

PLANNING LAB

September 4, 2015 lab notes

Talking Maps!

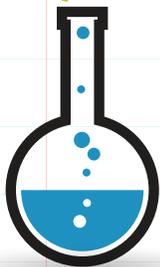
Chandler General Plan Update is more than the Future Land Use Map. The Plan text which includes policies, definitions, and development intentions is as important (maybe more) than the map that depicts graphically the locations for various land uses. That one map is only part of the story.

The plan will include the following maps

- Future land use (graphical depiction illustrating planning designations)
- Growth areas (targeted areas suitable for planned multimodal transportation and infrastructure expansion in support of economic growth)
- Downtown Chandler Growth Area (identifying various subareas and districts)
- Parks and open space
- Public buildings and facilities
- Public Schools



The Future Land Use Map is not the zoning map. The land use designation boundaries as depicted on the future land use map do not coincide with property line boundaries or parcels. The future land use map coupled with the text and policy guidance provided in the general plan is intended to be a strategic planning tool for future development decision making.



Future Land Use Classifications

Neighborhoods is a classification on the future land use map that includes a range of residential along with the supportive services such as public facilities, commercial, offices, and schools or other institutions. The general plan text includes policies that describe how these different land uses should be arranged.

Regional Commercial is a classification on the future land use map that indicates where major regional commercial developments should locate, such as large malls and commercial that draw people from a longer distance than just the immediate neighborhood. Smaller shopping centers are included in the *Neighborhood* classification.

Employment is a classification on the future land use map and depicts major employers or large industrial/business parks and industrial employment areas. Appropriate residential and commercial could be allowed in these areas in accordance with the policies in the general plan. Small offices or businesses can be allowed in the *Neighborhoods* and *Regional Commercial* designation but must follow the policies outlined in the general plan.

Recreation/Open Space is a classification on the future land use map that represents the location of public parks and open space that is greater than approximately five acres in size. The general plan policies indicate how private open space and recreation must be developed in *Neighborhoods*.