a single family home to be subdivided into two lots and modify building setbacks. The property is addressed as 464 S. California St. and, 221 and 241 W. Whitten St., southwest corner of California and Whitten streets.

B. * PDP14-0012 LAYTON LAKES – PARCEL 22 (TAYLOR MORRISON)-Approved.
Request Preliminary Development Plan (PDP) approval for housing product on a portion of approximately 44.5 acres located south and east of the southeast corner of Gilbert and Queen Creek roads.

C. * LUP14-0019 MAKUTU'S ISLAND-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption. The indoor family entertainment center is located at 6919 West Ray Road, southeast corner of 56th Street and Ray Road.

D. ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY-Approved to Continue to the November 19, 2014 Planning Commission Hearing.
Request Use Permit approval to install a monopalm wireless communication facility at 3875 W. Ray Rd., southeast corner of McClintock Dr. and Ray Rd.

E. * ZUP14-0018 VERIZON – PASEO DEL ORO-Approved.
Request Use Permit approval to install a monopalm wireless communication facility at 3150 N. Alma School Rd., northwest corner of Alma School and Elliot roads.

F. * PPT14-0009 CONTINUUM AT DOBSON ROAD-Approved.
Request Preliminary Plat approval for a business park campus development located on the northwest corner of Dobson and Queen Creek roads.

6. WIRELESS DISCUSSION
(Briefing during Study Session)

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is November 19, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
OCTOBER 15, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 15, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 10/16/2014 11:30 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of October 1, 2014.

5. ACTION ITEMS:

A. * DVR14-0030 WARNER BUSINESS CENTER OFFICE CONDOMINIUMS-Approved.

Request rezoning from Planned Area Development (PAD) for office/industrial/warehouse uses to PAD Amended to expand the list of permitted uses. The approximate 7-acre site is located east of the northeast corner of Arizona Avenue and Warner Road and encompasses the entire Warner Business Center development.

B. * LUP14-0016 CIRCLE K STORE-Approved.

Request Use Permit approval to sell and serve liquor as permitted under a Series 10 Beer and Wine Store Liquor License for off-premise consumption within a new fuel station convenience store. The subject site is located north of the northeast corner of Dobson and Elliot roads.

C. * ZUP14-0024 CIRCLE K STORE-Approved.

Request Use Permit approval for a fuel station within a Community Commercial (C-2) zoned district. The subject site is located north of the northeast corner of Dobson and Elliot roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 5, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
OCTOBER 1, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 1, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 10/2/2014 8:01 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of September 3, 2014.

5. ACTION ITEMS:

A. * DVR13-0049 THE PLACE ON ALMA SCHOOL-Approved
Request rezoning from Planned Area Development (PAD) for commercial and multi-family to PAD for condominiums with a Preliminary Development Plan for site design and building architecture. The approximate five acre property is located at the northwest corner of Mercury Way and Alma School Road.

B. * DVR14-0003 PACIFIC OIL PARTNERS-Approved (reverted zoning).
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the two year schedule for development or to cause the property to revert to the former PAD (Commercial) zoning. Request to revert from PAD (Commercial) zoning in Ordinance No. 3260 (DVR00-0005) to PAD (Commercial) in Ordinance No. 2822 (PL97-199). The reverted zoning establishes community commercial uses including a gas station, convenience store and car wash uses on approximately 2.5 acres. The request includes Preliminary Development Plan (PDP) for site layout and building design. The property is located at the southeast corner of Alma School and Pecos roads.

C. * DVR14-0017/PPT14-0015 CHANDLER PATHWAYS OF ARIZONA-Approved.
Request rezoning from Planned Area Development (PAD) for commercial retail uses to PAD for an assisted living memory care facility, and Preliminary Development Plan and Preliminary Plat approval for site layout and building architecture. The approximate 5.8-acre site is located at the northwest corner of Chandler Heights and Lindsay roads.

D. * DVR14-0018 WILLIS AND ARIZONA AVENUE CORPORATE PARK-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail with a Preliminary Development Plan or site layout and building architecture. The approximate 10.5-acre site is located east of the southeast corner of Willis Road and Arizona Avenue.

E. * DVR14-0021 METRO CHANDLER AIRPORT CENTER-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Business Park uses, with Preliminary Development Plan (PDP) approval for site design and building architecture for a business park development on approximately 25 acres located at the southwest corner of Cooper and Germann roads.

F. * DVR14-0022/PPT14-0011 WILDHORSE-Approved.
Request Rezoning from Agricultural to Planned Area Development for single-family residential, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 15-lot subdivision on roughly 5 acres. The subject site is located north of the northwest corner of Willis Road and El Dorado Drive.

G. * PDP14-0008 LAYTON LAKES PARCEL 22-Approved.
Request Preliminary Development Plan (PDP) approval for housing product on a portion of approximately 44.5 acres located south and east of the southeast corner of Gilbert and Queen Creek roads.

H. * LUP14-0014 SOCIAL BOX/AMERICAN EATS AND DRINKS-Approved.
Request Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar Liquor License for on- and off-premise consumption within an existing restaurant and outdoor patios. The subject site is located at 1371 N. Alma School Road, the southeast corner of Alma School and Knox roads.

I. * LUP14-0015 D'VINE GOURMET-Approved.

Request Use Permit approval to sell and serve liquor as permitted under a Series 7 Beer and Wine Liquor License for on-premise retail sales and sampling within a new retail store. The subject site is located at 4955 S. Alma School Road, Suite D-103, within the Fulton Ranch Promenade shopping center.

J. * ZUP14-0015 VERIZON AT PIMA PARK-Approved.

Request Use Permit approval to install a wireless communication facility on a ball field light pole within the City of Chandler's Pima Park located at 625 N. McQueen Road, northeast corner of McQueen Rd. and Thatcher Blvd.

K. * ZUP14-0017 #1A LIFESAFER OF ARIZONA, LLC-Approved.

Request Use Permit approval for automotive accessory installations within a Planned Area Development zoned district that allows for industrial/office/warehouse uses. The subject site is located at 480 E. Warner Road, Suite 1, within the Warner Business Center development.

L. * ZUP14-0021 EVOLUTION CUSTOM CYCLES-Approved.

Request Use Permit approval for motorcycle sales, customization, and accessory installations within a Planned Area Development zoned district that allows for industrial/office/warehouse uses. The subject site is located at 430 E. Warner Road, Suites 1 and 2, within the Warner Business Center development.

M. * ZUP14-0023 AASK – AID TO ADOPTION OF SPECIAL KIDS-Approved.

Request Use Permit approval to allow a general office use within an existing building on property zoned Planned Area Development (PAD) for Planned Industrial District (I-1) uses. The property is located at 175 E. Corporate Place.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is October 15, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, September 3, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 9/4/2014 11:20 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of August 20, 2014.

5. ACTION ITEMS:

A. * DVR14-0006 BELLA ROSE INN-Approved.
Request rezoning from Planned Area Development (PAD) for Office to PAD for a Hotel, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture on an approximate 3.5-acre site located west of the northwest corner of Price and Willis roads.

B. * PDP14-0010 MACH 1 @ CHANDLER AIRPORT CENTER-Approved.
Request Preliminary Development Plan approval of site layout and building architecture for an office development. The approximate 19-acre site is located southeast of the Santan Loop 202 and Cooper Road interchange, off of Yeager Drive.

C. * LUP14-0012 H&H CITY PIZZA-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption. The restaurant is located at 4040 South Arizona Avenue, Suite 17, in Fulton Ranch Towne Center.

D. * CANCELLATION OF THE SEPTEMBER 17, 2014 PLANNING COMMISSION HEARING.-Approved.

6. DESIGN REVIEW COMMITTEE PROCESS
(Briefing during Study Session)

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is October 1, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
AUGUST 20, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 20, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 8/21/2014 8:25 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of August 6, 2014.

5. ACTION ITEMS:

A. * DVR14-0006 BELLA ROSE INN-Approved to continue to the September 3, 2014 Planning Commission hearing.
Request rezoning from Planned Area Development (PAD) for Office to PAD for a Hotel, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture on an approximate 3.5-acre site located west of the northwest corner of Price and Willis roads.

B. * DVR14-0007 THE PERCH-Approved.

Request rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail with a Preliminary Development Plan for the site and new buildings at an existing bar and restaurant. The property is located at 232 South Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road.

C. * DVR14-0013 NEC LOOP 202 & ALMA SCHOOL ROAD-Approved to revert.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the two year schedule for development or to cause the property to revert to the former PAD (Commercial) and AG-1 (Agricultural District) zoning. Request to revert from PAD (Commercial) zoning in Ordinance No. 3260 (DVR00-0005) to PAD (Commercial) in Ordinance No. 2822 (PL97-199) and AG-1 (Agricultural District). The reverted zoning establishes community commercial uses on approximately 10 acres and agricultural uses on approximately 2 acres. The property is located at the northeast corner of Loop 202 Santan Freeway and Alma School Road.

D. * DVR14-0014 NEC LOOP 202 & ALMA SCHOOL ROAD-Approved.

Request rezoning on approximately 2 acres from AG-1 (Agricultural District) zoning to Planned Area Development (PAD) for Commercial, as well reestablishment of Preliminary Development Plan (PDP) approval for a commercial center. The property is located at the northeast corner of Loop 202 Santan Freeway and Alma School Road.

E. * LUP14-0013 HYATT PLACE PHOENIX / CHANDLER FASHION CENTER-Approved.

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 11 (Hotel Liquor License) for on-premises consumption of beer, wine, and spirits. The property is located at 3535 W. Chandler Boulevard, southwest corner of Chandler Boulevard and Chandler Village Drive.

F. * ZUP14-0006 MID MOUNTAIN EXCAVATION-Approved.

Request Use Permit extension approval for the continued operation of an excavation business located at 900 E. Germann Road, west of the northwest corner of Germann and McQueen roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is September 3, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
AUGUST 6, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, August 6, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 8/7/2014 9:19 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of July 16, 2014.

5. ACTION ITEMS:

A. * APL14-0008 DOBSON/GERMANN AREA PLAN AMENDMENT / DVR13-0030/PPT13-0019 CANOPY LANE-Approved.
Request an amendment to the Dobson/Germann Area Plan from Low Density Residential to Medium Density Residential. In addition, request Rezoning from Planned Area Development for office to Planned Area Development for single-family residential, with Preliminary Development Plan and Preliminary Plat approval for subdivision layout and housing product. The site is approximately 2.5 acres and located north of the northwest corner of Dobson and Germann roads.

B. * PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER-Approved.
Request Preliminary Development Plan (PDP) approval for additional commercial buildings, and PDP approval for a comprehensive sign package for the Ocotillo Plaza shopping center located at the northwest corner of Alma School and Queen Creek roads.

C. * PDP14-0005 FAIRVIEW MEDICAL PLAZA-Approved.
Request Preliminary Development Plan approval of a phased medical office development. The approximate four acre property is located at the southeast corner of 94th and Fairview Streets, north and west of the northwest corner of Dobson and Pecos roads.

D. * ZCA14-0001 ZONING CODE AMENDMENTS-Approved.
City initiative to amend Chapter 35 of the City Code (Zoning Code) by adopting clarifications, citation reconciliations and other minor adjustments to match current administrative practices.

E. * LUP14-0010 THE PERCH-Approved.
Request Liquor Use Permit approval to expand the premise area to sell and serve liquor as permitted under a Series 6 Bar License in an existing restaurant, outdoor courtyard and patios, and continue live entertainment indoors and outdoors. The request also includes expanding the area for operation of the Series 3 Domestic Microbrewery License to include additional storage for property located at 232 South Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road.

F. * LUP14-0011 MAX & TED'S 480-Approved.
Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 6 Bar license and allow live music indoors at an existing bar. The property is located at 480 N. Arizona Ave., south of the southwest corner of Oakland Street and Arizona Avenue.

G. * ZUP13-0025 HUDSON BAYLOR dba RECOMMUNITY CHANDLER-Approved.
Request Use Permit extension approval for the continued operation of a recycling facility located within a General Industrial (I-2) zoning district, and the continued use of ingress and egress off of Hamilton Street. The subject site is located at 1100 N. Hamilton Street, north and west of the northwest corner of Ray Road and Hamilton Street.

H. * PPT14-0010 CORNERSTONE CHRISTIAN FELLOWSHIP-Approved.
Request Preliminary Plat approval for an approximate 23-acre church campus located at the southeast corner of Alma School and Willis roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is August 20, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
JULY 16, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 16, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 7/18/2014 3:37 PM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of June 18, 2014.

5. ACTION ITEMS:

A. * DVR13-0010 CONTINUUM AT DOBSON ROAD-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15 acres, and Preliminary Development Plan (PDP) for site layout and building design for property located at the northwest corner of Dobson and Queen Creek roads.

B. * DVR14-0015 CHANDLER CORPORATE CENTER-Approved.
Request rezoning from Planned Area Development (PAD) for commercial retail to PAD for industrial/office/warehouse and commercial retail, and Preliminary Development Plan (PDP) approval for site and building design on an approximate 25-acre site generally located at the northwest corner of Chandler Boulevard and McClintock Drive.

C. * PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER-Approved to continue to The August 6, 2014 Planning Commission hearing.
Request Preliminary Development Plan (PDP) approval for additional commercial buildings, and PDP approval for a comprehensive sign package for the Ocotillo Plaza shopping center located at the northwest corner of Alma School and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 6, 2014 PLANNING COMMISSION HEARING.)**

D. * PDP14-0001 DOMINION CHANDLER SELF STORAGE-Approved.
Request Preliminary Development Plan (PDP) approval for the site and building design of a new self-storage facility located east of the southeast corner of Arizona Avenue and Ocotillo Road.

E. * PDP14-0007 INTEL OCOTILLO CAMPUS AMENDMENT NO. 4-Approved.
Request Preliminary Development Plan approval for a Master Plan amendment on the approximate 630-acre parcel. The property is located at 4500 S. Dobson Road, the northwest corner of Dobson Road and the Chandler Heights Road Alignment.

F. * LUP14-0003 EL HERRADERO-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in an existing restaurant and to allow live entertainment indoors. The restaurant is located at 474 West Ray Road, east of the northeast corner of Ray Road and Iowa Street.

G. * LUP14-0007 BOURBON JACKS BAR & GRILL-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar License for on- and off-premises sales indoors and within an outdoor patio, and live entertainment indoors. The property is located at 11 W. Boston Street, Suite 1.

H. * LUP14-0008 TOKYO JOE'S-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premises sales indoors and within an outdoor patio. The property is located at 800 N. 54th Street, Suite 5.

I. * LUP14-0009 TONY SACCO'S-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio. The subject site is located at 4960 S. Gilbert Road, Suite B-10, west of the northwest corner of Gilbert and Chandler Heights roads, within the Chandler Heights Marketplace shopping center.

J. * **ZUP14-0010 FAST & FURIOUS MOTORSPORTS LLC-Approved.**
Request Use Permit approval to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning. The property is located at 4043 W. Kitty Hawk Way, Suite 5.

K. * **ZUP14-0014 OAKLAND BUSINESS PARK-Approved.**
Request Use Permit approval to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning. The property is located at 500 N. 56th Street, Suite 8.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is August 6, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
JUNE 18, 2014
STUDY SESSION 4:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 18, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 6/20/2014 11:32 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. INTRODUCTION OF NEW COMMISSIONER, RYAN FOLEY

5. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of June 4, 2014.

6. ACTION ITEMS:

A. * APL14-0005 SPRINGFIELD LAKES AREA PLAN AMENDMENT/DVR14-0001/PPT14-0002 LONE TREE-Approved.

Request Area Plan Amendment to the Springfield Lakes Area Plan, amending roughly 21 acres from Multi-Family Residential to Single-Family Residential, along with rezoning from Planned Area Development (PAD) for condominiums to PAD for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 72-lot single-family residential subdivision located at the southwest corner of Riggs and Lindsay roads.

B. * DVR14-0010/PPT14-0007 ALTA CHANDLER-Approved.

Request rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for Multi-Family Residential including a Mid-Rise Overlay for buildings up to 65 feet in height, with Preliminary Development Plan (PDP) and Preliminary Plat approval for site design and building architecture for an apartment development on approximately 6.7 acres located at the southeast corner of Frye Road and Washington Street.

C. * DVR14-0012 CHANDLER VIRIDIAN-Approved.

Request rezoning from Planned Area Development (PAD) Commercial and Multi-Family to PAD Commercial and Multi-Family with Preliminary Development Plan (PDP) approval on an approximate 26-acre parcel for a mixed use development including Office, Hotel, Commercial, and Multi-Family Residential uses located at the southwest corner of the Loop 101 Freeway and Frye Road.

D. * DVR14-0016 THOROBRED WRESTLING CLUB-Approved.

Request to amend the Planned Area Development (PAD) zoning for Planned Industrial District (I-1) uses to allow an instructional sports and athletic training facility use in Unit 14 of Building M within the Paloma Kyrene Business Community. The property is located south of Chandler Boulevard on the west side of Kyrene Road at Gila Springs Place.

E. * PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER-Approved to withdraw for the purpose of re-advertising.)

Request Preliminary Development Plan (PDP) approval for the addition of two commercial buildings, including a drive-thru, and PDP approval for a comprehensive sign package for the Ocotillo Plaza shopping center located at the northwest corner of Alma School and Queen Creek roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

F. * PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER-Approved.

Request Preliminary Development Plan approval of the conceptual site layout and conceptual building architecture for a business park. The approximate 30-acre site is located at the northwest corner of Germann and Cooper roads.

G. ZUP14-0005 WASHINGTON RESIDENCE-Denied.

Request Use Permit approval to allow a single-family dwelling within the MF-2 (Multiple-Family Residential District) on property located at 380 S. Washington Street.

H. * CANCELLATION OF THE JULY 2, 2014 PLANNING COMMISSION HEARING.-Approved.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is July 16, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
JUNE 4, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 4, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 6/5/2014 9:14 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of May 21, 2014.

5. ACTION ITEMS:

A. * DVR13-0044 FOOTHILLS COMMUNITY CHURCH-Approved.
Request rezoning from Planned Area Development PAD) for Industrial uses to PAD for a church and Preliminary Development Plan approval for building architecture and site layout. The 1.9-acre site is located north of the NWC of Hamilton Street and Pecos Road.

B. * APL14-0006 OCOTILLO AREA PLAN AMENDMENT/DVR13-0045/PPT13-0029 ECHELON @ OCOTILLO-Approved.

Request amendment to the Ocotillo Area Plan from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse. In addition, request Rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product on property totaling approximately 64 acres located at the SEC of Alma School and Ocotillo roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 18, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
MAY 21, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 21, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/22/2014 8:07 AM

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Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of May 7, 2014.

5. ACTION ITEMS:

A. * DVR13-0050 RAY ROAD APARTMENT HOMES-Approved.
Request rezoning from Planned Industrial District with a Planned Area Development (PAD) overlay to PAD for multi-family residential with a Preliminary Development Plan for a 192-unit multi-family residential development. The site is approximately 7 acres and located east of the northeast corner of Arizona Avenue and Ray Road.

B. * LUP14-0006 ZOE'S KITCHEN-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant. The restaurant is located at 7131 West Ray Road, Suite 7, southeast corner of Ray Road and 54th Street.

C. * ZUP13-0016 ICEV PARKING LOT-Approved.
Request Use Permit Extension approval for a temporary parking lot on an approximate 2.10-acre site located at 411 N. Alma School Road.

D. * ZUP14-0007 AOK PROPERTY ASSETS, LLC-Approved.
Request Use Permit approval for a time extension on the residential conversion for office use. The subject site is located at 542 W. Chandler Blvd.

E. * ZUP14-0008 AZ REALTY NETWORK-Approved.
Request Use Permit approval to allow an office use within a residential conversion. The subject site is located at 598 W. Chandler Blvd.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is June 4, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
MAY 7, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, May 7, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 5/8/2014 9:03 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of April 16, 2014.

5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
Election of Officers:

A. Chairman-**Matthew Pridemore was voted in as the new Chairman.**
B. Vice Chairman-**Andrew Baron was voted in as the new Vice Chairman.**

6. ACTION ITEMS:

A. * APL14-0004 AIRPARK AREA PLAN AMENDMENT / DVR14-0004 WILLIS GATED COMMUNITY-Approved.

Request Area Plan Amendment to the Airpark Area Plan amending roughly 6 acres from High-Density Residential to Low-Medium Density Residential, along with rezoning from Agricultural (AG-1) to Planned Area Development for detached single-family residential and Preliminary Development Plan approval for subdivision layout and building architecture of a 35-lot single-family residential subdivision. The subject site is located east of the southeast corner of McQueen and Willis roads.

B. * DVR13-0044 FOOTHILLS COMMUNITY CHURCH-Approved to continue to the June 4, 2014 Planning Commission Hearing.

Request rezoning from Planned Area Development (PAD) for Industrial uses to PAD for a church and Preliminary Development Plan approval for building architecture and site layout. The 1.9-acre site is located north of the northwest corner of Hamilton Street and Pecos Road.

C. * DVR14-0005 FALCON POINTE AT PINELAKE –Approved.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former PAD (Business Park) and I-1 zoning districts. The existing PAD zoning allows multi-family residential. The property is located at the southeast corner of Ocotillo Road and Pinelake Way.

D. * PDP14-0004 CHUCK E CHEESE'S-Approved.

Request Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new restaurant on approximately 2.5 acres located at the southeast corner of Frye Road and the Loop 101 Price Freeway.

E. * LUP14-0004 FAZIO'S CATERING AND EVENT CENTER-Approved.

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 6 Bar License within a catering and event business. The property is located within an existing shopping center at 700 West Warner Road, northwest corner of Warner Road and Evergreen Street.

F. * ZUP14-0001 VERIZON PHO PANNO-Approved.

Request Use Permit approval to install a monopalm wireless communication facility at 1420 South Arizona Avenue, north of the northwest corner of Arizona Avenue and Willis Road, within the San Tan Plaza shopping center.

G. * ZUP14-0003 THE PAMPERED PINKIE-Approved.
Request Use Permit approval to allow a beauty salon in an existing residential conversion property zoned SF-8.5. The subject site is located at 498 W. Chandler Blvd, northeast corner of Chandler Boulevard and Iowa Street.

H. * ZUP14-0004 QUANTUM HELICOPTERS-Approved.
Request Use Permit approval to install a temporary modular building adjacent to Quantum's existing heliport tarmac for pilot training. The site is at 2401 South Heliport Way at the Chandler Municipal Airport.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is May 21, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
APRIL 16, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 16, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/17/2014 8:25 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of April 2, 2014.

5. ACTION ITEMS:

A. * DVR13-0032 ALLRED PARK PLACE-Approved.

Request rezoning from Planned Area Development (PAD) for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to Planned Area Development (PAD) for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 73-acres located at the northeast and southwest corners of Price and Willis roads.

B. APL14-0002 AIRPARK AREA PLAN AMENDMENT/DVR13-0042/PPT13-0026 ARIZONA AVENUE & QUEEN CREEK ROAD-Denied.

Request an Area Plan amendment to the Airpark Area Plan from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential. Rezoning from Conceptual Planned Area Development (PAD) for Commercial/ Office/Business Park to PAD (Low-Medium Density Residential) with Preliminary Development Plan (PDP) for subdivision layout and housing products and Preliminary Plat (PPT) approval on approximately 14 acres located at the northeast corner of Arizona Avenue and Queen Creek Road.

C. * DVR13-0017 ARIZONA K-9 CENTER-Approved.

Request rezoning from Planned Area Development (PAD) for machine shop, tool and die to PAD (dog daycare, boarding, grooming, training, and related uses) with Preliminary Development Plan (PDP). The property is located at 1535 N. Dobson Road, east side of Dobson Road and south of Warner Road.

D. * DVR13-0050 RAY ROAD APARTMENT HOMES-Approved to continue to the May 21, 2014 Planning Commission hearing.

Request rezoning from Planned Industrial District with a Planned Area Development (PAD) overlay to PAD for multi-family residential with a Preliminary Development Plan for a 192-unit multi-family residential development. The site is approximately 7 acres and located east of the northeast corner of Arizona Avenue and Ray Road.

(REQUEST CONTINUANCE TO THE MAY 21, 2014 PLANNING COMMISSION HEARING.)

E. * DVR13-0051/PPT13-0031 PESCARA-Approved.

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential development with Preliminary Development Plan (PDP) and approval for subdivision layout and Preliminary Plat approval for 46 lots on 19 acres. The subject site is located east of the northeast corner of Gilbert and Riggs roads.

F. * LUP14-0005 PIZZA ON 87-Approved.

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant with a new outdoor patio. The restaurant is located at 1368 North Arizona Avenue, Suite 101, south of the southwest corner of Knox Road and Arizona Avenue.

G. * PDP14-0002 CLEANFREAK CARWASH-Approved.

Request Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new carwash on approximately 1.15 acres located south of the southwest corner of Gilbert and Queen Creek roads, within the Carmel Village shopping center.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 7, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
APRIL 2, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, April 2, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 4/3/2014 8:36 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of March 19, 2014.

5. ACTION ITEMS:

A. * DVR13-0032 ALLRED PARK PLACE-Approved to continue to the April 16, 2014 Planning Commission Hearing.

Request rezoning from Planned Area Development (PAD) for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to Planned Area Development (PAD) for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 73-acres located at the northeast and southwest corners of Price and Willis roads. **(REQUEST CONTINUANCE TO THE APRIL 16, 2014 PLANNING COMMISSION HEARING.)**

B. * APL14-0003 WATERS AT OCOTILLO AREA PLAN AMENDMENT / DVR13-0043/PPT13-0027 SIENA AT OCOTILLO-Approved.

Request Area Plan Amendment to the Waters at Ocotillo Area Plan for parcel 7 from Commercial Office/Retail development to Single-Family Residential, along with rezoning from Planned Area Development (PAD) for commercial office/retail to PAD for attached single-family residential and Preliminary Development Plan and Preliminary Plat approval for a 76-unit townhome development on approximately 7.7 acres. The subject site is located at the southeast corner of Dobson Road and Market Place.

C. * DVR13-0047 MCCLINTOCK & CHANDLER LUXURY APARTMENTS-Approved.

Request rezoning from Planned Area Development (PAD) for commercial to PAD for multi-family residential with Preliminary Development Plan (PDP) for site layout and building design. The property is located north and east of the northeast corner of McClintock Drive and Chandler Boulevard.

D. * LUP13-0019 ORIGINAL CHOPSHOP CO.-Approved.

Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 7 Beer and Wine Bar license for on- and off-premises sales, and a Series 12 Restaurant License for on-premise sales for a new restaurant with outdoor dining in downtown Chandler. The property is located at 35 W. Boston Street, west of Arizona Avenue and south of Chandler Boulevard.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is April 16, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
MARCH 19, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 19, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 3/20/2014 8:21 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of March 5, 2014.

5. ACTION ITEMS:

A. * DVR13-0032 ALLRED PARK PLACE-Approved to continue to the April 2, 2014 Planning Commission Hearing.)

Request rezoning from Planned Area Development (PAD) for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to Planned Area Development (PAD) for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 73-acres located at the northeast and southwest corners of Price and Willis roads. **(REQUEST CONTINUANCE TO THE APRIL 2, 2014 PLANNING COMMISSION HEARING.)**

B. * DVR14-0008 OPUS CHANDLER AIRPORT CENTER PHASE I-Approved.

Request rezoning from Planned Area Development (PAD) for general office and an adult educational institution to PAD for general office, an adult educational institution, and medical office. The property is located at 1850 E. Northrop Blvd., west of Cooper Road and south of the Loop 202 Santan Freeway.

C. * PPT14-0004 CHAMPION ACADEMY-Approved.

Request Preliminary Plat approval for a public charter school located north of the northwest corner of McQueen and Frye roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is April 2, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
MARCH 5, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, March 5, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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Dated: 3/6/2014 9:18 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of February 5, 2014.

5. ACTION ITEMS:

A. * DVR14-0002 WEST OF THE NORTHWEST CORNER OF RIGGS AND LINDSAY ROADS-Approved.
Request to establish the initial City zoning of Agriculture (AG-1) on approximately 19 acres located west of the northwest corner of Riggs and Lindsay roads.

B. * PDP13-0019 AVIAN MEADOWS-Approved.
Request Preliminary Development Plan approval for housing product for 81 lots within the 200-lot Avian Meadows single-family residential subdivision. The subject subdivision is located north of the northwest corner of Chandler Heights and Lindsay roads.

C. * LUP14-0002 AXIOM BREWING COMPANY LLC-Approved.
Request Use Permit approval to sell and serve liquor as permitted under a Series 13 In-State Domestic Farm Winery License within a manufacturing and distribution business with a tasting room. The property is zoned I-2 General Industrial District and located at 6503 W. Frye Road, Suite 12, which is east of 56th Street and north of the Loop 202 Santan Freeway.

D. * ZUP13-0026 MORGAN'S HOME CHILD CARE-Approved.
Request Use Permit approval of a time extension to allow a residential child care for up to ten children within an existing single-family residential home located at 923 N. Dakota St., which is south of Ray Road and west of Arizona Avenue.

E. * ZUP13-0027 VERIZON PHO BOLOGNA-Approved.
Request Use Permit approval to install a monopalm wireless communication facility at 1225 East Frye Road, southeast corner of McQueen and Frye roads.

F. * ZUP13-0028 ALL J'S DETAIL-Approved.
Request Use Permit approval of a time extension to allow an automotive detailing business within Planned Industrial District (I-1) zoning. The property is located at 7045 W. Galveston Street, Suite 11, north of Chandler Boulevard and east of 54th Street.

G. * PPT14-003 THE MET AT FASHION CENTER-Approved.
Request Preliminary Plat approval for a multi-family residential development and a future mixed use parcel located at the southeast corner of Chandler Boulevard and Hearthstone Way.

6. SOUTH PRICE ROAD EMPLOYMENT CORRIDOR REPORT - BRIEFING
(Briefing during Study Session)

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is March 19, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
FEBRUARY 5, 2014
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, February 5, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 2/6/2014 8:22 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - Approved
Minutes of the regular meeting of January 15, 2013.

5. ACTION ITEMS:

A. * PDP13-0014 CALABRIA - Approved
Request Preliminary Development Plan approval of the housing product for a single-family residential subdivision located at the southwest corner of Brooks Farm and Cooper roads.

B. * LUP13-0021 TALEBU - Approved

Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant. The subject site is located at 2095 N. Alma School Road, Ste. 2A, north of the northwest corner of Alma School and Warner roads.

C. * ZUP13-0031 FIERCE HAIR BY SACHA - Approved

Request Use Permit approval to operate a hair salon business in the Plaza Del Rey development zoned High Density Residential (MF-3). The property is located at 497 West Ray Road, Suite 2, southeast corner of Ray Road and Iowa Street.

D. * MOTION TO CANCEL THE FEBRUARY 19, 2014 PLANNING COMMISSION HEARING. Meeting canceled

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 5, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
JANUARY 15, 2014
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, January 15, 2014** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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Dated: 1/16/2014 8:13 AM

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of December 18, 2013.

5. ACTION ITEMS:

A. * DVR13-0025 CENTRE POINT BUSINESS PARK-Approved.
Request rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing with Preliminary Development Plan (PDP) for site layout and building design. The property is located east of Arizona Avenue on the north side of Ocotillo Road at the northwest corner of Ocotillo Road and the Consolidated Paseo Canal.

B. * DVR13-0031/PPT13-0021 LAYTON LAKES PARCEL 17-Approved.
Request rezoning from Planned Area Development (PAD) for commercial uses to PAD Single-Family Residential, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for the subdivision layout and housing product for Parcel 17 of the Layton Lakes Master Plan located at the southwest corner of Lindsay and Queen Creek roads.

C. * PDP13-0012 GERMANN STORAGE SOLUTIONS-Approved.
Request Preliminary Development Plan approval to amend the site layout and add buildings to the existing self-storage facility located at 700 E. Germann Road, west of McQueen and north of Germann roads.

D. * LUP13-0020 WINCO FOODS STORE-Approved.
Request Use Permit approval to sell liquor as permitted under a Series 9 Liquor Store License within a grocery store. The property is located at the northwest corner of Arizona Avenue and Willis Road, west end of the San Tan Plaza commercial center.

E. * LUP13-0021 TALEBU-Approved to withdraw for the purpose of re-advertising.
Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio at an existing restaurant. The subject site is located at 2095 N. Alma School Road, Ste. 2A, north of the northwest corner of Alma School and Warner roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

F. * PPT13-0018 KYRENE 202 BUSINESS CENTER-Approved.
Request Preliminary Plat approval for a business park located at the southwest corner of Kyrene Road and Gila Springs Place.

G. * PPT13-0011 TRUWEST CREDIT UNION-Approved.
Request Preliminary Plat approval for a future commercial development located at the northeast corner of Dobson and Elliot roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 5, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS

PLANNING AND ZONING COMMISSION
DECEMBER 18, 2013
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 18, 2013** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

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NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of November 20, 2013.

5. ACTION ITEMS:

A. * DVR13-0004/PPT13-0002 MAPLEWOOD COURT II-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan (PDP) approval for housing product and subdivision layout, and Preliminary Plat approval of a 14-lot single-family residential subdivision. The subject site is located at the southwest corner of Willis Road and Vine Street.

B. * DVR13-0020 CHANDLER CREEK LP-Approved to extend.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning. The existing PAD zoning allows industrial uses. The property is located at the northeast corner of Queen Creek Road and the Union Pacific railroad tracks just east of Arizona Avenue.

C. * DVR13-0028/PPT13-0017 OCOTILLO LANDING-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan approval for housing product and subdivision layout, and Preliminary Plat approval for a 62-lot single-family residential subdivision on approximately 19 acres. The subject site is located south of the southwest corner of McQueen and Ocotillo roads, at the Brooks Farm Road alignment.

D. * DVR13-0046 BELMONT ESTATES – NORTH 17' STRIP-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential as part of the Belmont Estates single-family residential subdivision. The subject site is located north of the northwest corner of Gilbert Road and Sunrise Place.

E. * LUP13-0018 WALMART STORE-Approved.
Request Use Permit approval to allow the sale of all spirituous liquor as permitted under a Series 9 Liquor Store License for off-premise consumption. The store will be located at 3460 West Chandler Boulevard, northwest corner of Metro and Chandler boulevards.

F. * PPT13-0005 STAYBRIDGE SUITES HOTEL-Approved.
Request Preliminary Plat approval for a hotel located at the northeast corner of Chandler Boulevard and McClintock Drive.

G. * PPT13-0008 CIRCLE K RIGGS ROAD & ARIZONA AVENUE-Approved.
Request Preliminary Plat approval for a commercial center that includes a fuel station and a convenience store located at the southeast corner of Arizona Avenue and Riggs Road.

H. * PPT13-0028 GARDENS AT OCOTILLO-Approved.
Request Preliminary Plat approval for an assisted living care center located at 1500 NW Jacaranda Parkway; southeast corner of Queen Creek Road and Pennington Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is January 15, 2014 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
NOVEMBER 20, 2013
STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 20, 2013** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of November 6, 2013.

5. ACTION ITEMS:

A. * DVR13-0004/PPT13-0002 MAPLEWOOD COURT II-Approved to continue to the December 18, 2013 Planning Commission Hearing.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan (PDP) approval for housing product and subdivision layout, and Preliminary Plat approval of a 14-lot single-family residential subdivision. The subject site is located at the southwest corner of Willis Road and Vine Street. **(REQUEST CONTINUANCE TO THE DECEMBER 18, 2013 PLANNING COMMISSION HEARING.)**

B. * PDP13-0010 WINCO FOODS STORE-Approved.
Request Preliminary Development Plan (PDP) approval for a new grocery store development. The property is located at the northwest corner of Arizona Avenue and Willis Road, on the west end of the San Tan Plaza commercial retail center.

C. * PDP13-0017 CHANDLER CORPORATE CENTER II-Approved.
Request Preliminary Development Plan (PDP) approval amending the conceptual site layout and maximum building height on approximately 17.25 acres located at the northwest corner of McClintock Drive and Galveston Street, within the Chandler Corporate Center business park.

D. * LUP13-0017 FIRED PIE-Approved.
Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio at an existing restaurant. The property is located at 2855 W. Ray Road, Suite 5, at the southwest corner of Ray Road and Coronado Street.

E. * MOTION TO CANCEL THE DECEMBER 4, 2013 PLANNING COMMISSION HEARING.-Approved to cancel the December 4, 2013 Planning Commission Hearing.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is December 18, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
NOVEMBER 6, 2013
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, November 6, 2013** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of October 16, 2013.

5. ACTION ITEMS:

A. ZCA13-0002 GROUP HOMES ZONING CODE AMENDMENT-Approved.
City initiative to amend Chapter 35, Land Use and Zoning Code, of the Chandler City Code related to adult care homes, group homes and related residential use categories.

B. * DVR13-0027 VALLEY CHRISTIAN HIGH SCHOOL-Approved to extend.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District zoning. The existing PAD zoning is for an approximate 18-acre Campus Master Plan including recreation fields, classroom and maintenance buildings, performing arts center, and parking. The campus is located at both the southeast and northeast corners of Galveston and 56th Streets.

C. * LUP13-0003 CIRCLE K STORE-Approved.
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer & Wine Store License. The new store is located at 6015 South Arizona Avenue, southeast corner of Riggs Road and Arizona Avenue.

D. * LUP13-0014 GOGI-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant, within a new outdoor patio, and have live acoustic music indoors only. The restaurant is located at 2095 North Dobson Road, Suite 8, northeast corner of Dobson and Warner roads.

E. * LUP13-0016 HOT POT CARIBBEAN CUISINE-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a restaurant. The restaurant is located at 2081 North Arizona Avenue, Suite 132, northeast corner of Arizona Avenue and Warner Road.

F. * ZUP13-0017 VERIZON PHO – LEE LEE-Approved.
Request Use Permit approval to install a 65 ft. high monopalm wireless communication facility at 2055 N. Dobson Rd., north of the northeast corner of Dobson and Warner roads.

G. * PPT13-0015 MCQUEEN COMMONS-Approved.
Request Preliminary Plat approval for a 20-unit residential townhouse development located approximately ¼-mile south of the southeast corner of Ray and McQueen roads.

H. * PPT13-0025 OCOTILLO VILLAGE HEALTH CLUB-Approved.
Request Preliminary Plat approval for a 5-lot commercial development that includes a health club located at the southwest corner of Alma School and Ocotillo roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is November 20, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
OCTOBER 16, 2013
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 w**ill consider the Below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 16, 2013** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of October 2, 2013.

5. ACTION ITEMS:

A. * DVR13-0009/PPT13-0010 SANTA MARIA VILLAGE-Approved.
Request Rezoning from Planned Area Development (PAD) for residential and commercial uses to PAD for single-family residential, with Preliminary Development Plan (PDP) approval and Preliminary Plat (PPT) approval for a 79-lot single-family residential subdivision and housing product on approximately 20 acres. The subject site is located north and east of the northeast corner of Chandler Boulevard and McQueen Road.

B. * DVR13-0013 THE MET AT FASHION CENTER-Approved.
Request rezoning from Planned Area Development (PAD) Mixed Use with a Mid-Rise Overlay to PAD (Multi-Family Residential) on approximately 7 acres and PAD (Mixed Use with a Mid-Rise Overlay) on approximately 5 acres. In addition, request Preliminary Development Plan (PDP) approval for a multi-family residential development. The property is approximately 12 acres located at the southeast corner of Chandler Boulevard and Hearthstone Way.

C. * DVR13-0029 WISE FAMILY HOME-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for construction of one single-family residence with Preliminary Development Plan (PDP) approval for site layout. The approximate 0.7-acre parcel is located at 4711 S. Tower Ave., north of Chandler Heights Rd. and west of Cooper Rd.

D. * DVR13-0040 QUEEN CREEK COMMERCE CENTER-Approved.
Request Rezoning from Planned Area Development for lumber storage, assembly, and distribution to PAD for office/warehouse/industrial type uses, with Preliminary Development Plan approval for site layout and building architecture on an approximate 35-acre site. The subject site is located at the southeast corner of Queen Creek Road and the Southern Pacific Railroad.

E. * PDP13-0007 BELLMAN LLC-Approved.
Request Preliminary Development Plan (PDP) approval for the site layout and building design for a new light industrial building located on approximately 7 acres located south of Germann Road and west of Gilbert Road at the northwest corner of Stearman Drive and Douglas Drive.

F. * PDP13-0013 LAYTON LAKES PARCEL 21-Approved.
Request Preliminary Development Plan (PDP) approval amending the subdivision layout and standard lot size on approximately 34 acres located south of the southwest corner of Layton Lakes Blvd. and Queen Creek Road.

G. * PDP13-0015 WELLS FARGO CHANDLER CAMPUS PHASE II-Approved.
Request Preliminary Development Plan (PDP) approval for the site layout and building architecture for Phase II of the existing Wells Fargo Ocotillo Corporate Center campus on approximately 68 acres located at the northwest corner of Price and Queen Creek roads.

H. * ZUP13-0012 FREDRIK'S AUTO-Approved.
Request Use Permit approval for the operation of an automotive sales and associated service business within an existing converted home on property zoned Medium Density Residential (MF-1) and Regional Commercial District (C-3) located at 870 E. Chandler Boulevard.

I. * ZUP13-0018 SHOPPERS SUPPLY-Approved.

Request Use Permit approval to install a 500 gallon dispensing propane tank in an outdoor fenced storage area. The property is located at 2880 S. Alma School Rd., west of the northwest corner of Alma School and Queen Creek roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is November 6, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
OCTOBER 2, 2013
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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 consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, October 2, 2013** in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

Minutes of the regular meeting of September 18, 2013. -Approved.

5. ACTION ITEMS:

A. * APL13-0002 AIRPARK AREA PLAN AMENDMENT/DVR13-0016 LA ESQUINA/PPT13-0020 LA ESQUINA-Approved.

Request an Area Plan amendment from Neighborhood Commercial to Low-Medium Density Residential. Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for low-medium density residential with Preliminary Development Plan (PDP) for subdivision layout and housing products and Preliminary Plat (PPT) approval on approximately 15 acres located at the northwest corner of Gilbert and Ocotillo roads.

B. * DVR12-0019 MCCLINTOCK VILLAGE-Approved to withdraw for the purpose of re-advertising.

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former PAD zoning for office and commercial retail. The existing PAD zoning is for a commercial retail development that includes a hotel on approximately 26.4 acres located at the northwest corner of Chandler Boulevard and McClintock Drive. **(WITHDRAWN FOR THE PURPOSE OF RE-ADVERTISING.)**

C. * DVR13-0012/PPT13-0009 FIRE ROCK RANCH-Approved.

Request rezoning from Planned Area Development (PAD) for commercial and multi-family residential development to PAD for single-family residential, with Preliminary Development Plan and Preliminary Plat approval for subdivision layout and housing product on an approximate 23-acre site. The subject site is located at the northwest corner of Chandler Boulevard and Gilbert Road.

D. * ZUP13-0019 BRYCON CONSTRUCTION-Approved.

Request Use Permit approval to install a 1,640 gallon argon fuel storage tank in a screened exterior service area. The property is located at 6915 W. Frye Rd., east of the southeast corner of 56th St. and Frye Rd.

E. * PPT13-0023 VILLA DEL LAGO-Approved.

Request Preliminary Plat approval for an 85-lot single-family residential subdivision located at the southeast corner of Dobson and Ocotillo Roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is October 16, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
SEPTEMBER 18, 2013
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of August 21, 2013.

5. ACTION ITEMS:

A. * DVR13-0018/PPT13-0014 CANTABRIA-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product for a 90-lot single-family residential subdivision located on 39 acres. The subject site is located at the northwest corner of Lindsay and Ocotillo roads.

B. * DVR13-0034 NORTH OF THE NORTHWEST CORNER OF SUNRISE PLACE AND GILBERT ROAD-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 0.25-acre site located north of the northwest corner of Sunrise Place and Gilbert Road.

C. * DVR13-0035 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on six parcels totaling approximately 14.3 acres located south of the southwest corner of McQueen and Ocotillo roads.

D. * DVR13-0036 NORTH OF THE NORTHWEST CORNER OF COOPER AND CHANDLER HEIGHTS ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 2.5-acre site located north of the northwest corner of Cooper and Chandler Heights roads.

E. * DVR13-0037 NORTHEAST CORNER OF GILBERT AND QUEEN CREEK ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 4.8-acre site located at the northeast corner of Gilbert and Queen Creek roads.

F. * DVR13-0039/PDP13-0008 THE GROVE – PHASE 2-Approved.
Request Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for church related uses along with Preliminary Development Plan approval for a church campus on an approximate 20-acre site. The subject site is located north and east of the northeast corner of Gilbert and Queen Creek roads.

G. * PDP13-0006 SANTAN BREWING COMPANY-Approved.
Request Preliminary Development Plan (PDP) approval amending the comprehensive sign package for Lot 2 of Warner Commerce Park on approximately 2.8 acres located at 495 E. Warner Road, east of the southeast corner of Warner Road and Delaware Street.

H. * LUP13-0009 MORENO'S MEXICAN GRILL-Approved.
Request Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant and new outdoor patio. The business is located at 2100 S. Gilbert Rd., #14, southwest corner of Germann and Gilbert roads.

I. * LUP13-0010 DOLLAR GENERAL STORE-Approved.
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption only under a Series 10 Beer & Wine Store License. The business is located at 400 W. Ray Rd., north of Ray Road and west of Arizona Avenue.

J. * LUP13-0012 THE PERCH-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar License for on-premise consumption indoors, within an outdoor courtyard, and have live music outdoors. The second request is for alcohol production and packaging as permitted under a Series 3 Domestic Microbrewery License in a new building addition. The business is located at 232 S. Wall St., north of Frye Rd. and west of Arizona Avenue.

K. * LUP13-0013 CHAO PHRAYA-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant and new outdoor patio. The business is located at 1890 W. Germann Rd. #1, northeast corner of Germann and Dobson roads.

L. * LUP13-0015 SANTAN BREWING COMPANY-Approved.
Request Liquor Use Permit approval for the operation of a Domestic Microbrewery under a Series 3 License, as well as the sale and serving of liquor as permitted under a Series 12 (Restaurant) license within a portion of an existing Microbrewery and restaurant (Suites 4-6) including an expansion to the outdoor patios for property located 8 S. San Marcos Place.

M. * ZUP13-0004 VIEN MINH BUDDHIST TEMPLE-Approved.
Request approval of a time extension for a Use Permit to allow a place of worship in a single-family home zoned SF-8.5 (Single-Family District). The property is located at 285 North Comanche Drive, west of Alma School Road and north of Chandler Boulevard.

N. * ZUP13-0010 FLORES RESIDENCE-Approved.
Request Use Permit approval for construction of a single-family residence to replace the existing structure proposed to be demolished. The property is zoned Multiple Family Residential (MF-2) and is located at 240 S. Dakota St., north of Frye Road and west of Arizona Avenue.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is October 2, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – AUGUST 21, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE BELOW ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, AUGUST 21, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of July 17, 2013.

5. ACTION ITEMS:

A. * DVR13-0001/PPT13-0001 LA VALENCIANA-Approved.
Request rezoning from Planned Area Development (PAD) Commercial to PAD (Single-Family Residential) for a single-family residential subdivision with Preliminary Development Plan (PDP) for site and housing products design and Preliminary Plat (PPT) approval on approximately 16 acres located at the northeast corner of Pecos and Cooper roads.

B. * DVR13-0011 TAKE OFF CENTER-Approved to extend.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural (AG-1) zoning. The existing PAD zoning is for a commercial development that includes a fuel station on approximately 4.2 acres located at the southeast corner of McQueen and Queen Creek roads.

C. * DVR13-0021 RANCHO BERNARDO-Approved to extend.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District zoning. The existing PAD zoning is for a retail building on approximately 1 acre at the southwest corner of 56th Street and Chandler Boulevard.

D. * PDP13-0004 THE RESIDENCES AT BELMONTE-Approved.
Request Preliminary Development Plan approval for housing product for an 83-lot single-family residential subdivision. The subject site is located south and east of the southeast corner of Chandler Heights and Gilbert roads.

E. * LUP13-0007 AMERICA'S TACO SHOP-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant and new outdoor patio and to have live music outdoors. The business is located at 3235 W. Ray Rd., # 1, southwest corner of Ray Rd. and the Loop 101.

F. * LUP13-0011 99 CENT ONLY STORE-Approved.
Request Liquor Use Permit approval to sell beer and wine for off-premise consumption only under a Series 10 Beer & Wine Store License at an existing store. The business is located at 1996 N. Alma School Rd., southwest corner of Warner and Alma School roads.

G. * ZUP13-0004 VIEN MINH BUDDHIST TEMPLE-Approved to continue to the September 18, 2013 Planning Commission Hearing.
Request approval of a time extension for a Use Permit to allow a place of worship in a single-family home zoned SF-8.5 (Single-Family District). The property is located at 285 North Comanche Drive, west of Alma School Road and north of Chandler Boulevard. **(REQUEST CONTINUANCE TO THE SEPTEMBER 18, 2013 PLANNING COMMISSION HEARING.)**

H. * CANCELLATION OF THE SEPTEMBER 4, 2013 PLANNING COMMISSION HEARING.-Approved to cancel the September 4, 2013 Planning Commission Hearing.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is September 18, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – JULY 17, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of June 19, 2013.

5. ACTION ITEMS:

A. * DVR13-0005 NORIA @ CHANDLER AIRPARK-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a mixed-use development including commercial and multi-family residential uses, with Preliminary Development Plan (PDP) approval for site layout and building architecture on an approximate 39-acre site. The subject site is located at the southeast corner of Germann and McQueen roads.

B. * DVR13-0014 CORNERSTONE CHRISTIAN FELLOWSHIP-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a church campus, with Preliminary Development Plan (PDP) approval for a parking lot. The subject site is located east of the southeast corner of Alma School and Willis roads.

C. * DVR13-0015 HABITAT FOR HUMANITY-Approved.
Request rezoning from Multiple Family Residential District (MF-2) to Planned Area Development (PAD) with Preliminary Development Plan approval for a single-family residence with a reduced front yard setback. The property is located at 489 South Delaware St., northeast corner of Delaware and Fairview streets.

D. * DVR13-0022 EAST OF THE SEC OF CHANDLER HEIGHTS AND COOPER ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 25-acre site located east of the southeast corner of Chandler Heights and Cooper roads.

E. * PDP13-0005 KRISPY KREME DOUGHNUTS-Approved.
Request Preliminary Development Plan amendment approval of a site layout for a new retail bakery with a drive-through lane. The site is located at 1055 West Chandler Boulevard, southwest corner of Chandler Boulevard and Alma School Road.

F. * LUP13-0002 SAGE BAR-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar license for on-premise consumption within a restaurant, bar and an outdoor patio and to have live music indoors. The business is located at 4929 West Chandler Boulevard, Ste. 12, southeast corner of Chandler Boulevard and Rural Road.

G. * LUP13-0006 STADIUM CLUB-Approved.
Request Use Permit approval for floor area expansion to an existing sports bar and restaurant under a Series 6 Bar license. The business is located at 940 North Alma School Road, Ste. 109, southwest corner of Alma School and Ray roads.

H. * ZUP13-0005 CORNERSTONE CHRISTIAN FELLOWSHIP-Approved.
Request Use Permit extension approval for the continued use of a temporary unpaved parking lot. The subject site is located east of the southeast corner of Alma School and Willis roads.

I. * CANCELLATION OF THE AUGUST 7, 2013 PLANNING COMMISSION HEARING.-Approved to cancel the August 7, 2013 Planning Commission Hearing.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is August 21, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, JULY 17, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – JUNE 19, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of June 5, 2013.

5. ACTION ITEMS:

A. * DVR13-0006 SWC NORMAN WAY & PECOS ROAD-Approved.
Request rezoning from AG-1/PAD (Agricultural District with a Planned Area Development Overlay) to allow a solar PV system to PAD (single-family residential) for the development of one single-family residence with Preliminary Development Plan (PDP) for site layout and building design. The property is located at the southwest corner of Pecos Road and Norman Way, west of Gilbert Road.

B. * PDP13-0002 CHANDLER MIDWAY CORPORATE CENTER-Approved.
Request Preliminary Development Plan (PDP) approval to allow freestanding multi-tenant monument signs for an existing development located at the northeast corner of Chandler Boulevard and Gila Springs Boulevard.

C. * LUP13-0004 MAX & TED'S 480-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License for on-premise consumption indoors and have live music indoors at an existing bar. The property is located at 480 N. Arizona Avenue, south of the southwest corner of West Oakland Street and North Arizona Avenue.

D. * LUP13-0005 NABERS-Approved.
Request Liquor Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar License for on-premise consumption indoors and within an outdoor patio and have live music indoors at a new restaurant. The property is located at 825 North 54th Street, northeast corner of West Harrison and North 54th Streets in the Chandler Pavilions.

E. * ZUP12-0035 EVA'S MI AMORE-Approved.
Request Use Permit extension approval to operate a wedding planning and bridal service office in a converted residence in the SF-8.5 Single-Family Residence zoning district. The property is located at 598 W. Chandler Blvd.

F. * MOTION TO CANCEL THE JULY 3, 2013 PLANNING COMMISSION HEARING.-Approved to cancel the July 3, 2013 Planning Commission Hearing.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is July 17, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, JUNE 19, 2013 AT 5:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – JUNE 5, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of May 15, 2013.

5. ACTION ITEMS:

A. * PDP12-0025 ALLIANCE BANK-Approved.
Request Preliminary Development Plan approval for building architecture and site layout for a bank. The subject site is located at the southwest corner of Ray Road and the Loop 101 Price Freeway, within the Park at San Tan development.

B. * PDP13-0003 FINISTERRA-Approved.
Request Preliminary Development Plan approval for housing product for a single-family residential subdivision located east of the southeast corner of Lindsay and Ocotillo roads.

C. * ZUP12-0035 EVA'S MI AMORE-Approved to continue to the June 19, 2013 Planning Commission Hearing.
Request Use Permit extension approval to operate a wedding planning and bridal service office in a converted residence in the SF-8.5 Single-Family Residence zoning district. The property is located at 598 W. Chandler Blvd. **(REQUEST CONTINUANCE TO THE JUNE 19, 2013 PLANNING COMMISSION HEARING.)**

D. * ZUP12-0037 TREMAINE RANCH VENUE-Approved to withdraw.
Request Use Permit approval to operate an outdoor event venue area within an Agricultural zoned district located at 253 E. Tremaine Drive, east of the southeast corner of Arizona Avenue and Tremaine Drive. **(APPLICANT REQUESTS WITHDRAWAL.)**

E. **ZUP13-0007 BETTER HORIZONS BEHAVIORAL HEALTH LLC.-Denied.**
Request Use Permit approval for a behavioral health group home for up to ten residents. The subject site is located at 2184 E. Firestone Drive, within the Cooper Commons single-family residential subdivision.

F. * **ZUP13-0008 WIN BEAUTY SALON-Approved.**
Request approval of Use Permit extension for continued operation of a commercial beauty salon in a converted single-family residence in the SF-8.5 zoning district. The property is located at 284 S. Dobson Road, northwest corner of Frye and Dobson Roads.

G. * **ZUP13-0009 HAPPY TAILS PET RESORT-Approved.**
Request approval of Use Permit extension for continued operation of overnight dog boarding and an outdoor area together with a doggy daycare and pet grooming business. The subject site is located at 6125 W. Chandler Blvd., Suite 1, southwest corner of Chandler Blvd. and Kyrene Road.

6. **DIRECTOR'S REPORT**

7. **CHAIRMAN'S ANNOUNCEMENT**
Next regular meeting is June 19, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. **ADJOURNMENT**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, JUNE 5, 2013 AT 5:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – MAY 15, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of May 1, 2013.

5. ACTION ITEMS:

A. * DVR13-0008 MESQUITE GROVE MINI STORAGE-Approved to extend.
Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former PAD zoning for C-1 neighborhood commercial uses. The existing PAD zoning allows C-1 uses and a self-storage/warehouse/moving establishment. The property is located north and east of the northeast corner of Gilbert Road and Riggs Road.

B. * PDP12-0022 SONIC DRIVE-IN RESTAURANT-Approved.
Request Preliminary Development Plan (PDP) approval for freestanding monument signage within the planned Olive Tree Plaza commercial center located at the southwest corner of Arizona Avenue and Germann Road.

C. * PDP12-0023 ARIZONA-ELLIOT CENTER-Approved.
Request Preliminary Development Plan (PDP) approval for freestanding monument signage and building signage within the planned Arizona-Elliot Center located at the southwest corner of Arizona Avenue and Elliot Road.

D. * PDP12-0025 ALLIANCE BANK-Approved to continue to the June 5, 2013 Planning Commission Hearing.

Request Preliminary Development Plan approval for building architecture and site layout for a bank. The subject site is located at the southwest corner of Ray Road and the Loop 101 Price Freeway, within the Park at San Tan development. **(REQUEST CONTINUANCE TO THE JUNE 5, 2013 PLANNING COMMISSION HEARING.)**

E. * PDP13-0001 THE ESTATES AT ARBOLEDA-Approved.

Request Preliminary Development Plan approval for housing product for an eight lot subdivision. The subject site is located west of the southwest corner of Alma School and German roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 5, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, MAY 15, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS

PLANNING AND ZONING COMMISSION
5:30 P.M. – MAY 1, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of April 17, 2013.

5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
Election of Officers:

A. Chairman-Stephen Veitch was elected unanimously.
B. Vice Chairman-Matthew Pridemore was elected unanimously.

6. ACTION ITEMS:

A. * DVR12-0044 MCQUEEN COMMONS-Approved.
Request rezoning from Planned Area Development (PAD) Mini-Storage to PAD Townhomes with Preliminary Development Plan (PDP) approval for a 20-unit Townhouse development on approximately 1.5 acres located south of the southeast corner of Ray and McQueen roads.

B. * LUP13-0001 BEEF O'BRADY'S-Approved.
Request approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors within a restaurant and within an outdoor patio. The property is located at 6045 West Chandler Boulevard, Suite 7, at the southwest corner of Chandler Boulevard and Kyrene Road.

C. ZCA12-0004 CITY OF CHANDLER, URBAN CHICKENS ZONING CODE AMENDMENT-Approved.

City initiative to amend Chapter 35-Land Use and Zoning of the City Code to permit residents to raise chickens on single family lots.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 15, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, MAY 1, 2013 AT 4:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – APRIL 17, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of April 3, 2013.

5. ACTION ITEMS:

A. DVR13-0007 FRY'S 69 FUEL CENTER-Denied.
Request rezoning from Planned Area Development (PAD) Commercial to PAD Amended to allow for a fuel station, with Preliminary Development Plan approval for site layout and building architecture for the fuel station. The subject site is located at the southwest corner of Alma School and Germann roads.

B. DVR12-0042/PPT13-0003 MUMTAZ GATED COMMUNITY-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a townhome development on an approximate 6-acre site, along with Preliminary Development Plan and Preliminary Plat approval for a 69-lot subdivision. The subject site is located east of the southeast corner of McQueen and Willis roads**.**

6. BRIEFING: ZCA12-0004 CHICKENS ZONING CODE AMENDMENT
City initiative to amend Chapter 35-Land Use and Zoning and Chapter 14-Animals.

7. DIRECTOR'S REPORT

8. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is May 1, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, APRIL 17, 2013 AT 4:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – APRIL 3, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of March 20, 2013.

5. ACTION ITEMS:

A. * DVR12-0040 900 E. CHANDLER BOULEVARD-Approved.
Request rezoning from Single-Family Residential (SF-8.5) to Regional Commercial (C-3) on approximately .15 acres. The property is located at 900 E. Chandler Boulevard, west of the northwest corner of Chandler Boulevard and McQueen Road.

B. * DVR12-0042 MUMTAZ GATED COMMUNITY-Approved to continue to the April 17, 2013 Planning Commission Hearing.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a townhome development on an approximate 6-acre site, along with Preliminary Development Plan and Preliminary Plat approval for a 69-lot subdivision. The subject site is located east of the southeast corner of McQueen and Willis roads**. (REQUEST CONTINUANCE TO THE APRIL 17, 2013 PLANNING COMMISSION HEARING.)**

C. * ZUP12-0035 EVA'S MI AMORE-Approved to continue to the June 5, 2013 Planning Commission Hearing.
Request Use Permit extension approval to operate a wedding planning and bridal service office in a converted residence in the SF-8.5 Single-Family Residence zoning district. The property is located at 598 W. Chandler Blvd.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is April 17, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, APRIL 3, 2013 AT 5:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – MARCH 20, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of March 6, 2013.

5. ACTION ITEMS:

A. * APL12-0004/DVR12-0041 202 COOPER PLACE-Approved.
Request Area Plan Amendment of the Chandler Airpark Area Plan from Community Commercial to allow for multi-family residential development, along with rezoning from Planned Area Development (PAD) for commercial and Agricultural (AG-1) to PAD for multi-family residential and Preliminary Development Plan approval for a multi-family residential development on an approximate 18.75-acre site located at the northwest corner of Cooper Road and the Loop 202.

B. * DVR12-0043/PPT12-0021 JACARANDA PLACE-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan and Preliminary Plat approval for a single-family residential subdivision on approximately 25.55 acres located west of the northwest corner of Lindsay and Riggs roads.

C. * DVR13-0002 PARK PLACE-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a business park on approximately 29 acres located at the southwest corner of Price and Willis roads.

D. * **ZUP12-0035 EVA'S MI AMORE-Approved to continue to the April 3, 2013 Planning Commission Hearing.**
Request Use Permit extension approval to operate a wedding planning and bridal service office in a converted residence in the SF-8.5 Single-Family Residence zoning district. The property is located at 598 W. Chandler Blvd. **(REQUEST CONTINUANCE TO THE APRIL 3, 2013 PLANNING COMMISSION HEARING.)**

E. * **ZUP12-0036 PERFORMANCE AUTO SALES-Approved.**
Request Use Permit extension approval to allow an automotive repair and performance modification business in the I-1 Planned Industrial zoning district. The property is located in Stellar Industrial Airpark at 4122 W. Venus Way.

F. * **ZUP13-0001 P2 PERFORMANCE PLUS-Approved.**
Request Use Permit extension approval to allow a sports training facility to operate within a Planned Industrial (I-1) zoning district. The property is located at 1 N. Roosevelt Ave., Suite 2, southeast corner of Chandler Blvd. and Roosevelt Ave.

G. * **ZUP13-0002 NORTH PRICE STABLES-Approved to extend for 3 years.**
Request Use Permit extension approval to allow horse boarding for up to 22 horses on property zoned Agricultural (AG-1). The property is located at 2885 N. Price Road, approximately 900 feet south of Elliot Road.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is April 3, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, MARCH 20, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS
PLANNING AND ZONING COMMISSION
5:30 P.M. – MARCH 6, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of February 20, 2013.

5. ACTION ITEMS:

A. * APL12-0003 SOUTHSHORE AREA PLAN AMENDMENT/DVR12-0013/PPT12-0007 SOUTHSHORE VILLAGE-Approved.
Request an Area Plan amendment from Medium Density Residential to Low Density Residential, and Rezoning from Planned Area Development (PAD) medium density residential to PAD low density residential for a single-family residential subdivision with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product on approximately 45 acres located north and east of the northeast corner of Arizona Avenue and Chandler Heights Road.

B. * DVR12-0005 MAMMOTH PROFESSIONAL BUILDING-Approved.
Request rezoning from Planned Area Development (PAD) general office to PAD general office and medical office for an existing building. The site is approximately 4 acres and l ocated at the northwest corner of Price Road and Willis Road.

C. * DVR12-0034/PPT12-0019 SAN VALENCIA-Approved.
Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) multi-family residential for a multi-family apartment community with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site and building design on approximately 32 acres located at the northeast corner of Germann Road and Oxford Lane; east of McQueen Road and west of the Consolidated Paseo Canal.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is March 20, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, MARCH 6, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS

PLANNING AND ZONING COMMISSION
5:30 P.M. – FEBRUARY 20, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of February 6, 2013.

5. ACTION ITEMS:

A. * PDP12-0016 FULTON RANCH PROMENADE-Approved.
Request Preliminary Development Plan (PDP) approval to amend the existing comprehensive sign package and paint color palette for an existing retail shopping center located at the northeast corner of Alma School Road and Chandler Heights Road.

B. * PDP12-0020/PPT12-0018 LAYTON LAKES PARCEL 22-Approved.
Request Preliminary Development Plan (PDP) approval amending the subdivision layout, with Preliminary Plat (PPT) approval on approximately 44.5 acres located south and east of the southeast corner of Gilbert and Queen Creek roads.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT
Next regular meeting is March 6, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. <u>ADJOURNMENT</u>

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, FEBRUARY 20, 2013 AT 5:00 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS

PLANNING AND ZONING COMMISSION
5:30 P.M. – FEBRUARY 6, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approved.
Minutes of the regular meeting of January 16, 2013.

5. ACTION ITEMS:

A. * DVR11-0037 CIRCLE K (SEC ARIZONA AVE. & RIGGS RD.)-Approved.
Request rezoning from initial City zoning of Neighborhood Commercial (C-1) and General Industrial (I-2) to Planned Area Development (PAD) for a gas station with convenience store with Preliminary Development Plan (PDP) on property located at the southeast corner of Arizona Avenue and Riggs Road.

B. * DVR12-0027 KYRENE 202 BUSINESS PARK-Approved.
Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a business park, along with Preliminary Development Plan approval for building architecture and site layout on an approximate 34-acre site located at the southwest corner of Kyrene Road and Gila Springs Place.

C. * DVR13-0003 CHANDLER FREEWAY CROSSING-Approved.
Request rezoning from Planned Area Development (PAD) for business park uses consisting of a mixture of office, manufacturing and industrial uses, to Planned Area Development (PAD) Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height on approximately 30 acres located at the northeast corner of the Loop 101 Price and Loop 202 Santan freeways.

D. * PDP12-0018 STAYBRIDGE SUITES OF CHANDLER-Approved.
Request Preliminary Development Plan approval for site layout and building architecture for a hotel development on an approximate 14.5-acre site located at the northeast corner of Chandler Boulevard and McClintock Drive.

E. * LUP12-0035 THE COURTYARD ON WALL ST.-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License for on-premise consumption indoors and within an outdoor courtyard. The property is located at 238 S. Wall St., behind the northwest corner of Arizona Avenue and Frye Road.

F. * LUP12-0036 CHOP-Approved.
Request Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at an existing restaurant within the Downtown Ocotillo Commercial Complex. The property is located at 2625 W. Queen Creek Road, Suite 1, east of the southeast corner of Price and Queen Creek Roads.

G. * ZUP12-0017 SHEILA'S CHRISTIAN ACADEMY "MINDS IN MOTION"-Approved.
Request approval of a time extension for a Use Permit to allow a residential childcare/academic training for children business within a Planned Area Development (PAD) zoning district for single-family residential. The property is located at 2735 W. Highland Street, south of Warner Road and east of the northbound Loop 101 Price Freeway off of Coronado Street.

H. * ZUP12-0033 DESERT SAGE HERBS-Approved.
Request Use Permit extension approval to allow retail sales and personal services in the Planned Commercial Office (PCO) zoning district located at 1728 N. Alma School Road, the southwest corner of Alma School Road and Stottler Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is February 20, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE ABOVE ACTION ITEMS IN A STUDY SESSION TO BE HELD ON WEDNESDAY, FEBRUARY 6, 2013 AT 4:30 P.M. IN THE COUNCIL CHAMBERS AT CHANDLER CITY HALL, 88 EAST CHICAGO STREET, CHANDLER, ARIZONA.

RESULTS

PLANNING AND ZONING COMMISSION
5:30 P.M. – JANUARY 16, 2013
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES-Approval
Minutes of the regular meeting of December 19, 2012.

5. ACTION ITEMS:

A. * DVR12-0022/PPT12-0011 CHANDLER HEIGHTS-Approved to withdraw for the purpose of re-advertising.
Request rezoning from Agricultural to Planned Area Development along with Preliminary Development Plan and Preliminary Plat approval for a 68-lot single-family residential subdivision. The subject site is located west of the southwest corner of Chandler Heights and Gilbert Roads. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**

B. * DVR12-0046 SEC ARIZONA AVE. & RIGGS RD.-Approved.
Request the establishment of initial City zoning of Neighborhood Commercial (C-1) and General Industrial (I-2) on an approximate 2.1-acre site located at the southeast corner of Arizona Avenue and Riggs Road.

C. * DVR11-0037 CIRCLE K (SEC ARIZONA AVE. & RIGGS RD.-Approved to withdraw for the purpose of re-advertising.
Request rezoning from initial City zoning of Neighborhood Commercial (C-1) and General Industrial (I-2) to Planned Area Development (PAD) for a gas station with convenience store on property located at the southeast corner of Arizona Avenue and Riggs Road.

D. * DVR12-0028 CHANDLER BUSINESS CENTER-Approved.
Request rezoning from Planned Area Development (PAD) light industrial with ancillary showroom uses in Buildings A/B and retail/office in Building C to PAD light industrial, showroom, place of worship/church, and Community Commercial (C-2) zoning district uses permitted by right in Buildings A/B and C with the exception of no restaurant uses in Buildings A/B. The property is located at the northwest corner of Chandler Boulevard and Kyrene Road.

E. * DVR12-0038 ORTHOPEDIC GROUP-Approved.
Request rezoning from Planned Area Development (PAD) light industrial, general office, commercial, airport uses, adult vocational education uses with a mid-rise overlay to an amended PAD zoning adding medical office and athletic field to the permitted uses along with Preliminary Development Plan (PDP) for a medical office with athletic field. The property is located east of the southeast corner of the Loop 202 Santan Freeway and Cooper Road off of Yeager Drive.

F. * DVR12-0047 WEST OF THE NWC LINDSAY & RIGGS ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 12.25-acre site located west of the northwest corner of Lindsay and Riggs roads.

G. * DVR12-0048 EAST OF THE SEC MCQUEEN & WILLIS ROADS-Approved.
Request the establishment of initial City zoning of Agricultural (AG-1) on an approximate 1.6-acre site located east of the southeast corner of McQueen and Willis roads.

H. * PDP12-0015 CORONA DEL SOL PLAZA-Approved.
Request Preliminary Development Plan approval to allow for additional monument sign tenant panels. The subject site is located at the southeast corner of Ray and Rural roads.

I. * LUP12-0033 PHO VAN-Approved.
Request approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors within an existing restaurant. The property is located at 2095 W. Dobson Road, # 3, at the northeast corner of Dobson and Warner Roads.

J. * LUP12-0034 SIBLEY'S WEST-Approved.
Request Use Permit extension approval to allow liquor sales as permitted under a Series 10 Beer & Wine Store License for off-premise consumption only. The property is located at 72 S. San Marcos Place, west of Arizona Avenue and south of Buffalo Street in Historic Downtown Chandler.

K. * ZUP12-0030 DESERT VIKING OFFICE-Approved.
Request Use Permit approval to allow for the conversion of a residential home into a commercial business, a general office use. The subject site is located at 542 W. Chandler Blvd.

L. * <u>ZUP12-0031 CROWN CASTLE COLLOCATION</u>-Approved.
Request approval of a Use Permit to allow a collocation of nine (9) antennas and a ten (10) foot height addition to an existing Wireless Communication Facility on property zoned Planned Area Development (PAD). The property is located east of the southeast corner of Chandler Heights Road and Arizona Avenue.

M. * <u>ZUP12-0038 REACT DEFENSE</u>-Approved.
Request Use Permit approval to allow adult education and physical fitness/training type uses in Building 4 of Westech Corporate Center. The property is located at the southeast corner of Arizona Avenue and Palomino Drive, north of Warner Road.

6. <u>DIRECTOR'S REPORT</u>

7. <u>CHAIRMAN'S ANNOUNCEMENT</u>
Next regular meeting is February 6, 2013 at 5:30 P.M. in the Council Chambers at Chandler City Hall, 88 East Chicago Street, Chandler, Arizona.

8. <u>ADJOURNMENT</u>

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