



Southeast Chandler Area Plan

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.

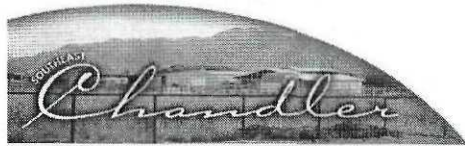
Non-residential development (e.g. commercial, office, etc.) is not desired on every arterial intersection corner within these character areas. Where it does occur, it should do so consistent with the guidance provided by the General Plan pertaining to designated Commercial Nodes (see description for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



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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.