



City Code Amendments Economic Vitality

Development Services
August 14, 2023



Economic Vitality



Potential Code Amendments



Meeting Intent

- Identify Code/Policy Issues
- Introduce Amendment Options
- Seek Committee Input





Strategic Policy & Focus Area

Economic Vitality

-  Targeted use of adaptive reuse, infill, mixed-use and redevelopment tools and plans supporting the vitality of commercial centers and neighborhoods.
-  High development standards incorporating innovative aesthetics and amenities in our built environment.
-  A predictable development process based on exceptional customer service and finding creative ways to get to “yes.”

Buildings Constructed of Shipping Containers

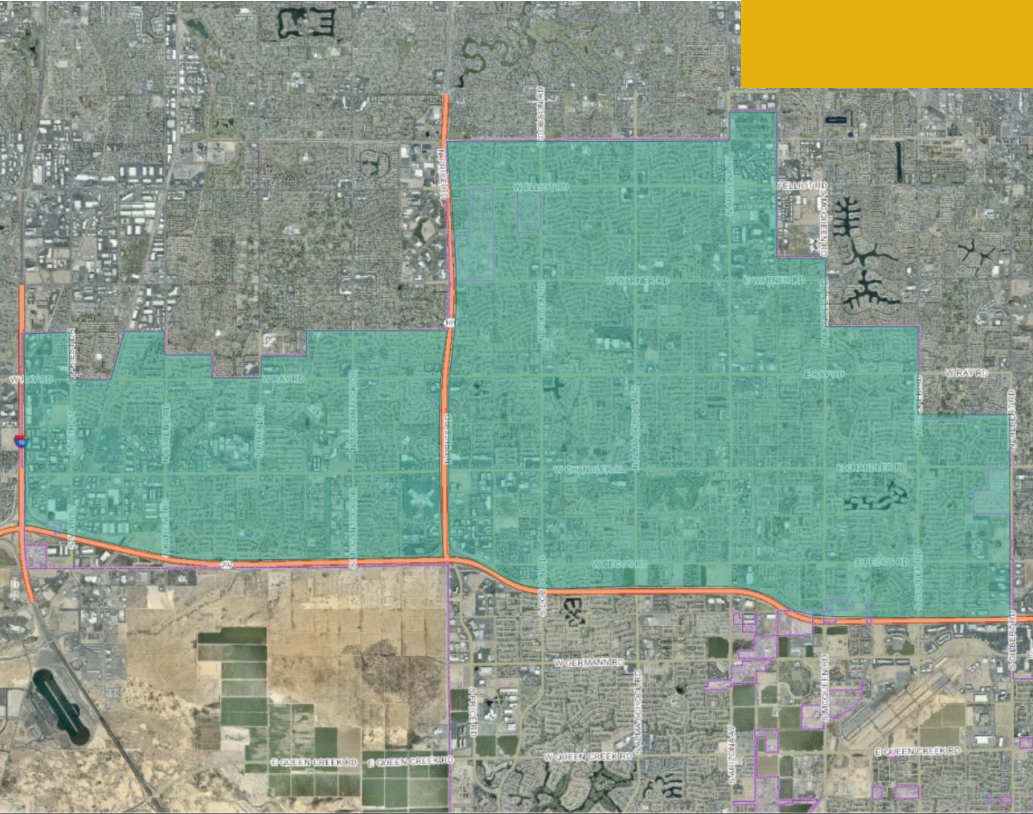


Current: Not addressed within Zoning Code, however, metal buildings cannot be used along arterial roads

Increase in requests from developers to use as main material; commercial & residential

Proposal: Allow for buildings to use shipping containers if designed creatively and use additional material

Modify Required Setbacks within Certain Areas

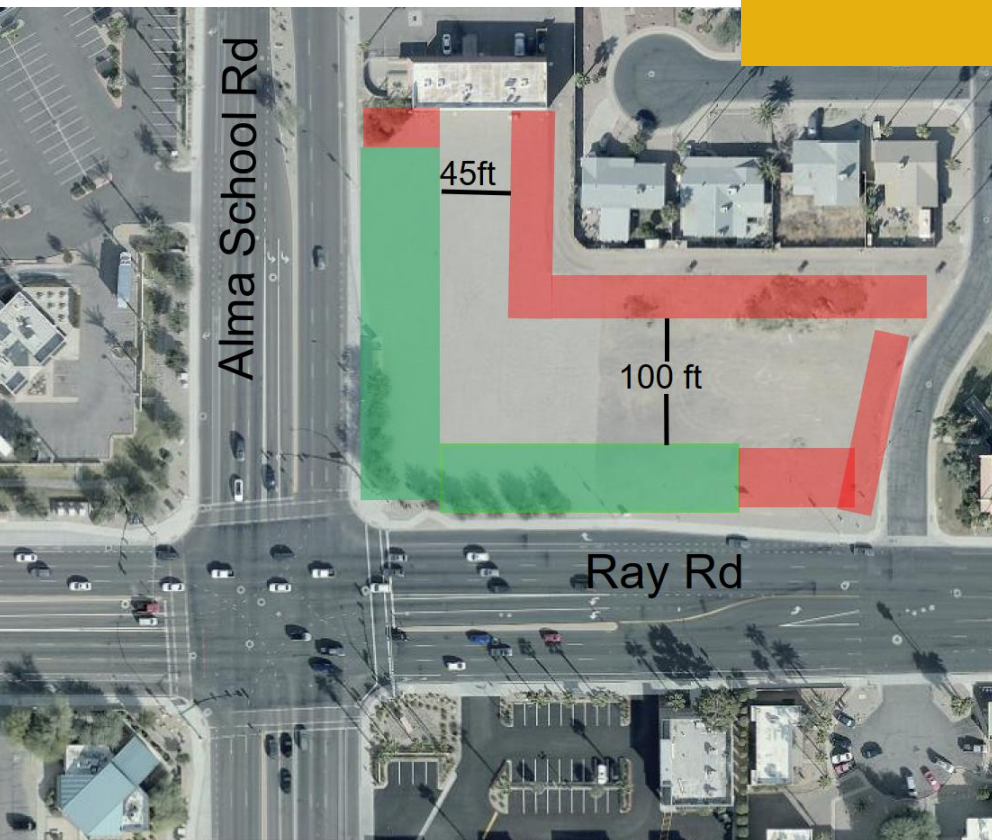


Current: Building and landscaping setbacks accommodate large suburban development

Required building and landscaping setbacks accommodate large suburban site development

Proposal: Allow administrative ability to reduce setbacks within certain sites if development proposes a pedestrian-oriented, usable, and high quality of design

Modify Required Setbacks within Certain Areas



Current: Building setbacks 50 feet (arterial) & 30 feet (non-arterial) setbacks

50' x 250' landscaping at intersections

Proposal: Allow administrative ability to reduce setbacks within certain sites if development proposes a pedestrian-oriented, usable, and high quality of design

Modify Requirements for Free-standing pad Buildings

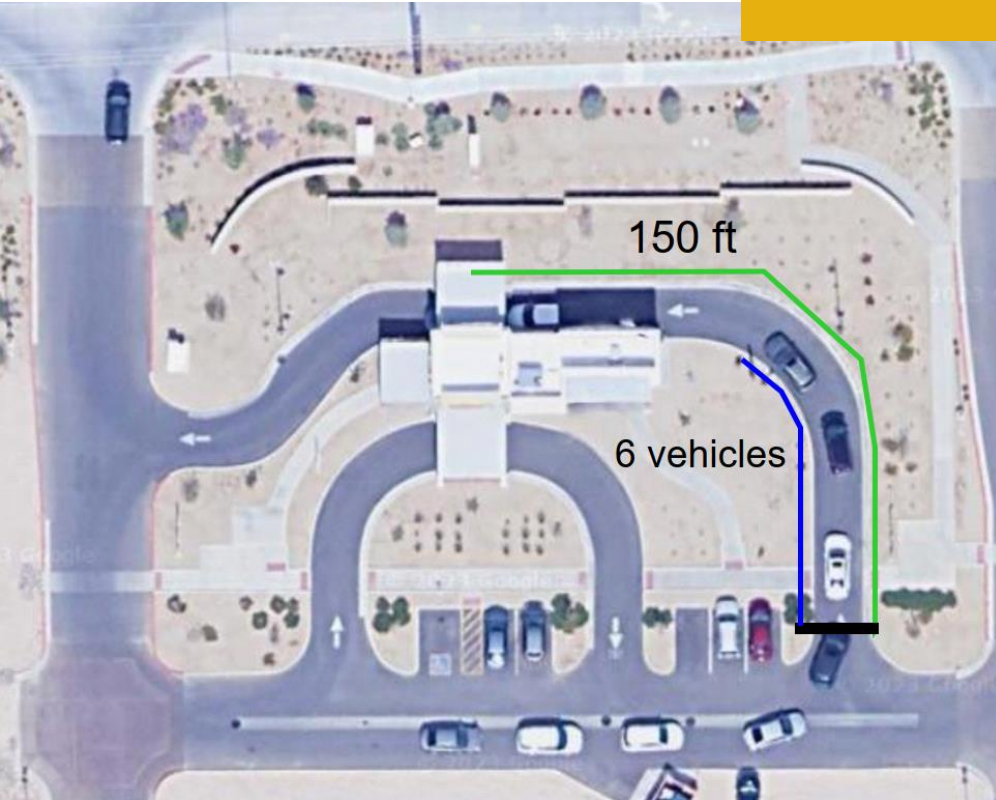


Current: One free-standing pad per arterial street allowing two per development; PDP process allows more if warranted

Market driven towards smaller building footprints and more drive-through developments

Proposal: Allow administrative ability to consider more free-standing pads if exceeds design through clustering & integrated design

Modify Requirements for Drive Throughs



Current: Queuing lanes shall provide 150 feet from pick-up window to start of queue & provide minimum six vehicles from order box

Businesses providing separate lane for online pick-up orders not meeting standard queue length

Proposal: Establish 40 feet (2 vehicles) minimum queuing for online pick-up lanes

Modify Requirements for Drive Throughs



Current: Queuing lanes shall provide 150 feet from pick-up window to start of queue & provide minimum six vehicles from order box

Two lanes used to meet queuing requirements, but close one lane at certain times

Proposal: One lane shall meet minimum queuing & additional lanes are considered bonus queuing

Increase Height for Mid-Rise Overlay (MRO)



Current: Buildings over 45 feet tall need a Mid-Rise Overlay

MRO was intended to regulate buildings 5-stories in height or taller

Proposed floor heights & mechanical screening push 3 and 4 story buildings *just* over the 45 feet threshold

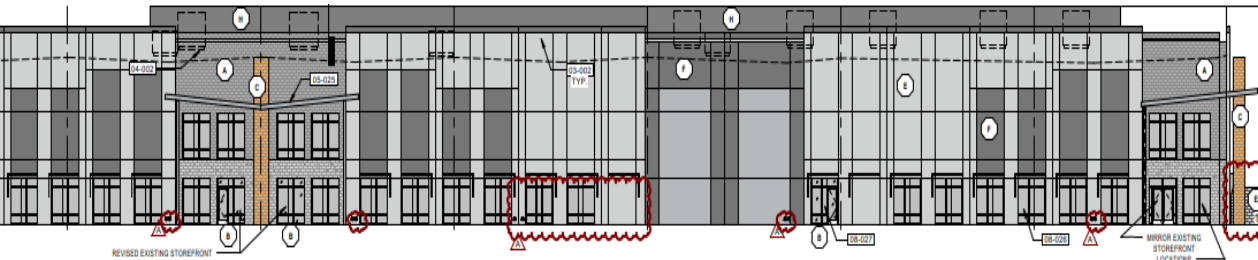
Proposal: Increase MRO Height requirement to 55 feet

Mechanical Screening



Current: Roof-mounted mechanical equipment must be completely screened on all four sides and architecturally integrated into building design

Developers claim we're "more restrictive than other cities"



Mechanical Screening



Proposal: Reduce screening to only street view within industrial parks not adjacent to arterials; commercial retail no change

Reduce requirement if equipment is located as to not be visible, i.e. 7-story building or equipment located on the center of roof



Enlarge Permitted Blade Sign Area



Current: Blade signs permitted to project two feet from a building as measured to edge of sign; four feet within City Center District

Proposal: Increase allowable projection and sign area, to be visible by drivers above colonnade

The Uncommon built at ten feet

Permit 'For Lease' Banner Signs



Current: Per the Sign Code, temporary banners shall not be displayed for more than 30 days within a six-month period

Proposal: Permit 'For Lease' or 'Space Available' banners to remain while the space is unoccupied

Murals



Current: Not addressed by Zoning Code

Mural with associated text can be considered signage

Proposal: Clearly distinguish signage from murals; no images depicting a commercial message or verbiage

Allow murals by right so long that they are not considered to be a sign

Medical Parking Requirements



Current: Zoning Code requires One space per 150 square feet for medical office and hospitals three spaces per each bed

Medical parking requirements too broad

Proposal: Identify medical uses such as outpatient surgery facilities & modify required parking for less intense medical users

ARTICLE XXI. - TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

The following tables indicate uses permitted by zoning districts with an "X" and use permits with an "UP."

TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (see footnote #2 at end of table)	X	X			
Including sale of items shown elsewhere in this table if customarily sold in such a store					
Diaper service					
Donation center (clothing and household furniture)		X			
Dressmaker	X	X			
Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curb service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X			
Drive-in theater		X			

USES	C-1	C-2	C-3	I-1	I-2
Agriculture					
Community Garden					
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Feed and grain sales and storage			X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Hatcheries					X
Nursery and greenhouse, commercial	UP	X	X	X	X
Aviation					
Airport			UP	UP	UP
Heliports			UP	UP	UP
Community Services					
Cemeteries, mausoleums			UP	UP	UP
Churches and other places of worship					
(Including Sunday School buildings, parish houses, rectories and other residences of clergy)	X	X	X	UP	UP
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Community centers	X	X	X	UP	
Libraries	X	X	X	UP	
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		UP	UP		
(Entertainment activity pursuant to section 35-305(4))					
Philanthropic and charitable organizations	X	X	X	UP	UP
Rescue service		X	X	X	X
Social and fraternal organizations and lodges, headquarters for scouts and other youth organizations		X	X		
Transient service facilities	UP	UP	UP	UP	UP
Cultural					
Artistic programs or events	UP	UP	UP	UP	UP
Assembly hall, coliseums and stadiums		UP	UP	UP	UP
(Entertainment activity pursuant to section 35-305(4))					
Assembly hall, coliseums and stadiums					
(Owned by nonprofit organizations or by the State, municipal or County government)		X	X	UP	UP
Museums and galleries	X	X	X	UP	

Revise Uses Permitted in Non-residential Properties

Current: Zoning Code silent on relevant uses and not intuitive to navigate; percentage of ancillary uses not identified

Proposal:

- Reorganize table to group common uses
- Add relevant uses such as brewery, cloud kitchens, film studios, & adult day center
- Permit greater amount of ancillary uses such as office within industrial; 40%



NOTICE OF
COUNCIL ACTION
CITY OF CHANDLER,
ARIZONA

APPLICANT:

JULES LAUREY III
FM GROUP INC
15974 NORTH 77TH STREET, SUITE 100
SCOTTSDALE AZ 85260

CASE: PLH20-0039 THE STILLERY DOWNTOWN CHANDLER

MEETING DATE: **THURSDAY, OCTOBER 15, 2020**

APPROVAL	☒	REZONING	☐
DENIAL	☐	AREA PLAN	☐
WITHDRAWAL	☐	VARIANCE	☐
CONTINUED	☐	USE PERMIT	☒
		Entertainment Use Permit approval for live music indoors and outside patio speakers for background music only.	
PRELIMINARY DEVELOPMENT PLAN	☐	PRELIMINARY PLAT	☐

Recommended Action

Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommend City Council approve the Entertainment Use Permit, subject to the following conditions:

1. Expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
5. The establishment shall provide a contact phone number for a responsible person (i.e., bar owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.
6. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
7. This Entertainment Use Permit does not override any state liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

Enforcement of Use Permit Renewal

Current: Not addressed by Zoning Code

Proposal: Clarify when an application is filed and under the review process, enforcement may be stayed

Outdoor Speakers



Current: Businesses that sell alcohol without live music require an Entertainment Use Permit (EUP) for outdoor speakers within 600 feet of residential

Proposal: Where no live music is proposed, allow outdoor speakers without an EUP; music shall not exceed a noise level to be heard at property line

City code will continue to mitigate nuisance

Establishments Operating Under a Bar License



Current: All establishments operating under a bar license require a Use Permit; Liquor licenses reviewed by Tax & License and issued by the state

Series 7 Beer & Wine Bar License
Series 6 Bar License

Delays business' opening 4-6 months

Proposal: Eliminate requirement for Use Permit for Series 7 Beer & Wine Bar License

Water Conservation for Landscaping



Current: Zoning Code establishes maximum amount of turf permitted per land use

Proposal: Mandate Xeriscape landscaping

Prohibit non-functional turf for new developments

Require smart irrigation controllers all new developments





Next Steps

**September
2023**

Planning and Zoning Commission Work Session

Prepare Draft of Ordinance Revisions

Stakeholder Outreach

Planning and Zoning Commission

**December
2023**

City Council Adoption

Questions?

