

General Plan Update 2026



CHANDLER
arizona



LOGAN SIMPSON

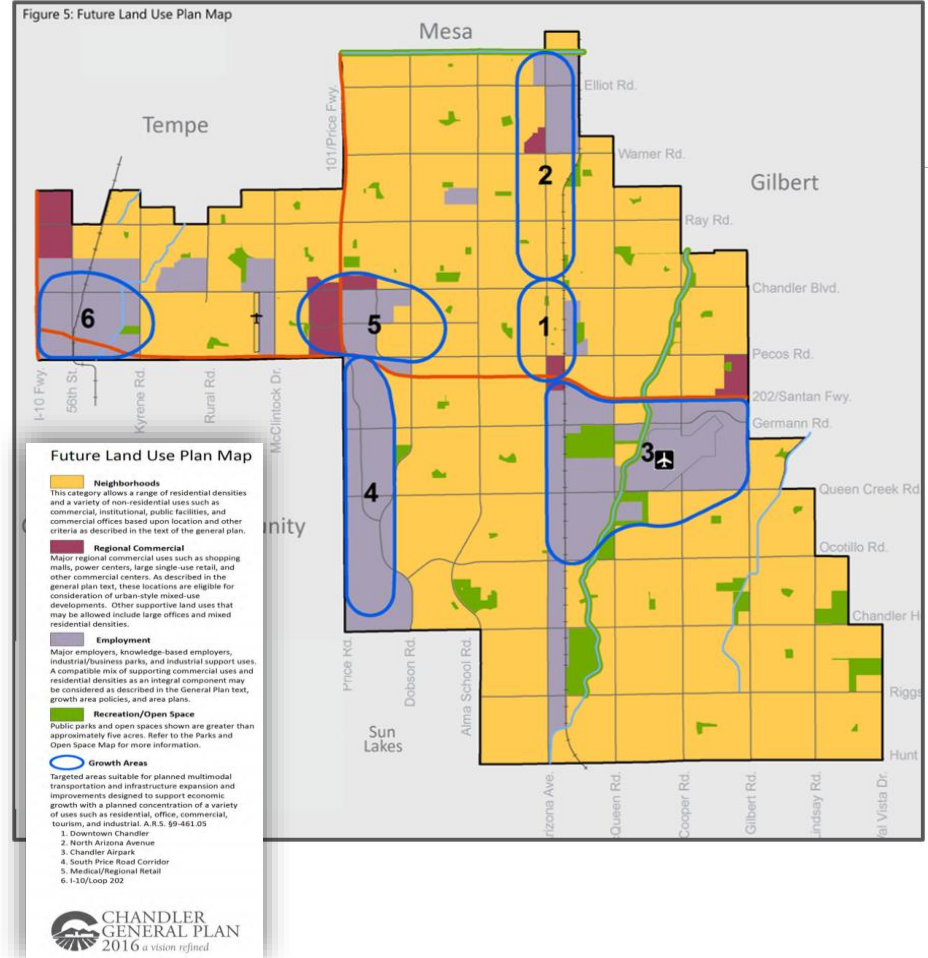
General Plan Update Overview

- What is it and why update it?
- Changes since 2016
- Update Process/ Timelines
- Innovative Public Participation

What's a General Plan

- Comprehensive set of broad policies used to guide development
- Vision for city's ultimate build-out
- Strategic plan; not parcel specific
- Community Goals
- 2016 approved by voters 85.8%; no amendments

Approved 2016 General Plan



What's a General Plan

REQUIRED FOR ALL MUNICIPALITIES:

Land Use
Circulation

Required for populations over 10,000:

- Open Space
- Growth Area
- Environmental Planning
- Cost of Development
- Water Resources

Required for populations over 50,000:

- Conservation
- Recreation
- Public Services and Facilities
- Public Buildings
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Safety
- Bicycling
- Energy
- Neighborhood Preservation and Revitalization

ELECTED ELEMENT:

Economic Growth

Why Update the General Plan?

- State statutes requires update every 10 years
- Any rezonings must consistent with the General Plan
- Address new development trends/ factors facing Chandler
- Community vision & values remain relevant
- Approaching build-out

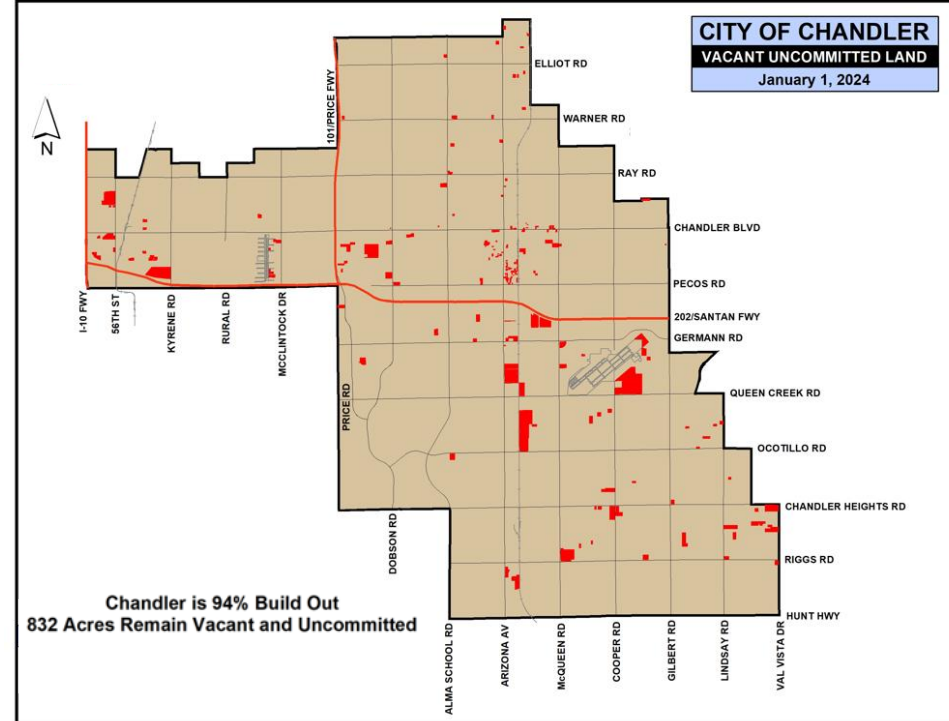
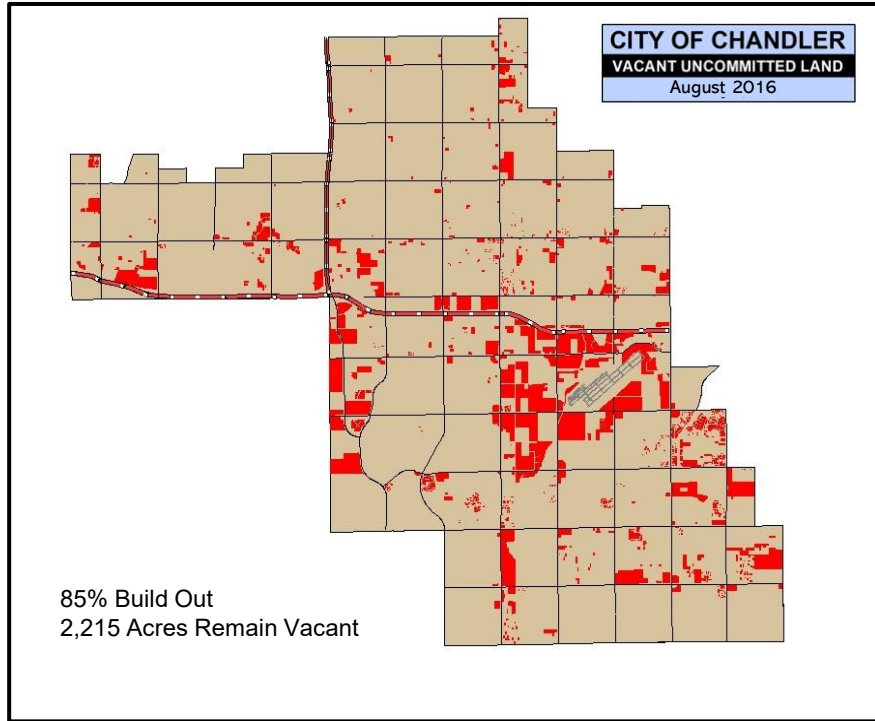


Changes since 2016

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



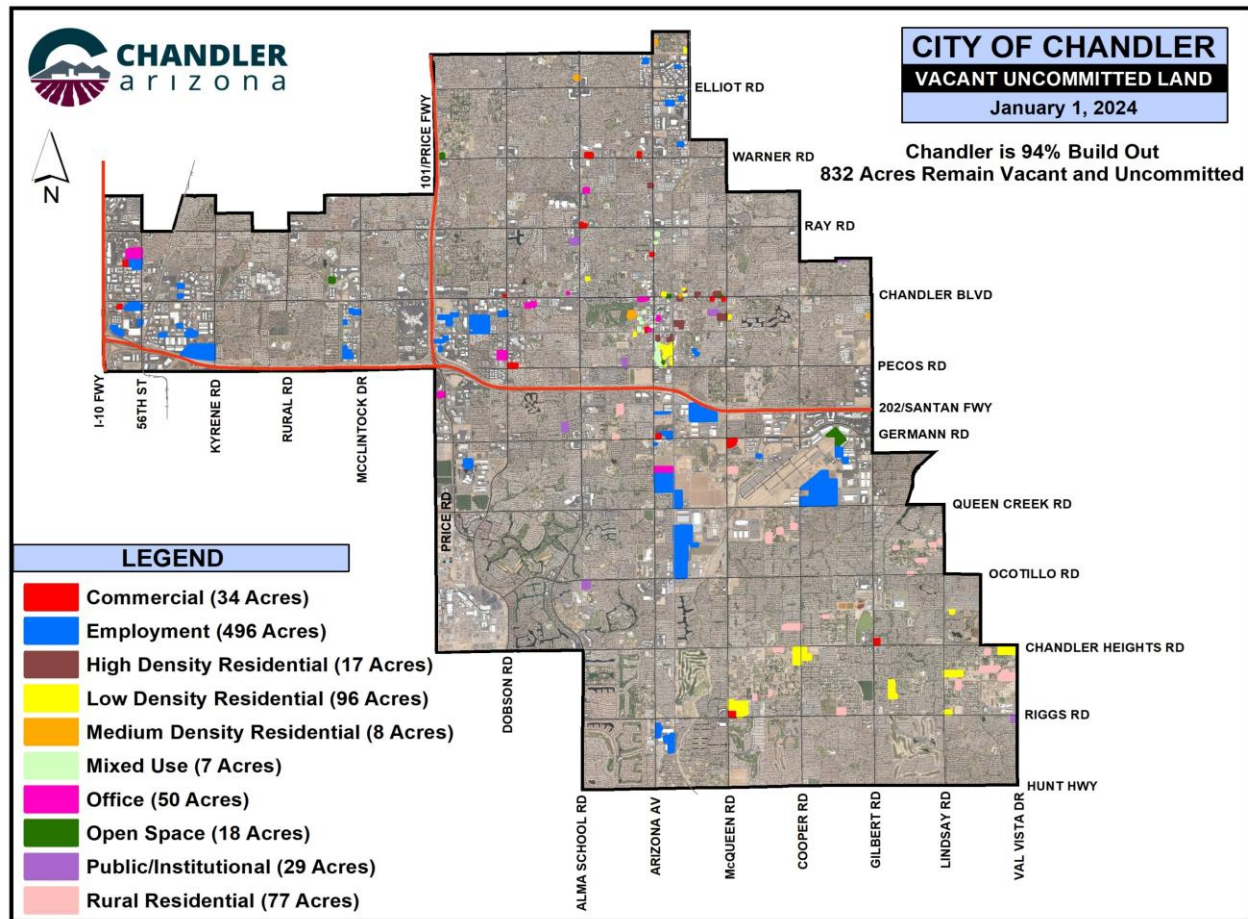
Changes since 2016



Approaching Build Out

Changes since 2016

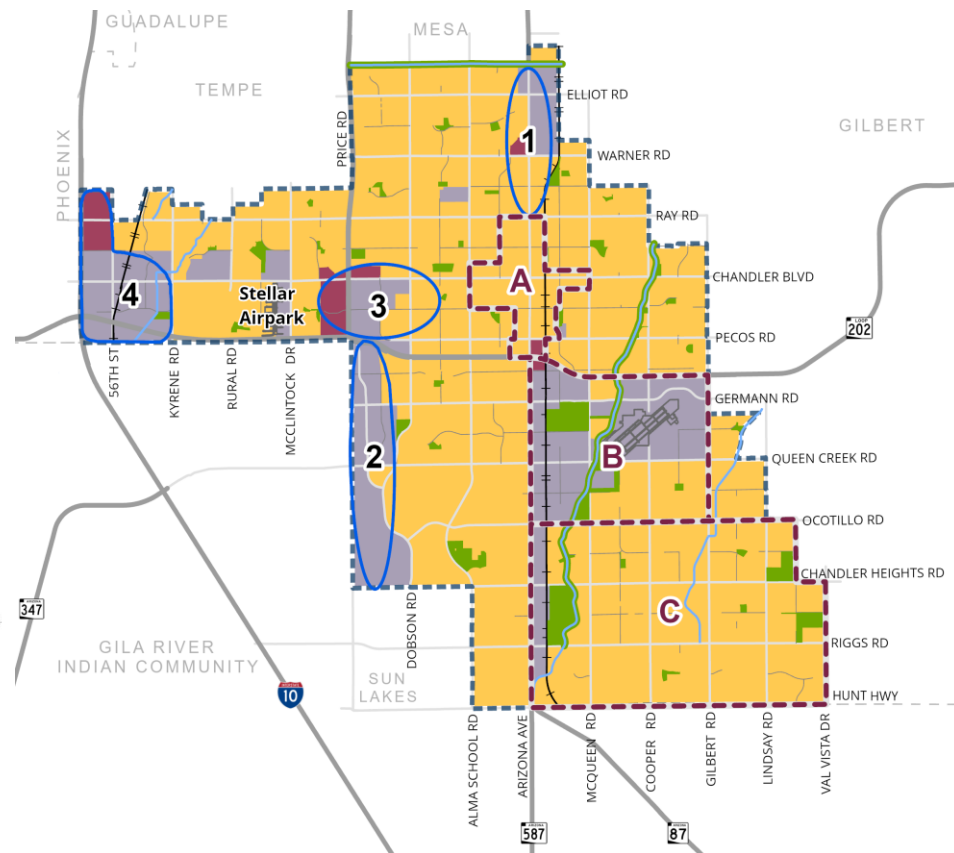
- Approximately 70% remaining land planned for non-residential uses
- Housing
2016- Jan 2025
11,956 units built
- Finite water resources;
plan accordingly



CITY OF CHANDLER
**GENERAL
PLAN
2026**

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2026



General Plan Update 2026 Plan Process



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

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

- Online Questionnaires
- Interview interested stakeholders-April
- **ChandlerTalks** May 10th & October 15th
Host experts to discuss hot topics items
- **Chandler Listens** Public Workshop #2-
August 5th & 9th
- **Immersive Mobile Lab** October 28th
- Social Media
- Partnership with Chandler businesses
"Made in Chandler"
- Provide booth at community events
- Survey multi-family residents



General Plan Update 2026 Plan Process



❖ October 1, 2025- Initiate 60-day statutory review period
Public meetings seeking final comment

❖ November 2025

- Consult with regional stakeholders-MAG & adjacent cities
- Interdepartmental staff review-
Technical Advisory Committee (TAC)
- Briefing with hearing boards
- Revise draft to address comments received
- Prepare final draft

❖ December 1, 2025- 60-day period ends;



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General Plan Update 2026 Plan Process



- ❖ December 9, 2025- RAC recommend to hearing boards
- ❖ January 7th & 21st, 2026- Two Planning and Zoning Commission public hearings
- ❖ February 5, 2026- City Council agenda
- ❖ April 6, 2026- 120 days prior to election; deadline put on ballot
- ❖ August 2026- Citizen ratification vote during Primary election



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