



City of Chandler

Santan Freeway Corridor

Area Plan

28 October 1999



BRW

A DAMES & MOORE GROUP COMPANY



BRW

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29 October 1999

Mr. Bob Pazera
General Plan Coordinator
Planning Services Department
CITY OF CHANDLER
215 East Buffalo
Chandler, AZ 85244-4008

RE: Santan Freeway Corridor Area Plan

Dear Mr. Pazera:

BRW, Inc. is pleased to submit the *Santan Freeway Corridor Area Plan*, as adopted by the Chandler City Council on 28 October 1999. The Corridor Area Plan culminates many months of hard work by the Chandler City Council, Planning and Zoning Commission, City of Chandler Staff, residents of the community and BRW, Inc.

The *Santan Freeway Corridor Area Plan* contains the following elements:

- Land Use;
- Transportation and Circulation;
- Infrastructure; and
- Economic Development.

These elements are comprehensive in their easy reference and long-term flexibility.

We sincerely appreciate the support and cooperation from all the participants who helped prepare this Corridor Area Plan. We are confident that the recommendations contained herein will establish a solid foundation for continued long-range planning in regards to the Santan Freeway Corridor.

It has been our pleasure to assist the City in this endeavor, and look forward to assisting you in any future ventures.

Sincerely,
BRW, Inc.

Celeste C. Werner
Vice President

ACKNOWLEDGEMENTS

City Council

Jay Tibshraeny, Mayor
Rob Robson, Vice Mayor
Patti Bruno
Boyd Dunn
Martin Sepulveda
Donna Wallace
Philip Westbrooks

Planning and Zoning Commission

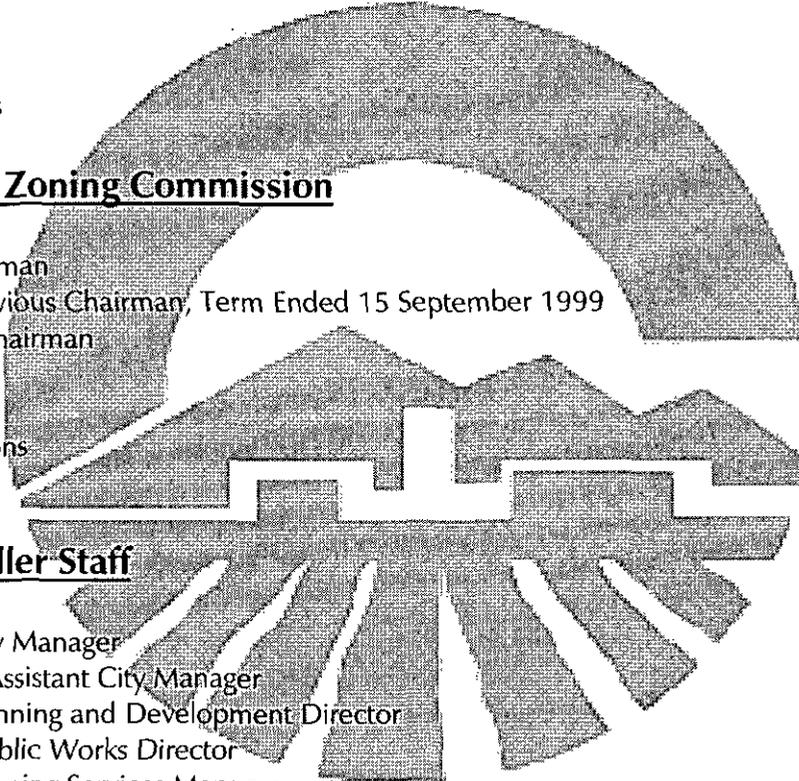
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Celeste C. Werner
Vice President



RESOLUTION NO. 3138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AREA PLAN (PL99-053, THE SANTAN FREEWAY CORRIDOR AREA PLAN) FOR THAT AREA GENERALLY LOCATED BOTH ONE MILE EXTENDING NORTH AND SOUTH OF THE SANTAN FREEWAY CORRIDOR BETWEEN PRICE AND GILBERT ROAD LOCATED 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 directed staff to coordinate the preparation of an Area Plan along the Santan Freeway Corridor; and

WHEREAS, Public participation was maximized by notifying all property owners within the study area and conducting two major public workshops including a Planning and Zoning briefing prior to their regular public hearing; and

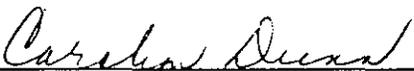
WHEREAS, all State of Arizona legal requirements for the adoption of area plans have been met;

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

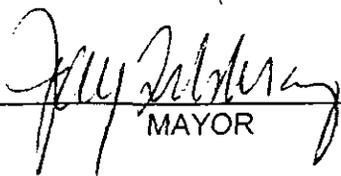
That the request filed as PL99-053, the Santan Freeway Corridor Area Plan is hereby approved and adopted as an area plan, as recommended by the Planning and Zoning Commission.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 28TH day of October, 1999.

ATTEST:



CITY CLERK



MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3138 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the 28th day of October, 1999, and that a quorum was present thereat.

Carelynn Duxon
CITY CLERK

APPROVED AS TO FORM:

Gerrin M. O'Neill
CITY ATTORNEY

Santan Freeway Corridor Area Plan

28 October 1999

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1.0 Introduction

The Santan Freeway Corridor Area Plan is situated within the City of Chandler south of the downtown area. The area is bounded by the Price Road/Freeway alignment to the west, Gilbert Road to the east, Germann Road to the south and a combination of Frye and Pecos Roads to the north. The Study Area was established to incorporate the areas to the north and south of the Santan Freeway alignment that will be most significantly impacted by its construction.

The Study Area will generate significant economic and transportation oriented opportunities for residents and businesses within the City of Chandler through development of high speed transportation facilities and land use intensification. These opportunities, accompanied by the surrounding facilities, including the Chandler Municipal Airport and the Union Pacific Railroad, create an environment of heightened multi-modal commerce oriented transportation opportunities.

The Santan Freeway will serve as the centerpiece of the Study Area. The final design will include a six-lane facility with interchanges every mile along the arterial roadway network. Traffic projections for the freeway are estimated to reach 123,682 vehicles per day by 2020, for both eastbound and westbound traffic. A majority of the freeway alignment through the Study Area will be constructed below grade, with overpasses only at the Arizona Avenue/Union Pacific Railroad and the Consolidated Canal. Current construction schedules estimate completion of the freeway segment between the Price Freeway and Gilbert Road by 2005.

The Santan Freeway Corridor Area Plan will provide the City of Chandler with a guide for development and redevelopment over the next twenty years. A primary goal of the Plan is to protect existing and planned residential development from the impacts created by the Santan Freeway, thereby preserving quality of life aspects of the existing area. Secondly, the Area Plan will establish patterns for employment based development that will generate revenue for the City, provide residents with local employment opportunities and create a buffer zone adjacent to the freeway.

Through adoption of the Area Plan, the City will have a resource to promote alternative land use patterns and integrate the Plan into the City's General Plan. As an individual component of the General Plan, the Santan Area Plan can identify unique goals and objectives for this area.

1.1 Planning Process

The Santan Freeway Corridor Area Plan was completed according to a work program that involved six technical tasks, designed to ensure completion of the project over a six month time period. The first phase of the project involved a comprehensive assessment of existing conditions within the Study Area and an evaluation of the land use pattern. These findings were presented in Technical Report #1, *Background Report*. The second phase of the

project focused on gathering input from the community, stakeholders and City staff through a series of public workshops and meetings. This issue identification process led to the formulation of the Visions, Goals and Objectives documented in Technical Report #2. With a defined vision for the project in place, a series of alternatives for land use within the Study Area were generated utilizing variable development criteria for each of the scenarios. A second community meeting provided a forum for the discussion of the three alternative scenarios and allowed for a more focused discussion of planning issues within the Study Area with relation to impacts created by the Santan Freeway and subsequent land use intensification within the Area. Issues were evaluated and integrated into Technical Report #3, *Alternatives Evaluation*. The final phase of the planning process involved the development of the Area Plan and the associated elements, which led to the creation of the Policies and Implementation Program, presented in Technical Report #4, *Draft Santan Freeway Corridor Area Plan/Development Policy and Implementation Program*.

The public participation phase of this project was an ongoing task that included community meetings in addition to community newsletters, policy and issue meetings with City staff, the Planning and Zoning Commission and the City Council. The schedule for the community participation schedule for the Area Plan attempted to adhere as closely as possible to the project schedule and was successful in the overall coordination of staff comment and review.

1.2 Planning Context

The City of Chandler has designated the Santan Corridor Study Area for preparation and adoption as a detailed Specific Plan Area. Area plans are incorporated into the General Plan upon the approval of the Planning and Zoning Commission and adoption by the City Council. The Santan Area Plan supports the overall goals and policies of the General Plan and is compatible with surrounding uses proposed by the Plan. The Santan Area Plan also adheres to the general strategies of the Capital Improvement Plan and existing area plans that overlap the study area.

The Santan Study Area is comprised of a conglomerate of City, County and State administered property under the broad coverage of the Chandler Municipal Planning Area. This designation allows the City of Chandler to provide input on planning issues, with ultimate authority for zoning/rezoning requests exercised by the individual jurisdictions. The City of Chandler has expressed an interest in the eventual incorporation of all county islands within the incorporated area, but will typically investigate these cases only at the request of affected property owners.

Land use decisions are typically enforced on all properties within a Plan area after adoption by the City Council.

1.3 Organization of the Area Plan

The Santan Freeway Corridor Area Plan consists of four plan elements which will guide growth in the community. The four elements are: Land Use, Transportation and Circulation, Infrastructure, and Economic Development.

The *Land Use Element* designates the general location and intensity of land uses for residential, commercial, industrial, parks, open space and public facilities in the Study Area. The *Alternatives Report*, dated June, 1999, details the process that lead to the selection of the Land Use Plan.

The *Transportation and Circulation Element* identifies the general location and function of existing and future streets and describes the need for transportation facilities (i.e. bike paths and walking paths) that will enhance the use of alternative modes of transportation such as bicycles and walking.

The *Infrastructure Element* establishes general guidance for the provision of public facilities and services including: water supply and distribution; sewage collection and treatment; public utilities; and other related infrastructure systems.

The *Economic Development Element* recommends strategies to enhance the economy of the City, expand existing businesses, and attract new economic activities.

Each element of the Santan Freeway Corridor Area Plan contains five sections as follows:

Introduction: A description of the purpose of each plan element.

Existing Setting: A brief summary of the existing conditions and issues in the Study Area. Greater detail about existing conditions can be found in the Existing Conditions Report, dated June, 1999.

Vision, Goals and Policies: A statement of the broad values, identified by the community residents and a list of the goals and policies that will guide City decisions concerning development of the Study Area. An original list of goals and polices was published in the Vision, Goals and Policies Report, dated June, 1999. Vision, goals and policies are defined below:

Vision: A statement of community values. A vision statement expresses broad community values.

Goal: A concise statement that describes a condition to be achieved. A goal is generally not quantifiable, time-dependent or suggestive of specific actions for achievement. Goals are expressed as ends, conditions, or aspirations.

Policy: A specific action that guides decision-making. A policy is clear and unambiguous, and is based on stated goals, as well as the analysis of data. Policies may describe standards, which are rules or measures that establish a level of quality or quantity that should be complied with or satisfied. Standards define the more abstract terms of goals and objectives with concrete specifications.

Plan: A description of the plan vision for physical development that ties the vision, goals, and policies to the implementation program.

Implementation Program: A table illustrating the actions necessary to implement each plan element. The Implementation Program includes:

Implementation Measure: A description of the action, program or strategy.

Purpose: The intent of accomplishing each implementation measure.

Timeframe: The target years, in two-year increments, for implementation in the first eight years of the planning horizon.

Key Participants: The appropriate public or private body, agency, group or individual responsible for the implementation measure.

Project Location/Area of Influence: The location of the proposed action.

Resources: The appropriate source of funding for carrying out the proposed action.