



CITY COUNCIL NEIGHBORHOODS SUBCOMMITTEE MEETING

Thursday, February 9, 2023
2:30 p.m.

Chandler City Hall
175 S. Arizona Ave., Chandler, AZ

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council Neighborhoods Subcommittee and to the general public that the Chandler City Council Neighborhoods Subcommittee will hold a meeting open to the public on Thursday, February 9, 2023, at 2:30 p.m. at Chandler City Hall, Fifth Floor Large Conference Room, 175 S. Arizona Avenue, Chandler, Arizona.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181. Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Agenda

1. Short Term Rental Ordinance Updates
2. Downtown Planning and Neighborhoods Update



City Council Memorandum City Manager's Office Memo No.

Date: 02/09/2023
To: Mayor and Council
Thru: *
From: Tera Scherer, Executive Management Assistant
Subject: Short Term Rental Ordinance Updates

Attachments

Presentation - Short Term Rental Ordinance Updates



City of Chandler Proposed Code Amendments - Short Term Rentals (STR)

February 9, 2023





2016 Legislation:

SB 1350



Prohibited from regulating vacation rentals based on classification, use or occupancy



Preempted from banning STRs



Did not affect HOA CC&Rs



Provided limited health and safety oversight



Established transient lodging tax collection

Airbnb, neighbors speak out on deadly Airbnb house party shooting in Chandler

Posted Jun 16, 2019



Some Phoenix-area homeowners say short-term rentals wreaking havoc on their neighborhoods

Morgan Loew
Posted Feb 26, 2020

Homeowners look to stop rowdy rental guests next door

Wild party causes major damage for Tempe Airbnb homeowner

Ryan Simms
Posted May 29, 2019



Woman shot in the arm during party at Airbnb rental, 911 call released

Published October 11, 2019 | Crime and Public Safety | FOX 10 Phoenix

Unintended Consequence: "Party Houses"

Expanded protections for STRs



Increase in special event reservations/"party houses"



Municipalities and neighborhoods unable to regulate due to protections






Public attention brought desire for additional legislation



STRs & Common Concerns

Common calls for service to short term rentals include:

-  Parking Violations
-  Liquor Violations
-  Noise Complaints



2019 Legislation:

HB 2672

- \$ Established verified violation process
- ✓ Allowed collection of owner contact information by a local government
- ⊘ Prohibited operation and advertising without a TPT license
- ⊘ Prohibited special events that would require a permit
- ✓ Mayor and Council Final Adopted Ordinance 4939 and added Chapter 22 – Short Term Rentals on October 12, 2020

Current Short Term Rental Workflow

Resident
Contacts City



Officer Dispatched
& Takes Appropriate
Action

Owner notified of
citation within 7
business days

Case Tracked by PD
Through Final
Court Disposition

Tax and License
Division Submits
verified violation
to ADOR & notifies
owner within 30
days

ADOR may assesses
penalty equal to the
difference between
the amount
prescribed in Statute
and the penalty given
by the City

Non-enforcement
calls documented

Enforcement calls
result in civil or
criminal complaints
forwarded to City
Prosecutor

City notifies ADOR
of verified violation
penalty amount



Unintended Consequence: Difficult Enforcement System

Verified Violation System proved challenging to execute on



Difficult to hold STR owners accountable for renters bad behavior

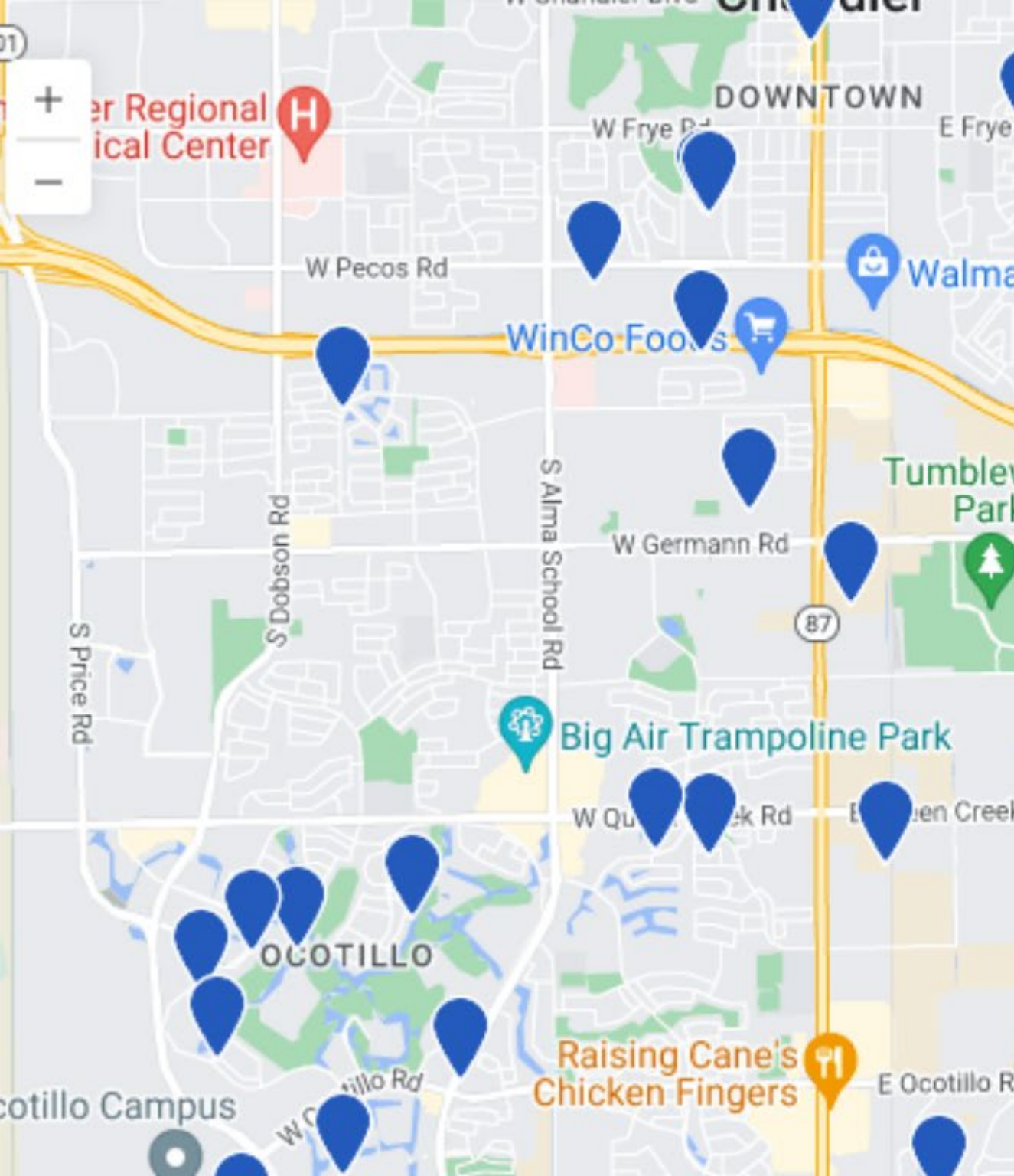


Municipalities and neighborhoods unable to regulate due to current statute



Public attention brought desire for additional legislation

Short Term Rentals in Chandler



X 244 STRs currently on the Chandler registry

X 131 calls for service at 46 identified rental properties (2022)

2022 Legislation:

SB 1168

- Requires STR operators to obtain a license (as opposed to joining a registry) and be subject to a nonrefundable application fee and annual license fee
- Prohibits STRs from being used for non-residential uses
- Requires a point-of-contact to be available for emergencies or non-emergency complaints
- Requires written neighbor notification to all surrounding residential properties
- Requires license and contact information to be conspicuously placed in the rental
- Allows a municipality to suspend an STR license for repeated violations

Short Term Rental Workflow

Minimal Changes from Current Process

Resident
Contacts City



Officer Dispatched & Takes
Appropriate Action

Non-enforcement calls
documented or sent to Code
Enforcement for follow up

Enforcement calls result in
civil or criminal complaints
forwarded to City Prosecutor



Case Tracked by PD
Through Final
Court Disposition



City notifies owner
of violation and
issues penalty

*City previously
required to notify
Department of
Revenue for
enforcement of
penalty*



Owner has 10
calendar days to
appeal decision
through written
notice



Next Steps

January 23 – February 6 | **Public Comment**

February 9 | **Council Subcommittee**

March | **Council Consideration**

April | **Effective Date 30 Days After
Council Action**



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Presentation - DT Planning and Neighborhoods

Downtown Area Planning and Neighborhoods Update



City Council Neighborhoods Subcommittee
February 9, 2023



Agenda

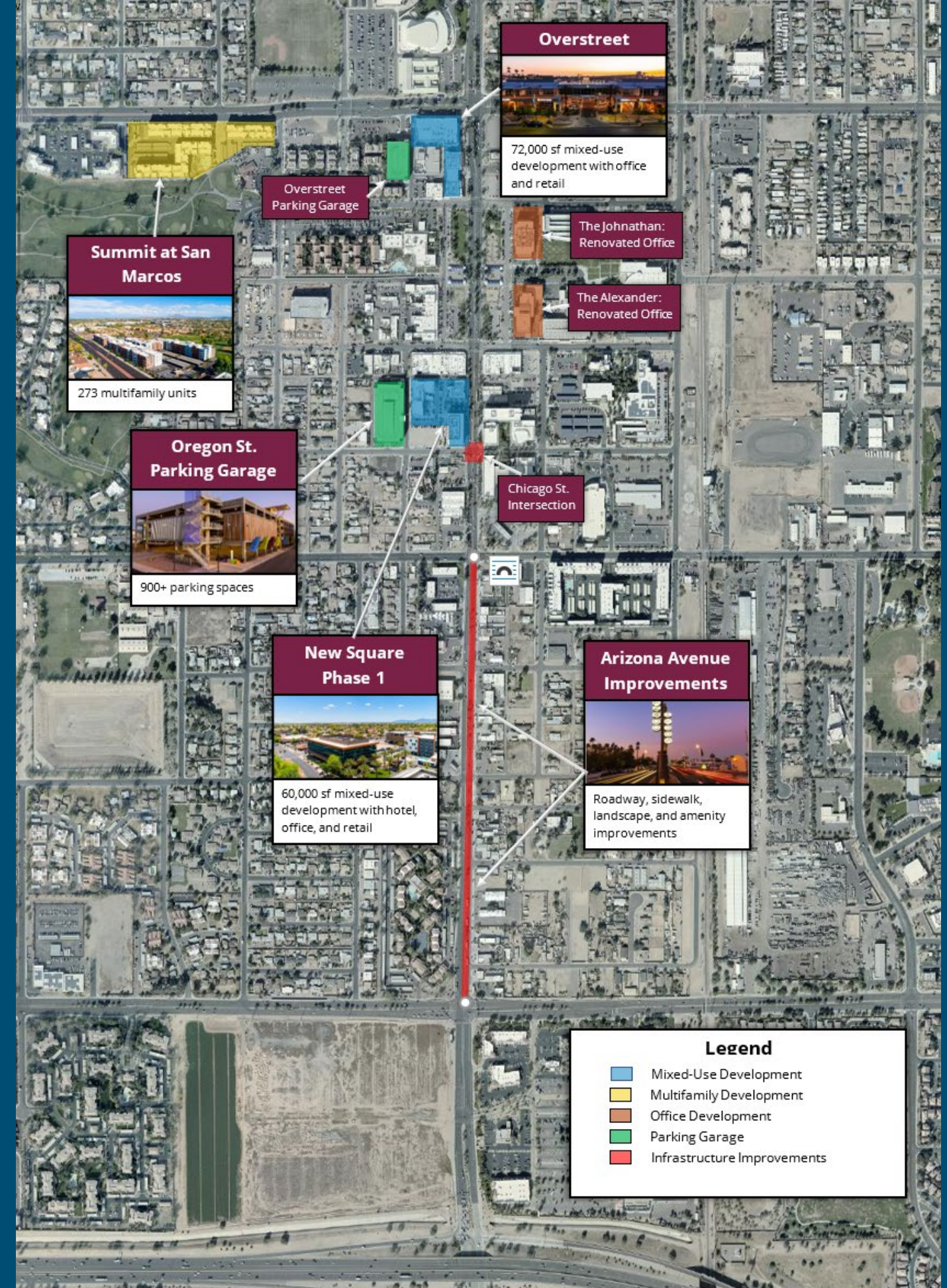
- Development Update & CIP Projects
- Downtown Core
 - Studies
- Downtown South
 - City Initiatives
 - ULI AZ TAP Study
 - Next Steps



Redevelopment Update

- **Completed Projects (Past 5 Years):**

- Summit at San Marcos
- Overstreet & Overstreet Garage
- Oregon St. Parking Garage
- New Square Phase 1
- The Alexander & Johnathan
- Arizona Avenue Improvements
- Chicago St. / Arizona Ave. Intersection



Redevelopment Update

- **Current Projects:**

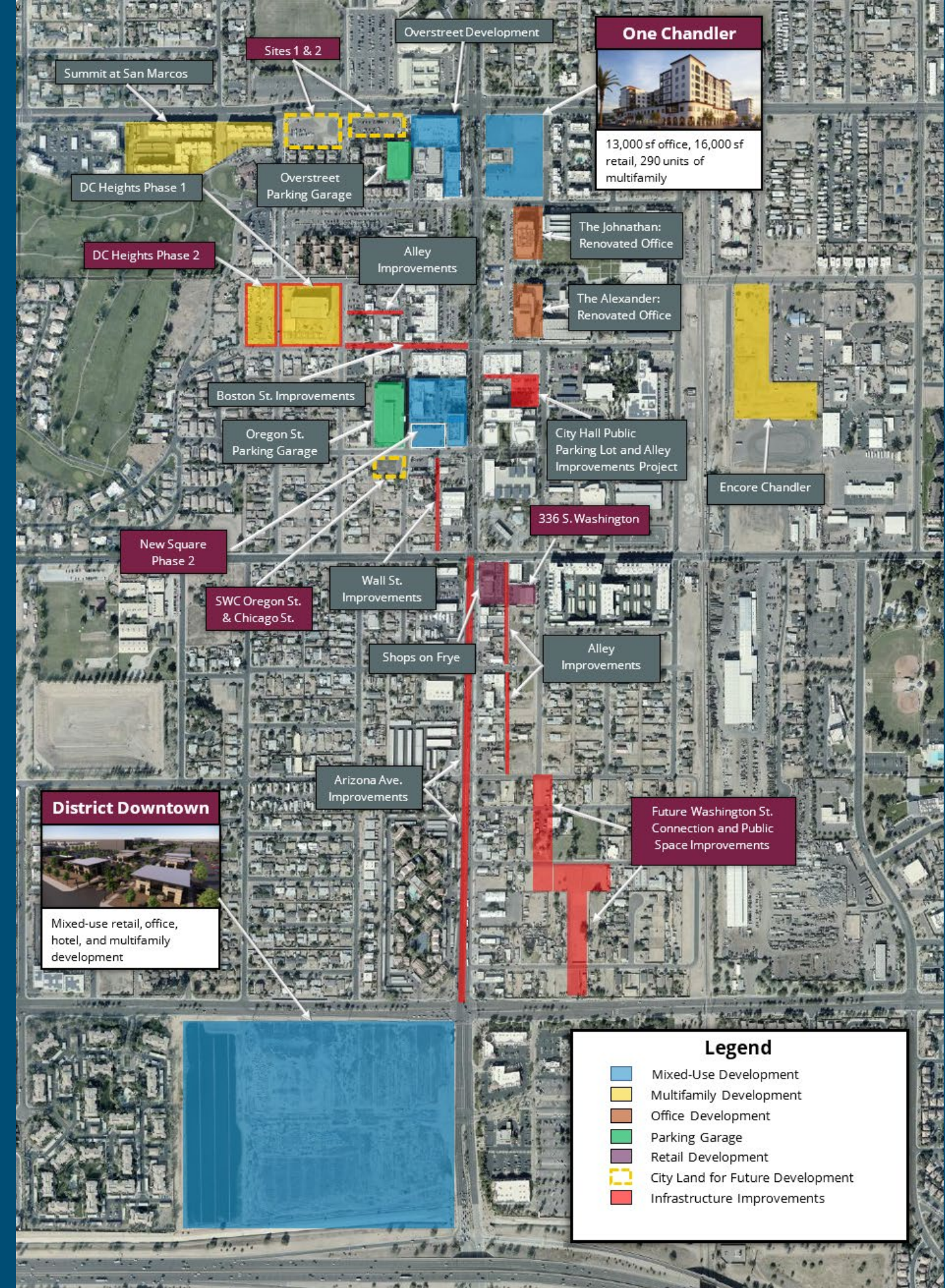
- DC Heights Phase 1
- Encore Chandler
- Shops on Frye
- Boston St. Improvements
 - Construction summer 2023
- Wall St. Improvements
 - Construction summer 2023
- City Hall Public Parking & Alley Improvements
 - Construction late summer 2023
- Alley Improvements
 - FY 22-23 through FY 24-25



Redevelopment Update

- **Future Projects:**

- One Chandler
- New Square Phase 2
- DC Heights Phase 2
- District Downtown
- 336 S. Washington
- Sites 1 & 2
- SWC Oregon St. & Chicago St.





Current Downtown Data

- City Investment: \$70,450,000
- Private Investment: \$452,700,000
- ROI: \$1.00 to \$6.40

- Businesses
 - 45+ Bars & Restaurants | 21 Retail Stores
 - 315,000 SF Office | 432,000 SF Retail

- Sales Tax Data
 - FY 21-22 was the best year on record:
 - Total Revenue Collected: FY 21-22: \$2.11 million (FY 20-21: \$1.34 million)
 - 57.4% YoY growth from FY 20-21 (previous best year on record)



Downtown Core

Pedestrian & Wayfinding Plan

Purpose:

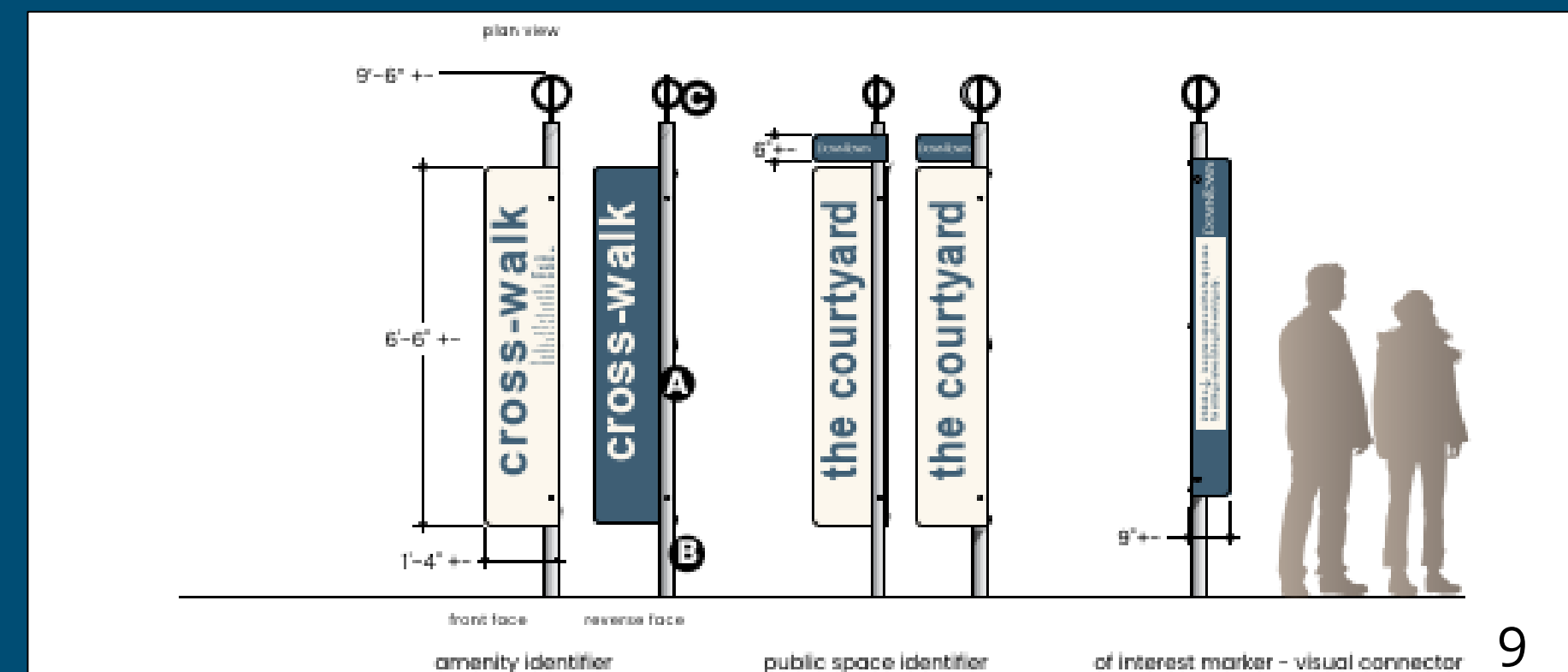
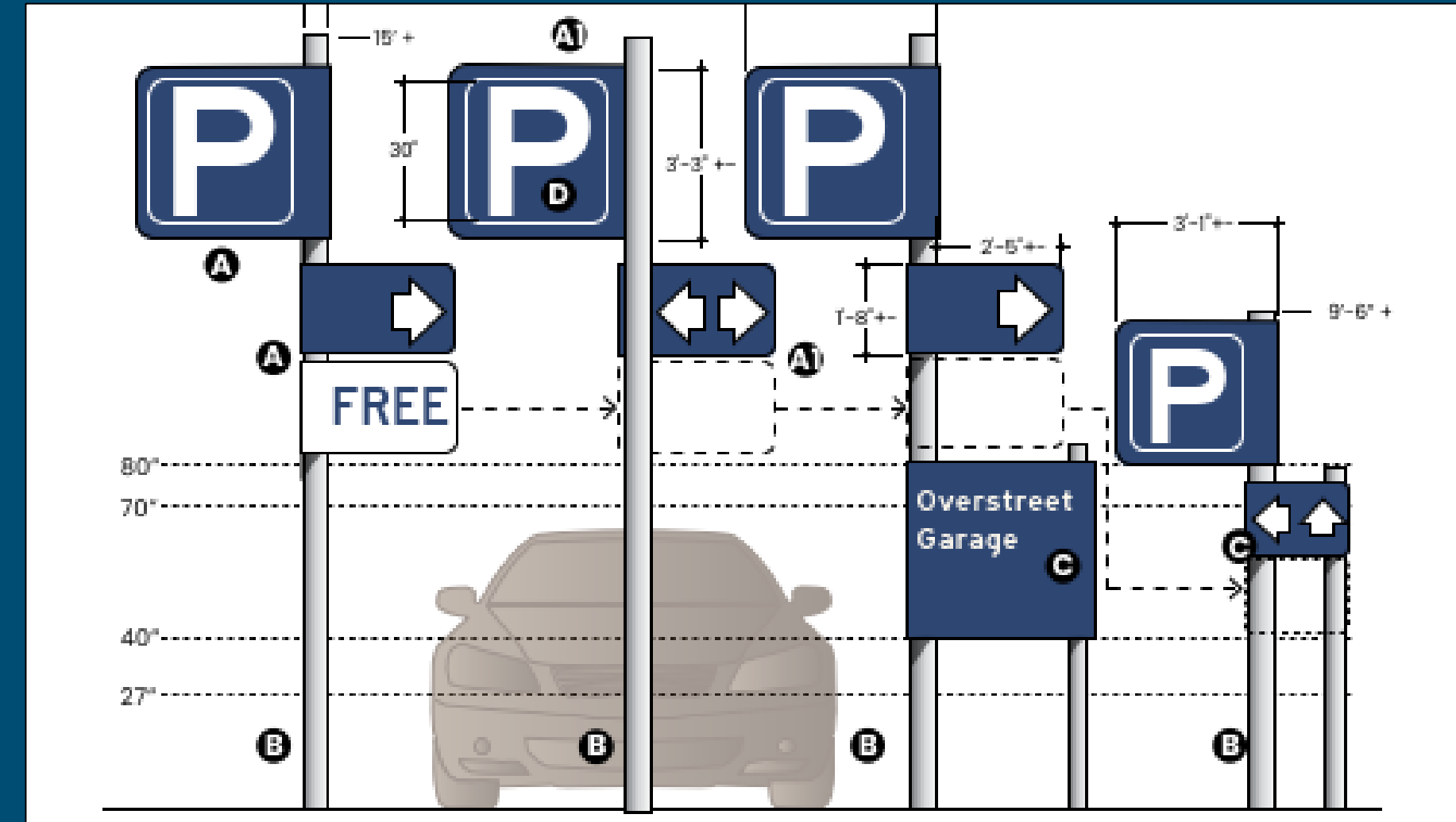
- Plan necessitated by Downtown growth – new destinations and more visitors
- Intended to unify visual language of Downtown wayfinding, direct vehicles to Downtown parking, provide direction for pedestrian traffic, and identify pedestrian comfort improvements
- Aimed at creating an actionable, prioritized plan for staff to implement from

Process:

- 13-month process (August 2021 - September 2022) - Began with RFP – 12 proposals - J2 selected by 5-member selection committee
- Studied existing conditions, both by observation and by stakeholder survey
- Created final report to be used both as standalone direction and in capital projects

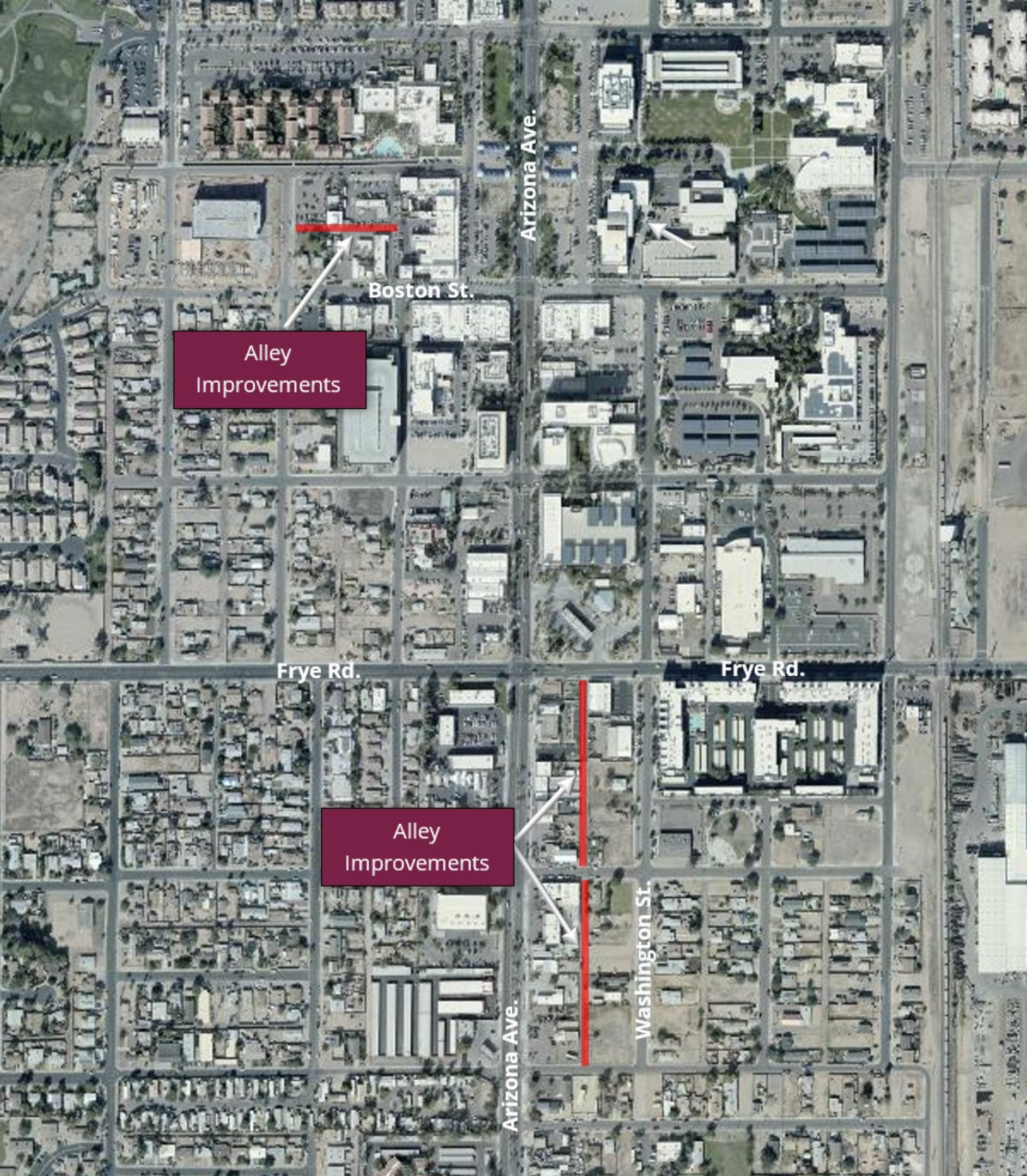
Pedestrian & Wayfinding Plan Recommendations

- Recommends prioritized locations for signage, both leading into and within Downtown Chandler
- Includes placement recommendations for signage calling out multiple garage options
- Simple but highly legible design is instantly recognizable as a “Parking” sign
- Plan provides context-specific design, i.e. size, color, amount of information varies based on location



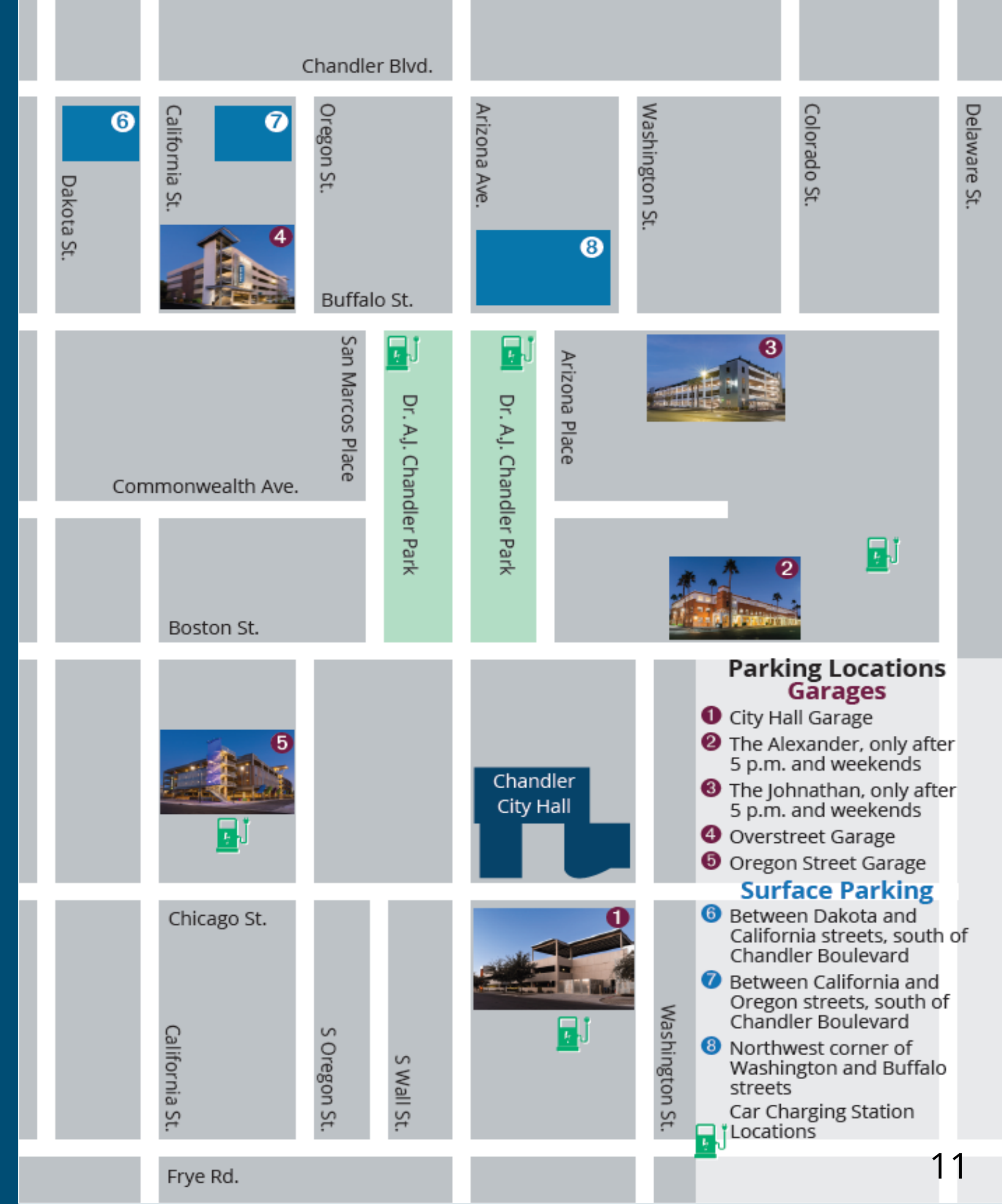
Alley Study

- Determined infrastructure needs for future development
- Suggested one-way vehicular access
- Leveraging access to alleys for driveways to minimize curb cuts and flexibility in smaller lots
- Lead directly into current CIP Project
- Alley 1: California St. to San Marcos Alley
- Alleys 2 & 3: Frye to Fairview between Washington St. & Arizona Ave.



Parking Study

- Last updated in 2014
- Increase in both new development and redevelopment
- 2 new parking garages
- Redevelopment moving south into the Southside Village neighborhood
 - Study will include Southside neighborhood
- How to address future parking needs
 - Leveraging City owned property
- Evaluating residential parking impacts





Southside Village Neighborhood

City Investment in Southside Village Neighborhood

- 2016 – Washington St. / Frye Rd. Upgrades
- 2017 – Street Repaving & ADA Improvements
- 2018 - Arizona Avenue Improvements
- 2018 – For Our City Day
 - Provided dumpsters 2020 – 2022
 - Awarded a TNR Neighborhood Grant
 - Winn Park Playground Improvements
- 2022 – Folley Mural completed at SW Corner of Washington St. & Frye Rd.



Current Initiatives

- Historic Conservation District
 - Adopted in July 2022 (1st City historic designation)
 - Historic Marker Project by end of FY22/23
 - \$10,000 donation to Chandler Museum from Chandler Historical Society for project collecting Oral Histories of neighborhood
- Harris Park playground equipment – Envision program for community input
- Ongoing – Housing Rehabilitation projects



ULI – AZ TAP Study

Urban Land Institute – Arizona Technical Assistance Panel (AZ TAP):

- Assists municipalities in the preliminary study of unique land use planning, development, and redevelopment issues
- Principal Question: How will the City guide and manage evolving growth in the Southside Village area?

Process:

- 10-month process (December 2021 – October 2022)
- 8-member panel consisted of urban planners, developers, placemaking experts, traffic engineers, etc.
- Public outreach and discussion with key stakeholders from the neighborhood
- Full day retreat to include tour of area with committee and staff
- Multi-departmental effort

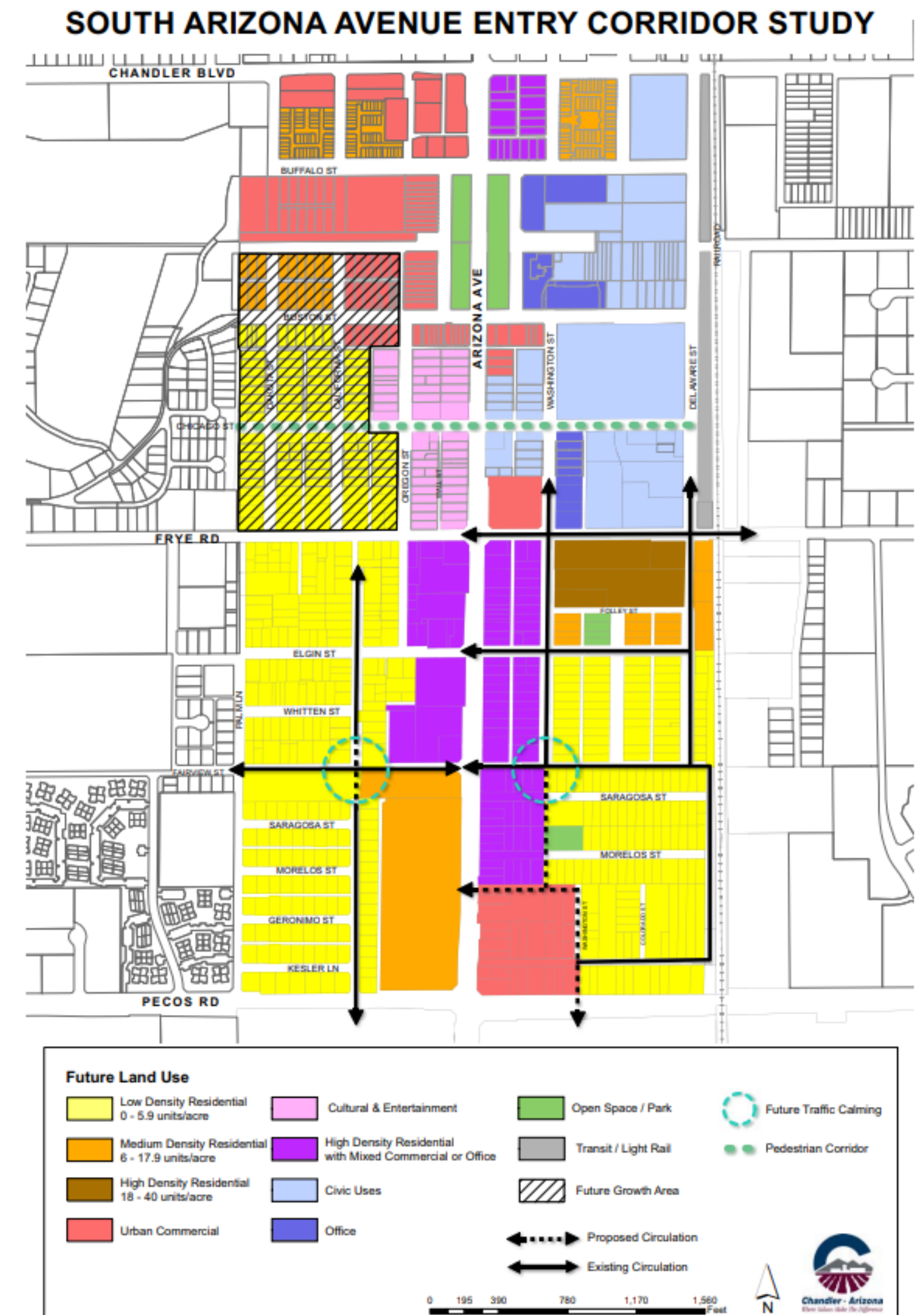
ULI – AZ TAP Study Key Recommendations

- Overlay with adaptive reuse and infill policies specific for this area
- Look at City-owned property to assist in development or to create gravitational pulls to the area
- Organize strategies around a micro-niche economy of arts and culture that includes live-work and retail incubation
- Neighborhood scale – missing middle housing / gentle density
- Policies to protect fabric of the neighborhood and encourage development
- Reevaluate the most effective multi-modal design direction for Washington Street
- Connecting of neighborhood to downtown, parks, walkability
- Connect Delaware to Pecos

Indicates need to change current usage/code

Next Steps

- South Arizona Avenue Corridor Area Plan Update (Currently in Budget)
 - Expected completion 2024
 - Area Plan last updated in 2006 - Design Guidelines in 2008
- Code Updates
- Washington St. CIP – currently in CIP FY24/25
- Winn School Preservation (w/ Salvation Army)
- Washington Alley Improvements
 - Currently in CIP FY24/25





Questions?