



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, January 6, 2021 at 5:30 p.m.**

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 hold a **REGULAR MEETING** open to the public on **Wednesday, January 6, 2021, at 5:30 p.m.**, at City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

***All Planning and Zoning Commission meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502, and streamed through the City's website at Chandler Video and YouTube.\****

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

**NOTE:** Items listed under Section 4 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.

Any individual citizen or Commission member may request removal of 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.

Dated: 12/29/2020 1:00 PM

**A G E N D A**

**1. CALL TO ORDER / ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

### **3. APPROVAL OF MINUTES**

- a. Study Session Minutes of Wednesday, November 18, 2020
- b. Regular Meeting Minutes of Wednesday, November 18, 2020

### **4. AGENDA ITEMS**

#### **\*a. PLH19-0063/PLT19-0055 ELUX AT MCQUEEN**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for multi-family residential, Preliminary Development Plan approval for site layout, building architecture, and Preliminary Plat approval on approximately 12.87 acres located at the southeast corner of McQueen Road and the Santan 202 Freeway.

#### **\*b. PLH20-0066/PLH20-0028/PLT20-0032 HUDSON CROSSINGS**

Request Area Plan Amendment to the Chandler Airpark Area Plan from High-Density Residential to Low-Medium Density Residential, Rezoning from Planned Area Development (PAD) for multi-family residential to PAD for single-family residential, Preliminary Development Plan for subdivision layout and building architecture and Preliminary Plat approval on approximately 6.39 acres located east of the northeast corner of McQueen Road and the Santan 202 Freeway.

#### **\*c. PLH20-0047/PLH20-0048 VALERIO AT OCOTILLO AND RESIDENCE INN EXPANSION**

Request Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial and Preliminary Development Plan for site layout and building architecture on approximately 0.61 acres located east of the southeast corner of Queen Creek and Price roads.

#### **\*d. PLH20-0049 1ST PET VETERINARY CENTERS**

Request to amend the Planned Area Development (PAD) zoning by adding a veterinary clinic as a permitted use to the Planned Commercial Office (PCO) uses currently allowed. The subject site is located at 1257 W. Warner Road, west of the southwest corner of Alma School and Warner roads.

#### **\*e. PLT20-0033 QUEEN CREEK COMMERCE CENTER**

Request Preliminary Plat approval for a proposed industrial development on 33.64 acres located at the southwest corner of Queen Creek Road and Hamilton Street.

#### **\*f. PLT20-0029 LOTUS PROJECT**

Request Preliminary Plat approval for an existing and proposed Industrial development on 53.33 acres located at the southwest corner of Roosevelt Avenue

and Frye Road (north side of the Santan 202 Freeway and approximately ¼ of a mile west of Kyrene Road).

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next meeting will be Wednesday, January 20, 2021.

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**