

General Plan Resident Advisory Committee Regular Meeting

July 29, 2025 | 3:00 p.m.
Chandler Nature Center
4050 East Chandler Heights Road,
Chandler, AZ 85249



Roll Call

The meeting was called to Order by Chair Dunn 4:03 p.m.

Committee Members Attendance:

Chair Dunn Boyd Dunn, Vice Chair Dunn Jack Sellers, Lisa Grayer, Alison Garrard, Peppur Chambers, Rene Barrios, Lori Collins, Terri Kimble, Shannon Portillio, Chrissy Rodriguez, Michael Pollock, Brennan Ray, Garry Hayes

Virtual Attendees: Jess Lopez and Chris Dobson

Excused Absent: Crystal Blackwell, Lori Collins, Rick Heumann, Spike Lawrence, Micheal Underwood

Committee has a quorum

Consent Agenda

- 1. June 25, 2025 General Plan Resident Advisory Committee Meeting Minutes**

Move to approve minutes by Member Chrissy Blackwell

Motion passes 14*-0

*Committee Member Hayes abstains from voting on minutes due to absence from the previous meeting.

Discussion

2. Comprehensive Housing Plan (CHP) Update

- Terri Hogan introduced consultant team.

- GP Update drafts will be offered to RAC for review and discussion/comment at the August meeting.

- The **CHP** Draft is with the city for review. It will be on the 8/11 City Council agenda, 4pm (online).
 - Terri Hogan summarized the discussion from the previous meeting about the housing gap in Chandler, affordable housing, and the types of housing products that could address the gap.

- **CHP highlights** – items that will be included in the GP Update:
 - **Housing Gap:** Terri Hogan discussed the identified housing gap in Chandler, which is approximately 25,000 units, and the need to address this through the comprehensive housing plan.
 - **Affordable Housing:** She highlighted the importance of affordable housing and the various terms used to describe it, such as attainable housing, workforce housing, and missing middle housing.
 - **Housing Products** that could help address the housing gap, including duplexes, fourplexes, and multiplexes.
 - **Barriers:** She mentioned the primary barriers to providing these housing units, such as regulations, policies, and incentives.

- **Affordable Housing Goal:** Rick Merrit (EDPC) discussed the idea of establishing a goal for the number of affordable housing units the city should focus on in the next 10 to 20 years.

- **City Council Work Session:** He mentioned an upcoming City Council work session on August 11th, where the housing gap and strategies to address it will be discussed.

***Chair Dunn** asked: Will the GP set restrictions on design to help preserve neighborhood character – will density be attractive and ensure they don't affect the value of the neighborhoods?

- **Answer:** GP is a policy document but design concepts will help guide the visual aspects of developments. Design components should indicate the type and quality of housing products and that ques the projects that are proposed.

*** Committee Member Hayes:** indicates that affordable/dense housing has been around for decades but wants it to integrate into the community more seamlessly.

*** Committee Member Ray:** What does missing middle mean? This is a good starting discussion to missing middle. What exactly is mixed use? Concerns about the 'carrot' of mixed-used as a mechanism to increase density drastically.

- **Answer:** opticus created the graphic – compatible units that aren't single family but not high rise... Chandler has lots of missing middle but it has become too expensive. The question is how to get middle income residents into units that are affordable. Missing middle doesn't necessarily have a look but rather a price range...

-Kevin Snyder: state legislation remove subjectivity from design standards. It will be a checklist approach that circumvents the council approval process. Objective design standards are in the process and anticipated to be completed by December 2025.

*** Committee Member Pollack:** density is needed for successful mixed-use developments. Chandler does not have enough foot traffic.

***Committee Member Rodriguez:** thirty years ago, Chandler's goals promoted single-family, which makes our task tough as the future transitions to a denser residential product.

* **Committee Member Barios** asks how general the density concepts should be? Are we to ignore the impending legislation that may override the planning efforts?

-Answer: the concepts are intended to lead into the plan that provides more detailed policy.

3. Process and Public Participation Update

ChandlerTalks on project website

AzAPA will have ChandlerTalks session

- **ChandlerTalks:** ChandlerTalks event had 100 in-person participants and is now available on the project website for further viewing.
- **Chandler Listens:** The Chandler Listens workshop had 43 in-person participants and 464 virtual participants, indicating strong community engagement.
- **ChandlerListens 2** at Chandler Museum on 8/5 and 8/9 + Virtual workshop will be available online until 8/30.

4. General Plan Audit Discussion and Instructions

- **GP Update:** Terri Hogan explained the process of updating the general plan, including the visioning stage, drafting phase, and the 60-day review period.
 - **Visioning Stage:** involves gathering input from various stakeholders to shape the future direction of the general plan.
 - **Drafting Phase:** drafting phase involves creating working drafts of the plan, which will be reviewed by staff and the community.
 - **60-Day Review:** the 60-day review period, a statutory requirement where the draft plan is made available for public comment and feedback.
- **General Plan Structure:** proposed structure for the updated general plan
 - **Chandler Envisions:** Envisions chapter will include an overview of the general plan, public participation, and existing conditions in Chandler.

- **Chandler Reimagines:** will cover land use, growth areas, housing, cost of development, and neighborhoods, along with related goals and policies.
 - **Chandler Connects:** Connects chapter, which will focus on transportation, circulation, and recreation policies.
 - **Chandler Sustains:** will address environmental sustainability, water resources, energy conservation, and safety policies.
 - **Chandler Implements:** Implements, will outline the next steps and actions needed to implement the general plan's vision and policies.
- **Plan Audit:** The plan audit process asks participants to review the existing 2016 Chandler General Plan and provide comments on goals, policies, and any other relevant aspects using the interactive Konveio software.
 - **RAC participation:** Review the existing 2016 plan to identify areas for updates and improvements. Provide comments on goals, policies, and other relevant aspects to ensure the updated plan reflects current needs and priorities.

5. Workshop 2 Preview

- **Workshop Schedule:** The upcoming workshop will be held on **August 5th** at 5:30 PM and **August 9th** at 10:30 AM the Chandler Museum.
- **Workshop Activities:** Planned activities for the workshop include interactive sessions focused on Place Type Modeling using Chandler's land use designations.
 - Developed by using the analog comments/activity as well as the W1 visual preference surveys and developed 3-D Placetypes Model with building massing in different LU designations. Showing the infusion of the densities that satisfy the proscribed units/ac. This will be conceptual modeling – not binding. Placetypes are trying to hone the uses in each land use designation. Ariel photos of the designations would allow more informed feedback.

- 4 designations (growth areas) will have 3 models (5:15) applying density overlays to generate the unit numbers. (Overlay hatch)
- Placetype designations change to require residential (%?)
- Housing Absorption Model: different scenarios for infusing residential units into vacant and redevelopment parcels to address the housing gap.
 1. No Change Scenario: Terri Hogan presented the no change scenario, which involves analyzing the build-out potential of vacant and redevelopment parcels without any changes to current policies.
 2. Medium Density Scenario: She described the medium density scenario, which includes infusing residential units into vacant and redevelopment parcels at a moderate density level.
 3. High Density Scenario: Terri Hogan explained the high density scenario, which involves a higher level of residential density in vacant and redevelopment parcels to meet the housing gap.
 4. New Designation Scenario: She also discussed the potential for creating new designations that mandate residential development in certain areas, rather than allowing it as an option.

-**Barrios** asks about the actual space available to develop the conceptual projects?

-**Answer** Yes. The methodology is to look at redevelopment and disregard zoning.

Calendar

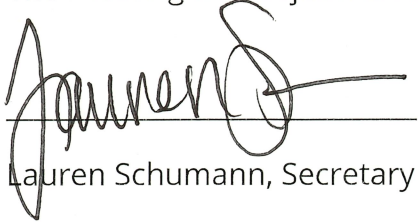
6. The next Regular Meeting will be held on Tuesday August 26, 2025 at 4 P.M. at the Chandler Municipal Airport-Conference Room, 2380 S. Stinson Way, Chandler, Arizona.

Public Comment

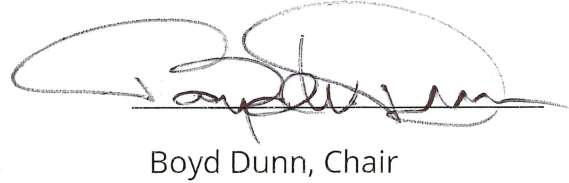
No public comments.

Adjourn

The meeting was adjourned by **Chair Dunn** at 6:00 p.m.



Lauren Schumann, Secretary



Boyd Dunn, Chair