RESULTS

Planning and Zoning Commission Regular Meeting

October 21, 2026 | 5:30 p.m.

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

Commission Members

Chair Sherri Koshiol
Vice Chair Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme
Commissioner Dan Gauthier

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 21, 2026, 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 21, 2026

Call to Order/Roll Call 6:00PM

Pledge of Allegiance

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

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 16, 2026, Planning and Zoning Commission Meeting Minutes**

   Move Planning and Zoning Commission approve the meeting minutes from the Study Session and Regular Meeting held on September 16, 2026.

2. **Rezoning and Preliminary Development Plan, The Station at Park Place**

   Rezoning
   Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0012 The Station at Park Place, amending the PAD zoning to allow multi-family residential as part of a mixed-use development southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan
   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0012 The Station at Park Place for site layout and building architecture southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

3. **Area Plan Amendment, Rezoning and Preliminary Development Plan, Hamstra Crossing**

   Area Plan
   Move Planning and Zoning Commission recommend approval of PLH26-0027 Area Plan Amendment to Chandler Airpark Area Plan, from Innovation District to Commercial Office District located at the northwest corner of McQueen and Germann roads, as recommended by Planning staff.

   Rezoning
   Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0022 Hamstra Crossing, rezoning from PAD for RV storage, fuel station and retail development, to PAD amended to remove specific architectural design requirements located at the northwest corner of McQueen and Germann roads, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan
   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0022 Hamstra Crossing for site layout and building architecture located at the northwest corner of McQueen and Germann roads, subject to the conditions as recommended by Planning staff.

4. **Rezoning, Social Tap Chandler**

Move Planning and Zoning Commission recommend approval of PLH26-0023 Social Tap Chandler, amending an existing Planned Area Development (PAD) zoning to allow reduced setbacks for a patio cover, located at 135 W Ocotillo Road, generally located at the Southwest corner of Arizona Avenue and Ocotillo Road, subject to the conditions as recommended by Planning staff.

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

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0031 Desert Palms - Burlington Signs for a comprehensive sign plan for an existing shopping center located at the northeast corner of Alma School and Warner roads, subject to the conditions as recommended by Planning staff.

6. **Notice of Cancellation of the November 4, 2026, Planning and Zoning Commission Hearing**

   Notice of Cancellation of the November 4, 2026, Planning and Zoning Commission due to lack of items.

Action Agenda

Consent Agenda approved unanimously (7-0) with modified addendum and revised stipulations to Item 3

7. **Rezoning and Preliminary Development Plan, Vale Sereno**

   Rezoning
   Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0021 Vale Sereno, Rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office to PAD for single-family residential, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan
   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0021 Vale Sereno for subdivision layout and housing product for a 53-lot single-family subdivision, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by Planning staff.

Staff & Member Comments/Announcements

Action Agenda approved unanimously (7-0) with revised stipulation

Calendar

8. The next Planning and Zoning Commission hearing will be held on November, 18, 2026, at the Chandler Council Chambers, located at 88 E Chicago Street, Chandler.

Adjourn

7:29PM