



Chandler General Plan Update



CITY OF CHANDLER
**GENERAL
PLAN**
2026

evolving the Chandler way

General Plan Update Overview

- What is it and why update it?
- Process
- Innovative Public Participation
- Revisions



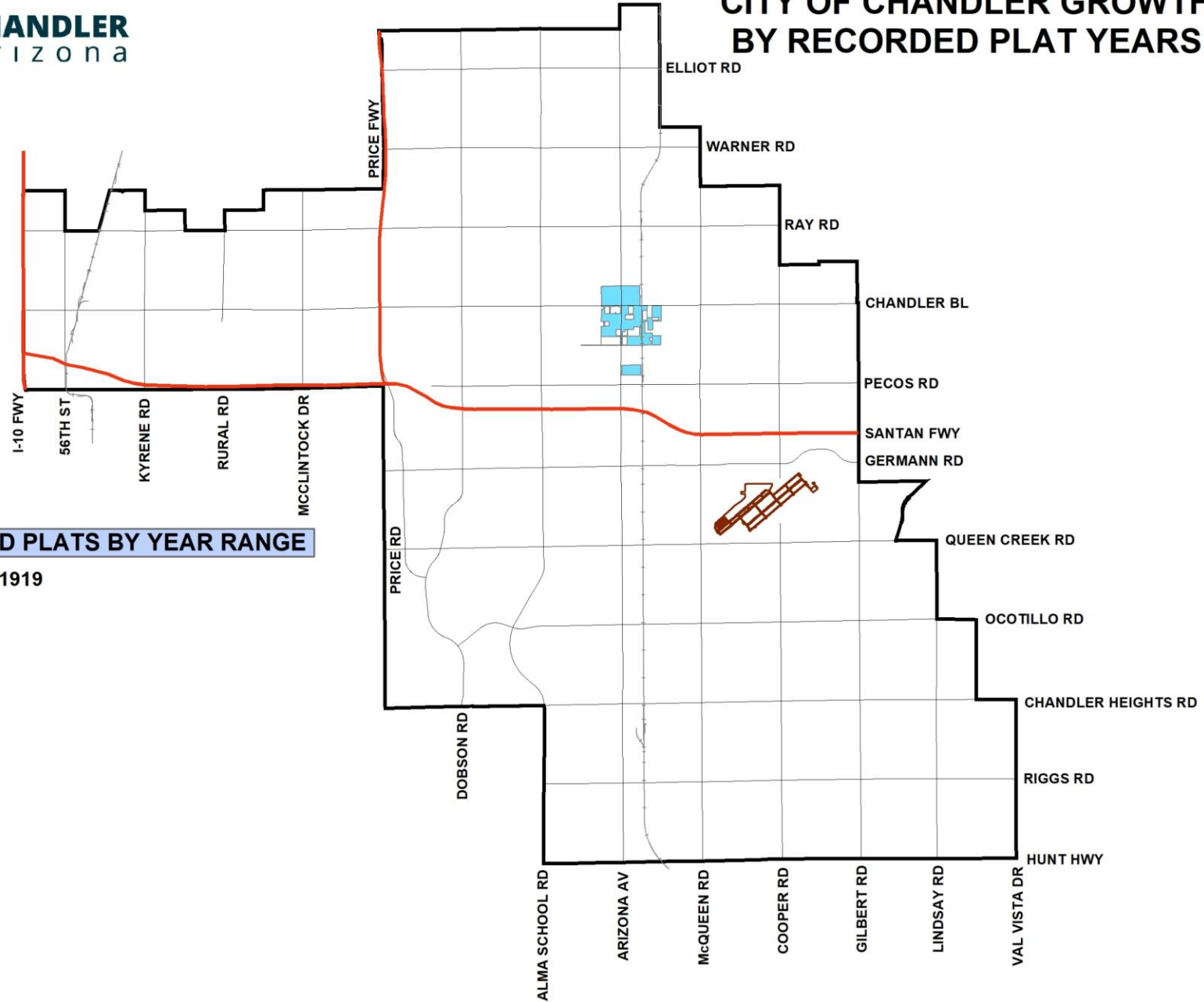


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

1912-1919



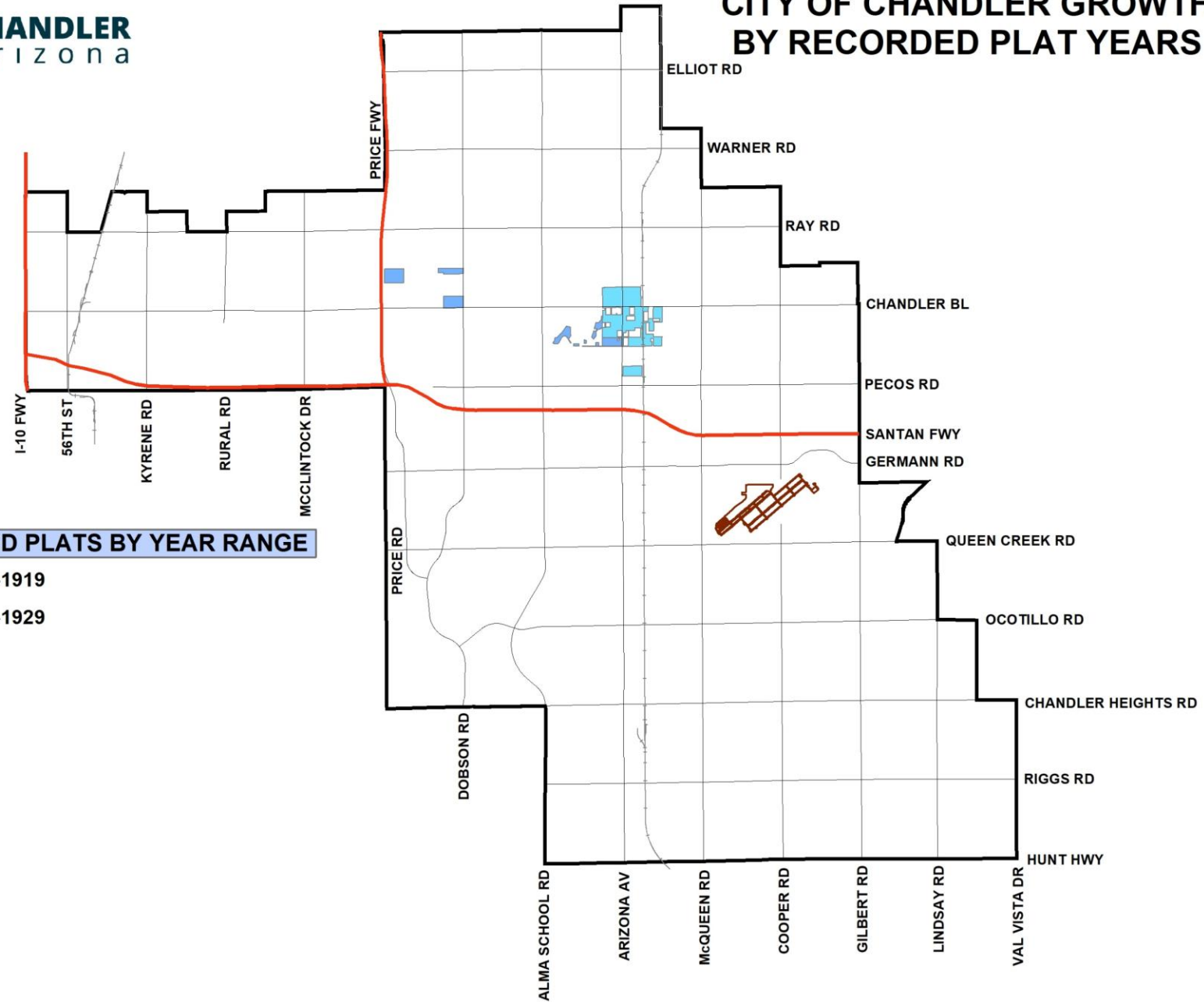


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929



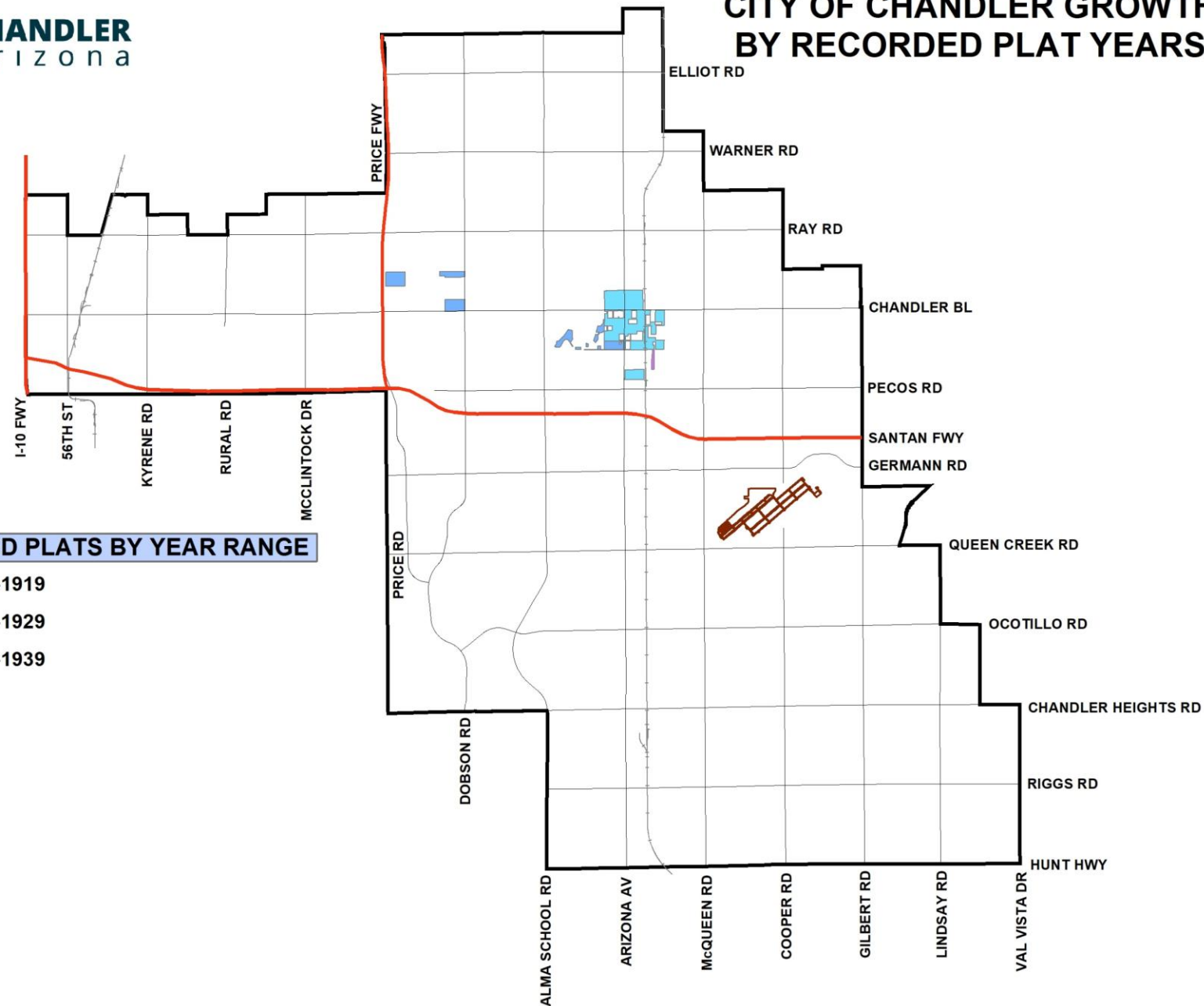


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939



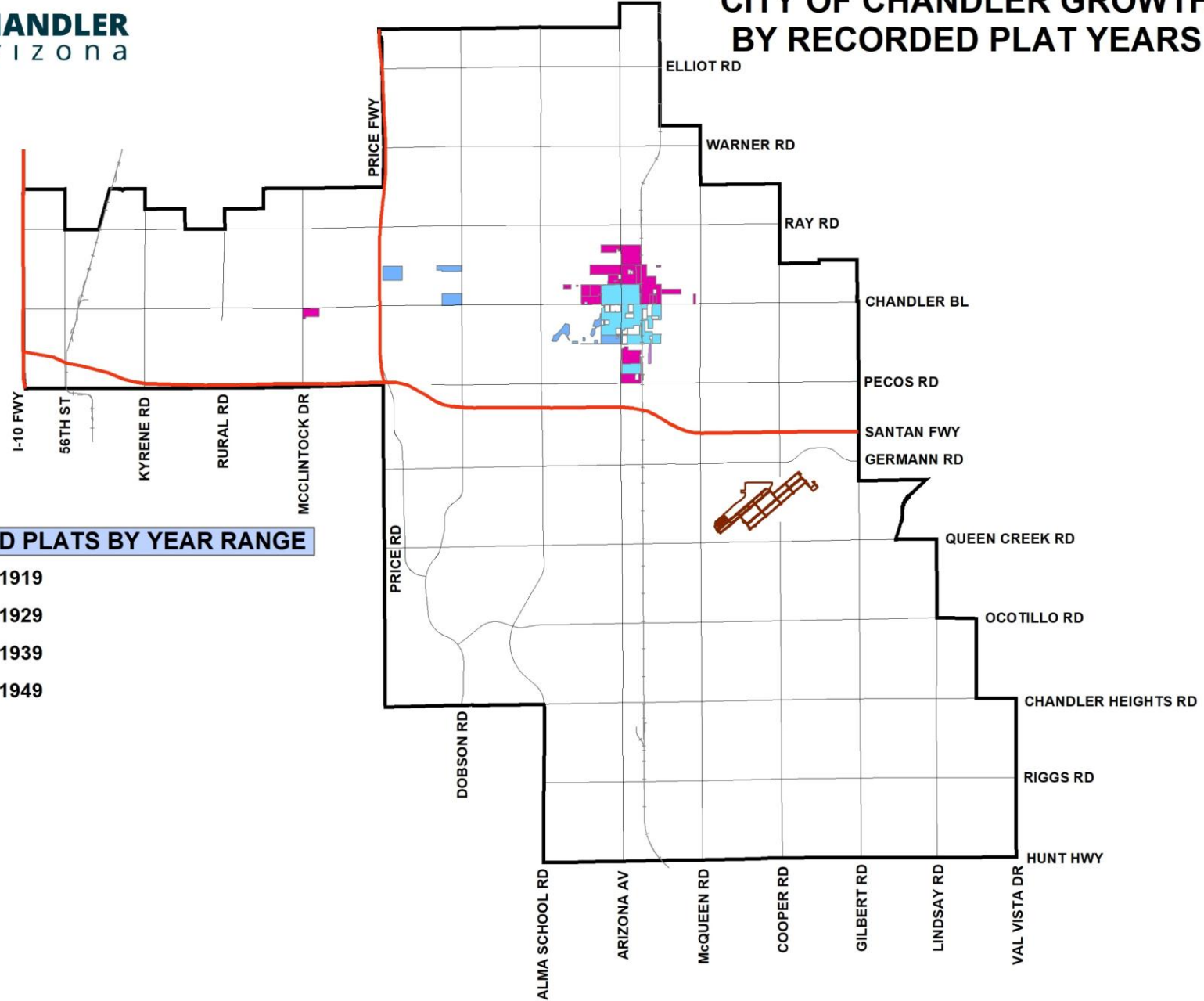


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949



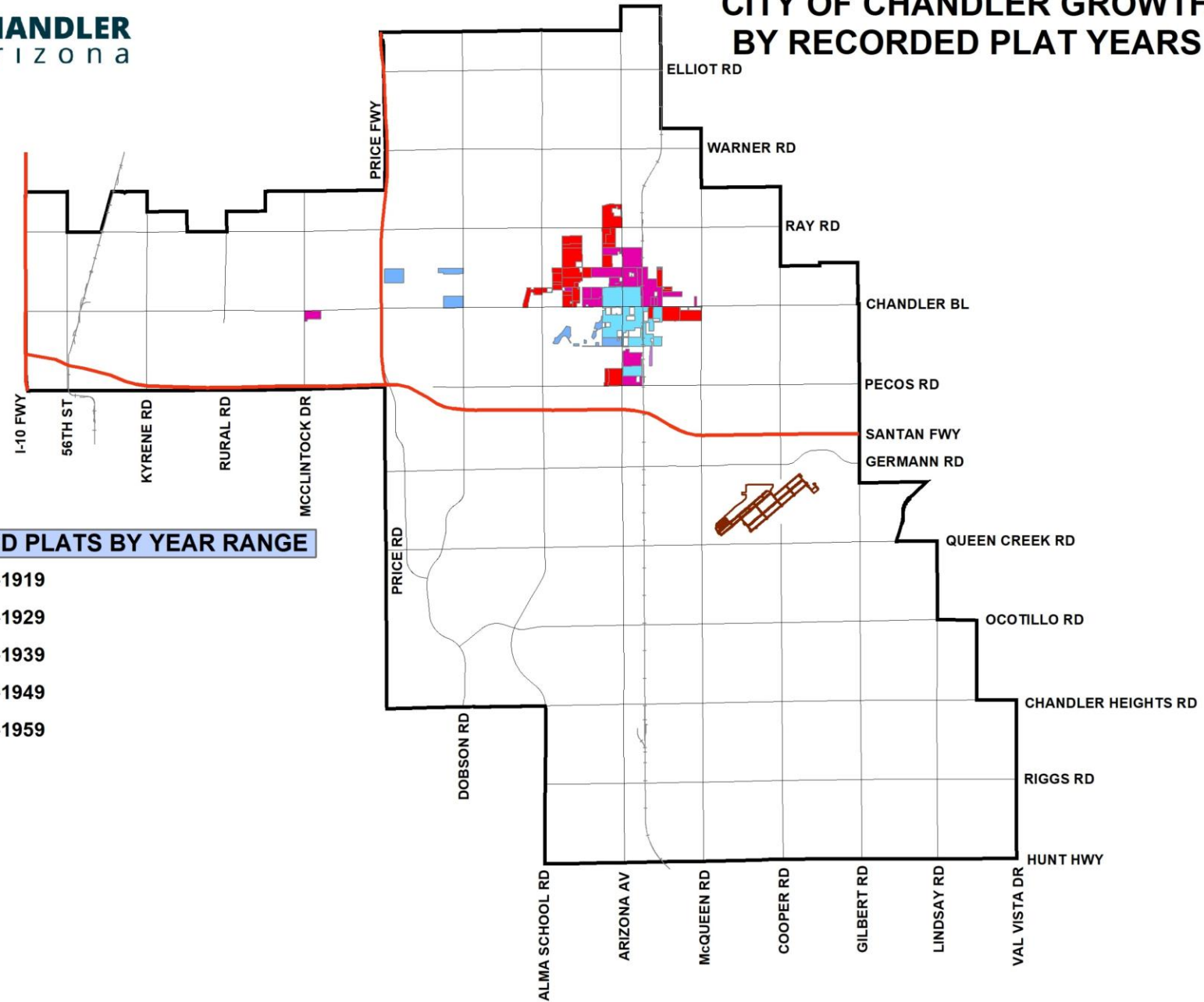


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959



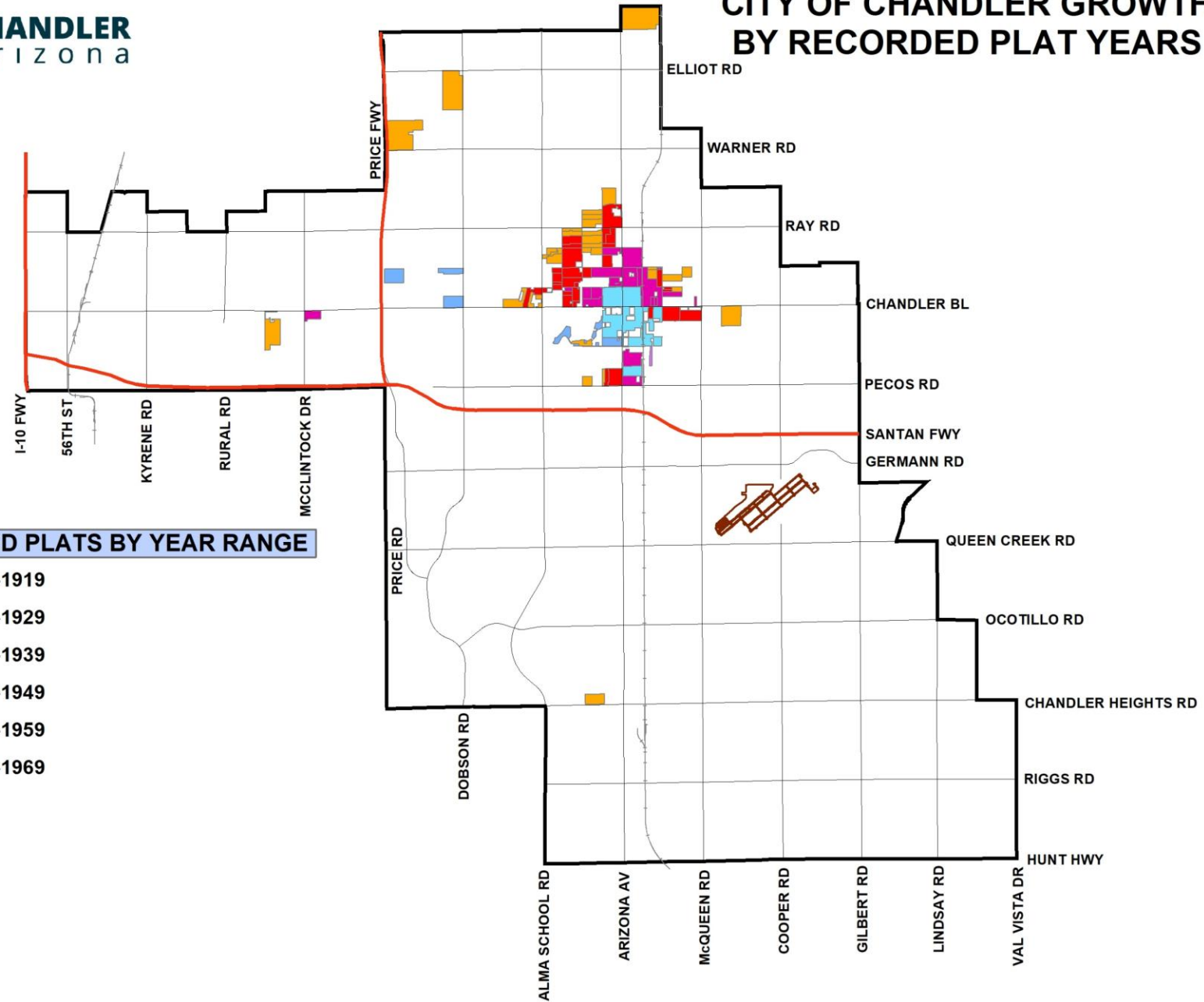


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969



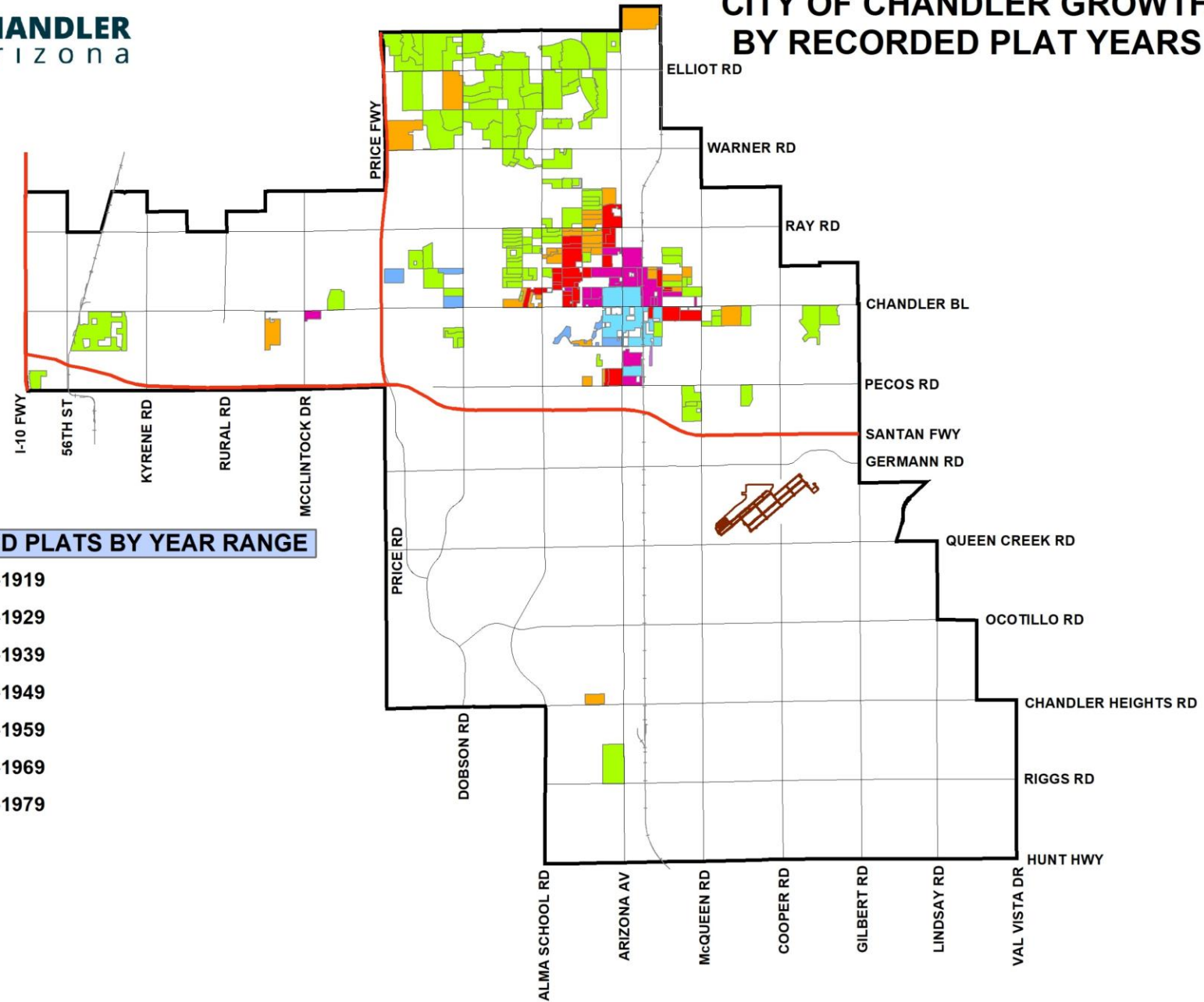


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979



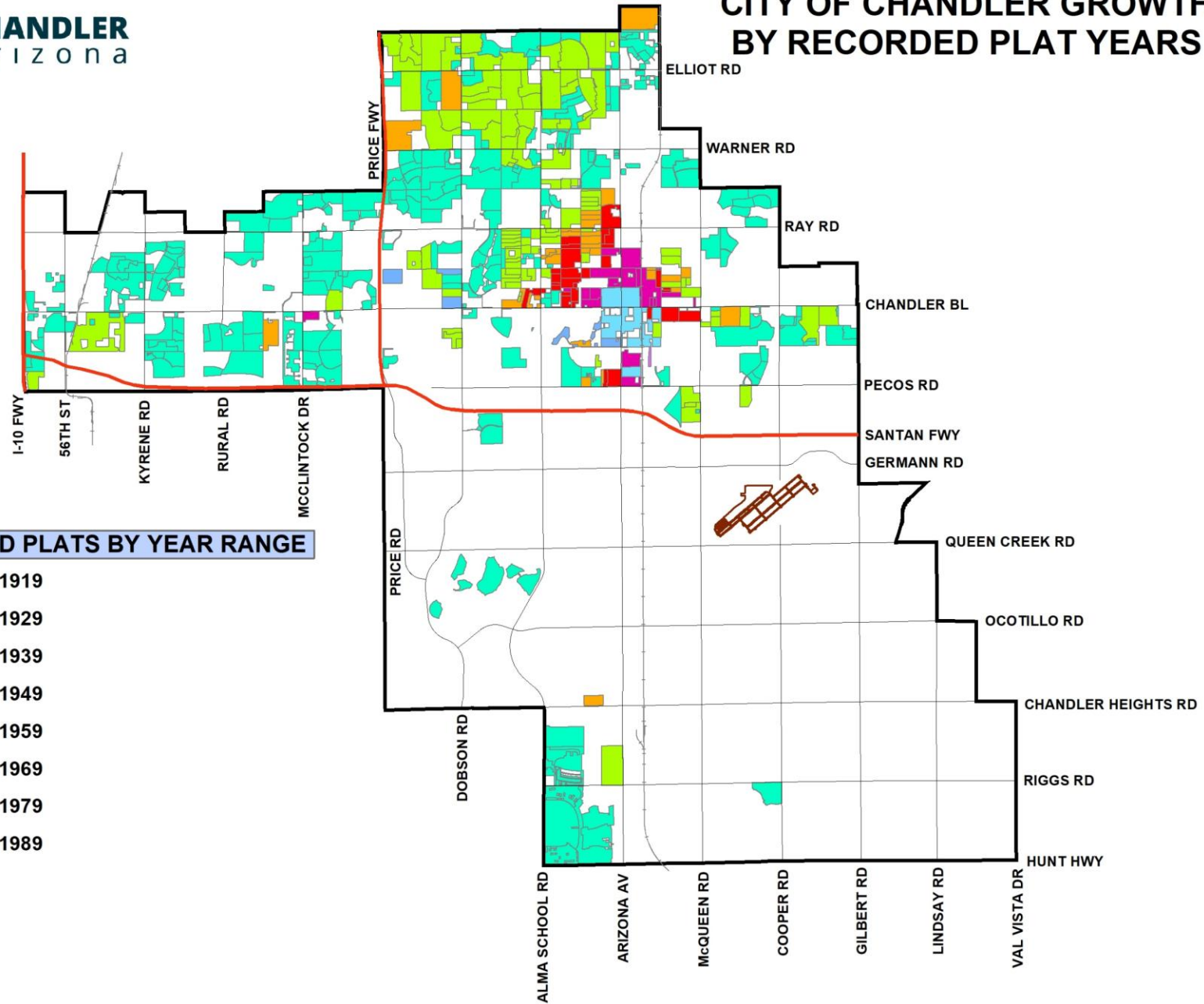


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989



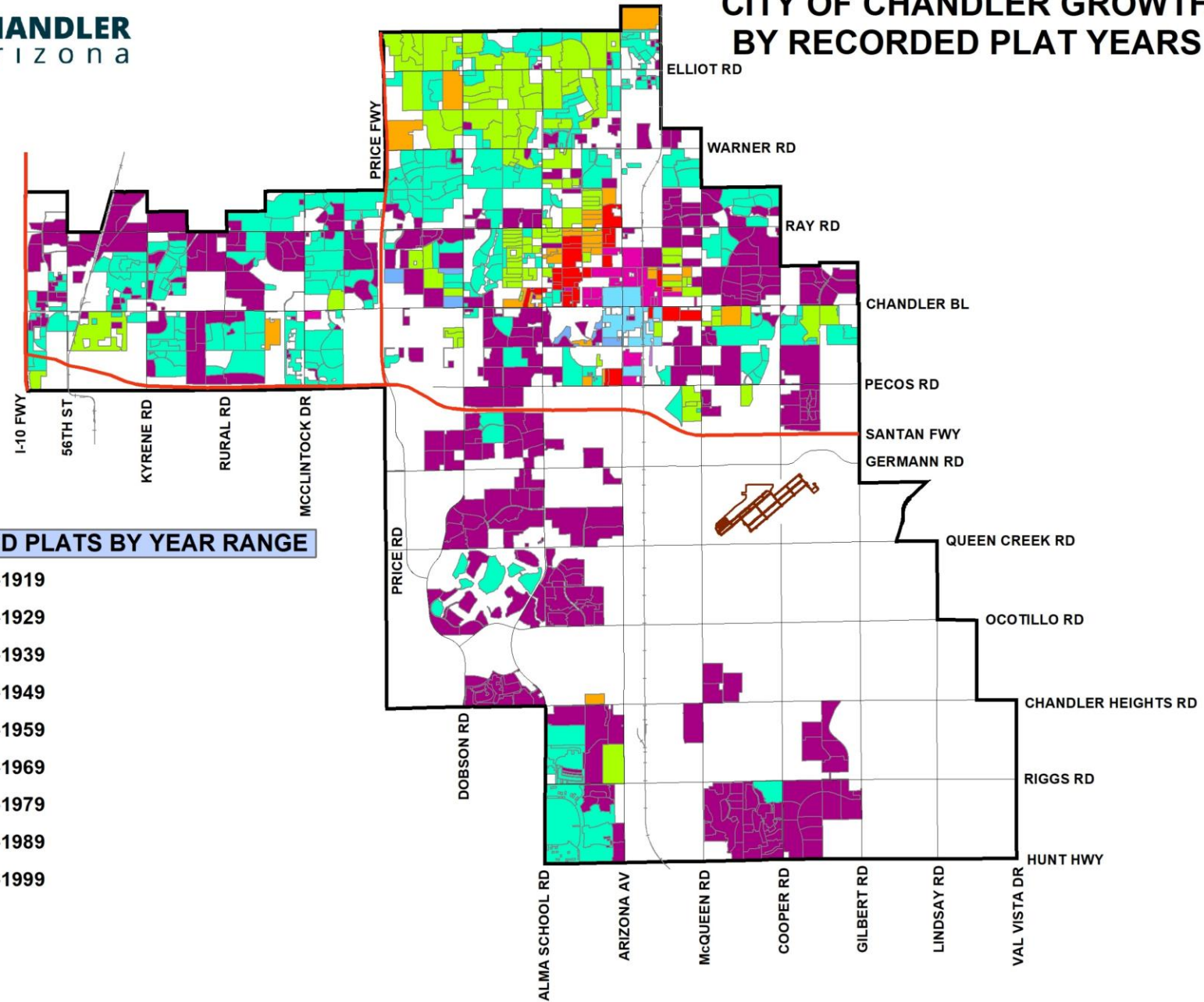


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999



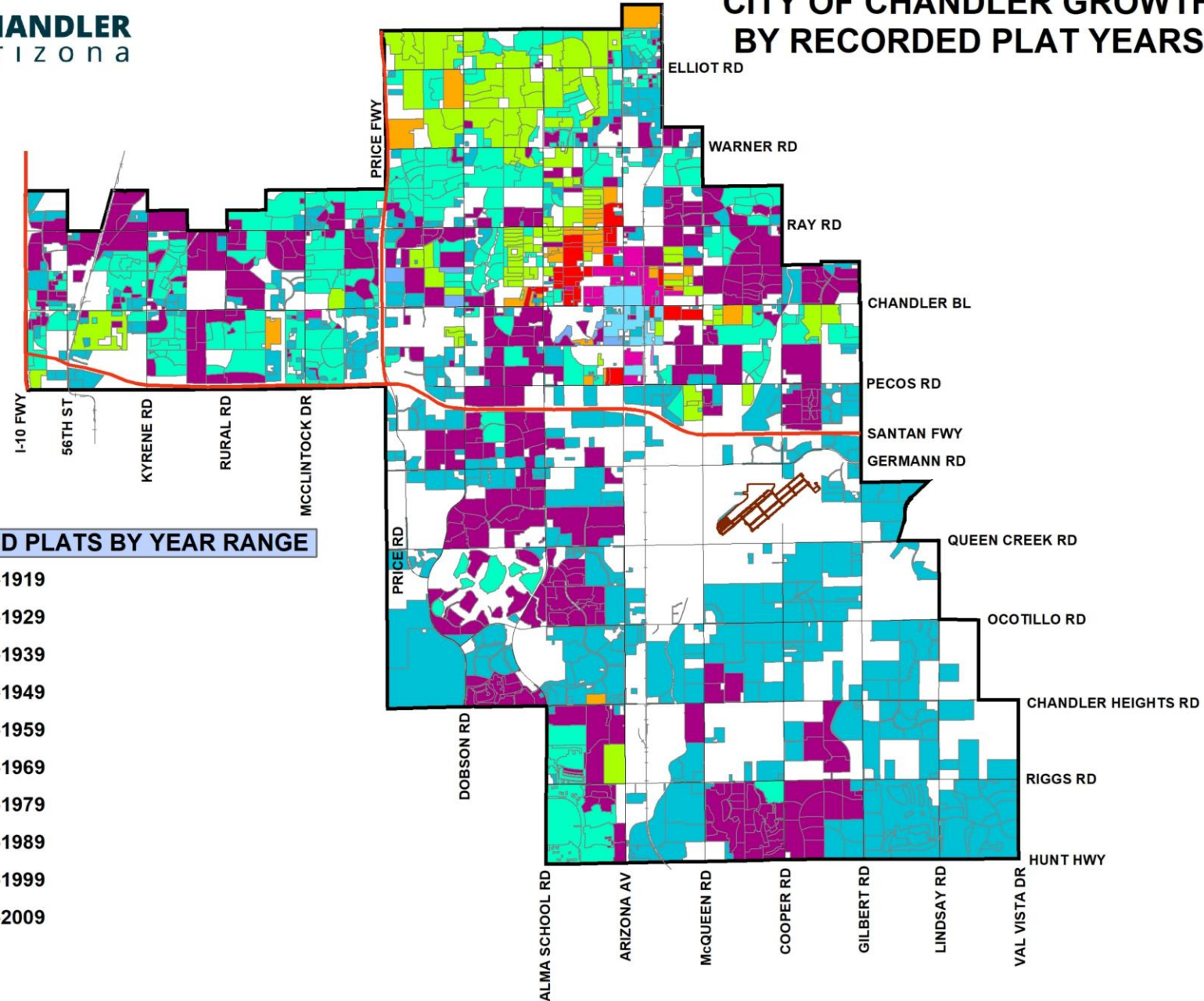


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

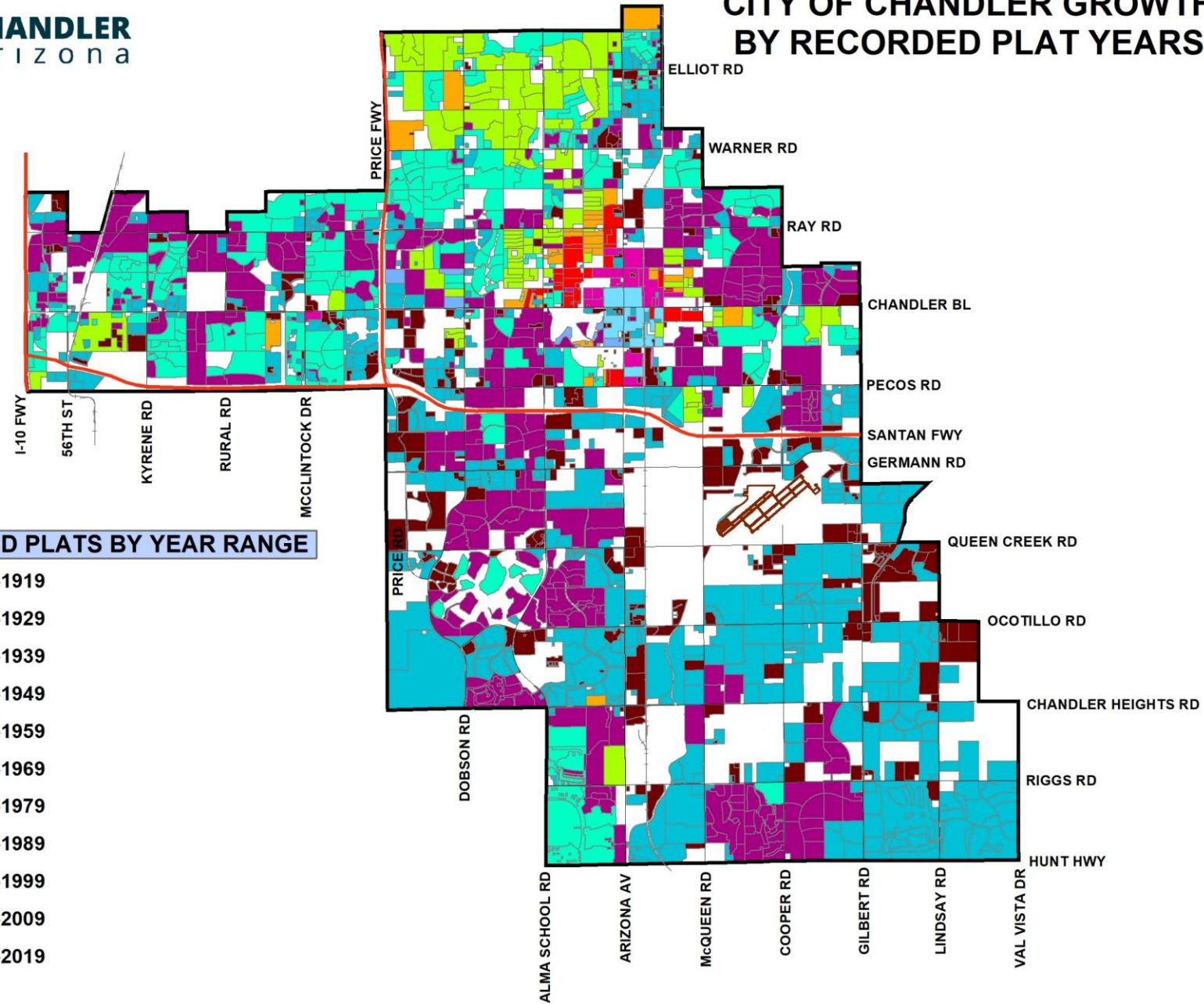
- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009





CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS

RECORDED PLATS BY YEAR RANGE



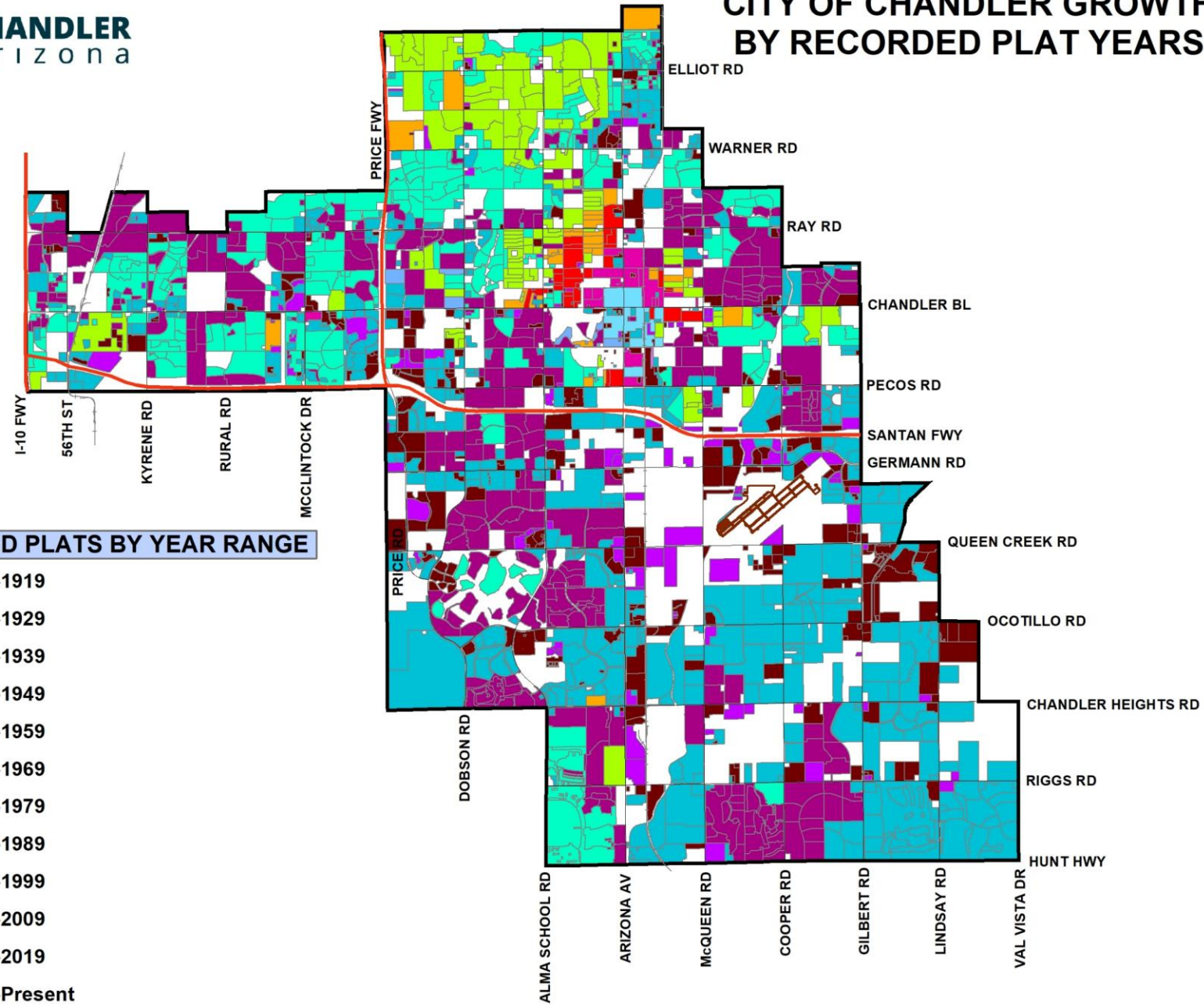


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

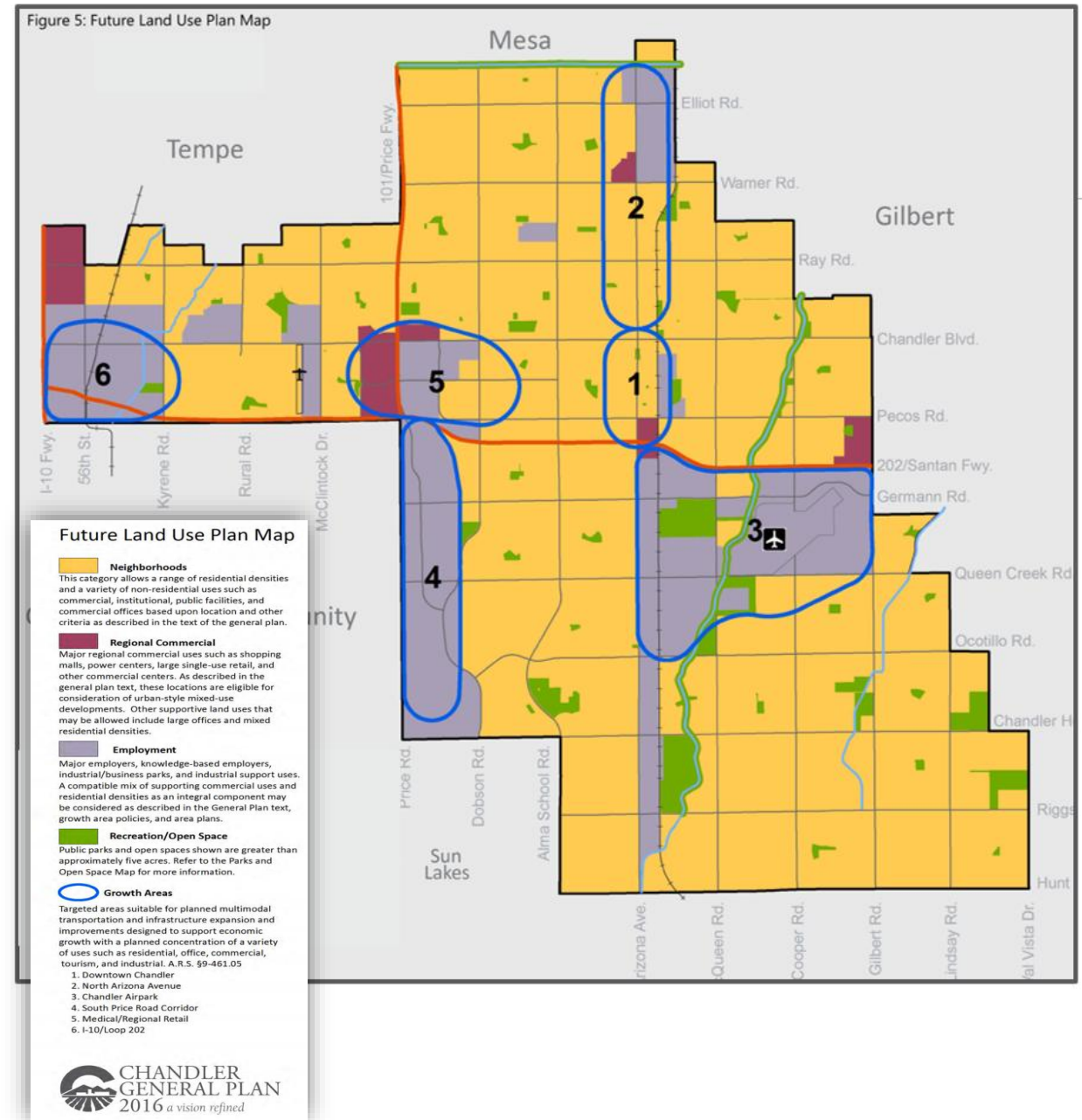
- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2019
- 2020-Present



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:

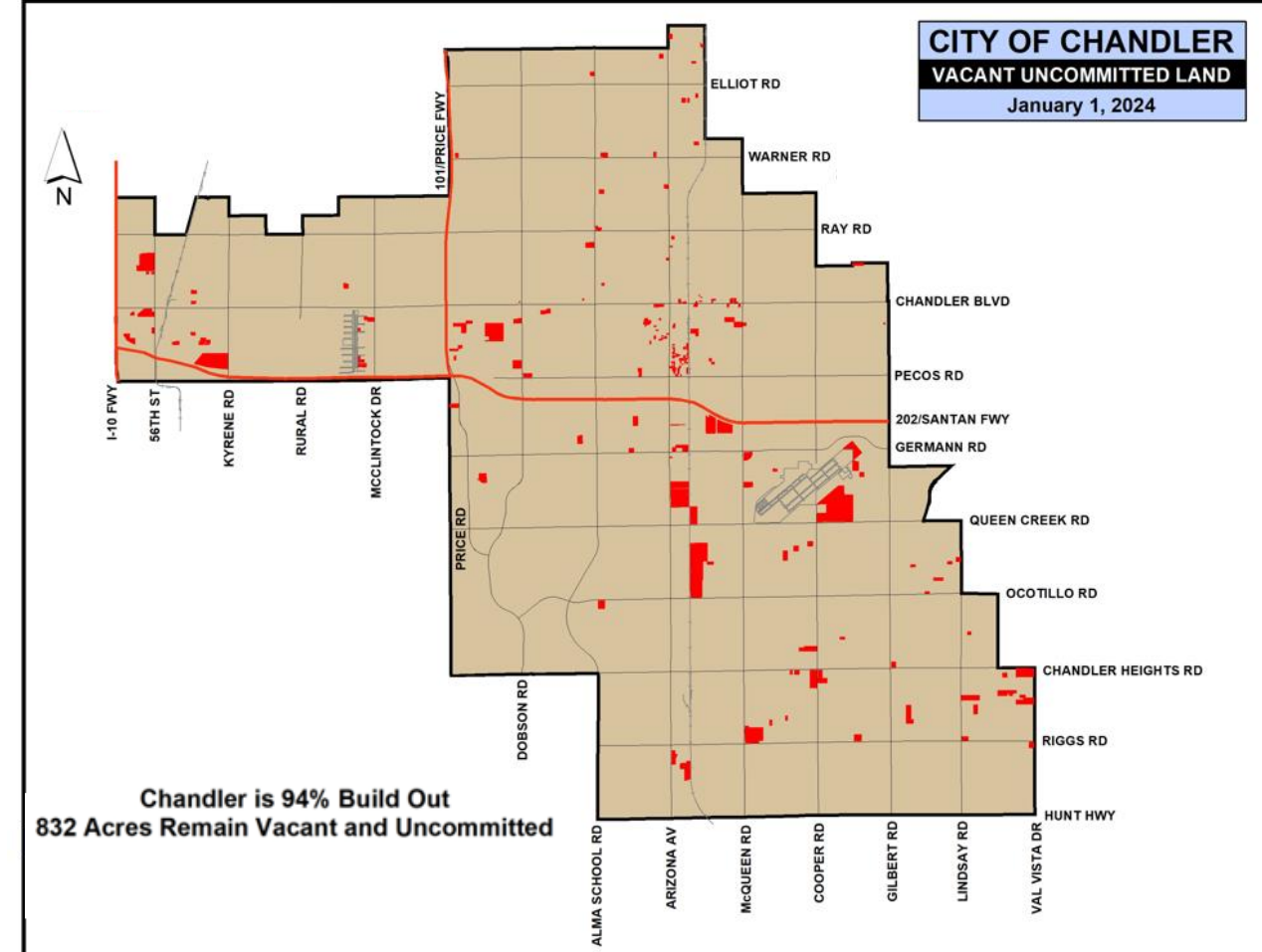
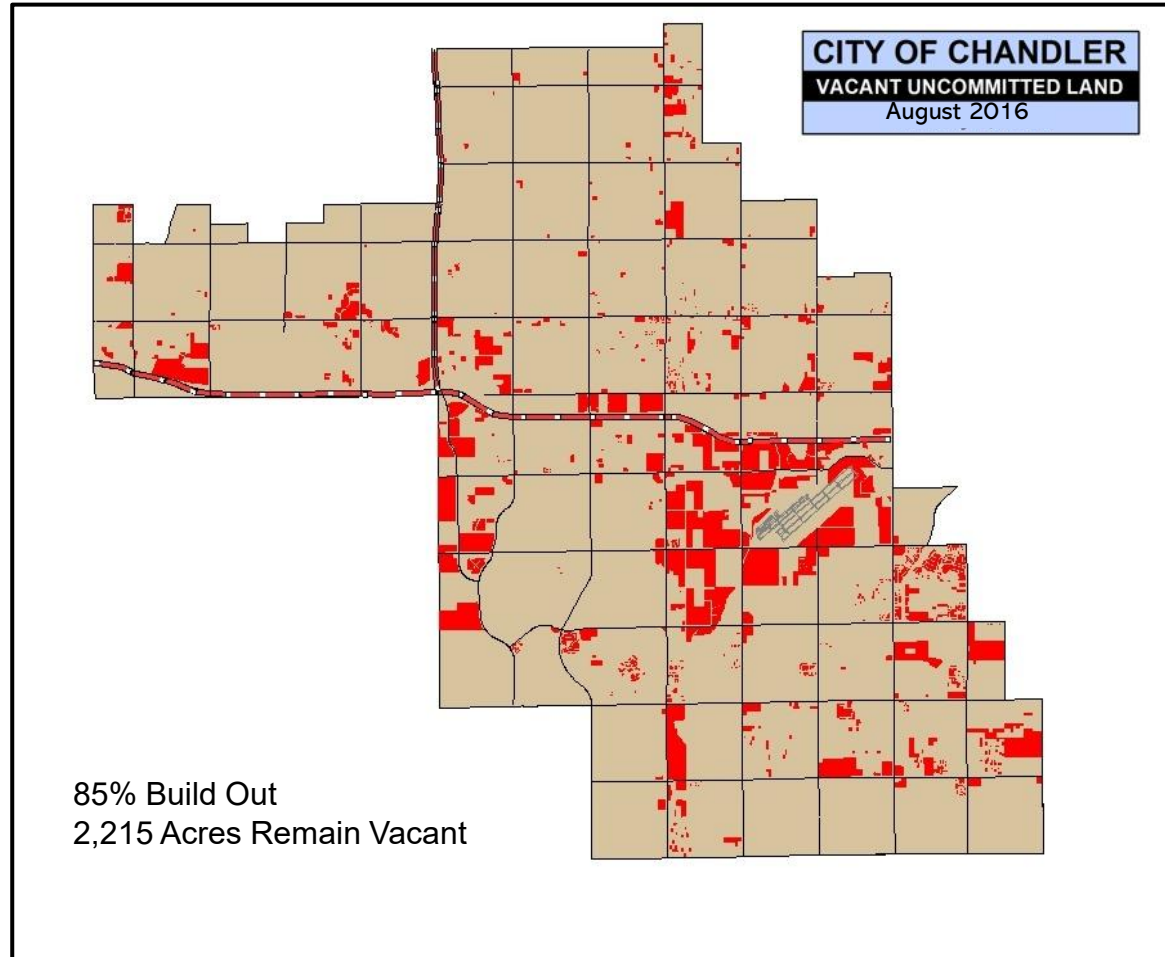
Economic Growth

Why Update the General Plan?

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



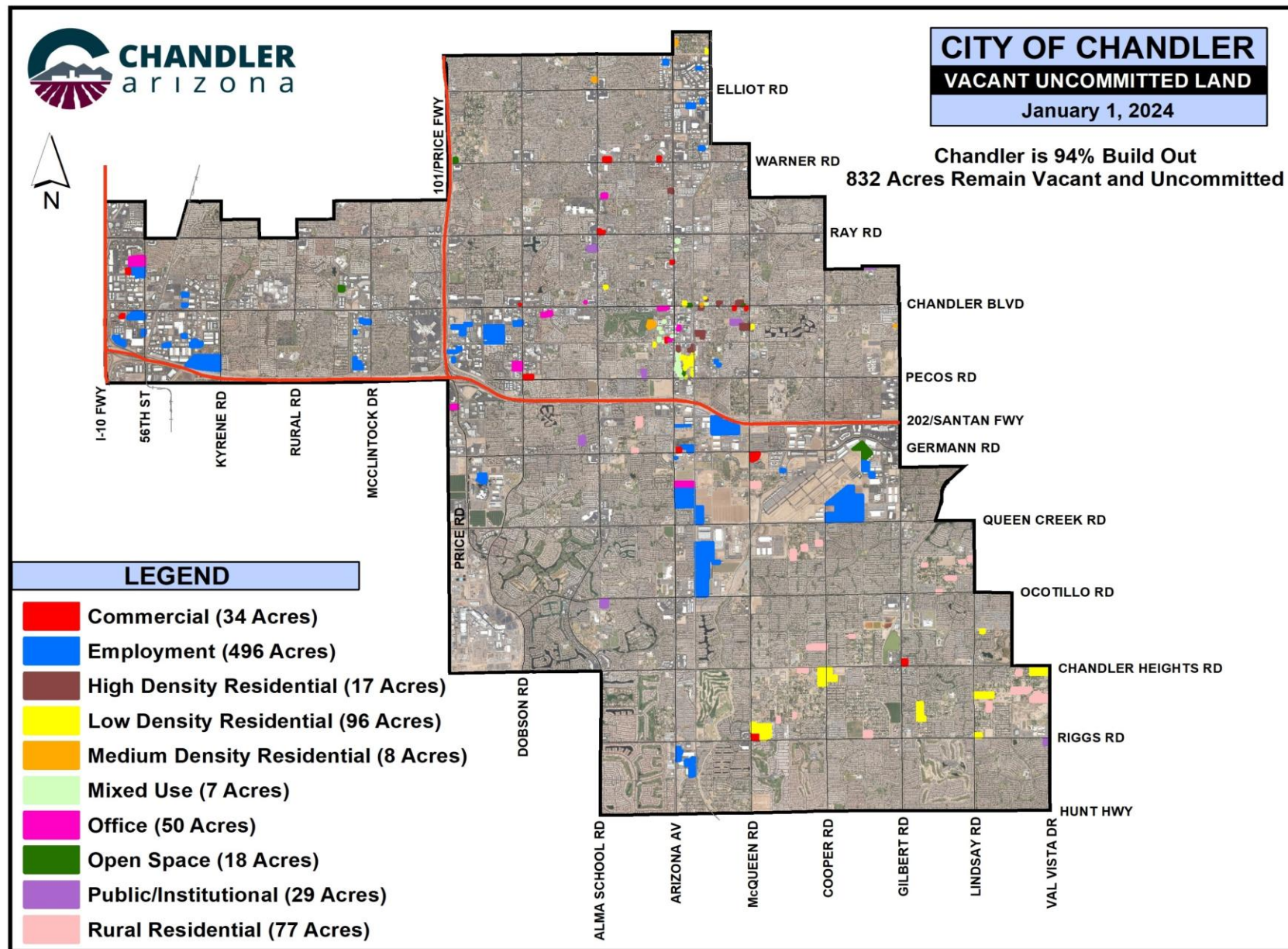
Changes since 2016



Approaching Build Out

Changes since 2016

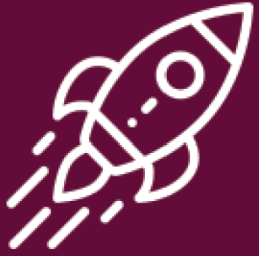
- Approximately 70% remaining land planned for non-residential uses
- Housing
2016- Jan 2025
11,956 units built
- Finite water resources;
plan accordingly



CITY OF CHANDLER
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2026**

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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

Jan – Sep
2025 2025



Feb – Oct
2025 2025

Draft

- TAC Meetings
- Boards/Commissions Sessions
- 60-Day Public Review
- ❖ CHP Completed



Adopt

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

Jan – Aug
2026 2026



Public Engagement Overview



Nearly 4,500
Community
Members
Engaged

 **7** Drop In Events
 **12** Public Meetings
581 Engaged

Residential Advisory
COMMITTEE
21 Members **7** Meetings



 **54** (1 on 1 Interviews)
Community
Listening Sessions

 **2,845**
Webpage Views
190 Web Subscribers

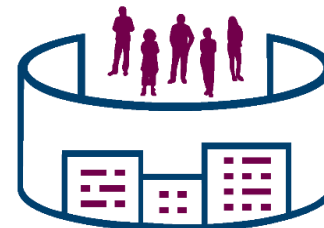
 **4** **ChandlerListens**
Workshop Sessions
105 Engaged

 **21** **Technical Advisory**
Committee
Members

3 Questionnaires
673
Responses



2 **ChandlerTalks**
Community Conversations
135 Attendees



Mobile Immersion Lab
OPEN HOUSE | 200 Attendees



What's Different?

MINOR HOUSEKEEPING CHANGES

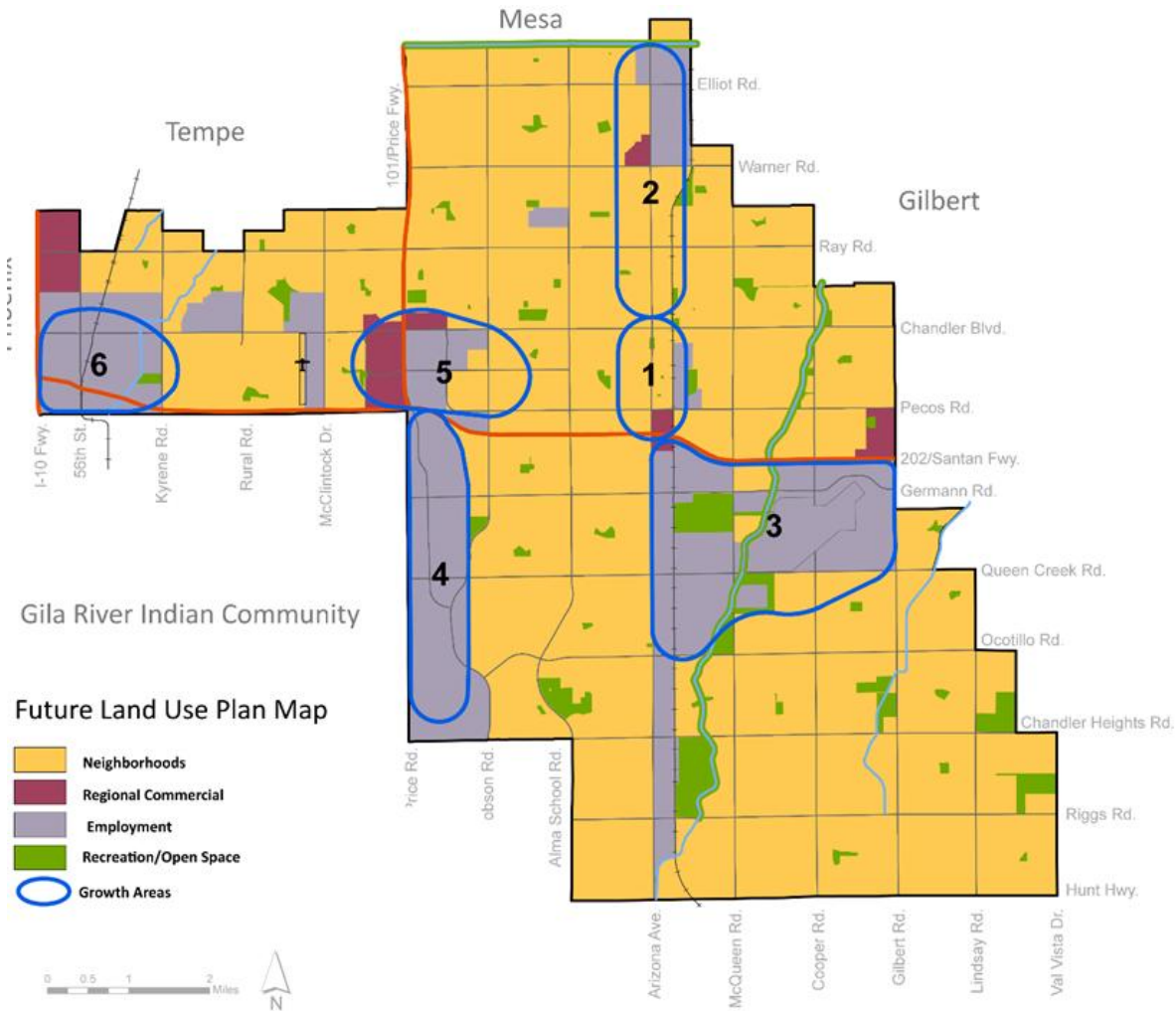
- Changed the plan structure
- Updated policies
- Updated demographics
- Updated historic timeline
- Updated reference plans
- Updated glossary
- Updated graphics/photos
- Summarized public participation
- Vision Statement

MORE SIGNIFICANT CHANGES

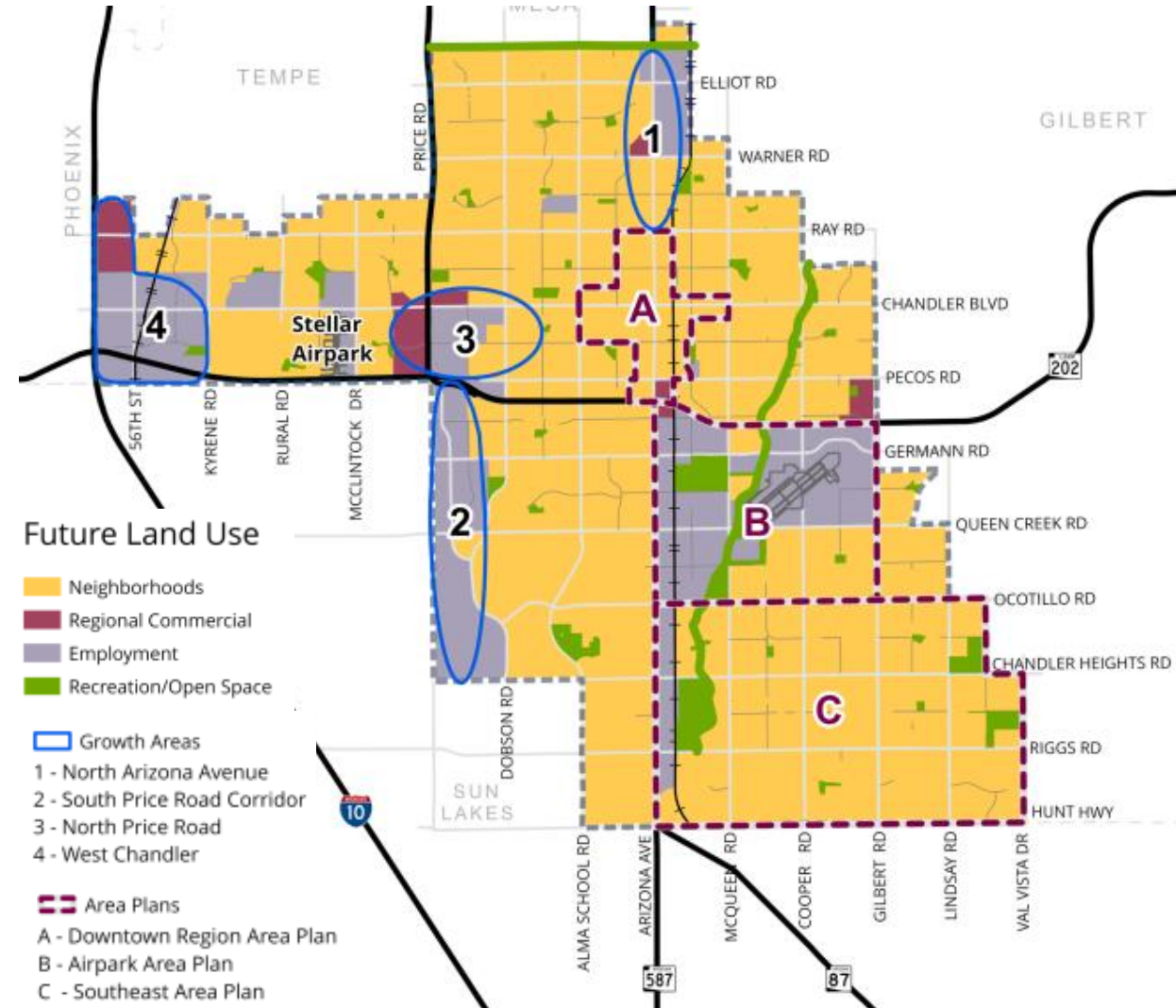
- Future Land Use Map
 - Category mapping revisions
 - Growth Area revisions
 - Illustration of Area Plans
- Future Land Use Categories
 - Revisions and refinements
- Added Arts
- Added Urban Forestry
- Implementation Action Table

Future Land Use Map (FLUM)

2016



2026



2026 Neighborhood Category

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**) ...

2026 Regional Commercial Category

2016

- 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

- 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

- 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

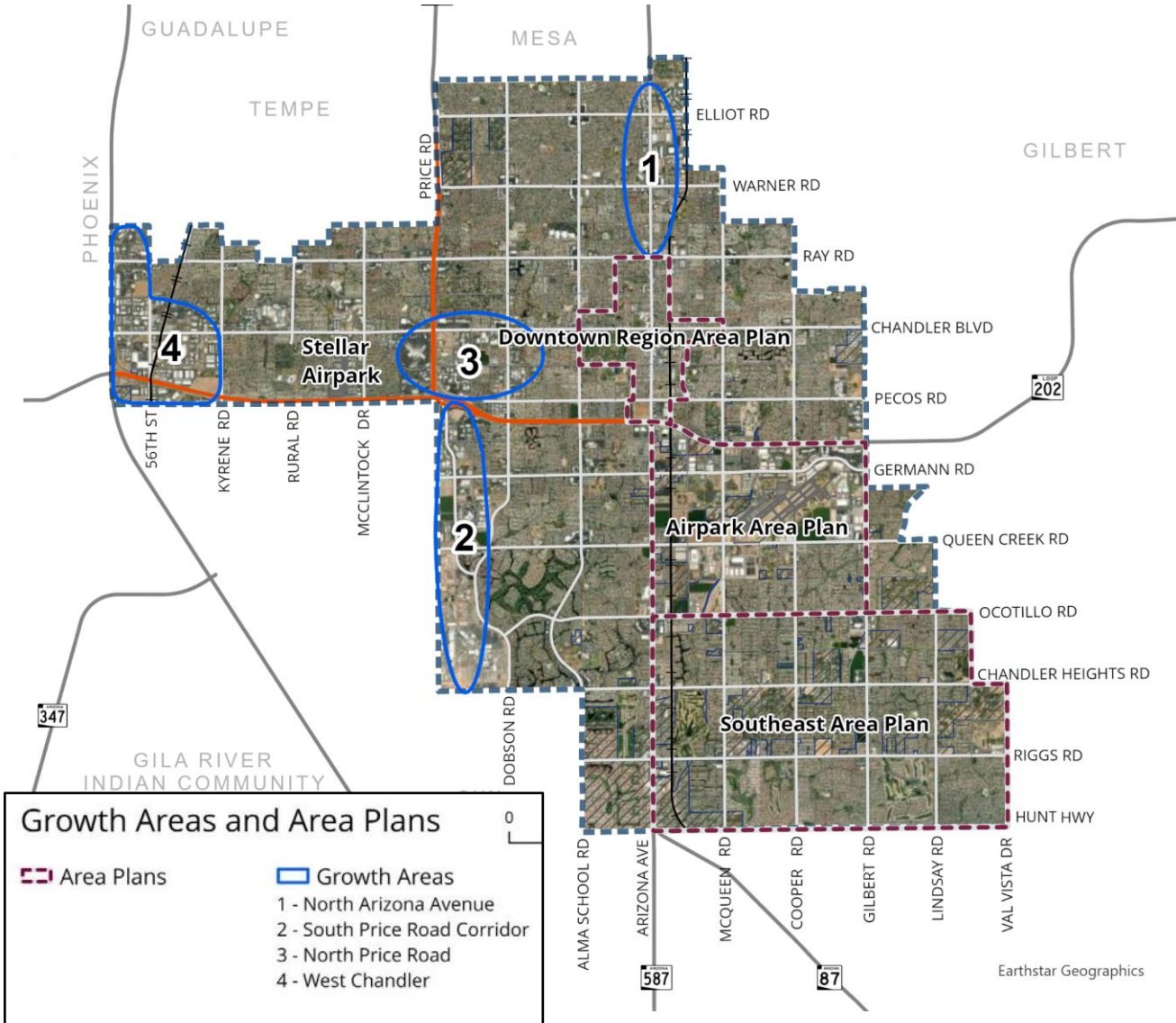
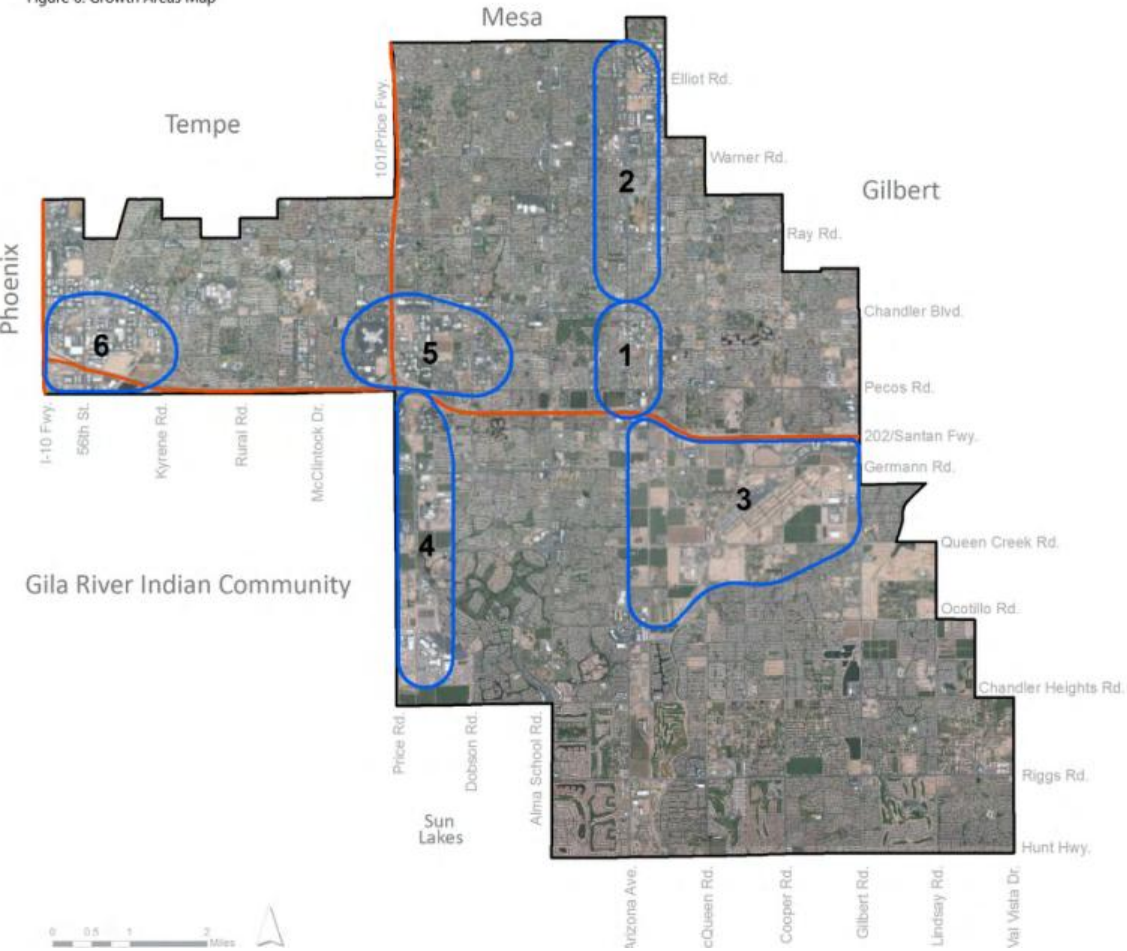
- The FLUM focuses attention on strengthening the community's economic base by identifying a variety of employment areas for future growth. **As Chandler approaches build-out, most of the available land is designated for employment; therefore, it is imperative to target key industries for healthy growth 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 policies 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.**

Growth Areas/Area Plans Map

2016

2026

Figure 6: Growth Areas Map



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

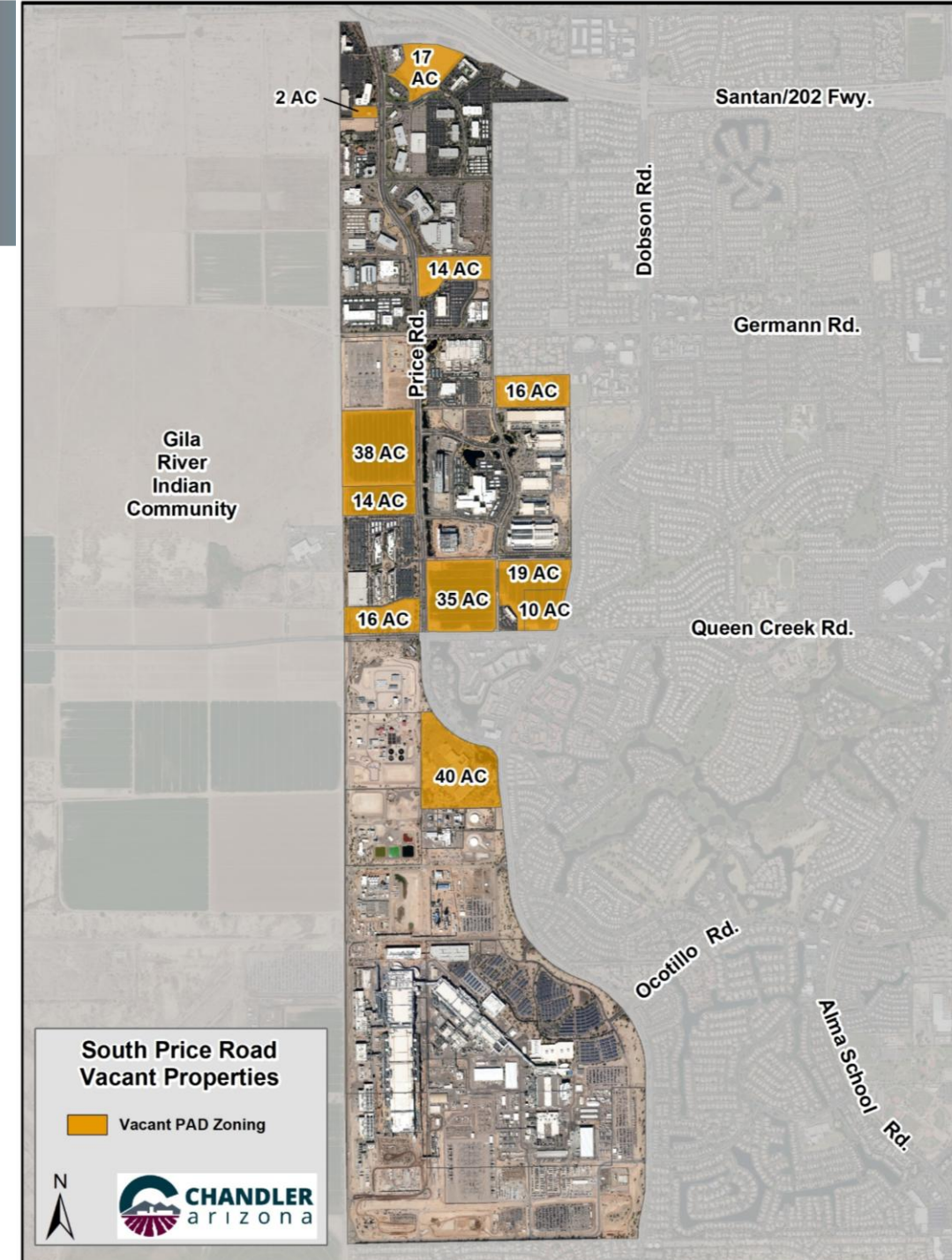


South Price Road Corridor Growth Area

New Policy:

Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and **ancillary** residential uses **which are subordinate to the primary employment use**, 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 **employees and residents** (e.g., retail, restaurants, coworking space, or business services) and **it is ancillary to and a subordinate part of a larger employment campus** that offers shared amenities and enhanced pedestrian connections.



Arts and Culture

Arts, Parks, & Recreation Policies

ARTS, PARKS, & RECREATION POLICIES

APR 1. Chandler will prioritize arts and culture as core components of quality of life, alongside parks and recreation, by supporting facilities and programs that strengthen economic prosperity, workforce development, education, and community vitality.

APR 2. Improve athletic field conditions within parks through sound management sustainable landscape practices, while expanding the number of lighted fields.

APR 3. Enhance and expand the existing system of linked open space and trails connecting activity centers and recreational amenities/facilities within Chandler and to regional open space through rights of way.

APR 4. Maximize and promote the recreational, environmental, and connectivity potential of the canal system.

APR 5. Focus on renovation and redevelopment of parks, recreation, and library facilities.

APR 6. Expand recreation facilities and wellness programs (both active and passive) and unique local offerings that address amenity gaps and changing demographics.

APR 7. Continue to partner with school districts to provide recreational services, facilities, and space for other neighborhood activities.

APR 8. Pursue partnerships/collaborations with private recreational facilities and/or public/private partnerships.

APR 9. Encourage partnerships with hospitals and medical providers to serve and educate residents and promote health and wellness.

APR 10. Implement shade amenities, a higher density of urban forestry, maintain urban forest tree inventories, mile markers, wayfinding, health tips, and other amenities to recreational areas, trails, canals, and pathways to encourage walking and outdoor activities.

APR 11. Prioritize urban tree canopy expansion as a natural cooling strategy alongside built shade, coordinating with public and private partners to achieve continuous shade corridors

APR 12. Continue public education on water safety, learn-to-swim programs, water-based fitness and athletics.



ARTS, PARKS, & RECREATION

This section covers the elective element of arts and the required elements of recreation and open space. Figures 25 and 26 illustrate parks and recreation in Chandler.

Chandler has prioritized quality of life for its residents through the development and maintenance of an exceptional parks and recreation network and by prioritizing art in the community. Chandler prioritizes arts and culture as core components of quality of life, alongside parks and recreation, by supporting facilities and programs that strengthen economic prosperity, workforce development, education, and community vitality. The city's investment in community art, parks, trails, and recreational amenities holistically supports community well-being, fosters a sense of place, and bolsters the local economy. Chandler's park system includes 70 sites which range from neighborhood and community parks to large regional parks. Together, these locations contribute over 1,300 acres of parkland for residents to enjoy.

NAVIGATE



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.

60 Day Public Review Period

October 1, 2025 – December 1, 2025

Type of Comment	Comment Count	Unique Participants	Revisions
Konveio Comments	88	19	50
Staff Comments	33	1	33
Consultant Comments	6	1	6
Total	127	21	89

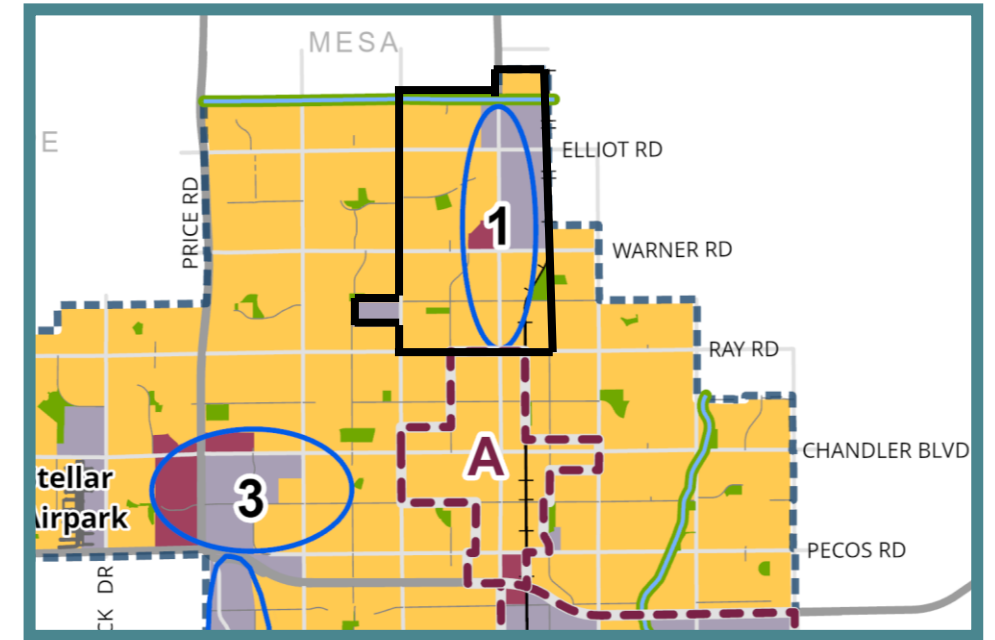


RAC Review & Recommendation

- 21 Member Committee appointed by the Mayor
- 7 meetings total; Final meeting December 9, 2025

Review changes made from public comments

- Committee Members made the following edits:
 - Renamed Growth Area 1 from Uptown Chandler back to North Arizona Avenue
 - Removed all text containing future light rail
- RAC unanimously recommended approval



Two Planning and Zoning Commission meetings

January 7, 2026 Informal Meeting

January 21, 2026 Recommend approval to City Council 7-0

February 23, 2026 Public Hearing & City Council Vote

Next Steps:

- Primary Ballot for Ratification
July 21, 2026



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Questions?