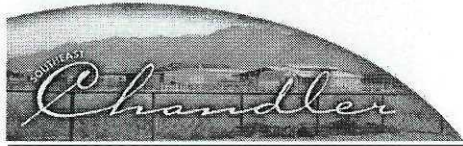




Chapter IV — Area Plan Implementation and Administration



Section A — Introduction

Implementing the Southeast Chandler Area Plan requires a multifaceted approach. This chapter provides recommendations for effectively administering and implementing the Southeast Chandler Area Plan. It is organized into the following sections:

A. Introduction

B. Area Plan Administration

This section provides the user of this plan with an outline of the administrative procedures that are necessary to implement the Southeast Chandler Area Plan.

C. Recommendations for the City

This section recommends actions that the City should consider related to existing master plans, studies and policy pertaining to Southeast Chandler.

D. Small-Scale Farm Preservation Strategies

This section summarizes the importance of small-scale farms to Southeast Chandler residents and recommends the implementation of a program for their preservation.



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Section B — Area Plan Administration

This section describes the administrative procedures for the Southeast Chandler Area Plan in accordance with the City's General Plan, Zoning Code, and approved area plans as per the Land Use Element.

Subsection B₁ — Conflict With Other Policy

This Area Plan is a vision document and is not meant to conflict with the City's General Plan, including any specific plans previously adopted by Council or any of the existing area plans incorporated into and made a part of the General Plan or the Land Use Element of the General Plan. This Area Plan shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies, and applicable elements of the General Plan.

Subsection B₂ — Existing & New Entitlements

Current, approved area plans and master plans remain in effect. Future area plans must be in conformance with the recommendations contained within this document. The City of Chandler policy will continue to assure that area plans include the maximum possible participation from property owners and residents; this includes subsequent plan amendments and rezonings. Specific land use recommendations should be made only after a thorough review of this Area Plan and all Land Use Element policies and associated recommendations. Allow the City to make amendments to previously approved area plans and developments to bring these plans in greater conformance with the Southeast Chandler Area Plan on an administrative basis provided that said modifications clearly

demonstrate conformance with the Area Plan and intended project quality features.

Section B₃ — Findings Regarding the Area Plan

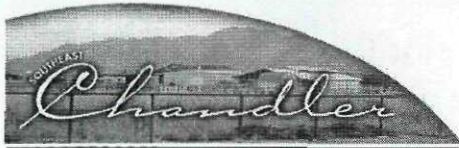
No rezoning of land, use permit, other entitlement for use, and no public improvement should be authorized in Southeast Chandler unless a finding has been made that the proposed project is in substantial compliance with the applicable provisions of this Area Plan, applicable provisions of the Chandler Zoning Code, and the General Plan.

Section B₄ — Development Standards

Development standards in the Area Plan are subject to modification for any particular project or development application where it is determined that overall appearance and function of the project would be consistent with the vision for Southeast Chandler would be compatible with, and would not be detrimental to adjacent property or improvements, and would advance the overall intent of the Area Plan.

Section B₅ — Area Plan Review/Update

The Area Plan should be the subject of a comprehensive review by the City at least every five years. The first review should occur five years from the date of Plan adoption and should occur at intervals of five years thereafter.



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Section C — Recommendations for the City

The following recommendations are provided for consideration by the City. Upon adoption of the Southeast Chandler Area Plan, the City of Chandler should consider the following items to promote consistency between the Vision for Southeast Chandler and the many programs for which the City is responsible.

Subsection C₁ — Increase Public Participation Policies

As part of any action to plan or rezone property in Southeast Chandler, the City shall continue to maximize public participation by conducting neighborhood meetings and enhanced notice requirements beyond the current requirements to provide a regional awareness. The extent of the notice will be determined by the circumstances of each individual proposal. As part of this action, the Chandler Planning Services Division shall develop a formal procedure setting out notice requirements.

Subsection C₂ — Prepare a Regional Trails and Open Space Plan

The City shall initiate upon adoption of this area plan a trails and equestrian path plan for Southeast Chandler, taking into account ownership alternatives, maintenance and liability responsibilities, relationship with the City's Parks and Recreation masterplan, improvement standards, and location. Priority shall be placed on a continuous system of trails.

Subsection C₃ — Agricultural Impact Disclosure

As a condition of residential zoning and/or platting, the City shall require a disclosure statement be part of any recorded final plat, the Arizona Department of Real Estate Public Report, or CC&R's, if applicable, that farming or other agricultural operations are within close proximity and that odors, dust, flies, and noise may accompany such operations.

Subsection C₄ — Adopt a Rural/Agrarian Zoning District

The City of Chandler should consider amending its "AG-1" Agricultural District or creating a new district, an overlay or a special replacement district to apply to provide the necessary flexibility and control to maintain a rural/agrarian character in Southeast Chandler. The following items should be considered or revised to meet local conditions:

Expanded Land Uses

In addition to the land use permitted by Section 401 of the Zoning Code, the following should be considered:

- ❖ Residential at a density not to exceed two (2) dwelling units per acre; can include one (1) guest house as part of that density.



Southeast Chandler Area Plan

CHAPTER IV - AREA PLAN IMPLEMENTATION AND ADMINISTRATION

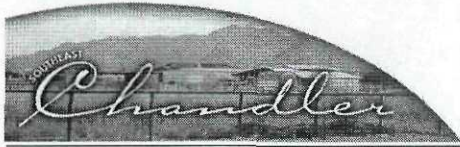
- ❖ Raising, harvesting, and selling of field, tree or bush crops, including truck farms, community gardens, flowers and plant nurseries; can include classes pertinent to the farming/nursery activity on site.
- ❖ Grazing and raising of livestock, per standards determined by the City.
- ❖ Retail activity, such as a farmers' market or roadside stand, related to the sale of agricultural products; sales of hand crafted items as an accessory use; specialty stores selling predominantly items grown or processed on-site.
- ❖ Restaurants/delicatessens as incidental to small farms, with outdoor dining and public assembly (such as wedding ceremonies and other receptions); the latter uses would be subject to a use permit.
- ❖ Administrative or professional offices, as an accessory use only.
- ❖ Public or private riding academics or stables.
- ❖ Bed and breakfast establishments.
- ❖ Aviaries.
- ❖ Public or parochial schools and institutions of higher education with a curriculum similar to that of public institutions, including agricultural schools.

Recommended Development Standards

- ❖ All development should be subject to site plan review to ensure maximum preservation of existing plant materials/agricultural character.
- ❖ All land uses permitted to cluster on a portion of a site to preserve the remainder, such as three houses grouped on one acre of a five acre parcel with the remaining acreage in citrus or other open space.
- ❖ Open view fencing shall be required on the perimeter of development in this district.
- ❖ Lot coverage (i.e. impervious surfaces) shall not exceed twenty (20) percent for parcels of less than two (2) acres or ten (10) percent for parcels of two acres or more. Administrative offices shall not exceed five thousand (5,000) square feet in area.
- ❖ Parking shall be set back a minimum of seventy-five (75) feet from public rights-of-way, including canals, and shall be an approved dust-proofed surface which is an alternative to asphalt or concrete paving.

Subsection C₅ — Reduced Street Width

Strong consideration should be given to reducing the widths of all streets by adopting new street standards. Based upon projected traffic volumes, circulation patterns, and other access and travel needs, the City, through the update of the Chandler Transportation Plan, should consider modifications of current standard details to provide in certain



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cases, where justified, less lane and/or right-of-way requirements for minor arterial streets, narrower local streets, greater areas for additional landscaping and the possibility of multi-use trails, and other changes that would further the objectives of this Area Plan to create a more rural environment.

Subsection C₆ — Stormwater Retention

The Maricopa County Flood Control District is currently undertaking a large stormwater study, entitled the Higley Area Plan, which is anticipated to be complete in the year 2000. Within the City of Chandler, the major concern of the study is the 100-year storm and accompanying flows which gather on the eastern edge of the railroad, Consolidated Canal, and Eastern Canal.

Since the study is in-progress, it is too soon to set aside lands for regional storm retention. In anticipation of completion of the Higley Area Plan and the possible recommendation for stormwater retention, the joint use of any stormwater retention is encouraged in Southeast Chandler along the eastern edge of the railroad, Consolidated Canal, and Eastern Canal. Possibilities for these joint use facilities, such as regional parks, golf courses, equestrian staging area, etc., should be identified along all three of these stormwater barriers.

Subsection C₇ — Review Street Light Standards

Upon adoption of the Southeast Chandler Area Plan, the City should review its Street Light Standards to determine the potential for creating a light standards design consistent with a rural design theme.

Subsection C₈ — Review Water, Wastewater, and Reclaimed Water Master Plans

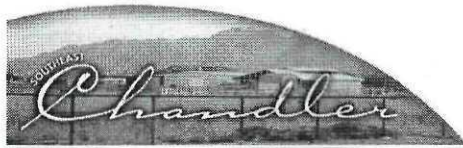
Upon adoption of the Southeast Chandler Area Plan, the City should review its updated Water, Wastewater, and Reclaimed Water Master Plans to verify consistency between the Area Plan's recommendations with water constraints and availability in the Roosevelt Water Conservation District. Direction must also be provided to clarify retention opportunities along the public right-of-way and treated effluent dry line installation for irrigation in the public rights-of-way. The City should consider bonding for the installation of right-of-way landscaping until turf can be used in the right-of-way.

Subsection C₉ — Inter-Governmental Collaboration

Organize a forum with multiple governmental entities, such as a two-day symposium, to share information and develop programs to coordinate land use planning policies and related items for the greater San Tan area. Representatives from Chandler, Gilbert, Queen Creek, Maricopa County, Gila River Indian Community, and other agencies should be invited to participate in this collaborative effort.

Subsection C₁₀ — Canal-Related Improvements

The City should continue working with Salt River Project and RWCD to identify opportunities for development to be more closely integrated with the Consolidated and Eastern Canals. Clearly, resolution of liability issues are paramount to optimizing canals for public access as community amenities in Southeast Chandler. Canals are also central components to the equestrian trail system.



Section D — Small-Scale Farm Preservation Strategies

There is great support from the residents of Southeast Chandler for the preservation of small-scale urban farms as a way to maintain the agricultural identity and heritage of the area. The City should develop a program or set of strategies to promote the preservation of small-scale farmland and/or one or more agricultural parks or farm sites in Southeast Chandler. A number of possible methods and strategies are identified in the Appendix. However, agricultural zoning is not recommended as a method for promoting farmland preservation.