CHANDLER arizona

Historic Preservation Ordinance

Development Services Department
June 8, 2020 | Council Chambers

Historic Preservation Opportunities

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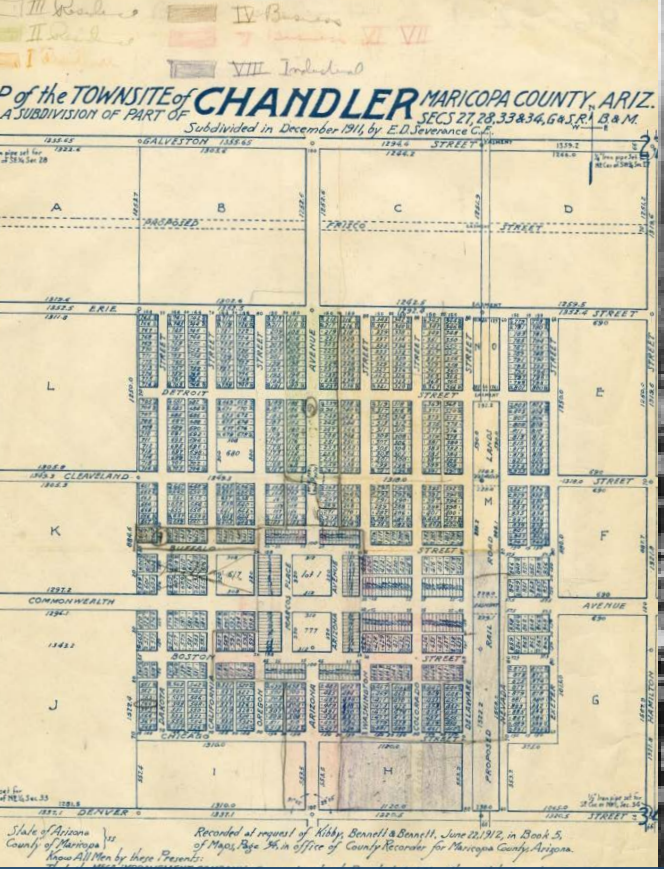

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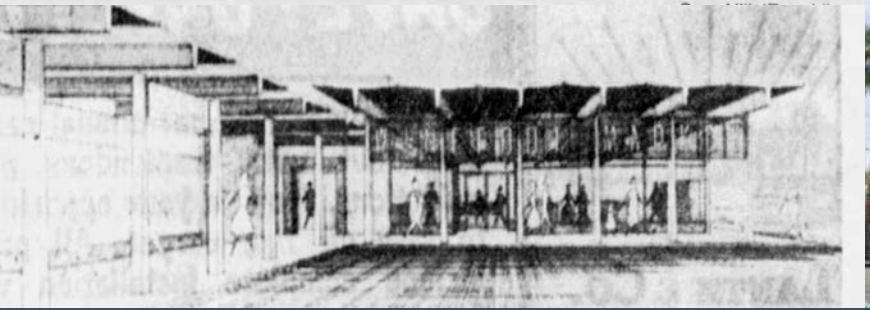

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Purpose of Meeting:

To review and discuss a proposed

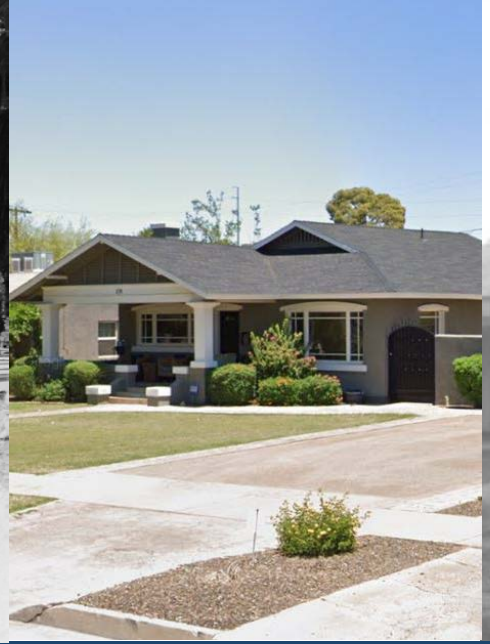
Historic Preservation Ordinance

Purpose of Historic Preservation:

- Preserve the City's architectural resources
- Celebrate Chandler's past
- Neighborhood preservation
- Discourage demolition of historic resources

Scope:

- Enabling Ordinance for individual HP zoning overlay and other HP type districts
- Allowed under state statute
- Initiated by individuals and/or neighborhoods
    - Must have 100% of ownership support (contributing structures)
- Public review process with City Council making final decision
- HP still allows entitlements of underlying zoning



Classification of historic properties

- Landmark
- Conservation District
- Historic Preservation District/Zoning Overlay
- Heritage site

San Marcos Resort

Classification of historic properties *(examples)*

- **Landmark**
- Conservation District
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McCullough-Price House

Classification of historic properties *(examples)*

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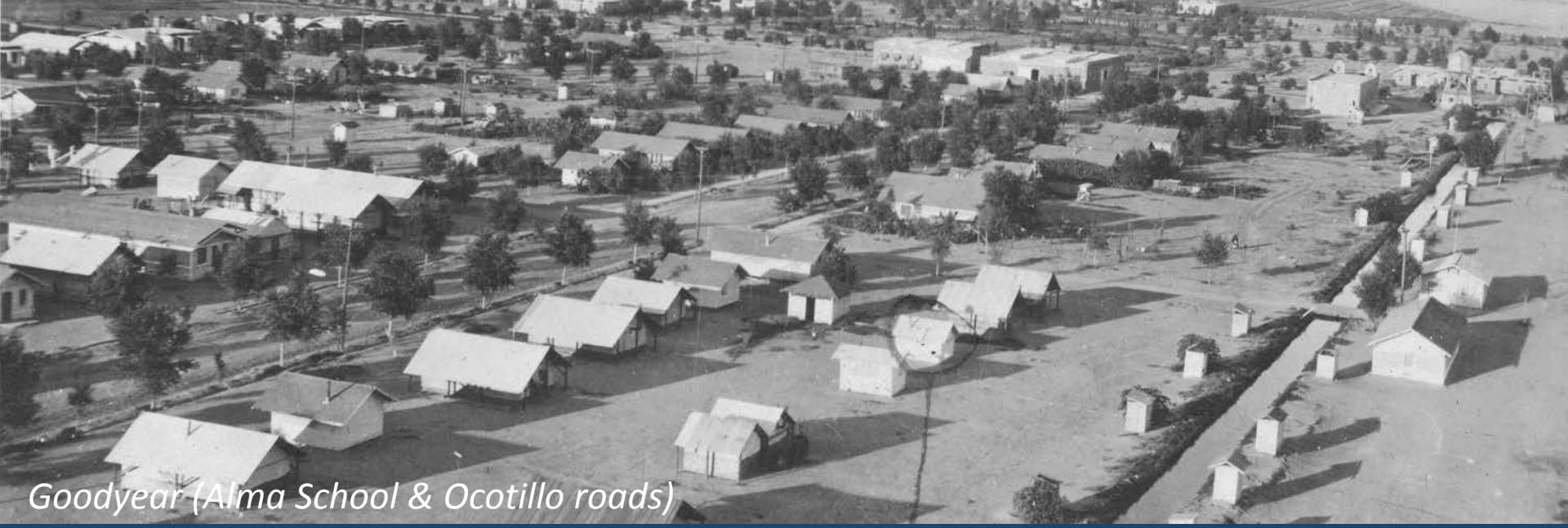

Goodyear (Alma School & Ocotillo roads)

Classification of historic properties *(examples)*

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Classification of historic properties *(examples)*

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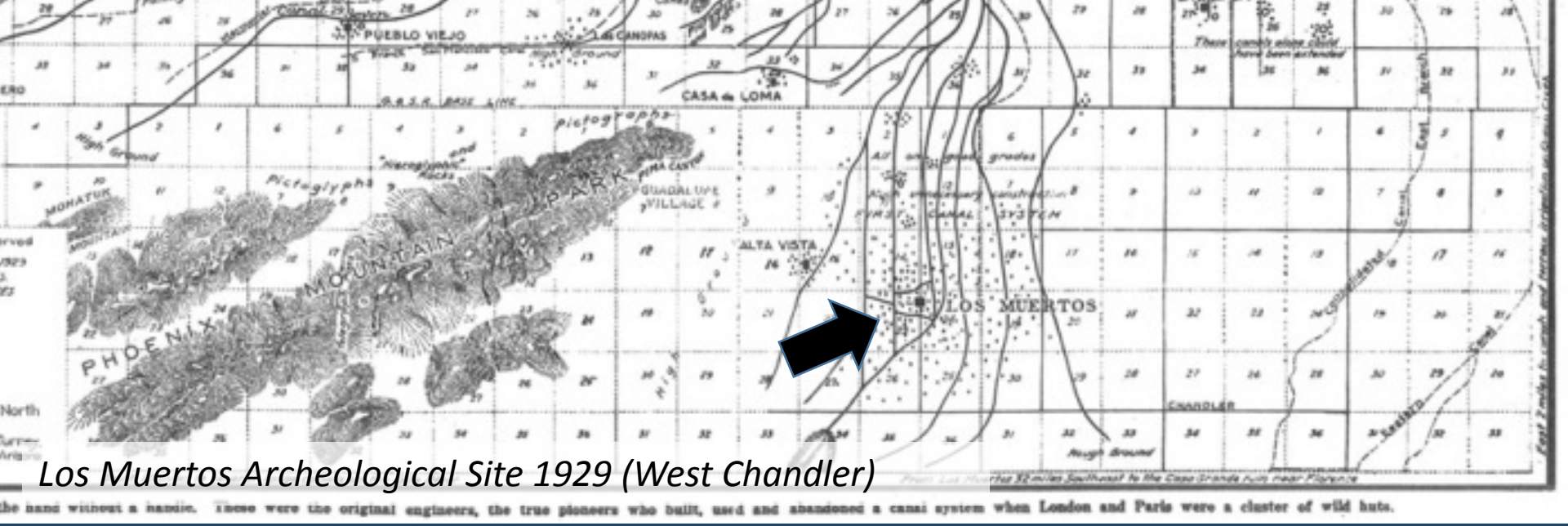
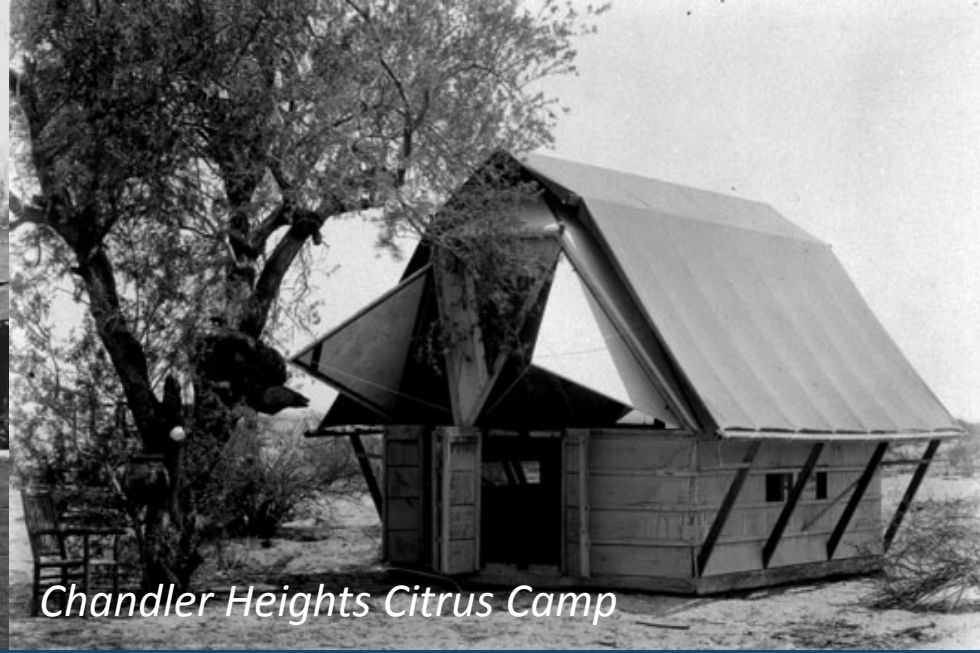


Los Muertos Archeological Site 1929 (West Chandler)

Classification of historic properties *(examples)*

- Landmark
- Conservation District
- Historic Preservation District/Zoning Overlay
- **Heritage site**

La Hacienda



Chandler Heights Citrus Camp

Classification of historic properties *(examples)*

- Landmark
- Conservation District
- Historic Preservation District/Zoning Overlay
- **Heritage site**

How it Works

How it Works

Establish Historic Preservation Commission

- Reconstitute Architectural Review Committee into HP Commission
- Members should be qualified
- Review applications and make recommendations to P&Z and/or City Council

How it Works

How it Works

Establish Historic Preservation Officer

- Reviews applications and makes recommendations to City Manager, HP Commission, P&Z, and City Council

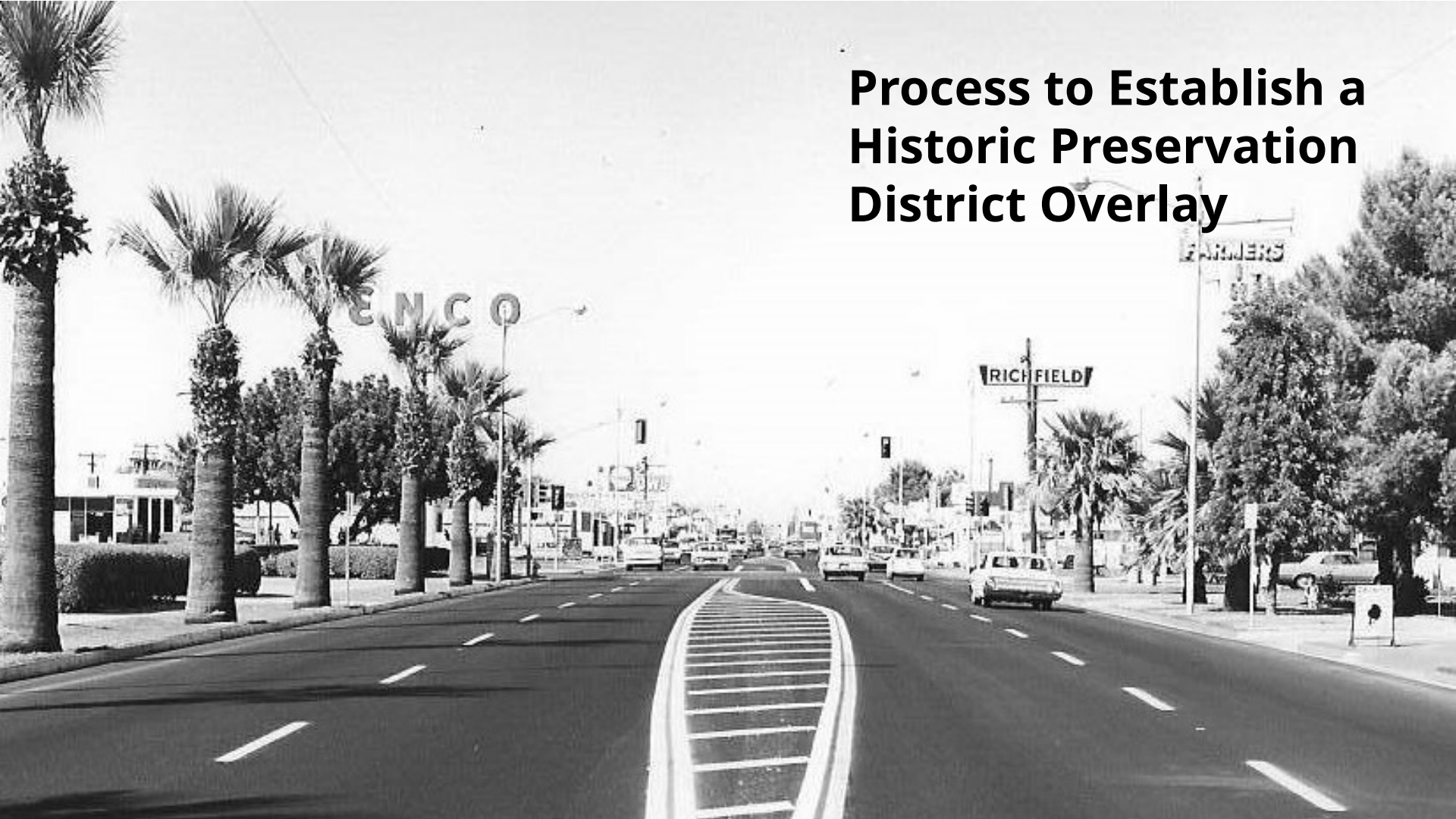
How it Works

How it Works

Designation Criteria

Property or district:

- Is listed on the Arizona or National Register of Historic Places
- Is associated with events and/or persons significant to Chandler's history
- Is at least 50 years old
- Retains sufficient integrity of location, design, workmanship, etc.



Process to Establish a Historic Preservation District Overlay

Process to Establish a Historic Preservation District Overlay

STEP 1. Property owners initiate process

STEP 2. Property owners get support

STEP 3. Review request with HPO

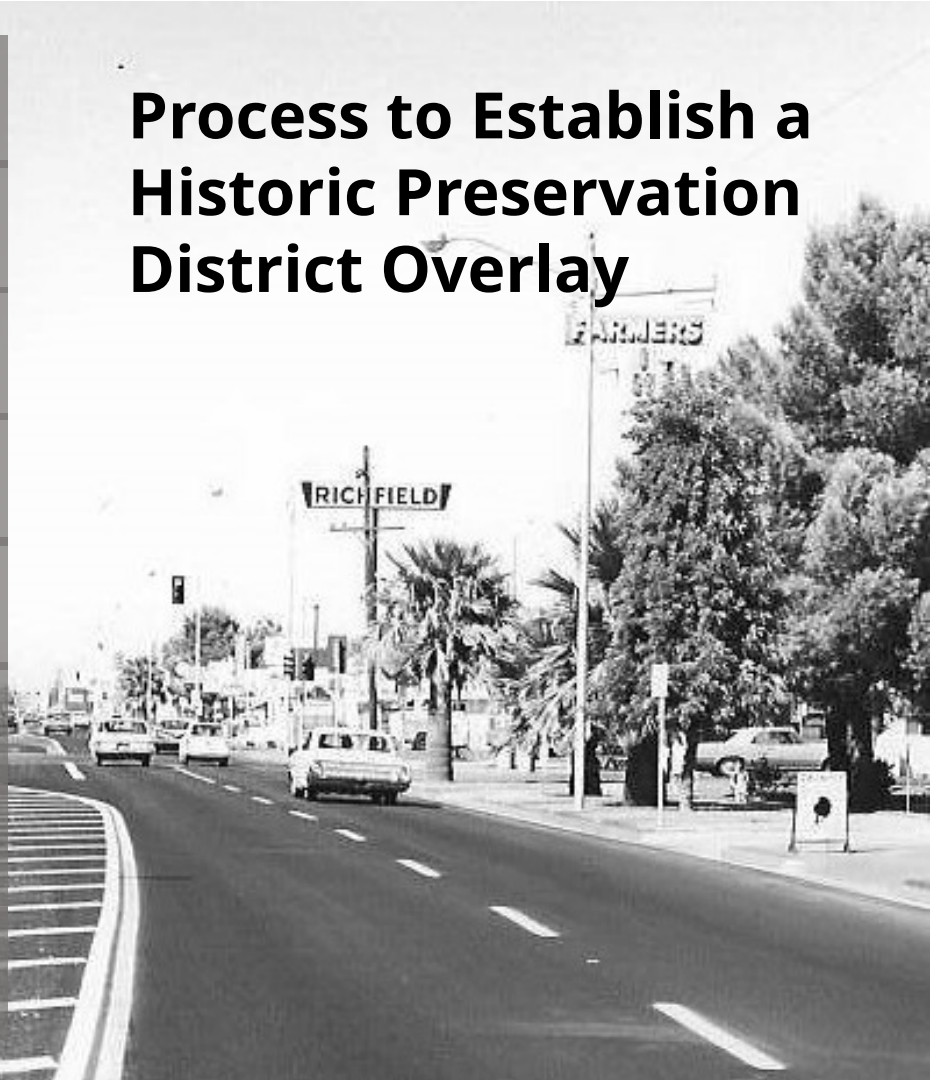
STEP 4. File application

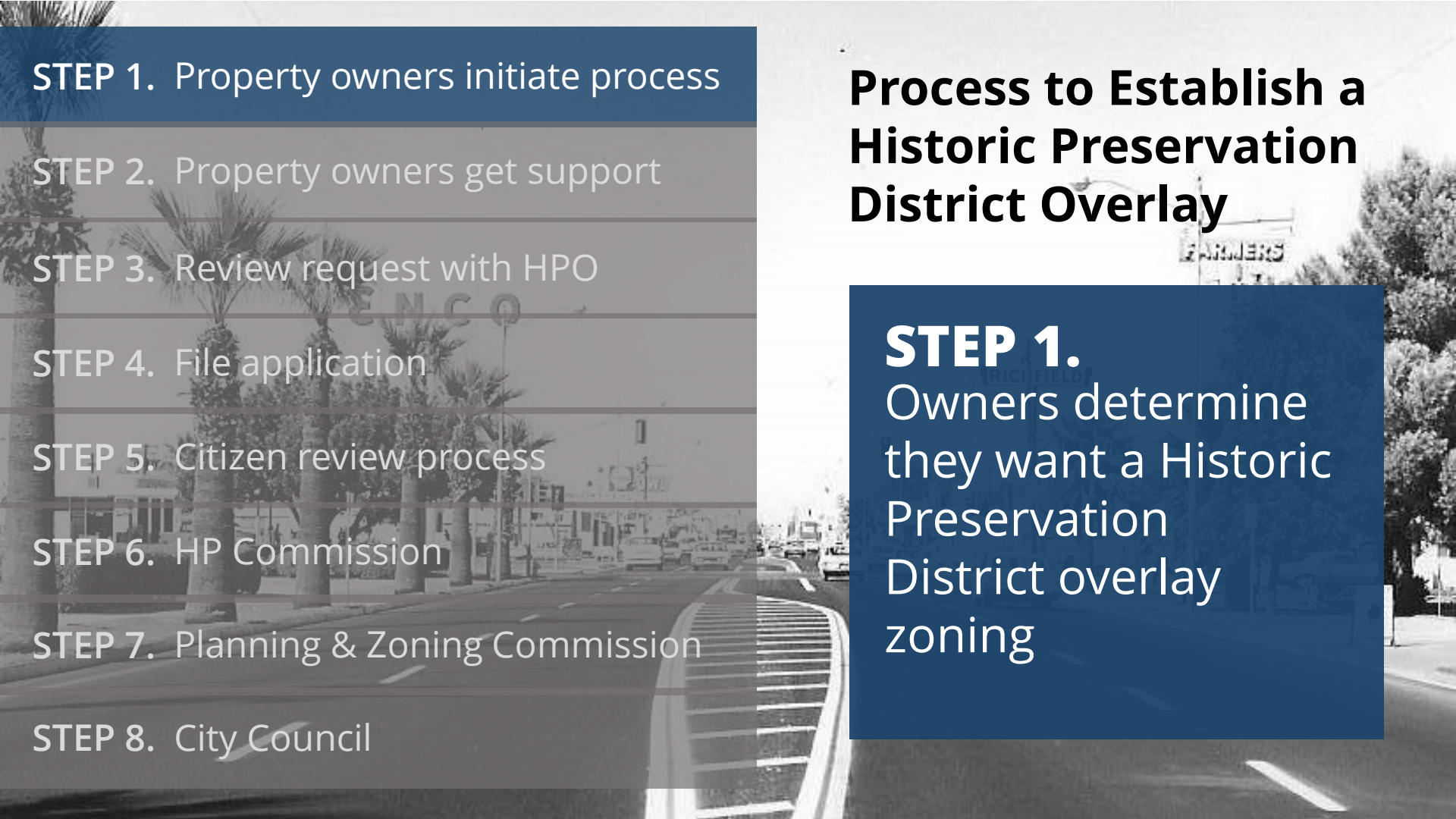
STEP 5. Citizen review process

STEP 6. HP Commission

STEP 7. Planning & Zoning Commission

STEP 8. City Council





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Process to Establish a Historic Preservation District Overlay

STEP 1.

Owners determine they want a Historic Preservation District overlay zoning

Process to Establish a Historic Preservation District Overlay

STEP 1. Property owners initiate process

STEP 2. Property owners get support

STEP 3. Review request with HPO

STEP 4. File application

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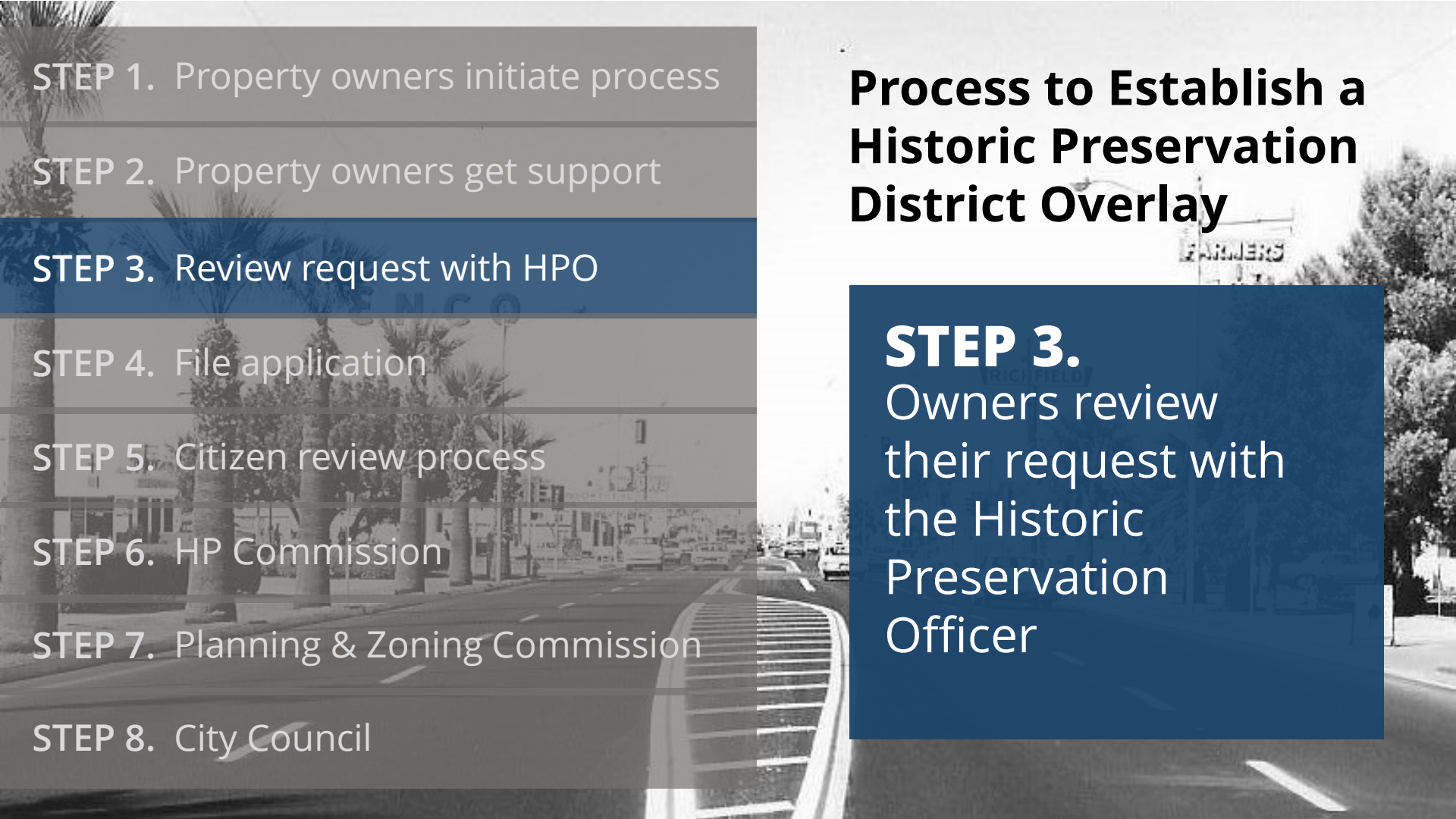
STEP 2.
Support secured from all affected property owners



STEP 1. Property owners initiate process

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Process to Establish a Historic Preservation District Overlay

STEP 3.

Owners review their request with the Historic Preservation Officer

Process to Establish a Historic Preservation District Overlay

STEP 1. Property owners initiate process

STEP 2. Property owners get support

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STEP 4.

If properties are deemed eligible, an application for the overlay is filed

Process to Establish a Historic Preservation District Overlay

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STEP 5.
Citizen review process occurs

Process to Establish a Historic Preservation District Overlay

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STEP 6.

Application is heard by the Historic Preservation Commission

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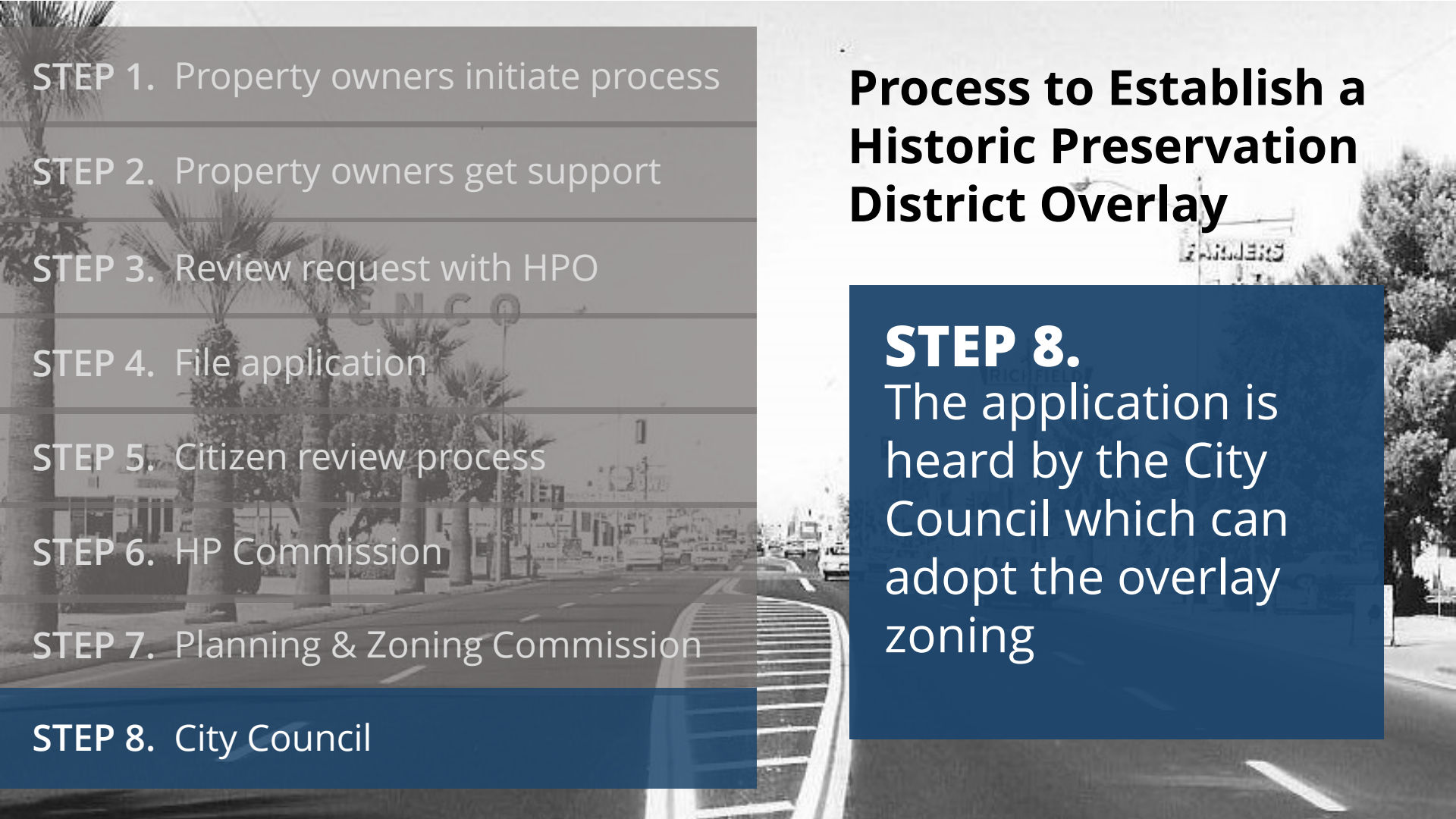
STEP 7.

The application is heard by the Planning and Zoning Commission



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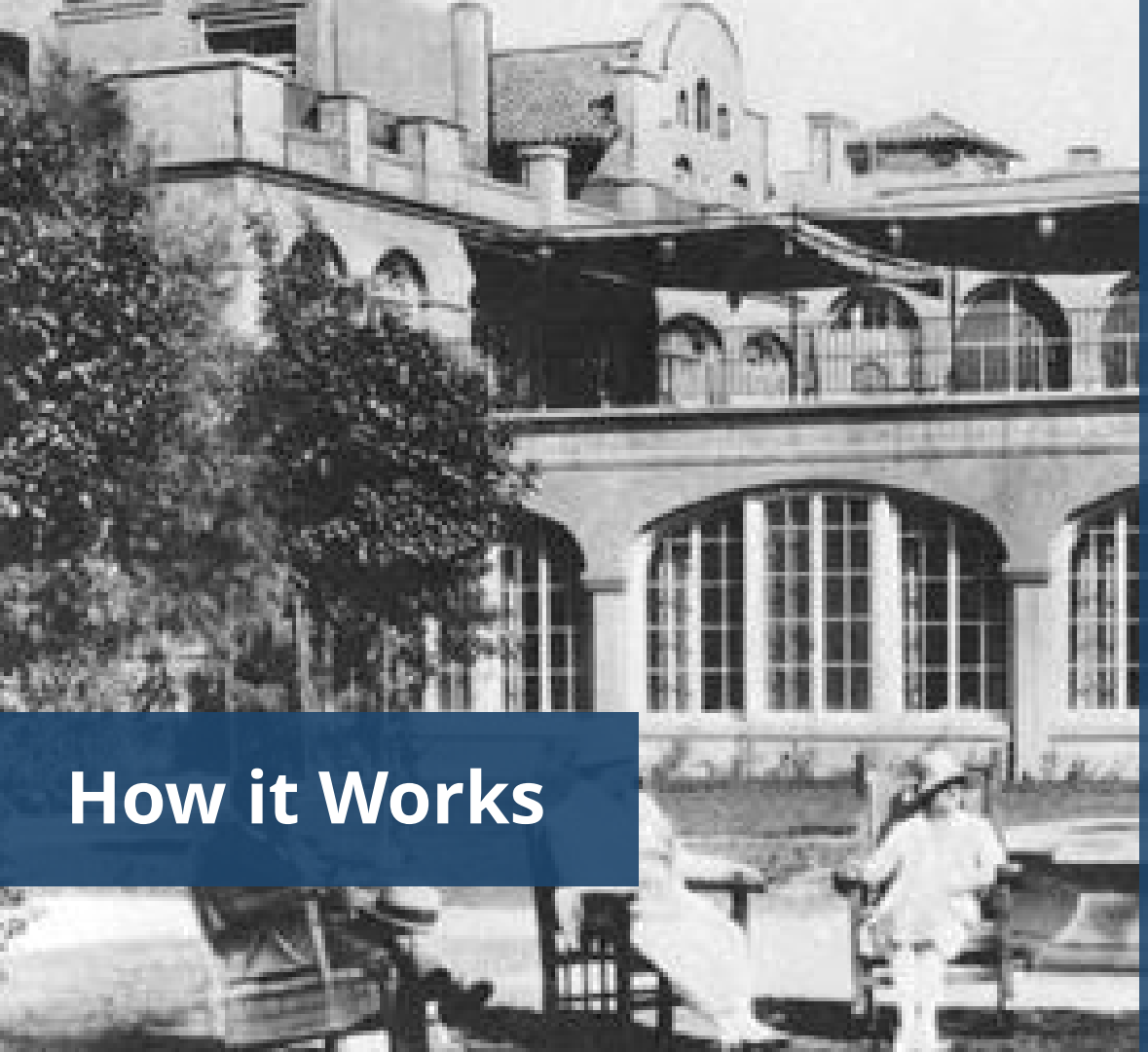
STEP 8.

The application is heard by the City Council which can adopt the overlay zoning

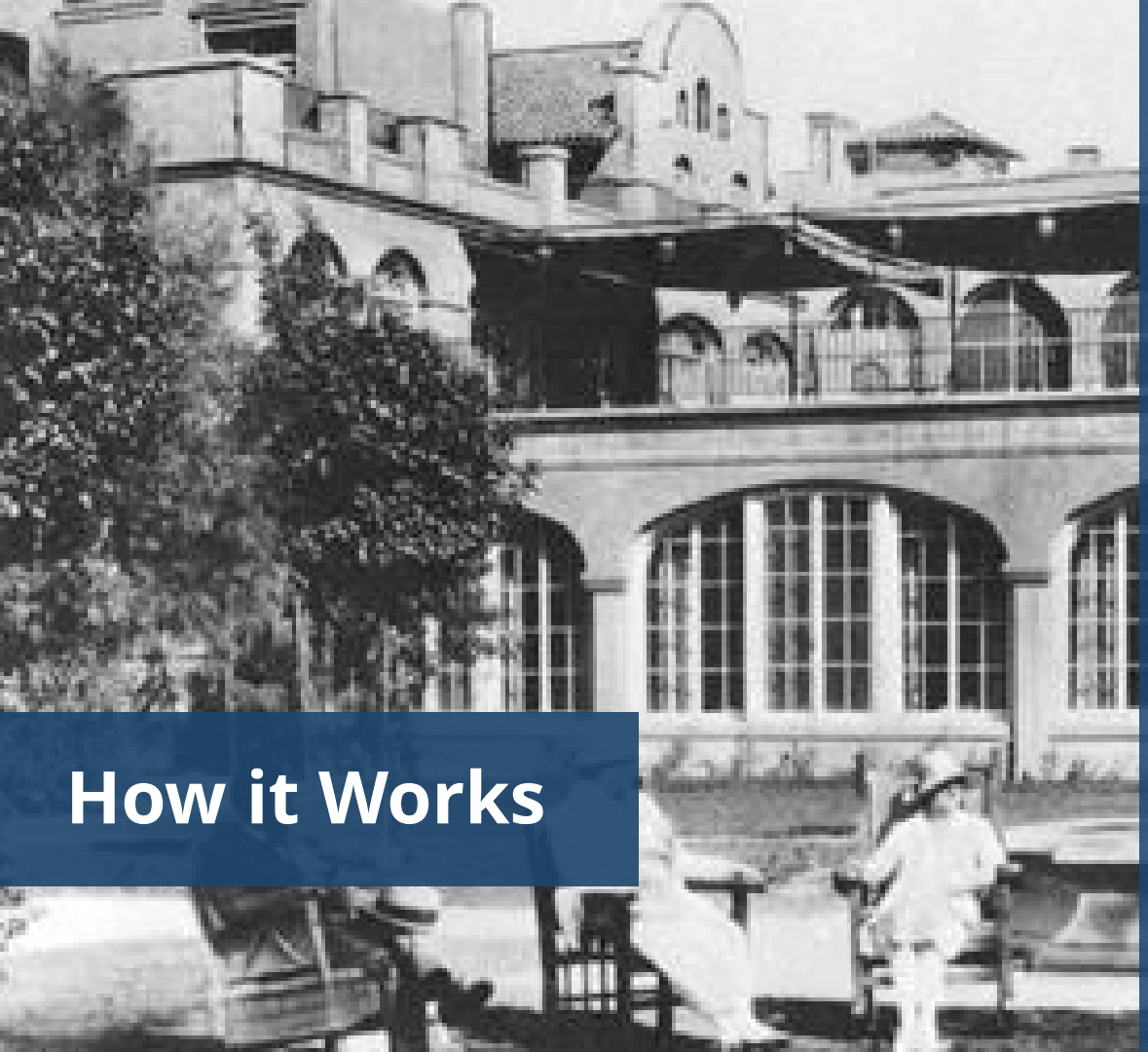
How it Works



How it Works

Process for Alterations of designated structures

- Owner submits application
- Application is reviewed by HPO



How it Works

Process for Alterations of designated structures

HPO can:

- Approve application
  - Certificate of No Effect
  - Certificate of Appropriateness
- Deny application
  - Applicant can appeal

How it Works

How it Works

Chandler
CITY HALL
TRIBBY AND WOELLER
CONTRACTORS
MAYOR BERT LEWIS
COUNCIL
GLENN A. McCOLLUM-AIA.
ARCHITECT

How it Works

How it Works

How it Works

Process for Demolition of designated structures

- Owner submits application
- Application is reviewed by HPO
- HPO can approve or deny
- If denied – 1 year stay of demolition

How it Works

How it Works

Economic Hardship

Property

- Has no beneficial use
- Cannot be rehabilitated
- Is in such a dilapidated condition that cost to restore is unreasonable

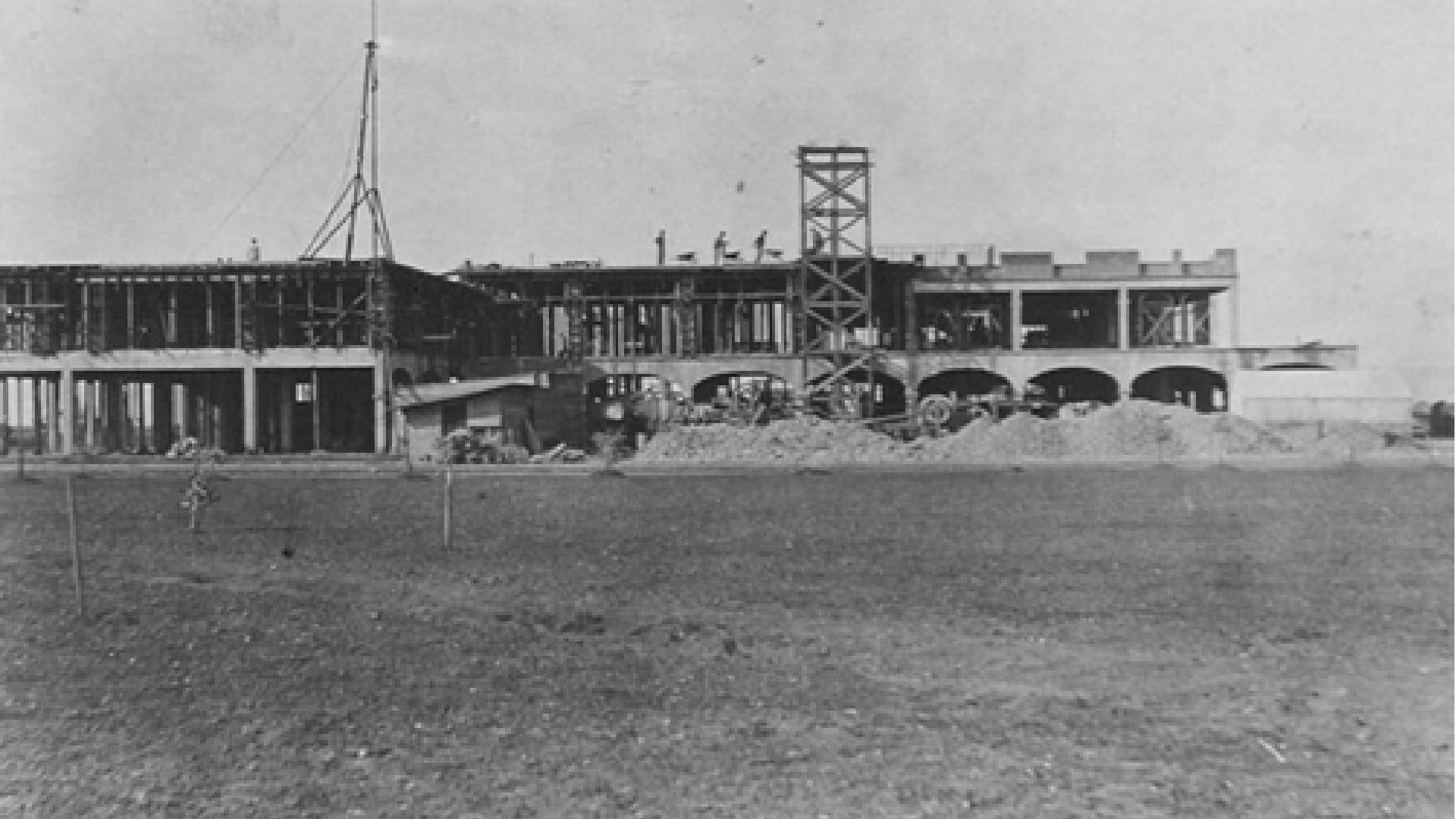
How it Works

How it Works

Economic Hardship

Will not be based on:

- Willful or negligent acts
- Purchase of property for substantially more than market value
- Failure to perform regular maintenance and repairs
- Failure to diligently solicit and retain tenant



Schedule

June 2020

- Council Work Session
- Outreach activities
- P&Z Briefing
- Planning and Zoning Commission
- City Council

Fall 2020

Silk Stocking Neighborhood

Silk Stocking Neighborhood

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Questions