



CHANDLER
GENERAL PLAN
2016 *a vision refined*

General Plan 2016

60-DAY REVIEW DRAFT - PUBLIC PLANNING FORUMS
JANUARY 2016



General Plan Update Overview

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

What is a General Plan?

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



What is a General Plan?

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

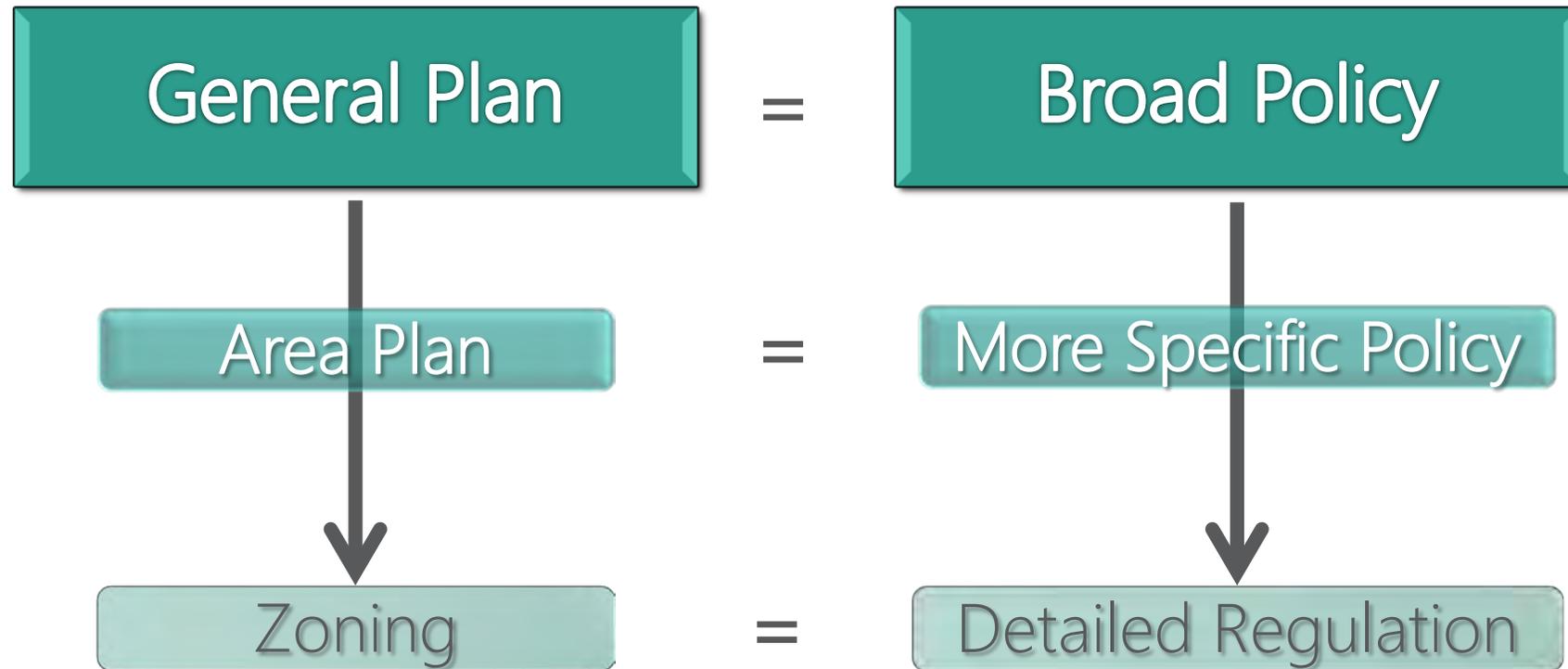


Why Update the General Plan?

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

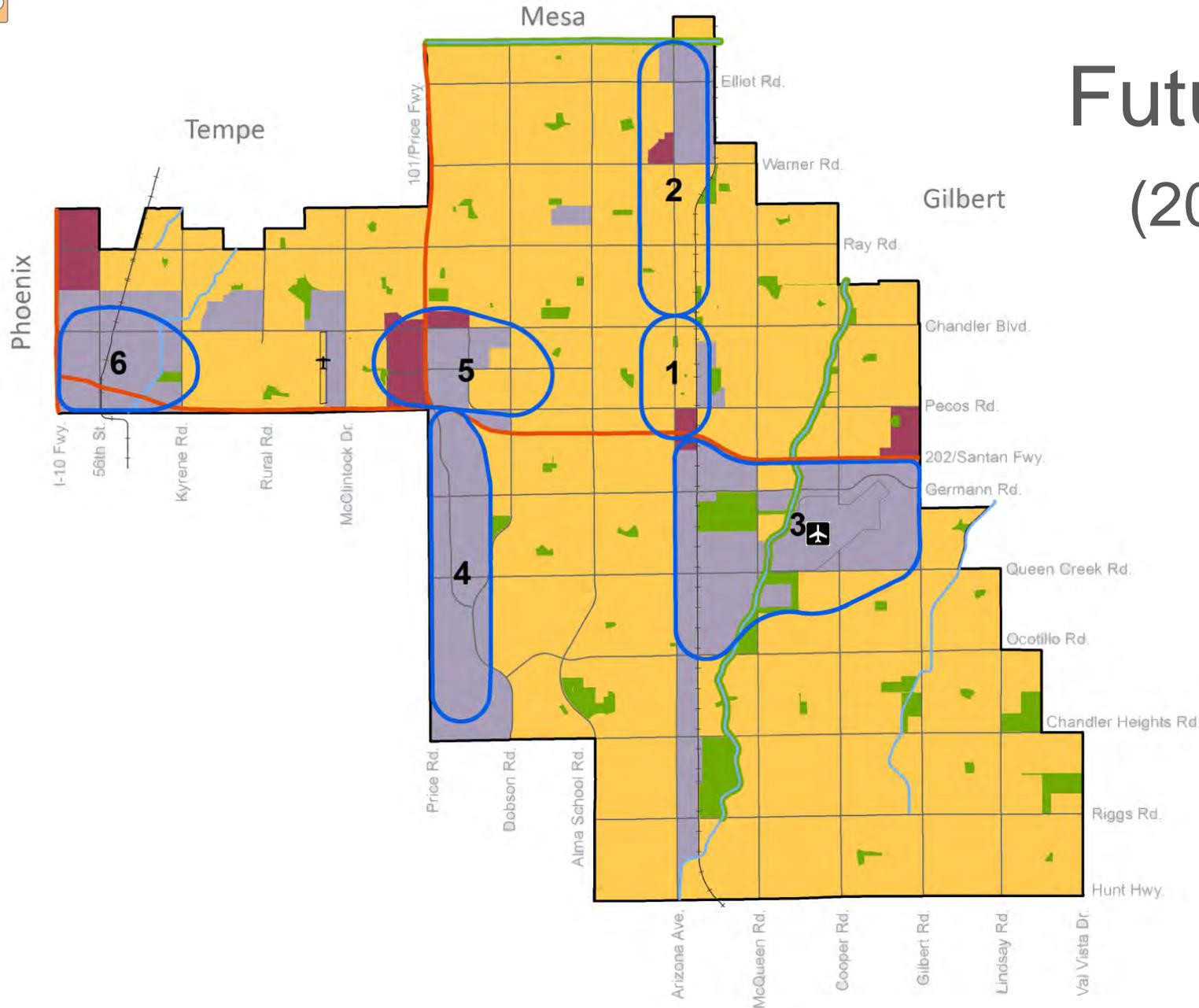


Hierarchy of Planning





Future Land Use Plan (2016 Draft General Plan)



- Four basic land use categories
- Six growth Areas
- Broad & strategic guidance



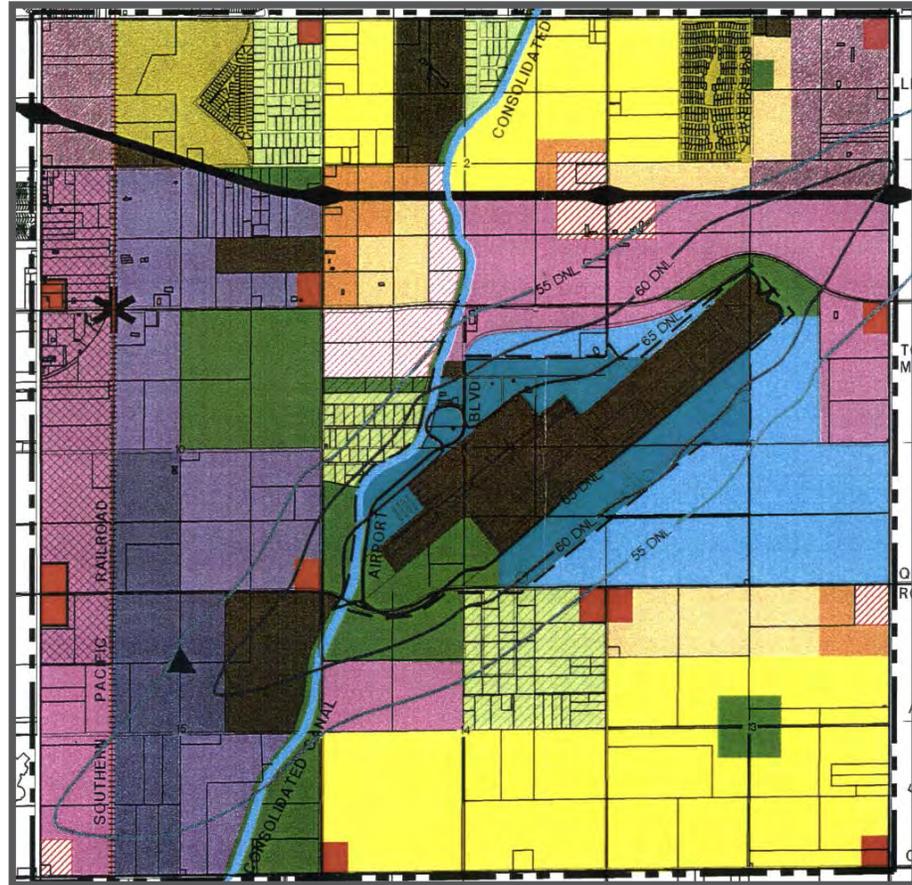
Broad Policy

General Plan



More Specific Policy

Airpark Area Plan

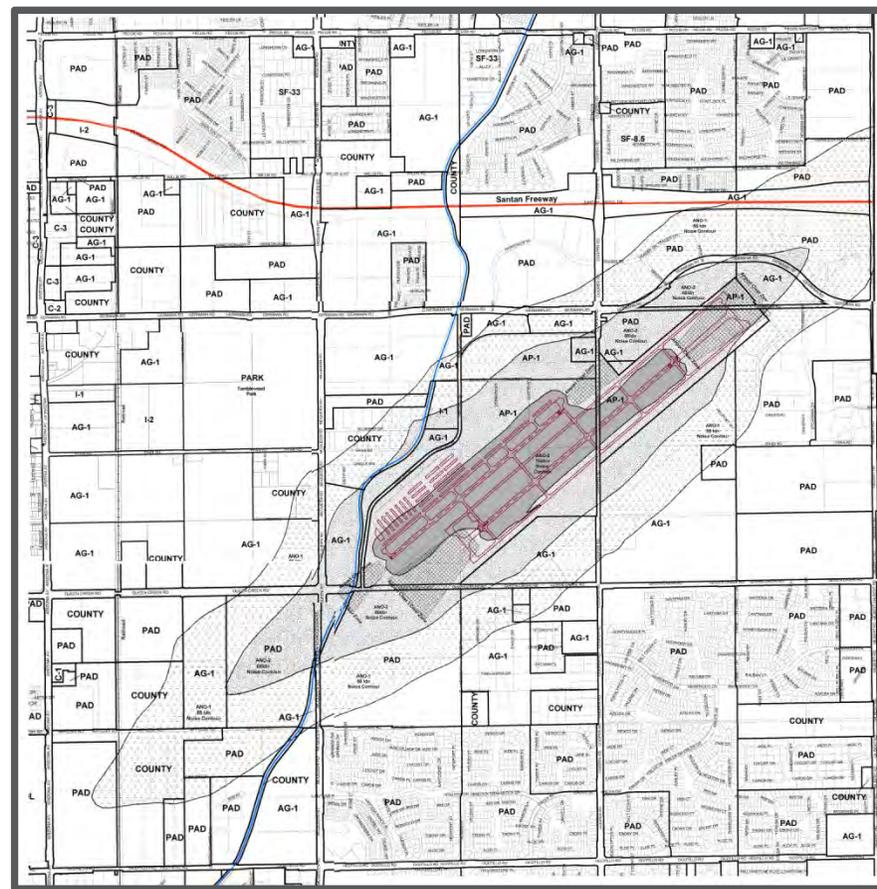
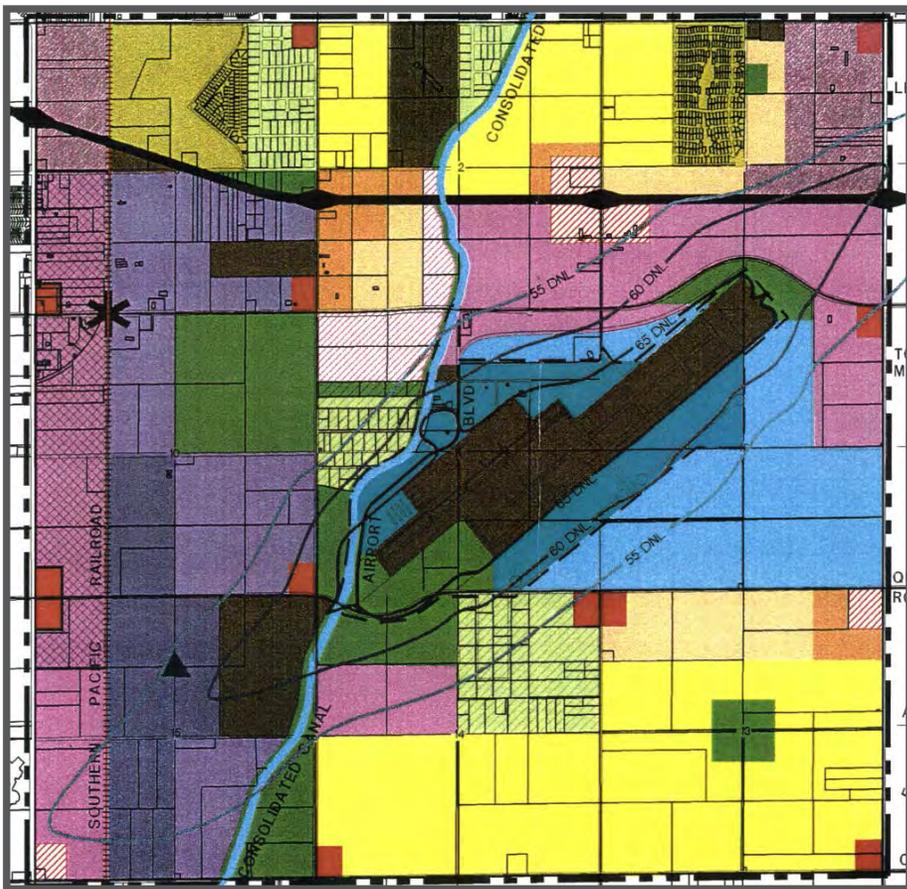


More Specific Policy

Airpark Area Plan

Detailed Regulation

Zoning



General Plan Process

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



General Plan Process & Next Steps

- November: Council Micro-retreat, CAC Review, Regional Resource Team Review
- Dec. 21st: Initiate 60-day review (ends 2/19/16)
- Jan. 2016: Public meetings (1/19, 1/21 N. AZ Avenue Focus, 1/26, and 1/27)
- February: Boards and commissions review, CAC review
- March 9th & 16th: Planning Commission public hearings (2)
- April 14th: City Council public hearing
- Aug. 30th: Public election



Major Changes



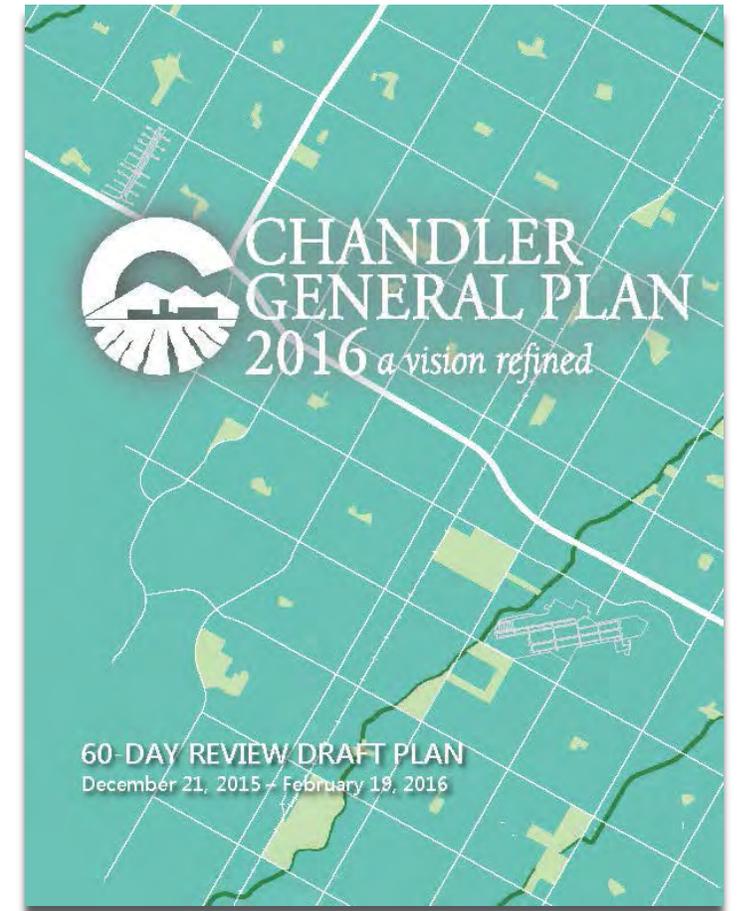
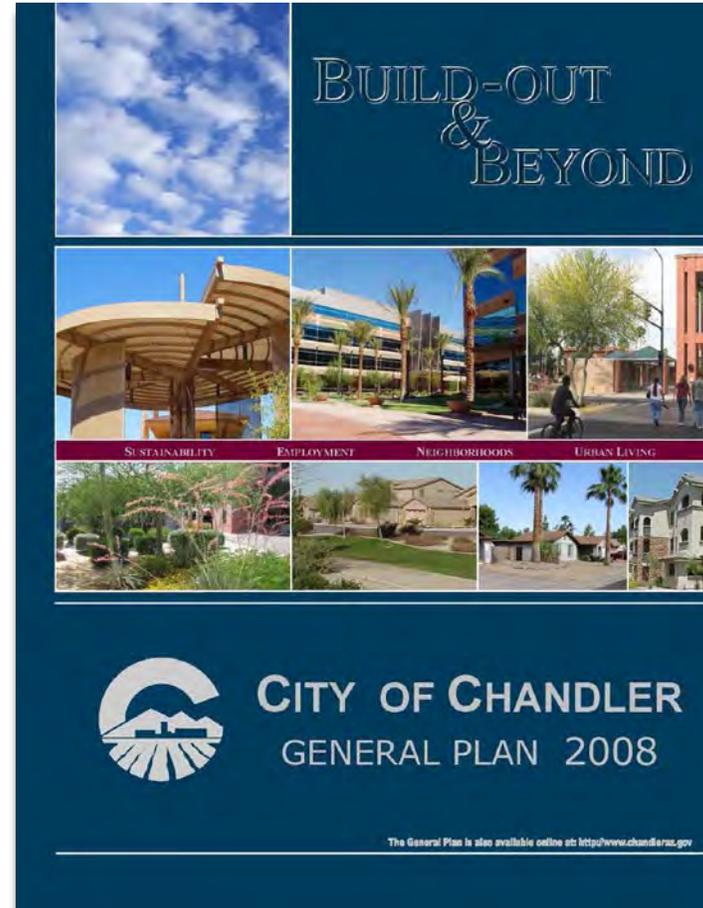
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General Plan Organization

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



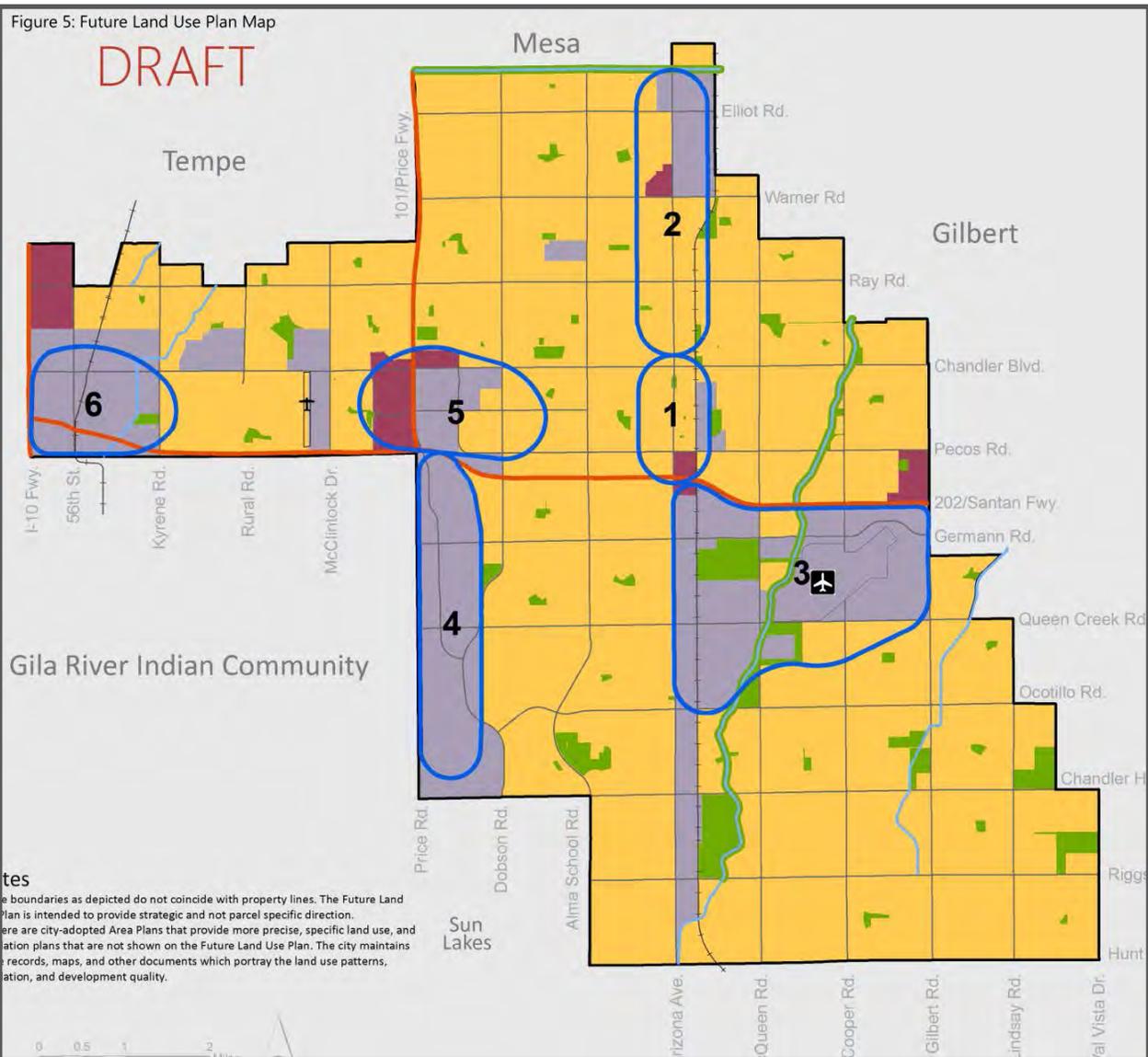
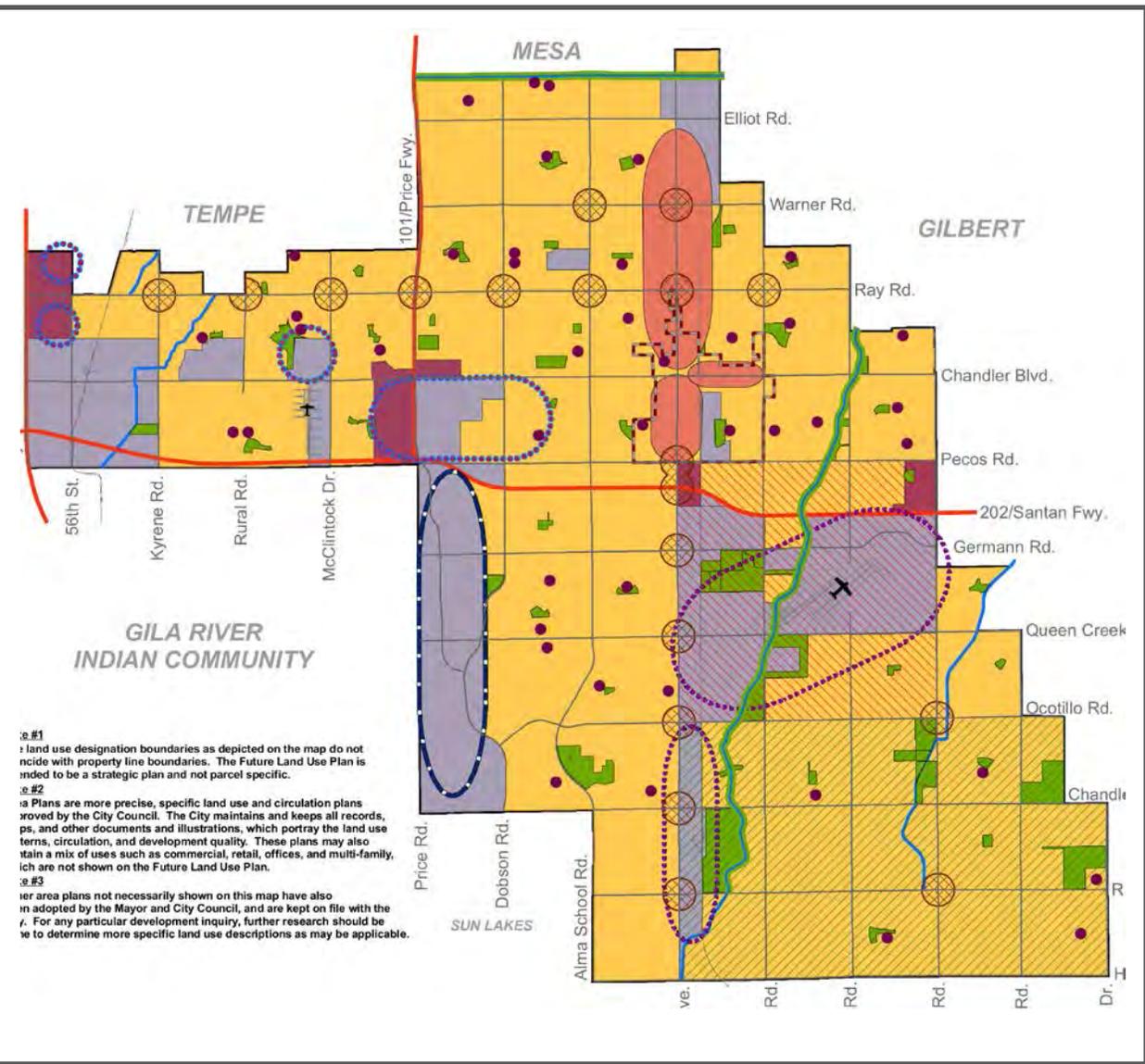
Healthy Chandler

- 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



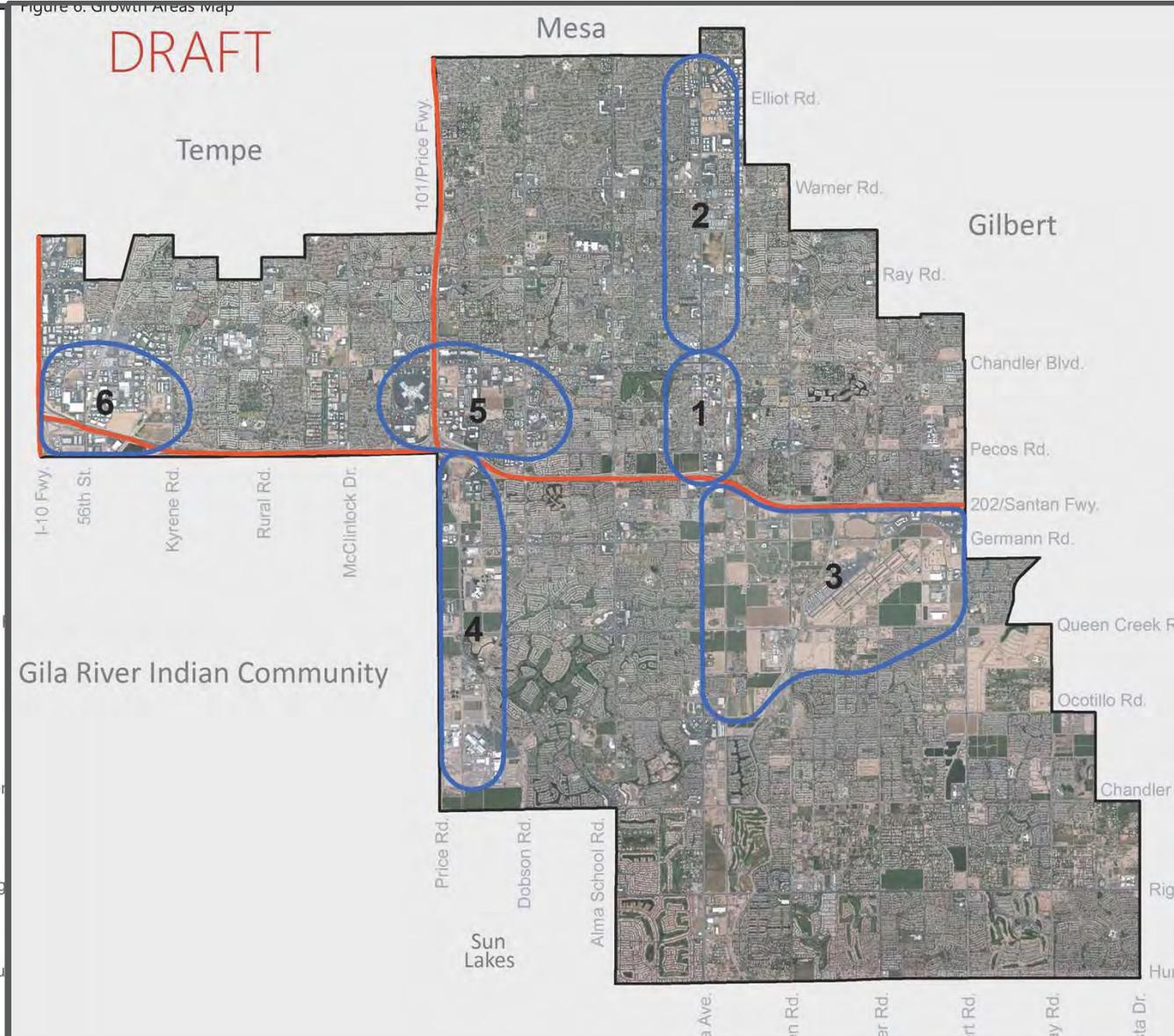
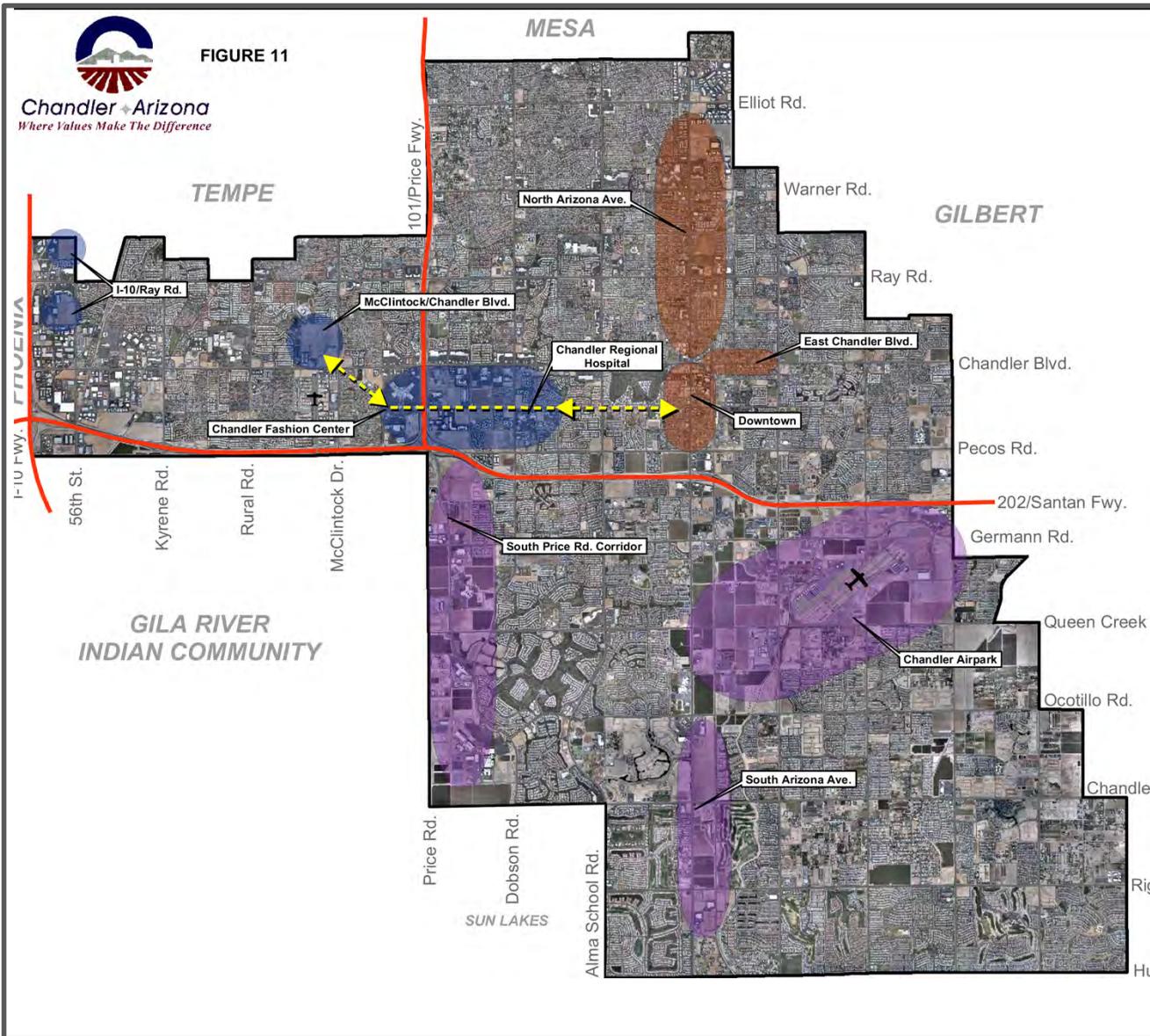
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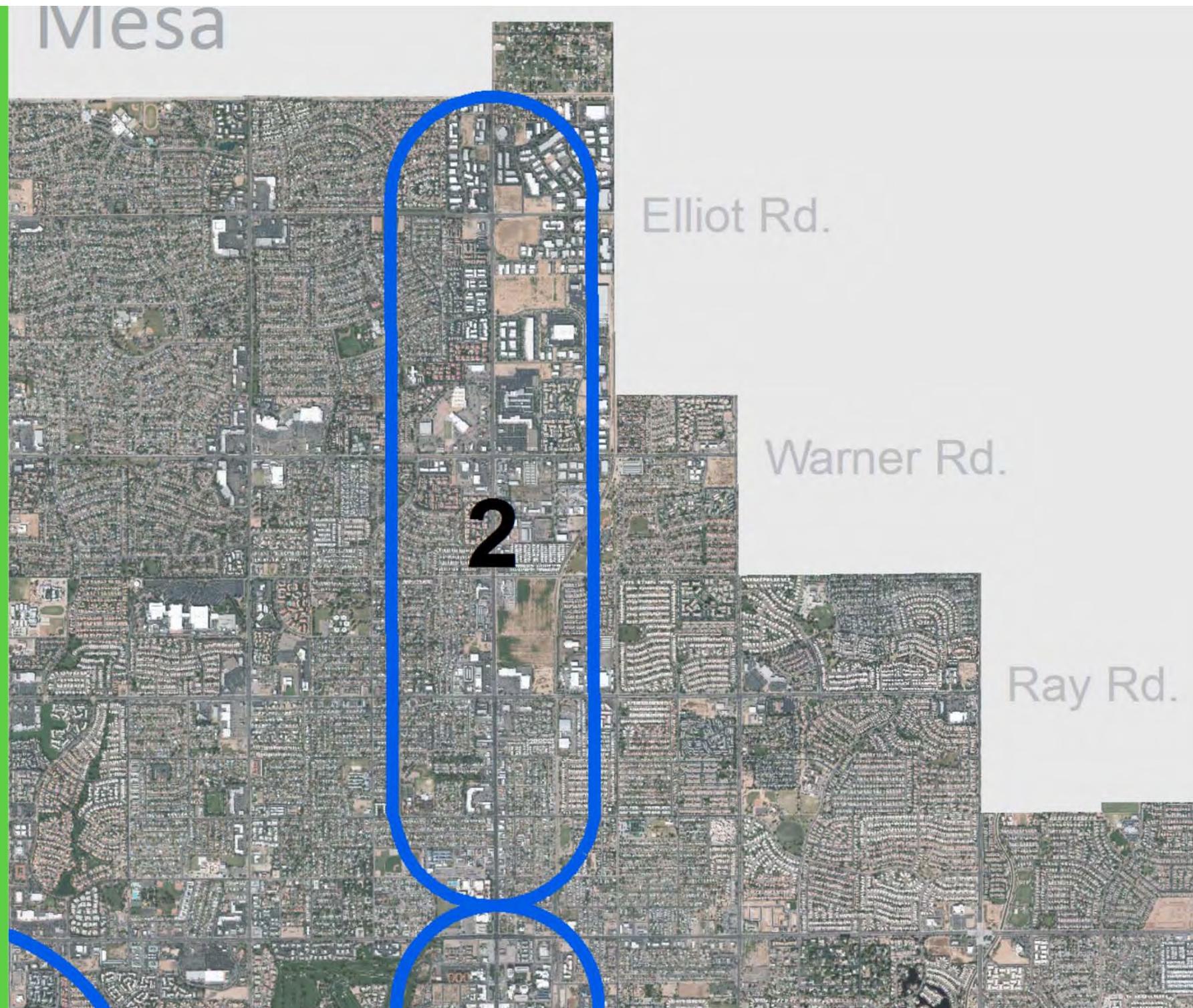
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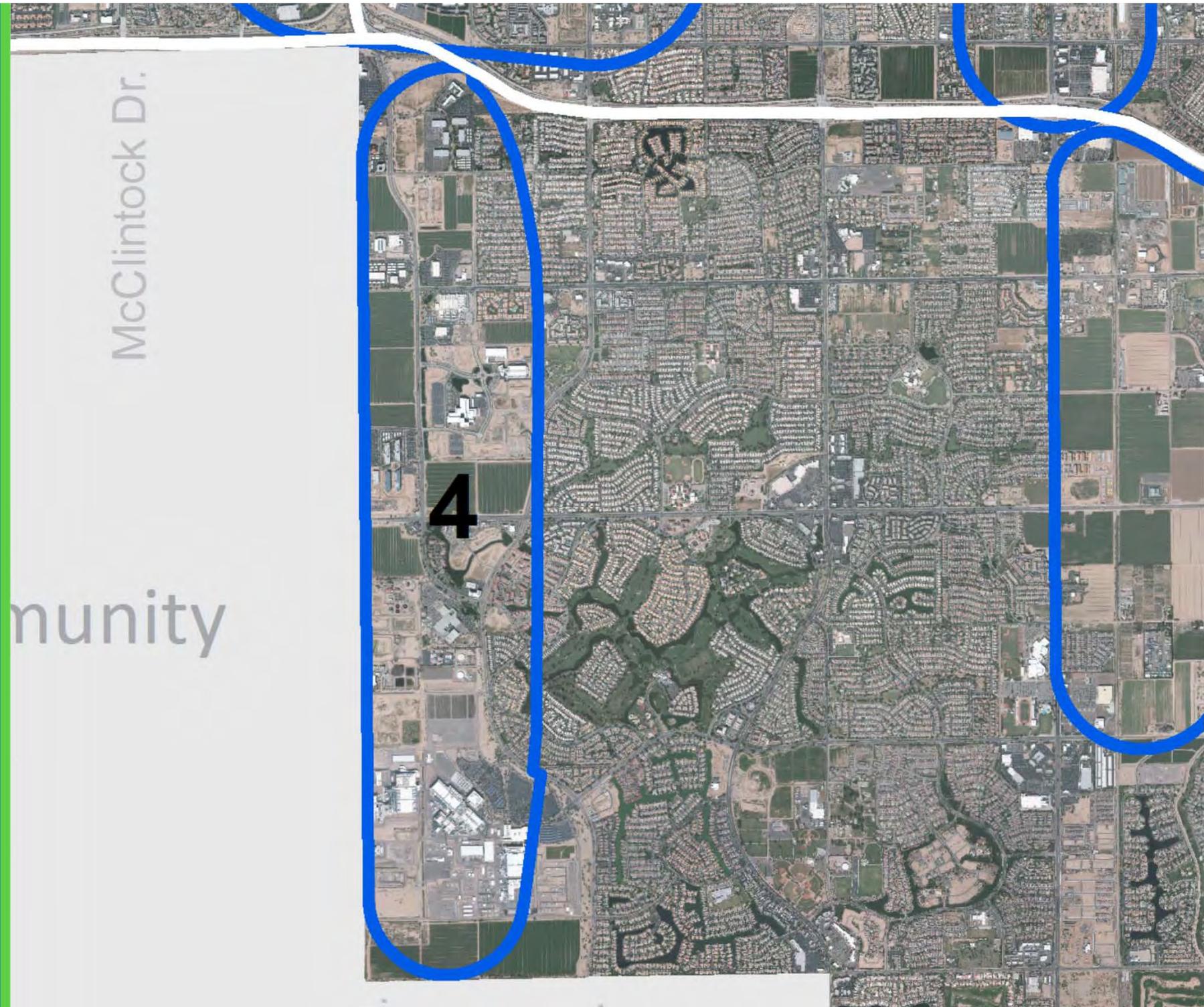
North Arizona Ave Growth Area

- Plans for higher densities, mixed-uses
- Encourages pedestrian oriented design
- Expand/intensify employment uses
- Continue to study high-capacity transit



S. Price Road Growth Area

- Priority: Maintain campus environment
- Allow multi-tenants
- Removes size restriction (15-acres)
- Promotes multi-path and transit connections



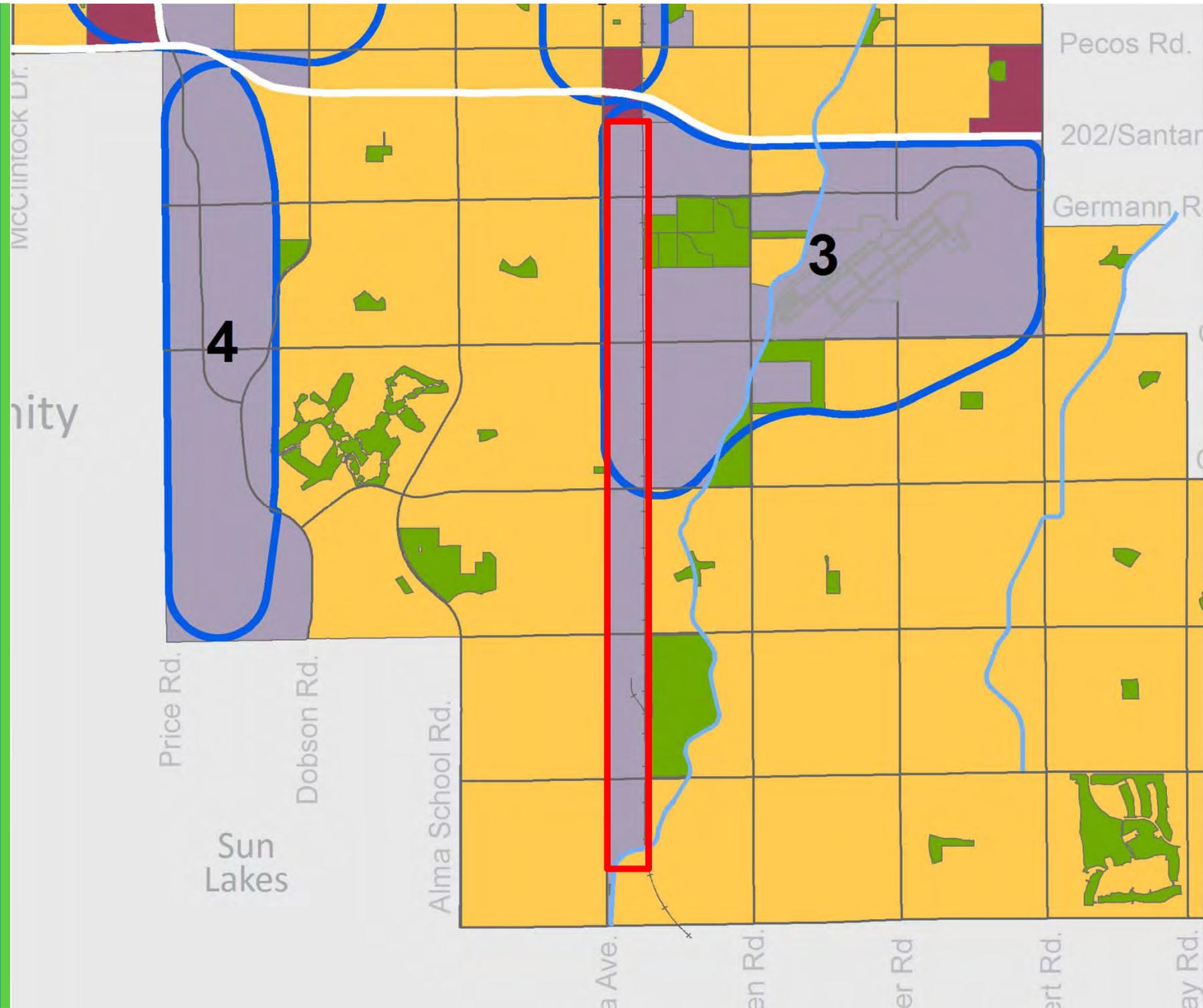
Loop 202/I-10 Growth Area

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



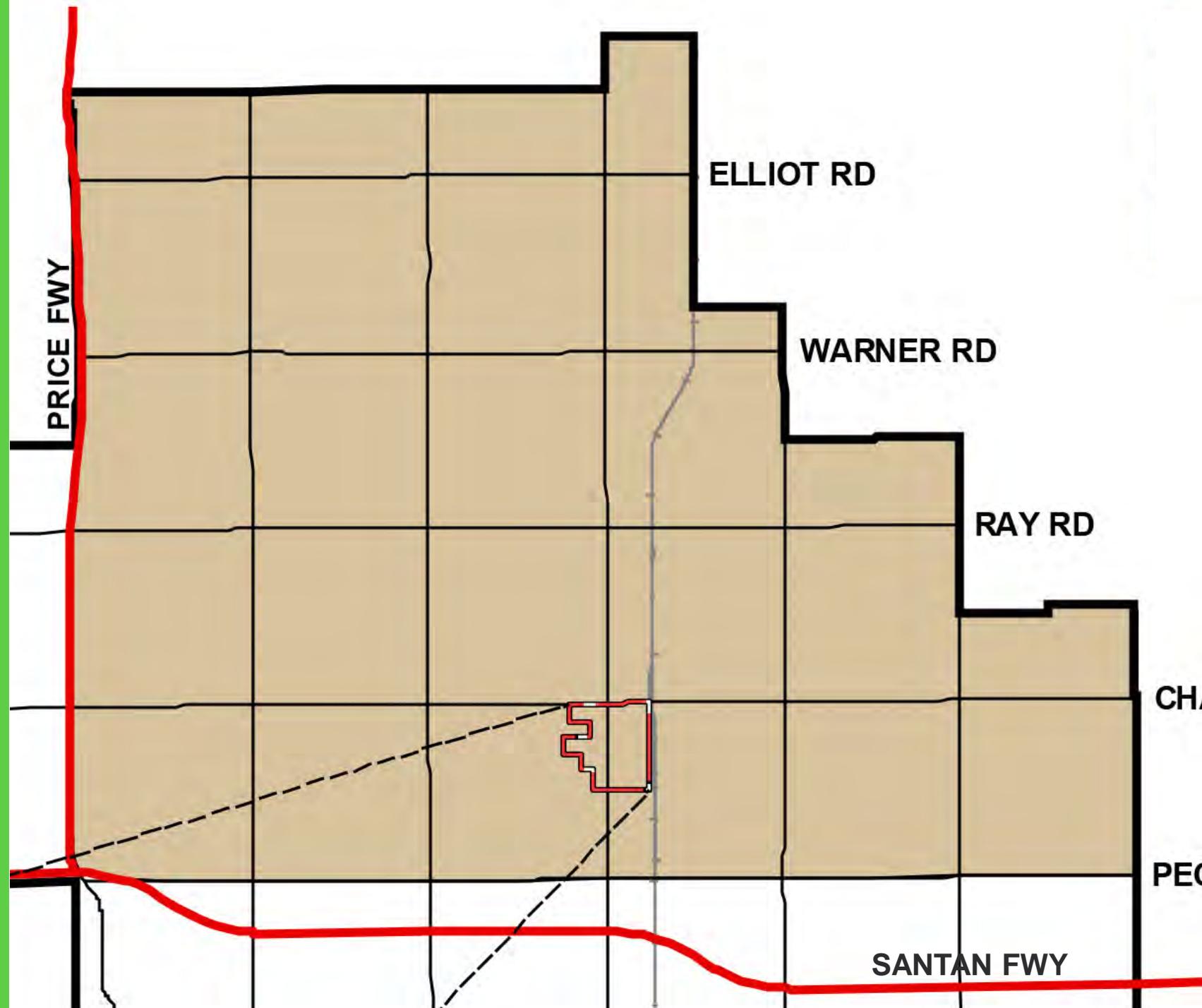
Transitional Employment Corridor

- 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





Next Steps/Questions

Planning Forum #1 – January 19; 6 PM

Planning Forum #2 – January 21; 1 PM; (North Arizona Avenue Focus)

Planning Forum #3 – January 26; 1 PM

Planning Forum #4 – January 27; 6 PM

Citizen Advisory Committee – February 22; 6 PM

P&Z Commission Public Hearings – March 9 (6 PM) & 16 (5:30 PM)

Council Public Hearing – April 14; 7 PM

Public Election – August 30, 2016

Visit www.chandleraz.gov/GPupdate

