

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

Residential Advisory Committee (RAC) Chandler General Plan Update

Tuesday, July 29, 2025 – Meeting #4



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Meeting Agenda



General Plan Process & Public Participation



Comprehensive Housing Plan



General Plan Workshop #2



General Plan Update Structure & Draft Vision Statement



General Plan Audit



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Project Team Introductions



L O G A N S I M P S O N

Kimley»Horn

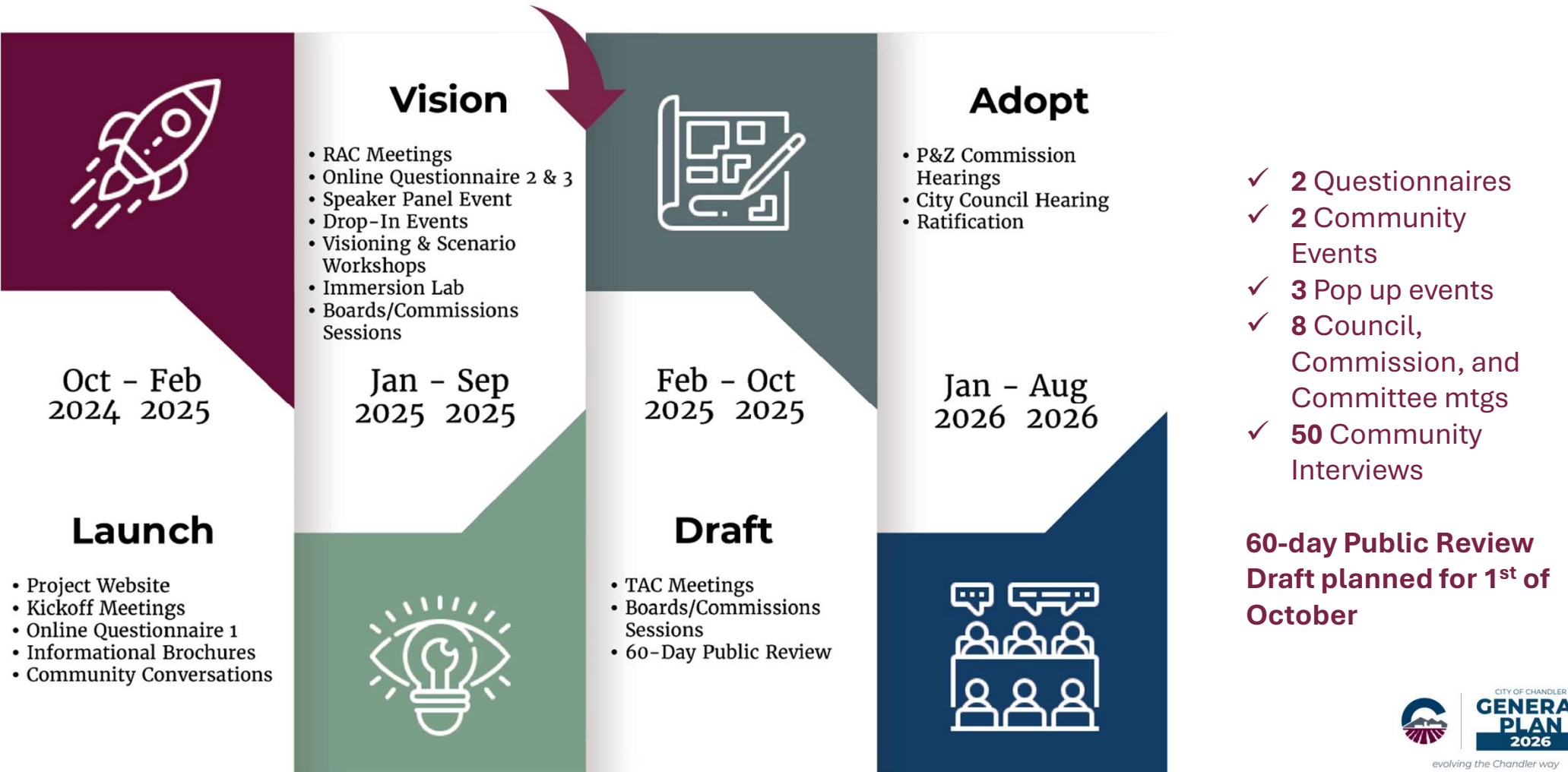


Elliot D. Pollack & Company

UPFRONT
Planning & Entitlements, LLC

Project Schedule

Project Website: [General Plan Update 2026 | City of Chandler](#)



Past Public Engagement Events

Let's Talk: **WATER & HOUSING!**

Chandler Talks

Saturday, **MAY 10 3-4 P.M.**

GABRIEL JARAMILLO AMY ST. PETER SARAH PORTER

Join esteemed panelists:

DEIRDRE PFEIFFER MARK STAPP KATHRYN SORENSON

FREE EVENT - Doors open at 2 p.m.
 Learn more & RSVP using the QR code or visit:
<https://www.chandleraz.gov/ChandlerTalks>

Join us for a panel discussion about water and housing in Chandler! Plus opportunities to share your feedback. Refreshments provided!

Chandler Center for the Arts
 250 North Arizona Avenue, Chandler

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- **100 In-Person Participants**
- **See Video Project Website**
- **AZ Planning Association Conference Session in September**

CHANDLER LISTENS



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Mark your calendar to attend a community workshop!

WEDNESDAY May 14 | 5:30 - 7:00 p.m.

SATURDAY May 17 | 10:30 a.m. - Noon

Scan the code to
 LEARN MORE about the
 General Plan Update or visit:
www.chandleraz.gov/GeneralPlan



Downtown Chandler Library | 22 South Delaware Street

- **43 In-Person Participants**
- **464 Virtual Participants**



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Upcoming Public Engagement Event

ChandlerListens Workshop 2

Chandler Museum

- **Tuesday, August 5th 5:30-7:30pm**
- **Saturday, August 9th 11am – 1pm**

Virtual workshop available until August 30

CHANDLER LISTENS



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Mark your calendar to attend a community workshop!

TUESDAY **August 5** | 5:30 - 7:30 p.m.

SATURDAY **August 9** | 11 a.m. - 1:00 p.m.

Scan the code to
LEARN MORE about the
General Plan Update or visit:
www.chandleraz.gov/GeneralPlan



Chandler Museum | 300 South Chandler Village Drive

Comprehensive Housing Plan (CHP)

- The draft **CHP** is being reviewed by the city.
- August 11th City Council Work Session – 4pm
- Work Session to include presentation of the city's Small Development Infill Strategy



Total Gap Through 2040

- Renters: 6,600 units
- Owners: 18,000 units



Primary Barriers

- Cost of impact fees.
- Zoning regulations (for instance townhouses are not a permitted use in the city's multifamily districts).
- Lack of educational material on benefits of affordable & workforce housing.
- Lack of direction in the General Plan where multifamily housing may be an acceptable use.



What is Affordable Housing?

It is referred to by many names:

- Affordable Housing
- Attainable Housing
- Workforce Housing
- Missing Middle Housing

Regardless of the name, the goal is that a household pays no more than 30% of their income on housing including utilities.



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Court, Merritt, Pollack, & Stevenson



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Workforce / Missing Middle Housing



- Used to describe households earning 60% to 120% of area median income.
- These households earn too much for state or federal assistance, but not enough to affordably rent or purchase market rate housing.
- Often are referred to as critical service personnel: teachers, police, firefighters, construction workers, nurses, etc.



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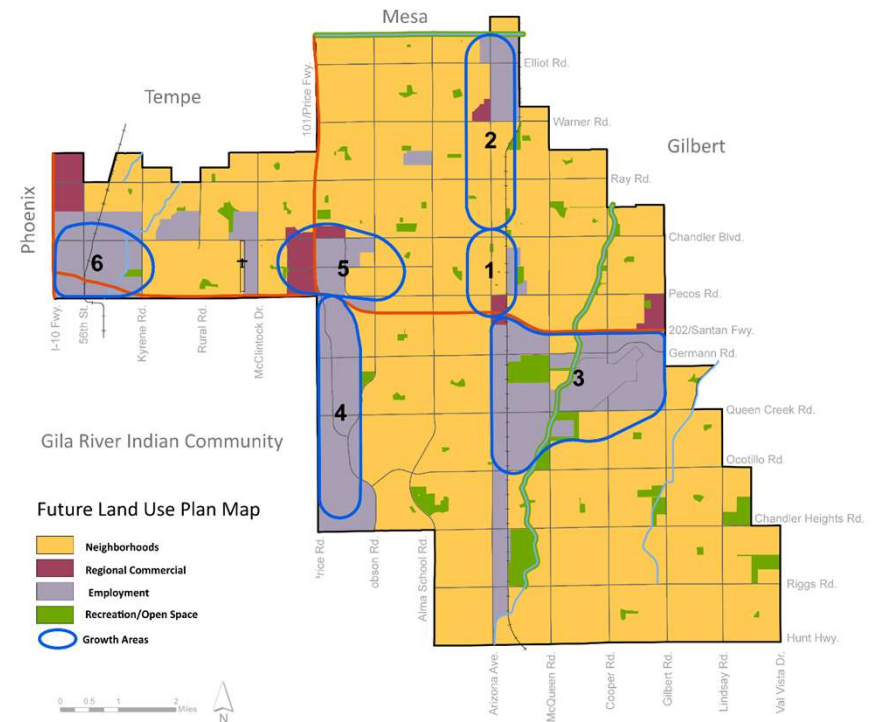
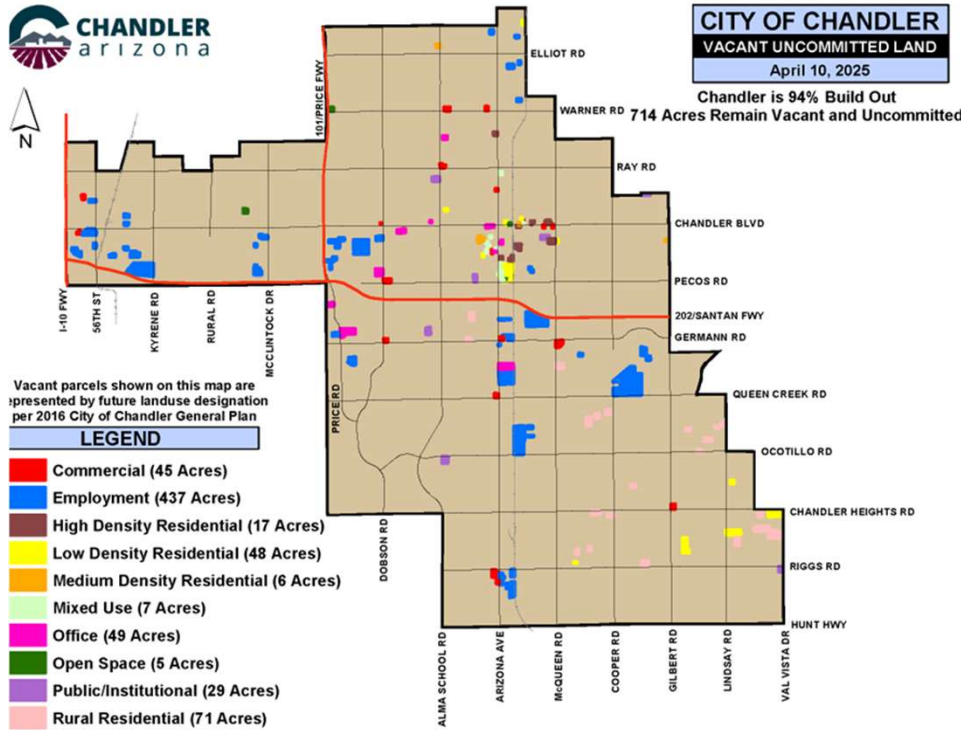
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1. **Regional Commercial** uses include shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan, these locations are eligible for consideration of urban-style, **mixed-use developments**. Other supportive land uses may include large offices and **mixed residential densities**.
2. **Employment** uses include major employers, knowledge-based employers, industrial, business parks, and industrial support uses. A compatible mix of supporting commercial uses and **residential densities** as an integral component may be considered as described in the general plan text, growth area policies, and area plans.

W1 - Housing Preference Boards

RESIDENTIAL MIXED-USE

Mixed-use development includes housing and commercial, office, or retail buildings. More homes near jobs, shops, and transit can reduce living and transportation costs for residents while creating more vibrant, walkable communities. Horizontal mixed-use means different uses are in separate buildings within the same site, while vertical mixed-use has different uses—like retail, office, and housing—on different floors of the same building.



Use the sticky dots to tell us which housing types you'd like to see more of in Chandler!

HORIZONTAL

Residential with Restaurants



Residential with Retail/Office



Mixed-Use High-Rise Development



Town Centers



VERTICAL

Residential Above Retail
(2 stories)



Residential Above Retail
(3+ stories)



W1 - Mixed Use Neighborhood Map Exercise

List of Land Uses to Consider:

Medium-Density Residential (3-12 DU/Acre)

A mix of housing types such as small single-family homes, cottage courts, duplexes, and accessory dwelling units can help achieve a density of 3-12 dwelling units (DU) per acre. These modest, space-efficient housing types typically offer more affordable options while blending into the character of existing neighborhoods.

High-Density Residential (12-18 DU/Acre)

Multi-family housing types like townhomes, rowhouses, triplexes, fourplexes, and small walk up apartment buildings help achieve densities of 12-18 dwelling units (DU) per acre. These housing types are typically more affordable to both renters and first-time homebuyers. High-density residential housing is best suited for areas with access to transit, jobs, and amenities.

Urban-Density Residential (18-30 DU/Acre)

Housing types like 2-3 story townhomes, courtyard or garden apartments, and mid-high rise apartments typically achieve densities over 18 dwelling units (DU) per acre. For this exercise, assume an approximate range of 18-30 DU/Acre.

Residential Mixed Use (18-30 DU/Acre)

Mixed-use development includes housing and commercial, office, or retail buildings. More homes near jobs, shops, and transit can reduce living and transportation costs for residents while creating more vibrant, walkable communities. Vertical mixed-use has different uses, like retail, office, and housing, on different floors of the same building. Horizontal mixed-use means different uses are in separate buildings within the same site. For horizontal mixed use, add different land uses adjacent to each other.

Public/Institutional Facility

Includes uses such as schools, libraries, and places of worship. These uses are ideally located along arterial street frontages.

Neighborhood Commercial

Most appropriate at the intersection of collector or arterial roads and other strategically situated areas to serve the commercial needs of the low-density residential areas.

Employment

This category includes large offices, corporate campuses, and other light industrial business park uses. Large office developments offer additional employment prospects for the city's workforce. Corporate offices and large multi-story offices with multiple tenants can be considered in employment areas as well as in Downtown, regional commercial areas, growth areas, along freeways, and along high-capacity transit corridors. In some instances where surrounding land uses are determined to be compatible, corporate offices may locate on the same site as their research or manufacturing functions.

Recreation / Open Space

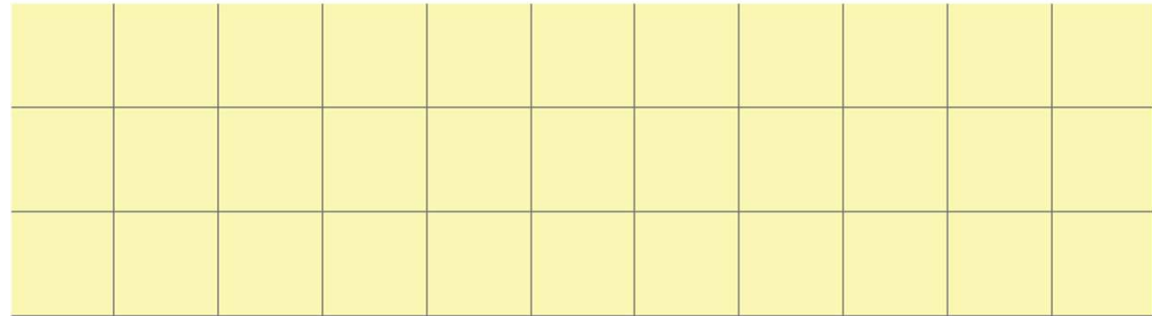
This category includes municipal parks, and public-owned open spaces greater than 5 acres.

Medium-Density Residential (8 DU/Acre)

A mix of housing types such as small single-family homes, cottage courts, duplexes, and accessory dwelling units can help achieve a density of 3-12 dwelling units (DU) per acre. These modest, space-efficient housing types typically offer more affordable options while blending into the character of existing neighborhoods.

Notes:

- 1 square = approximately 1 acre and 8 housing units
- Cut this sheet to the appropriate size and place on the map where you'd like to see this land use.
- When you complete your map, you'll have the option to calculate the total number of housing units. See instruction sheet for details.



Amenity Dots

Cut out these dots and add to your map after you've added land uses.

Bus Stop



Pocket Park / Shade Structure



W1 - Mixed Use Neighborhood Map Exercise



W2 - Preview

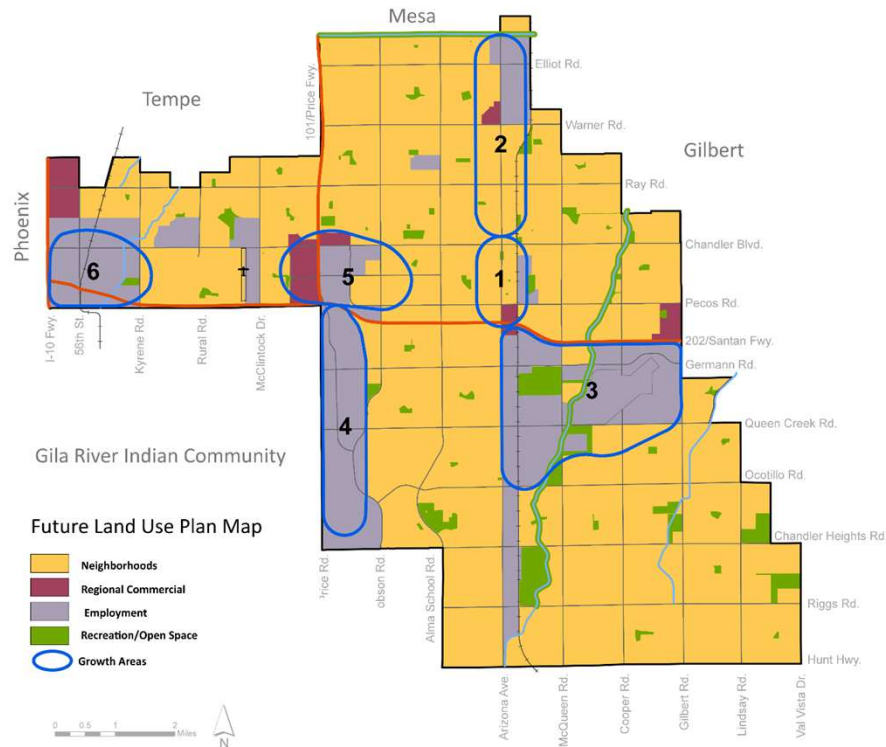
Mixed-Use Place Types: This station will present mixed-use place types through SketchUp models, showing neighborhood, regional commercial, and employment place types with associated density ranges.



1. Neighborhood Mixed Use Place Type - 20 units per acre
2. Regional Commercial Mixed Use Place Type – 25 units per acre
3. Employment Mixed Use Place Type - 35 units per acre

W2 - Preview

Housing Gap Scenarios: This station will present different future scenarios maps to address the housing gap, including no change, medium density, and high-density scenarios **with mixed use residential place type overlays.**



1. Existing city build out analysis for vacant/transitioning/undeveloped parcels = **No Change Scenario (8,027 units)**
2. 3 Mixed Use Residential Overlays applied to Vacant = **Medium Density Scenario (14,144 units)**
3. 3 Mixed Use Residential Overlays applied to Vacant, Transitioning, & Underdeveloped = **High Density Scenario (25,476 unites)**
4. **3 Mixed Use Residential Designations**

*.5 multiplier for redevelopment

RAC Input Opportunity

Provide another term to use in the GPU other than Mixed Use Residential to be used in the FLUM overlay category and FLU descriptions.

i.e. Employment (Neighborhood or Commercial Office) Mixed Use Residential could be:

- **Employment Housing Infusion**
- **Employment Housing Immersion**

W2 - Preview

Community Vision: This station will involve confirming the community vision with input boards based on refined visions from previous feedback.

May 1, 2025

RAC took 2016 VS and created 5 revised options that were included in W1 for community input



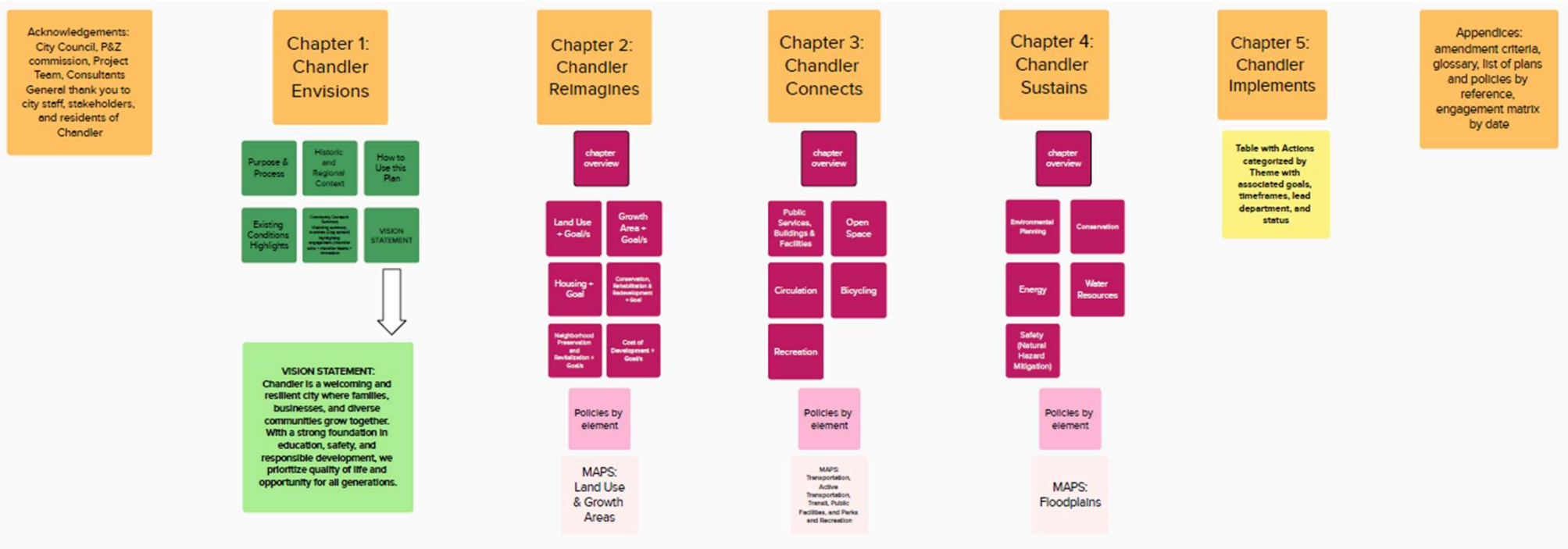
June 25, 2025

RAC reviewed 3 revised VS options created out of the W1 feedback and voted on a single vision statement



Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together. With a strong foundation in education, safety, and responsible development, we prioritize quality of life and opportunity for all generations.

General Plan Structure



General Plan Structure

Acknowledgments

CHAPTER 1 – CHANDLER ENVISIONS

CHAPTER 2 – CHANDLER REIMAGINES

CHAPTER 3 – CHANDLER CONNECTS

CHAPTER 4 – CHANDLER SUSTAINS

CHAPTER 5 – CHANDLER IMPLEMENTS

Appendices



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Plan Audit

- Konvimeo
- Instructions for individual input



Logan Simpson
Document Review Portal

Chandler GP RAC Plan Audit

Share your thoughts on the 2016 General Plan!

While this is just an **update** to the plan, auditing the 2016 Chandler General Plan helps the planners and city staff ensure that the **2026 Chandler General Plan Update** considers as many ideas as possible. Please take this opportunity to review the 2016 plan and weigh in on possible improvements or changes.

Focus on Goals & Policies in each chapter but of course, any comments you make will be considered and appreciated.

Step-by-Step Instructions

- 1. Leave Comments**
 - Click directly on any part of the document (text, maps, graphics) to leave a comment.
 - A comment box will appear—type your feedback, suggestions, or questions.
 - Optional: You can tag your comment with a topic (e.g., “Housing Policy” or “Design Aesthetics”).
- 4. View Others’ Feedback**
 - See what others have said by clicking on highlighted areas or comment icons.
 - This helps build a transparent and collaborative review process.
- 6. Share Your Input**





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THANK YOU

chandleraz.gov/generalplan

LOOKING AHEAD:

- Next RAC Meeting:
August 26, 2025 – Chandler Airport
- **Chandler Listens**
Workshop #2 Series – Chandler Museum
 - **Tuesday, August 5th , 5:30pm**
 - **Saturday, August 9th , 11am**
 - **Virtual W2 Live until August 30th**



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