

2026 General Plan Update

City of Chandler
City Council & Planning
and Zoning Commission
Joint Session

February 6, 2025



General Plan Update Overview

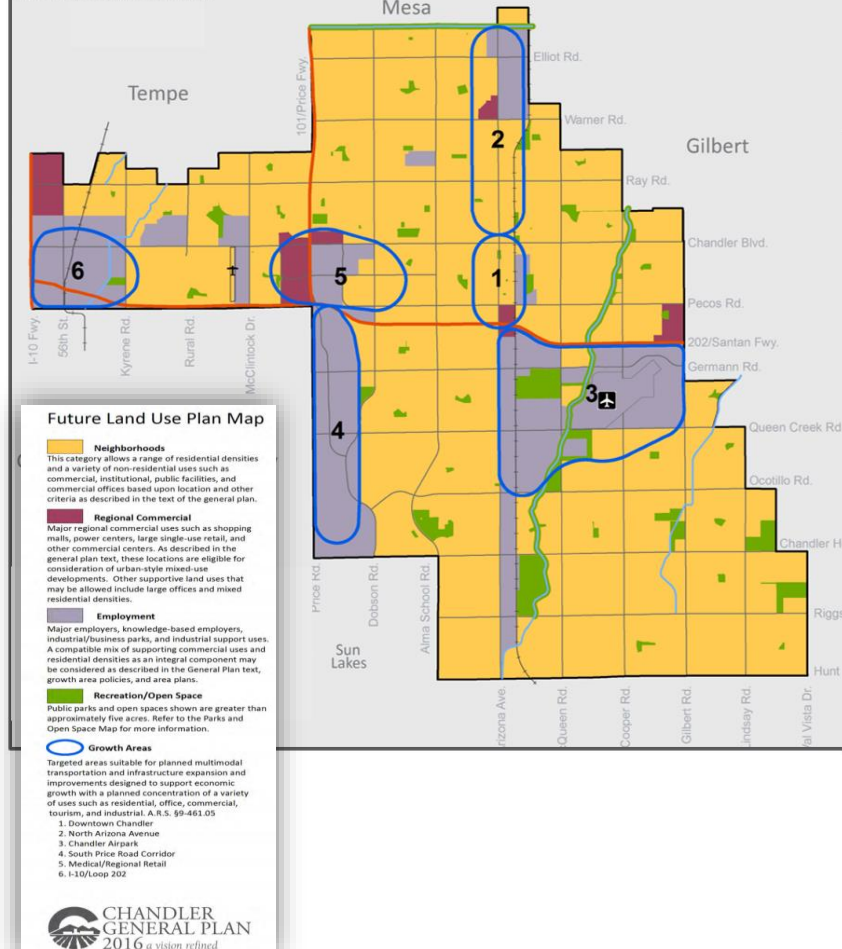
- General Plan Requirements
- Comprehensive Housing Plan Update
- Update Process
- Innovative Public Participation
- Changes since 2016
- Joint Meeting Focus Group

General Plan Requirements

17 Elements required by state law

- Land Use
- Circulation
- Bicycling
- Growth Areas
- Neighborhood Planning
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Public Services & Facilities
- Cost of Development
- Recreation
- Open Space
- Energy
- Conservation
- Environmental Planning
- Water Resources
- Public Buildings
- Safety

Figure 5: Future Land Use Plan Map



Comprehensive Housing Plan

- Comprehensive Housing Plan (CHP)
- Analyze current housing stock, affordability, & future needs
- Community Engagement- online surveys, focus group meetings with interested stakeholders, & public workshops
- Develop strategy approach
- Final report to City Council anticipated Summer 2025



General Plan Process and Timeline



Oct - Feb
2024 2025

Launch

- Project Website
- Kickoff Meetings
- Online Questionnaire 1
- Informational Brochures
- Community Conversations

Vision

- RAC Meetings
- Online Questionnaire 2 & 3
- Speaker Panel Event
- Drop-In Events
- Visioning & Scenario Workshops
- Immersion Lab
- Boards/Commissions Sessions
- ❖ CHP Completed

Jan - Sep
2025 2025



Feb - Oct
2025 2025

Draft

- TAC Meetings
- Boards/Commissions Sessions
- 60-Day Public Review

Adopt

- P&Z Commission Hearings
- City Council Hearing
- Ratification

Jan - Aug
2026 2026



Innovative Public Participation

Public Participation Plan

- Website Live!
- Online Questionnaires- Q1 Posted
- ChandlerTalk- Host experts to discuss hot topics items
- Immersive 360 experience
- Resident Advisory Committee
- Social Media
- Planning lab- open houses to discuss different topics
- Provide booth at community events
- Input from grade school students
- Interview interested stakeholders

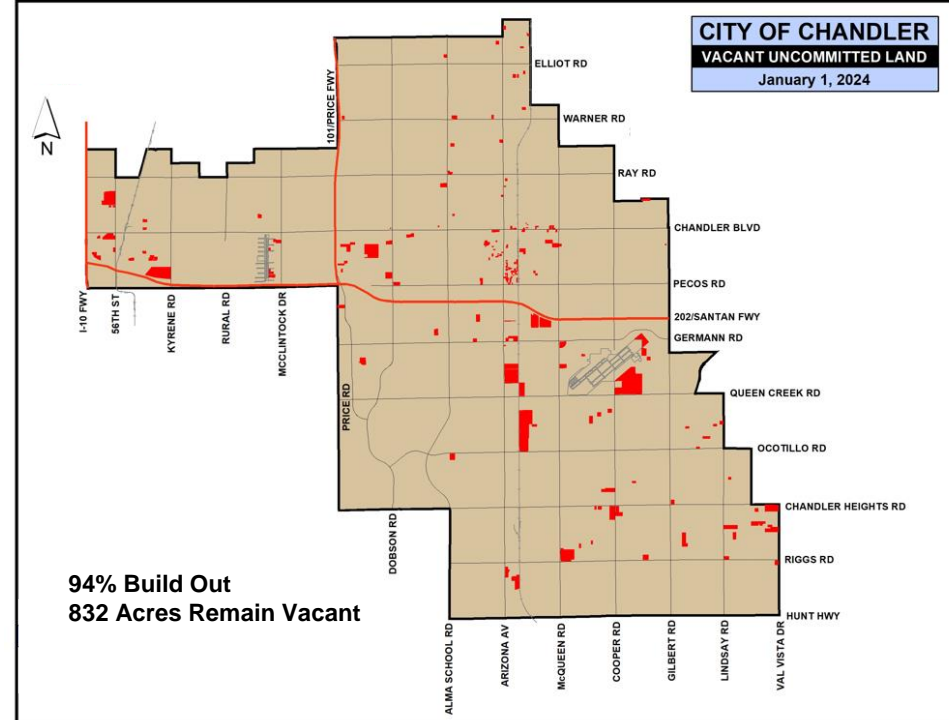
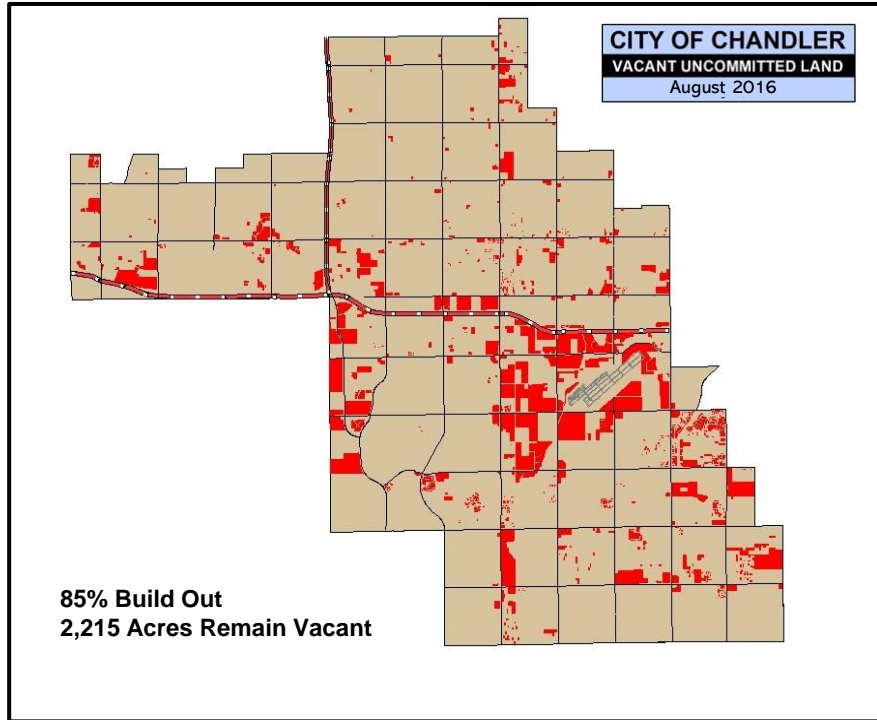


How has Chandler changed since 2016?

- Where and how we **work**
- How we **interact**
- How we get **around**
- **Housing** costs increase
- E-commerce
- Brick and mortar **demand**
- Where our **dollars** go



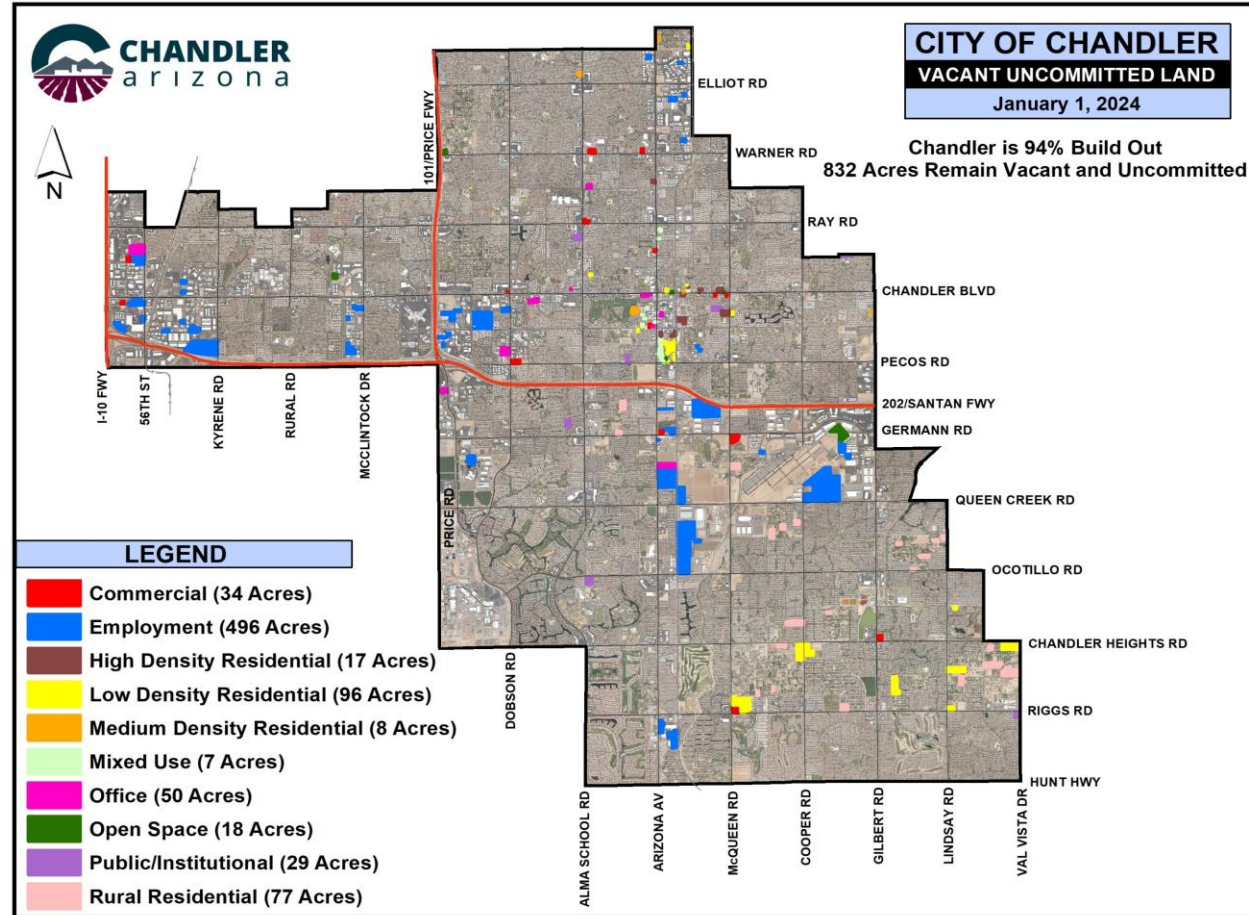
Changes since 2016



Approaching Build Out

Changes since 2016

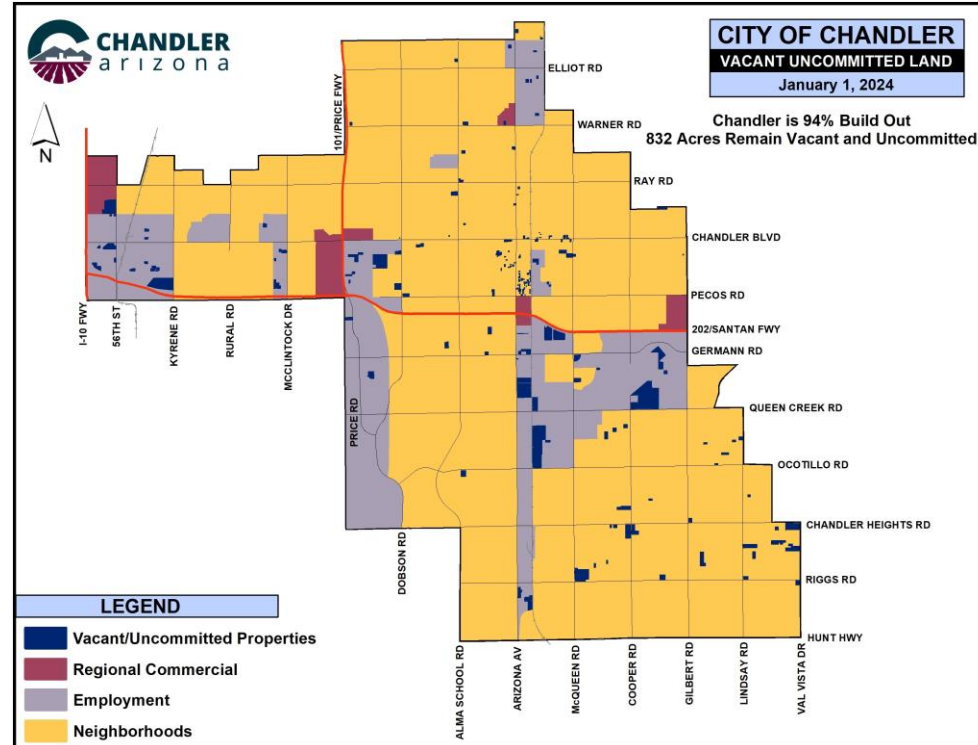
- Approximately 70% remaining land planned for non-residential uses
- Housing
Aug. 2016- Jan. 2025
12,048 units built
 - 40% single-family
 - 60% multi-family
- Finite water resources;
plan accordingly



How will the General Plan affect and be affected by other plans?

Change in land uses could affect:

- Area plans
 - Chandler Airpark Area Plan (2021)
 - Southeast Chandler Area Plan (1999)
 - Downtown Regional Area Plan (2025)
- Transportation Master Plan (2019)
- Water Master Plan (2018)
- Parks Strategic Master Plan (2021)
- Airport Master Plan (2021)
- Infill Incentive Plan (2023)



Joint Meeting Discussion Focus Areas

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Starter Questions

1. How should the City balance protecting employment corridors (e.g. **Price Corridor**) with the demand for increased housing supply and mixed-use projects (e.g. employment campuses featuring jobs, housing, and amenities)?



2. What **types of housing** make sense for Chandler with the limited amount of land available?



3. Development **height**: In what areas of the city do tall, high-density developments make sense? Should the City require minimum heights in certain areas?



Starter Questions



4. What are the most important elements of an effective **redevelopment** and **infill** strategy? What must we maintain and what are we willing to change (e.g. traffic and neighborhood character vs. demand for high-turnover uses)?
5. What should be the City's role in promoting sustainability through development, such as combatting the **urban heat island effect** (e.g. more shade trees in developments and on streets, alternative paving materials, etc.)?

