

Meeting Minutes

Planning and Zoning Commission

Study Session

September 3, 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 Vice Chair Koshiol at 5:01 p.m.

Roll Call

Commission Attendance

Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Chairman Rick Heumann- 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. June 18, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held June 18, 2025

VICE CHAIR KOSHIOL confirmed there were no questions or comments from Commission members.

2. PLH24-0030 Downtown Region Area Plan Update

Request an adoption of the Downtown Region Area Plan to replace the Downtown-Southern Arizona Corridor Area Plan, which consists of the Redevelopment Area Plan and the South Arizona Avenue Entry Corridor Study, and the South Arizona Avenue Design Guidelines. The Downtown Region Area Plan establishes future land uses, conceptual principal designs and other goals and policies for an area generally bounded by Ray Road, McQueen Road, Santan 202 Freeway, and Alma School Road.

ALISA PETTERSON, SENIOR PLANNER, presented the details of the proposed updates and specific key points of the Downtown Region Area Plan, which covers 2.4 square miles and is sub-divided into 5 districts. Ms. Petterson reviewed previous plans and documents that applied to the area, community engagement and key priorities, as well as design principles and themes.

It is noted the boundaries have expanded to this area to include “gateway areas” that are “inherently connected to the downtown.” Future land uses were identified after extensive community input and consideration and include high density residential and integrated uses.

This new plan would provide guidance and vision for what the future of the downtown area would look like. The key goals are to provide flexibility for development in the downtown region, create a more dynamic downtown area, embrace the “downtown gateways” including safer passages for pedestrians and cyclists and enhance downtown character. Per community input, people are looking for “alley activation” and allowance for things like art exhibits and events in the area. It was noted that there are reported sewer and water issues in the area and addressing those needs is something that is an element to the plan.

MS. PETTERSON reports that community outreach to the public was provided with engagement activities such as presentations, interviews, and a virtual workshop. Ms. Petterson reports staff has had no reported opposition to the proposed plan at this time.

VICE CHAIR KOSHIOL inquired how this proposed area plan would interact with the upcoming General Plan update. Ms. Petterson reports that the reason that this item was previously paused from Commission review was so that it better integrated with the General Plan, noting that there is crossover from the General Plan and that “they fold into each other.”

COMMISSIONER SCHWARZER asked about flexibility with the guidelines of the proposed area plan. Ms. Petterson reports that there will be Objective Design Standards implemented in the

future, and that this area plan would be held to those State requirements, but that otherwise this area plan is general and open to suggestions or changes, if needed.

COMMISSIONER BILSTEN notes he is aware of the Washington Street Alignment project and wanted more information on how non-profit organizations, such as the nearby Salvation Army would fit into this proposed area plan. Commissioner Bilsten reports he does not want to make it more challenging for places that benefit the community to exist in the area. Ms. Petterson reports that the Neighborhood Residential land use category includes language that allows public facilities, nonprofit organizations and institutional uses to be located within the neighborhoods. This area plan is an "outlined path forward" and can be evaluated on a case-by-case basis as needed. Additionally, Commissioner Bilsten asked about sustainability initiatives, inquiring if something like solar panels would be a requirement for the area based on the photos in the presentation. Commissioner Bilsten did not want to place "an undue burden" on the development of the area with that expectation. Ms. Petterson reports there is no current requirement for sustainable initiatives like solar panels, but is a potential vision for the area.

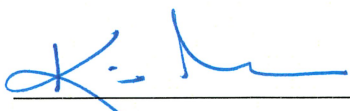
PLANNING ADMINISTRATOR, KEVIN MAYO addressed the Commissioners, stating there has been a great effort that has gone into this project, including a lot of pivoting to recognize the Objective Design Standards. Mr. Mayo recognized both Alisa Petterson and Teri Hogan from Logan Simpson for their work on this project.

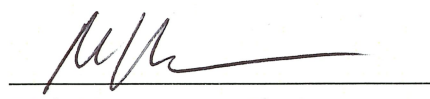
Calendar

The Planning and Zoning Commission will hold a Work Session on September 17, 2025, at 4:00PM, followed by a Study Session at 5:00PM and a Regular Meeting at 5:30PM. The Work Session will be held in the Council Chambers Conference Room and the Study Session and Regular Meeting will be held in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:27 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman