



ECONOMIC VITALITY SUBCOMMITTEE
Chandler City Hall, 5th Floor Large Conference Room
175 S. Arizona Avenue, Chandler, AZ
Tuesday, April 5, 2022, at 3:30p.m.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the ECONOMIC VITALITY SUBCOMMITTEE and to the general public that the **ECONOMIC VITALITY SUBCOMMITTEE** will hold a meeting open to the public on **Tuesday, April 5, 2022, at 3:30p.m.**, at Chandler City Hall, 5th Floor Large Conference Room, 175 S. Arizona Avenue, Chandler, AZ

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

The Chandler City Council has been invited and a quorum may attend.

Dated: *4/1/2022 3:00 PM*

1. GIS Open Data Hub
2. Planning Amendments
 - a. Proposed City Code changes for Chapter 35 – Land Use and Zoning;
Chapter 39 – Sign Code

Planning Amendments

Economic Vitality Subcommittee Meeting
April 5, 2022

2022-2023 Strategic Framework





Economic Vitality Strategies

1. Preserve employment corridors and planned uses as economic engines
2. Modernize Chandler Airpark
3. Repurpose vacant retail spaces into mixed- use to support surrounding neighborhoods
4. Unique amenities, events and experiences that attract people to Chandler.
5. A deliberate approach to infill, redevelopment and annexation
6. Partner to create talent pipeline for employers



Meeting Goals

Identify Code/Policy Issues
Introduce Amendment Options
Seek Input

Amendment Goals

Support economic vitality strategies
Accommodate infill developments
Clean-up unclear & outdated language
Maintain high quality and aesthetics

Background

Aug.
2019

Special Joint Meeting

Identified Short Term &
Long Term Deliverables

1. EMP. COR:

- BALANC
HOUSING

2A. DENSITY
MULTI-FAMILY.

- LOCATE:

- NEAR MALL + RETAIL
 - NEAR TRANSIT
 - SPRINKLED IN SOUTH CHANDLER
 - USE AS BUFFER
 - NOT IN EMP.
- RESIDENT DEMAND NEAR/IN EMP. COR. IS THERE.
EAST SIDE OF DOWNTOWN / OF RAIL.

- EMPLY

TO CON

- EYE ON

- STICK 7

2B. DENSITY - SINGLE FAMILY.

- SUSTAINABLE + QUALITY COMMUNITIES ✓
THAT AGE MORE IMPORTANT
THAN SIZE

- RELATION

DENSITY

- AVOID HO

AREAS (12

3. DEV. STANDARDS

- VALUE OF DEV. RAISED FROM '95
STANDARDS. COMPREH

4. NOTIFICATION:

- NOT CONSISTENT
- USE EXISTING MAILINGS - I.E. WATER BILL
- POST AT PUBLIC BUILDINGS
- NEXT DOOR / FACEBOOK / ETC.



Background

Meeting Dates

Feb. 8
2021

▶ Today

Short Term Amendments

General
Building Safety
Civil Engineering
Utilities

Planning Amendments

An architectural rendering of a modern urban development. The scene features a central courtyard with a circular paved area, green lawn, and several palm trees. People are shown walking and sitting in the courtyard. Surrounding the courtyard are modern buildings with large glass windows and wooden accents. One building in the background is labeled "Hilton Garden Inn". In the foreground, there are cars parked on a street. The background shows a cityscape and hills under a clear sky.

Non-Residential Planning Code Changes

Modify street frontage setbacks on commercial properties in certain areas.



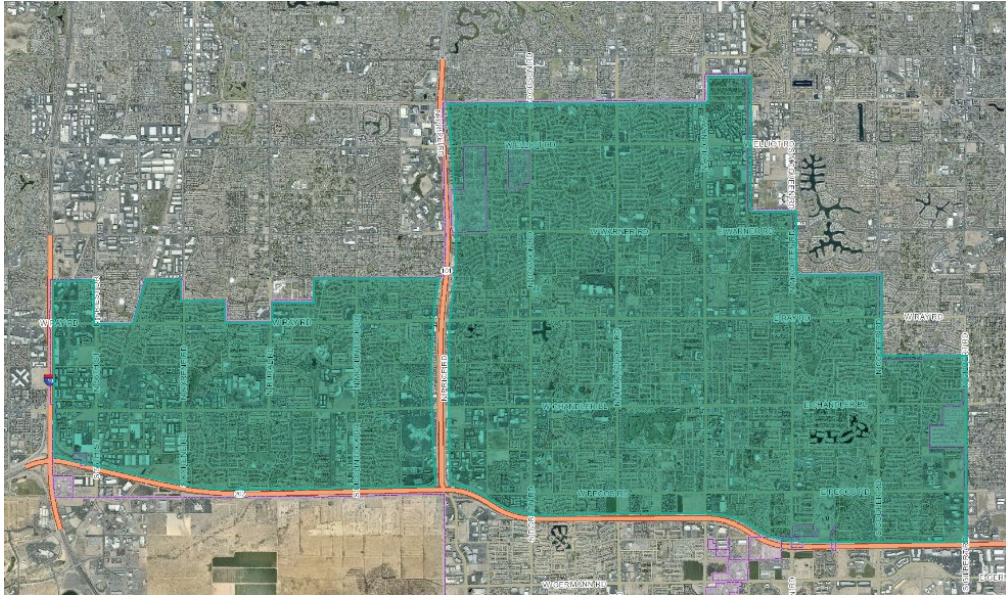
Current building and landscaping setbacks accommodate large suburban sites

50' (arterial) 30' (non-arterial) setbacks
50' x 250' landscaping at intersections

Proposal

Create administrative ability to reduce on infill sites where developer proposes a heightened pedestrian oriented design

Modify street frontage setbacks on commercial properties in certain areas.



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Proposal

Create administrative ability to reduce on infill sites where developer proposes a heightened pedestrian-oriented design

Modify parking requirements for office buildings to reflect more remote working



Current Requirement

1 space : 250 sq.ft.

Current Parking Reduction Options

1. Shared Parking
2. Parking Demand Study
3. Credit for On-Street Spaces
4. Autonomous Vehicle/
Ride Share Reduction

Proposal

5. Telework Reduction

Parking reduction option where short-term parking spaces are proposed for drinking/dining establishments



Current Requirement

1 space : 50 sq. ft. of dining area +
1 space : 200 sq. ft. of prep. area

Proposal

- Add administrative ability to reduce parking based on increased 15-minute parking spaces.
- On-site only
- Downtown handled separately

Increase Height that Prompts Need for Mid-Rise Overlay (MRO)



Currently buildings over 45' tall need a MRO.

Challenge

MRO was intended to regulate buildings 5-stories in height or higher.

Current floor heights and mechanical screening push 3 and 4 story buildings *just* over the 45' threshold.

Proposed Amendment

Increase MRO Height to 50'

Murals



Currently not addressed by Zoning Code

Proposed Changes

- Clarify Mural vs. Signage
- Allow murals in Commercial Districts with administrative approval.
- Allow murals in City Center District (CCD) as approved by Historic Preservation Commission.
- Coordinate private and public regulations and process of approval

Murals - Examples



Location

Private Property

Zoning

C-2 Commercial

Process

Planning Administrator review to confirm mural is not considered signage.

Murals - Examples



Location

Private Property

Zoning

CCD City Center District

Process

HPC Reviews for consistency with CCD code language

Murals - Examples



Location

Private Property

Zoning

PAD – Planned Area Development

Process

Planning Administrator review to confirm mural is not considered signage, and does not conflict with PAD/PDP stipulations.

Murals - Examples



Location Public Property/ROW or as part of a City agreement with developer/private property owner

Zoning
C-1, C-2, C-3, Commercial

Process
Planning Administrator review to confirm mural is not signage and for alignment with agreement

Use Permit Renewal, Enforcement



Currently not addressed by Zoning Code.

Proposal

Clarify that when an application is in the review process, enforcement may be stayed.

Outdoor Speakers



Currently outdoor speakers without live music require an EUP

Proposal

Where no live music is proposed, allow outdoor speakers without an EUP

City code will continue to mitigate nuisance

Permit Entertainment Uses in the Entertainment District



Entertainment District Boundary

Entertainment District:

Allowed by State
Designated by City

Defined As:

Area that contains a significant number of entertainment, artistic and cultural venues:

- Theaters
- Arenas
- Bars
- Stadiums
- Museums
- Studios
- Galleries
- Music Halls

Permit Entertainment Uses in the Entertainment District



Entertainment District Boundary

2014

**Council approved the
Entertainment District**
*"...to attract and facilitate
additional commercial and
entertainment uses..."*

Permit Entertainment Uses in the Entertainment District



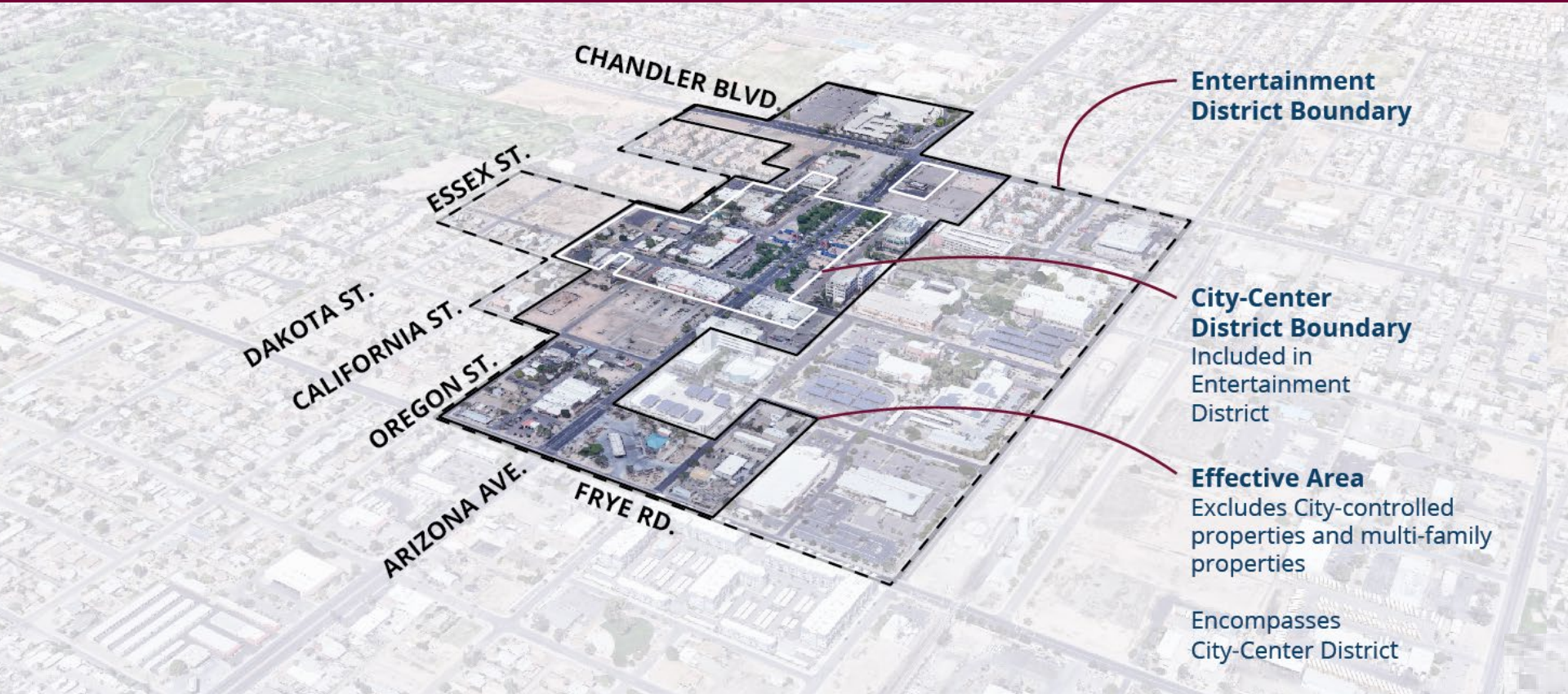
Currently

Bars require a Use Permit
Theaters are limited

Proposed

- Permit bars and small theaters within the Entertainment District to align with district intent and be business friendly.
- Support Economic Strategies 1 & 4

Entertainment District Effective Area



Revise uses permitted in the I-1 Planned Industrial District



I-1 District accommodates light-industrial non-offensive uses and supporting business uses

Proposed

- Add “Cloud” Kitchen / FDA Food Facility as a by-right permitted use
- Permit greater amount of ancillary I-1 uses such as office or showroom by-right

Shared Kitchen
Incubator Kitchen
Ghost Kitchen
Dark Kitchen
Cloud Kitchen

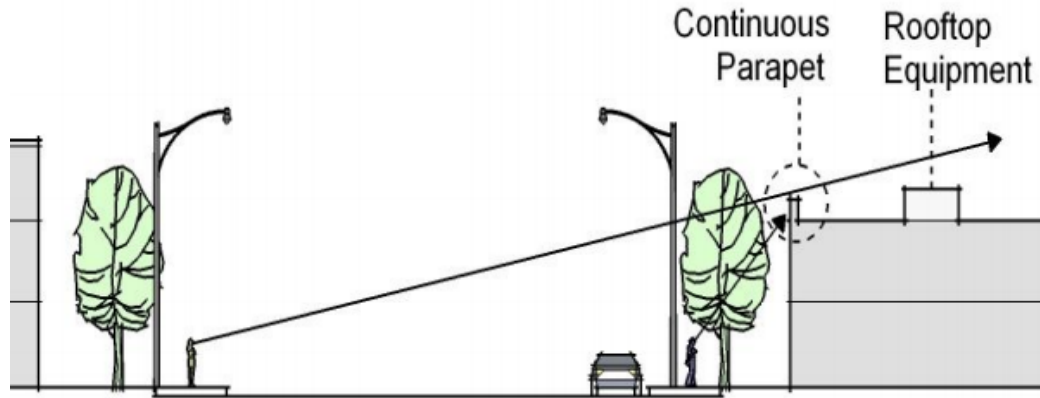
Arcades



Currently arcades require a use-permit each year and must be in conjunction with larger use

Proposed
Permit arcades in Commercial Districts by-right

Mechanical Screening



Currently

Mech. screening must be architecturally integrated and taller than equipment as measured in elevation view.

Proposed

Consider screening from sight from eye-level height above grade.

Enlarge Permitted Blade Sign Area



Blade Signs are signs that hang or project from a building, perpendicular to the flow of traffic

Currently permitted at pedestrian scale, up to 4 sq. ft.

Proposed Permit larger sign area above colonnade/first floor to be visible by drivers.

Enlarge Permitted Blade Sign Area



Amendment Concept

Draft size language relative to building façade width and colonnade depth:

Sign Depth Up to 1/2 - 2/3 depth of colonnade, depending on design

Sign Height Up to 75% of height of second story / colonnade to top of parapet

Qualifying Language to avoid conflicts with lights, landscaping, architectural features, etc.

Prohibiting Double Walls



Currently Zoning Code is silent on double walls. Policy and PDP review prevents occurrences.

Proposed

- Codify restriction of double walls
- Outline resolution process

Historic Preservation Commission Term Limits



Current Ordinance establishes 3 year terms with a maximum of 2 terms expiring each year.

Issue 3 terms will expire in at least one year.

Solution Amend ordinance to allow 3 terms to expire in any given year



Residential Planning Code Changes

Reduce setback requirements for residential swimming pools



Currently

5' is required, difficult for smaller lots, building code allows smaller setback

Proposed

Reduce for smaller single-family lots.
Continue to align with building code criteria

Increase Size of Residential Open Air Ramadas



Currently

Max. Size: 150 sq. ft.

Max. Quantity: None - Regulated by
30% max rear yard coverage

Proposed Allow increased size relative
to lot size

Amendment Concept

Remove size limit

Rely on 30% max. rear yard coverage

Permit Single-Family in Multi Family District



Currently Single-family dwellings are permitted via Use Permit

Proposed
Permit single-family dwellings in multi-family districts.
Attached or detached.

Home-Based Businesses (HBB)



Currently Code is silent. By policy we prohibit employees and customers at a residence.

Proposed

Identify criteria of no/low impact HBB, allow Administrative Approval by Zoning Administrator

Identify characteristics of HBB not administratively allowed, allow Council review of Use Permit for HBB

Driveways and Front Yards



Currently Nothing prevents the front yard from being entirely paved over
Proposed Develop minimum front yard landscaping standards.

Guest Parking Requirement



Currently Zoning Code does not require

Proposed

An additional fractional guest space per unit or sliding scale to be provided throughout a neighborhood

Primarily for small site infill
with non-standard streets
where not enough distance
between driveways



Next Steps

**Spring
2022**

Council Input

**Staff Research and Analysis
Prepare Draft of Ordinance Revisions
Internal Review
Stakeholder Outreach
Public Hearing Process**



Fall 2022

City Council Adoption

Questions?

