Meeting Minutes
Planning and Zoning Commission
Study Session

September 16, 2026| 4:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chair Koshiol at 4:35 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chairman Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Alisa Petterson, Senior Planner
Taylor Manemann, City Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent

Commissioner Ryan Schwarzer- Excused
Commissioner Tracy DuCharme- 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. August 19, 2026, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of August 19, 2026, and Regular Meeting of August 19, 2026.

CHAIR KOSHIOL inquired if any Commissioners had any questions or comments on the meeting minutes. There were none.

2. Rezoning, Rezamp Office #2 and #3

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0001 Rezamp Office #2 and #3, Rezoning amendment to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices, located at 456 & 484 W Chandler Boulevard, generally located ½ mile west of the north-west corner of Chandler Boulevard and Arizona Avenue, subject to the conditions as recommended by Planning Staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0001, Rezamp Office #2 and #3. The request is to amend the current zoning to allow for an adult daycare as a permitted use. The proposed development consists of two parcels. With this proposal for the Rezoning for this use to be able to take place, a parking study is required to demonstrate that an additional demand in parking is not generated. The Applicant has provided a parking study and there are 13 parking spaces required and there are 18 parking spaces available at the site. Additionally, parking is supplemented with timed buses for pick-up/drop off each day. Employees shall not exceed six persons at any one time and hours of operation are Monday through Friday 8AM-6PM.

A neighborhood meeting was held on August 4, 2026 with only staff and the applicant in attendance. Staff was unaware of any concerns at this time. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for comments or questions. There were none.

3. Rezoning and Preliminary Development Plan, Vineyard Park

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0017 Vineyard Park, rezoning from Planned Area Development for church uses to PAD for single-family residential, located ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0017 Vineyard Park for sixteen-lot single-family subdivision, located ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH26-0017 Vineyard Park. The request is for a Rezoning from a PAD for church uses to a PAD for single-family residential and includes a Preliminary Development Plan for a sixteen-lot single-family subdivision. MS. LIBURD provided

background information on the site.

There are three floor plans with three elevations proposed that incorporate Santa Barbara, Desert Prairie and Modern Farmhouse styles. MS. LIBURD reviewed setbacks for all lots. Maximum lot coverage is 60% and all housing product is single-story with maximum height being 21 feet 9 inches. Parking will be provided with a two-vehicle garage and space for two vehicles in the driveway. On street parking would be provided on both sides of the street.

Two concerns were received prior to the neighborhood meeting, siting concerns with density and impacts on property values. A neighborhood meeting was held on July 21, 2026. There were seven residents in attendance with concerns, which were reportedly addressed by the Applicant at the time of the meeting. Staff was unaware of any further opposition. Staff finds the proposal in conference with the General Plan and compatible with surrounding land uses. Staff recommended approval of the Rezoning and Preliminary Development Plan.

COMMISSIONER GAUTHIER inquired if there was an HOA in the neighborhood to be able to carry out landscaping and other maintenance. MS. LIBURD reported she believed there would be an HOA.

CHAIR KOSHIOL was happy to see the applicant and staff work together for a public street on this project.

CHAIR KOSHIOL noted for the record that VICE CHAIR BILSTEN did step down from the podium during the staff presentation and that he would be recusing himself from voting on this item.

4. Rezoning, Stellar City North

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0029 Stellar City North, Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Plan (SF-8.5/PAD) on five (5) single-family residential lots located at the northeast corner of Stellar Parkway and Mercury Way to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage and hangar setback requirements, subject to the conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER presented PLH26-0029 Stellar City North. The current zoning is SF-8.5 and the request is to rezone to SF-8.5/PAD. The five-lots currently existing have a single-family home constructed on them with direct access to a taxiway from their rear yards in the north. There is another subdivision that shares the same taxiway as well. The existing development standards were approved in 2016.

There is no specific development proposal in this instance as there is no Preliminary Development Plan, this is a PAD overlay to allow for flexibility in development standards. If the owners wish to

utilize these new standards, then they can submit building permits at that time and it would be reviewed individually for building and zoning code conformance.

A neighborhood meeting was held on August 4, 2026. Three neighbors attended the meeting with no concerns. Staff was unaware of any opposition to the request. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for questions. There were none.

5. Preliminary Development Plan, Desert Palms- Burlington Signs- CONTINUANCE

Move Planning and Zoning Commission continue PLH26-0031-Desert Palms-Burlington Signs to the October 21, 2026 meetings as recommended by Planning staff.

CHAIR KOSHIOL announced this item, Desert Palms-Burlington Signs would be continued to the next Planning and Zoning Commission Hearing.

6. Preliminary Development Plan, Desert Palms

Move Planning and Zoning Commission recommend approval of PLH25-0018 Desert Palms, to allow for additional retail pad buildings at an existing shopping center, subject to conditions as recommended by staff.

ALISA PETTERSON, SENIOR PLANNER presented PLH25-0018 Desert Palms to allow for additional retail pad buildings at an existing shopping center. MS. PETTERSON reviewed the history of the case, noting it was originally for office buildings but is now a shopping center. There are three parcels that make up the site with three quick-serve restaurants and larger inline shops. New landscaping and a pedestrian path are proposed as well as enhanced entry on Warner Road with more landscaping.

MS. PETTERSON reviewed the architecture and materials for proposed use for each side of the major streets.

A neighborhood meeting was held September 1, 2026. Staff was unaware of any opposition to the request at this time. One email was received in support of the project. Staff recommends approval with conditions and additionally a modification to the condition, provided to the Commissioners.

MS. PETTERSON noted that there was a modification to Stipulation #5 and that all Commissioners were provided hard copies of that updated language. MS. PETTERSON elaborated that this stipulation speaks to the phasing of the project and how the improvements will occur. Originally, the stipulation was to have things completed concurrently but has since been revised to indicate that onsite landscaping improvements will happen after the underground retention. Staff was in agreement to that revised stipulation as it would not change the requirement that all the

landscaping improvements would required prior to any Certificate of Occupancy for any of the pad buildings.

CHAIR KOSHIOL read the updated stipulation aloud for the record:

Phase one shall include site demolition, rough grading, utilities to the site, and City-required median improvements. Phase two shall include all off-site and onsite improvements int eh areas depicted in Exhibit A, to be completed prior to issuance of a certificate of occupancy or certificate of completion for any of the proposed pads, unless such improvements have already been completed by another ground lease tenant.

CHAIR KOSHIOL opened the floor for questions.

COMMISSIONER GOLLA asked about the previous time this area was seen at Planning and Zoning and if it was not previously proposed for mixed use as the previous Planning and Zoning Commission Hearing. COMMISSIONER GOLLA asked if there were discussions for that type of use or if that was something that was not pursued.

MS. PETTERSON asked DAVID DE LA TORRE, ACTING PLANNING ADMINISTRATOR, to share more information about that history. MR. DE LA TORRE reported that there were a lot of inquiries with this area and that staff was previously encouraging mix used, but that it is zoned commercial and that this owner wanted to keep it commercial as it is zoned that way already and can do a certain number of pads by right. The Applicant is asking for additional pads, which is why this project is coming to Planning and Zoning Commission for review.

COMMISSIONER GAUTHIER inquired about the rule with drive-thrus on major arterial roads, noting he thought it was only one per shopping center on each arterial road. MS. PETTERSON noted that is correct and that is why the Preliminary Development Plan is coming through Planning and Zoning to entertain allowing an additional drive-thru. Economic Development is in support of this request and staff reportedly worked with applicants to screen the drive-thrus and create a continuous look to the separate drive-thrus and create a reasonable solution for the shopping center that staff could support.

COMMISSIONER GAUTHIER asked about Quick Service Restaurant 3 (QSR-3) and if there were any concerns with traffic on that side (Warner Road).

MS. PETTERSON reported a traffic study was needed for that area specifically and that there was concern on entering the parcel from Alma School with multiple drive-thru lanes. It was noted it can be addressed by closing a space and having the cars have to come around in a different area.

VICE CHAIR BILSTEN inquired what would trigger an applicant to lose that specific entrance or move the entrance to the north.

MS. PETTERSON noted that with a future tenant coming in for permitting that may have modification to the site plan, that stipulation would encumber the applicant to come in for a traffic study specific to the proposed project. If the results from the parking study are determined that those cars would back up onto Alma School Road, that would consider a way for traffic to be redirected.

VICE CHAIR BILSTEN asked if a traffic engineer works with the applicant on this. MS. PETTERSON that would be correct.

VICE CHAIR BILSTEN asked how much additional land on this site is still vacant as this area has been constantly redeveloped.

MS. PETTERSON pointed out the Wal-Mart in the area and some of the other businesses, but that she was not certain what space is still available. MR. DE LA TORRE reported it is all really developed and that if there was a proposal in the future for something different, parking would need to be further assessed to make sure there was sufficient parking for the center. The pads that are for review for the Commission are the last remaining properties, everything else would be considered re-development.

VICE CHAIR BILSTEN asked how many existing buildings were vacant in the current shopping center. MS. PETTERSON pointed out some of the active businesses.MS. PETTERSON invited the applicant to come provide additional information.

MADISON LEAKE, APPLICANT, provided the tenant map. She noted the PetSmart, Ross and Burlington and that other suites in the area are under discussion. There is also a gym and a restaurant. There is a proposed Chick-A-Fila and a Chipotle, with the third quick service still to be determined.

There were no further questions.

7. Preliminary Development Plan, 7-11 Chandler

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0038 7-11 Chandler for the site layout and architecture for a gas station, convenience store and commercial pad, generally located approximately 500 feet north of the north-west corner of Cooper and Germann roads, subject to the conditions as recommended by Planning Staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0038 7-11 Chandler. The request is for a Preliminary Development Plan for a gas station and convenience store with a commercial pad. The zoning case was originally approved in 2004, and the subject site consists of two parcels. The Rezoning requires that each parcel submits a Preliminary Development Plan, which is why this

case came before Planning and Zoning Commission.

The proposed convenience store is 4,483 square feet with a gas canopy of 153 feet by 20 feet. The commercial pad is proposed to be 6,401 square feet. Proposed materials used will be glazing, metal and fiber cement panels. The required parking is 5.5 spaces per 1000 square feet, requiring 60 parking spaces. 66 parking spaces have been provided.

The development is a part of a larger site so it is required to tie back into the existing development to the materials used are corrugated metal and fiber cement panels. The gas canopy will also implement some of these materials.

This site is within the Chandler Airpark Area Plan and was required to be reviewed by the Airport Commission. It was determined by the Commission that this development does not constitute any conflict with the airpark.

A sign was posted on the site and a neighborhood notice was sent out in lieu of a neighborhood meeting due to lack of adjacent single-family residential properties.

Staff was unaware of any concerns at this time. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for questions.

CHIAR KOSHIOL asked if a user had been identified for the building on the south end. MS. LIBURD reported it was Firestone.

CHAIR KOSHIOL asked if there would be dock doors utilized.

MS. LIBURD reported that they would have dock doors and that more landscaping in that area has been requested to create additional screening. MS. LIBURD noted that the building shown today is only conceptual and that Firestone will have to come back in administratively to have their building approved to ensure it is in conformance.

VICE CHAIR BILSTEN asked where the dock doors would be located.

MS. LIBURD shared that currently the building that is proposed is only conceptual so when Firestone does submit their plans administratively, then everything would be reviewed then, including the dock doors.

VICE CHAIR requested that doors be shielded as best as they can be.

MS. LIBURD did note that the doors would be located on the north side of the building and that additional landscaping would be requested as a screen.

There were no further questions.

8. Use Permit, GOODAZ

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0041 GoodAZ to install a new mono-broadleaf wireless communication facility generally located at the southeast corner of Ray Road and McClintock Drive, subject to conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER presented PLH25-0041 GoodAZ. MS. MANEMANN reviewed the site location and current zoning. MS. MANEMANN provided overview on the tower, noting it is proposed to be 65 feet to the top of the tower and 70 feet to the top of the tree. Historically, Chandler has approved wireless facilities at 65 feet in height to the top of the antenna, so the proposed facility is meeting the current historical precedence.

The broad mono-leaf design was selected because it does provide a superior concealment for a three-sector wireless facility and would accommodate future co-locating opportunities. The commercial center does contain a variety of trees, so the proposed concealment design would be considered compatible.

There is an existing wireless facility in the center, a mono-palm, located 160 feet from residential properties. This is reportedly the minimum distance that a wireless facility pole can be from residential properties. This proposed tower would be located 357 feet from residential properties.

Parking would be at a deficiency due to three parking spaces being eliminated with the new mono-pole. A parking study was completed to support this reduction, and it was determined that with shared parking methodology, the 369 spaces that will still be provided would be enough for the shopping center.

A neighborhood meeting was held on July 29, 2026, with one resident in attendance. Planning staff has received three emails and one phone call with concerns. There has been one letter received in opposition with 20 signatures of neighbors in the area. There are concerns with a second pole being in the same center, visibility of the pole, the type of tree design used, and health related concerns. Applicants and staff have worked to address these concerns.

The Applicant did seek out other options at surrounding shopping centers, but this property owner was the one willing to lease the property to the Applicant. The Applicant also investigated co-location opportunities on other structures in the area but none provided the coverage necessary per their analysis. The chosen tree type matches leaf patterns in the center and that type of tree style would be necessary to provide adequate coverage.

Additionally, MS. MANEMANN reported that the Federal Communication Commission (FCC) does

not allow local governments to deny new projects that are being proposed in a qualifying location or that are providing a gap in coverage. Staff can only work with the Applicant on aesthetics of the tower and which zoning districts the towers may be in.

Staff recommends approval of the Use Permit with stipulations.

CHAIR KOSHIOL noted that this reminded her of a previous tower near the airport that the Planning and Zoning Commission approved and that she did recently drive by that tower and felt that the broadleaf does do an excellent job concealing the tower and was aesthetically pleasing. CHAIR KOSHIOL inquired if that tower was 65 feet as well.

MS. MANEMANN stated that the tower referenced was approved for 65 feet in height.

VICE CHAIR BILSTEN stated he believed that the broadleaf was a better camouflage option compared to the palm tree option. MR. BILSTEN asked about the parking study, stating that he did believe it was a okay to reduce parking and identify businesses that can share and asked for more information.

MS. MANEMANN reported that the parking study did look at off-hours of businesses, such as the bowling alley that is typically not used during the day and an auto parts store that is primarily used during the day. With the current parking situation, there was no reported issue so with the decrease in the three parking spaces there were no issues presented.

VICE CHAIR BILSTEN asked if current code stated a minimum distance between cell towers.

MS. MANEMANN reported she did not believe there to be a minimum distance, but that Applicants must analyze all existing cell towers in a mile radius for co-location opportunities, which was completed by the Applicant. Additionally, Applicants need to analyze structures at a certain height in the area within a mile radius with the opportunity to co-locate. The Applicant does have to provide justification as to why they cannot use those other structures in the area, which they did provide. This location does meet a coverage gap that the Applicant needed.

VICE CHAIR BILSTEN thanked MS. MANEMANN for that information.

9. Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission

Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission Hearing as recommended by staff due to lack of items.

CHAIR KOSHIOL noted that the October 7, 2026 meeting will not be occurring and that the Planning and Zoning Commission will reconvene for a meeting on October 21, 2026.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday October 21, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:34 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair