

Chandler 2026 General Plan Changes



CITY OF CHANDLER
**GENERAL
PLAN**
2026

evolving the Chandler way

Updated Water Resources policies to align with sustainable water management

Robust urban forestry policies added to enhance shade, reduce heat, and improve walkability within the community

Added Art Policies
“Arts, Parks, & Recreation”

Encourage diverse housing options within the city

Introduced Implementation Action Table to assist in implementing the General Plan

- The 2026 Plan continues Chandler's commitment to:**
- **Strong neighborhoods**
 - **Employment and innovation corridors**
 - **Parks and open space**
 - **Economic competitiveness**
 - **High quality municipal services**

Ensured all policies align with future goals

Revised high & urban densities; identified areas for consideration with requirements for infrastructure capacities

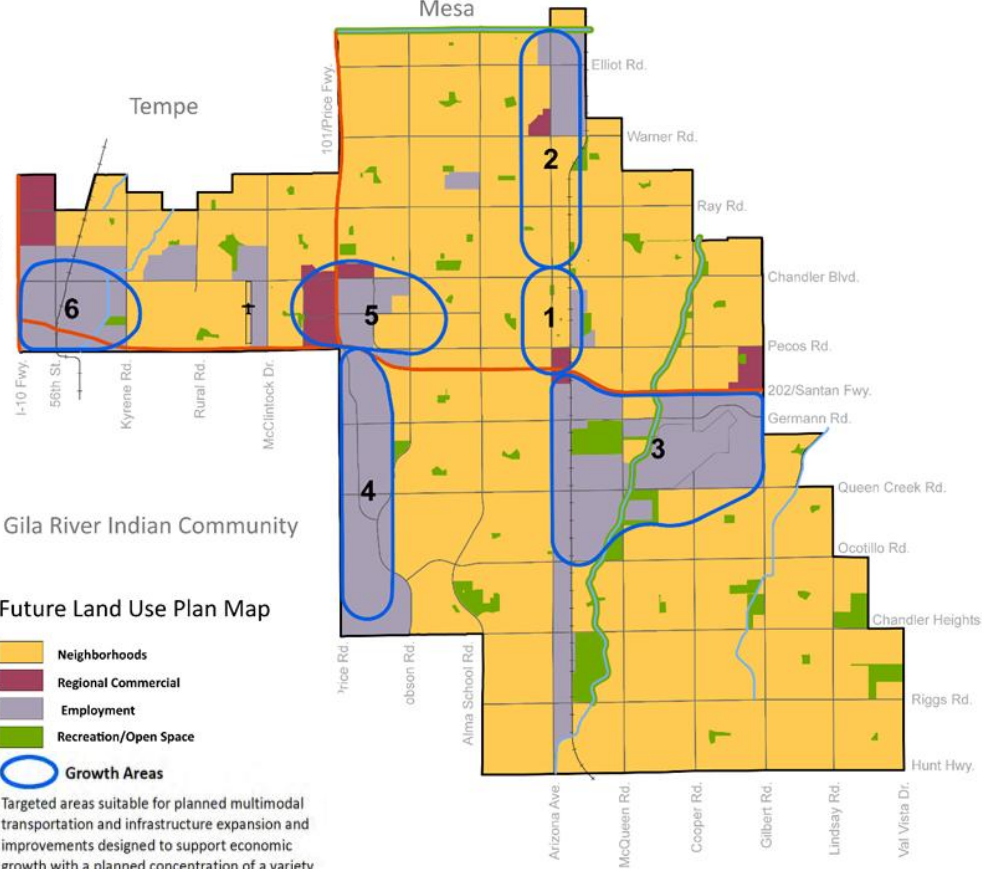
Added considerations for urban residential on South Price Road Corridor Growth Area as ancillary use to an employment campus (SPRCGA 7)

Identified targeted key industries & uses with the Employment land designation

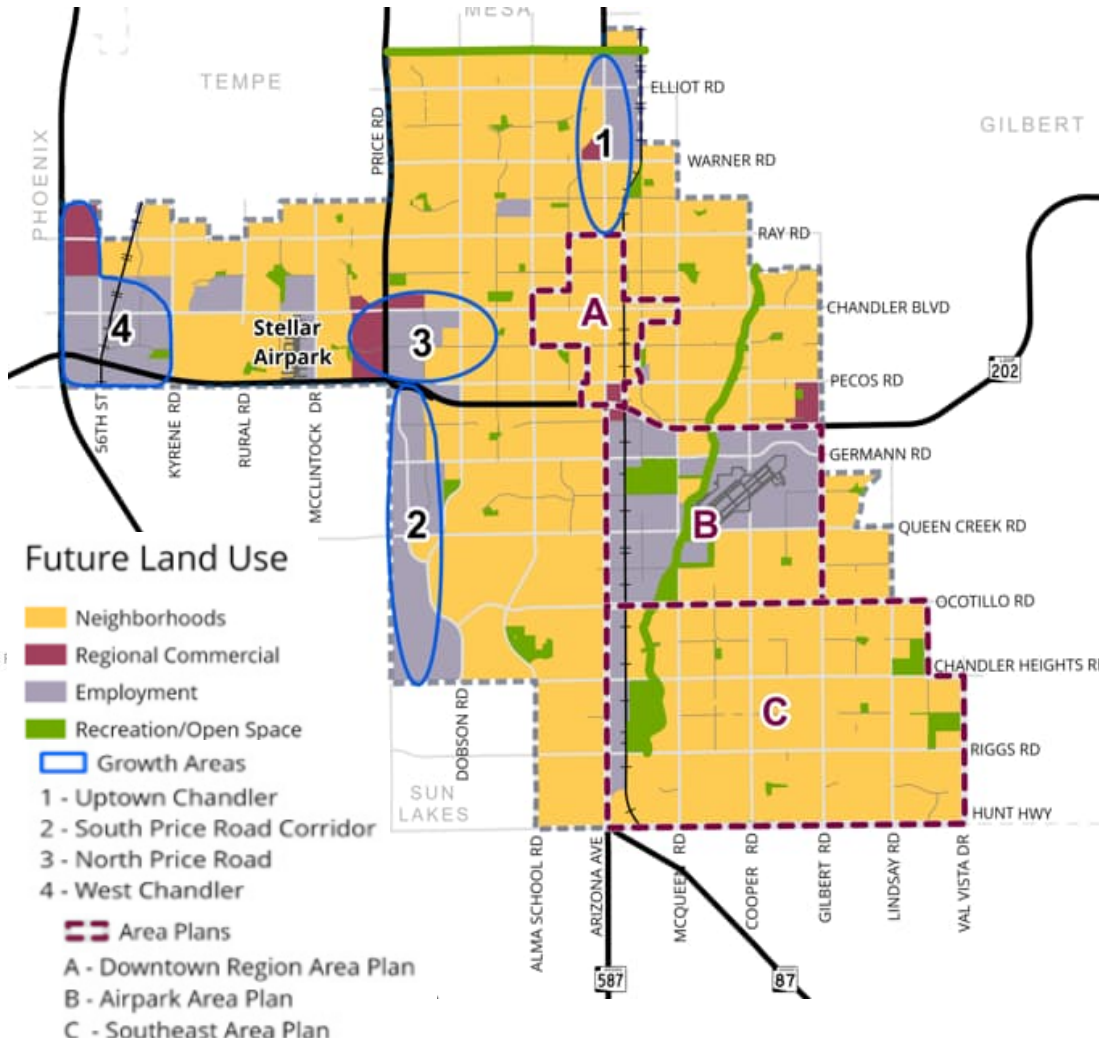
Future Land Use Map (FLUM) Changes

- No additional land designations were added; 4 remain Neighborhoods, Employment, Regional Commercial, & Recreational Open Space
- Reduced Growth Areas removing recently approved area plans; Downtown Regional Area Plan (2025) & Chandler Airpark Area Plan (2021)
- Increased Growth Area boundaries
- Revised land designations for built properties from Employment to Neighborhoods in South Price Road Corridor & in the Downtown

2016



2026



Future Land Use

- Neighborhoods
 - Regional Commercial
 - Employment
 - Recreation/Open Space
 - Growth Areas
 - Area Plans
- 1 - Uptown Chandler
 - 2 - South Price Road Corridor
 - 3 - North Price Road
 - 4 - West Chandler
- A - Downtown Region Area Plan
 - B - Airpark Area Plan
 - C - Southeast Area Plan

Future Land Use Plan Map

- Neighborhoods
- Regional Commercial
- Employment
- Recreation/Open Space
- Growth Areas

Targeted areas suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support economic growth with a planned concentration of a variety of uses such as residential, office, commercial, tourism, and industrial. A.R.S. §9-461.05

1. Downtown Chandler
2. North Arizona Avenue
3. Chandler Airpark
4. South Price Road Corridor
5. Medical/Regional Retail
6. I-10/Loop 202

Major Changes From 2016 to 2026 Chandler's General Plan

2016	2026
<p>Neighborhoods Land Designation</p> <p>The predominant land use in this category is residential, however; a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category subject to the following criteria:</p> <ul style="list-style-type: none"> • <i>High-density residential</i> (12-18 dwelling units per acre) ... • <i>Urban residential</i> (densities exceeding 18 dwelling units per acre) ... 	<p>Revised</p> <p>High-density residential (13-25 dwelling units per acre) can be considered adjacent to arterial roads and freeways, within downtown, along designated high-capacity transit corridors, and adjacent to employment areas.</p> <p>Urban residential (26+ dwelling units per acre) can be considered within the downtown region, designated high-capacity transit corridors, identified growth areas, and as an incentive to redevelop underutilized commercial properties located within the Infill Incentive District. The maximum allowable density will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential, if applicable, and other factors.</p>
<p>Regional Commercial Designation</p> <p>This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the Future Land Use Plan Map and are also eligible for consideration of urban-style mixed-use developments, large office users, and a compatible mix of residential densities.</p>	<p>Revised</p> <p>This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the FLUM and are also eligible for consideration of urban residential and large office users.</p> <p>The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.</p>
<p>Employment Land Designation</p> <p>The Future Land Use Plan Map focuses attention on strengthening the community's economic base by expanding the growth areas and identifying a variety of employment</p>	<p>Revised</p> <p>The FLUM focuses attention on strengthening the community's economic base by identifying a variety of employment areas for future growth. As Chandler approaches build-out, most of the available land is designated for employment;</p>

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<p>areas for future growth. Major employers, knowledge-based industries, and industrial/business parks are allowed within Employment. A compatible mix of industrial support uses and residential densities as an integral component may be considered.</p> <p>Light industrial business parks may be considered in campus-like settings containing knowledge-based employers, corporate offices, manufacturing, and warehouse and distribution. A compatible mix of industrial support uses and residential densities may also be considered as an integral component of a planned mixed-use development.</p>	<p>therefore, it is imperative to target key industries for healthy growth of the city. For more than 50 years, Chandler has welcomed high-tech manufacturing, pioneering research, and emerging technologies that have shaped our community. We will continue to prioritize employment uses of advanced manufacturing, knowledge-based industries, advanced business services, next-generation software engineering, and healthcare services.</p> <p>Light industrial business parks are also permitted, prioritizing manufacturing, research and development, and emerging technologies. Corporate and large office developments are allowed uses within employment designation.</p> <p>Residential can be considered with employment if designed as part of an integral component to the campus, see growth area polices and area plans for additional criteria. The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.</p>
South Price Road Corridor Growth Area	Added policy allowing for the consideration of urban densities if an ancillary use to employment campus. SPRCGA 7
	Added Art policies to Arts, Parks, and Recreation
	Robust urban forestry polices added to enhance shade, heat reduction, and improve walkability within the community.
	Updated Water Resources Policies to align with sustainable water management.
	Implementation Action Table introduced 73 actions for various divisions to keep the vision of the update in the forefront and to be used as an active plan.

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