

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, June 4, 2008 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5:35 p.m.
2. Pledge of Allegiance led by Commission Rivers.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders
Vice Chairman Mark Irby
Commissioner Michael Cason
Commissioner Leigh Rivers
Commissioner Kristian Kelley

Also present:

Mr. Kevin Mayo, Acting Planning Manager
Ms. Jodie Novak, Senior Planner
Mr. Bill Dermody, Senior Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER KELLEY, seconded by **VICE CHAIRMAN IRBY** to approve the minutes of the May 21, 2008 Planning Commission hearing and the May 22, 2008 Special Planning Commission hearing. (Commissioner Creedon abstained, as she was not at the meeting.) The motion passed 6-0.
5. ACTION AGENDA ITEMS
CHAIRMAN FLANDERS informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. There was one action item – Item B, GPA07-0002 GENERAL PLAN UPDATE.

MR. KEVIN MAYO, ACTING PLANNING MANAGER, stated the following items are on the consent agenda for approval.

C. DVR08-0008 DOBSON OFFICE CONDOMINIUMS

APPROVED.

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for an office development with Preliminary Development Plan (PDP) approval. The property is approximately 2 acres located north of the northwest corner of Dobson and Germann Roads, immediately south of an existing church.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "D.M.B.R. Dobson Office Condominiums", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
10. Raceway signage shall be prohibited within the development.
11. Landscaping shall be in compliance with current Commercial Design Standards.

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12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The site shall be maintained in a clean and orderly manner.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Dobson Office Condominiums development shall use treated effluent to maintain open space, common areas, and landscape tracts.

D. PDP07-0039 OCOTILLO VILLAGE
APPROVED.

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for a specialty retail development including a health club on approximately 12.3-acres located at the southwest corner of Alma School and Ocotillo Roads.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "OCOTILLO VILLAGE" kept on file in the City of Chandler

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Current Planning Division, in file number PDP07-0039, except as modified by condition herein.

2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable of all required off-street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. All off-site improvements shall be installed as part of Phase I.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. The landscaping shall comply with the Commercial Design Standards.
10. Building mounted signage facing the adjacent residential homes shall be non-illuminated.
11. Tennis Court lighting shall be fully shielded.
- 12. The trees west of the pools and tennis courts shall be installed at a 48-box size.**
- 13. The applicant shall work with Staff to architecturally integrate Shops A, Pad 1 and Pad 2 with the balance of the development. Details to be worked out with Staff.**
- 14. The sidewalk along the lake's edge shall be relocated to the east side of the buildings.**

E. PDP07-0041 THE VILLAGE AT BOGLE PARK
APPROVED.

Request Preliminary Development Plan (PDP) approval for site layout and building architecture for two office/industrial buildings on approximately 4-acres located north of the northwest corner of Pecos Road and Hamilton Street, within the Bogle Business Park.

1. Development shall be in substantial conformance with exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0041 THE VILLAGE AT BOGLE PARK.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.

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3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Equipment storage shall be fully screened by the 8-foot high screen walls and street landscaping.
6. All equipment servicing shall occur within the enclosed building.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
8. The landscaping shall comply with the Commercial Design Standards.
9. The stabilized granite storage yard surfaces shall comply with all applicable PM-10 dust control requirements.

F. UP07-0073 WAL-MART NEIGHBORHOOD MARKET
APPROVED.

Request Use Permit approval to sell beer & wine for off-premise consumption only within a planned grocery store (Series 10 Liquor License) at the northwest corner of Chandler Boulevard and Cooper Road.

1. Substantial conformance with approved exhibits (Site Plan, Floor Plan, Narrative) except as modified by condition herein.
2. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other location.

G. UP08-0012 SWADDEE THAI CUISINE
APPROVED.

Request Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for the sale of all spirituous liquor for on-premise consumption only within an existing restaurant. The restaurant is located at the southwest corner of Ray and Rural Roads, 5055 West Ray Road.

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit re-application and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.
5. The site shall be maintained in a clean and orderly manner.

H. UP08-0022 ROBINSON FAMILY CHILD CARE
APPROVED.

Request Use Permit approval to provide residential child care for up to 10 children in a single-family home. The subject property is located at 731 E. Los Arboles Court, north and west of Warner and McQueen Roads.

1. Use Permit approval for operating Residential Childcare shall be applicable only to any other person or location.
2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.

I. UP08-0025 FREDRIK'S AUTO
APPROVED.

Request Use Permit approval to install a modular office building in conjunction with a planned auto dealership at 880 E. Chandler Blvd.

1. Expansion or modification beyond the approved exhibits (Site Plan, Elevations, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. All site development standards, including landscaping standards, shall be met unless the site is explicitly granted a Variance for any deviations from such standards.
3. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

J. PPT08-0007 CHANDLER AIRPORT BUSINESS CENTER CONDOMINIUM PLAT PHASE I WITHIN AIRPORT BUSINESS CENTER OF CHANDLER
APPROVED.

Request Preliminary Condominium Plat approval for the subdivision of one lot into two lots within the Airport Business Center of Chandler plat northwest of the airport located

CHAIRMAN FLANDERS asked if there was anybody in the audience who wanted to pull any of the items for a full presentation. There were none. He then entertained a motion.

COMMISSIONER CASON asked Mr. Mayo that on Item E the applicant had indicated they were interested in using the stabilized granite throughout their property. Does that need to be stipulated? Mr. Mayo said he didn't think so in that he doesn't know if it can be done everywhere. Through Commission's direction at the Study Session he will go

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back and investigate. The applicant has indicated that they are willing to utilize that anywhere they can, so they will proceed forward with that direction and utilize it anywhere and everywhere they can.

MOVED BY COMMISSIONER CREEDON, seconded by **COMMISSIONER RIVERS** to approve the consent agenda with the stipulations as read in by Staff. The consent agenda passed unanimously 6-0. Commissioner Kelley abstained from item D as he has a current professional relationship with the developer and Vice Chairman Irby has a conflict of interest on item J.

ACTION:

B. GPA07-0002 GENERAL PLAN UPDATE

Public hearing to request public input, consideration and approval of the draft General Plan together with addenda.

MR. DAVID DE LA TORRE, PRINCIPAL PLANNER, stated this is the second public hearing with the Planning Commission that is required by state statutes for the approval of a new General Plan. The first Planning Commission public hearing on May 22. City Staff began the process of updating the General Plan in the summer of 2007 and has since gone through a very intensive public participation process which has included numerous public meetings, workshops and briefings; including regular meetings with a Citizen Oversight Committee which has provided guidance to the consultant and staff throughout the entire process. He said he would like to begin with his presentation. First it is important to answer the question, what is a General Plan? According to state statutes The General Plan shall consist of a statement of community goals and development policies. These goals and policies are used to guide growth and development in the city. Together they set a vision for Chandler's future and essentially become a blueprint for growth in Chandler. State law requires that all municipalities in the state adopt a General Plan and for a city of Chandler size, the state requires at least 16 elements, which are shown here. He said he won't go through all of these elements but he did want to show what these were and the array of subjects that are covered by all of these elements. Together the goals and policies in all of these elements create this guide and vision for Chandler's future. All these are required by state statutes except for one, which is the Neighborhood Planning element, which he said he would talk about further in his presentation which Staff and the Citizen Oversight Committee and others felt very strongly about including in the Draft General Plan even though it is not a requirement.

Mr. De la Torre said it is also important to note that The Chandler General Plan is different than other General Plans of other cities in the valley. The Chandler General Plan is very strategic and the goals and policies in our General Plan are very broad in nature. They do not provide specific detailed policies for specific areas or for specific properties. Rather they are very broad and strategic in nature. More specific details are

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provided by Area Plans, Facility Plans and other department studies and strategic plans. These more specific details in these other plans are consistent with the broader policies of the General Plan. The zoning ordinance decisions through PAD zoning districts, Capital Improvement Plan and the Council Adopted Budget are tools that the city uses to implement the more detailed plans, which again are the Area Plans, Facility Plans and other studies, which again are consistent with The Chandler General Plan. The Chandler General Plan provides the direction not the specific details. Those are provided by the Area Plans, Facility Plans, and other studies. Those more detailed policies are implemented through zoning, Capital Improvement Plan and Council Adopted Budget.

Broad and strategic natures is very evident in there Land Use Map. He showed the Land Use Map in their current General Plan which really only has four major land use categories. The orange or yellow is the low density residential. The purple is employment. The red is regional commercial and then they have light green for recreational and open space. The proposed future land use plan is very similar to the existing land use map. They are maintaining the same four main land use categories and they have added a couple new ones. This is also similar to the existing General Plan. There are policies in the text of the land use element that provide for the consideration of different land uses within these larger or more broader categories. For example, shopping centers may be considered at the intersection of two arterial streets within the residential category. Another example, high density residential may be considered within the regional commercial category and industrial support uses such as commercial uses may be appropriate within employment areas. He said you can see it is a very strategic plan, not a parcel specific plan. They are not deciding exactly where all the specific land use categories are going to go on each and every property in the city. Other cities do that very thing but in Chandler's case our hierarchy is very strategic bases and has worked very successfully for the city in the past.

During the May 22 Public Hearing a comment was submitted to the Planning Commission, which did suggest that perhaps the employment category should be compartmentalized or further defined into more specific employment land use categories. Again, for the reasons that he just went over with respect to maintaining this general and strategic hierarchy, this would run contrary to Chandler's success in Planning. If they use the area around the Chandler Airpark, for example, the employment that is shown there on the Land Use Map in the General Plan is just one category. In the Area Plan it provides more detailed land uses whether it be industrial or light industrial or a commercial office business park. Again, the General Plan points in a certain direction and the more specific area plans provide more detailed land use policies for specific areas. Another point with respect to that suggestion is that Council has provided direction regarding the economic development in the city that the Council's policy would be to encourage emerging technologies in the city to be able to provide an increase job base in the city and to be able to further maintain the sustainability of the city. They have heard their economic development office state that children today are being educated for jobs that don't even exist yet. There is emerging technologies or industries out there that they don't even know what they are and Chandler has made a decision to be open to

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emerging technologies to increase the diversity of their economic development and to promote economic development in Chandler. If they started to compartmentalize this employment category into specific types of employment, they could just be omission prohibit certain types of industries that they don't even know exist yet.

The current General Plan was adopted by Council in 2001 and ratified by voters in 2002. They do plan on taking this General Plan to the voters on November 4 during the general election. The state law also requires that the General Plan be updated at least once every ten years but in 2001 the City made the decision that they would be back sooner than ten years because they are growing at such a fast rate. Ten years would be too long to revisit those development policies. But more importantly, the city is updating the General Plan right now because they are running out of land. In fact almost 90% of Chandlers land is either developed or committed for development. What he means by committed is it is either currently in the zoning process or it has recently received zoning approval or it is currently under construction. When you take out the developed or the committed for development, they only have 10.5% of Chandler's land remaining, which has not been developed or uncommitted. Of that 10.5%, most of that is planned for non-residential land uses. Very little of the land that hasn't been developed or committed is planned for residential - most of that is employment. Because of that they do expect to reach residential build out sooner probably around the year 2012 to 2015. Retail build out will follow shortly after and they wouldn't expect to reach employment build out until the year 2025 because again, while they don't have very much land left, most of that land that is left is planned for employment.

In the early 1900's when Doctor A. J. Chandler came into the area he was instrumental in bringing in the canals and water to Chandler and made farming possible. Chandler remained an agricultural town for many years until about the late 70's or early 80's until Robert Lang from Virginia Tech calls a boom berg, which is another term for a really fast growing suburb. They experienced this exponential grown rate from about the 80's until about 2005 when the city saw our residential permits significantly decrease. Of course, now they are looking at build out and build out issues. If they were to graph this population growth, they would see that from the early 1900's until about late 70's or early 80's, those were our farm years as a town. From the 80's until about 2005 are our boom berg years and now, of course, they are expected to top out at a population around 286,000 people very soon.

He showed a map with the remaining residential land. This is land that's planned for residential development by a current General Plan that hasn't been developed yet. There are two colors. The red represents committed residential land, which again is either in the zoning process or has recently obtained zoning approval or is currently under construction. The light blue area has not been committed yet. You can see how very little light blue uncommitted land there is for residential. When you look at the remaining non-residential land you can see there is a lot more land that is planned for employment that hasn't been committed if you look at the light blue. Again, red is committed and light blue is not committed. There are two clusters that really pop up.

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One is around the Chandler Municipal Airport and the other is along South Price Road corridor. They do have a limited amount of land left. The main question that the Draft General Plan seeks to answer and the primary goal is “how can they use this remaining land to continue to maintain a sustainable city”. In part, what they mean by sustainable is that the city can continue to afford to pay the bills to provide services to its residents and to its businesses. They are also talking about providing a balance of land uses so that residents can not only live but also work and play in Chandler. They are also talking about being environmentally sensitive to increase the quality of life in Chandler for its residents.

Under this primary goal of maintaining a sustainable city, there are three major themes that are repeated and emphasized throughout the General Plan not in just one element but really throughout most of the elements. The themes are first to protect key economic development areas, secondly a greater emphasis is place on more urban and transit oriented development through redevelopment and then the greater emphasis is placed on addressing the needs of existing residential areas through neighborhood planning. With respect to the first theme, a number of years ago, the city commissioned a study, which found after every dollar that the city spends on residential land uses (the bars in the graph that are colored red represent residential land uses from low-density single-family all the way to high-density multi-family) the city gets back anywhere from 80 to 86 cents from fees and taxes from those residential land uses. For every dollar the city spends on office and industrial, the city gets back two to three cents. But clearly the land use that produces the greater amount of revenue to the city is retail with \$11.22 for every dollar that the city spends in services to retail. That is not to say that residential isn't important or that it doesn't promote or contribute to retail because they certainly needs residences to contribute the success of their employment and retail areas. However, the point here is that the city needs to plan for a balance of land uses so that they can continue to provide services and afford to pay for the services to our residences and their businesses. Staff would argue that office and industrial are the most important land uses of all those land uses shown because if they have a strong job base that in turn will create continued demand for housing. Since they don't have very much land for new housing to develop, this continued demand from the job base is going to create investment and re-investment in Chandler's existing neighborhoods and continue to uphold the quality of life in our existing neighborhoods. Again, the population that's attracted to Chandler through these jobs is also going to support our commercial centers, which again that is where most of the revenue is generated to allow the city to provide services to its residences and businesses.

If they have a high quality of life because of the success of commercial centers and have good tax structure, this will put the city in a good position to continue to attract additional jobs and additional industries into Chandler. Again you can see why looking back at the non-residential land that's left in the city why the land around the Chandler Airport and along South Price Corridor becomes very key to one of the major themes which is to protect our economic development areas. A message that is repeated throughout the General Plan is to resist the pressure from developers and homebuilders to convert this

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land to residential developments. The second major theme that is emphasized throughout the General Plan is a new emphasis on re-development and urban style development. The map he is showing is of their growth areas element. The reason why he is showing it is because it signifies an important shift that Chandler is going through as they approach build out. If you were to look at the current General Plan and the growth areas element, all of the areas identified as growth areas in the current General Plan can be characterized mostly as areas with large tracts of land with farm fields that haven't been developed yet. Of course they are now running out of that type of land.

Now they are proposing three different types of growth areas. They still have large tracts of land, which is shown in the light purple around our Chandler Municipal Airport, South Price Road Corridor and along the eastside of Arizona Avenue south of Ocotillo. These areas are planned for non-residential for employment. The second types of growth areas they are proposing are what they are calling growth expansion nodes. These areas are shown in blue between our Chandler Mall and the hospital, on the Northwest corner of Chandler Boulevard and McClintock and then on the north and south sides of Ray over by the I-10 freeway. These areas can be characterized mostly as areas that are partially developed but still have chunks of land that aren't developed yet within them and so still have an opportunity for new growth.

Finally, the third type of growth area they are proposing is the revitalization infill area and these areas are shown in red around our downtown, E. Chandler Boulevard between Arizona Avenue and McQueen Road and then North Arizona Avenue between Chandler Boulevard and almost up to Elliot Road. These are areas where they would expect to see redevelopment efforts with mixed-uses and higher residential densities and taller buildings to take advantage of mass transit that may be planned down Arizona Avenue. Arizona Avenue is one of three designated high-capacity transit corridors in Chandler. The other two are Chandler Boulevard and Rural Road. Light rail may be several years away but they do want to start planning for light rail now. They do want to be at the table now and they hope that light rail would someday come down Arizona Avenue. It may not be down the middle of Arizona Avenue but maybe there is an opportunity to take advantage of the railroad tracks that are on the east side of Arizona Avenue. Those types of decisions have yet to be made and will probably not be made for a number of years, but again they do want to start planning for this and start thinking about this in their General Plan. However, Bus Rapid Transit is scheduled to start operating along Arizona Avenue in the year 2010. Bus Rapid Transit will take riders from Tumbleweed Park around Germann Road just east of Arizona Avenue all the way north to connect to the first phase of light rail in Mesa. They can begin to start taking advantage of mass transit and bus rapid transit is really going to be the precursor to light rail along Arizona Avenue.

Historically, the maximum density allowed by the General Plan has been 18 dwelling units per acre and the proposed draft that they are proposing is a new type of residential which they are calling urban residential. In this new type of residential the density would start at 18 dwelling units per acre and not have a maximum. Another point in respect to

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taller buildings, the General Plan refers to the mid-rise development policy and the General Plan does not supercede or replace this mid-rise development policy but rather refers to it to encourage taller buildings in areas where they would expect them to be located such as the revitalization in-fill areas. Essentially what the mid-rise development says is that any buildings over 45 feet in height require a PAD zoning so they are not allowed as a matter of right anywhere in the city. They require PAD zoning which again kicks off a public hearing process, neighborhood meetings are required and property owner notification within a certain distance is required so it is a very public process, which involves all of the property owners in the area. What may be an appropriate height in a certain area may not be allowed and may not be appropriate in a different area so it is very much a case-by-case basis. The mid-rise development policy also identifies general locations and performance characteristics of projects that may be appropriate for mid-rise development. For example, along freeway corridors, the gateway area plan which is around our hospital area, the redevelopment area which is around our downtown area, the south Price Road employment corridor and the Chandler mall and other areas that area designated as regional commercial by their General Plan.

The mid-rise development policy also states that any buildings within 300 feet of any existing or planned single-family developments should not exceed 45 feet in height. However, if it's past this 300 ft. buffer zone from existing or planned single-family, the city could consider buildings that are taller than 45 ft in height. Through the consideration of various factors such as land use compatibility, location, site plan, architecture and other design performance characteristics. Ultimately, the decision of how high a building would be if it were over 45 feet in heights would have to be approved through a PAD process which is a very public process and open to public scrutiny. The General Plan does not supersede this process or replace it in any way but it says for taller buildings that the General Plan is encouraging to be located within these re-development areas or revitalization areas. These buildings should follow the mid-rise development process that is currently in place, which was approved by our City Council in 2006.

Finally, the third theme that is emphasized throughout the General Plan is neighborhood planning. For so many years through our boom berg years the city hasn't had very much time to do anything expect to respond to development because we were growing at such a fast rate. But now that development is slowing down, they can shift their focus to preservation and maintenance. Again, the neighborhood planning element is not required by state statutes but is one that Staff felt very strongly about to assist the older neighborhoods in Chandler particularly those with no HOA's to identify the resources and programs that are in place in the city to start helping these neighborhoods maintain and preserve their quality of life. Just recently a variety of different resources and programs were consolidated into one office, which is now the neighborhood resources office. Previously, they have neighborhood grants in our City Manager's office; code enforcement was in our police departments, community development and block grants was in our planning department. The city took all of these different areas and consolidated them into one office to better assist the older neighborhoods in Chandler.

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Another idea that is supported by our neighborhood planning elements is the idea of partnering with businesses or contractors. It could be a home improvement store or it could be a contractor such as a mason or a painter or the city could provide a matching grant or maybe a discount through this partnership for the homeowners and these older areas to take advantage of. The neighborhood-planning element also supports the creation of specific area plans where neighbors can become involved in planning and long term plans for their neighborhood. Maybe they would like to see more shopping opportunities in their neighborhood or perhaps they would want to work and they want more employment opportunities. Perhaps they want more amenities such as a park. These could be identified in a neighborhood plan or specific area plan. Also, the specific area plan could also identify areas for preservation, rehabilitation or redevelopment within this area as well. The area plan shown is of the South Arizona Avenue Corridor, which was recently approved by Council in 2006 and amended in 2008.

Other highlights regarding the General Plan include the energy elements, which is a relatively new requirement by the state. The requirement for this element didn't become effective until after they started the update process. Essentially, the energy element requires that the city identify policies to encourage the efficient use of energy and also to encourage the use of renewable energy sources. With respect to housing affordability the housing element in the General Plan identifies a widening gap between household medium incomes and the medium house price. In response to this since they don't have very much new land for development in the city, the draft General Plan is proposing to help fix up the existing housing stock in Chandler. They may not have new affordable housing in Chandler but they certainly have affordable housing in Chandler within our housing stock in the central and northern parts of Chandler. The idea which is consistent with our neighborhood planning elements is to provide and identify programs and resources to help homeowners fix up their area to help maintain the quality of life and to be able to continue to provide affordable and decent homes for residents in the future. As he stated previously, they have been through a very intensive public participation process. They have had now 40 meetings where different members of the community can attend and voice their opinion and be briefed on what they are doing and what the General Plan is all about. A citizen oversight committee of 22 members, which was chaired by Senator Jay Tibshraeney, was very influential in providing guidance to the consultants and Staff throughout the entire process and met very regularly and frequently at one point in the process. They used a multi-media approach to notify residents and businesses of the different meetings and the different opportunities that were available and all of the comments that were made at all of these meetings were consolidated by their consultants and used to create the goals and policies that are in the draft General Plan that you see before you today. Staff is recommending approval of the draft General Plan together with the addenda that is attached to their memo. If the Planning Commission votes in favor, their recommendation will be forwarded to the City Council for their consideration and hopefully, approval on June 26 and then subsequently the voters will get a chance to ratify the City Council and the Planning Commission's votes on November 4. The draft General Plan is available at the reference desk at all four Chandler Public Libraries. Also, it is available at our Planning office and available on the website which is,

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www.chandleraz.gov/generalplanupdates. There is a comment box in the website if any residents or businesses still want to send comments. He opened the floor for any questions from Planning Commission

CHAIRMAN FLANDERS asked if there were any questions of Staff. He went to the audience as he had one speaker card.

KRISTA COLLINS, 4960 S. GILBERT ROAD, SUITE 1, CHANDLER, ARIZONA, stated with respect to industrial land uses, this draft General Plan does not reflect public input, which began in August of last year. Residents from various parts of Chandler expressed concern about industrial land uses. Even neighbors of the Westech Industrial Area had concerns about what effects industrial growth will have on their health and safety. Consultant and Staff have refused to include definitions of any current industrial land uses. They have also refused to include definitions of known emerging industrial uses such as biotechnology, biomedical, bioscience, life science and nanotechnology.

Their refusal to define industrial land uses in ways comparable to the definitions of commercial uses has the end effect of concealing the land use from voters and residents. This fuzzy zoning policy in the case of emerging types of industrial growth will endanger public health in the future. News reports from May 21 for instance, reveal that there are significant risks associated with nanotube technology. According to reports in the Washington Post and the L.A. Times, lab mice exposed to nanotubes developed cellular changes similar to the precursor changes seen in cases of mesothelioma cancers.

Consultant and Staff have refused to define even the word nanotechnology, even after written request and she said that she knows that nanotube technology is one of the industries that the economic development department is interested in. She and Judith Garner discovered references to nanotube technology while they were researching the Chandler Life Science and Technology Incubator Feasibility Study and Operating Plan.

It is her belief that the Incubator Plan is what is being referred to on pages 23, 30 and 31 of the Next Twenty. The guidelines in Next Twenty have been used to lay the groundwork for this General Plan. As a result, the Incubator Plan format is also referred to in the General Plan. She and Judith Garner shared their findings about the Incubator Plan and the corresponding descriptive language about it, which is included in both the Next Twenty and the General Plan with Staff, consultants and the Citizens Oversight Committee. As a result, the term incubator was removed from the Growth Area Element. Key terms included in the Incubator Plan, Next Twenty, and this General Plan, which are associated with biotech, nanotech, wet labs, life sciences etc. are still not defined. That means we run the risk of voters being completely unaware that they are being asked to vote in favor of a controversial industrial park, the purpose of which is to attract wet lab start up companies close to homes. If the voters approve the language in this Plan, the City Council can then vote for funding of this partnership with the excuse that they were only acting on the policy adopted by voters through this plan. This is what is being

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proposed on page 12 of the Land Use element in an abstract way. It doesn't tell voters how much money will be needed for any partnerships. This doesn't say that a possible city sponsored entity proposed to administer this partnership will be a 50c3 corporation. Anyone who is unaware of the Incubator Plan will not realize that this page 12 language is part of the Incubator Concept. Folks have a right to know what they are voting on.

The same problems exist when discussing the residential density terms in this Plan. On page 6 of Land Use, the text fails to reveal that 40 dwelling units per acre is a potential goal in some redevelopment areas. Instead, the reader is referred to the glossary, which is also vague. The Land Use Element and glossary fail to define in terms of building height and mass just exactly what 40 du will look like. On the second page of Land Use, high-rise buildings are mentioned, but no definition is given.

On December 18, 2007 at the Oversight meeting there was discussion of this new density residential use in terms of it being a red flag issue for West Chandler if it were shown on a map. And one member of the consulting team referred to high density as a LULU or "Locally Unwanted Land Use".

As a result, it is hard to discern what the terms mean. On February 26 she even requested a web link from Land Use page 6 to the High Capacity Transit Corridor map. Last time she checked that was not done. How are folks supposed to know where this new super dense residential use is going to go before they vote on it?

According to Oversight Committee meeting notes from November 6 some members expressed concern over the low attendance at the October 23 and 25 meetings for the redevelopment neighborhoods. This is of great concern to me as well. That is because some of these areas serviced by the October meetings had been referred to during the October 2 oversight meeting as areas where "height by right" incentives might be appropriate.

The problem here is that the handouts distributed to announce those meetings failed to mention that future intended super dense residential uses such as "height by right" incentives and high rise development are proposed for those neighborhoods. Voters should not have to play hide and seek to figure out what they are voting for going from area plan to area plan trying to interpret the mid-rise policy. It should be in plain English in the plan.

New population projections based on the density descriptions and proposed incentives will allow Chandler to max out at 286 K at build out. That is 36 K more than the current 2001 standards as was explained during one of the committee meetings. Given that figure, voters have an absolute right to know how much, how high and where at with respect to all of the new super dense, super intense land uses proposed by the General Plan Draft.

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CHAIRMAN FLANDERS asked if there were any questions of the speaker. He thanked her for her comments. He asked if there was anybody in the audience that would like to speak in regards to this item tonight. He asked if there were any additional questions for Staff.

COMMISSIONER KELLEY said he gets to spend a lot of time working with General Plans from different jurisdictions. He found this particular General Plan that they have created is fabulous. He pointed out two reasons why he thinks it is. One, is they boiled down the land uses into very simple broad categories. From his standpoint that doesn't require him to come in with General Plan Amendments if he tries to do something special or unique. Also, they have not made their land uses parcel specific. They need flexibility in this document and that is exactly what it creates. It creates a great building block that people can come here and not always have to come back and do General Plan Amendments any time that they want to do something special. A lot of jurisdictions like to create these General Plans as these secondary zoning ordinances. It gets so frustrating to do business in cities like that. A General Plan like this says the City of Chandler is open for business. He said he just wanted to commend them.

CHAIRMAN FLANDERS thanked Mr. De la Torre and the rest of Staff for everything they did following this process through. He echoed what Commissioner Kelley said. It is a good document and is something they can really use effectively.

MOVED BY COMMISSIONER CREEDON, seconded by **VICE CHAIRMAN IRBY** to approve the GPA07-0002 GENERAL PLAN UPDATE. Item passed unanimously 6-0.

6. DIRECTOR'S REPORT

There was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

Chairman Flanders announced that the next regular meeting is June 18, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

Michael Flanders, Chairman

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Douglas A. Ballard, Secretary