



# City Council Work Session

February 23, 2026

PLH25-0010 Chandler General Plan Update



CITY OF CHANDLER  
**GENERAL  
PLAN  
2026**

*evolving the Chandler way*

# What's Different?

## MINOR HOUSEKEEPING CHANGES

- Changed the plan structure
- Updated policies
- Updated demographics
- Updated historic timeline
- Updated reference plans
- Updated glossary
- Updated graphics/photos
- Summarized public participation
- Vision Statement

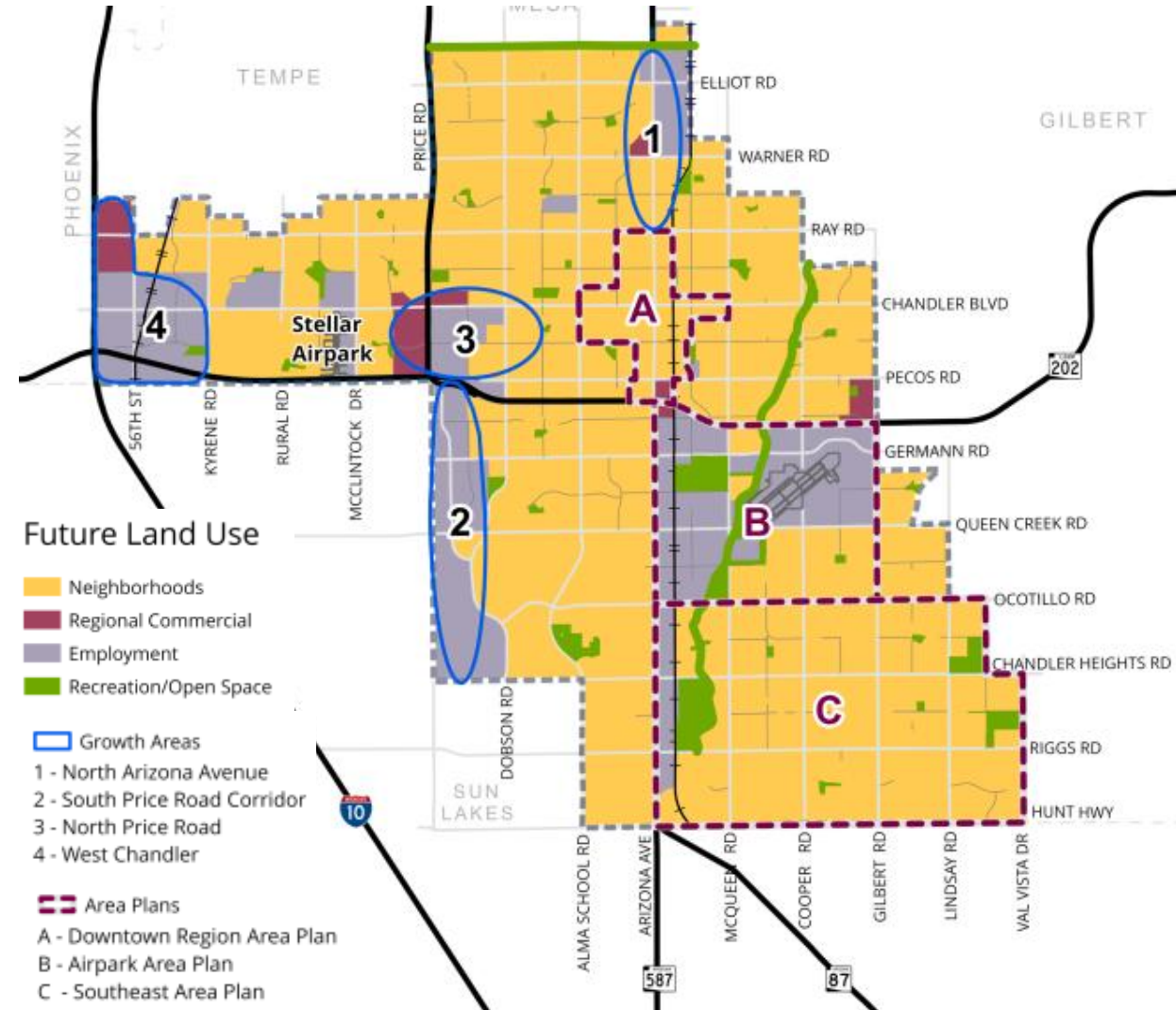
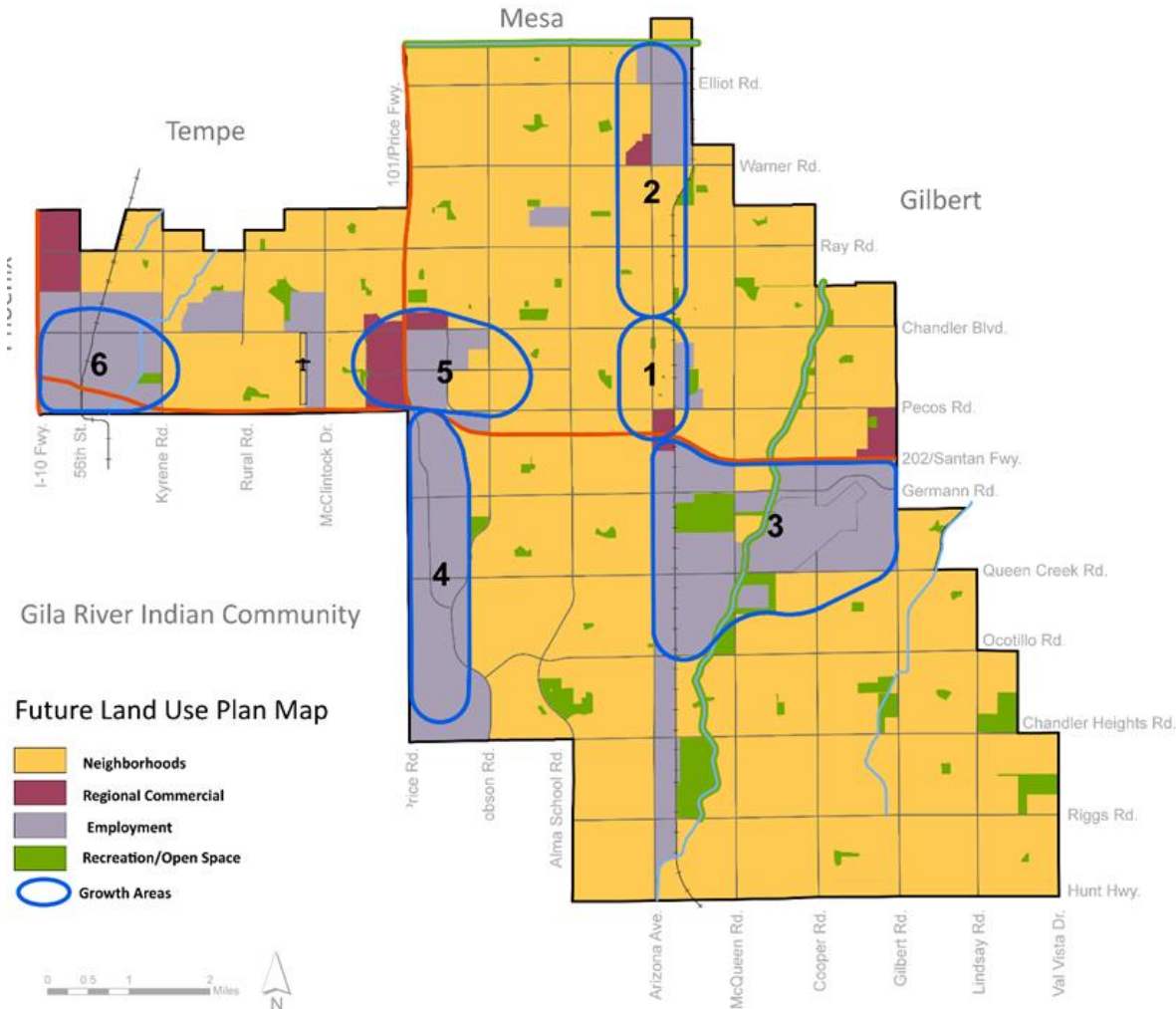
## MORE SIGNIFICANT CHANGES

- Future Land Use Map
  - Growth Area revisions
  - Illustration of Area Plans
  - Category mapping revisions
- Future Land Use Categories
  - Revisions and refinements
- Implementation Action Table

# Future Land Use Map (FLUM)

2016

2026



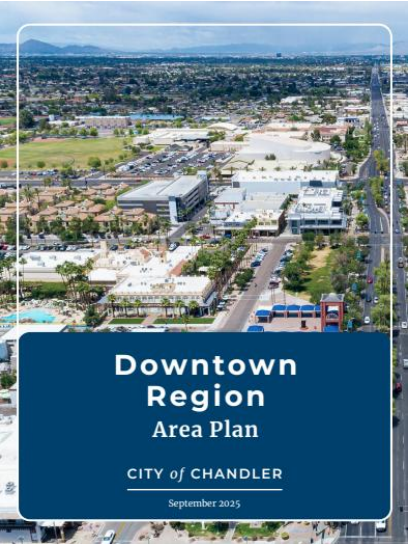
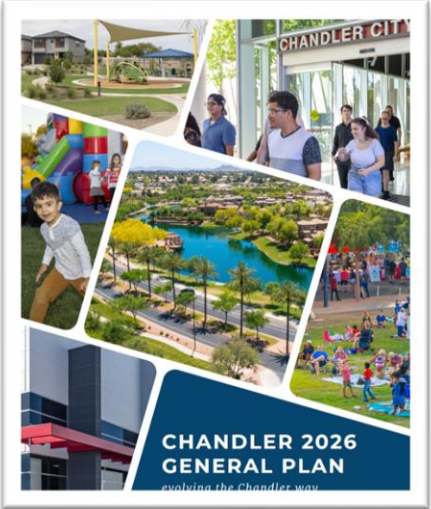
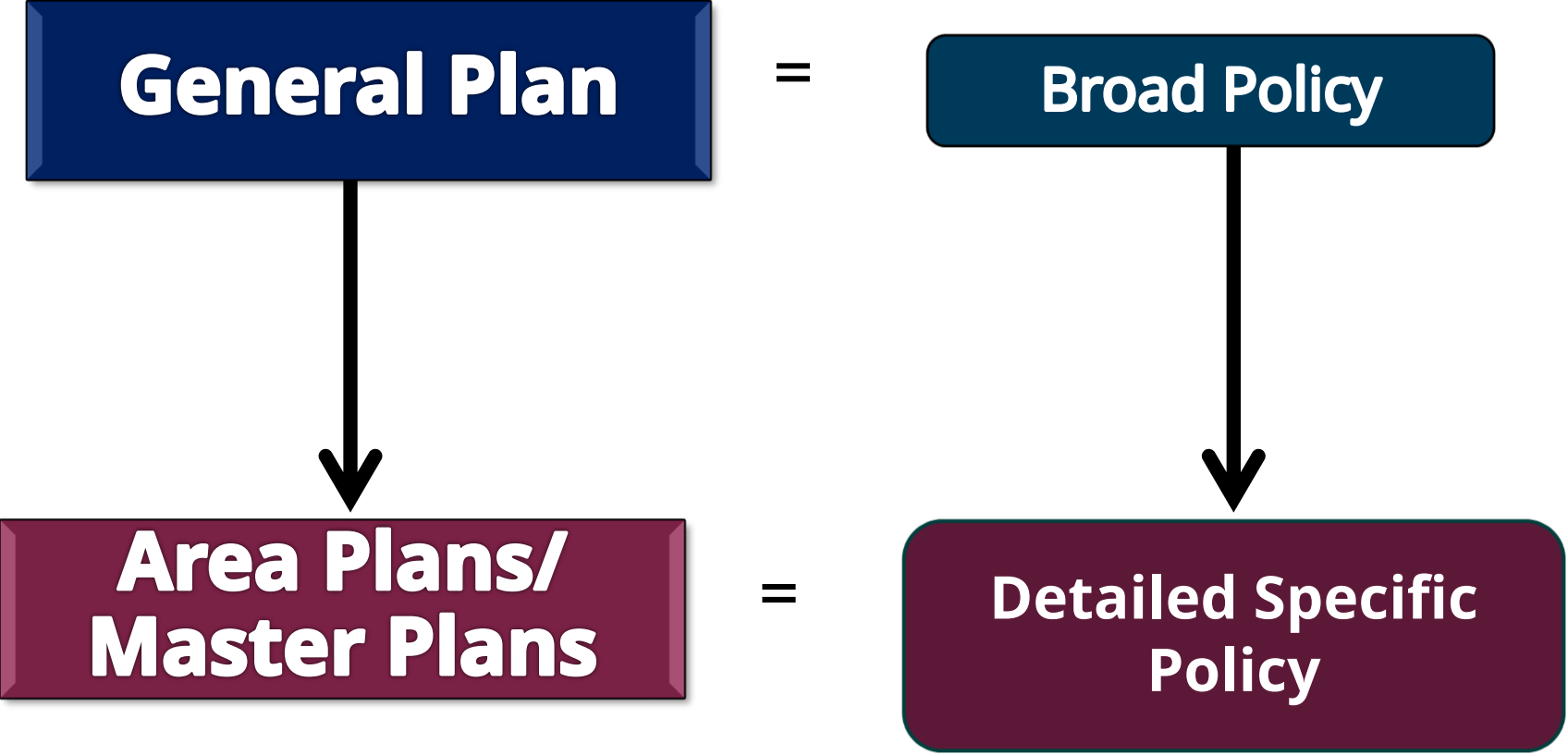
# Concerns Heard

- **South Price Corridor Growth Area- New residential policy**
- **Use of the word “Urban”**
- **Addressing Architecture**



# Architecture

## Hierarchy of Plans



# Urban Residential

2016

The predominant land use in this category is residential, however; a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category subject to the following criteria:

- *High-density residential* (12-18 dwelling units per acre) ...
- *Urban residential* (densities exceeding 18 dwelling units per acre) ...

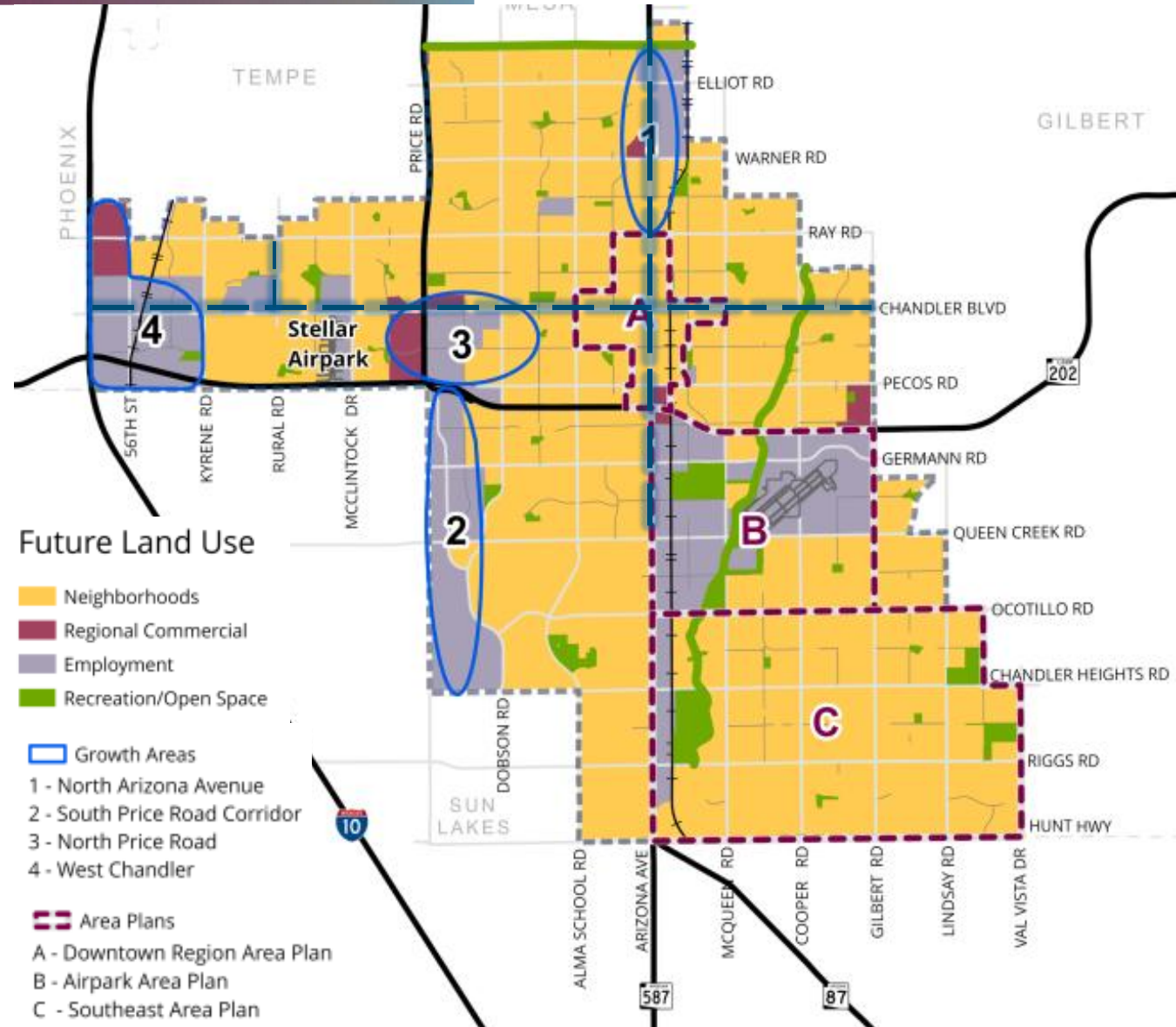
2026

The predominant land use in this category is residential; however, a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category, subject to the following criteria:

- *High-density residential* (**13-25 dwelling units per acre**) ...
- *Urban residential* (**26+ dwelling units per acre**) ...

# Urban Residential

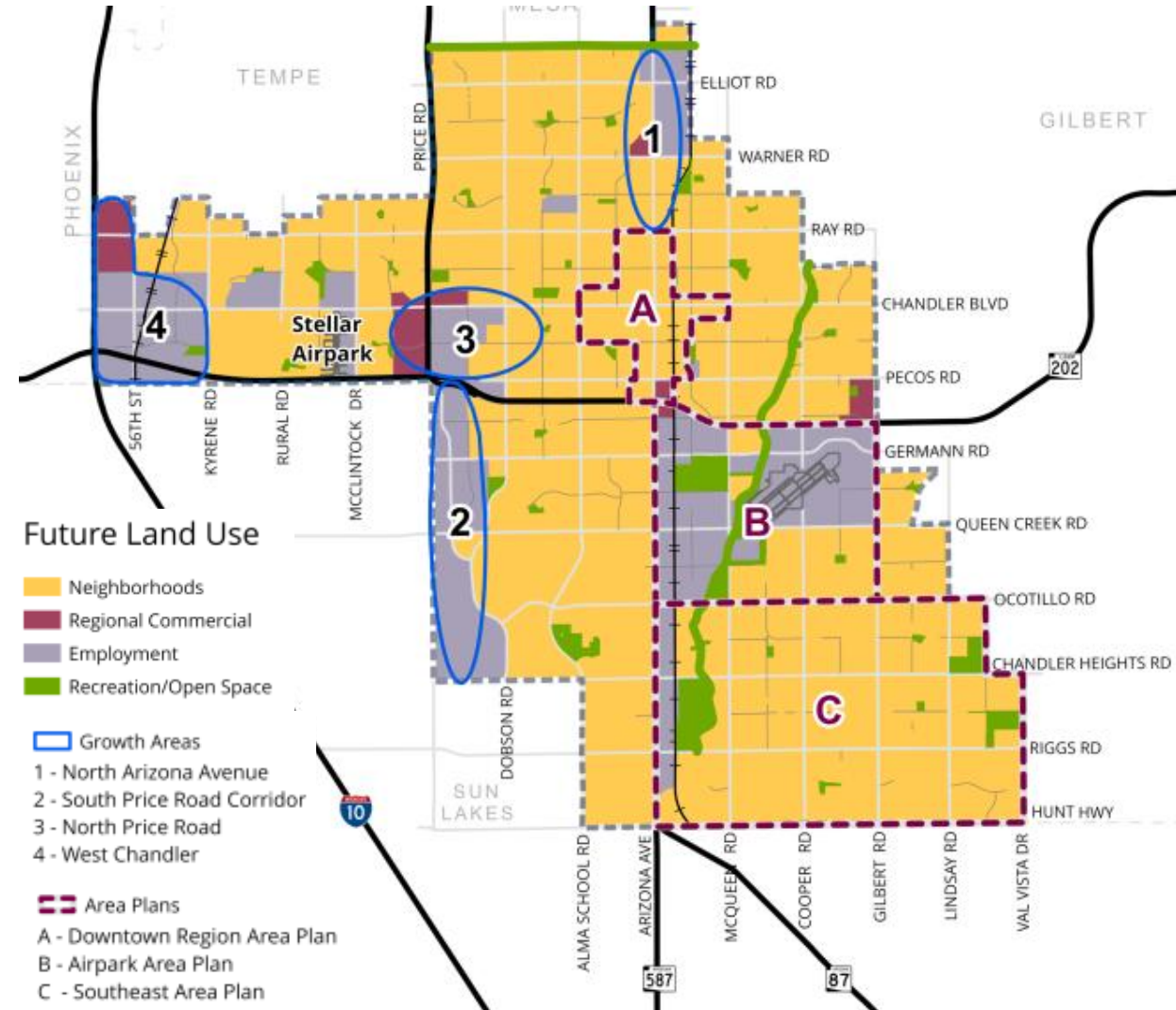
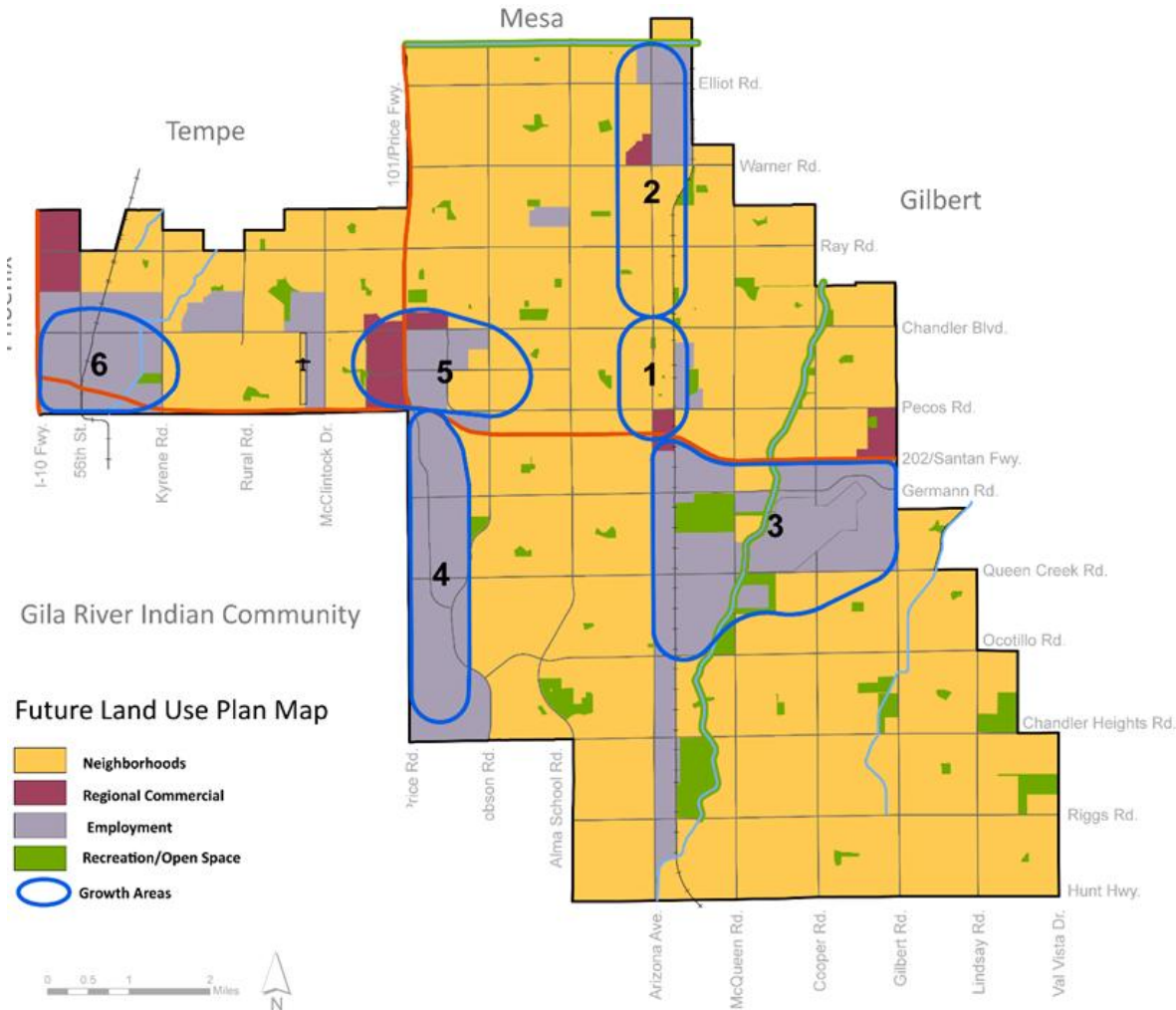
- 1<sup>st</sup> used 2008 General plan
- Used for densities exceeding 18 units per acre
- Limited to areas within the downtown region, designated high-capacity transit corridor, growth areas, and as an incentive to redevelop underutilized commercial properties within the Infill Incentive District



# Future Land Use Map (FLUM)

2016

2026



# South Price Road Corridor Growth Area

## Growth Area Policies

**South Price Road Corridor:** Strategic infrastructure investment and proactive planning have resulted in a significant regional employment corridor along Price Road south of the SanTan 202 Freeway. The corridor has become a first-class, high-technology area attracting employers and industry leaders. Advanced business services, aerospace, high-technology, and research and development/manufacturing are some of the industries along the corridor. The *South Price Road Corridor* will continue to be reserved for high-wage jobs in knowledge-based industries and advanced business services.



## SOUTH PRICE ROAD CORRIDOR GROWTH AREA POLICIES (SPRCGA)

**SPRCGA 1.** Actively preserve and enhance the high-value employment reputation of the corridor by giving priority to single users in campus-like settings.

**SPRCGA 2.** Reserve the corridor for knowledge-based employers and ancillary support nonresidential uses, except that urban residential may be considered as identified within the policies of this growth area.

**SPRCGA 3.** Maintain and expand the campus environment on South Price Road.

**SPRCGA 4.** Encourage more diverse knowledge-based industries.

**SPRCGA 5.** Develop the corridor with mid-rise developments, concentrating building intensities along Price Road and transitioning down to existing neighborhoods on the east side of Price Road to further the intensive utilization of properties with high-value employment.

**SPRCGA 6.** Preserve and enhance corridor aesthetics with high-quality building architecture and landscaping.

**SPRCGA 7.** Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and residential uses centered on a common design theme. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support residents and employees (e.g., retail, restaurants, co-working space, or business services) and it is part of a larger employment campus that offers shared amenities and enhanced pedestrian connections.

**SPRCGA 8.** Provide flexibility for remnant parcels, remnant portions of completed projects, or vacated parcels, provided the tenants reflect the types of business use appropriate for the corridor.

**SPRCGA 9.** Provide pedestrian, bicycle, vehicle, and transit connections to adjacent residential and commercial uses and regional transit to support businesses and employees in the corridor.

NAVIGATE



ENVISIONS



REIMAGINES



CONNECTS



SUSTAINS



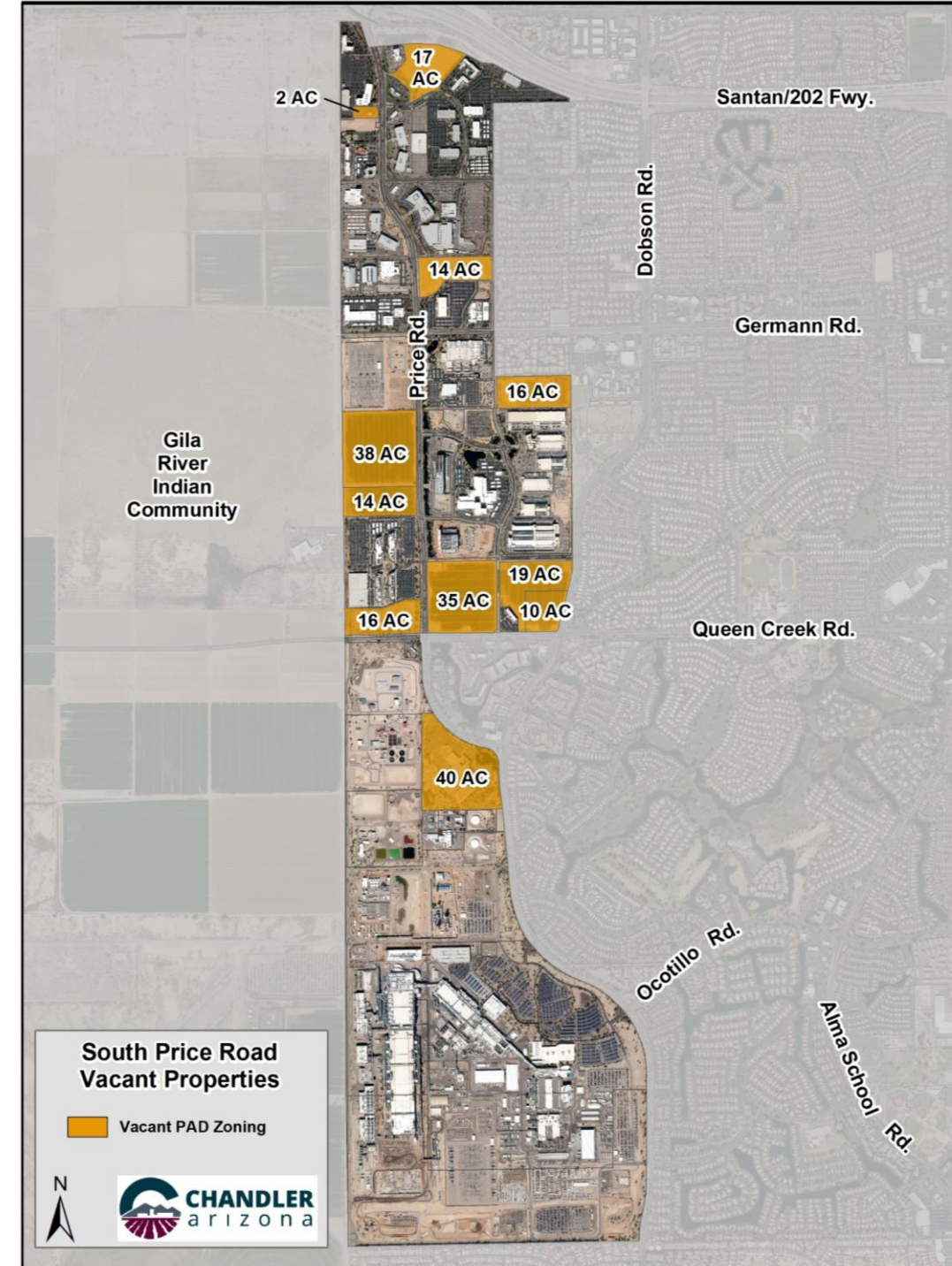
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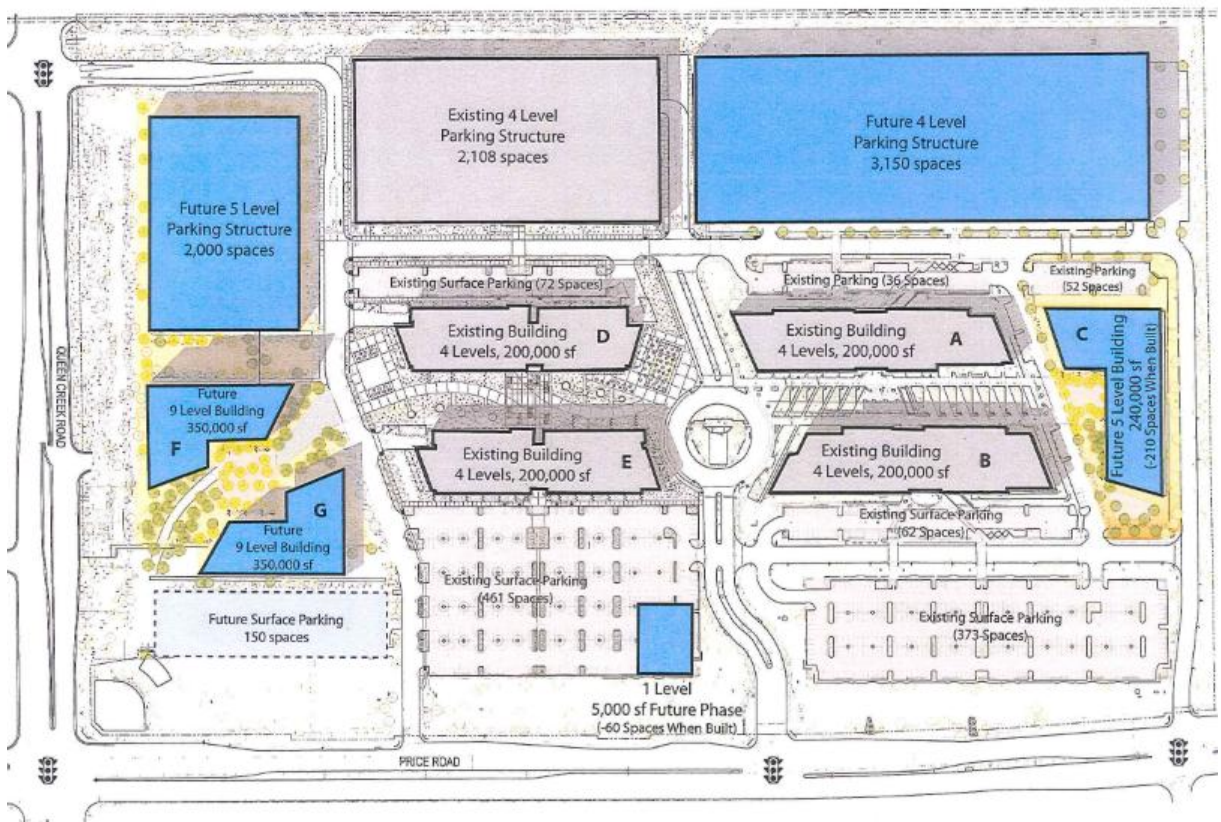
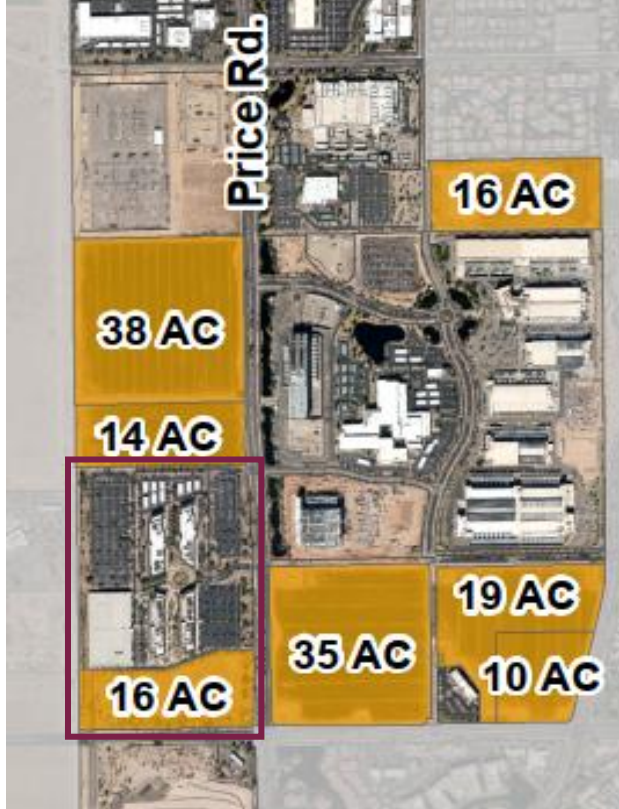
APPENDICES

# South Price Road Corridor Growth Area

- 1982-Identified as Employment Corridor
- 1998- Introduced campus-like settings
- 2001- Promote & protect corridor for “large high-tech corporations in a single-use, campus-like environment”; 15 acre minimum
- 2016- Eliminated 15-acre minimum



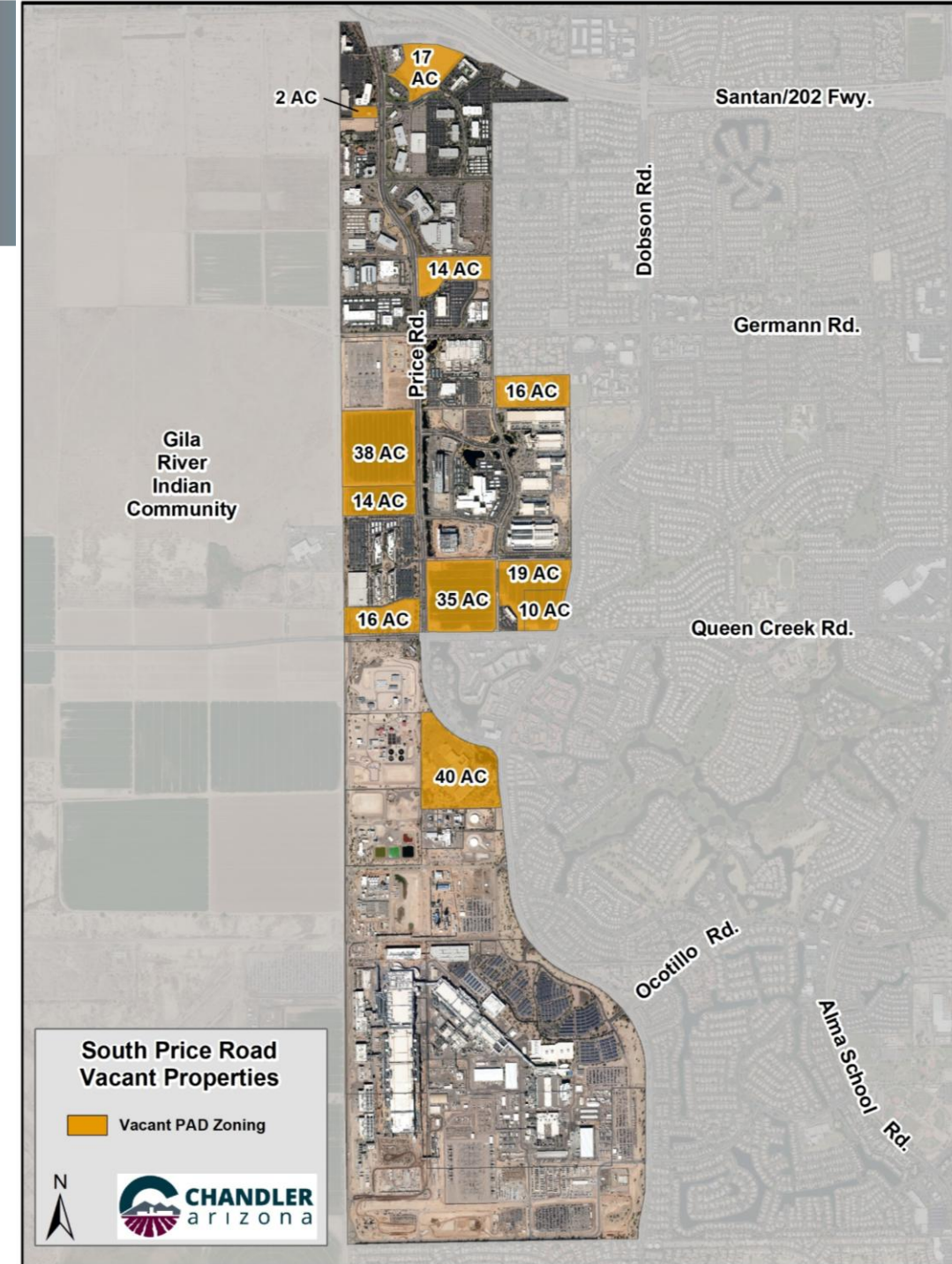




# South Price Road Corridor Growth Area

## New Policy:

Enhance the campus-like environment by supporting development that includes **true vertical mixed uses, allowing for employee and residential uses centered on a common design theme**. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support residents and employees (e.g., retail, restaurants, coworking space, or business services) and it is part of a larger employment campus that offers shared amenities and enhanced pedestrian connections.



# 2026 Neighborhood Category

2016

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The predominant land use in this category is residential, however; a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category subject to the following criteria:

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2026

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# 2026 Regional Commercial Category

## 2016

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- This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the Future Land Use Plan Map and are also eligible for consideration of urban-style mixed-use developments, large office users, and a compatible mix of residential densities.

## 2026

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- This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the FLUM and are also **eligible for consideration of urban residential and large office users.**
- **The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.**

# 2026 Employment Category

2016

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- The Future Land Use Plan Map focuses attention on strengthening the community's economic base by expanding the growth areas and identifying a variety of employment areas for future growth. Major employers, knowledge-based industries, and industrial/business parks are allowed within Employment. A compatible mix of industrial support uses and residential densities as an integral component may be considered.
- Light industrial business parks may be considered in campus-like settings containing knowledge-based employers, corporate offices, manufacturing, and warehouse and distribution. A compatible mix of industrial support uses and residential densities may also be considered as an integral component of a planned mixed-use development.

2026

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- The FLUM focuses attention on strengthening the community's economic base by identifying a variety of employment areas for future growth. **As Chandler approaches build-out, most of the available land is designated for employment; therefore, it is imperative to target key industries for healthy growth of the city. For more than 50 years, Chandler has welcomed high-tech manufacturing, pioneering research, and emerging technologies that have shaped our community. We will continue to prioritize employment uses of advanced manufacturing, knowledge-based industries, advanced business services, next-generation software engineering, and healthcare services.**
- **Light industrial business parks are also permitted, prioritizing manufacturing, research and development, and emerging technologies. Corporate and large office developments are allowed uses within employment designation.**
- **Residential can be considered with employment if designed as part of an integral component to the campus, see growth area polices and area plans for additional criteria. The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.**

# Implementation Action Plan

ACTION NUMBER	IMPLEMENTATION ACTION DESCRIPTION	TIMEFRAME (SHORT, MID, LONG, ONGOING)	COMPLETION
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## CHANDLER REIMAGINES

Land Use and Growth Areas			
R1	Explore other incentives for projects to promote infill and residential developments with integrated uses in appropriate growth or targeted areas of the city.	Short	
R2	Develop and apply a compatibility review checklist for infill development, including criteria for land use, scale, design, and infrastructure adequacy.	Short	
R3	Review site design checklists to ensure residential, commercial, and employment buildings are encouraged to orient towards and promote alternatives modes of travel.	Short	
R4	Revise the <i>Residential Conversion Policy</i> .	Short	

## CHAPTER 5 – CHANDLER HONORS

The purpose of this chapter is to honor the community's vision for Chandler by articulating a systematic action plan. The 73 actions below are organized by chapter theme and topic areas and are meant to be implemented within short- (1–5 years), mid- (5–10 years), or long- (10 or more years) term timeframes and on an ongoing basis. These actions and timeframes will assist the city in complying with the statutory general plan reporting requirements detailed in ARS §9-461.07. More importantly, these actions are a guide and roadmap forward to help the city realize the community's vision; however, they remain flexible and subject to staffing and financial resources.

## Next Steps:

- City Council  
**February 23, 2026- Public Hearing**
- Primary Ballot for Ratification  
**July 21, 2026**

# Questions?

[chandleraz.gov/generalplan](http://chandleraz.gov/generalplan)



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