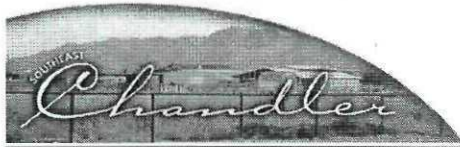




Chapter I — The Community Vision for Southeast Chandler



Southeast Chandler Area Plan

CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER

This represents the Vision for the Southeast Chandler Character Area that preserves the agricultural atmosphere of the community and creates open spaces, community gardens, and a feeling of openness.

Section A — Introduction

The City of Chandler General Plan Land Use Element is based on the following Principal Goal, which also provides the foundation for this Southeast Chandler Area Plan:

The overall goal of the Land Use Element is to guide Chandler's growth from today's situation of rapid growth and development in an orderly systematic fashion to create an attractive city with a good balance of housing, jobs, shopping, recreation, mobility, and a high satisfaction with the quality of life.

This chapter serves as the foundation for the Area Plan. The foundation for the Vision is provided by the General Plan Land Use Element.

Section B — The Vision Statement

Chandler provides an unparalleled opportunity to create a unique “community” that furnishes a reminder of Chandler's historical agricultural heritage. It is recognized that suburban-type development is and will continue to occur in the area. It is also recognized that there is a lifestyle that exists today in the area that falls somewhere between agricultural uses (crops & dairies) and the new suburban-type development which is occurring. That rural/agrarian lifestyle should be respected and protected as new neighborhoods are constructed and other development occurs.

The following vision for Southeast Chandler creates a rural theme and protects the existing rural lifestyles, while allowing development of new neighborhoods:



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For the person driving through the area . . .

Visually, Southeast Chandler should be recognized as a unique area by all who enter on an arterial street.

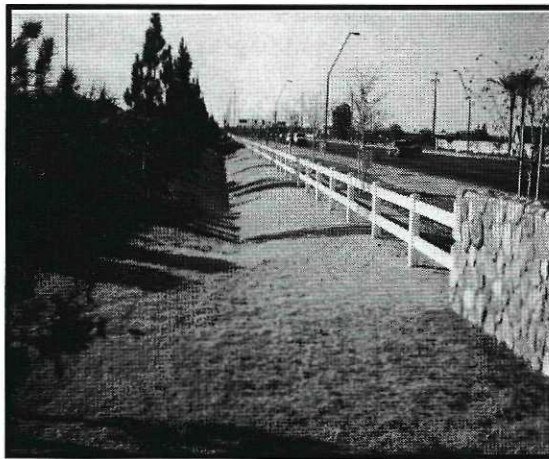
Gateways, signage, and other treatments should be emphasized to help create this recognition.

When driving through Southeast Chandler on an arterial street, a sense of place and feeling of rural character should be evident.

Broad vistas and an open feeling should be accomplished through deeper setbacks for new development along roadways.

A combination of small crops, irrigated fields, turf, and "lush" green vegetation should exist.

Fencing, in addition to block walls, such as open view fencing, rock, and split rail, should be used generously.

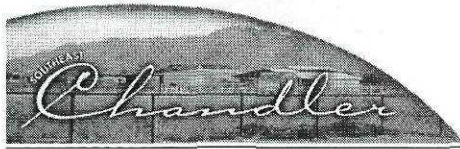


Low profile development should characterize the area — single story buildings along arterial streets, including commercial development, should be encouraged. Streets should be detailed with rural theme amenities.

View corridors should be provided into and out of neighborhoods.

Subdivision entries should establish an identity for the neighborhood and the community — monumentation with a rural theme, subdivision names that relate to agriculture, and other details are valued to accomplish this end.

The "view from the road" in Southeast Chandler should be one which embodies a sense of rural character and one that conveys a feeling altogether different from anywhere else in the City of Chandler.



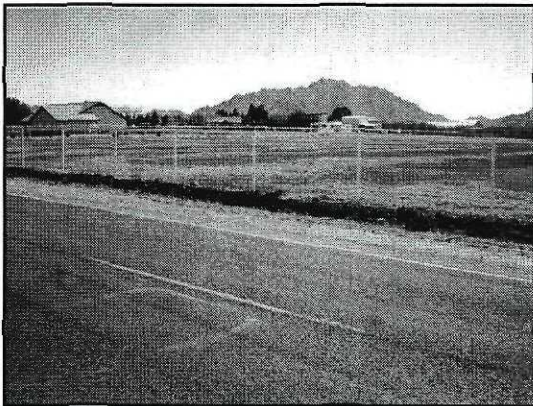
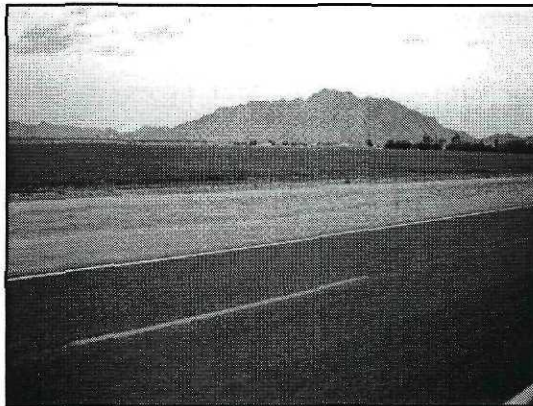
Southeast Chandler Area Plan

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For the residents of the area . . .

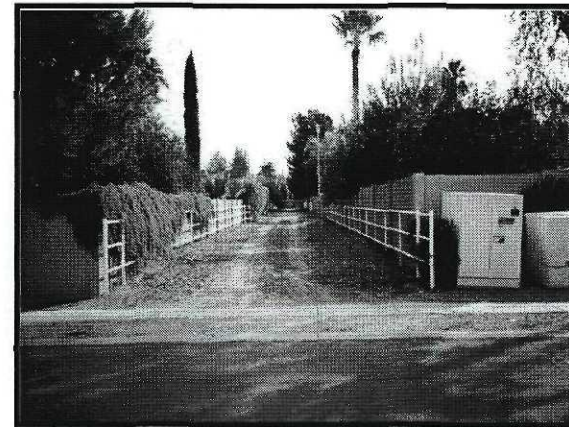
A sense of spaciousness and openness are among the most cherished and valued attributes of Southeast Chandler.

Open space systems should be designed to provide vistas to the San Tan mountains, opportunities for community gardening, and places for kids to play.



Connections to places and people are important, and a mix of transportation alternatives are valued.

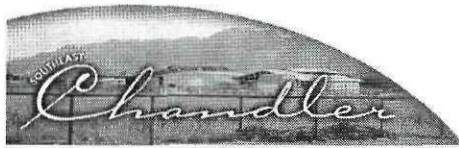
In addition to the area's road system, interconnecting trail systems are a priority and should be provided to connect neighborhoods with schools, parks, surrounding neighborhoods, and equestrian trails.



Providing a diversity of housing types that allows for a mix of people to live within Southeast Chandler and designing new housing with rural theme details helps foster a rural/agrarian character.

The area should provide for "standard" subdivisions with single-family attached, single-family detached on large lots, single-family detached clustered, single-family attached, and multi-family housing types in appropriate locations and of quality design.

Compatibility between different lifestyles should be fostered by providing transitions/buffers between existing development and new development.



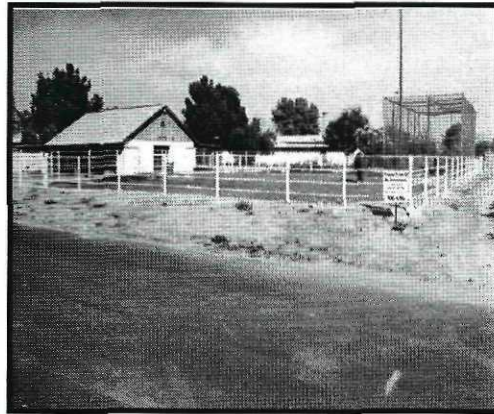
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Open space, trails, larger lots, landscaping, and other measures should be employed liberally to ensure that a spirit of "good neighbors" is facilitated between new and existing development.

The Vision for Southeast Chandler can be summarized as follows:

- ❖ *Development Character* — The feel should be unique but viable — rural-oriented, calm, friendly, and safe.



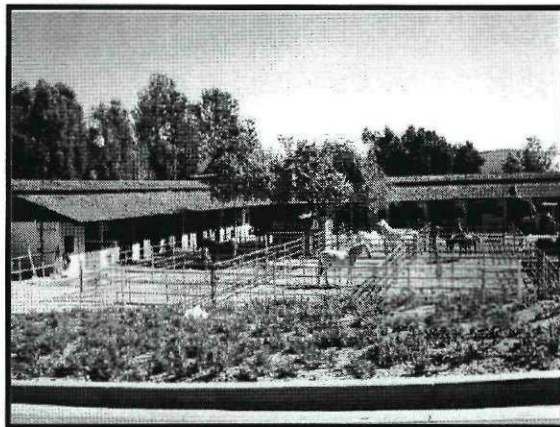
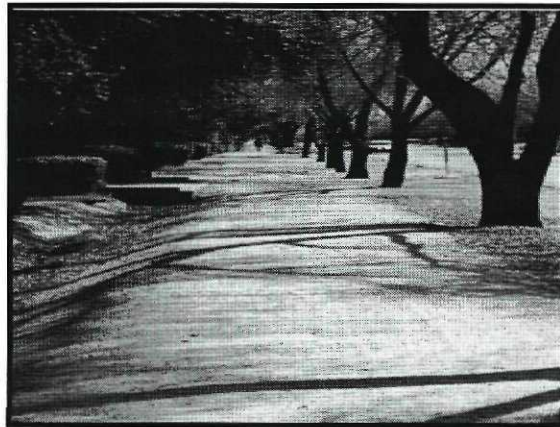
- ❖ *Rural/Agrarian Heritage* — Cotton was once king. Preserving the area's rural/agrarian heritage provides a constant window to the past, to be enjoyed by generation after generation. Small farm plots could foster local entrepreneurship and employment opportunities.
- ❖ *Residential Densities* — Provide a mix of lot sizes and use lot size gradation to protect existing ranchettes as well as provide larger lots in new development. In addition, lot clusters can be designed to provide more open space.
- ❖ *Natural Features* — Preserve environmentally sensitive areas. Also protect views of the San Tan mountain range. Design for climate, durability, and shade. In addition, an effluent recharge and wildlife habitat site would provide a visual and recreational centerpiece.
- ❖ *Recreational Amenities* — Provide opportunities for a mix of passive and active recreation. Picnics, soccer games, places to sit and gather, and trails to bike will allow something for everyone. A community center would provide a place for just about anything. Schools can be used for joint use of open space, recreation, and community gatherings.
- ❖ *Equestrian Amenities* — The equestrian lifestyle in Southeast Chandler must be protected because it is an important part of the rural heritage. That lifestyle must not only be protected, but whenever possible, enhanced. Residents with horses should be able to ride on an equestrian trail system that provides access throughout the area as well as convenient access to the regional trail system. The existing east/west equestrian use corridors are located along the Cloud Road alignment from the Consolidated Canal to the Queen Creek Wash channel, and along the south side of the Hunt Highway from Arizona Avenue to the San Tan Mountains. The primary north/south equestrian use corridors are



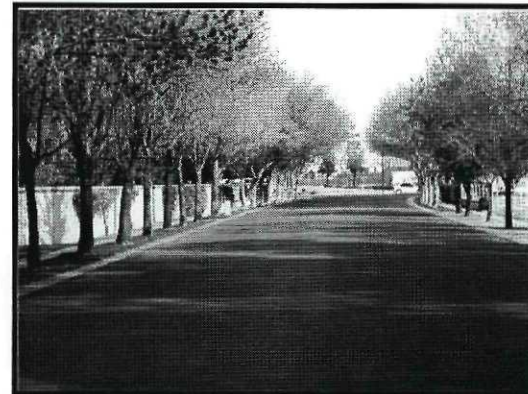
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along the Consolidated Canal and the Queen Creek Wash Corridor. Where viable secondary trails should connect to the primary trails to provide access for equestrians. A link to the Queen Creek wash would allow access to the San Tan Regional Park. A centralized equestrian staging area, such as a rodeo arena, should be explored, possibly as part of a preserved homestead, community park, or protected retention area.



- ❖ *Retail Development* — Everyday shopping needs should be provided for area residents. Smaller commercial cluster or villages providing services in a rural setting, farmers markets, antique shops, gift shops, and working farms with speciality stores and u-pick operations could offer a variety of fun opportunities. Smaller centers should be integrated with, not segregated from neighborhoods.
- ❖ *Streetscape* — Provide for tree-lined streets, landscaped corridors, and neighborhood entry features in order to soften the road hardscape and stress from driving.





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Section C — The Vision Plan

Building upon the Vision Statement (Section B), the following figure represents the Vision Plan for Southeast Chandler.

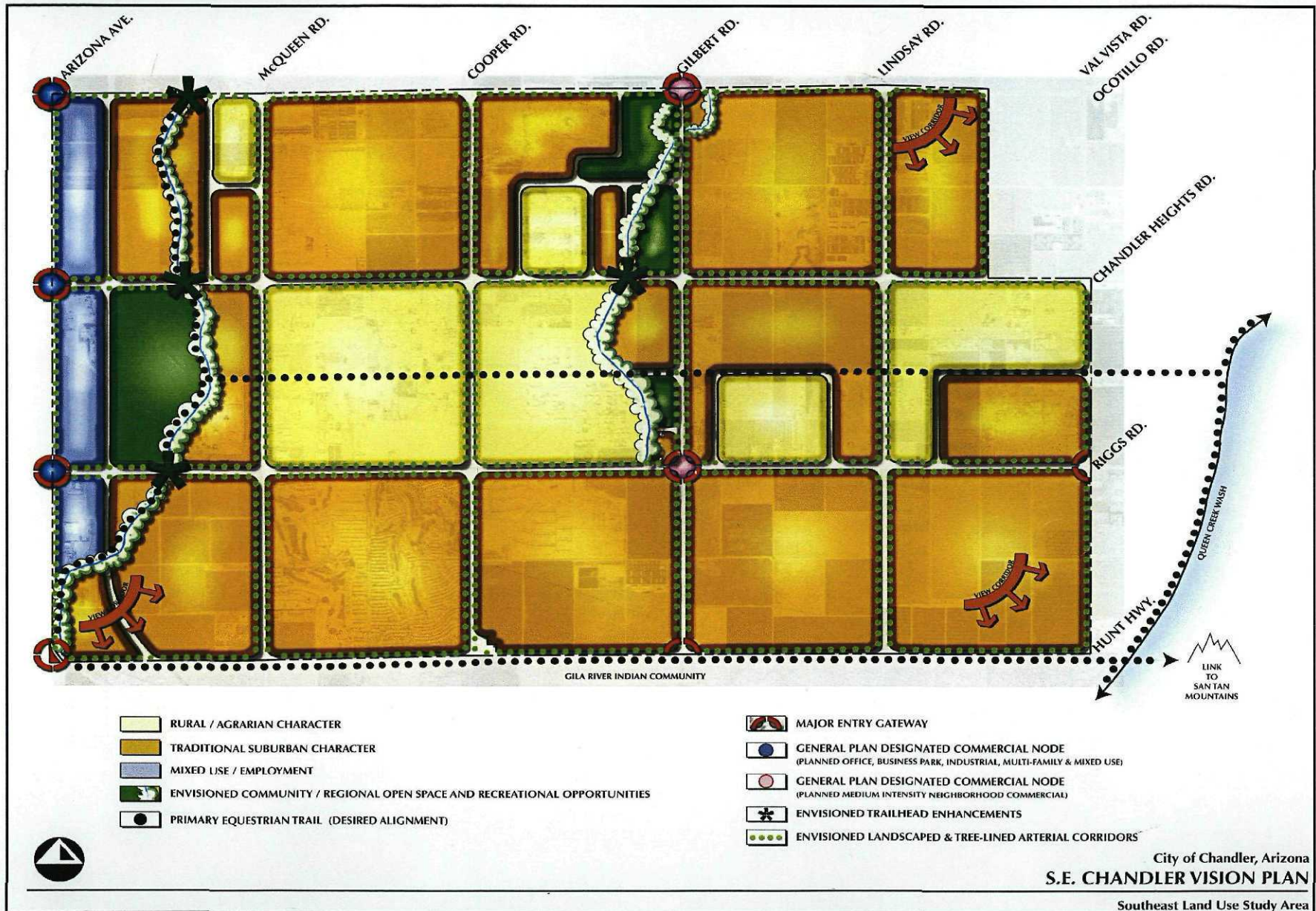
Subsection C₁ — The Meaning of the Vision Plan

References are made to the Vision Plan throughout this document. The Vision Plan is built upon the City of Chandler General Plan Land Use Element Map; however, *the Vision Plan does not replace the Land Use Element Map.*



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Subsection C₂ — Interpreting the Vision Plan

The Vision Plan entails several significant pieces of information, as identified on the legend under the figure itself. Each of those items are explained below to help the user understand and interpret the meaning of the Vision Plan.

Rural/Agrarian Character

This character designation of existing development is rural/agrarian in nature. A mix of agricultural and rural uses are essential to allow residents to continue their rural lifestyles and for Southeast Chandler to retain a connection to its heritage. Non-residential development should occur in a low-intensity manner and be based on input received from neighborhood residents. Density transitions and overall development compatibility are issues that must be considered.

It is possible that some of the areas located within this area as depicted by the Vision Plan character map could be considered for “Traditional Suburban Densities” depending on isolated but suitable parcels for stand-alone subdivisions or small enclaves, areas for larger, planned lot subdivisions, or where land assemblage in fragmented areas could provide for traditional densities.

Traditional Suburban Character

This character designation acknowledges that either no prevailing development character exists or that a suburban development character is built, in-process of being built, or approved. Effectively, this designation is located where neither a dominant Rural/Agrarian character or other non-residential character exists or is envisioned.

Within this character area, it is envisioned that residential development densities of 2.5 dwelling units per acre may be the norm, but that opportunities exist to increase density to 3.5 dwelling units per acre should certain amenities be provided. Some of the development approved in this character area exceeds 3.5 dwelling units per acre; should any of these areas apply to the City for rezoning or other significant entitlement change, a density cap of 3.5 dwelling units per acre should be encouraged.

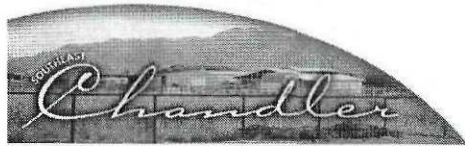
Non-residential development (e.g. commercial, office, etc.) is not desired on every arterial intersection corner within these character areas. Where it does occur, it should do so consistent with the guidance provided by the General Plan pertaining to designated Commercial Nodes (see description for General Plan Designated Commercial Nodes) and Non-Commercial Corridor Development.

All development within this character area should convey a rural/agrarian theme and should be developed with transitions and compatibility in mind.

General Plan Designated Commercial Node

Within Southeast Chandler, the Land Use Element has identified 5 commercial nodes which influence the type and intensity of commercial development which may occur. The following 3 commercial nodes are envisioned as containing planned office, business park, industrial, multi-family, and mixed uses:

- ❖ Arizona Avenue and Riggs Road
- ❖ Arizona Avenue and Chandler Heights Road
- ❖ Arizona Avenue and Ocotillo Road



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The following two commercial nodes are envisioned as containing planned medium intensity neighborhood commercial:

- ❖ Ocotillo Road and Gilbert Road
- ❖ Riggs Road and Gilbert Road

Mixed Use/Employment

The Arizona Avenue Corridor – west of the Union Pacific Railroad and east of Arizona Avenue – is identified for the most intense land use in Southeast Chandler. It is envisioned that this corridor will house a variety of general light industrial, campus-like business parks, and employment uses, as well as a compatible mix of higher density housing, commercial opportunities, and related uses and activity areas. At the following intersections, it is envisioned that commercial land use will be integrated with other uses:

- ❖ Arizona Avenue and Riggs Road
- ❖ Arizona Avenue and Chandler Heights Road
- ❖ Arizona Avenue and Ocotillo Road

Envisioned Community/Regional Open Space and Recreational Opportunities

Four areas are designated with this character. One is the planned municipal golf courses between Chandler Heights Road and Riggs Road to the west of the Consolidated Canal.

The second area is located between Chandler Heights Road and Ocotillo Road east of the Eastern Canal.

The third area is located at the southwest corner of Gilbert Road and Ocotillo Road. City ownership of 50 acres at this corner, combined with the overflow ponds adjacent to the Eastern Canal, provide for a creative and integrated commercial/agrarian/open space area.

The fourth area is generally located east of the Eastern Canal, between Cloud Road and Riggs Road. This area, due to its location adjacent to the Eastern Canal, use for canal overflow, and central location within Southeast Chandler was identified throughout the planning process as a meaningful location for some type of future open space opportunity.

A possible fifth area, although undetermined, would be a water recharge site and wildlife sanctuary.

Primary Equestrian Trail (Desired Alignment)

These corridors are important to the residents who own horses in Southeast Chandler. The corridors are intended to accommodate equestrians. The goal is to develop a continuous trail system traversing the area from north to south and from east to west. These trails are to receive highest priority in terms of implementation. Another important goal is to establish a link to the San Tan Regional Park.

Major Entry Gateway

The most successful and desirable communities have a strong sense of arrival. Southeast Chandler needs to create gateways to communicate this sense of arrival and to express to all that this is a unique place. The areas identified as Major Entry Gateways should invoke a memorable gateway statement that also continues throughout the area. The General Plan Land Use Element defines gateways as: "Specialized



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treatments as the entrances to or exits from the City such as special landscaping, signage, and high quality developments which give one a sense of arrival and pleasurable visual experiences.”



Envisioned Trailhead Enhancements

The Paseo Master Plan identifies trailheads for the future linear park to be created along the banks of the Consolidated Canal. Someday, too, a similar linear park system may be planned to occur along the banks of the Eastern Canal. Where a trail system does develop along either canal, it is important to create trailheads to increase community awareness of and access to the trails. As identified on the Vision Plan, special treatments should be provided where the area’s canals intersect with arterials. Trailheads may be developed as improved areas with parking areas, restroom facilities, ramadas, play equipment, horse staging areas, etc., or they may be areas consisting mostly of streetscape improvements (e.g., paving patterns, lights, trees, signs, benches, landscaping, monuments, etc.).



Envisioned Landscaped & Tree-Lined Arterial Corridors

In addition to the major gateways identified on the Vision Plan, enhanced arterial roadways are envisioned for Southeast Chandler. The essence of this Vision Plan element is the “view from the road” and how that streetscape environment can create “soft edges” and weave together the diversity of lifestyles and development types that exist in Southeast Chandler. The landscaped and rural theme corridors are envisioned to result through improvements to public rights-of-way along arterials, alternative roadway sections, landscaped setbacks along neighborhood perimeters, as well as through various details along the edges of development.

Subsection C₃ — Residential Projects and Masterplanned Communities

General density parameters for mixed-use or masterplanned residential projects, or, overall sections, shall apply to the Southeast Chandler Area, as per the guidelines of the Chandler Land Use Element. No section, individual (single phase) project, multi-phased, mixed-residential or masterplanned community shall exceed 3.5 homes per acre, subject to the provisions herein; however Council may approve densities above 3.5 homes per acre for certain medium density products for a particular phase provided that the quality of the project merits a higher density due to product type, design innovation, and compatibility, and that the masterplan under review contains low density, large lot parcels to balance the density at or below the maximum density of 3.5 homes per acre.

These density guidelines apply to new developments to encourage diversity and variations in lot sizes. Rural, ranchette areas, undeveloped areas, ranchettes, farms, or other areas characterized by random, unregulated lot splits cannot be included as a part of the overall density per section. Exceptions may include permanent open spaces, canals, and trails as per Council discretion.