

MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, March 9, 2016 held in the Cotton Room North, Tumbleweed Recreation Center, 745 E. Germann Road.

1. Chairman Pridemore called the meeting to order at 6:00 p.m.
2. The following Commissioners answered Roll Call:

Chairman Matthew Pridemore
Commissioner Bill Donaldson
Commissioner Ryan Foley
Commissioner Phil Ryan
Commissioner Devan Wastchak

Absent & Excused: Vice Chairman Andrew Baron, Commissioner Katy Cunningham

Also present:

Mr. David de la Torre, Principal Planner, General Plan Coordinator
Mr. Jeff Kurtz, Planning Administrator
Mr. Kevin Mayo, Planning Manager
Mr. Scott McCoy, Assistant City Attorney
Ms. Kim Gehrke, Clerk

3. DISCUSSION ITEM

- A. GPA14-0001 GENERAL PLAN UPDATE

Public hearing to request public input and discussion regarding the draft general plan titled, "Chandler General Plan 2016; a vision refined." No action is scheduled to be taken at the March 9, 2016 public hearing. The Planning and Zoning Commission will be requested to take action on the draft general plan in the form of a recommendation to the City Council at their March 16, 2016 public hearing.

MR. DAVID DE LA TORRE, GENERAL PLAN COORDINATOR, stated tonight is the first of two Planning Commission public hearings required by State law in order to review and adopt a new General Plan. The second public hearing with Planning Commission is next week; Wednesday, March 16, 2016 at 5:30 p.m. in City Council Chambers. Mr. De La Torre directed everyone's attention to a powerpoint presentation. He stated he will begin by explaining what the General Plan is and why it has to be updated. He will then discuss the update process and conclude the presentation by highlighting the major changes between the current General Plan and the draft. The General Plan is a comprehensive set of broad policies that guides development. Planning Commission, as well as Mayor and Council, use policies in the General Plan to guide their decisions when reviewing rezoning applications. State law requires that rezoning decisions be in conformance with the General Plan. It is also an expression of community intentions and aspirations. Over the last year, City staff and the consultants have spent a lot of time going to various stakeholders around the community and asking for their input on the General Plan. The draft General Plan before Commission was modified and revised several times based on the input received. The draft is a reflection of the community's vision for the future of the City. State law requires 17 elements be addressed in the General Plan. The

elements range in subject from Land Use to Conservation and Water Resources. There are a wide range of subjects required to be addressed in the General Plan to ensure the development policies guide development in a comprehensive and sustainable manner. State law also requires the General Plan be updated or re-adopted once every 10 years. The current General Plan was adopted in 2008. The update process was started a couple years early to address new development trends and factors facing Chandler. The City is also approaching build-out. Eighty-five percent of the city's land within the municipal planning area is built; that leaves only fifteen percent that hasn't been developed. We're not talking about a complete overhaul of the General Plan; only refining policies to address the remaining growth areas and the new trends.

MR. DE LA TORRE continued the process officially began in December 2014 when the Mayor and City Council approved a contract with Partners for Strategic Action, the lead consultants. In February 2015, Mayor and Council appointed 23 residents to the Citizens' Advisory Committee. The committee met 6 times over the course of this process, guiding staff and providing input. The greater part of 2015 was spent soliciting input from the public through a variety of events, some hosted by other organizations and some hosted by the City. Towards the end of 2015, the consultants and staff prepared a draft General Plan using the input obtained through the process. The 60-day review period began December 21, 2015 and ended February 19, 2016. The review period is a State requirement in order to make the draft General Plan available to the public, adjacent cities, and other regional entities, a minimum of 60 days before the public hearings. During that time, 4 additional public meetings were held by the City to gather input. A matrix was compiled of all the comments received during the 60-day review period and the action taken; whether a revision was made to the draft or not made. In February the Citizens' Advisory Committee met for the last time and voted unanimously to recommend approval of the draft. Today is the first Planning Commission public hearing and March 16th will be the second. The goal is to take the draft to City Council on April 14th and request adoption, and to request a call for election to place the draft General Plan on the August 30th primary election ballot for the voters to ratify; which is another State requirement.

MR. DE LA TORRE continued that the level of outreach utilized during this process far exceeded the outreach for any previous General Plan update. Some of the outreach methods used were social media, online surveys, planning labs, which were open-house type meetings where anyone could join in the discussion, Vision Fest, and YouTube videos. Planning staff and the consultants also visited several classrooms to get student input. In all, there have been 60 opportunities for the community to learn about the General Plan update and provide their input.

MR. DE LA TORRE pointed out the major changes between the current General Plan and this draft General Plan. The format of the draft is completely different from the current General Plan and based off three guiding principles obtained from community input. The three principles are Strategic Community Building, which primarily addresses development policies, Focused Stewardship, which primarily addresses conservation and environmental resources, and Strong Community Foundation, which addresses primarily community services such as public safety and libraries. A section titled 'Healthy Chandler' is new in the General Plan. It identifies policies to encourage access to healthy food, adding more shade to recreational areas as a way to encourage outdoor activity and encourage pedestrian-oriented development. There are also policies to pursue private and/or public/private recreational facilities, and encourage partnership with hospital/medical providers to educate residents and promote health and wellness.

MR. DE LA TORRE referred to the 2008 Future Land Use Map and the 2016 Future Land Use Map in his presentation and stated that when the two are compared, they're very similar. The land use designations are exactly the same. The only difference between the current map and the

draft map are graphic changes. The map has been simplified but there are no changes in development policy. The Growth Areas Map includes Downtown Chandler, North Arizona Avenue, Chandler Airpark, South Price Road Corridor, Medical/Regional Retail and I-10/Loop 202, which is a new growth area. The only change between the current Growth Area Map and the draft is the South Arizona Avenue area and some of the smaller areas that no longer meet the definition of 'growth area' as provided by State Statutes. The definition is that growth areas are places planned for multi-mode transportation options, planned for future infrastructure expansions and a variety of different land uses that promote economic development. The draft General Plan continues to plan for higher densities with mixed uses in the North Arizona Avenue growth area. It also continues to plan for pedestrian-oriented design. New in the draft, is that it acknowledges the employment center where 10% of the city's jobs are located. In acknowledging that employment center, the draft General Plan has new policies to take advantage of the center by building more intense employment and office developments. Arizona Avenue is currently designated as a high-capacity corridor. There is currently a study underway to determine if the City should connect to the current high-capacity transit in Mesa and extend south down Arizona Avenue to Downtown Chandler. The draft General Plan says that study should continue and the appropriate level, if any, of high capacity transit would be determined at a later date when the study is complete.

MR. DE LA TORRE continued, in 2013 Mayor and Council commissioned a study to look specifically at the General Plan policies for South Price Road. The draft General Plan incorporates those policies, which are first and foremost to maintain the campus-like environment, with large campuses such as Intel and Wells Fargo. The draft also recommends more flexibility. The current General Plan is very specific saying South Price Road is reserved specifically for single users on parcels that are generally not less than 15 acres. The draft General Plan allows for multi-tenant on properties and also removes the 15-acre restriction. The draft also has policies to improve connection between South Price Road and the adjacent land uses. The new growth area in West Chandler is the Loop 202/I-10 growth area. It's identified as a growth area because of its' key location next to the future South Mountain Freeway. Staff believes this new regional connection will create more potential for redevelopment in the area. Currently, most of the properties are used for warehousing and distribution. Thirty or forty years down the road, when there's a new regional connection, that may not be the best use. There are also a few large properties that haven't been developed in that area. The area on the map bounded by Arizona Avenue on the west, railroad tracks on the east, and south of the 202 Freeway down to the City's southern boundary is identified in the draft as a Transitional Employment Corridor. Historically, this corridor has been planned primarily for employment uses with some residential options. It has, however, been developed primarily as residential with some employment options. The draft General Plan formalizes the flexibility needed to determine the most compatible land use in the future, which would be determined by the Mayor and City Council. The last major change between the current and draft General Plan comes from a recommendation of the Mayor's Four Corners Retail Report done in 2012. It provides an incentive for aging shopping centers in the Infill Incentive District. The boundaries are Pecos Road to the south and Price Road to the west up to the northern and eastern city limits. The policy in the draft General Plan is to allow densities that are greater than 18 dwelling units per acre when an older shopping center is being redeveloped. The higher densities wouldn't be guaranteed. They would need to show that they can transition down to existing lower density neighborhoods and not create a negative impact on the adjacent properties.

MR. DE LA TORRE concluded by reminding the Commission the second General Plan public hearing is scheduled for March 16, 2016 at 5:30 p.m. The City Council hearing is planned for April 14, 2016 and the public election August 30, 2016.

CHAIRMAN PRIDEMORE called for questions or comments from the Commissioners.

There being no questions or comments from the Commission, Chairman Pridemore noted two speaker cards were submitted and called on the first audience speaker.

MR. FRANK PIANI, 1600 Monrovia Ave., Newport Beach, CA, stated his company built the Food City on the northeast corner of Arizona Avenue and Ray Road in the 1960s. He just became aware of the draft General Plan and hasn't had an opportunity to look at the entire document to see what he agrees with and what he objects to. But he wants everyone to know how important access is to retail. His company built a Safeway center in Denver that had its access blocked due to policies in their General Plan. The center didn't last a year after that, and Safeway closed their doors. He's concerned about what's going to happen on North Arizona Avenue at Ray Road. When they built this center, there was nothing there. They ran the water and sewer for 2 ½ miles west on Ray Road to provide water and sewer to the area. He thinks the General Plan is very important, but objects to anything that would affect access in or out of this center. He drove by where the rail is located in Mesa and it scares him because access is restricted there. If access is restricted to a commercial center, it struggles.

CHAIRMAN PRIDEMORE suggested Mr. Piani talk with staff about his concerns when the meeting adjourns.

MS. DONNA POWELL, 1760 E. Pecos Rd., Suite 447, Gilbert, AZ submitted a speaker card but chose not to address the Commission.

CHAIRMAN PRIDEMORE called for any additional audience members who would like to make a statement or had any questions. There being none, he thanked everyone for coming to the meeting and for participating in prior opportunities.

4. DIRECTOR'S REPORT

MR. KEVIN MAYO, Planning Manager, reminded the Commission and audience that the second public hearing for Planning Commission is next Wednesday, March 16, 2016 at 5:30 p.m. in the City Council Chambers.

5. CHAIRMAN'S ANNOUNCEMENT

CHAIRMAN PRIDEMORE reiterated the information regarding the second General Plan public hearing at the next regular Planning and Zoning Commission meeting.

6. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Matthew Pridemore, Chairman

Jeffrey A. Kurtz, Secretary