

GLOSSARY

The following definitions are intended as explanations of terms and phrases as they are used in Chandler General Plan Elements. Such descriptions should not be construed as or confused with zoning definitions, which are set forth entirely in the Zoning Code.

Advance Business Services

Includes companies such as advanced financial services, data centers, customer care centers, logistic centers and product design engineering firms.

Amendments

- Major Amendment -- any proposal that would result in a substantial alteration of the City's land use pattern as established by the General Plan's Land Use Element and/or as indicated on the Future Development Plan map.
- Minor Amendment -- a proposed change to the General Plan that does not meet the "substantial alteration" criteria for a Major Amendment.

American Association of State Highway and Transportation Officials (AASHTO)

A recognized authority on standards for transportation facilities, in this case, bike paths.

Buffer

Separation spaces of open areas or low-intensity land use or visual screening that are intended to delineate and provide transition between developments with potentially incompatible activities, such as mitigating potential negative impacts (i.e., noise, dust, odor) on adjacent properties.

Build-Out

The point at which there is little or no undeveloped land such as agricultural fields and vacant parcels to continue expansion or growth within the City's municipal planning area.

"Build-Out and Beyond"

Forum (2/2006) presented by consultant Mary Jo Waits during development of Chandler's "Next Twenty" document.

Bus Rapid Transit (BRT)

Regional transportation service improvement, primarily for longer commuting or shopping trips.

Capital Improvement Plan (CIP)

A financing plan, usually projected over five or six years and adjusted annually, to prioritize a municipality's planned public improvement investments, such as infrastructure expansion.

Chandler Municipal Planning Area

Expanded territory, beyond the current municipal boundaries, which acknowledges consideration of other jurisdictions' development patterns.

Commercial Office

Office buildings and complexes such as garden offices, typically characterized by, but not limited to single-story buildings with multi-tenant spaces. Examples of commercial office users include medical offices, dental offices, insurance offices and real estate offices. Commercial office developments can be considered in residential areas as described in the Land Use Element and are therefore designed to be compatible with surrounding residential areas. For taller and more intense office developments, see Larger Office Developments.

Commercial Services

Businesses that cater to the surrounding area and may contain ancillary retail. Examples of commercial services include barbershops, beauty salons, general printing and copying services, day care, preschool, laundromats and dry cleaners.

Community Development Block Grant (CDBG)

One of the longest-running programs of the U.S. Department of Housing and Urban Development, which funds local community development activities such as affordable housing, anti-poverty programs and infrastructure development. In Arizona, CDBG funds are applied for/dispersed through the Arizona Department of Housing (ADOH).

County Island

Unincorporated land area surrounded by one or more municipalities' corporate limits.

Community Commercial

Commercial centers with a gross building area between 140,000 to 300,000 square feet* that provide everyday goods and services for a number of neighborhoods. Community Commercial locations are determined by the following factors: traffic, market demand, residential densities, adjacent land uses, proximity and relationship to other planned or developed commercial areas, and other factors determined by City Council.

* Community Commercial centers exceeding 300,000 square feet may be considered by Council upon consideration of additional criteria, as follows:

- a) Context. Evaluation of these proposals takes into account the amount of commercial retail in close proximity to large-scale centers to prevent an over-intensive environment, including an analysis of alternative uses. Proposed Community Commercial developments also take into account impacts upon land use within a ½-mile radius of the site. Access to regional markets and transportation are also considered.
- b) Compatibility. The proposal is adequately buffered from adjoining, less intensive land uses, emphasizing techniques such as but not limited to setbacks, landscape buffers and building scale. Buffers, transitional uses, attention to building size, height and truck delivery movement should be considered in site design in order to provide compatibility and convenient access.
- c) Environment. The proposal demonstrates a high level of site design, landscaping, architectural excellence and environmental sensitivity. Adequate parcel area to assure a higher standard of open space, plazas, and focal points may also dictate the justification for a greater square footage. Unique site plans, building layouts and designs, broken building masses and use of materials and detail that

contribute to the unique quality of the architecture, building, landscape and site design and contribute to the overall compatibility with adjacent neighborhoods, are encouraged. Pad users located on the corner of a planned shopping center and along arterial streets are situated so the main center remains visible and that the visibility and functionality of later phases are maintained.

d) Infrastructure/Mobility. The proposal demonstrates sufficient accommodation for increased traffic, offsite improvements, pedestrian amenities, access to alternative transportation and other measures as per approved traffic, and pedestrian studies.

e) Market. The proposal is accompanied by a comprehensive market evaluation study and phasing plan, including a public revenue/benefit analysis.

f) Any other documentation that serves to provide a rational basis to exceed 300,000 square feet.

Community Emergency Response Team (CERT)

Program of the Federal Emergency Management Agency administered by Maricopa County in which the City of Chandler participates.

Cost Avoidance

Revenue earned from the sale of recycled materials plus cost avoided for not having to haul and dispose of waste in a landfill.

Creative District

Encompasses downtown Chandler and the area immediately surrounding downtown that provides a sense of place that is unique to Chandler. As the area continues to redevelop and the vision for downtown Chandler is further refined, the Creative District is expected to foster a variety of uses and developments including cultural facilities, hotels, restaurants, retail, venues for events/gatherings of different sizes, small- and medium-size professional service firms, entrepreneurs, art studios and galleries, and a mix of high density – urban residential. High quality architecture is a characteristic of the Creative District.

Development Fees

Fees assessed to require fair share contributions from property developers to extend infrastructure or provide other municipal services to benefit the development's end users.

Development Entitlements

Approvals by the City of Chandler to authorize applications, under applicable municipal code provisions, for development, construction and/or installation of improvements on specified property.

Elements

The principal components, or topical subjects, of a municipal General Plan.

Green Building

A comprehensive approach to building that results in increased energy and water efficiency, a healthier and more pleasant indoor environment and a sustainable site design, all accomplished while minimizing construction waste and using environmentally-sensitive building materials.

General Plan

A formal, adopted document pursuant to Arizona statutory requirements that expresses a jurisdiction's intent for preserving or improving local conditions.

General Plan Amendment -- See: Amendment**Goals**

Statements of fundamental aims for civic accomplishments through public and private actions. (See, also: Objectives, Policies/Strategies)

Healthcare Related Uses

Includes health and medical related facilities such as hospitals, medical offices and services, pharmaceutical services, research institutions, therapeutic center, rehab center, birthing center, nursing homes, convalescent homes and assisted living facilities.

High Capacity Transit Corridors

Consideration of designated routes for efficient, expedited public transit service, such as the South Tempe High Capacity Transit Study evaluating Valley Metro rail extension into Chandler. (See Circulation/Bicycling Element)

High Density Residential

Residential developments such as apartments, condominiums or townhomes with 12 to 18 dwelling units per acre.

Industrial Support Uses

Ancillary commercial uses that are an integral component of a planned mixed-use development that supports the businesses within employment areas. Examples of industrial support uses include printing services, delis, coffee shops, catering services, restaurants containing meeting space, convenience commercial and business hotels.

Infill

Development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

Infrastructure

Municipal infrastructure includes public works systems such as roads, water/wastewater and drainage. Public utilities -- electricity, gas, cable-- are also considered as part of a community's infrastructure.

Innovation-Based Companies

Employers in knowledge-intensive industries that research, invent, and market new products and services. These companies are those in research-based industries such as high technology, biomedical, aerospace, renewable energy and similar research-based industries. Researching is an important component of these companies that allows them to invent new products. Product development can also be part of an innovation-based company, however, a company that only manufactures products is not considered an innovation-based company.

Innovation Zones

Locations for attracting highly educated employment to technology hubs serving multiple Innovation-Based Companies with common technology objectives. (See Growth Areas Element)

Institutional Uses

Includes private and public schools, religious sanctuaries or assembly areas, higher educational facilities, civic organizations such as Kiwanis Club and non-profit organizations.

Knowledge-Intensive Employer

A company that is in a knowledge-intensive industry.

Knowledge-Intensive Industries

High technology, biomedical, aerospace, renewable energy research and development and other similar research and development based industries.

Land Use Designations

For General Plan purposes, broad activity classifications: Residential, Commercial, Employment and Recreation/Open Space. Specific Plan Elements refer to land use sub-types.

Large Single Use Retail

Any single use building, whether stand-alone or within a multi-building development, that occupies an area that is equal to or greater than the square footage specified in the Zoning Code and is primarily utilized for the sale of goods and merchandise for consumption by the general public. See Zoning Code for more details.

Large Office Developments

Multi-story office buildings containing corporate offices or multi-tenants. Large Office Developments are characterized by taller, more intense office buildings and can be considered in Employment and Regional Commercial areas as well as other areas described in the Land Use Element.

Leadership in Energy and Environmental Design (LEED) Green Building Rating System

A key program of the USGBC, LEED is a voluntary, consensus-based national rating system for developing high-performance, sustainable buildings. LEED addresses strategies in five areas: sustainable site development, water conservation, energy efficiency, materials and resources selection and indoor environmental quality.

Low Density Residential

Residential development typically characterized as detached single-family homes with a density range of 2.5 to 3.5 dwelling units per acre. This type of residential development is the predominant residential density range in master planned neighborhoods, often situated in close proximity to schools and parks.

Medium Density Residential

Residential developments such as patio homes, townhomes, condominiums, cluster developments and various other non-traditional detached and attached homes with a density range of 3.5 to 12 dwelling units per acre.

Mixed-Use Development

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A single site may include contiguous properties.

National Environmental Policy Act (NEPA)

Requires agencies to integrate environmental concerns into guidelines and regulations to foster nationwide compliance in reducing negative environmental impacts.

Neighborhood Commercial

Commercial developments on parcels that range in size from 10 to 20 acres with 30,000 to 140,000 square feet of building area, serving the needs of one or two neighborhoods in a one- to two-mile market area. This commercial scale commonly abuts residential areas. Buffers, transitional uses, attention to building size and height and truck delivery movement are considered in site design in order to provide compatibility, and convenient access. This type of commercial development is characterized by unique site plans, building layouts and designs, broken building masses, and use of materials and detail that contribute to the unique quality of the architecture, landscape and site design and contribute to the overall compatibility with adjacent neighborhoods. Pad users located on the corner of neighborhood commercial centers are situated so the main center remains visible and that the visibility and functionality of later phases is maintained.

"Next Twenty"

Visioning strategy document prepared for Chandler by consultant Mary Jo Waits (circa 2006).

Objectives

Specific steps toward achieving planning goals -- including programs (such as street-widening) or performance standards (as accident reduction).

Policies/Strategies

Criteria established by the local government that support accomplishment of objectives or goals.

Public Facilities

Government offices and services including police and fire stations, libraries and general offices.

Recommendations

Proposed Goal-responsive actions derived from each General Plan Element narrative. Recommendations from all Elements are collected in the Plan's separate, supporting Implementation Strategy.

Regional Commercial

This commercial scale consists of commercial centers with a gross building area over 400,000 square feet. These centers may include major, regional commercial uses such as malls, power centers and other major commercial developments.

Residential Development Entitlements -- (See, also: Development Entitlements)

Approvals for zone change, subdivision design, site plan review and other code requirements.

Residential Enterprise Zone

Target area for improving older neighborhood housing stock, distinct from business-oriented Enterprise Zones such as in the downtown and Chandler Airpark Area vicinities. (refers to Objective, bottom of page 48 -- not duplicating suggested actions)

Rural Residential

This residential density (0 – 2.5 dwelling units per acre) can include lots ranging from 12,000 square feet to greater than one acre in size. Typically, these residential areas are located adjacent to rural or large lot subdivisions, parcels in Southeast Chandler that range up to 80 acres and are not part of or cannot be planned as part of a larger residential area by virtue of isolation, physical barriers, or other factors that warrant larger on-site recreation area, water availability and other infrastructure limitations.

Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability combines lasting economic success with environmental responsibility and community considerations.

United States Green Building Council (USGBC)

A non-profit comprised of organizations representing a broad spectrum of the building industry committed to construction that is environmentally responsible, profitable and healthy to occupy.

Urban Commercial

Pedestrian-oriented commercial development that is intended to serve the needs of the mixed-use development in which the commercial establishment is located as well as a market that is larger than the immediately surrounding area. Urban Commercial development places more emphasis on pedestrian connections, transit connections, shade and urban streetscape. Vehicular access is mostly accommodated through parking garages and some on-street parking located directly in front of the commercial businesses.

Examples of urban commercial businesses include retail, restaurant, personal services such as beauty salons and day spas, flower shop, bank, preschool/childcare, general

office and medical office. Examples that do not fit this definition include automotive service, automotive repair, automobile sales and fast-turnover establishments 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.

Urban Residential

Urban Residential refers to multi-family residential developments with densities greater than 18 dwelling units per acre. This density range can be a part of a mixed-use development consisting of ground floor retail, office, or live-work opportunities and 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 local commercial uses.

Vision Statement

Chandler's definition derived from citizen values of the community's distinctive attributes and future aspirations that should be fostered or preserved by the General Plan.