

REVISED



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
City Council Chambers  
88 E. Chicago Street, Chandler, Arizona  
Wednesday, July 21, 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, July 21, 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.)

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

**NOTE:** Items listed under Section four 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: 7/16/2021 11:17 AM

**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, June 16, 2021
- b. Regular Meeting Minutes of Wednesday, June 16, 2021
- c. Design Review Committee Minutes of Wednesday, June 16, 2021

## **4. AGENDA ITEMS**

### **\*a. PLH21-0030/PLH21-0015/PLT21-0011 OLD STONE RANCH PHASE 4**

Request Area Plan Amendment to the Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac), Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan for subdivision layout and housing product, and preliminary plat approval for a single-family subdivision on approximately 8 acres located west of the northwest corner of Chandler Heights and Lindsay roads.

### **\*b. PLH20-0059 PRICE & QUEEN CREEK CAMPUS**

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office, manufacturing, and ancillary commercial uses, with a Mid-Rise Overlay, and Preliminary Development Plan for conceptual site layout and building architecture on approximately 37 acres located at the northeast corner of Price and Queen Creek roads.

### **\*c. PLH20-0072/PLT21-0016 CHANDLER AIRPARK TECHNOLOGY CENTER**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for flex industrial buildings with office. The approximate 26.2-acre subject site is located at the southwest corner of Gilbert Road and Insight Way.

### **\*d. PLH20-0069 CHANDLER CORPORATE CENTER LOTS 8 & 10**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for one flex industrial building with office on approximately 6.05 acres. The subject property is located north of the northwest corner of Chandler Boulevard and McClintock Drive.

### **\*e. PLH21-0009 PHOENICIAN MEDICAL CENTER AT 1345**

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a one-story medical office building on approximately 0.4 acres. The subject property is located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads. **(STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 1, 2021, PLANNING AND ZONING COMMISSION MEETING.)**

**\*f. PLH21-0033 CRAVE CHANDLER**

Request Preliminary Development Plan approval for site layout and building architecture for a one-story commercial building on a property of approximately 2.2 acres. The subject property is located in the Chandler Airport Center at the southeast corner of Cooper Road and Yeager Drive, generally located about one quarter of a mile south of the Santan Freeway on the east side of Cooper Road.

**\*g. PLH21-0036 COMPASS CHRISTIAN CHURCH**

Request Preliminary Development Plan approval for exterior signs on a 25.9-acre church campus. The subject property is located north of the northeast corner of Alma School and Germann roads.

**\*h. PLH20-0070 DOGTOPIA USE PERMIT EXTENSION**

Request Use Permit time extension for continued operation of an outdoor dog play area. The business is located at 4901 S. Arizona Ave., Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road.

**\*i. PLH21-0046 COOPER'S HAWK WINERY & RESTAURANT**

Request Use Permit approval for a Series 7 Beer and Wine Bar license. The proposed business is located at 3325 W. Chandler Blvd., approximately one quarter of a mile west of the southwest corner of Price Road and Chandler Boulevard.

**5. BRIEFING ITEMS**

- a. None

**6. MEMBERS' COMMENTS / ANNOUNCEMENTS**

**7. CALENDAR**

- a. The next meeting will be Wednesday, August 4, 2021.

**8. INFORMATION ITEMS**

- a. None

**9. ADJOURNMENT**