CHAPTER 5

REDEVELOPMENT AREA LAND USE PLAN

Redevelopment Area Land Use Plan

Introduction

This land use plan was formulated in 1987 in response to current conditions and land use planning policies in effect. The generalized land use categories and locations will remain the same with this plan update although the corresponding narrative descriptions are updated to reflect current planning polices and recently adopted specific area plans. The map on the following page illustrates the recommended land uses; those include: low, medium, and high density residential categories; resort/hotel uses; commercial/residential mixed-uses; commercial retail; office/commercial; public/institutional; business park and light industrial uses; and open space. These recommendations have been incorporated into the City's Land Use Element and are part of the General Plan. These general plan recommendations do not override existing zoning classifications, but provide guidance for future zoning decisions.

The following is a brief description of the recommended land use categories along with the planning policies/strategies and economic impacts of the recommendations.

Residential

Low Density Residential (0-6 dwelling units/acre)

Low density designations are based on current conditions, expectations, and general plan policies for low density, planned residential communities on large tracts suitable for masterplanning. In older areas this designation would offer opportunities for new single family infill development and continued rehabilitation efforts for existing homes. Land use conflicts or lack of property maintenance standards should be avoided to protect the integrity of these neighborhoods and preservation of affordable, ownership opportunities near the city center. The Redevelopment Area has 3,986 dwelling units; 66% or 2,631 are detached units. Since 1987, 227 new single family homes have been built, with another 400 homes under construction or in the platting review stage. Most of the current building activity is ocurring in the Southeast District.

Medium Density Residential (6-12 dwelling units/acre)

Medium density designations also follow current land use conditions and current trends. These designations have been extended to most or all of the older platted areas in the Eastside and Southside Neighborhood Districts to accommodate duplexes, townhomes, and single family homes in a mixed residential environment of varying densities. Most of the units are detached, although land assembly to accommodate higher density projects are encouraged. The City is encouraging as well as participating in new single family infill on vacant lots in these areas. Clearance is considered appropriate for uninhabitable units.

High Density Residential (12+ dwelling units/acre)

High density designations address the Hacienda Del Sol apartments at Pecos Road and Arizona Avenue, the area just west of the high school, and several blocks just north of Pecos Road along both sides of East Kesler Lane. The latter two areas will require a calculated long term commitment involving property assemblage and clearance. A key strategy for the Southeast District planning area encourages higher density housing on the undeveloped parcels on the west side of McQueen Road, south of Commonwealth Avenue. Additional multifamily housing near the city center would serve to provide a favorable jobs-housing balance for the area. All approvals should be accompanied with certification of adequate infrastructure.

Resort/Hotel

One designated site is the San Marcos Hotel. The other site is located just east of the San Marcos at the southeast corner of Arizona Avenue within a mixed-commercial environment of office, retail, and leisure services such as a theater. The idea is that the two hotels would complement each other as resort facilities. With the recent adoption of the conceptual five block "Gateway" plan for these blocks, location of an additional resort could be accommodated at the original proposed site or nearby.

Commercial/Residential Mixed-Use

This designation north of West Frye Road, just west of Dakota Street represents a long-term redevelopment solution for an existing residential block. This designation would allow for a mix of high density housing and commercial uses supporting the city center and the San Marcos Resort. Achieving this would require considerable property assembly, clearance, and relocation. A short-term option would be to preserve the neighborhood as it exists.

Commercial Retail

This classification includes the central business district, commercial strip areas along Arizona Avenue and Chandler Boulevard. Areas near the city center should include uses that support the urban village and destination point notions to attract visitors, workers, and shoppers. These uses would also support and complement the San Marcos Resort, civic complex, and the Center for the Arts. Commercial uses along Chandler Boulevard and Arizona Avenue should provide neighborhood services and general support uses along two heavily traveled roads. The commercial corridors will likely develop as a sector appealing to the auto/driver segment. According to market studies, the central business district can support an additional 100,000 square feet of retail based upon the current conditions. Specialty, regional, or discount-oriented retail could add to this total.

Office

Professional office designations are located primarily in the central business district. The area designated for additional office space is primarily centered on and south-southeast of the Rocky Mountain Financial Center. Future buildings should be two to four stories in height and conform with the City's Mid-Rise Development Policy, where applicable. The office designations represent areas that can provide support to nearby public/institutional and retail uses. Small professional offices should also be encouraged. The general area contains approximately 250,000 square feet of office space. It is not certain whether there is a market-driven demand for additional space; although, a new office employers should be encouraged to locate downtown and resulting in more support for additional commercial space. Specialty retail and services/ shops are appropriate on ground floor locations.

Public/Institutional

Many public and institutional land uses are located throughout the CBD. Primary uses include the high school campus, City offices, A.J. Chandler Memorial Park. New uses along the Commonwealth Mall include a new library and a planned public safety building. This plan calls for the continued development of the civic complex along East Commonwealth Avenue. The Public Facilities Masterplan should be updated to accommodate the Rocky Mountain lease expiration in 1997.

Business Park/Light Industrial

These areas are located generally along the Southern Pacific Railway between Pecos Road and Commonwealth Avenue. Most remains vacant and represents an excellent opportunity for new industrial and office employers in the downtown area. The intent of this category is to promote clean, light industry in the downtown area in a "campus-like" setting. Larger, undeveloped industrially zoned properties situated along South Nevada should be developed as business and industrial parks for users such a light fabrication, research and development, properly screened contractor's yards, woodworking operations, warehousing, and other kinds of light manufacturing. Proliferation of junkyards, outdoor storage, and recycling centers should be avoided. Heavy uses which could negatively impact nearby residences and businesses should be carefully regulated. The City should work with the railroad to develop a viable reuse plan. Finally, the property just west of Folley Park with a light industrial classification could also be successfully developed with a transitional use such as church, daycare, or medium density housing.

Open Space

The Dr. A.J. Chandler Memorial and Folley Parks represent the two primary open spaces/parks in the downtown. Open areas, ballfields, and other recreational facilities are located at the high school, Chandler Junior High, Frye Elementary School, San Marcos Elementary, and Willis Junior High (located just east of the redevelopment boundary). Other open spaces are confined to individual subdivisions and apartment complexes. It is the intent of this plan to provide as much usable open space and pedestrian amenities as possible in conjunction with new commercial office, retail, and public buildings.

Specific Plans

Although not depicted on the land use map, these plans are more detailed land use plans or policy statements. The following additional specific plans that affect the Redevelopment Area have been approved by the City Council:

Gateway Area Plan

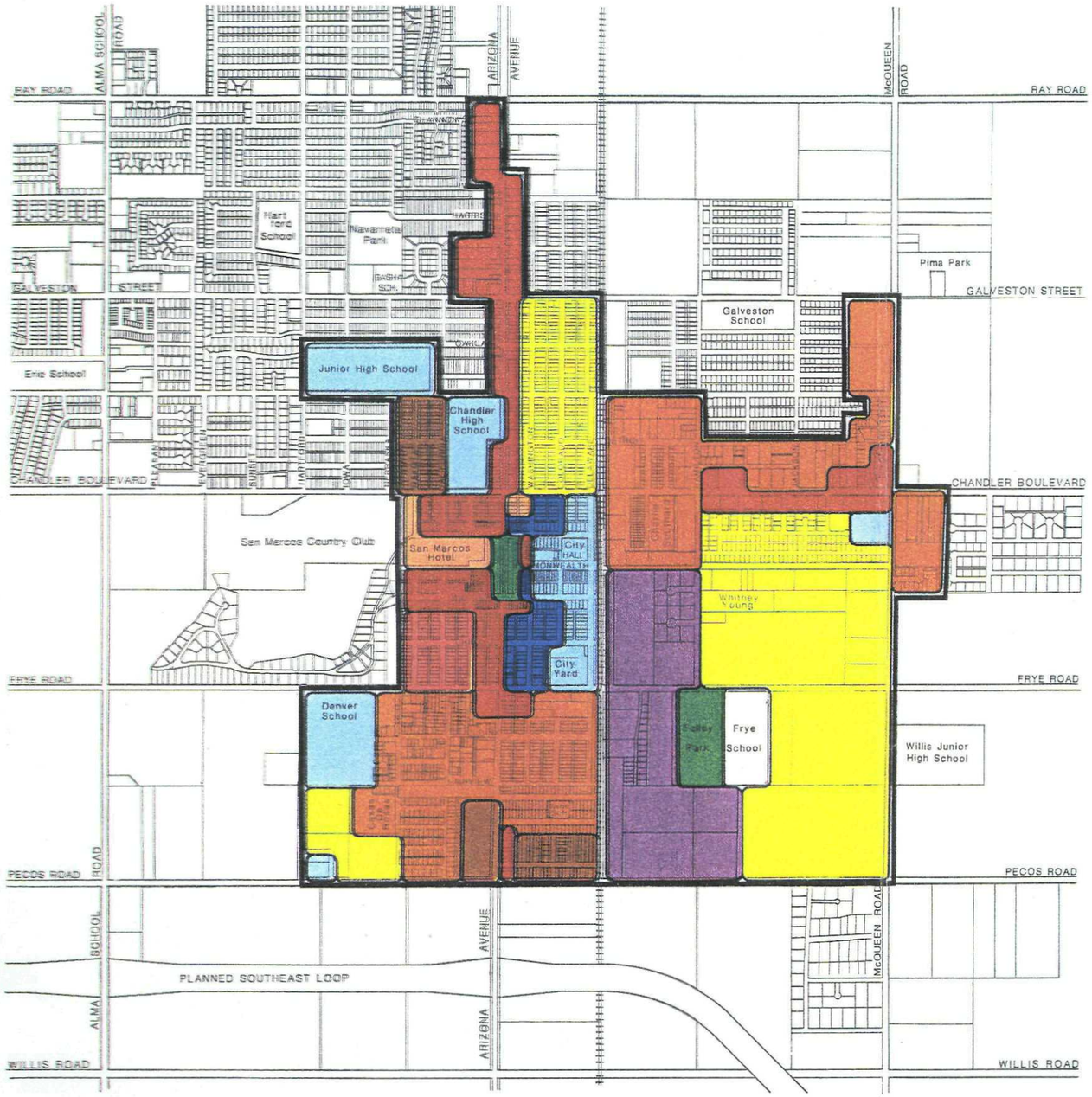
This is a conceptual land use (area) plan for a five square block area extending from Dakota Street to Delaware Street. It will be used as a guide for future approvals and zoning actions.

Public Facilities Masterplan

This document was adopted in 1987 to plan for the development of City buildings along Commonwealth Avenue. The plan should be updated to coincide with the construction of the library, public safety building, and the expiration of the Rocky Mountain Financial Center lease.

Chandler Mid-Rise Development Policy

This policy permits buildings over 45 feet high in certain parts of the City, subject to certain conditions such as architectural quality. The City Center has been identified as a suitable area for taller buildings. No height limits are mandated, but policies dictate that tall buildings respect their surroundings and the character of the immediate area. An example would be that the San Marcos Hotel be preserved as the principal building form in the City square.



Chandler Area and Redevelopment Plan

City of Chandler, Arizona

- REDEVELOPMENT AREA BOUNDARY
- RESIDENTIAL-LOW DENSITY (0-6 DU/ACRE)
- RESIDENTIAL-MEDIUM DENSITY (6-12 DU/ACRE)
- RESIDENTIAL-HIGH DENSITY (12+ DU/ACRE)
- RESORT/HOTEL
- COMMERCIAL/RESIDENTIAL
- COMMERCIAL RETAIL
- OFFICE
- PUBLIC/INSTITUTIONAL
- BUSINESS PARK/LIGHT INDUSTRIAL
- OPEN SPACE

Generalized Land Uses

0 244 488 732 976 meters

0 800 1600 2400 3200 feet

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