



PLH23-0026 Amendments related to Zoning, Property Maintenance, & Refuse

City Council Work Session
January 2024



Goals

Council Strategic Framework:

"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 ways to get to 'yes'."

1. EMP. COR:

- B...ANCE GINNET SPOT

2A. DENSITY
MULTI-FAMILY.

- LOCATE:
 - NEAR MALL + RETAIL
 - NEAR TRANSIT
 - SPRINKLED IN SOUTH CHANDLER
 - USE AS BUFFER
 - NOT IN EMP. COR.
 - REDEVELOP STREET
- RESIDENT DEMAND NEAR/IN EMP. COR. IS THERE.
- EAST SIDE OF DOWNTOWN / OF RAIL.
- ABOVE 1ST FLOOR
- NORTH

2B. DENSITY - SINGLE FAMILY.

SUSTAINABLE + QUALITY COMMUNITIES ✓
THAT AGE WELL. MORE IMPORTANT

3. DEV. STANDARDS.

- VALUE OF DEV. RAISED FROM '95 STANDARDS. COMPREHENSIVELY. ✓
- "THIS IS CHANDLER"

4. NOTIFICATION:

- NOT CONSISTENT /
- USE EXISTING MAILINGS - I.E. WATER BILL
- POST AT PUBLIC BUILDINGS
- NEXT DOOR / FACEBOOK / ETC.

Background

April
2023

City Council Work Session

August
2023

City Council Subcommittee meetings
Neighborhoods & Economic Vitality

September
2023

Planning & Zoning Commission
Work Session

October
2023

Draft posted to City's website
Shared with interested stakeholders

November
2023

Planning & Zoning Commission
recommends approval

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- B... NICE GUEST SPOT

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Public Outreach

Emailed to all interested stakeholders

Presented Economic Development Advisory Board (EDAB)

Met with Multi-Housing Association

Met with Downtown Chandler Community Partnership (DCCP)

Received 18 comments from City's website;
-7 against parking, home occupations, ADU's
-7 overall support comments, ramadas, ADU's
-4 general questions

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MULTI-FAMILY.

- LOCATE:
- NEAR MALL + RETAIL
- NEAR TRANSIT
- SPRINKLED IN SOUTH CHANDLER
- USE AS BUFFER
- NOT IN EMP. COR.
- REDEVELOP STRESSED LAND
- RESIDENT DEMAND NEAR/IN EMP. COR. IS THERE.
- EAST SIDE OF DOWNTOWN / OF RAIL.
- ABOVE 1ST FLOOR
- NORTH AZ...

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Code Amendments





Property Maintenance Additions

Proposed Amendments:

- Abatement Costs: Add to abate “Any public nuisance or other violations” to expand the ability to use the abatement process
- Land Maintenance: Add “Rock landscaping shall be maintained free of grass and weeds” within deteriorated properties
- Light Trespassing: Add “Exterior lighting rays shall not trespass onto adjacent or abutting properties

Property Maintenance Vehicles



Proposed Amendments:

- Vehicles: Add amount of inoperable or project vehicles permitted to be stored in the rear yard; two permitted
- Vehicles: Add parked vehicles overhanging upon public sidewalks and streets is not permitted



Conversion of Alley to Curbside Collection for Garbage



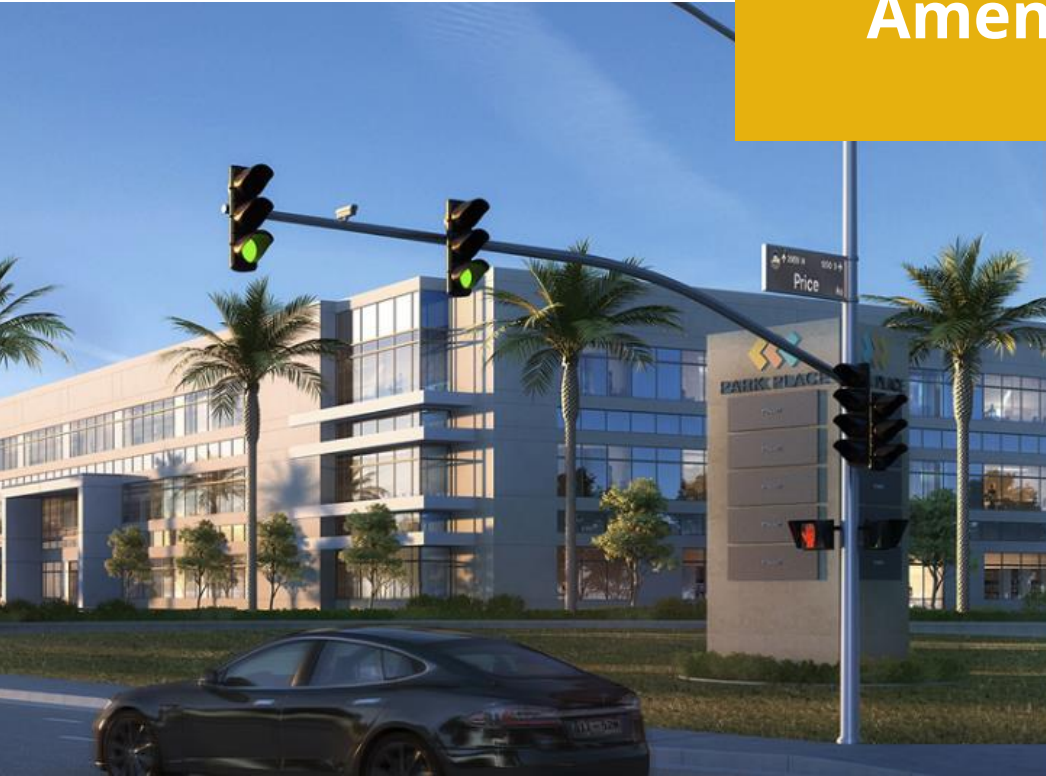
Current: Clarify code language to align with current practice

*...where a neighborhood **wishes** to convert...*

Proposed:

*...where a neighborhood **votes** to convert...*

Amending Definitions Article



Increase Height requirement to 55 feet from 45 feet for Mid-Rise Development



Define Bar, which eliminates Use Permits for Series 7 Beer and Wine License



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:

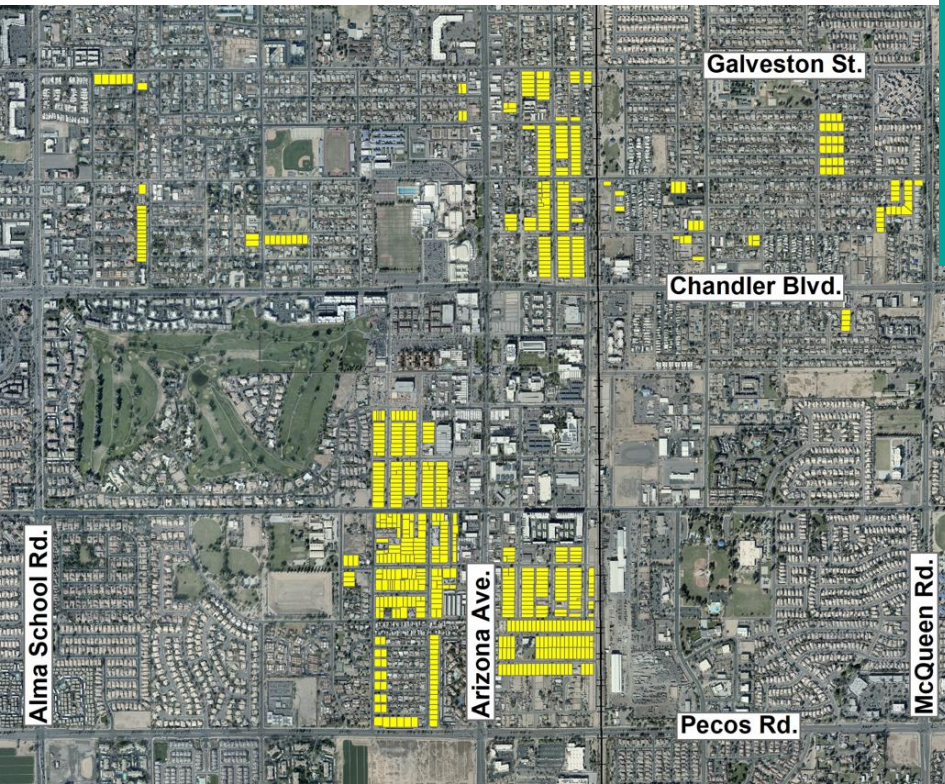
1. Expansion or modification beyond the approved attachments (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained 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

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

Added 60-day timeline to renew for Entertainment Use Permits to align with other Use Permits

Permit Single-Family in Multi-family Districts



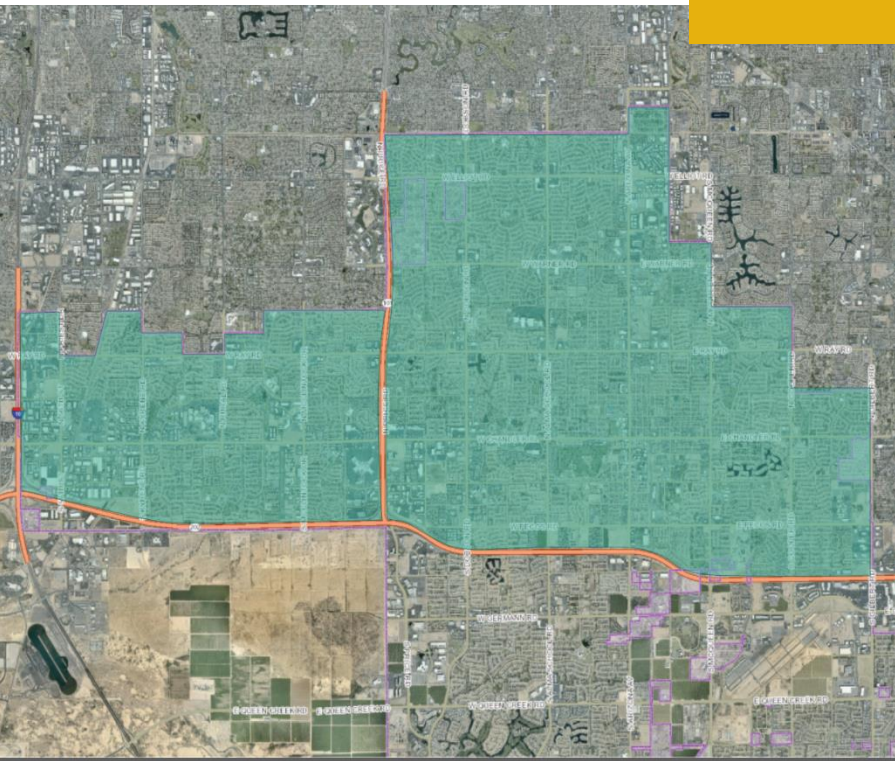
Proposed: Permit single-family dwellings by right within certain multi-family (MF) zoned properties; limited to lots 12,000 square feet or smaller

Legal non-conforming lots cannot rebuild a single-family home without a Use Permit or Rezoning

Preservation of historic neighborhoods



Administratively Reduce Setbacks within Infill Incentive District



Economic Vitality Subcommittee & PZ
wanted criteria established

Proposed: Allow administrative ability to reduce front setbacks for infill or redevelopment

Up to **25 feet (from 50 feet)** arterial streets

Up to **15 feet (from 30 feet)** collector streets

If development proposes all of the following:



Administratively Reduce Setbacks within Infill Incentive District



- A. SUCH DEVIATION, ON BALANCE, WILL RESULT IN A SUPERIOR ENVIRONMENTAL AND DESIGN QUALITY THROUGH ITEMS SUCH AS BUT NOT LIMITED TO:
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION
 - iv. ACTIVATION OF STREET FRONTAGE
 - v. HIGHER LEVEL OF LANDSCAPE DESIGN
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS
- B. THE SITE IS DESIGNED TO ENSURE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;
- C. SUFFICIENT PARKING IS PROVIDED ON-SITE;
- D. THE DEVELOPMENT WILL ENHANCE THE QUALITY OF A NEIGHBORHOOD BY DEVELOPING A VACANT LOT OR REDEVELOPING AN EXISTING DELAPIDATED COMMERCIAL BUILDING OR CENTER;
- E. THE DEVELOPMENT COMPLIES WITH REQUIRED SETBACKS AND LANDSCAPE BUFFERS FROM ADJACENT RESIDENTIAL PROPERTIES; AND
- F. THE REDUCED SETBACK MAINTAINS THE GOALS OF PROVIDING LANDSCAPING ALONG STREETS AND STREET INTERSECTIONS AS IDENTIFIED IN SECTION 35-1903.1

Parking Requirements

Proposed Amendments:

- Eliminate requirement for residential front yard driveways to be connected
- Establish parking ratio of 1 space per 200 square feet for medical outpatient or specialist
- Establish parking ratio of 2 spaces per 1,000 square feet for flex industrial

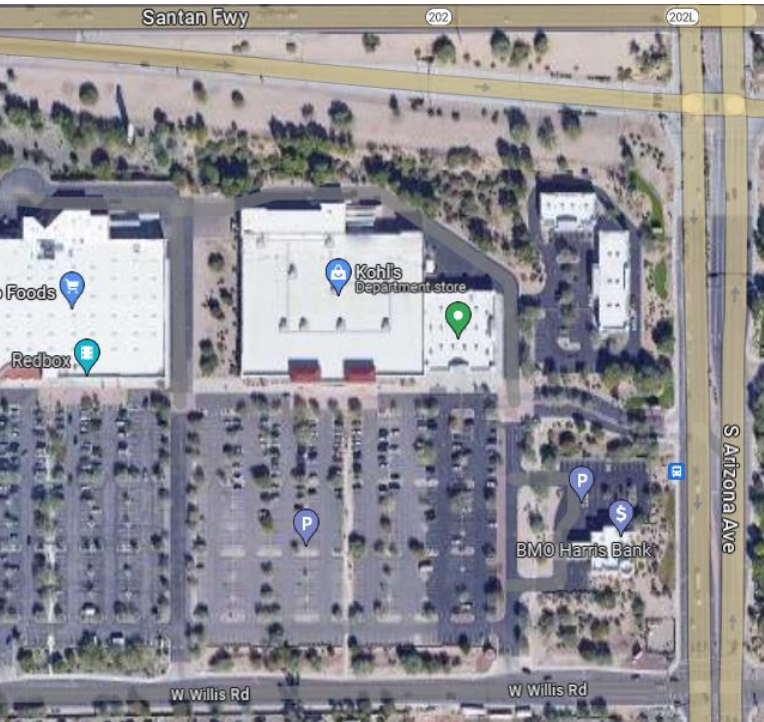


Administratively allow more than two free-standing pads Buildings

Economic Vitality Subcommittee & PZ wanted criteria established

Proposed: Administrative ability for more than two free-standing pads if **ALL** are met:

- A. THE PAD WILL ENHANCE THE QUALITY OF THE OVERALL DEVELOPMENT OR REVITALIZE AN EXISTING COMMERCIAL CENTER;
- B. AN ADDITIONAL PAD WILL MAKE USE OF AN AREA THAT IS CURRENTLY UNDERUTILIZED;
- C. THERE IS SUFFICIENT AREA ON THE SITE TO ACCOMMODATE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND THE SITE HAS BEEN DESIGNED TO PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;
- D. NO MORE THAN ONE HIGH-TURNOVER USER PER STREET FRONTAGE;**
- E. THE PAD(S) AND THE OVERALL COMMERCIAL CENTER IN WHICH IT IS LOCATED COMPLY WITH ARTICLE XVIII PARKING AND LOADING REGULATIONS;
- F. THE ARCHITECTURAL DESIGN (I.E. BUILDING FORM AND MATERIALS) OF THE PAD IS COMPATIBLE WITH AND SUPERIOR TO EXISTING BUILDINGS IN THE SAME CENTER THROUGH THE FOLLOWING BUT NOT LIMITED TO;
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION
 - iv. ACTIVATION OF STREET FRONTAGE
 - v. HIGHER LEVELS OF LANDSCAPE DESIGN
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS



Requirements for Drive Thrus



Proposed:

One lane shall meet minimum queuing of 150 feet from pick-up window to start of queue & provide 120 feet from order box

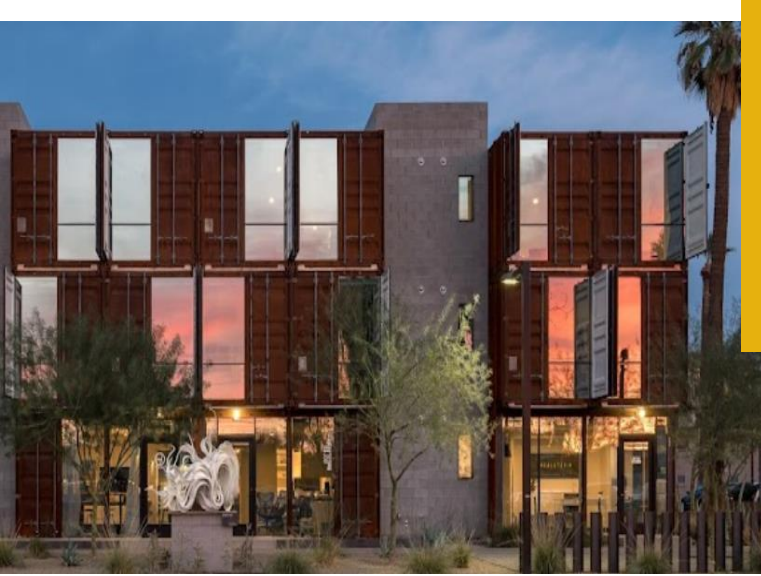
Any additional lanes are considered bonus queuing

Queuing Requirements for Online Order Pick-up Windows



Proposed: Establish 60 feet (3 vehicles) minimum queuing for online pick-up lanes; no menu boards

Increased from 40 feet to 60 feet as advised by Planning & Zoning Commissioners during Work Session



Buildings Constructed of Shipping Containers

Proposed: Shipping containers may be used as a building material if the building is designed with additional materials and fenestration; creative and innovative architectural design

Character, scale, and massing compatible with surrounding area

Will comply with building and life safety codes



Screening of roof mounted equipment

Proposed:

- Reduce screening to only street view within industrial parks not adjacent to arterials; commercial retail no change
- Buildings exceeding 55 feet in height screening can be reduced if equipment is located as to not be visible

***Economic Vitality Subcommittee added “when abutting residential, all equipment shall be completely screened”**

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
Heliports				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, art galleries	X	X	X	UP	

Revise Uses Permitted in Non-residential Properties

Proposed:

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



Signs

Economic Vitality Subcommittee concerns about length temporary signs could occur.

Proposed:

- Temporary signs used 'For Lease' or 'Space Available' banners can remain while the space is unoccupied, **subject to 1-year renewal permit**
- Define Mural: any graphic artwork on a wall that does not directly or indirectly name, advertise, or call attention to a business, organization, product, service, or commercial activity; allow murals if not a sign



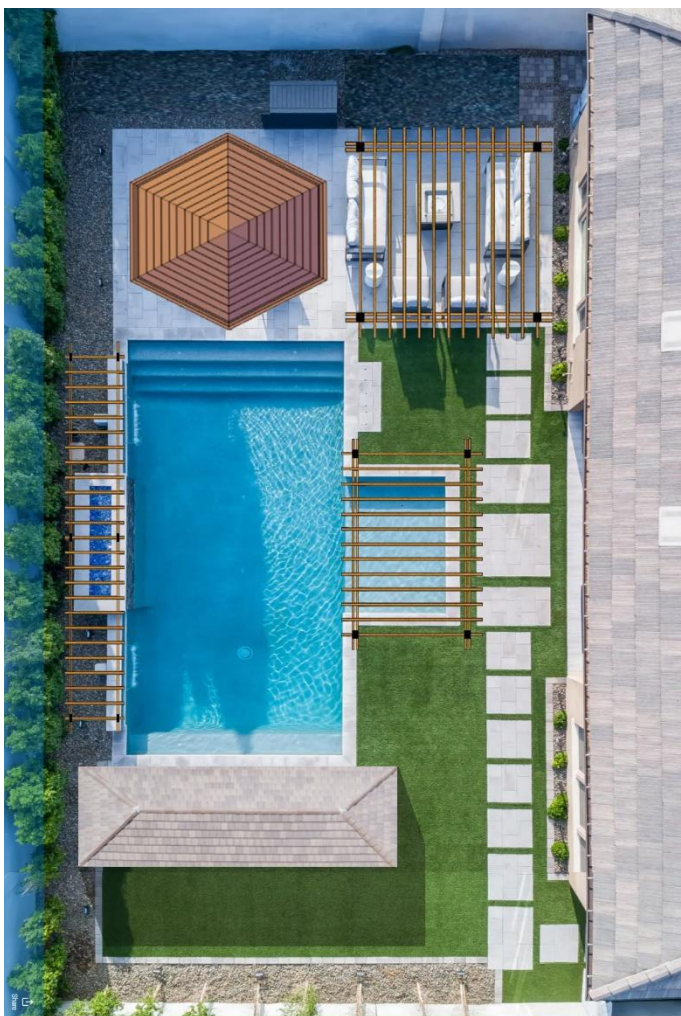
Perimeter Walls



Proposed:

- Maintain or provide a minimum six-foot-high perimeter wall for new developments abutting residential areas, as measured from the highest point within 5 feet of the wall
 - Double walls shall be prohibited unless waived by the Zoning Administrator
- *Added by Planning & Zoning Commission feedback**

Open Air Ramadas, Pools, & Satellite Dish



Proposed:

- Ramadas: No maximum square footage or amount of ramadas; must be open on all sides except one wall may occur up to seven feet tall
 - Remove setback for pools to comply with building code
 - Satellite Dish larger than one meter identifies placement both residential and non-residential to align with FCC
- *Neighborhoods Subcommittee feedback**

Home Occupation



Examples:
piano lessons
seamstress
beauty services
photographer
therapist

Proposed:

Permitted uses include but not limited to personal services, consulting, or therapist

Prohibit motor vehicle services, animal services, massage therapy, and general medical offices

One employee **and** one customer appointment can occur at a time,
recommended at P&Z Work Session

Operational hours 8 am to 7 pm

Home Occupation



Examples:
piano lessons
seamstress
beauty services
photographer
therapist

Cannot displace required garage spaces

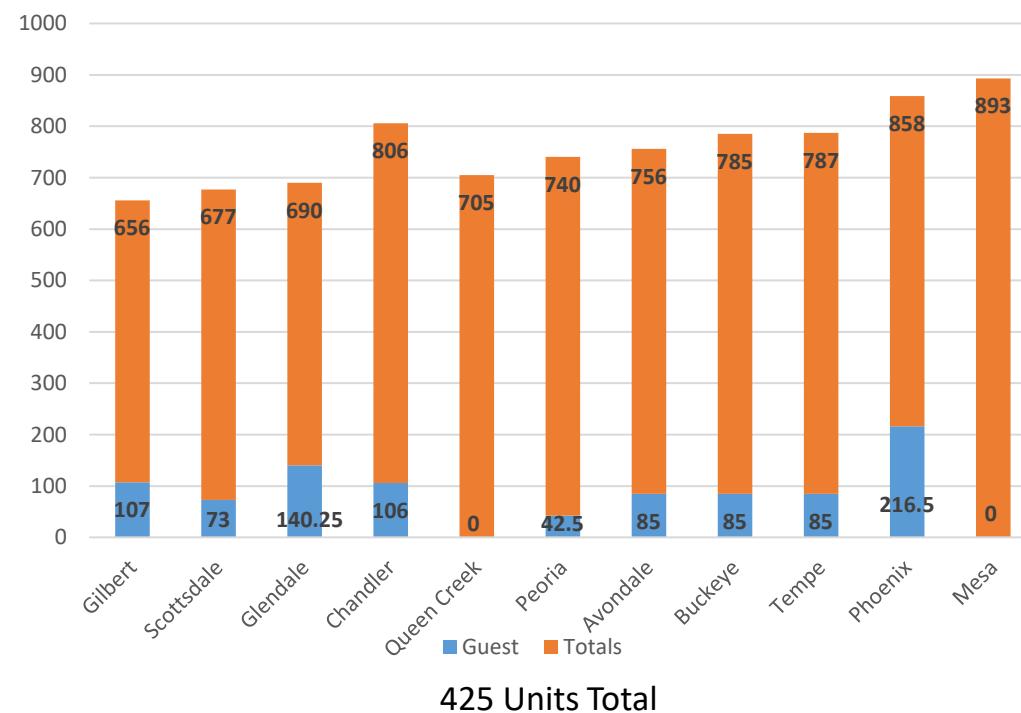
The activity shall not generate vehicular or pedestrian traffic that alters the neighborhood character

All business-related vehicles shall park on-site to the greatest extent possible.

****P&Z added swim lessons as a permitted use**

Multi-family Parking Requirements

Required Parking for Multi-family per City



Proposed Amendments:

- Require additional .25 parking space per unit for guests

Reduced to .2 from stakeholder's feedback; P&Z increased back to .25

- 'A min. 1 space shall be assigned studio or 1-bedroom and 2 spaces each 2-bedroom unit. Assigned spaces must be made available for the exclusive use of tenant leasing unit.'

Guest Parking Requirements



Proposed: Require guest parking spaces if parking on-street is unavailable within development
.25 per lot
.5 per lot with no driveways

Spaces shall be distributed evenly throughout development



Affordable Multi-family Parking Requirements

*Feedback from Multi-Housing Assoc.

Proposed: Require parking for units reserved for residents with household income of 31%-80% Area Median Income (AMI)

Senior Housing (55+): 0.75 spaces/unit

Studio- Two-bedroom: 1 space/unit

Three-bedroom or more: 1.5 spaces/unit

**Required covered & guest spaces



Permit Accessory Dwelling Units (ADU's) Single-Family District



Proposed: Permit ADU's by right within single-family properties meeting requirements for accessory buildings; setbacks, height, & architectural integrated

Use of the ADU for short-term rental (STR) is prohibited

Require one off-street parking space; either covered or uncovered

**Guest quarters still permitted;
no STR**



Next Steps

**January 22,
2024**

City Council Work Session

**February 8,
2024**

City Council Introduction

**February 22,
2024**

City Council Final Adoption

**March 22,
2024**

Code amendment effective

Questions?

