



AREA PLAN

ADOPTED SEPTEMBER 16, 1999

RESOLUTION NO. 3119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AREA PLAN (PL99-052 SOUTHEAST CHANDLER AREA PLAN) FOR THAT AREA GENERALLY BOUNDED BY ARIZONA AVENUE, HUNT HIGHWAY, VAL VISTA AND OCOTILLO ROAD IN THE CITY OF CHANDLER.

WHEREAS, the Chandler City Council has resolved by previous resolution that it expects to implement the Chandler Land Use Element by adopting area plans prior to rezoning as provided for by law and as deemed appropriate in the opinion of the City Council; and

WHEREAS, Area plans are necessary to provide coordinated and comprehensive guidelines for future development in the City of Chandler; and

WHEREAS, The City Council appointed citizens task force to prepare and deliver a plan for Southeast Chandler; and

WHEREAS, Public participation was maximized by conducting many public meetings, workshops, and study sessions; and

WHEREAS, all State of Arizona legal requirements for the adoption of area plans have been met;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

That the request filed as PL99-052, the Southeast Chandler Area Plan is hereby approved and adopted as an area plan, as recommended by the Planning and Zoning Commission.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 16th day of September, 1999.

ATTEST



Jay Silbony
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3119 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the 16th day of September, 1999, and that a quorum was present thereat.

CITY CLERK

Jay Silbony
MAYOR

APPROVED AS TO FORM:

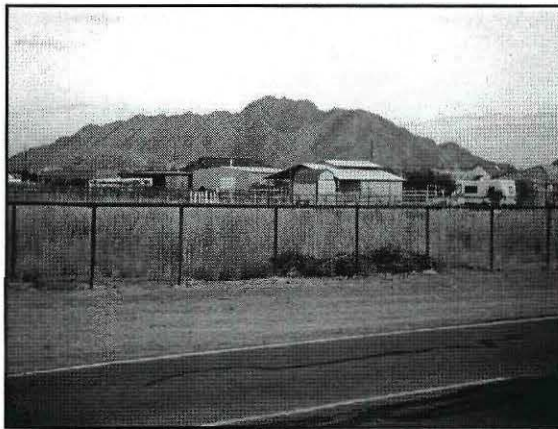
Dennis M. O'Neill

Published:



Preface

The City of Chandler General Plan Land Use Element has directed the Chandler community to prepare an area plan for Southeast Chandler. Specifically, the Land Use Element states:



“Adopt an area plan for the Southeast Chandler Character Area that preserves the agricultural atmosphere of the community and creates open spaces, community gardens, and a feeling of openness.”

A significant planning process has occurred to respond to this charge of the General Plan. The Southeast Chandler Area Plan, as it has been prepared, seeks to serve one primary role:

To pay respect to the sense of place and history embedded in Southeast Chandler while simultaneously: a) supporting the diversity of lifestyles and development preferences of existing and future residents; b) nurturing true community building and stewardship over the unique attributes of the area; and, c) fostering quality development based on sound planning principles and meaningful public involvement.

This Area Plan is built upon significant input and partnerships from all facets of the Chandler community, a wealth of information provided by existing studies and new reconnaissance and research, and observations. It is intended to serve as a reflection of the collective hopes and desires of the many, with due respect to the sensitivities of the few. Certainly, issues will arise that were unintentionally overlooked by this Area Plan. Where these instances arise, it is important they be incorporated into this Area Plan as appropriate.



Southeast Chandler Area Plan

ACKNOWLEDGMENTS

Acknowledgments

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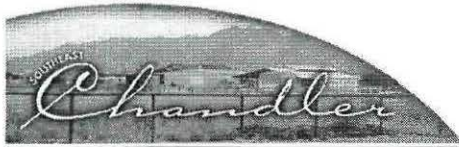
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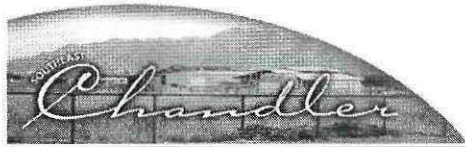
Southeast Chandler Area Plan

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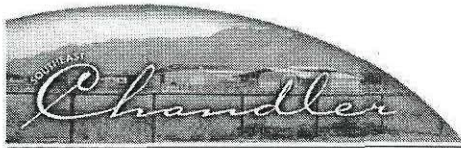


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USER'S GUIDE TO THE SOUTHEAST AREA PLAN

Section A — Introduction

In 1891, Dr. Alexander Chandler purchased 80 acres of land from the federal government in the Salt River Valley. From that 80 acres, the City of Chandler has evolved into a community of stable neighborhoods, strong economic sectors, and a quality of life that is unparalleled in the Greater Phoenix Metropolitan area.

In September 1998, 107 years after Dr. Chandler's initial investment, the City of Chandler concluded a citizen-based land use element update with the adoption of a new General Plan Land Use Element. One of the action steps identified in the Land Use Element is to adopt an Area Plan for Southeast Chandler.

Beginning in early 1999, the City of Chandler initiated a planning process to develop a specific area plan for Southeast Chandler to address land use, density, design, and a process for implementation. Southeast Chandler is a fourteen and one-half square mile area generally located south of Ocotillo Road and east of Arizona Avenue (see Figure 1-1). It represents the largest area of undeveloped land within the City. Respecting the uniqueness of this portion of the community, the Southeast Chandler Area Plan provides the necessary guidance to apply both the knowledge learned from the past and the visions created for tomorrow to the growth and development occurring today.

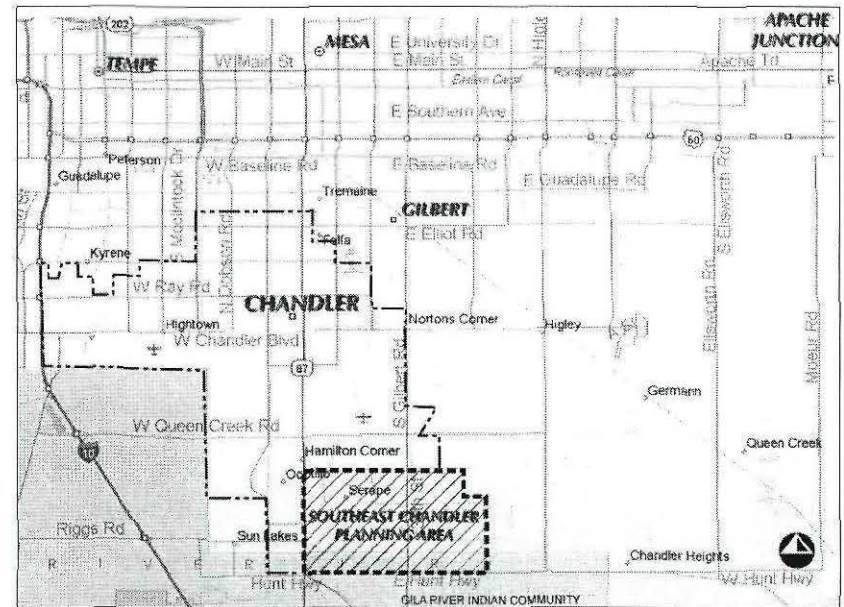


Figure 1-1: Southeast Chandler Location Map

The citizens of Chandler have embraced this very important planning effort to help guide the future of this part of their community. Many hundreds of people have participated in the crafting of this Area Plan for Southeast Chandler. The guidance that is contained throughout this document originates from the people and reflects a balance between ideals and realities. Ten, twenty, thirty, or even a hundred years from now, Southeast Chandler will likely be viewed as a hallmark area in the community — recognized as a uniquely developed place that has retained connections with Chandler's agricultural heritage, rural lifestyles, and natural environment, all the while accommodating new businesses and welcoming new residents into the area.



Southeast Chandler Area Plan

USER'S GUIDE TO THE SOUTHEAST AREA PLAN

Section B — Area Plan Overview

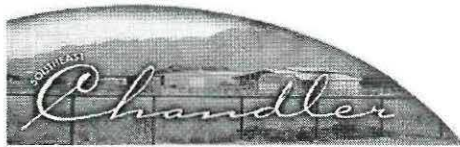
This is an unusual plan in that no detailed land use changes are proposed. Rather, as identified in Chapter I, a Vision Plan establishes the course for Southeast Chandler's future; and, the Land Use Element provides reinforcement of that course.

This plan is intended to be flexible, yet intentional. It seeks to accommodate diverse development types and activities while retaining the rural/agrarian character that makes this area so unique. This Area Plan reflects input by all stakeholders, and includes the following key elements:

- ❖ **Chapter I: The Community Vision for Southeast Chandler** — This chapter serves as the foundation for the Area Plan. It is here that the multitude of ideas, information, values, and opinions gathered during the planning process are merged into what is hoped to be a Vision for Southeast Chandler that may be embraced by all. It is an expression of compromise and consensus of all involved, not favoring any one interest.
- ❖ **Chapter II: Single-Family Residential Development Standards** — This chapter pertains to requirements for Planned Area Development (PAD) projects in Southeast Chandler, as well as the standards and incentives to achieve increased densities above 2.5 DU/AC.
- ❖ **Chapter III: Commercial Design Guidelines** — The commercial design guidelines in this chapter are intended to apply to commercial developments and other non-residential, non-industrial developments. They provide guidance to foster an atmosphere consistent with a rural character and to

promote quality development.

- ❖ **Chapter IV: Area Plan Implementation and Administration** — Implementing the Southeast Chandler Area Plan requires a multi-faceted approach. This chapter provides recommendations for effectively implementing and administering the Southeast Chandler Area Plan.
- ❖ **Appendices** — Nine appendices are included under separate cover with the Area Plan to provide detailed information and supplemental materials to assist users in the understanding and implementation of the Area Plan. However, this support and background information is not specifically incorporated in the Area Plan itself.



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Section C — How to Use the Area Plan

To most effectively use this Area Plan, the following process is recommended.

Step 1: Read the Partnering Charter for Southeast Chandler (Section D, below) and review the City of Chandler Land Use Element.

Step 2: Review the Vision Statement and Plan in Chapter I.

Step 3: Review the City of Chandler Residential Development Standards (1995) and Chapter II for provisions pertaining to single-family residential development in Southeast Chandler.

Step 4: Review Chapter III for provisions pertaining to commercial development in Southeast Chandler.

Step 5: If you seek additional direction for implementation, look in Chapter IV. Here you will find administrative direction for clarifying ambiguities and addressing other issues. You will also find a series of implementation recommendations that may affect your project or proposal.

Step 6: Subsequent to completing Steps 1 through 5, schedule a meeting with City of Chandler Planning staff to identify processes and requirements and to discuss issues and approaches.

Step 7: If you any questions, please call the City of Chandler Planning Department at 1-480-782-3000.

Section D — The Partnering Charter for Southeast Chandler

In all communities, whether established or developing, many people and organizations have a "stake" in decisions that result in change. Stakeholders represent different perspectives which have the potential to contribute to conflicts during the decision making process. By channeling those different perspectives into constructive partnering, the decision making process can become dynamic and vibrant rather than one wrought with conflict. The decision making process for the Southeast Chandler Area Plan relies on the mutual trust and respect of the stakeholders as well as their willingness to collaborate and compromise for the community good. In the partnering environment envisioned by this Charter, stakeholders will view their own interests in the context of the interests of the community as a whole. Nurturing partnership is the essential ingredient to building and maintaining community.

The Partnering Charter for Southeast Chandler is to be used as an integral part of all planning and development processes related to Southeast Chandler. It should be a component of all development applications for Southeast Chandler, and it should be a consideration in all decisions made by elected and appointed officials pertaining to Southeast Chandler. Everyone with an interest in Southeast Chandler can win if the following principles of stakeholder responsibility comprising the Partnering Charter for Southeast Chandler are respected:



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USER'S GUIDE TO THE SOUTHEAST AREA PLAN

To effectively implement the Southeast Chandler Area Plan, Local Government should:

- ❖ Implement with consistency the policies and recommendations in the Land Use Element and the Southeast Chandler Area Plan.
- ❖ Support planning, design, and building practices by focusing on incentives and adhering to Area Plan development standards to result in creative, quality development that is consistent with a rural or agricultural character.
- ❖ Facilitate more widespread public noticing of development applications and stakeholders as an early and on-going part of the development review process to identify issues and build consensus on responses.
- ❖ Weigh equally the needs and wants of citizens, landowners, and the development community when reviewing, interpreting and making decisions on new development.

To effectively implement the Southeast Chandler Area Plan, Citizens within the City of Chandler and Southeast Chandler should:

- ❖ Continue participating in the development review of projects and maintain a long term commitment to the development of Southeast Chandler by: advocating open communication with other partners; attending neighborhood and community meetings; and, attending Planning and Zoning and City Council Hearings.
- ❖ Support implementation of the Area Plan by offering ideas and solutions to landowners and developers that promote quality development and responsible growth.
- ❖ Recognize that coordination of individual wants and needs may be necessary for the benefit of the whole community.
- ❖ Stay informed and educated about issues such as private property rights, legislation affecting planning and development, City development requirements, trends in the marketplace, innovative planning and design techniques, and the development process in general.

To effectively implement the Southeast Chandler Area Plan, the Development Community should:

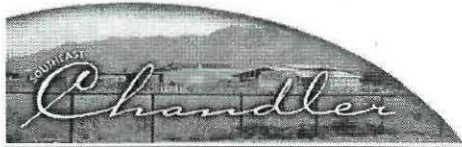
- ❖ Respond to the Chandler community's vision for Southeast Chandler by following the standards and guidelines of the Area Plan and pro-actively reaching out to property owners, residents and local government to minimize potential points of conflict.
- ❖ Analyze in detail the characteristics of existing development prior to concept development and collaborate with local government and residents to design development plans that optimize compatibility, are consistent with a rural/agrarian theme, foster a sense of community and sustaining quality, and create a sense of openness.
- ❖ Ensure that future residents of new developments are aware of and accept the potential impacts of living near existing rural lifestyles (e.g. flies, dust, animal noises).
- ❖ Cooperate with local government on an on-going basis to create, test, and implement innovative housing and neighborhood designs and land use mixes in context with the intent of the Area Plan.

To effectively implement the Southeast Chandler Area Plan, Property Owners within Southeast Chandler should:

- ❖ Participate more actively in the future of Southeast Chandler by organizing as a representative group, attending public meetings and hearings, and assuming a more integral role in the design and development of the area.
- ❖ Involve local government early in the planning of property to identify applicable Area Plan provisions.
- ❖ Weigh short- and long-term individual and community goals against the tangible (i.e., financial) and non-tangible (i.e., the uniqueness of Southeast Chandler, the community's vision for the area, and one's own heritage in the area) dimensions of property holdings in Southeast Chandler.
- ❖ Contribute to the implementation of the Area Plan by working with members of the development community that respect Chandler's desire for diversity and quality, discouraging unplanned forms of development (i.e., "wildcat subdivisions"), and balancing individual citizen concerns with community-wide objectives.



Chapter I — The Community Vision for Southeast Chandler



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CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER

This represents the Vision for the Southeast Chandler Character Area that preserves the agricultural atmosphere of the community and creates open spaces, community gardens, and a feeling of openness.

Section A — Introduction

The City of Chandler General Plan Land Use Element is based on the following Principal Goal, which also provides the foundation for this Southeast Chandler Area Plan:

The overall goal of the Land Use Element is to guide Chandler's growth from today's situation of rapid growth and development in an orderly systematic fashion to create an attractive city with a good balance of housing, jobs, shopping, recreation, mobility, and a high satisfaction with the quality of life.

This chapter serves as the foundation for the Area Plan. The foundation for the Vision is provided by the General Plan Land Use Element.

Section B — The Vision Statement

Chandler provides an unparalleled opportunity to create a unique "community" that furnishes a reminder of Chandler's historical agricultural heritage. It is recognized that suburban-type development is and will continue to occur in the area. It is also recognized that there is a lifestyle that exists today in the area that falls somewhere between agricultural uses (crops & dairies) and the new suburban-type development which is occurring. That rural/agrarian lifestyle should be respected and protected as new neighborhoods are constructed and other development occurs.

The following vision for Southeast Chandler creates a rural theme and protects the existing rural lifestyles, while allowing development of new neighborhoods:



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For the person driving through the area . . .

Visually, Southeast Chandler should be recognized as a unique area by all who enter on an arterial street.

Gateways, signage, and other treatments should be emphasized to help create this recognition.

When driving through Southeast Chandler on an arterial street, a sense of place and feeling of rural character should be evident.

Broad vistas and an open feeling should be accomplished through deeper setbacks for new development along roadways.

A combination of small crops, irrigated fields, turf, and "lush" green vegetation should exist.

Fencing, in addition to block walls, such as open view fencing, rock, and split rail, should be used generously.

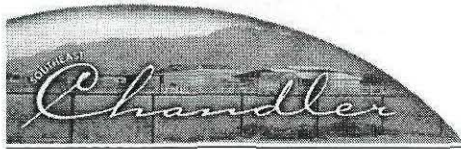


Low profile development should characterize the area — single story buildings along arterial streets, including commercial development, should be encouraged. Streets should be detailed with rural theme amenities.

View corridors should be provided into and out of neighborhoods.

Subdivision entries should establish an identity for the neighborhood and the community — monumentation with a rural theme, subdivision names that relate to agriculture, and other details are valued to accomplish this end.

The "view from the road" in Southeast Chandler should be one which embodies a sense of rural character and one that conveys a feeling altogether different from anywhere else in the City of Chandler.



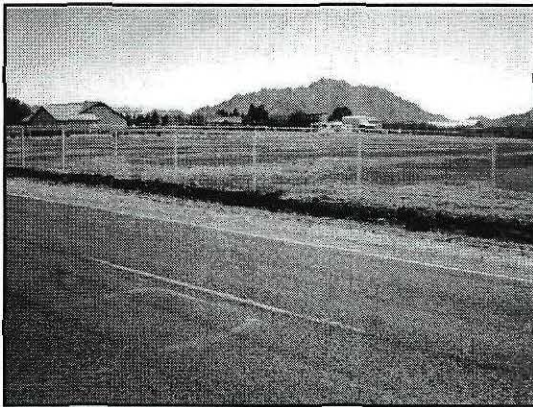
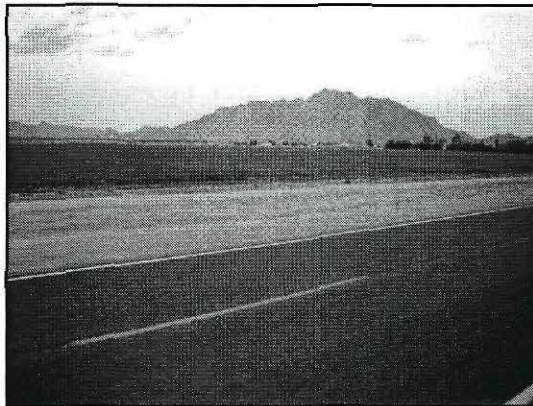
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For the residents of the area . . .

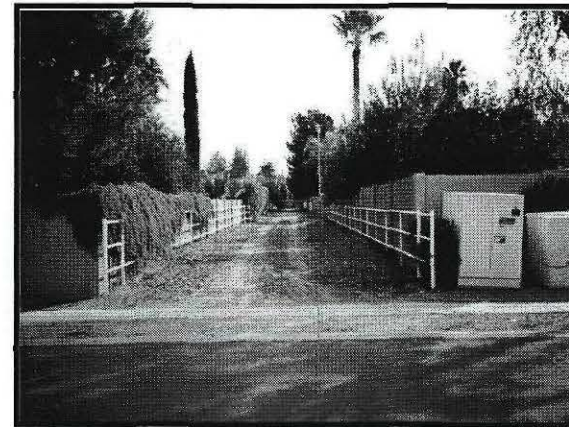
A sense of spaciousness and openness are among the most cherished and valued attributes of Southeast Chandler.

Open space systems should be designed to provide vistas to the San Tan mountains, opportunities for community gardening, and places for kids to play.



Connections to places and people are important, and a mix of transportation alternatives are valued.

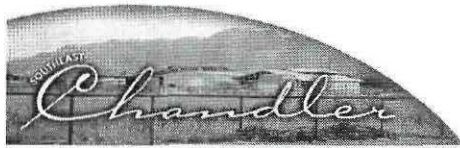
In addition to the area's road system, interconnecting trail systems are a priority and should be provided to connect neighborhoods with schools, parks, surrounding neighborhoods, and equestrian trails.



Providing a diversity of housing types that allows for a mix of people to live within Southeast Chandler and designing new housing with rural theme details helps foster a rural/agrarian character.

The area should provide for "standard" subdivisions with single-family attached, single-family detached on large lots, single-family detached clustered, single-family attached, and multi-family housing types in appropriate locations and of quality design.

Compatibility between different lifestyles should be fostered by providing transitions/buffers between existing development and new development.



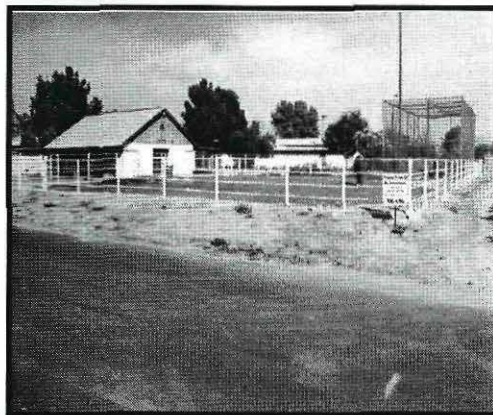
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Open space, trails, larger lots, landscaping, and other measures should be employed liberally to ensure that a spirit of "good neighbors" is facilitated between new and existing development.

The Vision for Southeast Chandler can be summarized as follows:

- ❖ *Development Character* — The feel should be unique but viable — rural-oriented, calm, friendly, and safe.



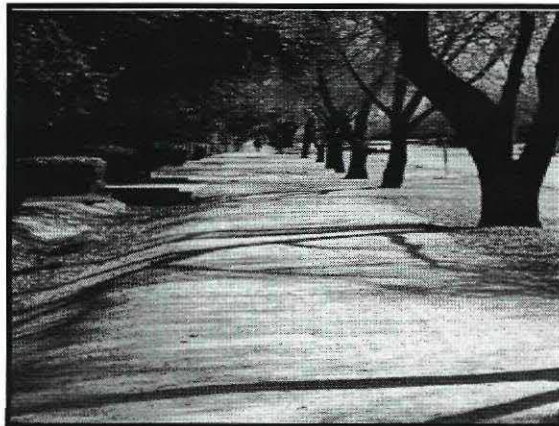
- ❖ *Rural/Agrarian Heritage* — Cotton was once king. Preserving the area's rural/agrarian heritage provides a constant window to the past, to be enjoyed by generation after generation. Small farm plots could foster local entrepreneurship and employment opportunities.
- ❖ *Residential Densities* — Provide a mix of lot sizes and use lot size gradation to protect existing ranchettes as well as provide larger lots in new development. In addition, lot clusters can be designed to provide more open space.
- ❖ *Natural Features* — Preserve environmentally sensitive areas. Also protect views of the San Tan mountain range. Design for climate, durability, and shade. In addition, an effluent recharge and wildlife habitat site would provide a visual and recreational centerpiece.
- ❖ *Recreational Amenities* — Provide opportunities for a mix of passive and active recreation. Picnics, soccer games, places to sit and gather, and trails to bike will allow something for everyone. A community center would provide a place for just about anything. Schools can be used for joint use of open space, recreation, and community gatherings.
- ❖ *Equestrian Amenities* — The equestrian lifestyle in Southeast Chandler must be protected because it is an important part of the rural heritage. That lifestyle must not only be protected, but whenever possible, enhanced. Residents with horses should be able to ride on an equestrian trail system that provides access throughout the area as well as convenient access to the regional trail system. The existing east/west equestrian use corridors are located along the Cloud Road alignment from the Consolidated Canal to the Queen Creek Wash channel, and along the south side of the Hunt Highway from Arizona Avenue to the San Tan Mountains. The primary north/south equestrian use corridors are



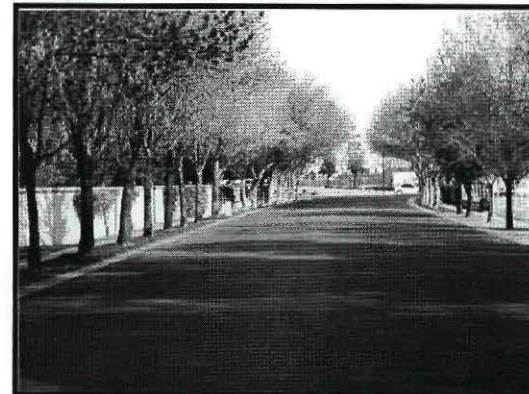
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along the Consolidated Canal and the Queen Creek Wash Corridor. Where viable secondary trails should connect to the primary trails to provide access for equestrians. A link to the Queen Creek wash would allow access to the San Tan Regional Park. A centralized equestrian staging area, such as a rodeo arena, should be explored, possibly as part of a preserved homestead, community park, or protected retention area.



- ❖ *Retail Development* — Everyday shopping needs should be provided for area residents. Smaller commercial cluster or villages providing services in a rural setting, farmers markets, antique shops, gift shops, and working farms with speciality stores and u-pick operations could offer a variety of fun opportunities. Smaller centers should be integrated with, not segregated from neighborhoods.
- ❖ *Streetscape* — Provide for tree-lined streets, landscaped corridors, and neighborhood entry features in order to soften the road hardscape and stress from driving.





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Section C — The Vision Plan

Building upon the Vision Statement (Section B), the following figure represents the Vision Plan for Southeast Chandler.

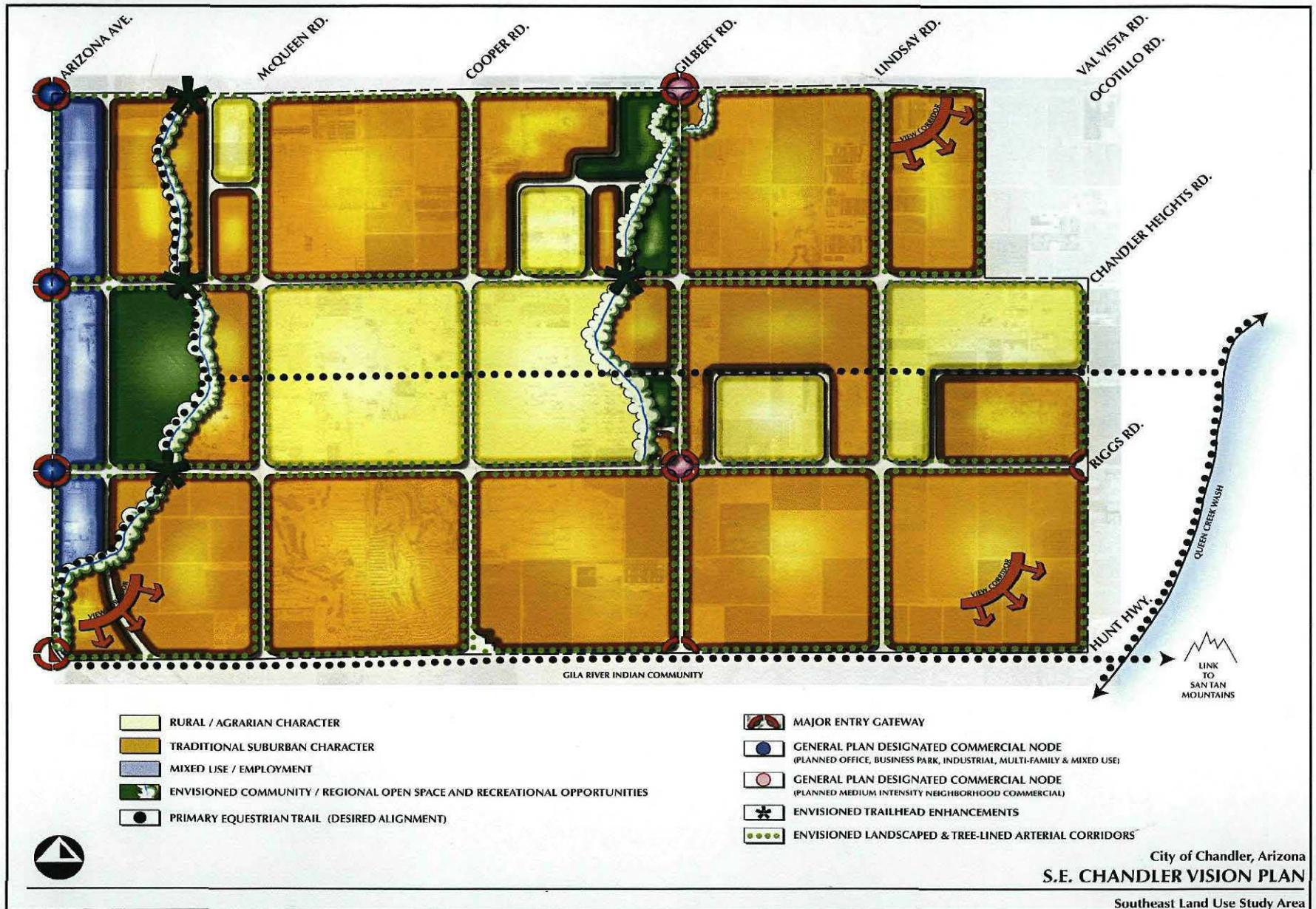
Subsection C₁ — The Meaning of the Vision Plan

References are made to the Vision Plan throughout this document. The Vision Plan is built upon the City of Chandler General Plan Land Use Element Map; however, *the Vision Plan does not replace the Land Use Element Map.*



Southeast Chandler Area Plan

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CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER

Subsection C₂ — Interpreting the Vision Plan

The Vision Plan entails several significant pieces of information, as identified on the legend under the figure itself. Each of those items are explained below to help the user understand and interpret the meaning of the Vision Plan.

Rural/Agrarian Character

This character designation of existing development is rural/agrarian in nature. A mix of agricultural and rural uses are essential to allow residents to continue their rural lifestyles and for Southeast Chandler to retain a connection to its heritage. Non-residential development should occur in a low-intensity manner and be based on input received from neighborhood residents. Density transitions and overall development compatibility are issues that must be considered.

It is possible that some of the areas located within this area as depicted by the Vision Plan character map could be considered for “Traditional Suburban Densities” depending on isolated but suitable parcels for stand-alone subdivisions or small enclaves, areas for larger, planned lot subdivisions, or where land assemblage in fragmented areas could provide for traditional densities.

Traditional Suburban Character

This character designation acknowledges that either no prevailing development character exists or that a suburban development character is built, in-process of being built, or approved. Effectively, this designation is located where neither a dominant Rural/Agrarian character or other non-residential character exists or is envisioned.

Within this character area, it is envisioned that residential development densities of 2.5 dwelling units per acre may be the norm, but that opportunities exist to increase density to 3.5 dwelling units per acre should certain amenities be provided. Some of the development approved in this character area exceeds 3.5 dwelling units per acre; should any of these areas apply to the City for rezoning or other significant entitlement change, a density cap of 3.5 dwelling units per acre should be encouraged.

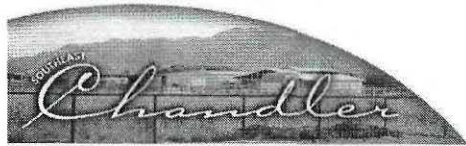
Non-residential development (e.g. commercial, office, etc.) is not desired on every arterial intersection corner within these character areas. Where it does occur, it should do so consistent with the guidance provided by the General Plan pertaining to designated Commercial Nodes (see description for General Plan Designated Commercial Nodes) and Non-Commercial Corridor Development.

All development within this character area should convey a rural/agrarian theme and should be developed with transitions and compatibility in mind.

General Plan Designated Commercial Node

Within Southeast Chandler, the Land Use Element has identified 5 commercial nodes which influence the type and intensity of commercial development which may occur. The following 3 commercial nodes are envisioned as containing planned office, business park, industrial, multi-family, and mixed uses:

- ❖ Arizona Avenue and Riggs Road
- ❖ Arizona Avenue and Chandler Heights Road
- ❖ Arizona Avenue and Ocotillo Road



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The following two commercial nodes are envisioned as containing planned medium intensity neighborhood commercial:

- ❖ Ocotillo Road and Gilbert Road
- ❖ Riggs Road and Gilbert Road

Mixed Use/Employment

The Arizona Avenue Corridor – west of the Union Pacific Railroad and east of Arizona Avenue – is identified for the most intense land use in Southeast Chandler. It is envisioned that this corridor will house a variety of general light industrial, campus-like business parks, and employment uses, as well as a compatible mix of higher density housing, commercial opportunities, and related uses and activity areas. At the following intersections, it is envisioned that commercial land use will be integrated with other uses:

- ❖ Arizona Avenue and Riggs Road
- ❖ Arizona Avenue and Chandler Heights Road
- ❖ Arizona Avenue and Ocotillo Road

Envisioned Community/Regional Open Space and Recreational Opportunities

Four areas are designated with this character. One is the planned municipal golf courses between Chandler Heights Road and Riggs Road to the west of the Consolidated Canal.

The second area is located between Chandler Heights Road and Ocotillo Road east of the Eastern Canal.

The third area is located at the southwest corner of Gilbert Road and Ocotillo Road. City ownership of 50 acres at this corner, combined with the overflow ponds adjacent to the Eastern Canal, provide for a creative and integrated commercial/agrarian/open space area.

The fourth area is generally located east of the Eastern Canal, between Cloud Road and Riggs Road. This area, due to its location adjacent to the Eastern Canal, use for canal overflow, and central location within Southeast Chandler was identified throughout the planning process as a meaningful location for some type of future open space opportunity.

A possible fifth area, although undetermined, would be a water recharge site and wildlife sanctuary.

Primary Equestrian Trail (Desired Alignment)

These corridors are important to the residents who own horses in Southeast Chandler. The corridors are intended to accommodate equestrians. The goal is to develop a continuous trail system traversing the area from north to south and from east to west. These trails are to receive highest priority in terms of implementation. Another important goal is to establish a link to the San Tan Regional Park.

Major Entry Gateway

The most successful and desirable communities have a strong sense of arrival. Southeast Chandler needs to create gateways to communicate this sense of arrival and to express to all that this is a unique place. The areas identified as Major Entry Gateways should invoke a memorable gateway statement that also continues throughout the area. The General Plan Land Use Element defines gateways as: "Specialized



Southeast Chandler Area Plan

CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER

treatments as the entrances to or exits from the City such as special landscaping, signage, and high quality developments which give one a sense of arrival and pleasurable visual experiences.”



Envisioned Trailhead Enhancements

The Paseo Master Plan identifies trailheads for the future linear park to be created along the banks of the Consolidated Canal. Someday, too, a similar linear park system may be planned to occur along the banks of the Eastern Canal. Where a trail system does develop along either canal, it is important to create trailheads to increase community awareness of and access to the trails. As identified on the Vision Plan, special treatments should be provided where the area’s canals intersect with arterials. Trailheads may be developed as improved areas with parking areas, restroom facilities, ramadas, play equipment, horse staging areas, etc., or they may be areas consisting mostly of streetscape improvements (e.g., paving patterns, lights, trees, signs, benches, landscaping, monuments, etc.).



Envisioned Landscaped & Tree-Lined Arterial Corridors

In addition to the major gateways identified on the Vision Plan, enhanced arterial roadways are envisioned for Southeast Chandler. The essence of this Vision Plan element is the “view from the road” and how that streetscape environment can create “soft edges” and weave together the diversity of lifestyles and development types that exist in Southeast Chandler. The landscaped and rural theme corridors are envisioned to result through improvements to public rights-of-way along arterials, alternative roadway sections, landscaped setbacks along neighborhood perimeters, as well as through various details along the edges of development.

Subsection C₃ — Residential Projects and Masterplanned Communities

General density parameters for mixed-use or masterplanned residential projects, or, overall sections, shall apply to the Southeast Chandler Area, as per the guidelines of the Chandler Land Use Element. No section, individual (single phase) project, multi-phased, mixed-residential or masterplanned community shall exceed 3.5 homes per acre, subject to the provisions herein; however Council may approve densities above 3.5 homes per acre for certain medium density products for a particular phase provided that the quality of the project merits a higher density due to product type, design innovation, and compatibility, and that the masterplan under review contains low density, large lot parcels to balance the density at or below the maximum density of 3.5 homes per acre.

These density guidelines apply to new developments to encourage diversity and variations in lot sizes. Rural, ranchette areas, undeveloped areas, ranchettes, farms, or other areas characterized by random, unregulated lot splits cannot be included as a part of the overall density per section. Exceptions may include permanent open spaces, canals, and trails as per Council discretion.



Chapter II — Single-Family Residential Development Standards



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

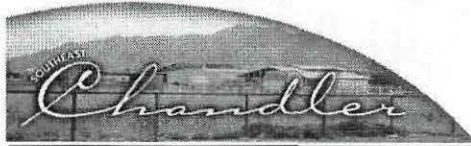
Section A — Introduction

This Chapter sets forth the standards and incentives for new single-family residential development which occurs under the City of Chandler PAD zoning process within Southeast Chandler. The standards contained in Section B portray a set of guidelines intended to establish an environment throughout Southeast Chandler to achieve the vision stated herein (Chapter 1). Although the standards represent the intended guide and expectations for developments, flexibility can be applied on balance to fit the physical and geographical situation of a particular parcel/project provided that the overall intent of this section is achieved. Accordingly, consideration should be given to the nature of surrounding properties or developments, the size and/or shape of the parcel to be developed, the extent of the street exposure and resulting streetscape scrutiny, and application of the applicable standards, the potential to connect with other developments, conformance with Area Plan requirements or representations, and the like.

Section B — PAD Development Standards

Each single-family development proposal for which a PAD zoning designation is requested, whether a single parcel or a multi-phase development, shall be subject to the analysis and diversity guidelines that are provided in the City's 1995 Residential Development Standards. In addition to complying with the Residential Development Standards, to the extent that those Standards are applicable, compliance with the following additional standards (which are applicable to all lot sizes in Southeast Chandler) is required:

1. On average, provide 45' wide landscaped setback (measured from the curb line to the fence wall) along arterials. Provide street tree plantings and landscaping (in conformance with the Southeast Chandler arterial street landscape palette), including turf where possible, in the landscaped setback areas along arterials. In the event effluent is not available, Chandler should consider using easements in lieu of right-of-way between the curb line and property line to allow irrigation of the turf in this area.
2. Use subdivision design techniques (such as cul-de-sacs, open space windows, loop streets, etc.) that reduce the number of houses backing up to arterial streets. Lots backing onto arterial streets should occupy no more than 50 percent of the lineal area along the perimeter.
3. Provide staggers or other breaks in perimeter fence walls adjoining arterial streets. Openings in perimeter fence walls should include rural character open-view fencing (such as synthetic split rail, tubular steel, or with other durable materials). For the perimeter wall, openings (view walls) should be provided adjacent to open spaces, abutting cul-de-sacs, and parallel side streets to provide views from arterial streets into the development. For solid fencing, a stagger or material change shall occur at least every 100 feet. Planters, low rock fascias, landscaped breaks, and other features to provide variety are encouraged.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

4. Provide rural character entry features from arterial streets into PAD's. These entry features should include rural character elements such as:
 - i. Openings
 - ii. Theme details
 - iii. Split fence
 - iv. Stone
 - v. Brick
 - vi. Faux Stone
 - vii. Railings
 - viii. Use of specimen landscaping materials at the entries
 - ix. Monument signing
 - x. Specialty pavement
 - xi. Enhanced wall details
 - xii. Boulevard median.

5. Provide four-sided elevations displaying a minimum of three distinctive elevation styles per floor plan. A diverse architectural palette may include elevations in the spirit of one or more architectural styles such as: Santa Fe, Craftsman Bungalow, Spanish, Mediterranean, Mission, Prairie and/or Ranch.

When side or rear elevations will be visible from arterial or collector streets or public open space, varying side or rear pop-out treatments, significant roof plane variations in height, orientation, stepping, and wall angles (or other architectural treatments) are encouraged to prevent the same side or rear architectural treatment of homes located next to each other. Plain open gables should be avoided. Each subdivision should provide a minimum of ten color variations and a variety of roofing colors, textures, and

component shapes, such as flat and barrel concrete tile. Unenclosed front porches or large open patio with hedge or low wall enclosures are strongly encouraged. Where provided, variations in front yard setbacks can be considered.

Garage fronts should be de-emphasized as the most prominent architectural feature. A portion of the floor plans should offer alternate garage designs such as: side entry or swing-in, offset or recessed forward facing, split garages, tandem and/or detached garages. Several types of driveway orientations and angles are encouraged.

When side or rear elevations will be visible from arterial or collector streets or public open space, no more than two identical side-by-side roof slopes should be provided. No more than every third home adjacent to an arterial street may be two story.

When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation. A covered patio may be considered a single-story element and may extend into the rear setback by no more than ten feet. Side yards shall be a minimum of 10 feet on each side, with a minimum 20 feet separation between homes.



Section C — Community Amenities for Density Incentives

It is recommended that Table II-A should be followed where it is determined appropriate to allow an increased project density from 2.5 up to 3.5 homes per acre. Criteria for applying the tables to new developments are as follow:

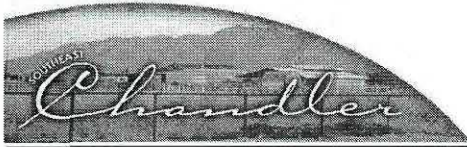
- Development proposals shall be in compliance with Section B as a condition of eligibility for increased density as set forth in Table II-A.
- Table II-A is organized into four density increments: greater than 2.5 du/ac to 2.75 du/ac (Increment 1); greater than 2.75 du/ac to 3.0 du/ac (Increment 2); greater than 3.0 du/ac to 3.25 du/ac (Increment 3); and, greater than 3.25 du/ac to 3.5 du/ac (Increment 4).
- Table II-A provides a list of amenity requirements (as indicated with an "R") necessary to achieve the desired density increment.
- Table II-A provides a list of amenity options (as indicated with an "O"), each associated with a rating of 1 or 2 points (as indicated in parentheses following the "O"):
 - ❖ 1 point is assigned if the amenity is design oriented (that is, the amenity is created as a result of designing a neighborhood differently than otherwise would occur);
 - ❖ 2 points are assigned if the amenity involves both unique design features and notable capital expenditures; and
 - ❖ In certain instances an "O (1-2)*" is identified to indicate that either 1 or 2 points will be assigned, depending upon the significance of the amenity provided, as recommended by the Planning Director and approved by the City Council.
- An amenity option cannot be selected to achieve a higher density increment if that option is listed as a required amenity in another, lower density increment.
- Where "NA" is listed in Table II-A, it is meant to indicate that the corresponding amenity is "not applicable" to the corresponding density increment.
- Through the PAD process, the final determination of project density based on the amenities provided under this section shall be subject to the discretion of the City Council. Additionally, Council may determine whether any or similar amenity justifies a density increase. Council may also decide whether an increased density is appropriate for any given project, as per the City's General Plan.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

- **To achieve a density greater than 2.5 du/ac to 2.75 du/ac:** All of the features listed as “required” (R) within Increment 1 of Table II-A, as well as a selection of “optional” (O) features totaling at least 2 points in Table II-A, shall be met to qualify to receive a maximum density of 2.75 du/ac.
- **To achieve a density greater than 2.75 du/ac to 3.0 du/ac:** All of the features listed as “required” (R) within Increment 1 and Increment 2 of Table II-A, as well as a selection of “optional” (O) features totaling at least 3 points in Table II-A, shall be met to qualify to receive a maximum density of 3.0 du/ac.
- **To achieve a density greater than 3.0 du/ac to 3.25 du/ac:** All of the features listed as “required” (R) within Increment 1, Increment 2, and Increment 3 of Table II-A, as well as a selection of “optional” (O) features totaling at least 4 points in Table II-A, shall be met to qualify to receive a maximum density of 3.25 du/ac.
- **To achieve a density greater than 3.25 du/ac to 3.5 du/ac:** All of the features listed as “required” (R) within Increment 1, Increment 2, Increment 3, and Increment 4 of Table II-A, as well as a selection of “optional” (O) features totaling at least 5 points in Table II-A, shall be met to qualify to receive a maximum density of 3.50 du/ac.
- **School Site Dedication and Density:** Acreage dedicated for a full (15 acres) or partial (5 acre minimum) school site may be calculated as part of the achieved project density. In all instances of school site dedication (full or partial), optional points and requirements to achieve the above-listed density increments (and those listed in Table II-A) shall also apply. Project density shall not exceed a maximum of 3.5 dwelling units per acre.
- In addition to the density allowance, additional density bonuses up to but not to exceed the project base density may be considered as agreed between the school district and property owner(s) and as approved by the City Council. Other incentives other than, or in addition to, density allowances may be submitted by the property owner/developer for consideration by the school district and City Council.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5

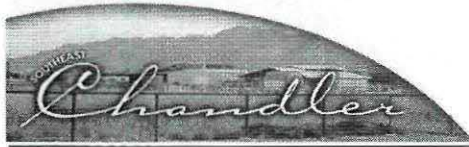
Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-1	Neighborhood playlots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit	R	R	R	R
A-2	Provide common area lakes	O (1)	O (1)	O (1)	O (1)
A-3	If common area lakes are provided, they shall be visible from a street or public open space	O (1)	O (1)	O (1)	O (1)
A-4	Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e. minimum 12.5% open space requirement)	R	NA	NA	NA
A-5	Exceed 10% open space requirement by a minimum of an additional 5% (i.e. minimum 15% open space requirement)	O (1)	R	NA	NA
A-6	Exceed 10% open space requirement by a minimum of an additional 7.5% (i.e. minimum 17.5% open space requirement)	O (2)	O (1)	R	NA
A-7	Exceed 10% open space requirement by a minimum of an additional 10% (i.e. minimum 20% open space requirement)	O (2)	O (2)	O (1)	R



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5					
Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-8	Small farm plots/community gardens/orchards with irrigation (provided at the rate of 32 square feet per dwelling unit and located as neighborhood focal point)	O (1)	O (1)	O (1)	O (1)
A-9	Provide small loop drives around centralized common space that can serve as a neighborhood pocket park/focal point	O (1)	O (1)	O (1)	O (1)
A-10	Interpretive educational opportunities that relate to the agricultural heritage and history of the area, through such venues as nature trails or point of interest displays	O (1)	O (1)	O (1)	O (1)
A-11	Minimum 15,000 square foot lots adjacent to all neighborhood collectors and minimum one-half (1/2) acre lots adjacent to arterial streets (with open view fencing along public rights-of-way) and provide a diversity of other lot sizes in the internal areas	O (1)	O (1)	O (1)	O (1)
A-12	Provide visible open space with view corridors to the San Tan Mountains that are a minimum width of 100 feet	O (1)	O (1)	O (1)	O (1)



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5

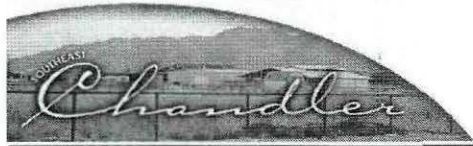
Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-13	Internalized pedestrian-oriented, non-residential mixed-use nodes with appropriate land uses and design components serving the local neighborhood (e.g. neighborhood corner store, religious institution, daycare facilities, transit center, small scale professional offices, etc.)	O (1)	O (1)	O (1)	O (1)
A-14	Provide a substantial number of tree-lined residential streets with parkways between sidewalks and curb	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*
A-15	Provide varied finished grade elevations	O (1)	O (1)	O (1)	O (1)
A-16	Provide bi-level or tri-level landscaping (e.g., terraced landscaping, planter boxes, etc.) along arterials	O (1)	O (1)	O (1)	O (1)
A-17	Trail underpasses at arterial road crossings (of adequate width and height, and highly visible for public safety purposes)	O (2)	O (2)	O (2)	O (2)
A-18	Common equestrian amenities/facilities (stables, riding arena, etc.), located as a community focal point, and connected to a planned multi-use trail	O (2)	O (2)	O (2)	O (2)



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5					
Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-19	Preservation and adaptive re-use of on-site original homesteads as community amenities (e.g. centrally located community activity center for hosting community meetings, after-school recreation programs, neighborhood gatherings, etc.)	O(1-2)*	O(1-2)*	O(1-2)*	O(1-2)*
A-20	Recreational facilities and amenities with comprehensive streetscape and neighborhood furniture palettes [(Note: Subject to Planning Director approval, 1 point is received for the combined provision of multiple amenities including benches in open space and gathering areas, decorative light standards, trash receptacles, wayfinding signage system, neighborhood landscape planting theme, drinking fountains, etc.; 2 points are received for the combined provision of multiple amenities including pocket plazas/transit stops, playground equipment, additional basketball/sport courts, extra open space at neighborhood entries, etc.)]	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*
A-21	Provide community meeting/gathering place with vehicular and bicycle parking, hitching posts, picnic ramadas, trash, and recycling repositories for dedication to the City	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5

Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-22	Preserve existing groves of trees	O (1)	O (1)	O (1)	O (1)
A-23	Through the PAD process, the Council may approve another unlisted amenity upon finding that said amenity achieves or exceeds the intent, vision, and quality of the amenities which contribute to the character of Southeast Chandler listed herein as A-1 through A-22	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*



Chapter III — Commercial Design Guidelines



Southeast Chandler Area Plan

CHAPTER III - COMMERCIAL DESIGN GUIDELINES

Section A — Introduction

Within the Southeast Chandler Area (east of the Southern Pacific Railroad tracks) compliance with the following Commercial Design Guidelines is encouraged. For purposes of this Area Plan, these Commercial Design Guidelines are intended to apply to commercial developments, including retail, office, neighborhood services, and other non-residential and non-industrial uses. These Commercial Design Guidelines are intended to foster an atmosphere consistent with a rural character, retain and encourage architectural variety, promote quality development, and compliment both new and existing development.

Other desirable features include but are not limited to, integrated water features and perimeter lakes to provide a setting for walkways and seating areas for cafes, generous intersection landscaped setbacks at arterial corners with theme lighting, benches, turf, and gathering places.

Section B — Commercial Guidelines

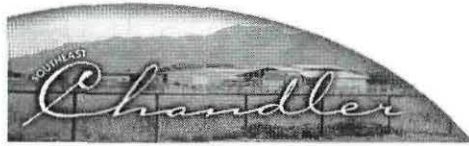
Four-sided commercial architecture is a priority in Southeast Chandler. Building elevations facing and visible from adjoining residences, and backyards, should be designed to be in harmony with the residential environment through the use of color, material, texture, and varied treatment of segments of the commercial building. Blank walls are discouraged. Bay doors, loading docks, and other site utilities should be screened. While no particular architectural style is prescribed, the architectural style chosen for a project should achieve a reflection of the rural/agrarian character and be of a quality design. The design elements that are consistent with a rural/agrarian character include the following:

- simple, multi-planed pitched roofs;
- open rafters/tails with large overhangs;
- the appearance of “thick” walls;
- courtyards, arcades, intimate spaces;
- deep-set window and door openings;
- offset wall planes;
- fountains and other unique details; and
- sequencing of enclosed space/arches/colonnades.

Materials that are consistent with a rural/agrarian character include the following:

- wood, as an exposed structural or accent material;
- clay or concrete roof tiles;
- native fieldstone;
- wood window casements;
- brick;
- wrought iron;
- tile;
- slumpstone or river rock garden walls;
- metal or aluminum accents;
- slump block and bare split face concrete block;
- precision architectural concrete block;
- adobe; and
- stucco accents, smooth, sand, or light lace finish.

Multiple buildings in a single project should demonstrate a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a “village” scale.



Southeast Chandler Area Plan

CHAPTER III - COMMERCIAL DESIGN GUIDELINES

A clear and well-designed entry into the project site should be created using walls, signage, paving, and planting to visually link the site entry to the building(s). Low-level lighting should be used to clearly identify the entry from the street. The entry design should convey a rural character consistent with the Vision for Southeast Chandler.

Parking lots should be discouraged at street intersections and should not dominate the commercial site in areas adjacent to any street. Parking should be concentrated in areas away from the street, behind front pad buildings, berming, or other visible landscape features. All projects should demonstrate connection of the onsite pedestrian circulation system to the offsite public sidewalk. Commercial parking lots should be designed to separate cars and pedestrians. Shaded walkways are encouraged in commercial centers. Walkways should be designed to serve internal pedestrian circulation needs, and be integrated with pedestrian access to and from surrounding land uses, offside sidewalks, and walkways. Pedestrian linkages to nearby neighborhoods and other commercial properties should be provided where appropriate.

It is desirable to make new development in Southeast Chandler look “established” as quickly as possible. Planting new trees that are older and better developed is viewed as superior to planting small underdeveloped saplings. Planters and pots should be located where pedestrian flow will not be obstructed. Consider placing pots in locations where deep building recesses exist, where access is discouraged, to provide definition to spaces, and adjacent to blank walls to add interest to architectural monotony.

Public art that is provided in commercial development should be consistent with Southeast Chandler’s rural/agrarian theme.

Parking lot lighting should be located, with shields or fixtures provided and adjusted, so as to preclude the lights from shining directly onto adjoining property or streets. Pedestrian scale low-level theme lighting that provides adequate levels of lighting for pedestrian safety, yet complies with dark sky policies, is encouraged.

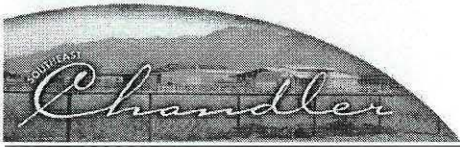
Trash enclosures should be constructed with masonry walls and metal doors and should be architecturally compatible with the project. Vines should be planted to grow on walls, or other appropriate techniques used, to help deter graffiti.

Second-story windows, balconies, and other openings should be allowed only when backyards of adjacent residences will not be visible from the balcony or opening by persons sitting or standing in the commercial buildings.

Big box retail is generally not a recommended use in Southeast Chandler. Where it does occur, it should be located only along Arizona Avenue and/or within commercial nodes along Gilbert Road.



Chapter IV — Area Plan Implementation and Administration



Section A — Introduction

Implementing the Southeast Chandler Area Plan requires a multi-faceted approach. This chapter provides recommendations for effectively administering and implementing the Southeast Chandler Area Plan. It is organized into the following sections:

A. Introduction

B. Area Plan Administration

This section provides the user of this plan with an outline of the administrative procedures that are necessary to implement the Southeast Chandler Area Plan.

C. Recommendations for the City

This section recommends actions that the City should consider related to existing master plans, studies and policy pertaining to Southeast Chandler.

D. Small-Scale Farm Preservation Strategies

This section summarizes the importance of small-scale farms to Southeast Chandler residents and recommends the implementation of a program for their preservation.



Section B — Area Plan Administration

This section describes the administrative procedures for the Southeast Chandler Area Plan in accordance with the City's General Plan, Zoning Code, and approved area plans as per the Land Use Element.

Subsection B₁ — Conflict With Other Policy

This Area Plan is a vision document and is not meant to conflict with the City's General Plan, including any specific plans previously adopted by Council or any of the existing area plans incorporated into and made a part of the General Plan or the Land Use Element of the General Plan. This Area Plan shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies, and applicable elements of the General Plan.

Subsection B₂ — Existing & New Entitlements

Current, approved area plans and master plans remain in effect. Future area plans must be in conformance with the recommendations contained within this document. The City of Chandler policy will continue to assure that area plans include the maximum possible participation from property owners and residents; this includes subsequent plan amendments and rezonings. Specific land use recommendations should be made only after a thorough review of this Area Plan and all Land Use Element policies and associated recommendations. Allow the City to make amendments to previously approved area plans and developments to bring these plans in greater conformance with the Southeast Chandler Area Plan on an administrative basis provided that said modifications clearly

demonstrate conformance with the Area Plan and intended project quality features.

Section B₃ — Findings Regarding the Area Plan

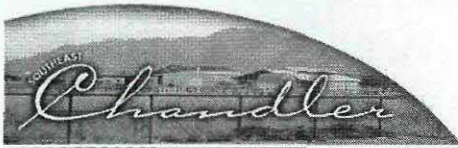
No rezoning of land, use permit, other entitlement for use, and no public improvement should be authorized in Southeast Chandler unless a finding has been made that the proposed project is in substantial compliance with the applicable provisions of this Area Plan, applicable provisions of the Chandler Zoning Code, and the General Plan.

Section B₄ — Development Standards

Development standards in the Area Plan are subject to modification for any particular project or development application where it is determined that overall appearance and function of the project would be consistent with the vision for Southeast Chandler would be compatible with, and would not be detrimental to adjacent property or improvements, and would advance the overall intent of the Area Plan.

Section B₅ — Area Plan Review/Update

The Area Plan should be the subject of a comprehensive review by the City at least every five years. The first review should occur five years from the date of Plan adoption and should occur at intervals of five years thereafter.



Southeast Chandler Area Plan

CHAPTER IV - AREA PLAN IMPLEMENTATION AND ADMINISTRATION

Section C — Recommendations for the City

The following recommendations are provided for consideration by the City. Upon adoption of the Southeast Chandler Area Plan, the City of Chandler should consider the following items to promote consistency between the Vision for Southeast Chandler and the many programs for which the City is responsible.

Subsection C₁ — Increase Public Participation Policies

As part of any action to plan or rezone property in Southeast Chandler, the City shall continue to maximize public participation by conducting neighborhood meetings and enhanced notice requirements beyond the current requirements to provide a regional awareness. The extent of the notice will be determined by the circumstances of each individual proposal. As part of this action, the Chandler Planning Services Division shall develop a formal procedure setting out notice requirements.

Subsection C₂ — Prepare a Regional Trails and Open Space Plan

The City shall initiate upon adoption of this area plan a trails and equestrian path plan for Southeast Chandler, taking into account ownership alternatives, maintenance and liability responsibilities, relationship with the City's Parks and Recreation masterplan, improvement standards, and location. Priority shall be placed on a continuous system of trails.

Subsection C₃ — Agricultural Impact Disclosure

As a condition of residential zoning and/or platting, the City shall require a disclosure statement be part of any recorded final plat, the Arizona Department of Real Estate Public Report, or CC&R's, if applicable, that farming or other agricultural operations are within close proximity and that odors, dust, flies, and noise may accompany such operations.

Subsection C₄ — Adopt a Rural/Agrarian Zoning District

The City of Chandler should consider amending its "AG-1" Agricultural District or creating a new district, an overlay or a special replacement district to apply to provide the necessary flexibility and control to maintain a rural/agrarian character in Southeast Chandler. The following items should be considered or revised to meet local conditions:

Expanded Land Uses

In addition to the land use permitted by Section 401 of the Zoning Code, the following should be considered:

- ❖ Residential at a density not to exceed two (2) dwelling units per acre; can include one (1) guest house as part of that density.



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- ❖ Raising, harvesting, and selling of field, tree or bush crops, including truck farms, community gardens, flowers and plant nurseries; can include classes pertinent to the farming/nursery activity on site.
- ❖ Grazing and raising of livestock, per standards determined by the City.
- ❖ Retail activity, such as a farmers' market or roadside stand, related to the sale of agricultural products; sales of hand crafted items as an accessory use; specialty stores selling predominantly items grown or processed on-site.
- ❖ Restaurants/delicatessens as incidental to small farms, with outdoor dining and public assembly (such as wedding ceremonies and other receptions); the latter uses would be subject to a use permit.
- ❖ Administrative or professional offices, as an accessory use only.
- ❖ Public or private riding academics or stables.
- ❖ Bed and breakfast establishments.
- ❖ Aviaries.
- ❖ Public or parochial schools and institutions of higher education with a curriculum similar to that of public institutions, including agricultural schools.

Recommended Development Standards

- ❖ All development should be subject to site plan review to ensure maximum preservation of existing plant materials/agricultural character.
- ❖ All land uses permitted to cluster on a portion of a site to preserve the remainder, such as three houses grouped on one acre of a five acre parcel with the remaining acreage in citrus or other open space.
- ❖ Open view fencing shall be required on the perimeter of development in this district.
- ❖ Lot coverage (i.e. impervious surfaces) shall not exceed twenty (20) percent for parcels of less than two (2) acres or ten (10) percent for parcels of two acres or more. Administrative offices shall not exceed five thousand (5,000) square feet in area.
- ❖ Parking shall be set back a minimum of seventy-five (75) feet from public rights-of-way, including canals, and shall be an approved dust-proofed surface which is an alternative to asphalt or concrete paving.

Subsection C₅ — Reduced Street Width

Strong consideration should be given to reducing the widths of all streets by adopting new street standards. Based upon projected traffic volumes, circulation patterns, and other access and travel needs, the City, through the update of the Chandler Transportation Plan, should consider modifications of current standard details to provide in certain



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cases, where justified, less lane and/or right-of-way requirements for minor arterial streets, narrower local streets, greater areas for additional landscaping and the possibility of multi-use trails, and other changes that would further the objectives of this Area Plan to create a more rural environment.

Subsection C₆ — Stormwater Retention

The Maricopa County Flood Control District is currently undertaking a large stormwater study, entitled the Higley Area Plan, which is anticipated to be complete in the year 2000. Within the City of Chandler, the major concern of the study is the 100-year storm and accompanying flows which gather on the eastern edge of the railroad, Consolidated Canal, and Eastern Canal.

Since the study is in-progress, it is too soon to set aside lands for regional storm retention. In anticipation of completion of the Higley Area Plan and the possible recommendation for stormwater retention, the joint use of any stormwater retention is encouraged in Southeast Chandler along the eastern edge of the railroad, Consolidated Canal, and Eastern Canal. Possibilities for these joint use facilities, such as regional parks, golf courses, equestrian staging area, etc., should be identified along all three of these stormwater barriers.

Subsection C₇ — Review Street Light Standards

Upon adoption of the Southeast Chandler Area Plan, the City should review its Street Light Standards to determine the potential for creating a light standards design consistent with a rural design theme.

Subsection C₈ — Review Water, Wastewater, and Reclaimed Water Master Plans

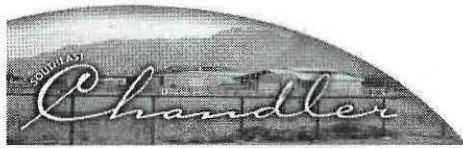
Upon adoption of the Southeast Chandler Area Plan, the City should review its updated Water, Wastewater, and Reclaimed Water Master Plans to verify consistency between the Area Plan's recommendations with water constraints and availability in the Roosevelt Water Conservation District. Direction must also be provided to clarify retention opportunities along the public right-of-way and treated effluent dry line installation for irrigation in the public rights-of-way. The City should consider bonding for the installation of right-of-way landscaping until turf can be used in the right-of-way.

Subsection C₉ — Inter-Governmental Collaboration

Organize a forum with multiple governmental entities, such as a two-day symposium, to share information and develop programs to coordinate land use planning policies and related items for the greater San Tan area. Representatives from Chandler, Gilbert, Queen Creek, Maricopa County, Gila River Indian Community, and other agencies should be invited to participate in this collaborative effort.

Subsection C₁₀ — Canal-Related Improvements

The City should continue working with Salt River Project and RWCD to identify opportunities for development to be more closely integrated with the Consolidated and Eastern Canals. Clearly, resolution of liability issues are paramount to optimizing canals for public access as community amenities in Southeast Chandler. Canals are also central components to the equestrian trail system.



Section D — Small-Scale Farm Preservation Strategies

There is great support from the residents of Southeast Chandler for the preservation of small-scale urban farms as a way to maintain the agricultural identity and heritage of the area. The City should develop a program or set of strategies to promote the preservation of small-scale farmland and/or one or more agricultural parks or farm sites in Southeast Chandler. A number of possible methods and strategies are identified in the Appendix. However, agricultural zoning is not recommended as a method for promoting farmland preservation.