



CHANDLER  
GENERAL PLAN  
2016 *a vision refined*

# General Plan 2016

COUNCIL MICRO-RETREAT  
NOVEMBER 16, 2015

# General Plan Update Overview

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- What is it & Why update it?
- Update Process
- Major Changes

# What is a General Plan?

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- Comprehensive set of broad policies that guides development
- Expression of community intentions and aspirations

# What is a General Plan?

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## 17 Elements required by state law

- Land Use
- Circulation
- Bicycling
- Growth Areas
- Neighborhood Planning
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Cost of Development
- Recreation
- Open Space
- Energy
- Conservation
- Environmental Planning
- Water Resources
- Public Services and Facilities
- Public Buildings
- Safety

# Why Update the General Plan?

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- Update/Re-adoption required every 10 years
- Address new development trends / factors facing Chandler
- Approaching build-out

# General Plan Process

- Dec. 2014: Council approved contract with Partners for Strategic Action, Inc.
- Feb. 2015: Citizens' Advisory Committee (23 residents)
- Mar.-Sep.: Boards & Commissions, Chamber of Commerce, DCCP, Operation Back to School, Intel CAP, Mayor's Listening Tour
- April: Regional Resource Team
- Apr.-Oct.: Planning Lab
- May 13-17: Vision Fest

# General Plan Process Next Steps

- November: Council Micro-retreat, CAC Review, Regional Resource Team Review
- Jan. 2016: Initiate 60-day review, Public workshops
- Jan/Feb: Boards and commissions review
- Feb/March: CAC review / recommendation to City Council
- March: Planning Commission public hearings (2)
- April: Council public hearing, adoption and call for election
- August: Citizen ratification vote

# Major Changes

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# General Plan Organization

Organized around a series of topics that tie directly to the community's vision, guiding principles, and core values.

- Strategic Community Building
- Focused Stewardship
- Strong Community Foundation



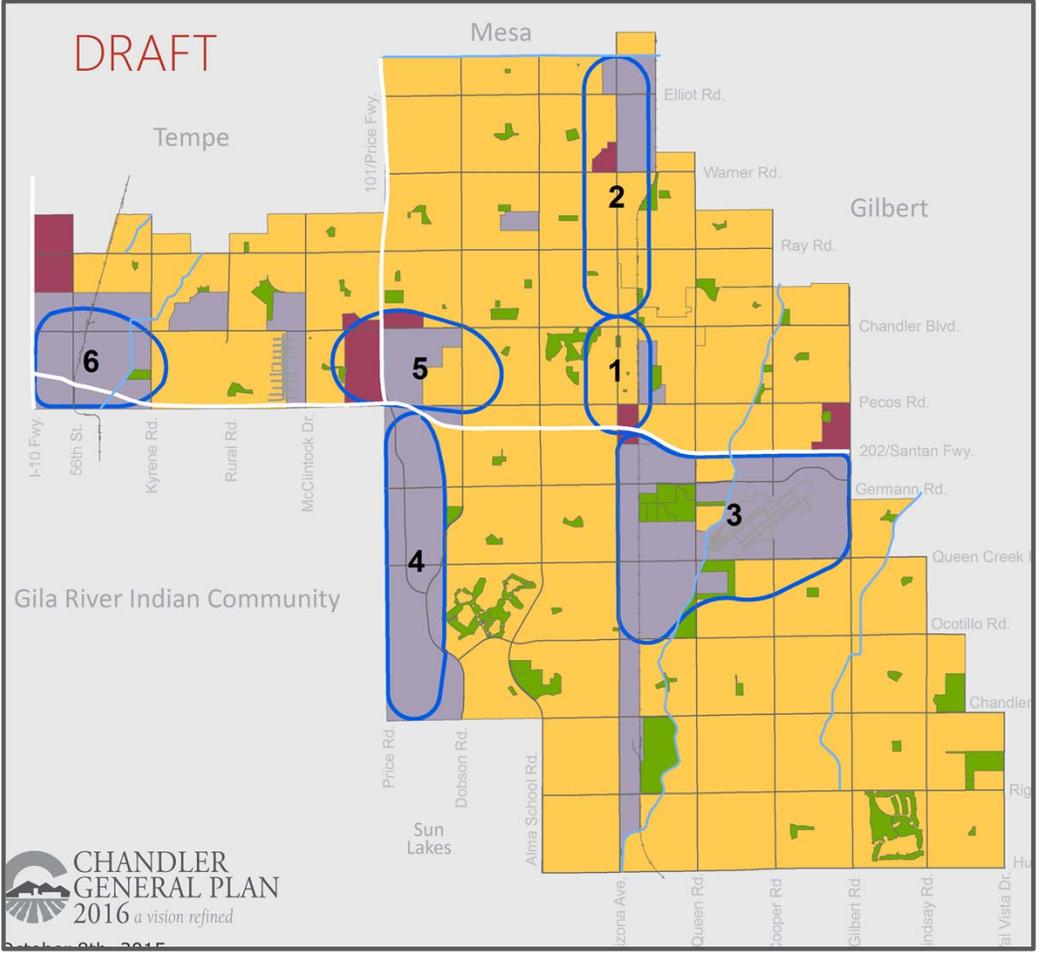
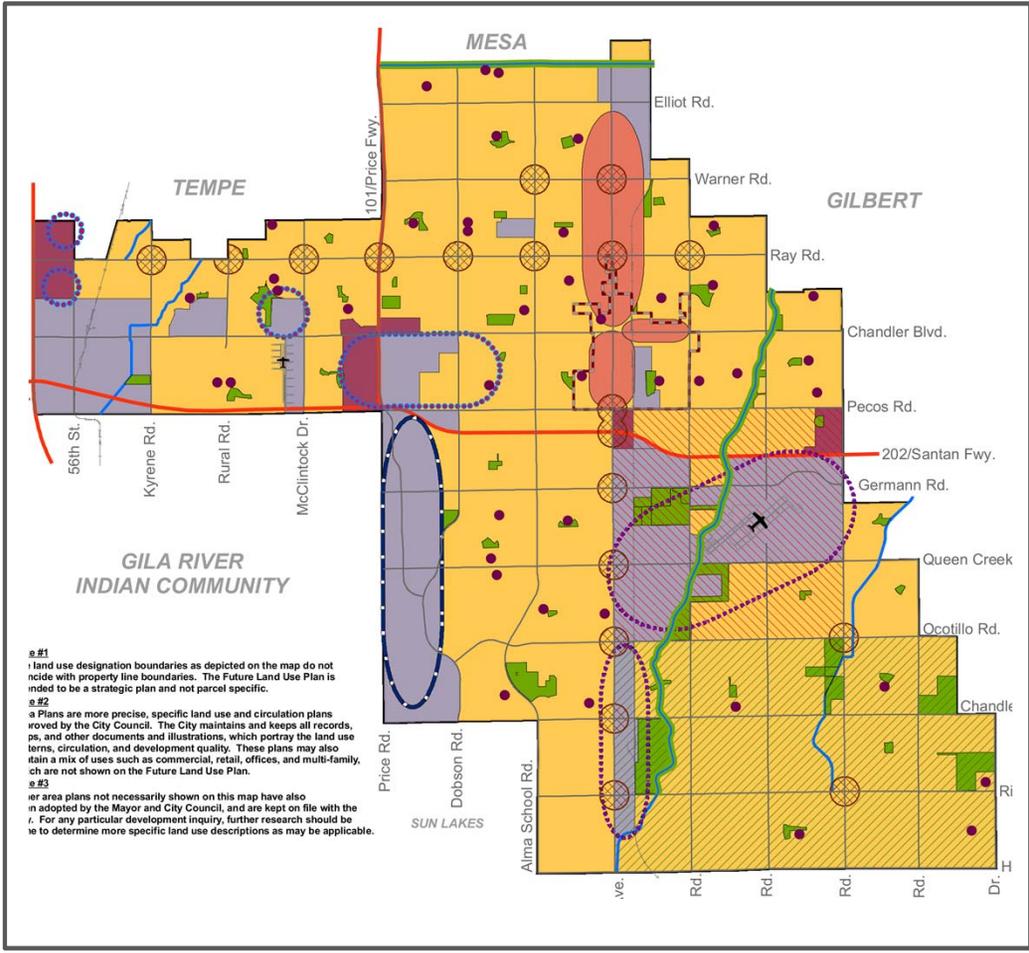
# Healthy Chandler

- Encourages access to healthy food
- Add more shade to recreational areas and walkways to encourage outdoor activity
- Encourage pedestrian-oriented development
- Pursue private and/or public/private recreational facilities
- Encourage partnership with hospital/medical providers to educate residents & promote health & wellness



2008

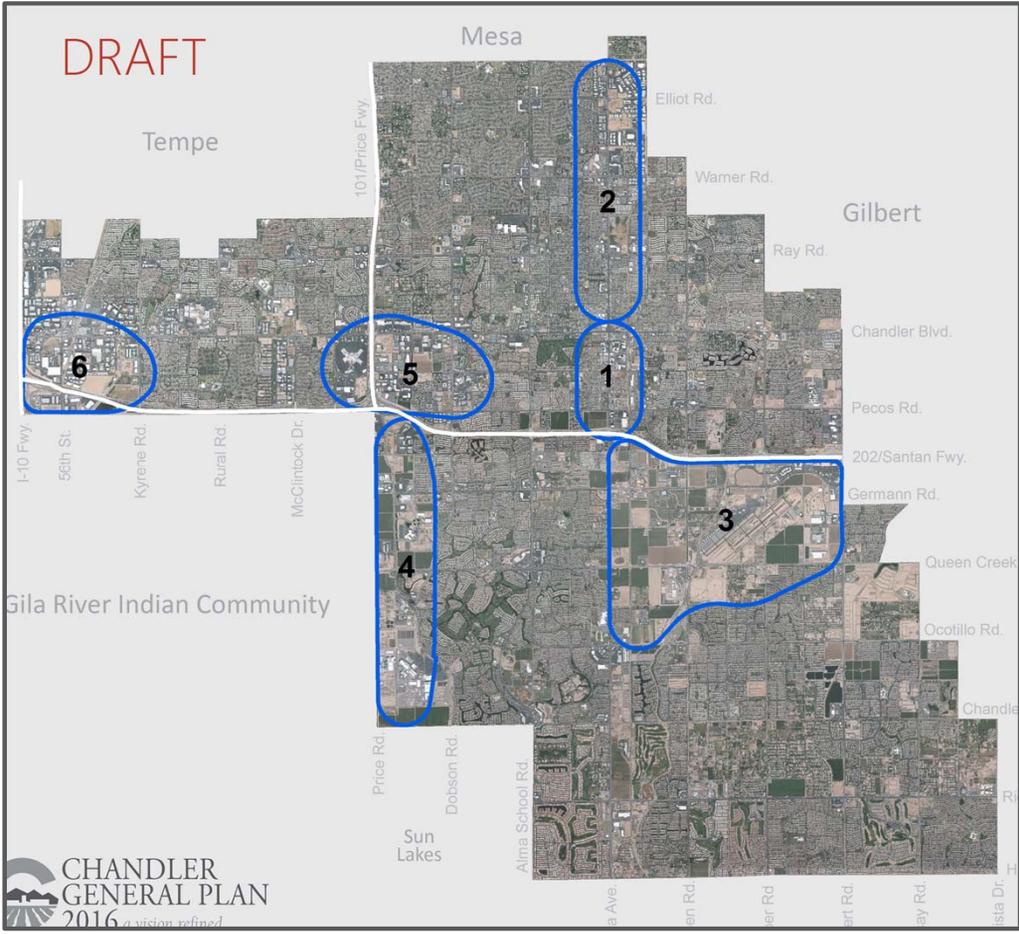
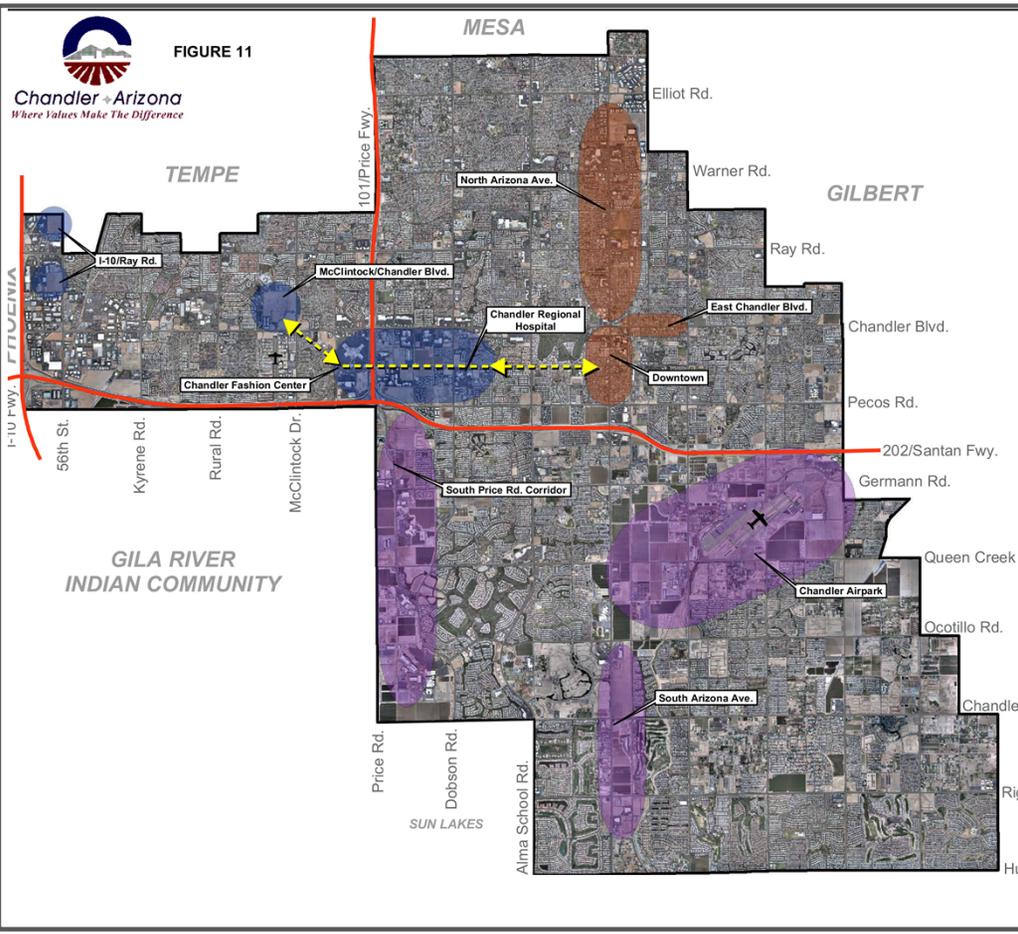
2016



There are no changes to the land use designations in the future land use maps. The 2016 land use map has been simplified. All changes are cosmetic (removing illustrative references to the 3 largest area plans, and removing commercial nodes). None of these changes reflect change in land use designation or policy.

2008

2016

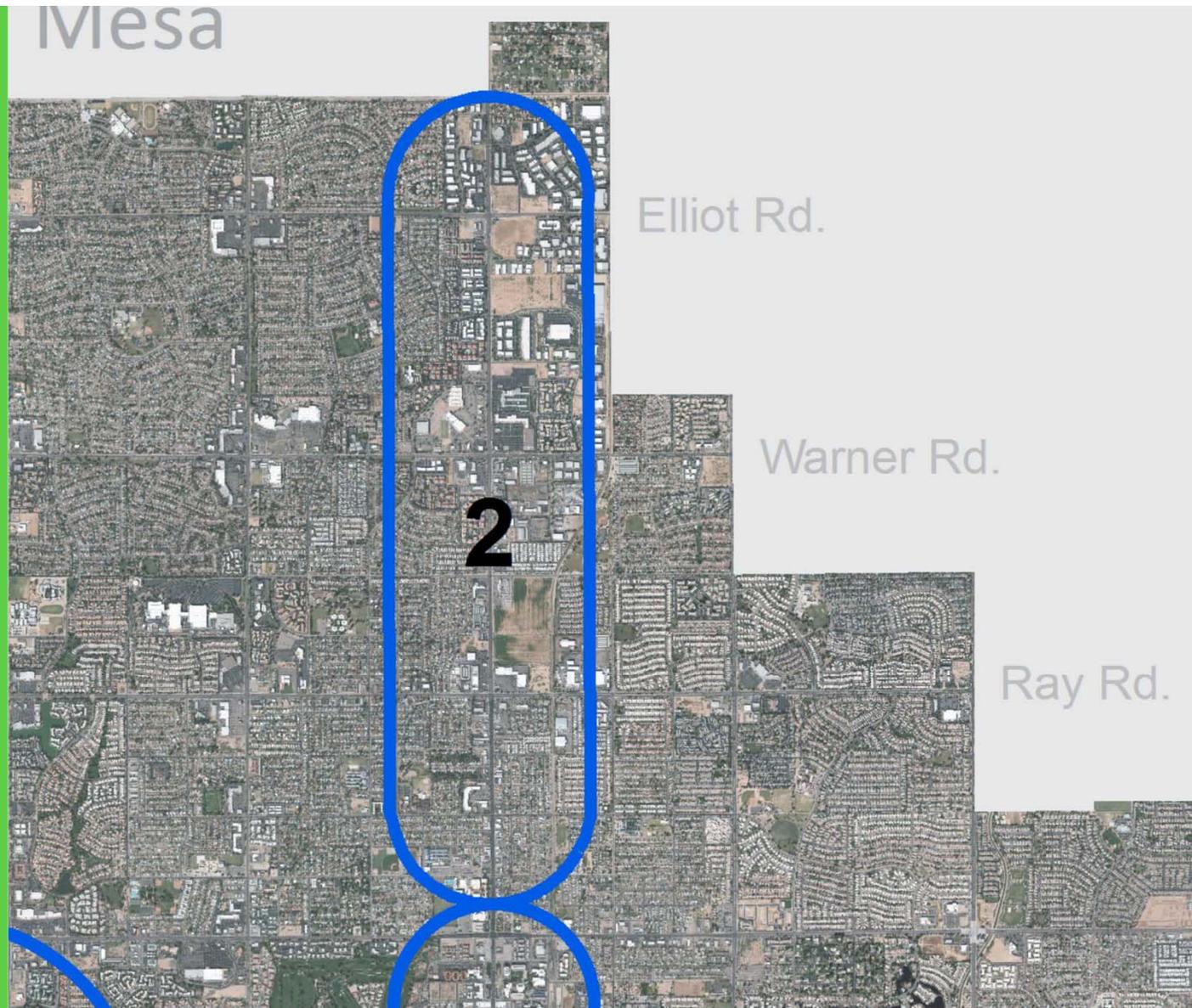


Growth areas have changed in the following manner:

- \* Removed the South Arizona Avenue growth area because it is now mostly built or entitled for development.
- \* Removed the smaller growth nodes (McClintock /Chandler Blvd, and I-10/Ray Rd) due to their development and entitlement.
- \* Added a new growth area (I-10/202) to identify and plan for potential redevelopment into more dense employment uses that take advantage of its key location next to the future South Mountain Freeway.
- \* Refined development policies for each of the growth areas (described in more detail in the following slides)

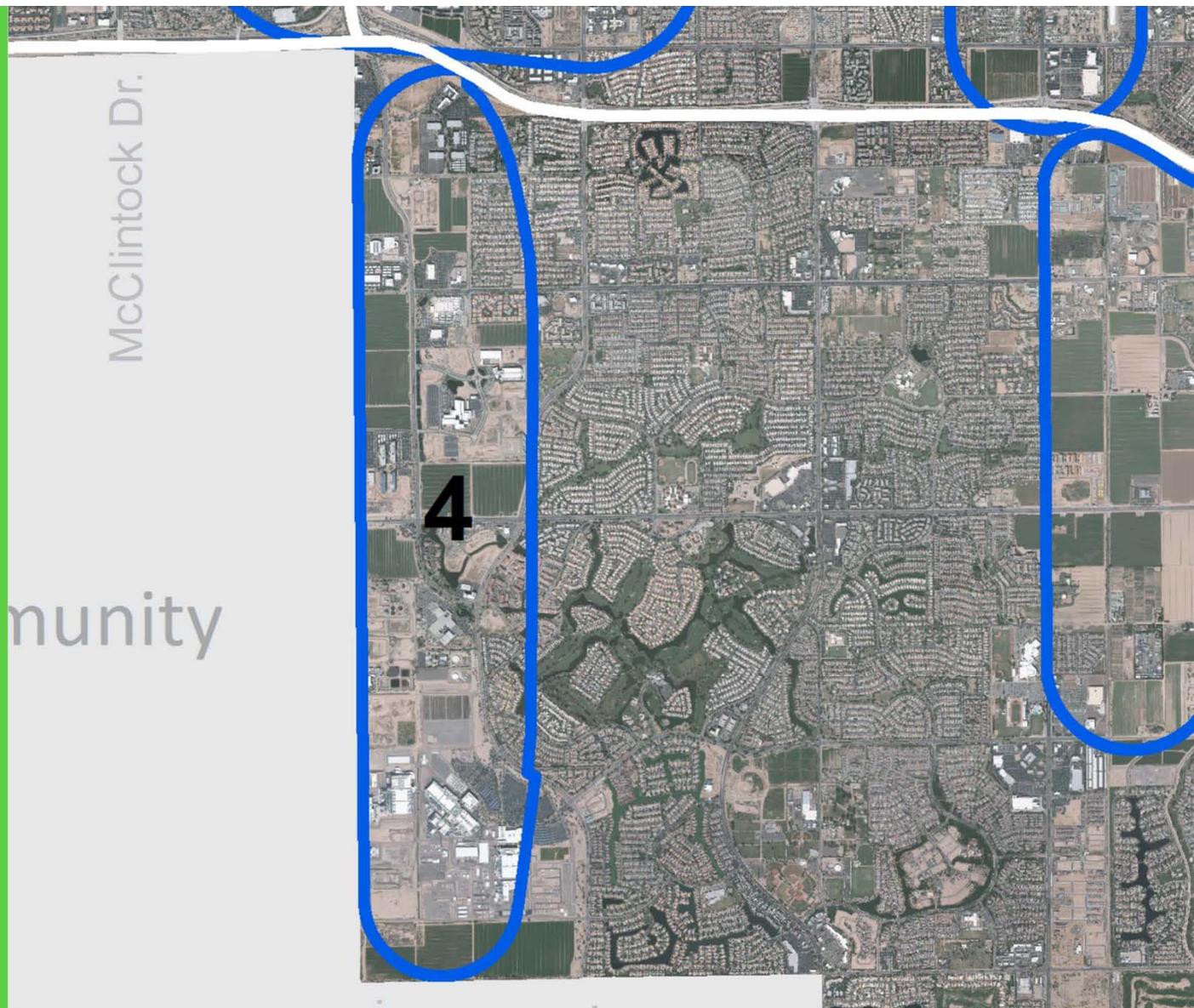
# North Arizona Ave Growth Area

- Stronger policies encouraging redevelopment with higher densities, mixed-use, transit oriented developments
- Encourages pedestrian oriented design
- Discourages auto-oriented uses



# S. Price Road Growth Area

- Maintains campus environment
- Allows multi-tenants
- Removes size restriction (15-acres)
- Strengthens multi-path and transit connections



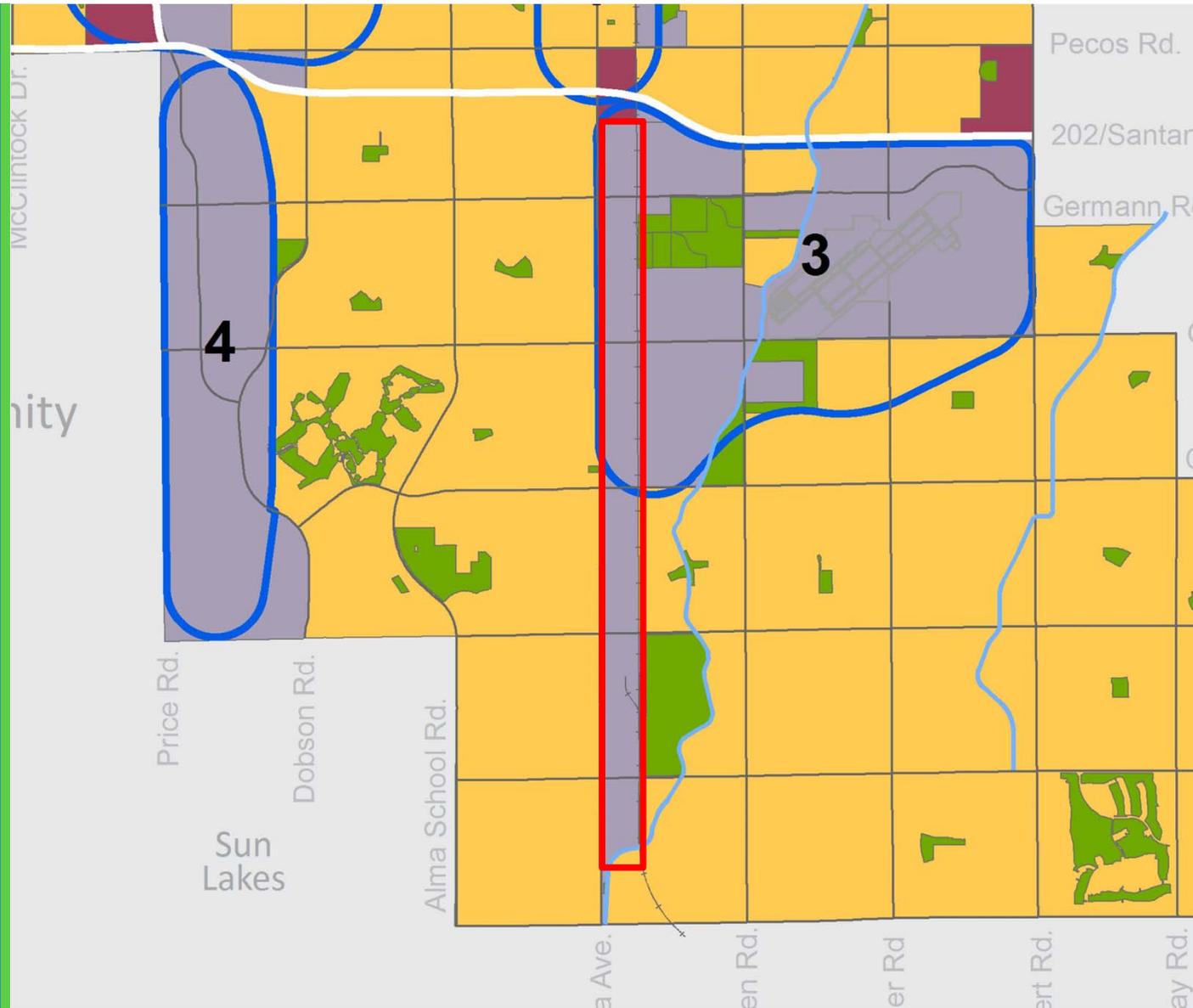
# Loop 202/I-10 Growth Area

- New growth area
- Key location next to future South Mountain Freeway
- Redevelopment potential for more intense employment



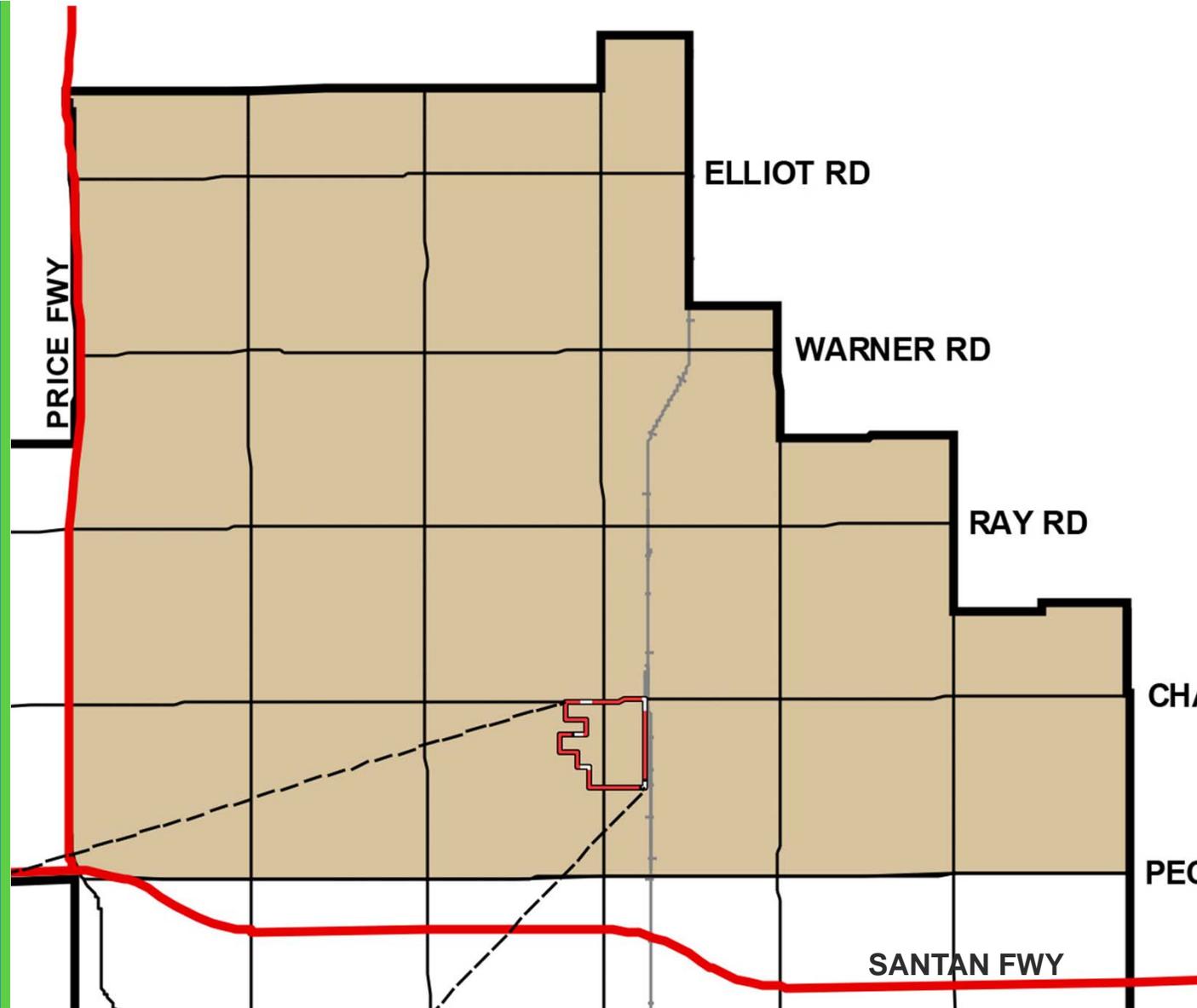
# Transitional Employment Corridor

- Historically, planned for Employment, with residential options
- Large portions have developed as residential
- Formalizes flexibility needed to determine the most compatible land uses



# 4 Corners Report / Infill Incentive District

- Incentive to redevelop older commercial centers
- 18+ du/acre "OK" if...
- Site is not next to existing lower density residential, or
- Project can transition to existing lower densities



# Questions

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The following are the major differences between the 2008 and draft 2016 General Plans:

<b>Subject</b>	<b>2008 General Plan</b>	<b>2016 General Plan</b>
Document Format:  (State law requires 17 elements to be included in Chandler's General Plan)	Each element is its own chapter, except 4 of the elements have been paired into 2 chapters, totaling 15 chapters. Due to overlap in element subject areas, there is a considerable amount of duplication and policies concerning similar subject matters are scattered throughout the document.	In order to create a general plan that is streamlined, concise and easier-to-read, the document has been organized around 3 guiding principles and corresponding core values. The 17 elements are addressed throughout the document as identified in Figure 1 (page 1) of the draft general plan.
Healthy Chandler	The general plan indirectly promotes healthy practices with policies promoting bicycle and multi-use paths, parks and other recreational amenities.	Healthy Chandler, a new section, is introduced to directly promote the health and well-being of Chandler's citizens. New policies in this area include encouraging access to healthy food, encouraging partnerships with Chandler Regional Hospital or other medical providers to provide education and health/wellness programs.
Future Land Use Plan		<p>Future land use designations are the same. The map is simplified with the following changes that do not affect land use designations or policies:</p> <ul style="list-style-type: none"> <li>• Illustrative references to the 3 large area plans are removed. A textual reference will remain on the map.</li> <li>• Commercial nodes are removed as they do not provide any difference in policy to properties located within or without commercial nodes.</li> <li>• Changed "Residential" to "Neighborhoods" to better reflect the variety of land uses allowed.</li> </ul>
Growth Areas	<p>3 types of growth areas are identified: Revitalization Growth Areas include North Arizona Avenue, Downtown and East Chandler Boulevard.</p> <p>Large Growth Areas include Airpark Area, South Arizona Avenue and South Price Road.</p> <p>Growth Expansion Nodes include the Mall/Hospital, McClintock/Chandler Blvd, and I-10/Ray Rd.</p>	<p>South Arizona Avenue, McClintock/Chandler Blvd, and I-10/Ray Rd growth areas are removed because they are mostly developed or have received zoning entitlement.</p> <p>New growth area (Loop 202/I-10) is identified to plan for potential redevelopment into more dense employment uses to take advantage of the key location next to the future South Mountain Freeway.</p> <p>Major policy changes for specific growth areas are identified below.</p>

Subject	2008 General Plan	2016 General Plan
North Arizona Avenue Growth Area	<p>North Arizona Ave is identified as a high capacity transit corridor. Policies promote light rail extension into Chandler, transit oriented development with mixed uses and higher densities.</p> <p>Also, allows lower density and auto-oriented uses to be considered.</p>	<p>Continues to identify North Arizona Ave as a high capacity transit corridor, with the potential for light rail. Refines policies promoting transit oriented development with mixed uses and higher densities.</p> <p>Discourages lower density and auto-oriented uses.</p> <p>Identifies a series of steps needed to be implemented including developing a North Arizona Avenue Area Plan to identify more detailed development policies for development/redevelopment projects within the growth area.</p>
South Price Road Corridor	<p>Reserves the corridor for large single users on campus like settings, on parcels generally not less than 15 acres.</p> <p>Greater flexibility allowed within Innovation Zones.</p>	<p>Incorporates the following recommendations from the South Price Road Employment Corridor Study (2013): Continue to emphasize campus like settings, preserve and enhance the corridor aesthetics, encourage intensive utilization of remaining available land, allow for multiple tenants on a single parcel, remove the minimum 15-acre size policy. Innovation Zone concept is removed as it is no longer needed with new policies.</p>
Transitional Employment Corridor	N/A	<p>This new policy identifies the transitional employment corridor as the area located between Arizona Ave and the railroad, between Willis Road to Hunt Highway. In the past, this corridor has been primarily planned for employment with some residential options. Currently, the corridor is characterized primarily as residential with some commercial and employment. The policy for this newly identified corridor formalizes the flexibility needed for Council to determine the most compatible land uses in the future.</p>
Densities 18+ du/acre	<p>18 dwelling units per acre has been the maximum residential density allowed, except higher densities are allowed in downtown, along high capacity transit corridors and in regional commercial areas</p>	<p>As recommended by the Mayor's 4-corner retail report, the areas where higher densities (greater than 18 du/acre) can be considered is expanded to the infill incentive district (bounded by Pecos Road on the south, Price Road on the west and the city's limits on the north and east). The greater densities would be eligible as an incentive to redevelop older underutilized commercial corners. Redevelopment projects would need to transition to adjacent land uses.</p>