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JAN 17 2008

MEMORANDUM Planning and Development – CC Memo No. 07-308

DATE: DECEMBER 21, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR 
 JEFF KURTZ, ASST. PLANNING & DEVELOPMENT DIRECTOR 

FROM: DAVID DE LA TORRE, GENERAL PLAN COORDINATOR 

SUBJECT: GPA07-0001 S. ARIZONA AVENUE ENTRY CORRIDOR
 Adoption of Resolution No. 4111

- Request: 1) Amend the General Plan to separate the 1995
 Redevelopment Area Plan, delete references to the City
 Campus Plan and other related minor text amendments, and
- 2) Adopt a new specific plan for the Redevelopment Area,
 which will consist of merging the 1995 Redevelopment
 Area Plan and the South Arizona Avenue Entry Corridor
 Study as amended.

Applicant: City initiated

RECOMMENDATION

Upon receiving direction from Mayor and Council to proceed with implementing the South Arizona Avenue Entry Corridor Study (Study), Planning Commission and Staff recommend approval of the proposed amendments to the Chandler General Plan as described in this memo.

BACKGROUND

On September 28, 2006, Mayor and City Council accepted the Study and authorized Staff to proceed with its implementation. As such, Staff is proposing the following amendments that will make the General Plan consistent with Mayor and Council's direction to implement the Study:

- Separate the 1995 Redevelopment Area Plan from the Conservation, Rehabilitation, and Redevelopment Element of the General Plan,

- Delete General Plan references to the City Campus Plan, and other minor text amendments that will align the General Plan with the Study (see Resolution No. 4111 attached), and
- Adopt a new specific area plan that will consist of merging the 1995 Redevelopment Area Plan with the Study.

Separating the 1995 Redevelopment Area Plan from the General Plan will be consistent with the strategic land use planning approach that the City has practiced for many years. The General Plan lays out land use policies and strategies to guide development, while more specific area plans such as the Southeast Chandler Area Plan or the Airpark Area Plan describe more specific land uses on properties. In other words, specific area plans are tools that the City utilizes to implement the goals and policies of the General Plan.

For this reason, the parcel specific nature of the 1995 Redevelopment Area Plan lends itself to function more like a specific area plan rather than its current designation as part of the General Plan. The specific plan status will also facilitate any future amendments to the plan and allow the City to be more responsive to changing needs of the downtown area.

These proposed amendments to the current General Plan should not be confused with the forth-coming General Plan update. These amendments will be incorporated into the General Plan update, which Staff anticipates will be completed, adopted and ratified by voters by the fall of 2008.

NEIGHBORHOOD MEETINGS

Earlier this year in May, Staff hosted two neighborhood meetings for the proposed General Plan amendments in conjunction with proposed amendments to the Study. The meetings were extensively noticed and were well attended with about 75 people at each. A cross-departmental Staff team representing public works, traffic engineering, transit, real estate, downtown redevelopment, and neighborhood programs in addition to planning and zoning was present at the meetings to address a variety of questions, all of which were regarding the proposed amendments to the Study and the process and timing for the right-of-way improvements that are recommended by the Study.

Staff did not receive any opposition to the proposed General Plan amendments.

PUBLIC NOTIFICATION

This request was noticed in accordance with Arizona Revised Statutes 9-461.06 and complies with Chandler General Plan Amendment expanded notification procedures, as noted below:

- Notices were sent with adequate time for comments to the following organizations:

- City of Chandler Mayor and Council
 - City of Chandler Planning and Zoning Commission
 - Chandler Chamber of Commerce
 - Downtown Chandler Community Partnership
 - City of Phoenix Planning Department
 - City of Tempe Planning Department
 - City of Mesa Planning Department
 - Town of Gilbert Planning Department
 - Maricopa Association of Governments
 - Arizona Public Service
 - Gila River Indian Community Planning Department
 - Maricopa County Planning Department
 - Pinal County Planning Department
 - Arizona State Department of Commerce
 - Salt River Project
 - Qwest
 - Southwest Gas
 - Cox Communications
- 1/8 page notice was advertised in the newspaper
 - Notices were mailed twice, once for the neighborhood meetings and again for the public hearings to the following:
 - All property owners located within the South Arizona Avenue Study boundaries (Chandler Blvd to Pecos Road, and Palm Lane to the Union Pacific Railroad)
 - All property owners within ¼ mile of the Study's boundaries
 - All Registered Neighborhood Organizations (RNO's) within one ½ mile of the Study's boundaries
 - The neighborhood meetings and public hearings as well as a description of the proposal were posted on the City of Chandler's web page: <http://www.chandleraz.gov/SouthAzAve>

As of the writing of this memo, Staff has not received any opposition to the proposed amendments.

PLANNING COMMISSION VOTE REPORT

Motion to recommend approval.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

Several residents attended the Planning Commission hearing inquiring about the timing of planned South Arizona Avenue improvements. Staff met with the residents and discussed ways to facilitate communication regarding the status of the South Arizona Avenue improvements including distributing newsletters to keep residents updated.

RECOMMENDED ACTION

For the reasons stated in this memo, Planning Commission and Staff recommend approval of the proposed General Plan amendments and the adoption of a new specific area plan in order to proceed with implementing the Study as directed by Mayor and Council.

PROPOSED MOTIONS

Move to adopt Resolution No. 4111 amending the Chandler General Plan and adopting a new specific plan for the Redevelopment Area, which will consist of merging the 1995 Redevelopment Area Plan and the amended South Arizona Avenue Entry Corridor Study as described in case GPA07-0001 S. ARIZONA AVE ENTRY CORRIDOR and as recommended by Planning Commission and Staff.

Attachments:

Resolution No. 4111

RESOLUTION NO. 4111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE CHANDLER GENERAL PLAN TO (A) REPEAL THE CHANDLER REDEVELOPMENT AREA PLAN AS A PART OF THE GENERAL PLAN'S CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT, (B) TO DELETE REFERENCES TO THE CITY CENTER CAMPUS PLAN IN THE GENERAL PLAN'S PUBLIC BUILDINGS ELEMENT, AND (C) TO MAKE OTHER MINOR CHANGES; AND ADOPTING THE DOWNTOWN-SOUTH ARIZONA AVENUE AREA PLAN AS A SPECIFIC PLAN.

WHEREAS, on November 1, 2001, the Chandler City Council adopted the Chandler General Plan, which was thereafter ratified by the electorate on March 12, 2002 (the "General Plan"); and

WHEREAS, the Conservation, Rehabilitation and Redevelopment Element of the General Plan incorporated by reference the Chandler Redevelopment Area Plan adopted in July, 1995 (the "Redevelopment Area Plan"), and the Public Buildings Element of the General Plan made reference to the City Center Campus Plan adopted in May, 2001 (the "Campus Plan"); and

WHEREAS, on September 28, 2006, the Chandler City Council approved and accepted a draft of the South Arizona Avenue Entry Corridor Study prepared by RNL Design, subject to certain addenda being included therein, all of which were contained in the South Arizona Avenue Entry Corridor Study, Final Report, dated October 20, 2006, and as amended by Resolution No. 4150, passed and adopted on January 17, 2008 (the "Study"); and

WHEREAS, the Study, as approved and amended, differs significantly from both the Redevelopment Area Plan and the Campus Plan, so that reference to those plans in the General Plan is no longer appropriate and creates confusion; and

WHEREAS, any amendments repealing the Redevelopment Area Plan as part of the General Plan and removing reference to the Campus Plan do constitute minor amendments of the General Plan, which can be approved from time to time; and

WHEREAS, in light of such minor amendments to the General Plan, the adoption of a new area plan as a specific plan in support of the General Plan is deemed appropriate; and

WHEREAS, all Arizona statutory prerequisites for approving the minor amendments set out herein and for adopting the specific plan set out herein have been met, including any public hearings before the Planning and Zoning Commission and recommendations from the Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:¹

SECTION ONE. The Chandler General Plan is amended in several parts as follows:

A. The incorporation of the Redevelopment Area Plan as part of the Conservation, Rehabilitation and Redevelopment Element of the General Plan is hereby repealed.

B. The “Introduction” section on page 53 of the Conservation, Rehabilitation and Redevelopment Element of the General Plan, is amended to read as follows:

The Conservation, Rehabilitation and Redevelopment Element requires plans and programs for the elimination of slums and blighted areas that may exist within the City, community redevelopment, neighborhood preservation and revitalization, and other purposes authorized by law. In February 1994, a citizen’s task force updated the 1987 Chandler Downtown Redevelopment Area Plan. ~~The Redevelopment Area Plan~~This updated area plan was adopted as the City of Chandler Redevelopment Area Plan as the Conservation, Rehabilitation and Redevelopment Element of the General Plan in July, 1995, after a significant amount of time and effort expended by participating Chandler residents and City staff spent a significant amount of time and effort updating the Redevelopment Area Plan. This Element summarizes, ~~without replacing,~~now replaces the City of Chandler Redevelopment Area Plan, ~~adopted in July, 1995, which is made a part hereof by reference~~but does attempt to preserve the general approaches, objectives, and planning concepts reflected in the area plan.

C. The “Current Situation” section on page 53 of the Conservation, Rehabilitation and Redevelopment Element of the General Plan is amended to read as follows:

Downtown is the cultural, civic, business, and historic hub of Chandler and contains a mix of land uses that provide business, employment, entertainment, and housing opportunities. With development occurring throughout the Chandler area, it is necessary to focus on the downtown area in order to preserve a sense of “place” for Chandler and provide a hub for community building activities. In addition, downtown is a prime location for businesses that provide needed services and amenities. ~~In order to provide guidance regarding the redevelopment of the downtown commercial and residential areas, the City should adopted the Chandler Redevelopment Area plan.~~an updated area plan as a specific plan to aid in the execution of this Element of the General Plan and that identifies more specific goals, objectives and

¹ New text is shown as underlined. Deleted text is indicated with a strike-through.

~~policies for the area designated as the “Redevelopment Area”, whose boundaries are shown on the Chandler Land Use Map. The Plan identifies goals, objectives and policies for the Redevelopment Area. The boundaries of the Redevelopment Area are shown on the Chandler Land Use Map.~~

~~The Redevelopment Area consists of five planning districts: 1) Downtown, 2) North Arizona Avenue, 3) Southeast, 4) Eastside, and 5) Southside Neighborhoods. The Redevelopment Plan includes specific goals and action steps for each planning district. Overall, however, the redevelopment of downtown Chandler is founded should be based upon three basic principals:~~

- ~~• Joint private and public funding contributions and cooperation are essential for economic development.~~
- ~~• Focus on existing facilities and historical features and concentrate on new residential development, recreation, entertainment, and service oriented businesses.~~
- ~~• Improve the appearance and stability of downtown neighborhoods.~~

D. The “OBJECTIVE”, and the two policy statements thereunder, at page 56 of the Conservation, Rehabilitation and Redevelopment Element of the General Plan are amended to delete the term “Redevelopment Area Plan” and, in its place, add the term “update area plan established as a specific plan in support of this Element.”

E. The “Future Trends” section on page 126 of the Public Buildings Element of the General Plan is amended to delete the second sentence of that section.

F. The “Planning Issues” section on page 126 of the Public Buildings Element of the General Plan is amended to read as follows:

~~The development of municipal facilities in the downtown area should follow the South Arizona Avenue Entry Corridor Study, as amended, approved and accepted by Council pursuant to the adoption of Resolution No. 4150 on January 17, 2008, and any subsequent amendments thereto. City Center Campus Plan as approved by Council.~~

~~The City Campus Center Plan addresses the following key points:~~

- ~~□ Projecting the needs for new facilities.~~
- ~~□ Budgeting for the needs of new facilities in the Capital Improvement Program.~~

G. The third land use entry, entitled “Redevelopment Area”, under the Chandler Land Use Map Categories in Figure 3, Chandler Land Use Map, on page 33 of the Land Use Element of the General Plan, is amended as follows:

- (1) The language in italics is amended to read: *“See Chandler Redevelopment Element and any area plan adopted as a specific plan in support of the Element.”*
- (2) An asterisk is added after the “Redevelopment Area” title to denote the Redevelopment Area as being addressed in an area plan as described below at the bottom of the list of categories in the Chandler Land Use Map Categories at the right side of page 33.

SECTION TWO. There is hereby adopted a specific plan for the area identified as the “Redevelopment Area” in the Chandler General Plan, which specific plan shall be called the “Downtown-South Arizona Avenue Corridor Area Plan” (the “Specific Plan”). The Specific Plan shall consist of the Redevelopment Area Plan (now repealed as part of the General Plan) and the Study, except that: (i) all land use designations and planning references pertaining to Planning District #1 (Downtown) and #5 (Southside Neighborhoods), as indicated in Redevelopment Area Plan, are hereby replaced in their entirety by the provisions of the Study; and (ii) if there is any conflict or inconsistency between the goals, strategies, action steps, or land use designations set forth in the Redevelopment Area Plan and the findings, designations, and recommendations set forth in the Study, the provisions in the Study shall prevail.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4111 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB