



AREA PLAN

ADOPTED SEPTEMBER 16, 1999

RESOLUTION NO. 3119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AREA PLAN (PL99-052 SOUTHEAST CHANDLER AREA PLAN) FOR THAT AREA GENERALLY BOUNDED BY ARIZONA AVENUE, HUNT HIGHWAY, VAL VISTA AND OCOTILLO ROAD IN THE CITY OF CHANDLER.

WHEREAS, the Chandler City Council has resolved by previous resolution that it expects to implement the Chandler Land Use Element by adopting area plans prior to rezoning as provided for by law and as deemed appropriate in the opinion of the City Council; and

WHEREAS, Area plans are necessary to provide coordinated and comprehensive guidelines for future development in the City of Chandler; and

WHEREAS, The City Council appointed citizens task force to prepare and deliver a plan for Southeast Chandler; and

WHEREAS, Public participation was maximized by conducting many public meetings, workshops, and study sessions; and

WHEREAS, all State of Arizona legal requirements for the adoption of area plans have been met;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

That the request filed as PL99-052, the Southeast Chandler Area Plan is hereby approved and adopted as an area plan, as recommended by the Planning and Zoning Commission.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 16th day of September, 1999.

ATTEST



Jay Silbony
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3119 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the 16th day of September, 1999, and that a quorum was present thereat.

CITY CLERK

Jay Silbony
MAYOR

APPROVED AS TO FORM:

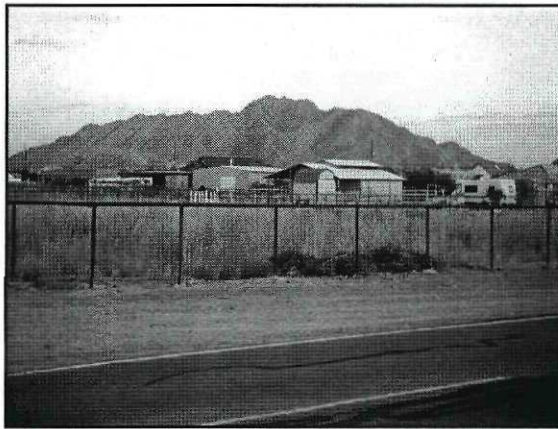
Dennis M. O'Neill

Published:



Preface

The City of Chandler General Plan Land Use Element has directed the Chandler community to prepare an area plan for Southeast Chandler. Specifically, the Land Use Element states:

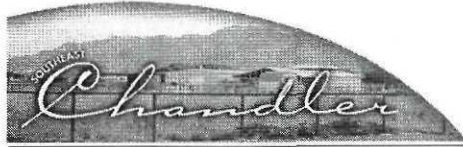


“Adopt an area plan for the Southeast Chandler Character Area that preserves the agricultural atmosphere of the community and creates open spaces, community gardens, and a feeling of openness.”

A significant planning process has occurred to respond to this charge of the General Plan. The Southeast Chandler Area Plan, as it has been prepared, seeks to serve one primary role:

To pay respect to the sense of place and history embedded in Southeast Chandler while simultaneously: a) supporting the diversity of lifestyles and development preferences of existing and future residents; b) nurturing true community building and stewardship over the unique attributes of the area; and, c) fostering quality development based on sound planning principles and meaningful public involvement.

This Area Plan is built upon significant input and partnerships from all facets of the Chandler community, a wealth of information provided by existing studies and new reconnaissance and research, and observations. It is intended to serve as a reflection of the collective hopes and desires of the many, with due respect to the sensitivities of the few. Certainly, issues will arise that were unintentionally overlooked by this Area Plan. Where these instances arise, it is important they be incorporated into this Area Plan as appropriate.



Southeast Chandler Area Plan

ACKNOWLEDGMENTS

Acknowledgments

City Council

Jay Tibshraeny, Mayor
Bob Robson, Vice Mayor
Patti Bruno
Boyd Dunn
Martin Sepulveda
Donna Wallace
Phillip Westbrook

Planning and Zoning Commission

Mark Farmer, Chairman
Mike Perry, Vice Chairman
Clifford Frey
Lon Miller
Diane Ortiz-Parsons
Thomas Padilla
Phil Ryan

Southeast Chandler Land Use Task Force

Dean Brennan, Chair
Donna Bolen
John McNelis
Diane Ortiz-Parsons
Michelle Otero

Southeast Chandler Stakeholders Coordinating Committee

Bill Adkins
Dean Brennan
Donna Bolen
Diane Burke
Ed Bull
Mark Farmer
Clifford Frey
Brian Hanger
Mike Leonard
John McNelis
Norm Nichols
Diane Ortiz-Parsons, Meeting Facilitator
Bob Pazera
Hank Pluster
Jeanette Polvani
Phil Ryan

City of Chandler Staff

Lloyd Harrell, City Manager
Pat McDermott, Assistant City Manager
Doug Ballard, Planning & Development Director
Hank Pluster, Planning Services Manager
Bob Pazera, General Plan Coordinator & Area
Plan Project Manager

Consultant Team

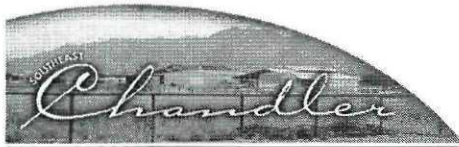
RBF & Associates, Project Lead
Bruce Larson, Project Director
Al Zelinka, Project Manager
John Shetland, Assistant Project Manager
Ron Menguita
Robert Klekner
Ron Pflugrath
Faye Stroud
Joy Cha
Bill Wilkinson

Sunregion Associates

Brian Aby
Ron Hood

Greater Agricultural Land Alliance

Steve Urie



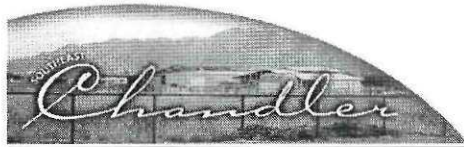
Southeast Chandler Area Plan

TABLE OF CONTENTS

TABLE OF CONTENTS

VOLUME ONE: THE SOUTHEAST CHANDLER AREA PLAN

Preface	i
Acknowledgments	ii
Table of Contents	iii
User's Guide to the Southeast Chandler Area Plan	v
Section A — Introduction	v
Section B — Area Plan Overview	vi
Section C — How to Use the Area Plan	vii
Section D — The Partnering Charter for Southeast Chandler	vii
Chapter I — The Community Vision for Southeast Chandler (<i>or What We Envision Accomplishing</i>)	I-1
Section A — Introduction	I-1
Section B — The Vision Statement	I-1
Section C — The Vision Plan	I-6
Chapter II — Single-Family Residential Development Standards	II-1
Section A — Introduction	II-1
Section B — PAD Development Standards	II-1
Section C — Community Amenities for Density Incentives	II-3
Chapter III — Commercial Design Guidelines	III-1
Section A — Introduction	III-1
Section B — Commercial Guidelines	III-1
Chapter IV — Area Plan Implementation and Administration (<i>or How We Will Fulfill the Vision</i>)	IV-1
Section A — Introduction	IV-1
Section B — Area Plan Administration	IV-2
Section C — Recommendations for the City	IV-3
Section D — Small-Scale Farm Preservation Strategies	IV-6



Southeast Chandler Area Plan

TABLE OF CONTENTS

VOLUME TWO: APPENDICES FOR THE SOUTHEAST CHANDLER AREA PLAN *(Under Separate Cover)*

Appendix I — Southeast Chandler Today	A/I-1
Appendix II — Southeast Chandler Tomorrow	A/II-1
Appendix III — Community Consensus Building Process	A/III-1
Appendix IV — Southeast Chandler Survey Results	A/IV-1
Appendix V — Potential for Urban Agriculture: An Overview	A/V-1
Appendix VI — Small-Scale Farm Preservation Strategies	A/VI-1
Appendix VII — Commercial Design Illustrations	A/VII-1
Appendix VIII — Economic Development Analysis	A/VIII-1
Appendix IX — Potential Funding Mechanisms	A/IX-1



Southeast Chandler Area Plan

USER'S GUIDE TO THE SOUTHEAST AREA PLAN

Section A — Introduction

In 1891, Dr. Alexander Chandler purchased 80 acres of land from the federal government in the Salt River Valley. From that 80 acres, the City of Chandler has evolved into a community of stable neighborhoods, strong economic sectors, and a quality of life that is unparalleled in the Greater Phoenix Metropolitan area.

In September 1998, 107 years after Dr. Chandler's initial investment, the City of Chandler concluded a citizen-based land use element update with the adoption of a new General Plan Land Use Element. One of the action steps identified in the Land Use Element is to adopt an Area Plan for Southeast Chandler.

Beginning in early 1999, the City of Chandler initiated a planning process to develop a specific area plan for Southeast Chandler to address land use, density, design, and a process for implementation. Southeast Chandler is a fourteen and one-half square mile area generally located south of Ocotillo Road and east of Arizona Avenue (see Figure 1-1). It represents the largest area of undeveloped land within the City. Respecting the uniqueness of this portion of the community, the Southeast Chandler Area Plan provides the necessary guidance to apply both the knowledge learned from the past and the visions created for tomorrow to the growth and development occurring today.

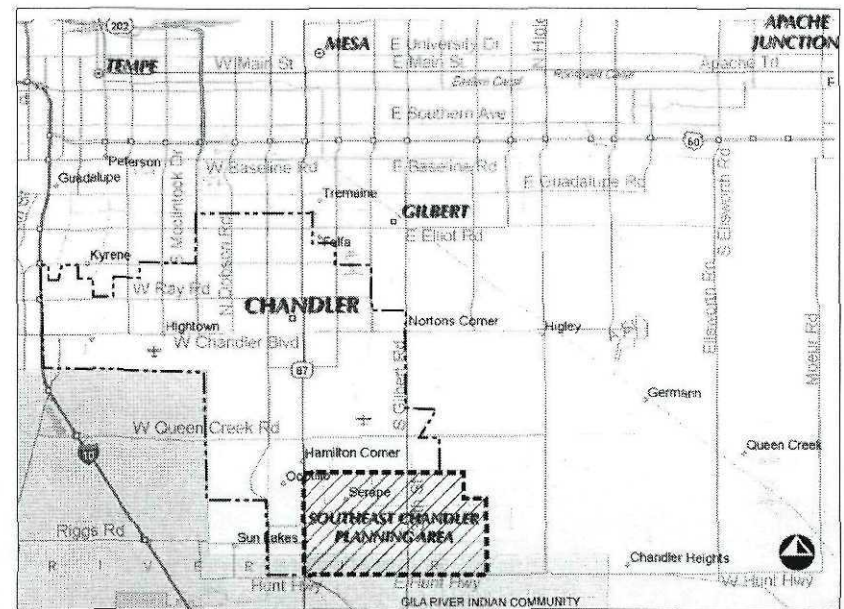
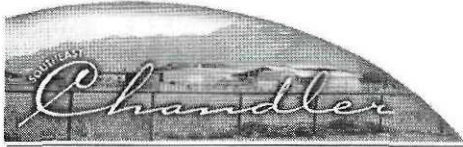


Figure 1-1: Southeast Chandler Location Map

The citizens of Chandler have embraced this very important planning effort to help guide the future of this part of their community. Many hundreds of people have participated in the crafting of this Area Plan for Southeast Chandler. The guidance that is contained throughout this document originates from the people and reflects a balance between ideals and realities. Ten, twenty, thirty, or even a hundred years from now, Southeast Chandler will likely be viewed as a hallmark area in the community — recognized as a uniquely developed place that has retained connections with Chandler's agricultural heritage, rural lifestyles, and natural environment, all the while accommodating new businesses and welcoming new residents into the area.



Southeast Chandler Area Plan

USER'S GUIDE TO THE SOUTHEAST AREA PLAN

Section B — Area Plan Overview

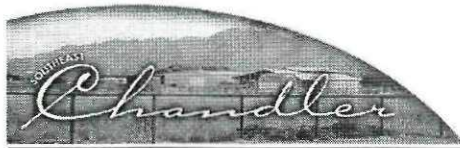
This is an unusual plan in that no detailed land use changes are proposed. Rather, as identified in Chapter I, a Vision Plan establishes the course for Southeast Chandler's future; and, the Land Use Element provides reinforcement of that course.

This plan is intended to be flexible, yet intentional. It seeks to accommodate diverse development types and activities while retaining the rural/agrarian character that makes this area so unique. This Area Plan reflects input by all stakeholders, and includes the following key elements:

- ❖ **Chapter I: The Community Vision for Southeast Chandler** — This chapter serves as the foundation for the Area Plan. It is here that the multitude of ideas, information, values, and opinions gathered during the planning process are merged into what is hoped to be a Vision for Southeast Chandler that may be embraced by all. It is an expression of compromise and consensus of all involved, not favoring any one interest.
- ❖ **Chapter II: Single-Family Residential Development Standards** — This chapter pertains to requirements for Planned Area Development (PAD) projects in Southeast Chandler, as well as the standards and incentives to achieve increased densities above 2.5 DU/AC.
- ❖ **Chapter III: Commercial Design Guidelines** — The commercial design guidelines in this chapter are intended to apply to commercial developments and other non-residential, non-industrial developments. They provide guidance to foster an atmosphere consistent with a rural character and to

promote quality development.

- ❖ **Chapter IV: Area Plan Implementation and Administration** — Implementing the Southeast Chandler Area Plan requires a multi-faceted approach. This chapter provides recommendations for effectively implementing and administering the Southeast Chandler Area Plan.
- ❖ **Appendices** — Nine appendices are included under separate cover with the Area Plan to provide detailed information and supplemental materials to assist users in the understanding and implementation of the Area Plan. However, this support and background information is not specifically incorporated in the Area Plan itself.



Southeast Chandler Area Plan

USER'S GUIDE TO THE SOUTHEAST AREA PLAN

Section C — How to Use the Area Plan

To most effectively use this Area Plan, the following process is recommended.

Step 1: Read the Partnering Charter for Southeast Chandler (Section D, below) and review the City of Chandler Land Use Element.

Step 2: Review the Vision Statement and Plan in Chapter I.

Step 3: Review the City of Chandler Residential Development Standards (1995) and Chapter II for provisions pertaining to single-family residential development in Southeast Chandler.

Step 4: Review Chapter III for provisions pertaining to commercial development in Southeast Chandler.

Step 5: If you seek additional direction for implementation, look in Chapter IV. Here you will find administrative direction for clarifying ambiguities and addressing other issues. You will also find a series of implementation recommendations that may affect your project or proposal.

Step 6: Subsequent to completing Steps 1 through 5, schedule a meeting with City of Chandler Planning staff to identify processes and requirements and to discuss issues and approaches.

Step 7: If you any questions, please call the City of Chandler Planning Department at 1-480-782-3000.

Section D — The Partnering Charter for Southeast Chandler

In all communities, whether established or developing, many people and organizations have a "stake" in decisions that result in change. Stakeholders represent different perspectives which have the potential to contribute to conflicts during the decision making process. By channeling those different perspectives into constructive partnering, the decision making process can become dynamic and vibrant rather than one wrought with conflict. The decision making process for the Southeast Chandler Area Plan relies on the mutual trust and respect of the stakeholders as well as their willingness to collaborate and compromise for the community good. In the partnering environment envisioned by this Charter, stakeholders will view their own interests in the context of the interests of the community as a whole. Nurturing partnership is the essential ingredient to building and maintaining community.

The Partnering Charter for Southeast Chandler is to be used as an integral part of all planning and development processes related to Southeast Chandler. It should be a component of all development applications for Southeast Chandler, and it should be a consideration in all decisions made by elected and appointed officials pertaining to Southeast Chandler. Everyone with an interest in Southeast Chandler can win if the following principles of stakeholder responsibility comprising the Partnering Charter for Southeast Chandler are respected:



Southeast Chandler Area Plan

USER'S GUIDE TO THE SOUTHEAST AREA PLAN

To effectively implement the Southeast Chandler Area Plan, Local Government should:

- ❖ Implement with consistency the policies and recommendations in the Land Use Element and the Southeast Chandler Area Plan.
- ❖ Support planning, design, and building practices by focusing on incentives and adhering to Area Plan development standards to result in creative, quality development that is consistent with a rural or agricultural character.
- ❖ Facilitate more widespread public noticing of development applications and stakeholders as an early and on-going part of the development review process to identify issues and build consensus on responses.
- ❖ Weigh equally the needs and wants of citizens, landowners, and the development community when reviewing, interpreting and making decisions on new development.

To effectively implement the Southeast Chandler Area Plan, Citizens within the City of Chandler and Southeast Chandler should:

- ❖ Continue participating in the development review of projects and maintain a long term commitment to the development of Southeast Chandler by: advocating open communication with other partners; attending neighborhood and community meetings; and, attending Planning and Zoning and City Council Hearings.
- ❖ Support implementation of the Area Plan by offering ideas and solutions to landowners and developers that promote quality development and responsible growth.
- ❖ Recognize that coordination of individual wants and needs may be necessary for the benefit of the whole community.
- ❖ Stay informed and educated about issues such as private property rights, legislation affecting planning and development, City development requirements, trends in the marketplace, innovative planning and design techniques, and the development process in general.

To effectively implement the Southeast Chandler Area Plan, the Development Community should:

- ❖ Respond to the Chandler community's vision for Southeast Chandler by following the standards and guidelines of the Area Plan and pro-actively reaching out to property owners, residents and local government to minimize potential points of conflict.
- ❖ Analyze in detail the characteristics of existing development prior to concept development and collaborate with local government and residents to design development plans that optimize compatibility, are consistent with a rural/agrarian theme, foster a sense of community and sustaining quality, and create a sense of openness.
- ❖ Ensure that future residents of new developments are aware of and accept the potential impacts of living near existing rural lifestyles (e.g. flies, dust, animal noises).
- ❖ Cooperate with local government on an on-going basis to create, test, and implement innovative housing and neighborhood designs and land use mixes in context with the intent of the Area Plan.

To effectively implement the Southeast Chandler Area Plan, Property Owners within Southeast Chandler should:

- ❖ Participate more actively in the future of Southeast Chandler by organizing as a representative group, attending public meetings and hearings, and assuming a more integral role in the design and development of the area.
- ❖ Involve local government early in the planning of property to identify applicable Area Plan provisions.
- ❖ Weigh short- and long-term individual and community goals against the tangible (i.e., financial) and non-tangible (i.e., the uniqueness of Southeast Chandler, the community's vision for the area, and one's own heritage in the area) dimensions of property holdings in Southeast Chandler.
- ❖ Contribute to the implementation of the Area Plan by working with members of the development community that respect Chandler's desire for diversity and quality, discouraging unplanned forms of development (i.e., "wildcat subdivisions"), and balancing individual citizen concerns with community-wide objectives.