

All Comments
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Date	Comment Submittal Method	Comment Received From	Page Number	Comments	Action Taken	Comment Type	
1	2/10/2016		Staff	2	Fix green box; under Phase 4 – update from three to four	GP modified as suggested	Formatting, Grammar, or Typo
2	2/10/2016		Staff	3	Under Reader’s Guide, 3 rd line delete comma after general plan and add comma after policies, specific area plans, or ordinances...	GP modified as suggested	Formatting, Grammar, or Typo
3	2/10/2016		Staff	4	Tips chart – change “As a policy document, the general plan...	GP modified as suggested	Elaboration / Clarification
4	1/25/2016	Email	Eshe Pickett	5	Page 5 – Community Foundation in section titled Strong Foundation – ambiguous term, what do we mean by it? Also, “community infrastructure” – is this referring to buildings, streets, utilities? Is it more focused programs?	GP modified by adding: (Land Use and Development, Housing & Neighborhoods, Design & Aesthetics, and Growth Areas)" under Strategic Community Building; under Focused Stewardship, add "(Conservation & Environmental Planning, Air Quality, Noise & Lighting, Flood Control, Energy and Water)"; under Strong Community Foundation add "(Public Services & Facilities, Public Safety, Cultural Resources, Schools and Financial Sustainability)"	Elaboration / Clarification
5	2/10/2016		Staff	6	2 nd paragraph – rework sentence – The Zoning Map is distinct from the city’s Future Land Use Map in the level of specificity. The Land Use Map provides a general depiction of future land uses and the Zoning Map is a parcel-specific identification of approved development rights.	GP modified as suggested	Elaboration / Clarification
6	2/10/2016		Staff	13	1995...discourage “cookie cutter” homes (remove extra quotation mark)	GP modified as suggested	Formatting, Grammar, or Typo
7	1/21/2016	Letter	Dean Brennan	15	Page 15, first paragraph under Community Placemaking, last sentence suggest modifying - ...shopping centers sit vacant and suitable for redevelopment or adaptive reuse; overbuilt retail centers with excess space that is vacant; or undeveloped parcels waiting for development.	GP modified as suggested	Elaboration / Clarification
8	1/21/2016	Letter	Dean Brennan	15	Page 15, second paragraph under Community Placemaking – modify third line - ...collectively creates spaces, both publically and privately-owned, where people...	GP modified as suggested	Elaboration / Clarification
9	1/25/2016	Email	Eshe Pickett	17	Page 17 – What about home based businesses or the prospect of home conversion (e.g. Roosevelt Row) to become residential business, community art space, or other abandoned home conversion?	GP modified by inserting the following paragraph after the 1st paragraph: Residential conversions, that is, the conversion of single family homes to commercial or office uses may be considered subject to compliance with the Residential Conversion Policy. Homes fronting a major street are eligible for such conversions and should be compatible with the surrounding neighborhood as provided in the Residential Conversion Policy. Conversions may be considered for homes that do not front a major street when they are located within the Adaptive Reuse Overlay District (see Conservation, Rehabilitation and Redevelopment section).	Elaboration / Clarification
10	1/25/2016	Email	Eshe Pickett	17	Page 17 – The term “pad users” is used, but is not all uppercase, and there is no acronym defined in the glossary, it is later used on page 19, the acronym is expanded and it is all uppercase, is this the same term? If so, it should be all uppercase and the acronym expansion should be on page 17 instead of 19 (in the Mid-rise development policy bullet 1)	GP modified by changing the last sentence to read "Freestanding pad users located..." to delineate the difference between pad and PAD.	Elaboration / Clarification
11	1/21/2016	Letter	Dean Brennan	17	Page 17 – Public facilities, offices and institutional uses – suggested elaborating to include special attention to pedestrian and cyclist infrastructure. Provided examples:	GP modified by deleting the word “traffic” from the last sentence.	Elaboration / Clarification
12	1/21/2016	Letter	Dean Brennan	18	Page 18 – Infrastructure/Mobility – change to read - ...pedestrian and bicycle amenities...	GP modified as suggested	Elaboration / Clarification
13	1/21/2016	Letter	Dean Brennan	18	Page 18 – Infrastructure/Mobility - Suggest adding text about limited parking standards.	Discussed with commenter: suggestion is regulatory in nature and not appropriate in general plan text.	Elaboration / Clarification
14	2/10/2016		Staff	18	Page 18, Under Employment: reword last 2 sentences in 1 st paragraph: Major employers, knowledge-based industries, and industrial/business parks are allowed within Employment. A compatible mix of industrial support uses and residential ..."	GP modified as suggested	Elaboration / Clarification

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15	2/10/2016		Staff	18	Page 18, reword 2 nd to last line: "This area is unique in the Employment designation because it is characterized by a mix of ..."	GP modified as suggested	Elaboration / Clarification
16	1/21/2016	Letter	Dean Brennan	19	Page 19 – Suggested adding text about "Guidance on Safe Routes to Parks"	Discussed with commenter: This is adequately addressed on page 48 under section on Pedestrians and Bicycles. Added text in second sentence – A comprehensive and safe parks system	Elaboration / Clarification
17	2/10/2016		Staff	23	Under Neighborhoods and Housing – 1 st paragraph – delete sentence "People define..."	GP modified as suggested	Elaboration / Clarification
18	1/25/2016	Email	Eshe Pickett	23	Page 23: Sources of Aggregate: Can this be clarified. What type of "aggregate" is this referring to rock quarries? In "Neighborhood and Housing" does the term "diverse housing stock" refer to pricing or does it refer to style, look and feel? In the final paragraph "one child less than 6 years" is an odd statistic, is it more regional than age/child? E.g. are there particular parts of Chandler that are less affluent than others and this is more reflective of the lower income levels than the actual age (child less than 6 years old or adult greater than 62 years old).	GP modified by adding the following sentence after the 1st sentence under "Sources of Aggregate": Aggregate refers to coarse particulate material used in construction, such as sand, gravel, and crushed rock. rican Community Survey 2013,...")	Elaboration / Clarification
19	1/25/2016	Email	Eshe Pickett	23	Page 23: In "Neighborhood and Housing" does the term "diverse housing stock" refer to pricing or does it refer to style, look and feel? In the final paragraph "one child less than 6 years" is an odd statistic, is it more regional than age/child? E.g. are there particular parts of Chandler that are less affluent than others and this is more reflective of the lower income levels than the actual age (child less than 6 years old or adult greater than 62 years old).	GP Modified by adding reference to source: According to the American Community Survey 2013,...")	Elaboration / Clarification
20	02 10 16		Staff	24	Change 2 nd paragraph 3 rd line – (rent or mortgage plus utilities).	GP modified as suggested	Elaboration / Clarification
21	1/25/2016	Email	Eshe Pickett	24	Page 24, final paragraph – "Low income and minority households." – Do low income and minority go hand in hand? If no, can we just say "low-income"?	GP modified by clarifying source for comment, "According to the 2015-2016 Annual Action Plan submitted to HUD..."	Elaboration / Clarification
22	1/25/2016	Email	Eshe Pickett	25	Page 25, first paragraph – "without homeowners associations in low and moderate income neighborhoods" Correction, the neighborhood academy is available to all Chandler residents in both traditional and HOA neighborhoods, regardless of income level.	GP modified by replacing text with the following: "The city offers two neighborhood academies; an HOA academy for residents who want to learn about the laws that govern HOAs, and a Traditional Neighborhood Academy for non-HOA residents who want to improve the quality of life in their neighborhood and create neighborhood identity. The academies work to create..."	Elaboration / Clarification
23	2/10/2016		Staff	26	1.1.2.e - ...continuing to implement programs...	GP modified as suggested	Elaboration / Clarification
24	1/25/2016	Email	Eshe Pickett	26	Page 26: In item H, can we also mention bicycle pathways and lanes? Housing and neighborhoods item C – also mention parks and recreation, in addition can we also add grocery stores? This speaks to the food island issue that many lower income neighborhoods have.	GP modified as suggested (per Dean Brennan's comments)	Elaboration / Clarification
25	1/21/2016	Letter	Dean Brennan	26	Page 26 – Suggested modifying 1.1.1a - ...support community building and a healthy lifestyle while ensuring...	Discussed with commenter: This section focuses on defining land uses and development. Similar text/policies are in the Healthy Chandler chapter.	Elaboration / Clarification
26	1/21/2016	Letter	Dean Brennan	26	Page 26 – Suggest new policy for mixed-use development.	Discussed with commenter: Not needed because GP provides guidance for mixed-use locations (1st paragraph, page 17). The City has adequate implementation tools to support mixed-use development.	New Policy
27	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1c to read – Improve pedestrian and bicycle accessibility to and within Growth Areas.	Discussed with commenter: The suggestion limits the intent of the policy.	Elaboration / Clarification
28	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1d to read - ...development goals and provide connectivity with housing and commercial areas nearby to reduce vehicle trips and encourage employees to be active.	Discussed with commenter: Suggestion changes the intent of the policy. Similar policies are in the Connecting People section.	Elaboration / Clarification
29	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1.e – change word – ensured to assured	GP modified as suggested	Formatting, Grammar, or Typo

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30	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1.f – to read – ...infill projects that are designed so as to provide opportunities for residents to lead a healthy lifestyle.	Discussed with commenter: Change would modify policy intent. Already addressed in the Healthy Chandler section.	Elaboration / Clarification
31	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1.h – to read – Emphasize pedestrian and bicycle connectivity to transit facilities.	GP modified as suggested	Elaboration / Clarification
32	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.1.i – to read - ...transit stop locations to encourage pedestrian and bicycle trips as an alternative to use a vehicle.	GP modified with a bit of change from what was suggested.	Elaboration / Clarification
33	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.2.a – to read - ...a safe, affordable housing...	Discussed with commenter: Suggestion limits the intent of policy.	Elaboration / Clarification
34	1/21/2016	Letter	Dean Brennan	26	Page 26 – Add new policy – Promote the integration of affordable housing in new infill development.	Discussed with commenter: Policy already addressed on a broader scale.	New Policy
35	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.2.c – to read - ..., health clinics, recreation spaces, and healthy food establishments).	GP modified as suggested	Elaboration / Clarification
36	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.2.d – to read - ...other special-needs populations.	GP modified as suggested	Elaboration / Clarification
37	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.2.h – to read - ...investment in the process of providing for affordable housing.	GP modified – Continue to encourage...	Elaboration / Clarification
38	1/21/2016	Letter	Dean Brennan	26	Page 26 – Modify 1.1.2i to read - ..., neighborhood and mobile home community maintenance policies and codes.	Discussed with commenter:	Elaboration / Clarification
39	1/21/2016	Letter	Dean Brennan	26	Page 26 – Suggest a new policy – Encourage more tobacco-free public and private housing to reduce exposure to second hand smoke, maintenance costs, and risk of fires.	Discussed with commenter: Policy too regulatory for a general Plan.	New Policy
40	1/21/2016	Letter	Dean Brennan	27	Page 26 – Modify 1.1.2.j – to read - ...quality neighborhoods through establishments of a rental housing inspection program.	Discussed with commenter: Too programmatic for general plan policy.	Elaboration / Clarification
41	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.l – to read - ...land uses through the development of land use transition guidelines.	Discussed with commenter: Too programmatic for general plan policy.	Elaboration / Clarification
42	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.m – to read - ...Improve transition, including pedestrian and bicyclist connectivity, between...	Discussed with commenter: Doesn't make sense here.	Elaboration / Clarification
43	1/21/2016	Letter	Dean Brennan	27	Page 27 – Suggest combining Policies 1.1.2. l and n	GP modified as suggested	Formatting, Grammar, or Typo
44	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.o – to read – Maintain, and where needed, improve infrastructure as neighborhoods age.	GP modified as suggested	Elaboration / Clarification
45	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.p – to add 2 nd sentence – Initiate a pro-active approach to code enforcement.	Discussed with commenter: Too programmatic for general plan policy.	Elaboration / Clarification
46	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.q – to read – civic engagement and a healthy lifestyle.	Discussed with commenter: Doesn't make sense to add here. Already addressed in Healthy Chandler section.	Elaboration / Clarification
47	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.r – to add 2 nd sentence – When appropriate, prepare new neighborhood plans to guide preservation and community enhancement.	Discussed with commenter: Too programmatic for general plan policy.	Elaboration / Clarification
48	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.2.s – to read – Foster organization of and development of homeowners; association (HOA) and support the organization of traditional non-HOA neighborhoods.	GP modified differently than suggested.	Elaboration / Clarification
49	1/21/2016	Letter	Dean Brennan	27	Page 27 – Proposed Policy – Invest in local-serving facilities to support revitalization of neighborhoods and improve the quality of life for residents.	Discussed with commenter: Not certain what is meant by local-serving?	New Policy
50	1/21/2016	Letter	Dean Brennan	27	Page 27 – Proposed Policy – Establish a community-wide walkability standard of ¼ mile for access to neighborhood services, transit, and recreational facilities.	Discussed with commenter: Too programmatic for general plan policy.	New Policy
51	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.3.a – to read - ...gateway development, interactive recreational facilities, and ...	Discussed with commenter: Not certain what is meant by interactive recreational facilities?	Elaboration / Clarification
52	1/21/2016	Letter	Dean Brennan	27	Page 27 – question – Form-based code?	Discussed with commenter: Not the intent of policy.	Elaboration / Clarification
53	1/21/2016	Letter	Dean Brennan	27	Page 27 – modify 1.1.3c – to read - ...cultural amenities by encouraging public art as a component of major private developments.	Discussed with commenter: Too limiting.	Elaboration / Clarification
54	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.3d – to add - ...enrichment and diversity...	GP modified as suggested	Elaboration / Clarification
55	1/21/2016	Letter	Dean Brennan	27	Page 27 – Modify 1.1.3.e – to read - ...visual arts facilities and expand the program to include all city capital projects.	Discussed with commenter: Against current city policy.	Elaboration / Clarification
56	1/21/2016	Letter	Dean Brennan	27	Page 27 Modify 1.1.3f – to read - ...site design with an emphasis on recognition as a leader in creating a healthy community.	Discussed with commenter: Doesn't belong here.	Elaboration / Clarification

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57	1/21/2016	Letter	Dean Brennan	28	Page 28 – 1 st paragraph – add sentence to 5 th line after “residential” - Where appropriate, new development is encouraged to occur in mixed-use projects.	GP modified as suggested	Elaboration / Clarification
58	1/21/2016	Letter	Dean Brennan	28	Page 28 – Modify text – under Downtown Chandler – delete “The” Downtown “area” from the first line.	GP modified as suggested	Elaboration / Clarification
59	1/21/2016	Letter	Dean Brennan	28	Page 28 – Modify text – under Downtown chandler – line starting Downtown with higher densities...ADD - and transit-oriented development that contribute to a healthy lifestyle.	Discussed with commenter: See page 68 1.6.f	Elaboration / Clarification
60	1/21/2016	Public Meeting	Meeting Attendee	32	Add more discussion about the importance of creating a walkable environment along North Arizona Avenue.	Discussed at public meeting	Elaboration / Clarification
61	1/21/2016	Letter	Dean Brennan	32	Page 32 – Under North Arizona Avenue – add text to end of first paragraph - ...redevelopment and development of currently vacant parcels.	GP modified as suggested	Elaboration / Clarification
62	1/21/2016	Letter	Dean Brennan	32	Page 32 – Under North Arizona Avenue – second paragraph add “enhancement” after ..., the maintenance, enhancement, and preservation... in the third line	GP modified as suggested	Elaboration / Clarification
63	1/21/2016	Letter	Dean Brennan	32	Page 32 – Under North Arizona Avenue – modify third paragraph – delete – “As part of this effort” and restate – The city will develop...	Discussed with commenter: Too programmatic for general plan policy.	Elaboration / Clarification
64	1/21/2016	Letter	Dean Brennan	32	Page 32 – Under North Arizona Avenue – modify third paragraph by adding sentence to the end - ...enhancements that will provide a comfortable physical environment for pedestrians and bicyclists.	Discussed with commenter: Too limiting.	Elaboration / Clarification
65	1/21/2016	Letter	Dean Brennan	32	Page 32 – Under Chandler Airpark – add – Identify limited locations for mixed-use projects that incorporate high density residential in Chandler Airpark, South Price Road, Medical/Regional Retail, Loop 202/I-10 to provide opportunities for employees to live close to their job to encourage walking and bicycling.	Discussed with commenter: It seemed an odd placement under Chandler Airpark for this text.	Elaboration / Clarification
66	2/10/2016		Staff	34	Spacing issues	GP modified as suggested	Formatting, Grammar, or Typo
67	1/6/2016	Email	Michael Pollack, MAP International Management Inc	34	Page 34, Paragraph 1.2.2, which reads: “g. Redesign North Arizona Avenue to encourage high-capacity transit, incorporate bike lanes, and provide wide, shaded sidewalks.” The General Plan contemplates continued study of high-capacity transit. For example, Paragraph 1.4.2.a on page 54 recites a policy to “Continue to study high-capacity transit corridor development.” The following change would make Paragraph 1.2.2 more consistent with these policies: “g. Continue to study high-capacity transit, incorporation of bike lanes, and wide, shaded sidewalks for Arizona Avenue.”	GP modified as suggested	Elaboration / Clarification
68	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.a – to read – ...with employment, retail, and high density housing and require mixed-use development at appropriate locations.	Discussed with commenter: The intent of an area plan is to tie down specific densities and locations.	Elaboration / Clarification
69	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.b – to read – Require developments be designed with pedestrian and bicycle-oriented elements.	GP modified by adding “bicycle-oriented” but kept “Promote” instead of Require.	Elaboration / Clarification
70	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.c –to read - ...as a multi-modal, mixed-use employment corridor...	Discussed with commenter: Suggested change already addressed elsewhere.	Elaboration / Clarification
71	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.d – delete “innovative” and add - ...intensity and building height adjacent to adjacent residential.	GP modified by deleting “innovative”, No other change made.	Elaboration / Clarification
72	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.e – to add 2 nd sentence – Consider expanding program to focus to encourage the interim use of vacant land for the growing of food.	Discussed with commenter: Not needed. This can be done today without the suggested addition.	Elaboration / Clarification
73	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.f – to read - ...access to healthy food, including providing options for the growing of food, and small household items.	Discussed with commenter: Changes intent of policy.	Elaboration / Clarification
74	1/21/2016	Letter	Dean Brennan	34	Page 34 – Modify 1.2.2.g – to read - ...shaded sidewalks and other pedestrian amenities.	GP modified to read – Continue to study high-capacity transit, incorporation of bike lanes, and wide, shaded sidewalks for Arizona Avenue as suggested by Pollack.	Elaboration / Clarification
75	1/21/2016	Letter	Dean Brennan	35	Page 35 – Modify 1.2.2.h – to add - ..., art, landscaping, and enhanced walkability and bikeability.	Discussed with commenter: Not the intent of the policy.	Elaboration / Clarification
76	1/21/2016	Letter	Dean Brennan	35	Page 35 – Modify 1.2.2.i – to add - ...density housing to locate in this high capacity transit corridor.	Discussed with commenter: Not the intent of the policy.	Elaboration / Clarification

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77	1/21/2016 Letter & 1/21/16 Public Meeting	Dean Brennan	35	Page 35 – Add Policy – Prepare a North Arizona Avenue Area Plan to serve as a guide for future development and redevelopment.	Discussed with commenter: Too programmatic for general plan policy.	New Policy	
78	2/10/2016	Staff	37	Page 37, 1 st line under Adaptive Reuse: change “program” to “overlay district”	GP modified as suggested	Elaboration / Clarification	
79	2/10/2016	Staff	38	South Arizona Avenue Entry Corridor Study – 3 rd line change - ...mixed-use development to promote live-work-entertainment lifestyle.	GP modified as suggested	Elaboration / Clarification	
80	2/10/2016	Staff	39	Page 39, 1 st bullet point under Major study recommendations: period after South Arizona Avenue. And delete “and on selected sites in the immediate neighborhood.”	GP modified as suggested	Elaboration / Clarification	
81	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.a – to read - ...Infill Incentive District, and other appropriately designated redevelopment sites, when the site...	Discussed with commenter: Suggestion changes the policy’s intent.	Elaboration / Clarification	
82	1/21/2016 Letter	Dean Brennan	41	Page 41 – 1.3.d – Isn’t this addressed in Policies b and c?	Discussed with commenter: Adaptive reuse can occur outside the infill incentive district.	Elaboration / Clarification	
83	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.e – to read – Target diversified, including mixed uses, ...	Discussed with commenter: Doesn’t make sense; please clarify intent.	Elaboration / Clarification	
84	1/21/2016 Letter	Dean Brennan	41	Page 41 – Question – can a map of historical designated sites in Chandler be included in the GP?	Discussed with commenter: The Commercial Historic Area is identified in the downtown map, page 31.	Elaboration / Clarification	
85	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.h – to read - ...to preserve, maintain, enhance, and improve properties.	GP modified as suggested	Elaboration / Clarification	
86	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.i to add - ...,identity, including the agricultural heritage of Chandler.	Discussed with commenter: Have not received wide support for preserving agricultural heritage. If there is support for this in the future, this policy would still support such initiatives.	Elaboration / Clarification	
87	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.k – to read - ...city facilities, including pedestrian and bicycle infrastructure, ...	Discussed with commenter: The city follows ADA requirements.	Elaboration / Clarification	
88	1/21/2016 Letter	Dean Brennan	41	Page 41 – Modify 1.3.l – to reach - ...development adjacent to, or in proximity to, high-capacity transit corridors.	GP modified as suggested	Elaboration / Clarification	
89	1/25/2016 Email	Eshe Pickett	41	Page 41 – Item E “diversified redevelopment” – What is meant by this term,	GP modified as follows: 1.3.e Redevelop vacant, underutilized commercial/retail properties into different uses that reduce commercial saturation, support other existing commercial properties, and helps revitalize the area.	Elaboration / Clarification	
90	1/25/2016 Email	Eshe Pickett	41	Page 41 – Item f “historical architectural gems” – Can we add a map with the Chandler historical areas?	GP Modified: Policy 1.3.e revised “...architectural “gems”, such as those located in the Commercial Historic District (see Downtown Districts and Public Buildings map), and integrate...”	Elaboration / Clarification	
91	1/25/2016 Email	Eshe Pickett	41	Page 41 – Item L – “Transit-oriented development” is defined on page 47, perhaps we should move that definition here since this is the first occurrence of this term.	Discussed with commenter: Transit oriented development is introduced on page 20.	Elaboration / Clarification	
92	1/19/16 Public Meeting	Public Meeting	Meeting Attendee	41	Page 41 – Might consider a policy that states that as areas redevelop the city evaluate the need for public services and recreational facilities.	GP modified Policy 3.1.j on page 86	Elaboration / Clarification
93	2/10/2016	Staff	42	Add to text something about Title VI – consistent with Policy 1.4.2.i	GP modified as suggested	Elaboration / Clarification	
94	1/21/2016 Letter	Dean Brennan	42	Page 42 – Suggest new policy – Require new development, and where appropriate, existing development to satisfy local complete streets design standards.	Discussed with commenter: Page 54 – Policy 1.4.1.f – Chandler’s standards results in complete streets.	New Policy	
95	2/10/2016	Staff	45	Add source to Table 1	GP modified as suggested	Elaboration / Clarification	

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96	1/25/2016	Email	Eshe Pickett	46	Page 46, paragraphs 1-2 – “Retrofitting existing roadways in older parts of Chandler where roadway width is insufficient will be difficult” – Main roads (such as McClintock) that do not have bike lanes should be identified and a plan developed – can there be mention made of the roads that do have plans to expand/include lanes? The traffic calming measures should be pulled into a table similar to that in Table 1.	Discussed with commenter: Transportation Master Plan, which provides more specific policy address these issues.	Elaboration / Clarification
97	1/25/2016	Email	Eshe Pickett	46	Page 46, The traffic calming measures should be pulled into a table similar to that in Table 1.	GP modified by adding an informational box on the margin of the page that identifies different types of traffic calming measures.	Elaboration / Clarification
98	2/10/2016		Staff	47	Add source to Table 2. Check LRT – 600 passengers	GP modified as suggested	Elaboration / Clarification
99	1/25/2016	Email	Eshe Pickett	47	Page 47, final 2 paragraphs – Rural Road is an odd street for transit given that it dead ends @Rural & Chandler Blvd. and becomes Scottsdale Rd. The Transit Oriented development paragraph (final paragraph) should be moved to the appendix and defined or located on page 41 with the defining term.	Discussed with commenter: High Capacity Transit Corridors were studied and designated in 2003 (study identified on page 48). Rural Road provides an important regional connection to the north (Tempe).	Elaboration / Clarification
100	2/10/2016		Staff	48	Add “railroad” in 3 rd to last line of paragraph after Union Pacific.	GP modified as suggested	Formatting, Grammar, or Typo
101	1/25/2016	Email	Eshe Pickett	48	Page 48, 2 nd to last paragraph – “Development Projects” include language specifying the type of additions that are made for pedestrians and bikes, e.g. racks, access pathways instead of full walls along major streets, etc.	GP modified as suggested	Elaboration / Clarification
102	1/25/2016	Email	Eshe Pickett	50	Page 50 – Table 3 formatting is cut off in printing.	Discussed with commenter: May be a printing/formatting issue.	Formatting, Grammar, or Typo
103	1/25/2016	Email	Eshe Pickett	53	Page 53, paragraph 1 – “supports tourism” does it really support tourism? Do commercial flights come in through Chandler municipal airport or is this an aspirational statement? The graphic is not very helpful/impactful, it would be nice to include the type and frequency of annual operations.	GP modified by deleting “and supports tourism”, and elaborating more on airport operations (type of flights, etc.)	Elaboration / Clarification
104	2/10/2016		Staff	54	1.4.1.c – add “s” to freeway	GP modified as suggested	Formatting, Grammar, or Typo
105	1/19/16	Public Meeting	Meeting Attendee	54	Page 54, Policy F – Shade and seating should also be along collector streets that connect to transit stops. Additionally along canals and trails.	GP modified as suggested	Elaboration / Clarification
106	1/21/2016	Letter	Dean Brennan	54	Page 54 – Modify 1.4.2f – add – lighting	GP modified as suggested	Elaboration / Clarification
107	1/21/2016	Letter	Dean Brennan	54	Page 54 – Add Policy – Require transit oriented development (TOD) to satisfy minimum density and intensity development standards to support the local transit system.	Discussed with commenter: More specific policies such as those suggested will be determined during area plan preparation.	New Policy
108	1/21/2016	Letter	Dean Brennan	55	Page 55 – change title to Pedestrians and Bicyclists	GP modified as suggested	Formatting, Grammar, or Typo
109	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy - Working with the Chandler Unified School District, Gilbert Unified School District, Mesa Unified School District, Kyrene Elementary School District, and Tempe Union High School District, develop safe walking routes and disseminate walking maps through neighborhoods to all schools	Discussed with commenter: Already addressed in Policy 1.4.3.h	New Policy
110	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy – Include tree and shade canopy as critical infrastructure along pedestrian and multi-use paths.	Discussed with commenter: Already addressed in Policy 1.6.1e page 68	New Policy
111	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy – Encourage use of signage, maps and other wayfinding methods for pedestrians and bicyclists.	GP modified as suggested	New Policy
112	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy – Incorporate the use of multi-modal level of service measures in transportation.	Discussed with commenter: Too programmatic for general plan policy.	New Policy
113	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy – Prioritize street sweeping along bike paths and bike routes within street maintenance operations.	Discussed with commenter: Too programmatic for general plan policy.	New Policy
114	1/21/2016	Letter	Dean Brennan	55	Page 55 – Add the following new policy – Encourage appropriate location of key community destinations to increase connectivity for pedestrians and bicyclists.	Discussed with commenter: See page 26 1.1.2.c and page 68 1.6.h	New Policy

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115	2/10/2016		Staff	56	Figure 11 – Add Chandler to key; also check on footnote	GP modified as suggested	Formatting, Grammar, or Typo
116	2/10/2016		Staff	59	Check Figure 15 – what are these numbers? Percentages? Clarify	GP modified as suggested	Formatting, Grammar, or Typo
117	1/25/2016	Email	Eshe Pickett	59	Page 59 – The graphic only compares Phoenix, which is odd, because figure 58 compares all of the other East Valley cities. I get that it is space constraining, but if we are going to make comparisons, we should be consistent.	Discussed with commenter: Will check on this.	Formatting, Grammar, or Typo
118	1/25/2016	Email	Eshe Pickett	62	Page 62, paragraph 4 – Why no mention of the other School Districts, e.g. Kyrene, Mesa? Kyrene is an A-rated district.	GP modified by adding reference to Kyrene School District and clarifying CUSD largest in (enrollment?, geographic area?).	Elaboration / Clarification
119	1/25/2016	Email	Eshe Pickett	63	Page 63, Item I – Consider listing high speed fiber/etc. and network as infrastructure here as it is no longer a luxury, it is a necessity on the order of all utilities listed.	GP modified as suggested	Elaboration / Clarification
120	1/21/2016	Letter	Dean Brennan	63	Page 63 – Modify 1.5.a – comment – Focus on the concept of Healthy Chandler as a key component of the recruiting process.	Discussed with commenter: Too programmatic for general plan policy. Added text on page 64 – replaced sentence starting “The Mayor’s healthy ...” with the following “Chandler’s focus on healthy living is attractive to businesses looking to relocate. A city’s quality of life for their employees is important as well as the company’s ability to attract skilled employees.” A community health focus.	Elaboration / Clarification
121	1/21/2016	Letter	Dean Brennan	63	Page 63 – Add “vacant” to policy 1.5.b	GP modified as suggested	Elaboration / Clarification
122	1/21/2016	Letter	Dean Brennan	63	Page 63 – Add sentence to 1.5.f – Provide connectivity for pedestrians and bicyclists to provide visitors with options for beings.	Discussed with commenter: Not needed because we are improving connectivity for everyone.	Elaboration / Clarification
123	1/21/2016	Letter	Dean Brennan	63	Page 63 – Add sentence to 1.5.h – Identify potential interim uses for vacant parcels such as market and community gardens.	Discussed with commenter:	Elaboration / Clarification
124	1/21/2016	Letter	Dean Brennan	63	Page 63 – Modify 1.5.i – to read - ... , water and multimodal transportation system) ...	GP modified as suggested	Elaboration / Clarification
125	1/21/2016	Letter	Dean Brennan	63	Page 63 – Modify 1.5.m – add sentence – Consider the opportunities for farmers markets can serve as small business incubators.	Discussed with commenter: Added text under Access to Healthy Food on page 64 as last sentence – Farmers markets can also serve as small business incubators supporting new entrepreneurs with customer exposure for their products.	Elaboration / Clarification
126	1/21/2016	Letter	Dean Brennan	64	Page 64 – Healthy Chandler – include a sentence highlighting the trails system as well as the pedestrian systems that exist as a result of the extensive sidewalk infrastructure system in Chandler. Include a policy that expresses the potential for preparing Health Impact Assessments.	GP modified but did not include a specific policy. Added sentence end of 1 st paragraph – The city will strive to monitor and measure the healthy impacts of policies, plans, programs, and projects.	Elaboration / Clarification
127	1/25/2016	Email	Eshe Pickett	64	Page 64, paragraph 3 – “Full-service grocery store” language is very much a recommendation, this should be strongly worded to imply that policy should be built around this, as is the case with parks in a square mile, etc.	GP amended by adding the following text to policy 1.6.a, page 68, “...food supply and nutrition within close proximity to residential neighborhoods”.	Elaboration / Clarification
128	2/10/2016		Staff	65	Blue box text is cut off - fix	GP modified as suggested	Formatting, Grammar, or Typo
129	1/25/2016	Email	Eshe Pickett	65	Page 65, paragraph 1 – Why isn’t the environmental center mentioned, is it not part of Parks and Rec? (Veterans Oasis Park is mentioned on page 70).	GP modified as suggested	Elaboration / Clarification
130	1/25/2016	Email	Eshe Pickett	65	Page 65, add text about the regional and community parks (tumbleweed park, veteran’s oasis park, desert breeze, Snedigar sports complex, Espee park and the range of amenities that they provide – urban lakes, splash pads, ball fields, ramadas, etc.	GP modified as suggested	Elaboration / Clarification
131	1/19/16	Public Meeting	Meeting Attendee	68	Healthy Chandler – Consider language regarding shade along canals and ensure connectivity of destinations along trails and/or canals.	GP modified, Policy 1.6.e on page 68	Elaboration / Clarification
132	1/21/2016	Letter	Dean Brennan	68	Healthy Chandler Policies – page 68 – Propose grouping policies	GP modified as suggested	Formatting, Grammar, or Typo

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133	1/21/2016	Letter	Dean Brennan	68	Proposed goal – Maximize the benefits to community health in all recreation offerings.	Discussed with commenter:	New Policy
134	1/21/2016	Letter	Dean Brennan	68	Modify 1.6.a – to read – Provide access to healthy food and support nutrition programs and projects that encourage healthy eating.	GP modified: Policy 1.6.a (keeping revisions in response to Eshel's comment) "Encourage access to healthy food within close proximity to residential neighborhoods and support nutrition programs and projects that encourage healthy eating."	Elaboration / Clarification
135	1/21/2016	Letter	Dean Brennan	68	Modify 1.6.b – add - ...gardens particularly for underserved neighborhoods.	Discussed with commenter: Intent is to keep the policy broad.	Elaboration / Clarification
136	1/21/2016	Letter	Dean Brennan	68	Modify 1.6.c – add - ...consumption and investigate the potential for establishing a food hub.	Discussed with commenter: Intent is to keep the policy broad.	Elaboration / Clarification
137	1/21/2016	Letter	Dean Brennan	68	Proposed Policy – Encourage the development of urban agriculture through policies and programs that focus on local food sourcing. Work with local companies and hotels to purchase locally produce, fresh, chemical free, produce.	Discussed with commenter: We have not received wide support to preserve urban agricultural operations.	New Policy
138	1/21/2016	Letter	Dean Brennan	68	Proposed Policy – Establish a communitywide walkability standard of ¼ mile for access to healthy food.	Discussed with commenter: Too programmatic for the GP	New Policy
139	1/21/2016	Letter	Dean Brennan	68	Proposed Policy – Prepare a healthy lifestyle plan and establish a healthy food advisory committee.	Discussed with commenter: Too programmatic for the GP	New Policy
140	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.e – to read – Add shade, mile markers, wayfinding, health tips and other amenities...	GP modified as suggested	Elaboration / Clarification
141	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.f – to read – Encourage pedestrian and bicyclist-oriented...	GP modified as suggested	Elaboration / Clarification
142	1/21/2016	Letter	Dean Brennan	68	Page 68 – Add sentence to 1.6.g to read – Explore opportunities to convert parks to smoke-free or to develop designated smoking areas.	Discussed with commenter: Too programmatic for the GP	Elaboration / Clarification
143	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.h to read – Enhance and expand the existing system of linked...	GP modified as suggested	Elaboration / Clarification
144	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.i to read – Maximize and promote the...	GP modified as suggested	Elaboration / Clarification
145	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.j by adding to the end of sentence – and identify opportunities to establish smaller neighborhood parks.	Discussed with commenter: The Parks and Recreation Master Plan handles these issues.	Elaboration / Clarification
146	1/21/2016	Letter	Dean Brennan	68	Page 68 – Replace 1.6.k with the following: When renovating or redeveloping parks and recreation facilities consider: - Amenities that support healthy activity and social interaction in older populations, - Facilities that minimize playground accidents. Creating new and enhancing existing safe non-motorized connections between parks, schools, other destinations and neighborhoods to promote walking and bicycling.	Discussed with commenter: Too specific for the general plan.	Elaboration / Clarification
147	1/21/2016	Letter	Dean Brennan	68	Page 68 - Modify 1.6.l – Comment: These are all passive and do not promote walking, which in the case of seniors, is probably the best exercise. They also don't promote social activity, which is also important to seniors. Frankly, these also don't meet the needs of teens. Why call these types of amenities out?	Discussed with commenter: These suggestions came directly from the public input received during the process. Modified text to read – Expand recreation facilities and health and wellness programs (both active and passive) and local unique offerings that address amenity gaps and changing demographics.	Elaboration / Clarification
148	1/21/2016	Letter	Dean Brennan	68	- Page 68 - Modify 1.6.m – to read - ... services and facilities and space for other neighborhood activities.	GP modified to read ... services, facilities, and other neighborhood activities.	Elaboration / Clarification
149	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.n – to read – Pursue partnerships/collaborations with ...	GP modified as suggested	Elaboration / Clarification
150	1/21/2016	Letter	Dean Brennan	68	Page 68 – Modify 1.6.o – to add to end of sentence - ...including information on nutrition and healthy eating.	Discussed with commenter: Too programmatic for the GP	Elaboration / Clarification
151	1/21/2016	Letter	Dean Brennan	68	Page 68 – New Policy – Encourage the integration of specific programs to educate people about health and leading healthy lifestyles into recreation programming.	Discussed with commenter: Addressed in Policy 1.6.l	New Policy
152	1/21/2016	Letter	Dean Brennan	68	Page 68 – New Policy – Integrate opportunities to promote health into the city's parks and recreation master plan.	Discussed with commenter: Too programmatic	New Policy
153	1/21/2016	Letter	Dean Brennan	68	Page 68 – New Policy – Inform people about the benefits of exercise with interpretive signing along canals, trails and paths.	Discussed with commenter: Modified 1.6.e addresses this issue.	New Policy

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154	2/10/2016		Staff	71	Last paragraph – period after Maricopa County in the second line.	GP modified as suggested	Formatting, Grammar, or Typo
155	1/25/2016	Email	Eshe Pickett	72	Page 72 – Question – are residents in floodplain areas notified of the subsidies?	GP amended by rewording the second sentence to state that Chandler's participation in FEMA's rating system reduces flood insurance premiums.	Elaboration / Clarification
156	2/10/2016		Staff	73	Suggest deleting 2.1.c – doesn't support this chapter.	GP modified as suggested. Similar policy already included on page 76 (2.2.d)	Elaboration / Clarification
157	1/21/2016	Letter	Dean Brennan	73	Page 73 – Modify 2.1.a – to add to end - ...specifically seniors and low income residents.	Discussed with commenter: Limits the intent of the policy.	Elaboration / Clarification
158	1/21/2016	Letter	Dean Brennan	73	Page 73 – Modify 2.1.b – Change “Support” to “Implement” and Change “efforts” to “regulations”	GP modified as suggested	Elaboration / Clarification
159	1/21/2016	Letter	Dean Brennan	73	Page 73 – Modify 2.1.c by adding to end of sentence - ...including distributed solar power generation.	Discussed with commenter: Limits the intent of the policy.	Elaboration / Clarification
160	1/21/2016	Letter	Dean Brennan	73	Page 73 – Modify 2.1.d by adding to end of sentence – that support both physical and mental health.	Discussed with commenter: Limits the intent of the policy.	Elaboration / Clarification
161	2/10/2016		Staff	73	Add new Policy: “Encourage adequate buffering, shielding, or proper site planning to help mitigate noise and lighting disturbance to sensitive land uses.”	GP modified as suggested	New Policy
162	2/10/2016		Staff	74	Last paragraph, add sentence about carbon footprint to align with the policy - ...efficient building design in order to reduce the carbon footprint. A carbon footprint is historically defined as “the total sets of greenhouse gas emissions caused by an organization, event, product, or individual.” Public outreach...	GP modified as suggested	Elaboration / Clarification
163	1/16/2016	Website	Steve Fanning	76	On page 76 of the draft general plan, item 2.2b states, “Identify corridors to co-locate new utilities, such as existing utility corridors, railways, canals, and transportation routes.” While I generally agree with this statement and strongly agree with the need to define future growth utility corridors, I don't see any maps with the defined corridors in the draft general plan. So what purpose does this statement serve? Is it simply to say the city's policy is to identify corridors and that they will in some future city Council meeting? I'm glad we are moving forward on this topic, but I'd like to understand the exact routes or process to define them so that I may participate.	Responded via email with the following: The GP does not define specific routes for utility corridors. Chandler's General Plan has always been very broad and not site specific, even when addressing future land use. Other processes separate from the General Plan, will determine specific utility corridor routes. One example of such a separate process is the current initiative by SRP to extend power lines. The intent of policy 2.2.b on page 76 of the draft General Plan (Identify corridors to co-locate new utilities, such as existing utility corridors, railways, canals and transportation routes) is to suggest existing corridors (railways, existing utility corridors, etc.) that may be more appropriate for utilities. In SRP's example, their process of identifying a specific utility route for the new power line would take this policy into consideration and through that process, identify a specific route.	Elaboration / Clarification
164	2/10/2016		Staff	78	Replace First paragraph, page 78 (this information is from the city's Drought Plan (4/20/15); “Chandler has a diversified water supply. Salt and Verde River water supplies come from the SRP, Roosevelt Water Conservation District and new conservation storage (NCS) constructed at Roosevelt Dam. Salt and Verde surface water is stored in reservoirs and delivered through a series of canals to the city's Pecos Surface Water Treatment Plant. SRP can also pump groundwater through a series of wells for distribution.”	GP modified as suggested	Elaboration / Clarification
165	2/10/2016		Staff	79	3 rd paragraph, 2 nd line delete “and” - ...and incorporate updated information	GP modified as suggested	Formatting, Grammar, or Typo

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166	1/25/2016	Email	Eshe Pickett	84	General Note – Notably absent is a “disaster preparedness and response” section. I think it is important to address what happens in the event of a natural or manmade disaster in a single section. There are items sprinkled throughout, but I think it is worth considering consolidating those into a single area. Places that touch on this: Page 77 – Drought Management, Page 95 – Maintenance & Safety – This section is really important, but hardly provides any solid content and there is space to do so. Recommend expanding this to better outline the city’s vision for safety and maintenance as, right now, this seems like an afterthought. Areas to think of including: combine police, first responders, map, pulling them out of where they are – map page 90	GP modified by elaborating on the Emergency Operations Plan, page 84: “Safety” section on Page 84.	Elaboration / Clarification
167	2/10/2016		Staff	85	3 rd line change – As the South Price...	GP modified as suggested	Elaboration / Clarification
168	2/10/2016		Staff	85	Add to first paragraph, after 2 nd sentence page 85: ...will be required. Developments will need to incorporate safety design principles and continue to provide adequate access for emergency response personnel as the city grows taller and denser. South Price Road...	GP modified as suggested	Elaboration / Clarification
169	1/19/2016	Public Meeting	Meeting Attendee	86	Page 86, Policy J – Change to read – Ensure public services meet community needs at build-out or during redevelopment.	GP modified as suggested	Elaboration / Clarification
170	2/10/2016		Staff	87	Fix orange box text cut off	GP modified as suggested	Formatting, Grammar, or Typo
171	2/10/2016		Staff	88	Under “Technology”, 2nd paragraph, change last line - ...congested roadways and accidents.	GP modified as suggested	Elaboration / Clarification
172	2/10/2016		Staff	90	Page 90, Public Buildings and Facilities Map – add to text in the legend “See Downtown Districts and Public Buildings Map (Growth Areas section)”	GP modified as suggested	Elaboration / Clarification
173	1/25/2016	Email	Eshe Pickett	93	Public Schools Map is oddly located. It should move to after page 94.	GP modified as suggested.	Formatting, Grammar, or Typo
174	1/25/2016	Email	Eshe Pickett	94	Page 94, paragraph 5 – Consider expansion of programming, partnerships with Parks & Recreation.	GP modified as follows: Last sentence on page to be 1 st sentence of new paragraph – As populations and demographics shift, and the number of charter schools increases, school districts might need to transition the use of some facilities. The city should continue its partnership with school districts and evaluate the potential reuse of those facilities for the expansion of programs or services that might be needed for residents in the area.	Elaboration / Clarification
175	2/10/2016		Staff	94	Add sentence to 1 st paragraph under schools – “UofA offers classes in the Downtown Chandler Community Center.”	GP modified as suggested	Elaboration / Clarification
176	1/19/16 Public Meeting		Meeting Attendee	96	Page 96 – Consider including a policy about the Community College being an economic engine and provides important workforce training. Consider adding the Community College to the schools map.	GP modified - Policy 1.5.I on page 63. Community College is already included on schools map	Elaboration / Clarification
177	2/10/2016		Staff	97	Page 97, 1 st line of 2 nd to last paragraph, change to “Chandler’s system development fees and financial needs...”	GP modified as suggested	Elaboration / Clarification
178	2/10/2016		Staff	98	Page 98, 3.3.b, change impact fees to “system development fees”	GP modified as suggested	Elaboration / Clarification
179	2/10/2016		Staff	101	Page 101, reword the definition of Adaptive Reuse to the following: The process of reusing underutilized buildings for a purpose other than which it was originally built for. The Adaptive Reuse Overlay District is a zoning district that facilitates the reuse of underutilized properties by modifying site development standards that otherwise make the reuse of those properties economically unfeasible.	GP modified as suggested	Elaboration / Clarification
180	2/10/2016		Staff	101	Page 101, Amendment, Major – reword to: Any proposal that would result in a substantial alteration of the land uses and/or policies of this general plan, and complies with the criteria identified in the Amendments section of this general plan.	GP modified as suggested	Elaboration / Clarification
181	2/10/2016		Staff	101	Page 101, delete definition of American Association of State highway and Transportation officials	GP modified as suggested	Elaboration / Clarification
182	2/10/2016		Staff	102	Page 102, delete 2 nd paragraph under Commercial Office	GP modified as suggested	Elaboration / Clarification
183	2/10/2016		Staff	102	Page 102, reword definition of Chandler Municipal Planning Area to: Municipal Planning Area – Expanded territory, beyond the current municipal boundaries, which encompasses unincorporated parcels, which in the future may or may not be incorporated into the city, and for which the ultimate boundary is established by intergovernmental agreements with adjacent municipalities.	GP modified as suggested	Elaboration / Clarification
184	2/10/2016		Staff	102	Page 102, delete definitions for Community Development Block Grant, County Island, and Community Emergency Response Team.	GP modified as suggested	Elaboration / Clarification

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185	2/10/2016		Staff	103	Page 102, reword Capital Improvement Plan as follows: Capital Improvement Program (CIP) This document serves as a multi-year planning instrument to identify needs and financing sources for public infrastructure improvements. It also informs City residents of how the City plans to address significant capital needs over the next ten years.	GP modified as suggested	Elaboration / Clarification
186	2/10/2016		Staff	103	Page 103, delete definition s for Creative District, Development Entitlements, and Healthcare Related Uses	GP modified as suggested	Elaboration / Clarification
187	2/10/2016		Staff	103	Page 103, reword title of Development Fees to: System Development Fees	GP modified as suggested	Elaboration / Clarification
188	2/10/2016		Staff	103	Page 103, reword definition of Elements to: The principal components, or topical subjects required by state statutes to be addressed in the general plan.	GP modified as suggested	Elaboration / Clarification
189	2/10/2016		Staff	103	Page 103, reword definition of Growth Area to: An area that is particularly suitable for planned multimodal transportation and infrastructure expansion, and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial.	GP modified as suggested	Elaboration / Clarification
190	2/10/2016		Staff	103	Page 103, reword definition of General Plan to: A comprehensive set of broad policies that guides development, and an expression of the community's vision and aspiration. State law requires the general plan to be updated or readopted at least once every 10 years, and must be ratified by voters after Council adoption. The number of elements required to be addressed varies according to the population size. Chandler's general plan is required by state law to address 17 elements ranging in subject (e.g., land use, water resources, safety, public buildings, and facilities).	GP modified as suggested	Elaboration / Clarification
191	2/10/2016		Staff	104	Page 104, delete definitions of Innovation-Based Companies, and Innovation Zones,	GP modified as suggested	Elaboration / Clarification
192	2/10/2016		Staff	105	Page 105, reword definition of Land Use to: Designations for how properties are to be used. The general plan designates broad land use categories (see Future Land Use Plan) that allow a variety of more specific land uses within each broad category. Area plans, such as those referenced in this general plan, identify planned locations for more specific land uses.	GP modified as suggested	Elaboration / Clarification
193	2/10/2016		Staff	105	Page 105, reword definition of Large Office Development to: Large Office Developments are characterized by taller, more intense, multistory buildings, corporate offices, or multi-tenants.	GP modified as suggested	Elaboration / Clarification
194	2/10/2016		Staff	105	Page 105, add the following sentence to the definition for Mid-Rise Development: "Such building heights must be reviewed and approved following the guidelines in the Mid-Rise Development Policy."	GP modified as suggested	Elaboration / Clarification
195	2/10/2016		Staff	106	Page 106, reword definition of Planned Area Development to: A tailored zoning designation that accommodates the flexibility needed for varying circumstances and is utilized to fulfill the policies and objectives of the general plan. Hence, one PAD zoning designation may vary considerably from another.	GP modified as suggested	Elaboration / Clarification
196	2/10/2016		Staff	106	Page 106, delete definitions of Residential Development Entitlements and Residential Enterprise Zone	GP modified as suggested	Elaboration / Clarification
197	2/10/2016		Staff	107	Page 107, delete definition of Vision Statement	GP modified as suggested	Elaboration / Clarification
198	2/10/2016		Staff	Entire Plan	Throughout document need consistency with title: City of Chandler Transportation Master Plan Update 2010 - Pages 46 (2x), 48 (2x), 49, 50, 115. Could probably delete City of Chandler.	GP modified as suggested	Formatting, Grammar, or Typo
199	2/10/2016		Staff	Entire Plan	Throughout document need consistency with: Capital Improvement Program (CIP) - Pages 8, 9, 65, 75, 97, 98 CIP Definition on page 102	GP modified as suggested	Formatting, Grammar, or Typo
200	1/14/2016	Website	Adam Smith	N/A	Greetings, I'm very concerned about the news of potential development in Chandler involving more apartment complexes. There are already several complexes with hundreds of units, yet additional proposals are actively being discussed? One is apparently on the SE corner of Chandler Heights and AZ Avenue. I understand there is another on McQueen and Germann. I cannot fathom why our city government would consider approving these developments. The number of units is staggering for such a small area of the city. I'm concerned about traffic, crime, and quality of life in our city. Please do not approve complexes that are billed to be "luxury" residences, when these development quickly deteriorate and bring a host of issues and problems. The developments on the NE corner of AZ Avenue and Queen Creek are monstrosities. We don't need more of the same.	PSA sent Thank You Referred to David de la Torre. The GP addresses this issue by requiring transition and compatibility between new and existing developments (policies 1.1.2.k-n, pages 26-27).	General (Not Page Specific)
201	1/15/2016	Email	Moe Wakefield	N/A	See attached - Provided as a separate attachment because the comment size exceeds the maximum row height allowed in ms excel.	Discussed with commenter: Met with Moe to talk about how the GP is applied to rezoning cases such as the hypothetical example provided.	General (Not Page Specific)
202	2/8/2016	Email	Moe Wakefield	N/A	See attached - Provided as a separate attachment because the comment size exceeds the maximum row height allowed in ms excel.	Discussed with commenter: Prior to the 60-day review period, David discussed the issue with Moe and together crafted policy 1.1.2.k Protect the low-density residential character of large lot neighborhoods. (already in the GP, p. 26)	General (Not Page Specific)

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203	2/11/2016	Email	Moe Wakefield	N/A	See attached - Provided as a separate attachment because the comment size exceeds the maximum row height allowed in ms excel.	Discussed with commenter: Prior to the 60-day review period, David discussed the issue with Moe and together crafted policy 1.1.2.k Protect the low-density residential character of large lot neighborhoods. (already in the GP, p. 26)	General (Not Page Specific)
204	2/18/2016	Email	Moe Wakefield	N/A	See attached - Provided as a separate attachment because the comment size exceeds the maximum row height allowed in ms excel.	Discussed with commenter: Prior to the 60-day review period, David discussed the issue with Moe and together crafted policy 1.1.2.k Protect the low-density residential character of large lot neighborhoods. (already in the GP, p. 26)	General (Not Page Specific)
205	1/15/2016	Email	Stephen Mason	N/A	I was hoping to see more specific details regarding the neighborhood directions-specifically the rumor going around that the City will attempt to deed over the alley splits to the homeowners. And accompanying that would be taking away our trash collections in the alleys and reducing the container sizes. Any discussions/plans in that direction? I understand it has been suggested.	Responded via email: Policy "J" on page 41 of the draft that states that any future treatment of and/or elimination of alleys will be worked out together with neighborhoods and property owners. A specific treatment of alleys is not suggested in the GP.	General (Not Page Specific)
206	1/18/2016	Website	Gary Arnieri	N/A	Hi! We have been south Chandler residents for over 5 years & absolutely love our town! As great as it is, though we do have two concerns/suggestions for the GP. 1) We would like to see more restaurants and shopping in south Chandler to accommodate all the housing (especially high density apartments) going up. These really seem to be in short supply & most existing restaurants already have wait times even during the week. The town we moved from had a "restaurant row" & we feel the space on the NW corner of Gilbert and Queen Creek would be ideal for something like this. Our second concern is accessing the 202 westbound from Gilbert Rd northbound. It is almost impossible to drive from Queen Creek Rd to the 202 entrance ramp without getting stopped by each traffic light in that span of Gilbert Rd, including the 2 lights before and after the 202 bridge. With all the office spaces and other business opening near the airpark this will only get worse. Thanks for hearing our concerns!	PSA sent Thank You Referred to David de la Torre. Downtown policies support more restaurants and shopping (p. 34). Policy 1.4.1.c states, "Provide a comprehensive street network that allows residents to get to the regional freeway efficiently". The City will continue to strive to make the streets transportation system as efficient as possible.	General (Not Page Specific)
207	1/19/2016	Public Meeting	Meeting Attendee	N/A	The 60-Day Draft Review Plan is excellent. I have specific policy comments that I shared at the January 19 th Planning Forum, but will also submit my suggestions in writing. Well Done!	Discussed at public meeting.	General (Not Page Specific)
208	1/19/2016	Public Meeting	Meeting Attendee	N/A	Mentioned Concerns at Public Meeting – Concerned about the intimidation for citizens to be able to make comment or influence the development process. Concerns: traffic, safety, policing, schools, affordability, maintenance, valuing more than the Price Road Corridor, air quality, water, doing the general plan now when we are doing a special census, vacancy creates problems, retail trends are changing, commercial rush, and what is our "Plan B" when the next crash occurs again.	Discussed at public meeting.	General (Not Page Specific)
209	1/21/2016	Letter	Dean Brennan	N/A	Submitted letter dated January 21, 2016 on behalf of the Arizona Alliance for Livable Communities (AALC) and the Arizona Partnership for Health Communities (APHC).	Met with Dean to discuss comments on February 4, 2016	N/A
210	1/15/2016	Website	Heather McGinn	N/A	To whom it may concern: I would like to express my concern with the plan of adding more apartment complexes. I am concerned about taking up every last open field in Chandler and adding a multitude of complexes will add to overcrowding, increased traffic, possible issue with school capacity and increase in crim. We have a great community but the building has really exploded in the past year and think we need to take a step back.	PSA sent Thank You Referred to David de la Torre. The GP addresses this issue by requiring transition and compatibility between new and existing developments (policies 1.1.2.k-n, pages 26-27).	General (Not Page Specific)