

RESULTS

Planning and Zoning Commission Regular Meeting

October 15, 2025 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler AZ



Commission Members

Chair Rick Heumann
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Ryan Schwarzer
Commissioner Kyle Barichello

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a **REGULAR MEETING** open to the public on Wednesday, October 15, 2025, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - October 15, 2025

Call to Order/Roll Call **5:45PM**

Pledge of Allegiance

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

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **September 17, 2025 Planning and Zoning Commission Meeting Minutes**

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

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**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0009 Cooper Road Medical and Retail Building, rezoning from Planned Area Development (PAD) for retail uses only to PAD for Community Commercial (C-2) uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, for a new approximate 5,377 square-foot medical office and retail building, subject to the conditions as recommended by Planning staff.

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 north of the northeast corner of Germann Road and Alma School Road**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0034 Tumbleweed Estates, rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0023 Tumbleweed Estates, subject to the condition as recommended by Planning staff.

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

Move Planning and Zoning Commission recommends approval of proposed text amendment relating to the requirement of cities to authorize administrative personnel to review and approve design review plans based on

objective standards, without requiring a public hearing, as recommended by Planning staff.

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

Move Planning and Zoning Commission recommend approval of proposed text amendments to allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the Chandler's Central Business District, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use, as recommended by Planning staff.

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

Move Planning and Zoning Commission cancel the November 5, 2025, Planning and Zoning Commission Hearing.

Items 1-6 passed unanimously (6-0)

Action Agenda

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

Move Planning and Zoning Commission recommend denial of PLH24-0046 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 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.

Member Comments/Announcements

Action Item passed by majority (5-1) with modified condition

Calendar

8. The next regular meeting of the Planning and Zoning Commission will be held on November 19th, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler Arizona.

Adjourn 8:05PM