



PHI / # 83  
JAN 17 2008

**MEMORANDUM      Planning and Development – CC Memo No. 07-307**

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. 4150

Request:       Amend the South Arizona Avenue Entry Corridor Study  
                 and accept the 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) and upon finding the proposed amendments to the Study to be based upon sound planning and implementation strategies, Planning Commission and Staff recommend approval of the proposed amendments to the Study 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. Staff is now proposing the following amendments to the Study:

- Expand the “Urban Commercial” designation at the northeast corner of Arizona Avenue and Pecos Road easterly to the existing Washington Street right-of-way (currently a half-street ROW that dead-ends 400 ft. north of Kesler Lane). This expansion would entail a revised street alignment for Washington Street between Morelos Street and Kesler Lane (see attached Exhibit “B”).

The larger commercial site (increased from 4.5-acres to 7.5-acres approximately) would not be large enough to accommodate any type of regional commercial

development. Rather, the expanded site would better accommodate uses that are already described in the “Urban Commercial” land use category such as retail, personal care services, childcare, general offices and medical offices.

Staff believes that the expanded commercial corner will not only benefit the City and the neighborhood by utilizing an existing half-street right-of-way, but also have the benefit of providing a better opportunity to provide neighborhood commercial services in the future that will cater to residents and businesses in the surrounding area.

- Revise the land use category description of “Civic Uses” (p. 34) to allow private offices and ancillary retail in addition to government offices and services already provided for. Please refer to the attached Future Land Use Category Descriptions for the original land use descriptions.

### **NEIGHBORHOOD MEETINGS**

Staff hosted two neighborhood meetings, one at the Salvation Army (85 E. Saragosa St.) on May 30<sup>th</sup> and the other at the Chandler Christian Center (345 S. California St.) on May 31<sup>st</sup>. As noted in the following section, 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.

In addition to discussing the proposed amendments to the General Plan and the South Arizona Avenue Study, Staff presented first phase street improvements for Arizona Avenue. On May 15<sup>th</sup>, voters approved the sale of City bonds to pay for infrastructure improvements citywide, a portion of which will be allocated towards the downtown area. The bonds approval has given the South Arizona Avenue Study a new sense of reality, and has enabled Public Works Staff to take the initial steps of hiring an engineering firm to design street, water and sewer improvements in the downtown area. Phase one will include constructing a raised landscaped median on Arizona Avenue between Boston Street and Pecos Road as well as a new street connection between Kesler and Pecos Roads, east of Arizona Avenue.

The neighborhood meetings were well attended, and Staff did not receive any opposition to the proposed amendments. Most of the questions at the meetings were the “When” and “How” questions, which the cross-departmental team of Staff addressed.

### **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 amendments to the Study.

**PROPOSED MOTION**

Move to adopt Resolution No. 4150 amending the South Arizona Avenue Entry Corridor Study as described in case no. GPA07-0001 S. ARIZONA AVENUE ENTRY CORRIDOR as recommended by Planning Commission and Staff.

**Attachments:**

Resolution No. 4150

Exhibit "A", Proposed amendments to the South AZ Avenue Entry Corridor Study (map)

Exhibit "B", Proposed amendment at the NEC of Arizona Avenue & Pecos Rd.

Future Land Use Category Descriptions (pages 33 – 34 of the South Arizona Avenue Entry Corridor Study)

RESOLUTION 4150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE SOUTH ARIZONA AVENUE ENTRY CORRIDOR STUDY; APPROVING AND ACCEPTING THE STUDY AS AMENDED; AND DIRECTING THAT THE STUDY AS AMENDED BE KEPT ON FILE WITH THE CHANDLER CITY CLERK.

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, and further directed implementation of the steps outlined in the draft document or the addenda; and

WHEREAS, the South Arizona Avenue Entry Corridor Study, Final Report, dated October 20, 2006 (the "Study"), with the addenda incorporated therein, has been submitted to the City of Chandler; and

WHEREAS, certain amendments to the Study have been proposed by planning staff and recommended for approval by the Chandler Planning and Zoning Commission;

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

Section 1. The South Arizona Avenue Entry Corridor Study, Final Report, dated October 20, 2006, is amended as follows:

A. Figure 5, Future Land Use Map, on page 31 of the Study, is amended as shown in Exhibit "A", attached hereto and incorporated herein by this reference, for the purpose of depicting expansion of "Urban Commercial" land use and the realignment of Washington Street at or near the northeast corner of Arizona Avenue and Pecos Road.

B. Paragraph No. 8, entitled "Civic Uses", on page 34 of the Study, is amended to read: "Civic Uses denotes areas that are designated for offices, government offices and services, **and ancillary retail**.<sup>1</sup>

Section 2. The South Arizona Avenue Entry Corridor Study, Final Report, dated October 20, 2006, as amended above is approved and accepted.

Section 3. Three (3) copies of the South Arizona Avenue Entry Corridor Study, Final Report, dated October 20, 2006, as amended, shall be filed in the office of the Chandler City Clerk and kept available for public use and inspection.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2008.

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<sup>1</sup> New text is indicated in bold and underlined.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. \_\_\_\_\_ 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.

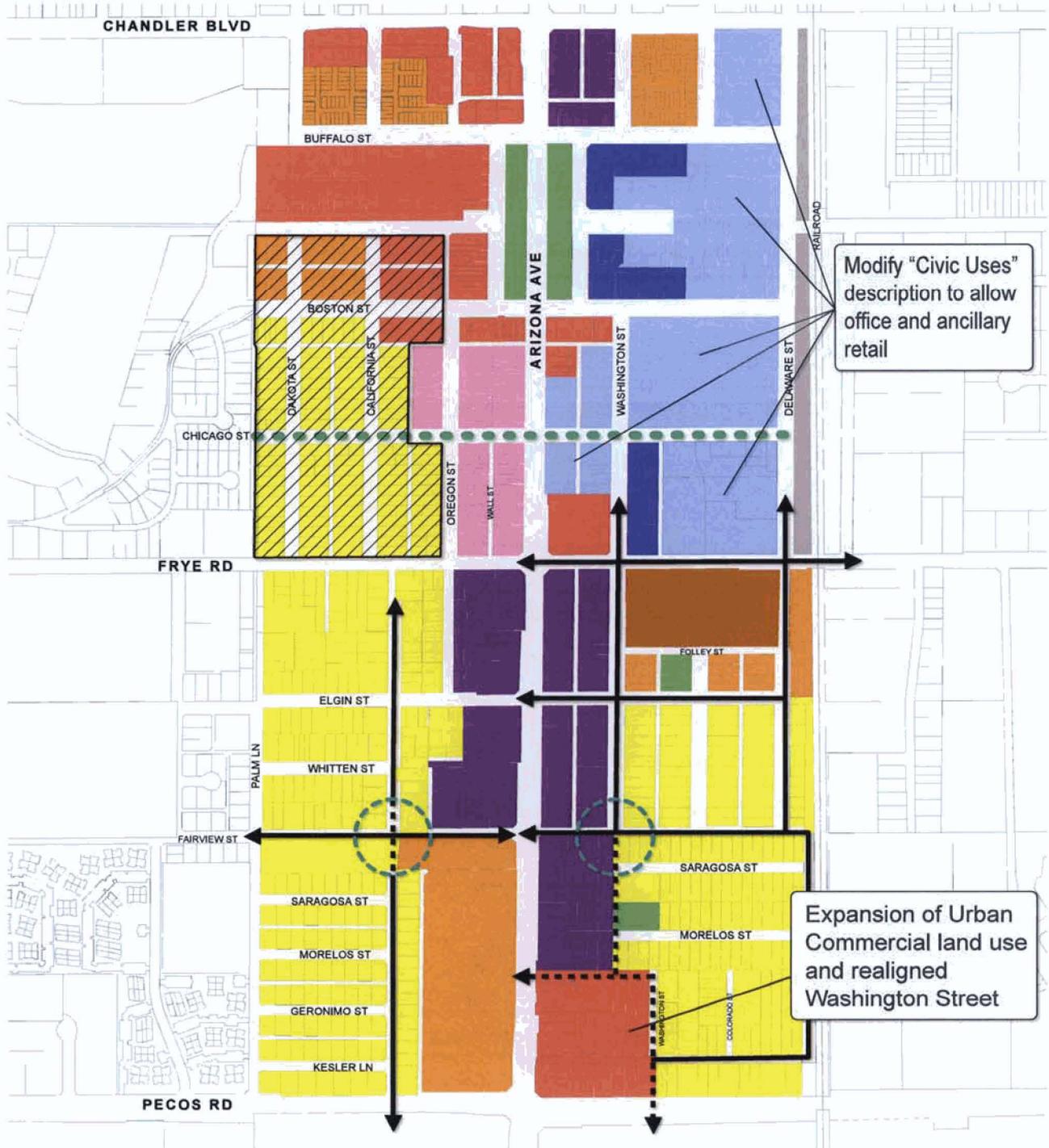
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*WAB*

# RESOLUTION NO. 4150: EXHIBIT A PROPOSED AMENDMENTS TO THE SOUTH ARIZONA AVENUE ENTRY CORRIDOR STUDY

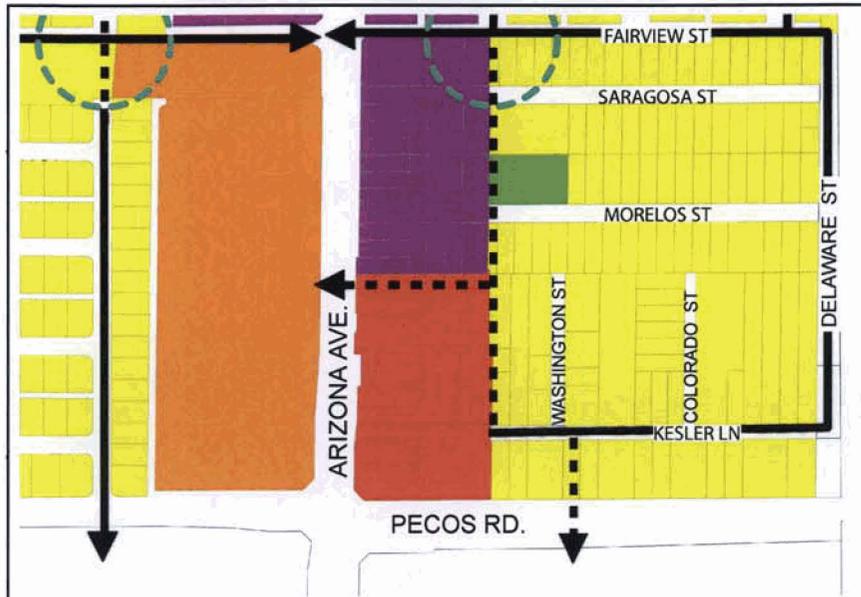


<b>Future Land Use</b>			
Low Density Residential 0 - 5.9 units/acre	Cultural & Entertainment	Open Space / Park	Future Traffic Calming
Medium Density Residential 6 - 17.9 units/acre	High Density Residential with Mixed Commercial or Office	Transit / Light Rail	Pedestrian Corridor
High Density Residential 18 - 40 units/acre	Civic Uses	Future Growth Area	
Urban Commercial	Office	Proposed Circulation	
		Existing Circulation	

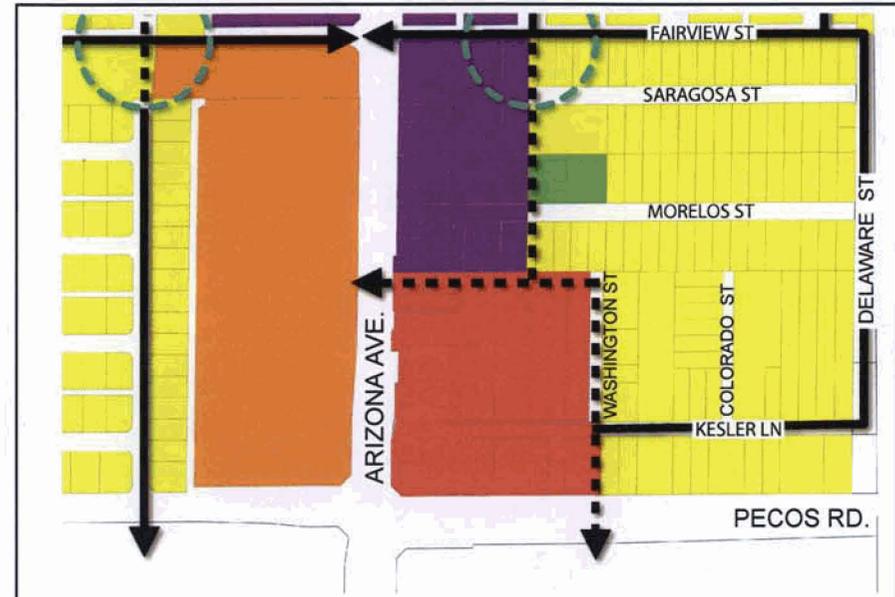
0    195    390    780    1,170    1,560  
Feet

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EXHIBIT B: GPA07-0001 PROPOSED EXPANSION OF "URBAN COMMERCIAL" AT THE NORTHEAST CORNER OF ARIZONA AVE & PECOS RD



Future Land Use Designation & Traffic Circulation as accepted by Mayor and Council on Sept. 28, 2006



Proposed Future Land Use Designation & Traffic Circulation

**Future Land Use**

- |   |   |  |  |
|---|---|--|--|
|  Low Density Residential<br>0 - 5.9 units/acre     |  Cultural & Entertainment                                    |  Open Space / Park    |  Future Traffic Calming |
|  Medium Density Residential<br>6 - 17.9 units/acre |  High Density Residential<br>with Mixed Commercial or Office |  Transit / Light Rail |  Pedestrian Corridor    |
|  High Density Residential<br>18 - 40 units/acre    |  Civic Uses  |  Future Growth Area   |  |
|  Urban Commercial                                  |  Office  |  Proposed Circulation |  |
|   |   |  Existing Circulation |  |



## Future Land Use Category Descriptions

### 1. Low Density Residential (0 – 5.9 dwelling units/acre)

Low Density Residential denotes areas where single-family residential development can be accommodated within a range of 0 to 5.9 dwelling units per acre. The use of single-family subdivision design concepts may be applied and are encouraged particularly in areas that were previously parceled rather than subdivided to meet city standards. This plan recommends that areas designated for Low Density Residential south of Frye Road be rezoned where necessary to allow a single-family home as permitted use in order to encourage the development of vacant single-family lots. Densities higher than 5.9 dwelling units per acre can be considered on a case-by-case basis upon demonstrating compatibility with surrounding land uses and receiving approval from the Planning and Zoning Commission and the City Council.

### 2. Medium Density Residential (6 – 17.9 dwelling units/acre)

This designation allows alternative designs in various non-traditional detached and attached homes for a variety of housing types including patio homes, town homes, condominiums, and other products built at similar intensities. The residential density in this category ranges from 6 to 17.9 dwelling units per acre.

### 3. High Density Residential (18 – 40 dwelling units/acre)

High Density Residential denotes areas where multi-family residential development can be accommodated within a range of 18 to 40 dwelling units per acre. Design quality, property size, and infrastructure capability will be the primary determinants of the density achieved. This category, which is unique to the downtown corridor, is intended to create a strong sense of place while at the same time provide an urban living lifestyle that will attract people and support downtown commercial.

### 4. High Density Residential / Mixed Use (18 – 40 dwelling units/acres)

This category, which is unique to the downtown corridor, is intended to create a strong sense of place while at the same time provide an urban living lifestyle with opportunities to live, work and play in the downtown area. This category denotes areas appropriate for mixed use development consisting of high-density residential, selected commercial and office. High density residential in this category can be accommodated within a range of 18 to 40 dwelling units per acre. Design quality, property size, open space and infrastructure capability will be the primary determinants of density achieved. Lower densities can be considered and are encouraged as land use transitions when located next to properties that are planned for Low Density Residential.

Commercial uses in this category are limited to pedestrian oriented uses that serve the population residing or working in the same development or in the immediate area. Examples of appropriate commercial uses in this category include, but are not limited to, cafes, bakeries, restaurants, delicatessen, food specialty stores or other stores carrying a variety of food and related goods, yoga/dance studios, florists, Laundromats, dry cleaners, and personal services such as barbershops and beauty salons. Prohibited uses in this category include automotive service, automotive repair, automobile sales and fast-turnover establishments defined as businesses that include in their design and function the use of drive-through lanes, drive-up windows, or other features that facilitate the rapid delivery of goods or services to vehicular customers.

Office uses in this category are intended to serve the needs of the immediate area and provide additional employment opportunities for downtown residents. Examples of appropriate office uses in this category include, but are not limited to, law offices, real estate offices, financial institutions, computer service/repair, and other general office.

## **5. Cultural and Entertainment**

Cultural and Entertainment denotes where the most intense types of cultural, commercial, entertainment and office development may take place. Examples of appropriate uses in this designation include museums, art galleries, performing art center/theater, hotels, retail, restaurants, business conference and support uses, dance clubs, cinemas, art studios, and amusement arcades. This category may also accommodate a compatible mix of general offices as well as ancillary residential of a density determined by design quality, property size, infrastructure capacity, and compatibility with adjoining land uses. The intent of this category is to create a vibrant, mixed-use, pedestrian oriented, urban environment that is linked to the historic downtown square with shaded pedestrian walkways.

## **6. Future Growth Area**

This category denotes the area that is intended to become a future expansion of the Cultural and Entertainment category. This area is to be considered eligible for assembly of existing small lots to achieve new building sites for redevelopment projects related to hotel, business conference and support uses, restaurants or restaurant conversions, offices, and other cultural uses such as historic arts, visual arts, or performing arts as identified in the Cultural and Entertainment category. Chicago Street is envisioned as becoming a major pedestrian walkway that links the various entertainment/cultural uses west of Arizona Avenue with the civic campus uses to the east of Arizona Avenue.

## **7. Urban Commercial**

Urban Commercial denotes areas that are appropriate for commercial development that are intended to serve a market that is larger than the immediately surrounding area. Development in this category is intended to transition from the conventional shopping center design to a more urban pedestrian oriented commercial design, thus placing more emphasis on pedestrian connections, shade and urban streetscape, while at the same time accommodating for vehicular access.

Development in this category may take the form of retail, restaurant, personal services such as beauty salons and day spas, bank, preschool/childcare, general office and medical office. Prohibited uses in this category include automotive service, automotive repair, automobile sales and fast-turnover establishments defined as businesses that include in their design and function the use of drive-through lanes, drive-up windows, or other features that facilitate the rapid delivery of goods or services to vehicular customers.

## **8. Civic Uses**

Civic Uses denotes areas that are designated for government offices and services.

## **9. Office**

Office denotes areas that can accommodate general office development including but not limited to law offices, real estate offices, financial institutions, non-profit organizations, and professional training/post-high school education.

## **10. Parks and Open Space**

Parks and Open Space depicts areas set aside for recreation or as passive open space either through City, State or Federal ownership or by designations in the Chandler General Plan.

## **11. Transit / Light Rail**

This category denotes areas that are considered appropriate for a bus and/or light rail transit center, and related support uses. Development in this category should provide sufficient shade and be designed to connect to the pedestrian corridor along Chicago Street.



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DHI / #84

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:<sup>1</sup>

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 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

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<sup>1</sup> 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 foundedshould 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