

Meeting Minutes

Planning and Zoning Commission

Study Session

October 15, 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 5:05 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Michael Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Darsy Smith, City Planner
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

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. September 17, 2025 Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 17, 2025, and Regular Meeting of September 17, 2025.

CHAIR HEUMANN inquired if there were any questions or comments with the previous meeting minutes.

VICE CHAIR KOSHIOL noted there may have been some formatting issues with a portion of the notes from the work session minutes. There were no other questions or comments.

2. Rezoning and Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, 0.64-acre site generally located south of the southwest corner of Cooper Road and Chandler Boulevard

TAYLOR MANEMANN, CITY PLANNER, presented details regarding the request for the rezoning and Preliminary Development Plan for Cooper Road Medical and Retail Building. MS. MANMANN reviewed the current zoning of the property, as well as the request for rezoning to PAD for community and commercial uses for a medical and retail building. Background information was provided on the property, including specification that future building on this site would require PDP approval.

MS. MANEMANN notes there is an equestrian trail that is currently in place near the property, which will remain. The remaining center includes an existing Walgreens, a medical office building and two retail pads. Setbacks, parking requirements and floor plans were reviewed, as well as proposed design materials that tie back into the existing Walgreens.

A neighborhood meeting was held, with one neighbor in attendance with no concerns or opposition reported. Staff recommends approval with stipulations.

COMMISSIONER SCHWARZER inquired about site retention. MS. MANNEMAN reports that she was not familiar with the site retention for this space but could investigate further.

CHAIR HEUMANN asked if this was “the last piece of dirt” available in this area. MS. MANEMANN reports there is still one more small piece of land available in this area.

3. Rezoning and Preliminary PLAT, PLH25-0034/PLT23-0023 Tumbleweed Estates, 5.02-acre site located at 1981 S Tumbleweed Lane, generally located 1/3-mile east and northeast corner of Germann and Alma School Road

TAYLOR MANEMANN, CITY PLANNER, presented details regarding the request for the rezoning and Preliminary Development Plan for Tumbleweed Estates. MS. MANEMANN reviewed the current zoning of the site and the proposed rezone for AG-1/PAD to allow for the development of 5 single family lots, varying in size.

MS. MANEMANN notes that the site previously had one resident with accessory buildings on the property, but is now vacant. It is noted that the lots for the 5 homes proposed will be one gross acre in size but they will be under one net acre, which requires the rezoning, due to the roadway

easement that would be required. Additional details were provided including information on access to city water and sewer to be provided by the applicant.

MS. MANEMANN notes that continued “rural agrarian qualities” was the intent of the proposal.

A neighborhood meeting was held with 8 neighbors in attendance. There has been an opposition letter submitted to staff, with questions about future hearings dates and concerns with the use of the property and the general request. Staff provided more information to the resident with clarification of the request and future hearing dates. Staff recommends approval with stipulations.

VICE CHAIR KOSHIOL notes she was happy to see that the applicant was provided water and sewer and inquired about the easement road and asked who would be maintaining the road.

MS. MANEMANN reports that this will be a private easement with lot lines going to the middle of the road, therefore property owners would be responsible for road maintenance. Per the Zoning Administrator, it was determined that roadway easements also apply toward the removal of net acreage. If this property/neighborhood were to dedicate their roadways to the city, then that area would be removed from their acreage.

CHAIR HEUMANN stated that bringing water and sewer would be a big benefit to this neighborhood.

4. Zoning Code Amendment, PLH25-0025 Objective Design Standards, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2447

DARCY SMITH, CITY PLANNER presented details regarding the Zoning Code Amendment pertaining to House Bill 2447 in relation to Objective Design Standards. MS. SMITH reviewed the history of the Bill and the requirements that staff would be required to implement.

MS. SMITH reviewed the goal for a high level of design and standards that are objective to provide a greater predictability for the city and developers. Residential design guidelines and commercial design guidelines were elaborated on, including information on the materials, lengths, and landscaping. MS. SMITH noted that the changes that the commissioners previously requested from the Work Session held in September were made.

Staff is unaware of any opposition for this amendment. Staff recommends approval.

VICE CHAIR KOSHIOL asked about the slides for multi-family and asked to review slide again as she stated she did not understand what the slide was saying initially.

CHAIR HEUMANN notes that perhaps the language on that slide could be cleared up a little bit. He

notes that this Zoning Amendment will simplify things within the city for staff.

5. Zoning Code Amendment, PLH25-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2721

DARCY SMITH, CITY PLANNER presented details regarding the Zoning Code Amendment pertaining to House Bill 2721 in relation to the Middle Housing Overlay District. MS. SMITH reviewed the history of the Bill and the requirements staff would be required to implement.

MS. SMITH reviewed the area that would be considered the Middle Housing District and provided development standards for single family homes and

Staff is unaware of any opposition to the proposed zoning amendment. Staff recommends approval.

CHAIR HEUMANN commented about sewer and water, stating it was important that a developer cannot come into an area where it's utility use cannot be supported, unless the developer was willing to pay for the upgrades.

VICE CHAIR KOSHIOL asked how and when this Zoning Amendment would be reviewed over the years.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that staff can see how this is going and see what changes are made statewide, noting that if these required changes do not work, staff may have to pivot and make changes as needed and they will continue to work in tandem with the State to create relief in housing.

COMMISSIONER BILSTEN asked about water and sewer, asking that if something were rezoned in to residential that was in this area that those standards would apply. MS. SMITH confirmed that was correct.

6. Notice of Cancellation of the November 5, 2025, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission to cancel the November 5, 2025, Planning and Zoning Commission

There were no questions or comments in regards to the cancellation of the November 5, 2025 Planning and Zoning Commission Hearing.

Action Agenda Item No.7

7. Rezoning and Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, located 3380 S. Price Road (southwest corner of Price and Dobson roads)

Move Planning and Zoning Commission recommend denial of PLH 24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 square feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture, as recommended by Planning staff.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 17, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:30 p.m.



David de la Torre, Secretary



Rick Heumann, Chairman