

Meeting Minutes

Planning and Zoning Commission

Study Session

May 21, 2025 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:16 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Vice Chair Sherri Kolshiol- Excused
Commissioner Michael Quinn- Excused

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. March 19, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on March 19, 2025

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission members.

2. April 2, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on April 2, 2025

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission members.

3. Rezoning and Preliminary Development Plan, PLH24-0035 California Duplex, generally located 1/2 mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.

MIKAYELA LIBURD, CITY PLANNER, presented details regarding rezoning PLH24-0035 California Duplex, Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex, subject to the conditions as recommended by Planning staff.

There is currently another property nearby, across the alley, that was approved and is now under construction for a duplex. Ms. Liburd reviewed setbacks, lot coverage, building height, parking options for both units and proposed architecture style of "modern farmhouse." A neighborhood meeting was held virtually on February 28, 2025. Applicant was the only person in attendance. A notice was posted on social media via NEXTDOOR.

Staff was made aware of concern from one resident in opposition in regards to traffic and building height. Staff recommends approval of rezoning and preliminary development plan.

CHAIRMAN HEUMANN asked about several emails of concern sent to the planner regarding PLH24-0035. Ms. Liburd reports one email was received. CHAIRMAN HEUMANN inquired about the e-mail and if it was included in the packet provided and that in the future copies of e-mails received would need to be included on the dais or in the presentation for review.

CHAIRMAN HEUMANN asked DAVID DE LA TORRE, PLANNING MANAGER to further explain about the zoning of this area and why this lot is zoned for MF-2 as the homes in the area are single-family homes. Mr. De La Torre elaborated on past zoning that allowed for the lots in this area to be developed for multifamily housing. The area continues to be single family homes zoned for multifamily housing. CHAIRMAN HEUMANN clarified that this specific lot was zoned to single family a few years ago, but now it is being requested to be rezoned for multifamily use.

CHAIRMAN HEUMANN asked about lot coverage percentages, noting that the pictures provided indicated a “massive” building on the lot. Ms. Liburd stated the standard for MF-2 was 45% coverage and the current proposal was a maximum of 50% coverage.

CHAIRMAN HEUMANN inquired about landscape plans. Ms. Liburd reported that a landscape plan is not required in this instance as it was treated similarly to a single-family home, but that the applicant did provide landscaping plans that could be shown. Chairman Huemann reported concerns with the size of the house and that residents would want to know about the trees or other landscaping options that would mitigate the concerns residents had with the height and size of the building.

COMMISSIONER SCHWARZER shared that the larger tree, a Chinese Pistache, that was proposed in landscape plan was a possible concern, due to the large size that the tree typically can grow being planted in a small area.

CHAIRMAN HEUMANN inquired about MF-2 zoning asked about height allowed by right. Mr. De La Torre reported the maximum height. limitations for MF-2 to be varying, noting that at the setback line, maximum height is 25 feet and that it can go higher at a 45 degree angle to maximum of 35 feet towards the center of the property. Single family residences are subject to the same height maximum.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, June 4, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:26 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman