



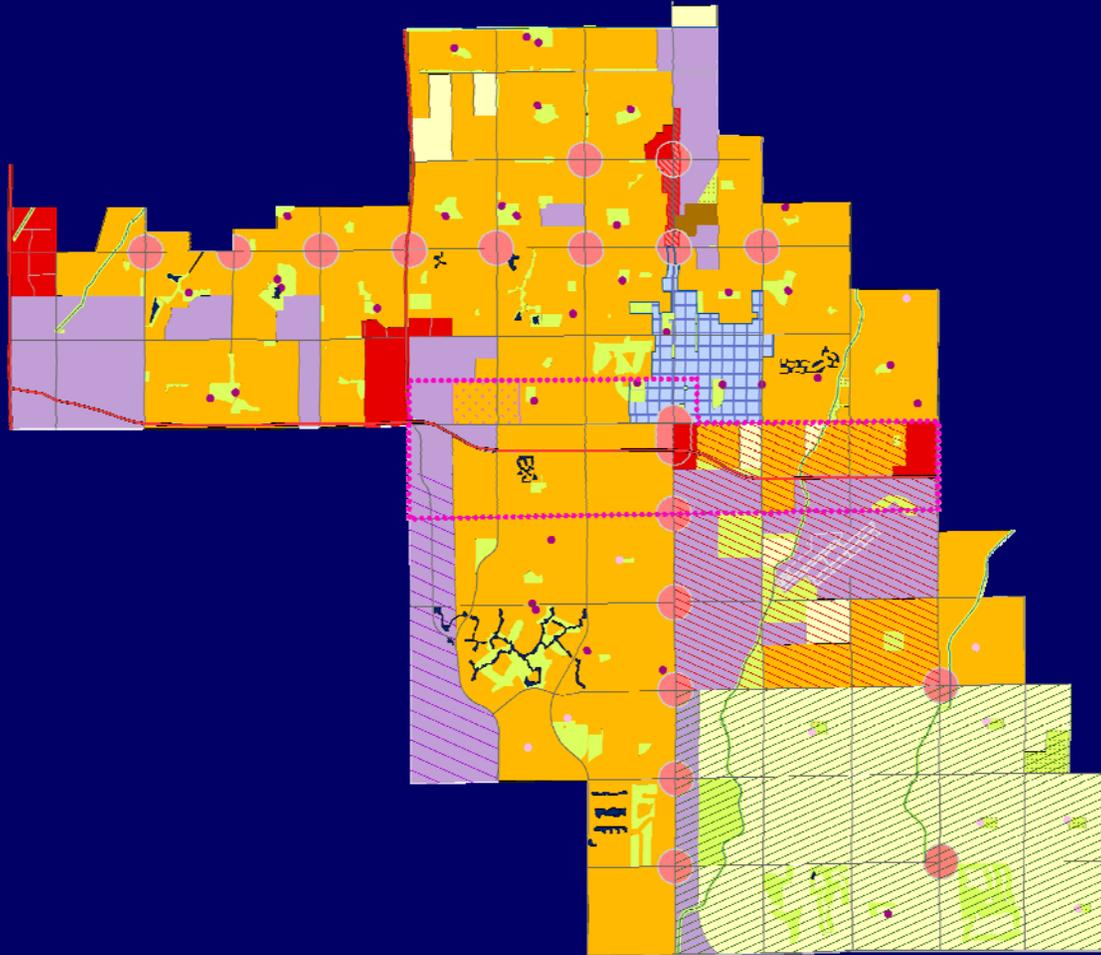
CITY OF CHANDLER



General Plan Update:
March 25, 2008



Chandler General Plan Update

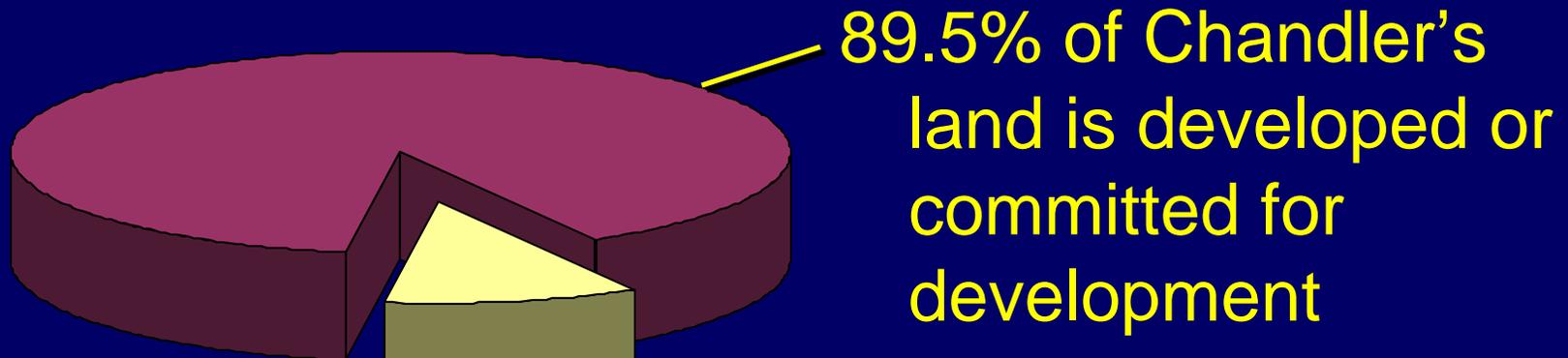


Current General Plan was ratified by voters
in March 2002



Chandler General Plan Update

Theme: Build-Out and Beyond

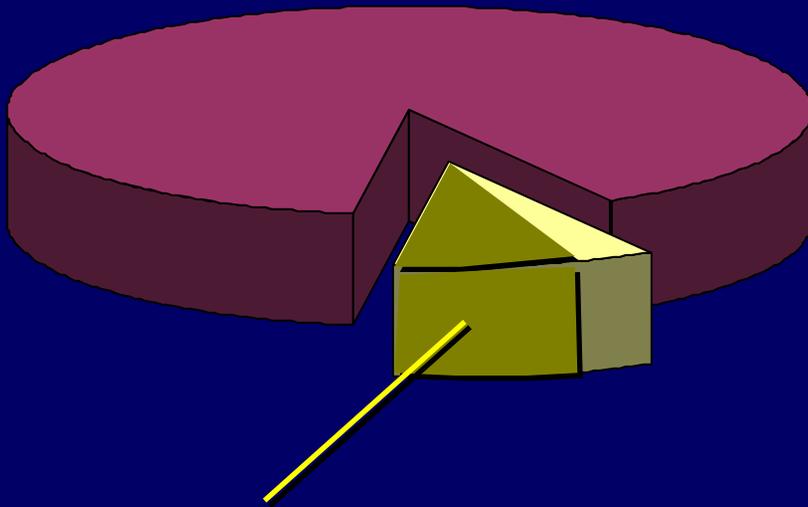


Only 10.5% remains uncommitted for development



Chandler General Plan Update

Theme: Build-Out and Beyond

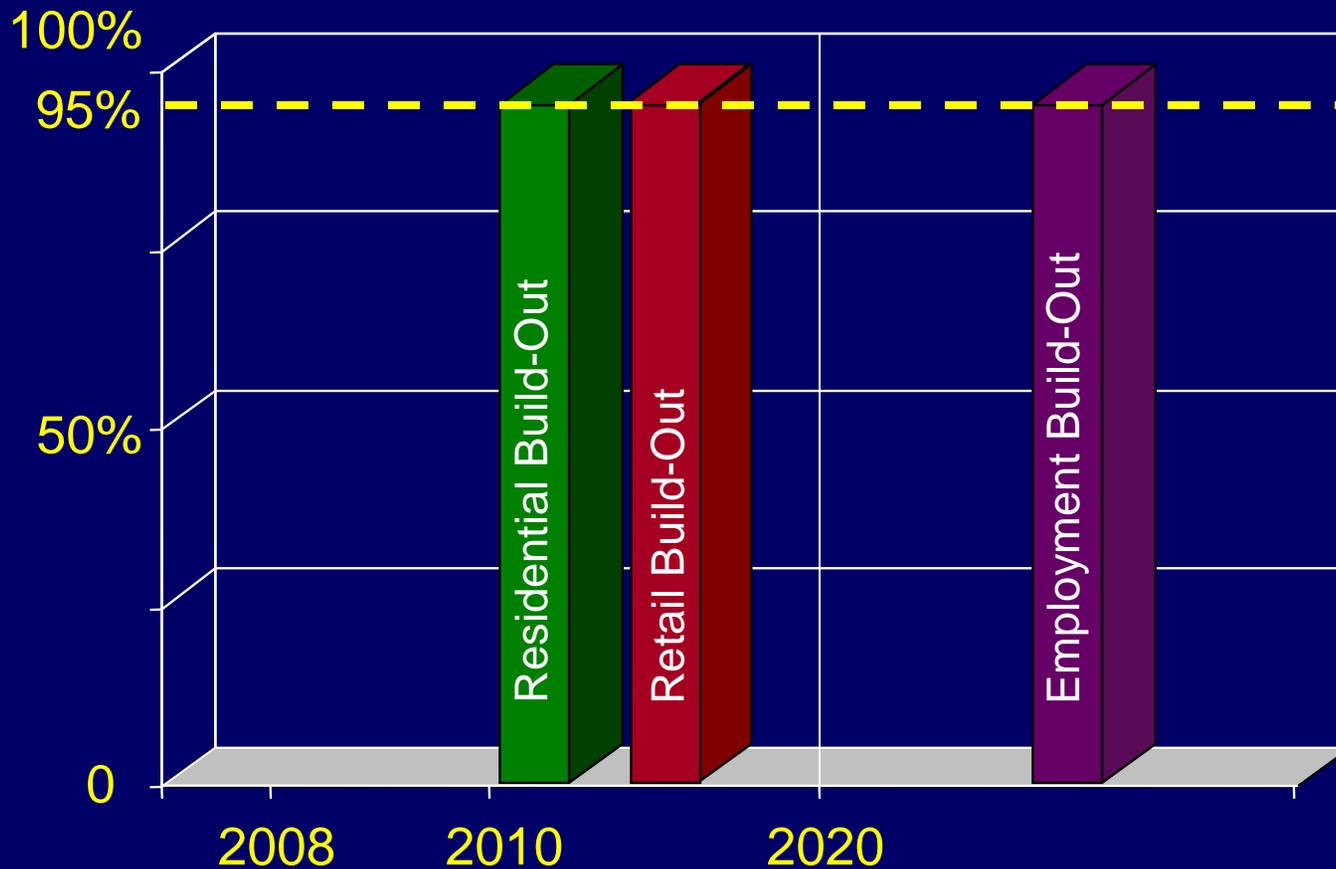


84% of the remaining uncommitted land is planned for non-residential development



Chandler Build-Out

Stages for Build-Out:



Residential Build-Out will occur first.

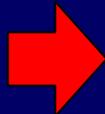


Chandler Build-Out

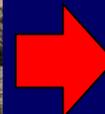
Chandler Growth:



Agri-origins
1920's to 1980



"Boomburb" Growth
1980-2005

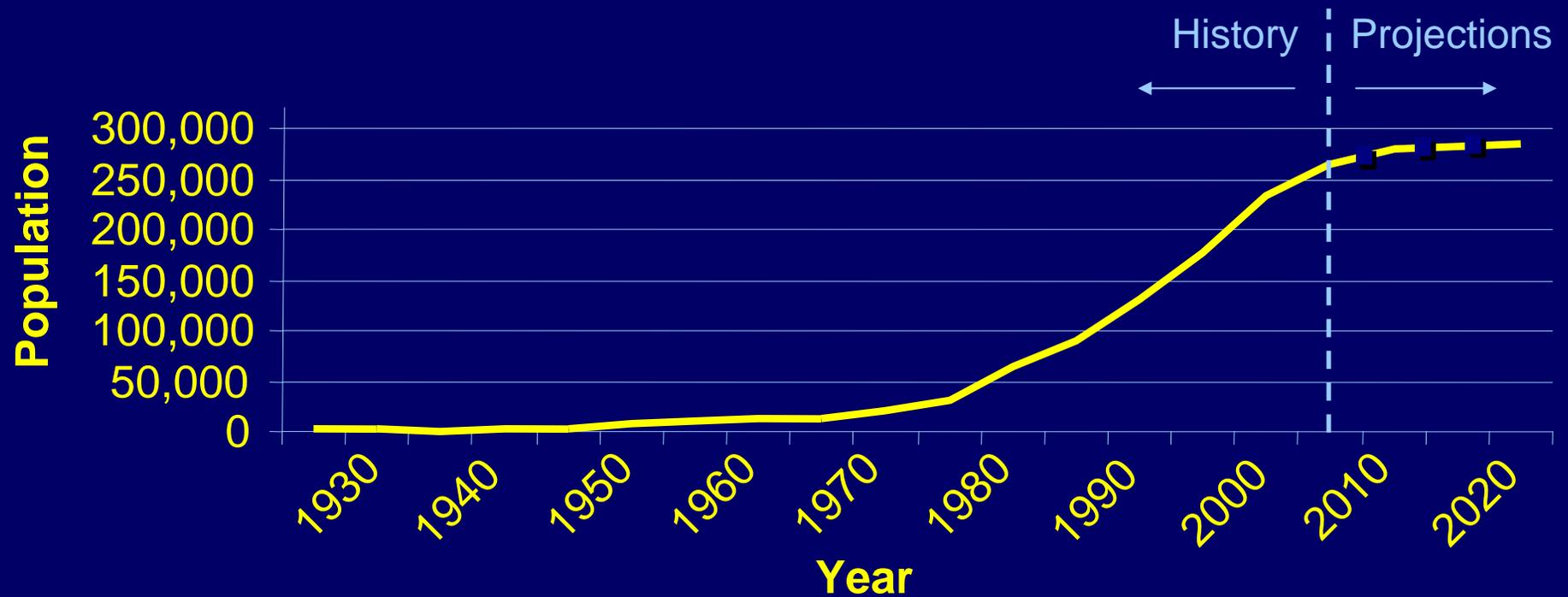


Build-Out Issues
2005 and beyond



Chandler Build-Out

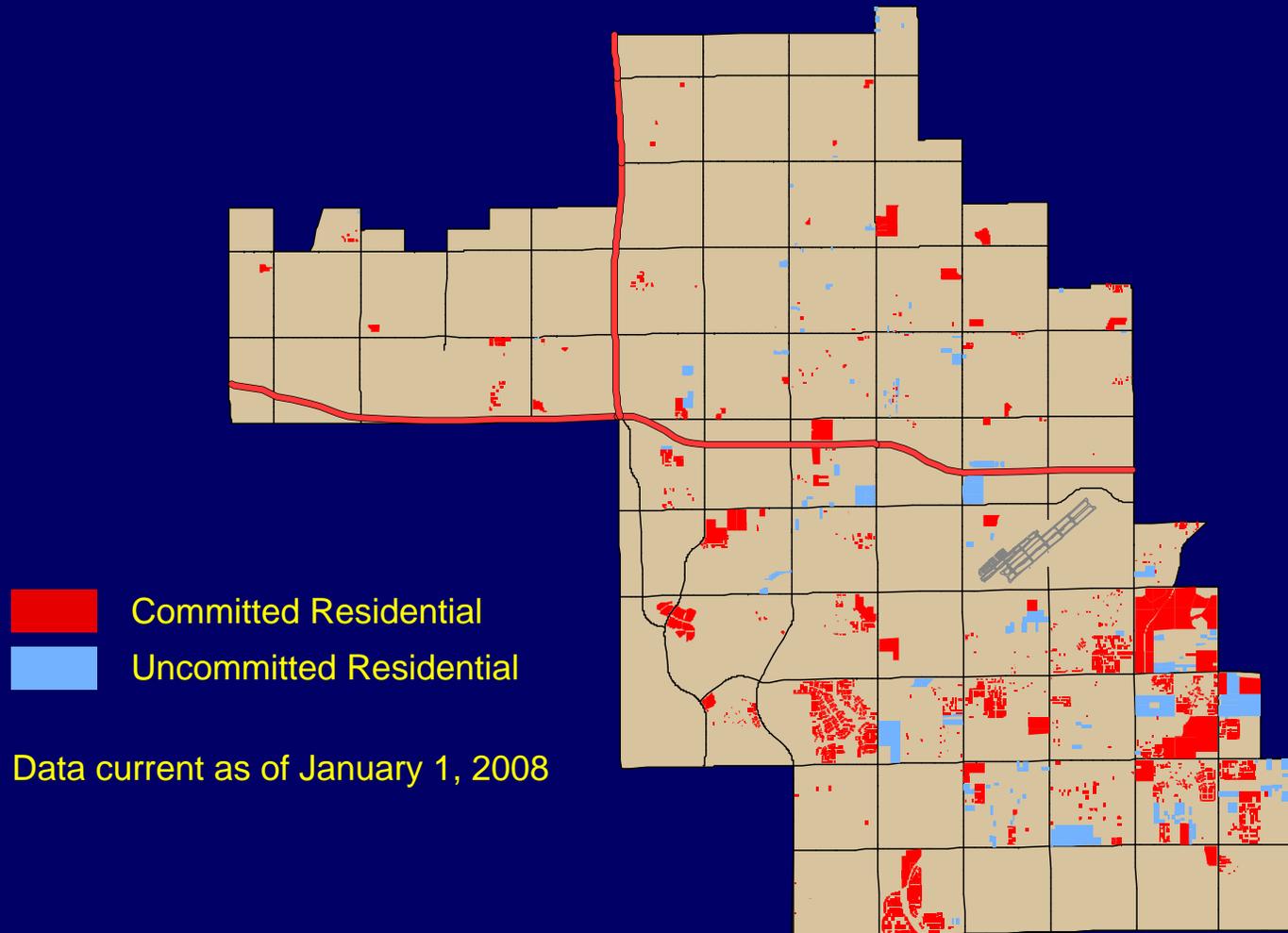
Population Growth and Projections





Chandler Build-Out

Remaining Residential Land:



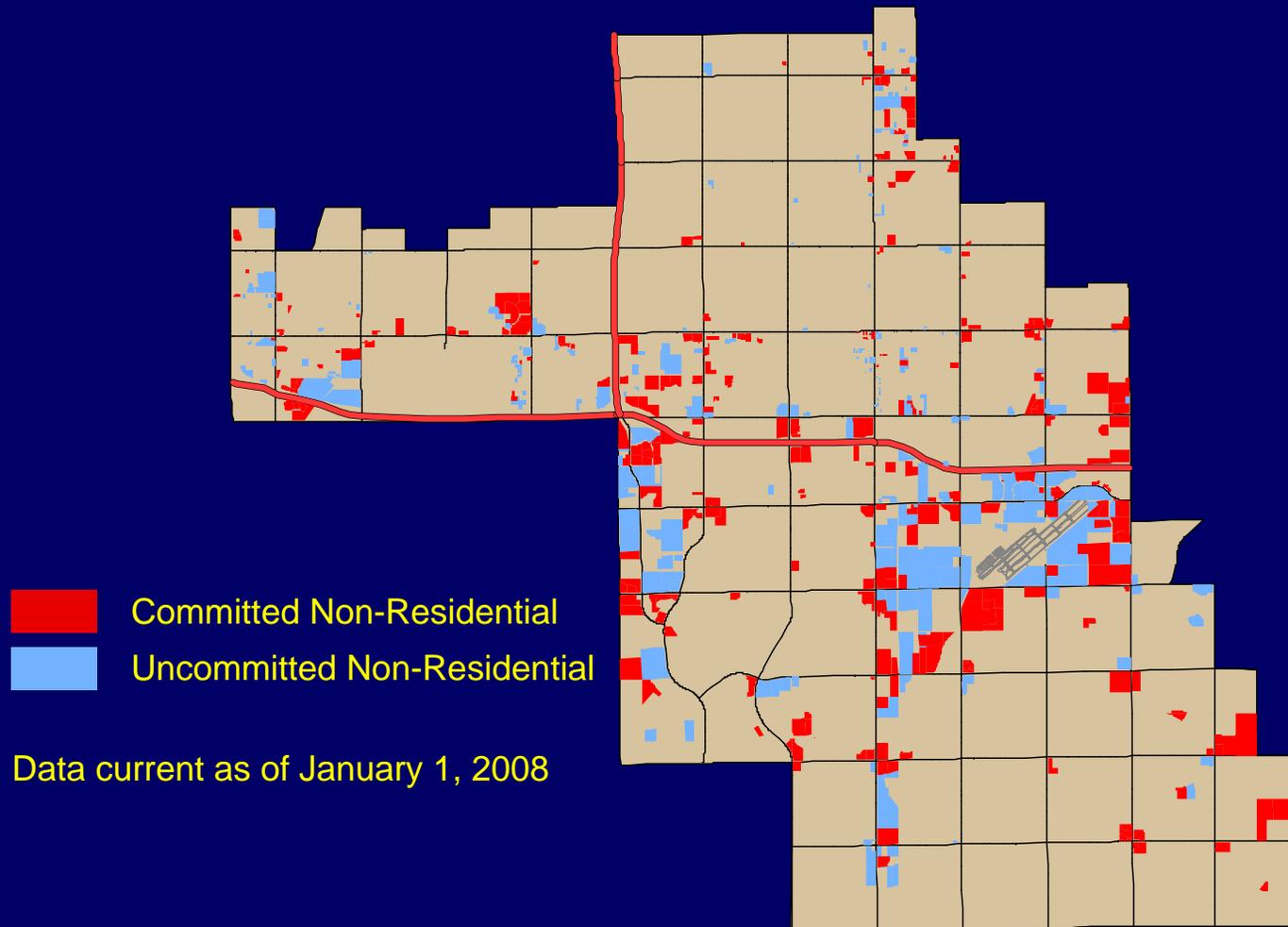
-  Committed Residential
-  Uncommitted Residential

Data current as of January 1, 2008



Chandler Build-Out

Remaining Non-Residential Land:



- Committed Non-Residential
- Uncommitted Non-Residential

Data current as of January 1, 2008



Chandler General Plan Update

Primary Goal: to be a sustainable city

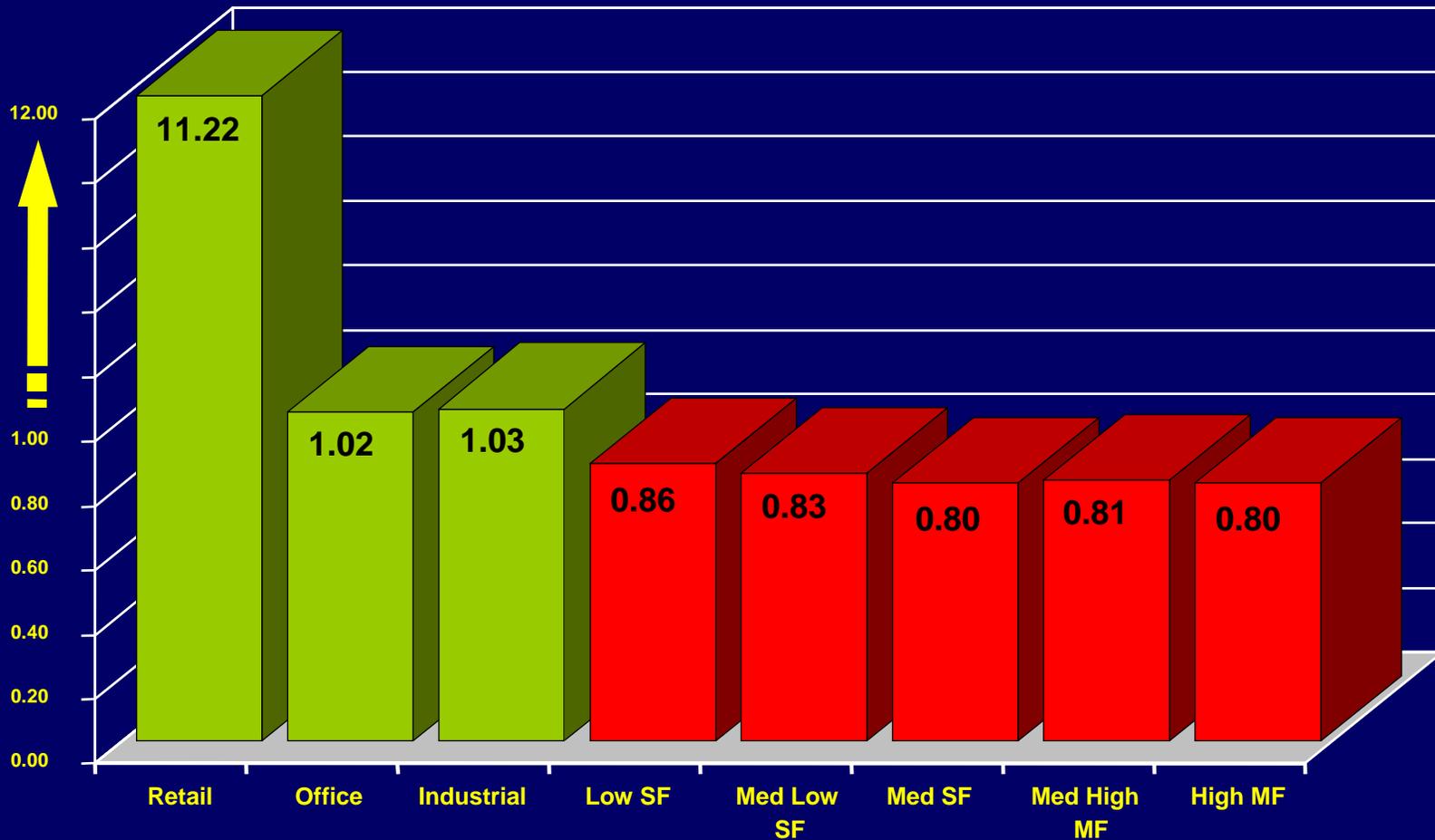
Major Themes of the draft General Plan:

- Protect key economic development areas
- Greater emphasis on more urban – transit oriented development through redevelopment
- Address needs of existing residential areas through neighborhood planning



Protecting Key Economic Development Areas

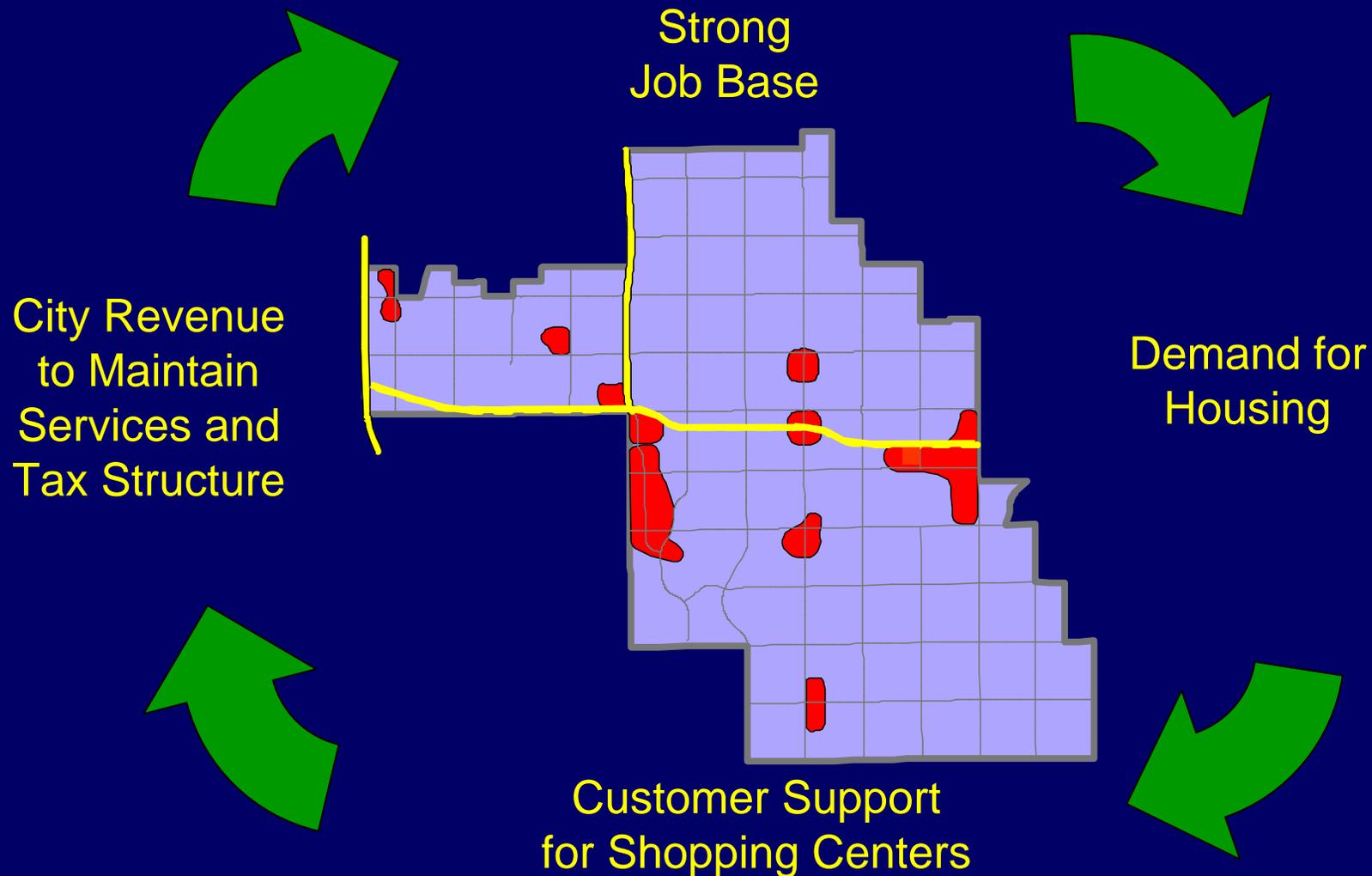
Ratio of Revenues to Expenditures by Land Use



Residential land uses incur City costs that are greater than the revenues generated.



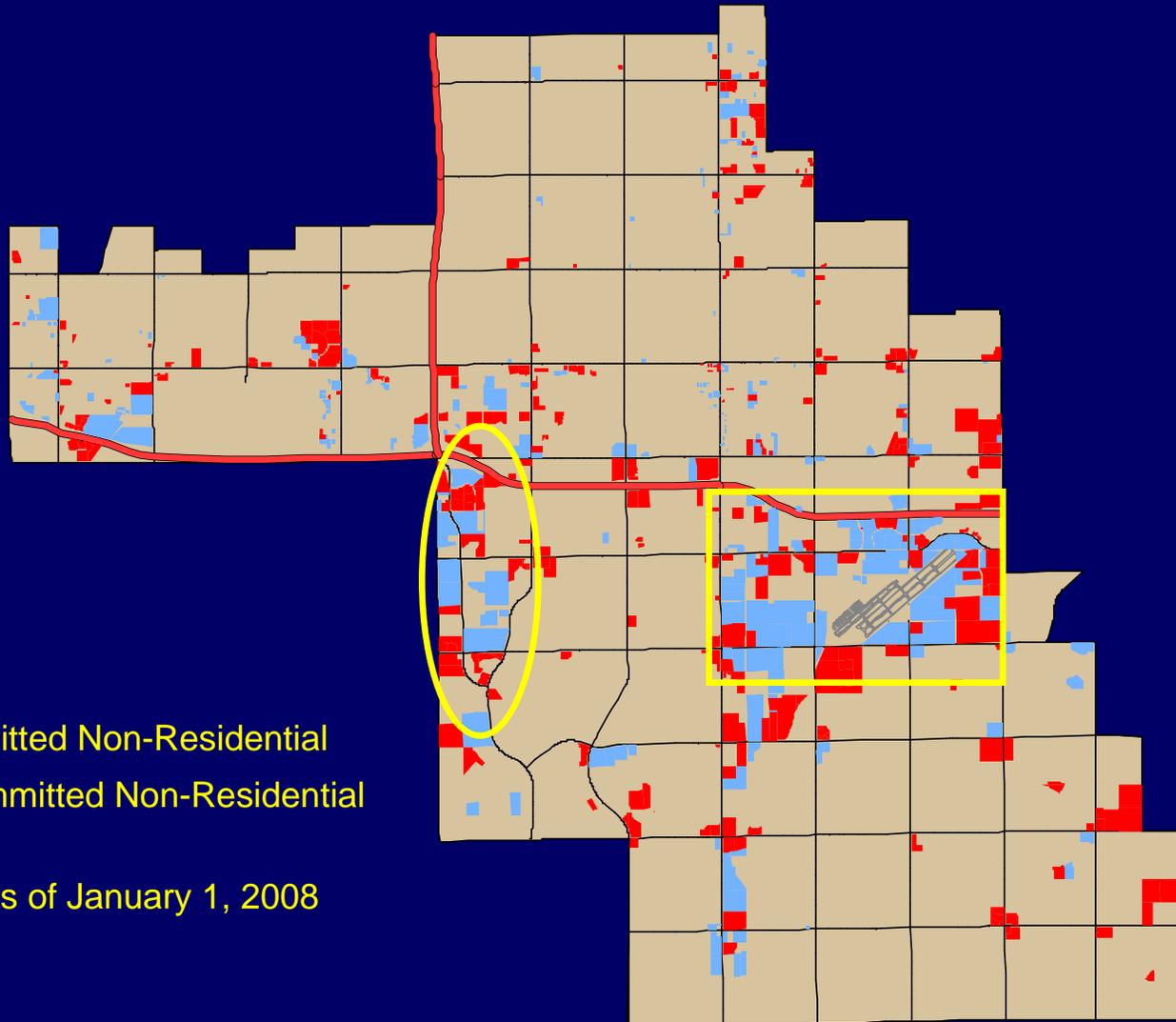
Protecting Key Economic Development Areas



Essential to maintain strong job base



Protecting Key Economic Development Areas

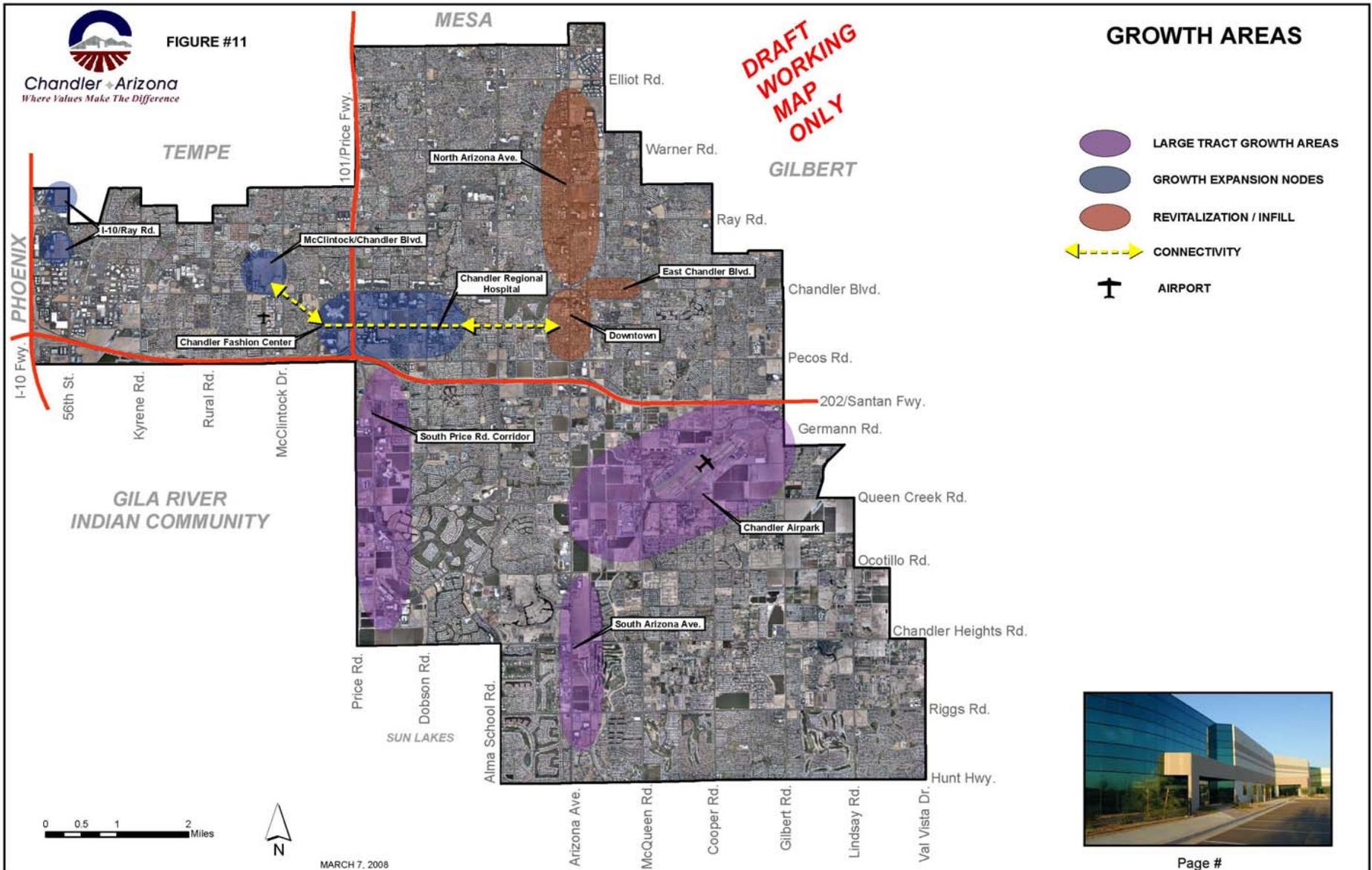


-  Committed Non-Residential
-  Uncommitted Non-Residential

Data current as of January 1, 2008



New Emphasis on Redevelopment





New Emphasis on Redevelopment

Transit oriented development along High Capacity Transit Corridors

- Chandler Boulevard
- Arizona Avenue
- Rural Road

Higher residential densities
(18 dwelling units/acre +)

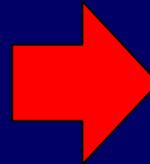
Taller buildings
(45 feet high +)





Neighborhood Planning

Shift in City Focus:



From “Growth and
Development”

To

“Preservation and
Maintenance”



Neighborhood Planning

- Neighborhood Planning Element
- Neighborhood Resources
 - Grants
 - Code Enforcement
 - CDBG
 - Tool Bank
 - Neighborhood Academy
- Partnerships with businesses or contractors





Neighborhood Planning

- Specific Area Plans
- Balance of Land Uses (Shopping, Employment, Amenities)
- Identify Areas for Preservation, Rehabilitation or Redevelopment





Chandler General Plan Update

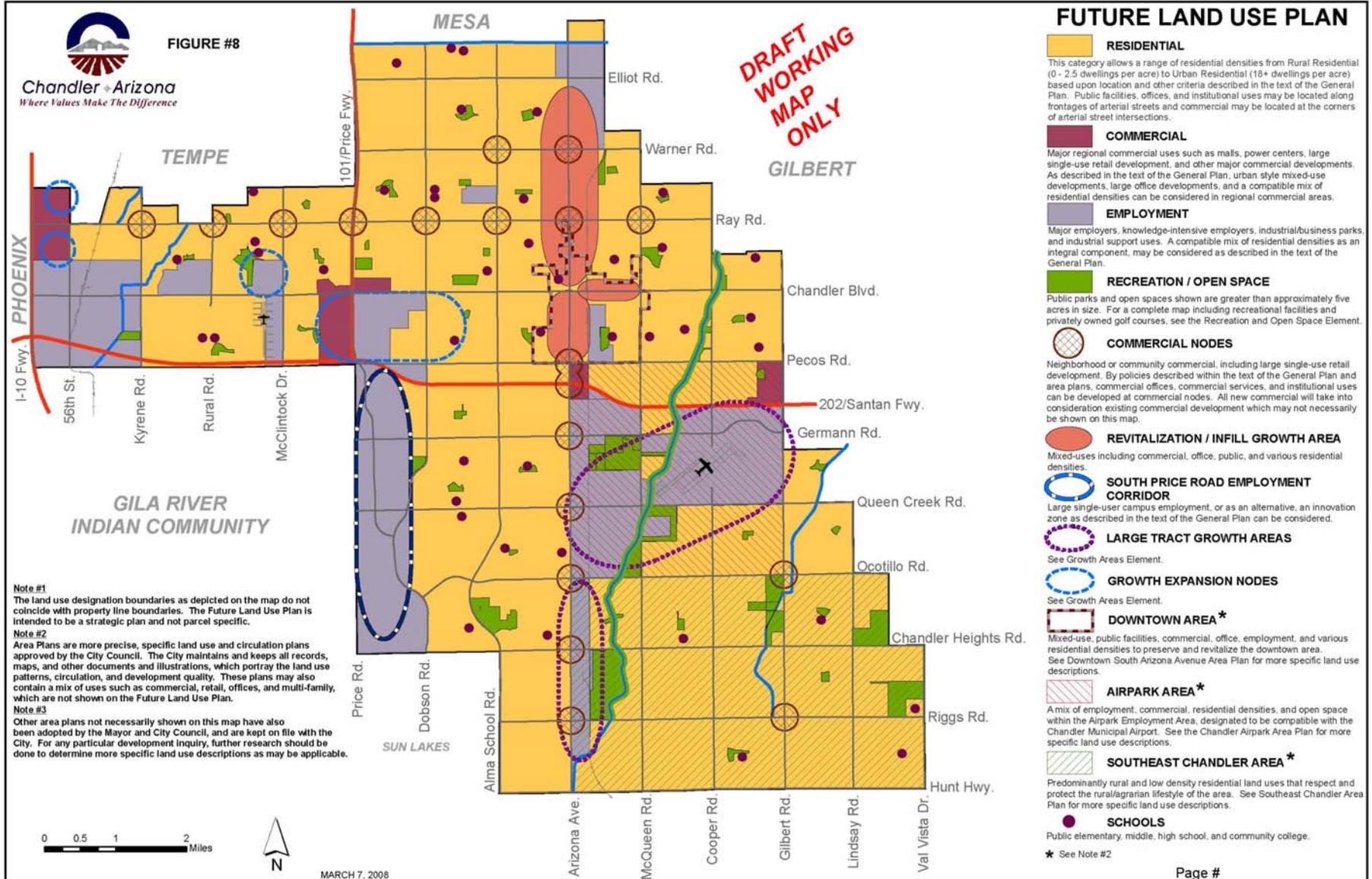
Other Highlights:

- Energy Element
- Housing Affordability





Proposed Future land Use Plan





Chandler General Plan Update

Process:

- Citizen Oversight Committee
- Over 30 public meetings, briefings and workshops
- Consultant and Staff
- Public Hearings: May and June
- Voter ratification: November





Chandler General Plan Update

Comments / Input:

<http://www.chandleraz.gov/generalplanupdate>

Contact:

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