

Potential 2024 Code Amendments



Neighborhoods Subcommittee
May 7, 2024



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1. EMP. COR: - BALANCE GUILTY SPOT 2A. DENSITY MULTI-FAMILY - LOCATE: - NEAR MALL + RETAIL - NEAR TRANSIT - SPROINKLED IN SOUTH CHANDLER - NOT IN EMP. COR. - REDEVELOP STREET 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
January 2024	City Council Work Session; items removed for additional research
February 2024	City Council approves City Code Amendments related to Zoning, Property Maintenance, & Refuse
March 23 2024	Amended codes effective
May 2024	City Council Neighborhoods Subcommittee meeting to discuss items removed for further research

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Potential Code Amendments



Neighborhoods



Meeting Intent

- Identify Code/Policy Issue
- Introduce Amendment
- Seek Subcommittee Input

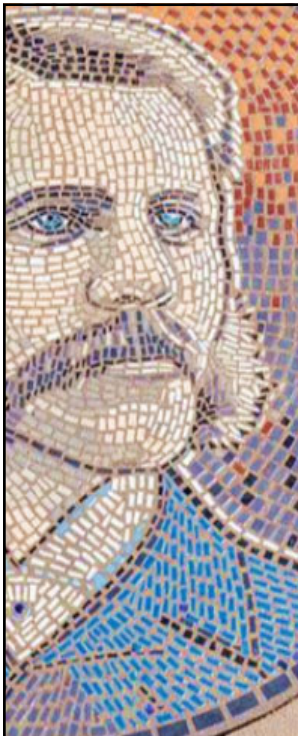


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Strategic Policy & Focus Area

Neighborhoods

- 🏠 Amenities, infrastructure and services that support community safety and align with the needs of people in the surrounding neighborhood.
- 🏠 Innovative programs that preserve neighborhood quality and streamline processes to approve housing options that meet residents' diverse needs.
- 🏠 Preservation and recognition of our historic cultural assets, buildings, and neighborhoods.



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Affordable Housing Parking Requirements



VALLEY

Chandler plans to develop 157-unit affordable housing project

Affordable housing has been a pressing issue in the East Valley for years as rents and housing costs continue to rise.

*Feedback from Arizona Multi-housing Association (AMA)

Research Sources:

- US Department of Transportation; Bureau of Transportation Statistics, Transportation Cost Burden
- Gorman & Company, Dominion
- City of Phoenix

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Affordable Housing Parking Requirements



VALLEY

Chandler plans to develop 157-unit affordable housing project

Affordable housing has been a pressing issue in the East Valley for years as rents and housing costs continue to rise.

What did we find?

USDOT:

- Number of vehicles per household is directly related to household income

Gorman & Company, Dominion:

- East Valley affordable housing tenants have different vehicular characteristics than Urban Core tenants (no access to light rail)
- Chandler Seniors maintain vehicle ownership longer
- Advised 'Don't use Phoenix as a comparable'

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Affordable Housing Parking Requirements



VALLEY

Chandler plans to develop 157-unit affordable housing project

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What did we find?

June 2023- City of Phoenix approved:

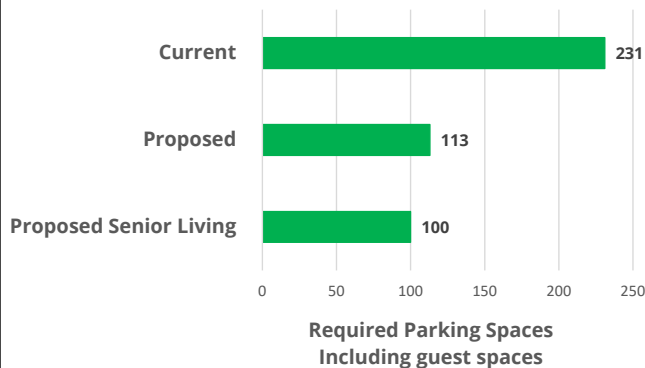
- Reduced parking requirements to 1.25 spaces per unit with 30% spaces unreserved
- Reduced parking for affordable housing to 50% or .625 spaces per unit
- Reduced to 0.5 spaces per unit located within half mile of rail transit

No other valley cities have approved parking reductions for affordable housing

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Affordable Housing Parking Requirements

Total Parking Required for 100 Units



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

Studio- Two-bedroom: 1 space/unit

Three-bedroom or more: 1.5 spaces/unit

Senior Housing (55+): 0.75 spaces/unit

****Required covered & guest spaces**

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Affordable Housing Parking Requirements

Potential Benefits

- Encourages developers to provide more affordable housing by;
 - reducing cost to develop
 - replaces required parking with more units, open space, and amenities

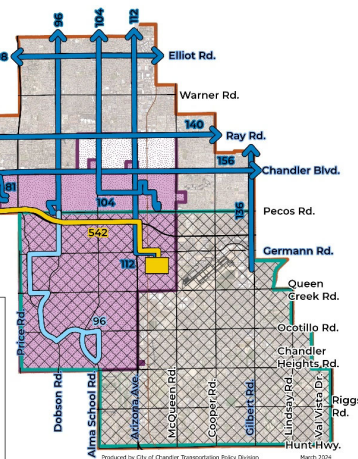
Potential Drawbacks

- Under parked developments
 - impact adjacent neighborhoods

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Affordable Housing Parking Requirements

Chandler Transit Services



Options:

- City wide
- Consideration for projects located near public transit
- Developer option to request if parking study provided; case-by-case basis

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Property Maintenance - Vehicles



Proposed Amendments:

Vehicles: Limit number of inoperable or project vehicles permitted to be stored in the rear yard; two (2) permitted.

Amend previously proposed language to:

Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in backyard area, screened by a substantially opaque fence at a minimum of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any requirements of the City Code.

Cities with similar code language:

Tempe, Mesa, Scottsdale, Phoenix & Glendale

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Extended Use of Temporary Signage

March 26, 2020 - Resolution No. 5361

- Envisioned as immediate response to COVID-induced business challenges
- Suspends all time limits on the use of temporary signs
- Waives the requirement to obtain a permit before displaying a temporary sign
- Authorizes the Zoning Administrator to temporarily waive further provisions of this section as reasonably necessary to promote increased economic activity
- Thirty days after the Chandler City Council terminates the authority of this resolution, businesses will need to apply for the use of temporary signs pursuant to the normal City process

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Temporary Sign Code Violations



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Bandit Signs

The moratorium does not include bandit signs. Bandit Sign removals are proactively initiated by Code Enforcement Inspectors or in response to complaints from residents or staff.

Statistics:

FY 2021-2022: 3,467

FY 2022-2023: 1,339

July 1, 2023 – April 4, 2024: 2,632

July 1, 2019 – March 31, 2024

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Sign Enforcement Process	
1.	Educational correspondence sent to businesses and other stakeholders within 30 days of Council action.
2.	Planning and Code staff conduct informational briefings to educate the public on Sign Code (Ch 39) requirements and procedures.
3.	Commercial Code Enforcement team begins to proactively identify sign code violations and respond to complaints by taking the following actions: • Contact businesses to educate and ensure existing temporary signage is in compliance with city code. • Issue Courtesy Notice focused on Education for code violations and provide 30 days to contact inspector and/or correct violation. • Reinspection conducted after 30 days to ensure that the property is in compliance with city code.
4.	Notice of Violation and/or additional enforcement actions may be taken for properties that continue to remain in violation of city code.

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Campaign Signs	
Without a moratorium, prior to and after campaign season <u>Chandler City Code Chapter 39</u> regulations will be enforced for all types of temporary signs posted on any dates that fall outside of May through November which is the enforcement exempt election season. Code Enforcement will contact candidates with signs that are in violation of the Chandler City Sign Code and provide the candidate 24 hours to remove the sign. Subsequent violations will result in the removal of signs by Code Enforcement.	May 27, 2024 through November 20, 2024 Beginning 71 days prior to the Primary Election date and until 15 days following the General Election date, as long as state law requirements are met (ARS §16-1019): • no enforcement action will be taken on signs in the rights-of-way, or • signs on commercial properties placed with the permission of the property owner. May 27, 2024 - 71 days before the 2024 Primary Election November 20, 2024 - 15 days after the 2024 General Election

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