

RESOLUTION NO. 5480

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE “DOWNTOWN SOUTH ARIZONA AVENUE CORRIDOR AREA PLAN” BY CHANGING “LOW DENSITY RESIDENTIAL (0-6 DWELLING UNITS PER ACRE)” TO “TOWNHOME MEDIUM DENSITY RESIDENTIAL (12-14 DWELLING UNITS PER ACRE)” ON PROPERTY LOCATED AT 699 E. COMMONWEALTH AVENUE.

WHEREAS, the property owner seeks approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at 699 East Commonwealth Avenue, approximately ¼ of a mile south and west of Chandler Boulevard and McQueen Road; and

WHEREAS, the Land Use policies within the Chandler General Plan adopted by the City Council on April 14, 2016, encourage the preparation of Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the Downtown South Arizona Avenue Corridor Area Plan, has been adopted for the area bounded by Ray Road, Pecos Road, McQueen Road, and Hartford Street; and

WHEREAS, the applicant has proposed an amendment to the existing Downtown South Arizona Avenue Corridor Area Plan, including a map prepared by the applicant, for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing.

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

Section 1. Approves an amendment to the “Downtown South Arizona Avenue Corridor Area Plan” as depicted in the map attached to this resolution as exhibit “A,” and adopts the map as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of June, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5480 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of June, 2021, and that a quorum was present thereat.

CITY CLERK

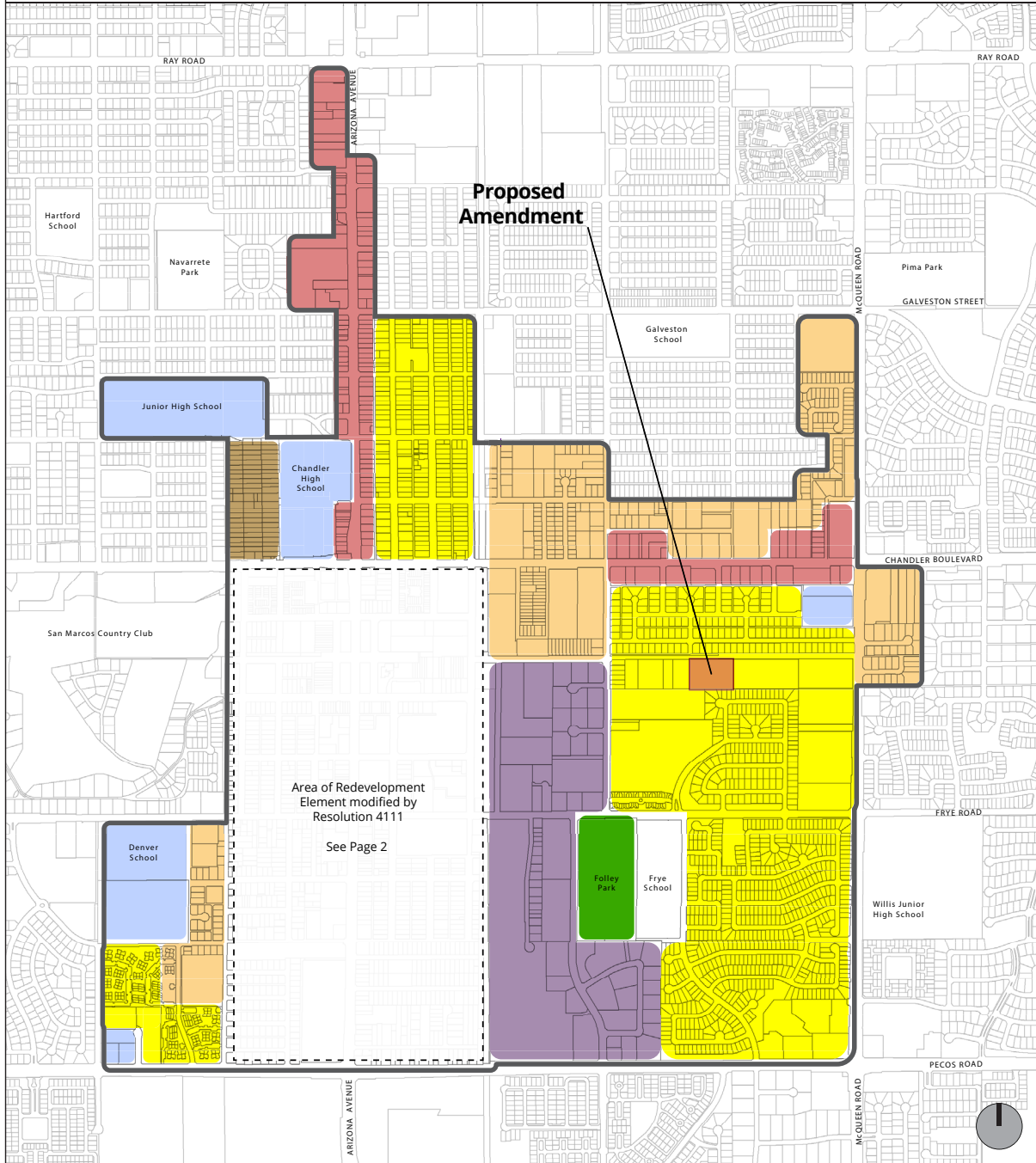
APPROVED AS TO FORM:

CITY ATTORNEY

TA

Downtown - South Arizona Avenue Corridor Area Plan

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Per Resolution No. 4111, the “Redevelopment Element” and the “South Arizona Avenue Corridor Area Plan,” (SAZACAP) were joined and renamed the “Downtown-South Arizona Avenue Corridor Area Plan.” This two-page exhibit portrays the joining of these two plans. (Res. No. 4111 approved by Council 1/17/2008)

CHANDLER AREA REDEVELOPMENT ELEMENT GENERALIZED LAND USES

- REDEVELOPMENT ELEMENT
- AREA BOUNDARIES
- RESIDENTIAL - LOW DENSITY, 0-6 DU/ACRE
- RESIDENTIAL - MEDIUM DENSITY, 6-12 DU/ACRE
- RESIDENTIAL - HIGH DENSITY, 12+ DU/ACRE

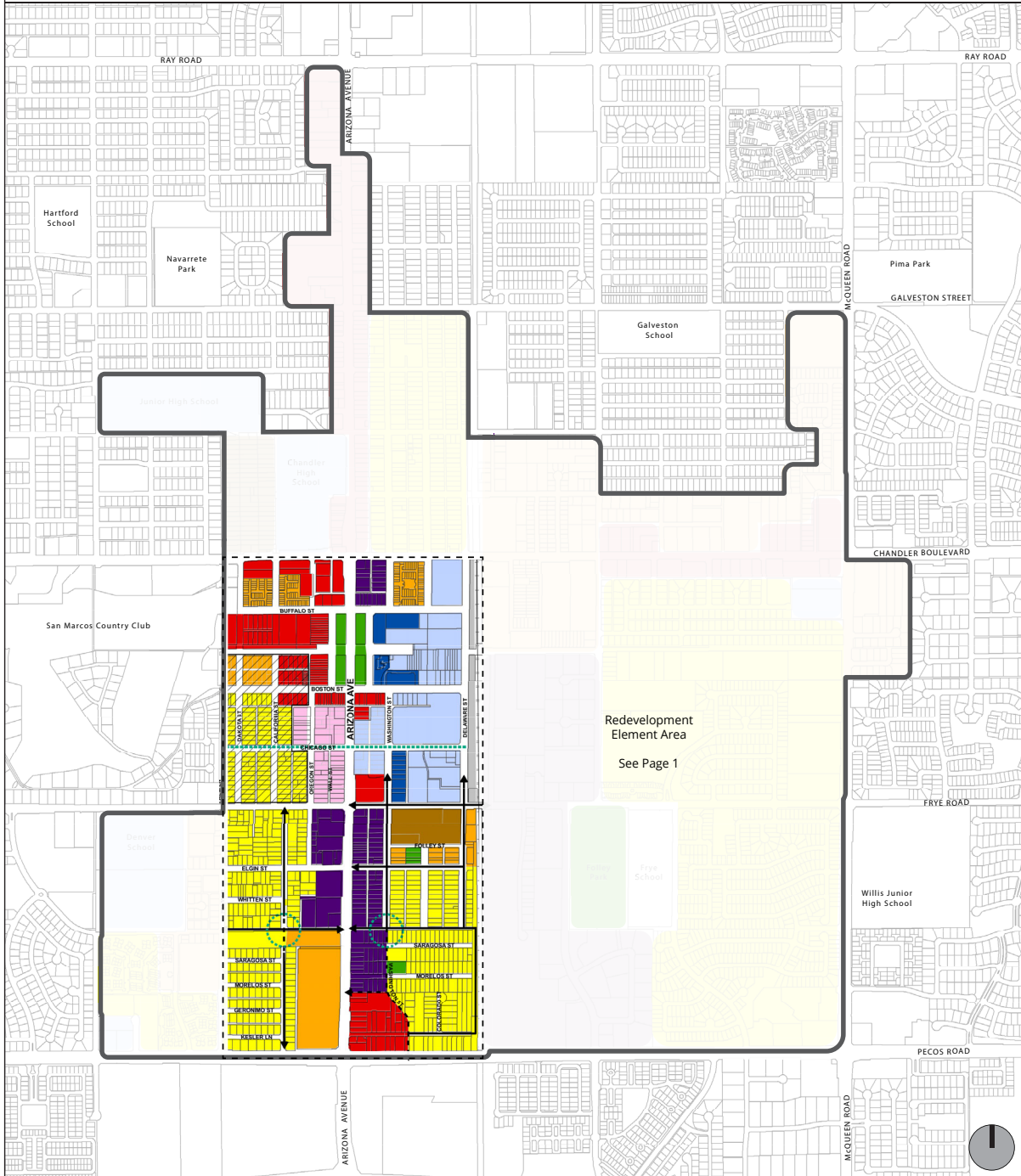
- COMMERCIAL RETAIL
- PUBLIC/INSTITUTIONAL
- BUSINESS PARK / LIGHT INDUSTRIAL
- OPEN SPACE

TOWNHOMES - 12-14 DU/AC

**Proposed
Amendment**

Downtown - South Arizona Avenue Corridor Area Plan

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SAZACAP FUTURE LAND USES

SAZACAP AREA BOUNDARIES

RESIDENTIAL:

- LOW DENSITY, 0-5.9 DU/ACRE
- MEDIUM DENSITY, 6-17.9 DU/ACRE
- HIGH DENSITY, 18-40 DU/ACRE
- HIGH DENSITY, WITH MIXED COMMERCIAL OR OFFICE

FUTURE TRAFFIC CALMING

- URBAN COMMERCIAL
- OFFICE
- CIVIC USES
- CULTURAL & ENTERTAINMENT

PEDESTRIAN CORRIDOR

- BUSINESS PARK / LIGHT INDUSTRIAL
- OPEN SPACE
- TRANSIT / LIGHT RAIL
- FUTURE GROWTH AREA