

RESOLUTION NO. 5938

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING A NEW “DOWNTOWN REGION AREA PLAN,” ESTABLISHING RECOMMENDED FUTURE LAND USES AND CONCEPTUAL DESIGN THEMES AND PRINCIPLES FOR PROPERTY WITHIN THE DOWNTOWN REGION AND MORE SPECIFICALLY THE AREA BOUNDED BY RAY ROAD, MCQUEEN ROAD, LOOP 202 SANTAN FREEWAY, AND ALMA SCHOOL ROAD.

WHEREAS, pursuant to Ariz. Rev. Stat. § 9-461.08, a municipality may adopt specific area plans that regulate land development within the area specified in the plan; and

WHEREAS, in July 1995 the Chandler City Council adopted Resolution 2374, creating the City of Chandler Redevelopment Plan Element for the purpose of encouraging redevelopment and revitalization within one and three-quarters square miles of downtown Chandler in an area bounded by Ray Road, McQueen Road, Pecos Road, and Hartford Street; and

WHEREAS, in September 2006 the Chandler City Council approved and accepted the South Arizona Avenue Entry Corridor Study for the purpose of creating a vibrant downtown corridor “gateway” in response to the opening of the Loop 202 Santan Gateway Freeway, covering three-quarter square miles of the downtown within the Chandler Redevelopment Plan Element bounded by Chandler Boulevard, the Union Pacific Railroad Company, Pecos Road, and Palm Lane; and

WHEREAS, in January 2010 the Chandler City Council adopted Resolution 4333, creating the City of Chandler South Arizona Avenue Design Guidelines for the purpose of adopting development design guidelines to assure quality growth in an urban and pedestrian-oriented environment within the area defined by the South Arizona Avenue Entry Corridor Study; and

WHEREAS, the Chandler City Council finds that it is essential for the economic health of the City that future land use development within the Downtown Region reflects current and expected development trends while maintaining a thriving downtown; and

WHEREAS, the Chandler City Council finds that adopting a new Downtown Region Area Plan to clarify recommended future land uses and conceptual design standards will improve the City’s economic well-being by promoting new housing, job creation and sustaining the economic growth of the Downtown Region; and

WHEREAS, the update will expand the boundaries of the Redevelopment Plan Element and the South Arizona Avenue Entry Corridor Study to include a total of 2.4 square miles by expanding the boundary north to Ray Road and east and west to include existing neighborhoods north of Chandler Boulevard, expanding the boundary south to the Loop 202 Santan Freeway to include the entire entry corridor into the downtown, and expanding the boundary west to Alma Schol Road to include the historic San Marcos Golf Course and surrounding development, because these areas are either gateway locations to the downtown or have strong connections to Downtown Chandler; and

WHEREAS, the City sought public input on the area plan update through a variety of means, including stakeholder interviews, online surveys, community meetings, briefings before the Historic Preservation Commission, the Planning and Zoning Commission and Chandler City Council, and a public hearing before the Planning and Zoning Commission pursuant to Ariz. Rev. Stat. § 9-461.09; and

WHEREAS, this resolution has been acted upon as a published agenda item at a regular public meeting of the Chandler City Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chandler, Arizona, as follows:

- Section 1. Adopts the “Downtown Region Area Plan,” as published on the City’s website at, <https://www.chandleraz.gov/sites/default/files/departments/development-services/City-of-Chandler-Downtown-Region-Area-Plan-Draft.pdf>, a hard copy of which is on file with the City Clerk’s office under the document titled “2025 Downtown Region Area Plan,” to apply to the area described in Exhibit A to this Resolution.
- Section 2. Rescinds and replaces the previous Chandler Redevelopment Plan Element as adopted by Resolution 2374 and City of Chandler South Arizona Avenue Design Guidelines as adopted by Resolution 4333 and as amended thereafter.
- Section 3. Authorizes staff to publish and maintain the Downtown Region Area Plan on the City’s website in digital format.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5938 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2025, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

EXHIBIT 'A'
Legal Description

