City Council Regular Meeting

December 7, 2020
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER
arizona
Community of Innovation

Front Row (left to right): Councilmember Terry Roe, Mayor Kevin Hartke, Vice Mayor René López Back Row (left to right): Councilmember Matt Orlando, Councilmember Mark Stewart, Councilmember Jeremy McClymonds, Councilmember Sam Huang

Our Vision

We are a world-class City that provides an exceptional quality of life.

Our Brand

A safe community that connects people, chooses innovation and inspires excellence.

Our Goals

City Council Strategic Policy Goals

1. Being the most connected City
2. Being a leader in trust and transparency
3. Maintaining fiscal sustainability
4. Attracting a range of private sector businesses
5. Fostering a contemporary culture that embraces unity
6. Being safe and beautiful

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a REGULAR MEETING open to the public on Monday, December 7, 2020, immediately following the Public Housing Authority Commission meeting which begins at 6 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office a 480-782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Legend

- Infill and Redevelopment
- Mobility
- Quality of Life
- Innovation and Technology
- Neighborhoods
- General Governance

Call to Order

Roll Call

Invocation **Susan Stevens-Clark, Chandler Baha'i Community**

Pledge of Allegiance

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

City Clerk

1. **Approval of Minutes**
   Move to approve the Council Meeting minutes of the:
   Study Session of November 2, 2020, Work Session of November 2, 2020, Regular Meeting of November 2, 2020, Regular Meeting of November 5, 2020, Special Meeting of November 23, 2020.

   Council Focus Area(s):

Development Services

2. **Final Adoption of Ordinance No. 4945, PLH20-0029 Uptown Commons**

   Move City Council adopt Ordinance No. 4945 approving PLH20-0029 Uptown Commons, rezoning from PAD to PAD Amended for multi-family located at the northeast corner of Elliot Road and Arizona Avenue, subject to the conditions as recommended by Planning and Zoning Commission.

   Council Focus Area(s):

3. **Final Adoption of Ordinance No. 4941, PLH20-0013 Alta Chandler at The Park**

   Move City Council adopt Ordinance No. 4941 approving PLH20-0013 Alta Chandler at the Park, rezoning from PAD to PAD multifamily with a Mid-Rise Overlay for buildings up to 63 feet in height located at the southwest corner of Chandler and Parklane Boulevards, subject to the conditions as recommended by Planning and Zoning Commission.

   Council Focus Area(s):

4. **Final Adoption of Ordinance No. 4942, ANX20-0003, Annexation and Initial City Zoning located South of the Southeast Corner of Elliot Road and the Loop 101/Price Road**

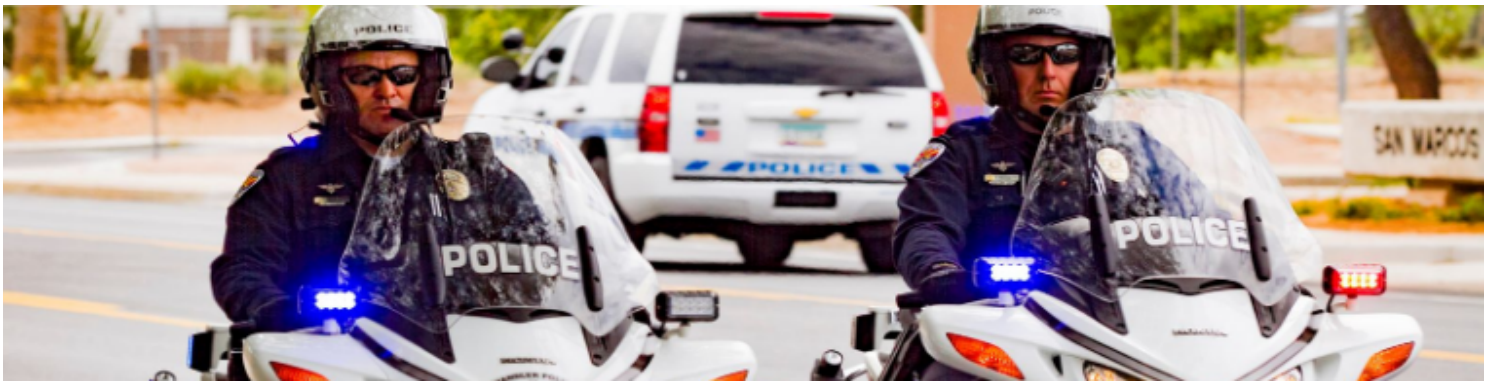
   Move City Council adopt Ordinance No. 4942 approving ANX20-0003, Annexation and Initial City Zoning located south of the southeast corner of Elliot Road and the loop 101/Price Road, as recommended by Planning staff.

   Council Focus Area(s):

5. **Final Adoption of Ordinance No. 4943, PLH20-0032 The Village at College Park**

   Move City Council adopt Ordinance No. 4943 approving PLH20-0032 The Village At College Park Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) located south of the southeast corner of Elliot & 101/Price Roads, subject to the conditions as recommended by Planning and Zoning Commission and Staff.

   Council Focus Area(s):



Police

6. **Introduction of Ordinance No. 4949 Amending Chapter 11 of the City Code to Allow for the Regulation of Recreational Marijuana**

   Move City Council introduce and tentatively adopt Ordinance No. 4949, amending Chapter 11 of the City Code to allow for the regulation of recreational marijuana by prohibiting consumption of marijuana on City property, prohibiting recreational marijuana retail sales and marijuana testing facilities, repealing conflicting ordinances, providing for severability, and providing for penalties.

   Council Focus Area(s):

Public Works and Utilities

7. **Final Adoption of Ordinance No. 4940 Authorizing the Abandonment of Two Drainage Easements Located at the Northeast Corner of Gilbert and Riggs Roads**

   Move City Council approve final adoption of Ordinance No. 4940 authorizing the abandonment of two drainage easements no longer needed for public use on property located at the northeast corner of Gilbert and Riggs roads.

   Council Focus Area(s):

Action Agenda

8. **Introduction of Ordinance No. 4944, PLH20-0012 Villages at Chandler**

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4944 approving PLH20-0012 Villages at Chandler, Rezoning from PAD to PAD Amended for a multi-family development located at the southeast corner of Riggs and Gilbert roads, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0012 Villages at Chandler for site layout and architectural design for a multi-family development located at the southeast corner of Riggs and Gilbert roads, subject to the conditions as recommended by Planning and Zoning Commission.

Council Focus Area(s):

Adjourn

City Council Memorandum **City Clerk's Office** **Memo No.** 20-009

Date:	December 7, 2020
To:	Mayor and Council
From:	Dana DeLong, City Clerk
Subject:	November 2020 Council Minutes

Proposed Motion:

Move to approve the Council Meeting minutes of the:
Study Session of November 2, 2020, Work Session of November 2, 2020, Regular Meeting of November 2, 2020, Regular Meeting of November 5, 2020, Special Meeting of November 23, 2020.

Background/Discussion

Attached for approval are the City Council minutes of the meetings held on November 2, November 5, and November 23, 2020.

Attachments

Study Session - Nov. 2
Work Session - Nov. 2
Regular Meeting - Nov. 2
Regular Meeting - Nov. 5
Special Meeting - Nov. 23

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES
Study Session
Monday, November 2, 2020,

MINUTES OF THE STUDY SESSION OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, Chandler, Arizona, on Monday, November 2, 2020.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:09 P.M.

The following members were present:

Kevin Hartke	Mayor
René Lopez	Vice Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Also in attendance:	Marsha Reed	City Manager
	Joshua Wright	Assistant City Manager
	Debra Stapleton	Assistant City Manager
	Kelly Schwab	City Attorney
	Dana DeLong	City Clerk

SCHEDULED PUBLIC APPEARANCES

MAYOR HARTKE invited Councilmember Huang to join him for the recognitions.

1. Service Recognitions

Police
Tyler Service – 10 Years

City Manager
Juan Vidaurri – 10 Years

2. Proclamation: Small Business Saturday

MAYOR HARTKE read the proclamation and invited Economic Director, Micah Miranda to accept.

MR. MIRANDA stated that Small Business Saturday is a nationwide event to bring attention to the importance small businesses bring to the community. The City of Chandler has long held small businesses as the cornerstone of our economic development success. He said that the City will continue to roll out additional programs in support of COVID-19 relief. He thanked Chandler businesses and urged the public to continue to support them.

3. Recognition: Certificate of Achievement for Excellence in Financial Reporting (CAFR) Award, Fiscal Year Ended June 30, 2019

DAWN LANG, MANAGEMENT SERVICES DIRECTOR, and the Accounting Team accepted the award.

MS. LANG said the City has received this award for the 38th consecutive year. This program was established in 1946 and recognizes states and local governments whose annual financial reports conform to high standards established by the Government Accounting Standards Board and the Government Finance Officers Association. The nationwide standard ensures financial reporting, full discloser of the city's finances and is used by all three credit rating agencies. She introduced the Accounting Team; Kristi Smith, Accounting Manager; Tracy Schmidt, Accounting Supervisor; Joanne Chang, Sr. Accountant Robert Coryea, Financial Services Analyst. She thanked them for their hard work and dedication.

4. Citizen Bond Exploratory Committee Update – Chairman Boyd Dunn

Presentation not held, to be held at November 5, 2020, Regular Council Meeting.

CONSENT AGENDA DISCUSSION

COUNCILMEMBER HUANG AND COUNCILMEMBER ORLANDO asked for staff presentation.

1. INTRODUCTION OF ORDINANCE NO. 4941, PLH20-0013, ALTA CHANDLER AT THE PARK, rezoning from Planned Area Development (PAD) to PAD for multi-family residential with a Mid-Rise Overlay. PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southwest corner of Chandler and Parklane boulevards.

COUNCILMEMBER HUANG stated that he was concerned about the set-backs of the building since the City granted the developer an exception and asked if this project would be the same as the others.

SUSAN FIALA, City planner presented the following PowerPoint Presentation.

- Proposed Development
  - Three 4-sory buildings
  - 63 ft. max. height
  - 293 apartment units
  - 45 du/acre

COUNCILMEMBER HUANG thanked Ms. Fiala for the presentation.

COUNCILMEMBER ORLANDO said he was still concerned that the set-back is still too close and imposing when you are looking at a 4-story building from the street. He also expressed concerned about the mid-rise overlay

MS. FIALA, stated that the 63-ft is inclusive of the towering architectural element which is the purpose of the mid-rise. She said the remainder of the building is approximately 43 feet to the top of the roof deck which the purpose of the mid-rise overlay to allow the additional height for the elevator shafts

COUNCILMEMBER ORLANDO said 45 units per acre seemed a little high.

MS. FIALA said that it is a higher density project in this area at 45 dwelling units an acre. She said the most recent project in proximity along Park Lane Boulevard toward Alma School Road are townhomes which are at 15 dwelling units per acre.

MS. FIALA presented the following information.

- Chandler General Plan
  - Land Use Designation – Neighborhoods
    - Urban Residential (densities exceeding 18 du/ac) considered within High – Capacity Transit Corridors (Chandler Blvd.)

COUNCILMEMBER ORLANDO stated that we gave them parking consideration and asked what was given in return.

MS. FIALA said that some of the key things that staff looks at is a Parking Demand Study and evaluate several other 4-story higher dense projects in Chandler. They are providing 461 onsite parking spaces, 498 are required and have looked at providing additional parking on a private street under the same owner. She said that they have 498 required, 483 available onsite and on street parking, equating to 1.65 spaces per unit, which is higher than other projects. She said that other things that were offered was a ride share loading zone for Ubers or any other types of companies, Valley Metro and other loading areas in the property located toward the south side Parklane. There are a combination of garage, carports and available open spaces as well.

COUNCILMEMBER ORLANDO expressed his concerns with the project and feels that it is intense for this area.

COUNCILMEMBER STEWART asked for background on the units per acre in comparison to the General Plan. He stated that there is one location that is 15 units per acre and the General Plan states 18 units in the 45 acres.

MS. FIALA stated that the Luxury Town Homes at Park Towers are 15 dwelling units per acre, which is the closest density within the park development which is part of a larger 60-acre project developed as mixed-use in the 1980s. The older projects in the area range from 5 to 8 dwelling units per acre. She said that the density increases to the east towards Alta San Marcos.

COUNCILMEMBER STEWART asked about the high capacity corridor and what that allows for and why Chandler is on the list.

MS. FIALA stated that the General Plan is not parcel specific and displayed a slide showing one of the growth areas along Dobson Road and stated that under the General Plan it does have a designation of neighborhoods. She said that it is located in one of the two high capacity transit corridors in Chandler and the General Plan does allow for densities to go above 18 dwelling units per acre, given high quality, site design and architecture. She said that this one is at 45 dwelling units per acre.

COUNCILMEMBER STEWART asked if there was a cap.

MS. FIALA stated that there is no cap.

COUNCILMEMBER ORLANDO had questions on Consent Agenda Item No. 4.

4. INTRODUCTION OF ORDINANCE NO. 4943, PLH20-0032, THE VILLAGE AT COLLEGE PARK, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site design and building architecture.
PRELIMINARY PLAT, PLT20-0016, VILLAGE AT COLLEGE PARK, for approximately 3.85 acres located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

COUNCILMEMBER ORLANDO stated that the horse property became an issue not so much the individual that wanted the urban experience, but there is a business there that uses horses for therapy and the owner had questions regarding a wall set-back. He asked if those issues had been addressed.

HARLEY MEHLHORN, Junior Planner, said he was not aware of any issues directly of the horse property owner, but was aware of the residents to the north subdivision concerns.

COUNCILMEMBER ORLANDO asked that the residents be contacted to ensure that their concerns are addressed. The two concerns were the urbanization and the other concern was the small business owner.

MR. MEHLHORN stated that there was not going to be an impact and the operations were going to continue as normal and staff has added an additional stipulation to the rezoning case, letting them know that an addendum needs to be added to the rental agreement explaining that there is a legally operating horse property located directly next to them.

COUNCILMEMBER ORLANDO asked if there was an irrigation easement and if that property owner was ok with it.

MR. MEHLHORN stated that all the easements have been worked out.

COUNCILMEMBER asked that it be double checked.

MR. MEHLHORN said yes.

COUNCILMEMBER ROE stated that the 8 foot block wall on the north parameter of the property may eventually disappoint people due to the size of the horses as they might knock the wall down. He said that it may need an inter rail that was offset to keep the wall from being knocked down.

Consent Agenda Items 7, 9, 10, 11, 12, 13, and 14

MAYOR HARTKE made comments pertaining to grants items 7, 9, 10, 11, 12, 13, and 14 and said he was encouraged during this pandemic to see these grants as they allow the City to grow and fund important programs He said that Chandler is a fiscally conservative community. He commended staff for pursuing these grants.

MAYOR HARTKE asked for a staff presentation on Consent Agenda Item No. 33.

33. SOLE SOURCE PURCHASE of body worn cameras, from Axon Enterprise, Inc., in the amount of $2,483,240.51.

SEAN DUGGAN, Police Chief, said that on December 10, 2015, he presented body camera technology to the Mayor and Council. He said that body cameras show that we are acting more efficiently and being more accountable and demonstrating to the public that we are holding ourselves to the highest practices in policing. He said that body cameras collect compelling evidence resulting in faster resolution of crimes and provide better service to victims of crime. He said this ensures transparency and shows that we are committed to implementing best practices. He affirmed that body worn cameras collect compelling evidence and reduce secondary trauma to victims of crime. Each year approximately 3000 misdemeanor cases are submitted to the City Prosecutor's Office and1800 felony cases are submitted to the County Attorney's office and are reviewed with the associated Body cameras footage. Body Cameras have resolved complaints against officers faster. He said that in a few instances officers have acted inappropriately in which those officers were held accountable. He stated that the cameras have demonstrated how officers have acted professionally and heroically. The cameras have protected the City from potential lawsuits and help us continue to earn trust and support of the community. He stated that officers have requested body cameras for all sworn officers and not just for officers on patrol. He said that the body cameras came in especially handy during the protests this past summer.

CHIEF DUGGAN stated that the new contract includes a portal for officers to upload photos and data from their City issued phones enabling them to stay deployed out patrolling the streets. He stated that the new camera systems have GPS tracking that will aid in tracing officers exactly where there are in critical times. He said that the system combines the video recording, evidence handling, data and the secure cloud data storage and integrates with the CATS system. He said that we have been using Axon for five years and have stored hundreds of thousands of files on evidence.com. He thanked the Mayor and Council for their support.

VICE MAYOR LOPEZ stated that considering all of the items that are contained in the line item body cameras does not do it justice and it seems to be a very holistic evidence suite for not just video but for portal technology for our citizens and across the criminal justice arena. He commended Chief Duggan on his negotiations on this contract.

MAYOR HARTKE made comments on Consent Agenda Item Nos 39 and 40.

39. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #2 on Saturday, December 12, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

40. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #3 on Saturday, December 19, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

MAYOR HARTKE expressed is excitement as outdoor events are picking up. He stated that he had good news and bad news; he said that they are promised to be great events and the bad news is that they are sold out. He said that additional safety measures have been put into place to follow CDC guidelines.

CONSENT AGENDA ITEMS

1. INTRODUCTION OF ORDINANCE NO. 4940, authorizing the abandonment of two drainage easements no longer needed for public use on property located at the northeast corner of Gilbert and Riggs roads.

2. INTRODUCTION OF ORDINANCE NO. 4941, PLH20-0013, ALTA CHANDLER AT THE PARK, rezoning from Planned Area Development (PAD) to PAD for multi-family residential with a Mid-Rise Overlay. PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southwest corner of Chandler and Parklane boulevards.

3. INTRODUCTION OF ORDINANCE NO. 4942, ANX20-0003, annexation and initial City zoning, located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

4. INTRODUCTION OF ORDINANCE NO. 4943, PLH20-0032, THE VILLAGE AT COLLEGE PARK, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential. PRELIMINARY DEVELOPMENT PLAN (PDP), for site design and building architecture. PRELIMINARY PLAT, PLT20-0016, VILLAGE AT COLLEGE PARK, for approximately 3.85 acres located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

5. INTRODUCTION OF ORDINANCE NO. 4944, PLH20-0012, VILLAGES AT CHANDLER, rezoning from Planned Area Development (PAD) to PAD amended for multi-family residential.

PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southeast corner of Riggs and Gilbert roads. (STAFF REQUESTS CONTINUANCE TO THE DECEMBER 7, 2020, COUNCIL MEETING)

6. INTRODUCTION OF ORDINANCE NO. 4945, PLH20-0029, UPTOWN COMMONS, rezoning from Planned Area Development (PAD) to PAD Amended to allow multi-family residential with a Mid-Rise Overlay.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the northeast corner of Elliot Road and Arizona Avenue.

7. RESOLUTION NO. 5411, authorizing the acceptance of Fiscal Year 2020 Homeland Security Grant Program Awards with the Arizona Department of Homeland Security, for Agreement Numbers 20-AZDOHS-HSGP-200804-01, 20-AZDOHS-HSGP-200804-02 and 20-AZDOHS-HSGP-200202-01; authorizing the Mayor to execute the agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such agreements.

8. No Item.

9. RESOLUTION NO. 5421, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the 2020 Urban Area Security Initiative (UASI) Assessment Teams – Fire Terrorism Liaison Officers for equipment and training; and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $1,750.

10. RESOLUTION NO. 5422, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Urban Area Security Initiative (UASI) Enhanced Rapid Response Fire Teams for equipment and training; and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $103,000.

11. RESOLUTION NO. 5423, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Community Emergency Response Team (CERT) Training, and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $4,500.

12. RESOLUTION NO. 5424, authorizing a Grant Agreement with the Governor's Office of Highway Safety for the Federal Fiscal Year (FFY) 2021 Award, in the area of Occupant Protection, in the amount of $34,311.

13. RESOLUTION NO. 5425, authorizing a Crime Victim Assistance Program Grant Agreement with the Arizona Department of Public Safety in the amount of $205,108, and authorizing the Chief of Police to sign, administer, execute, and submit all documents and other necessary instruments in connection with such agreement.

14. RESOLUTION NO. 5426, authorizing a grant agreement with the Federal Aviation Administration (FAA), for reconstruction of drainage headwalls on Runway 4L-22R at Chandler Municipal Airport;

and authorizing the City Manager, or designee, to execute the grant agreement, in an amount not to exceed $150,000.

15. PRELIMINARY DEVELOPMENT PLAN (PDP), PLH19-0060, FALCON STORAGE CONDOS, for site layout and building architecture for privately owned condominium storage units.
PRELIMINARY PLAT, PLT20-0004, FALCON STORAGE CONDOS, for approximately 9.47 acres, located at the northeast corner of the Union Pacific Railroad and Willis Road.

16. PRELIMINARY DEVELOPMENT PLAN (PDP), PLH20-0031, COMPASS CHRISTIAN CHURCH, for two monument signs, located at 1825 S. Alma School Road.

17. AGREEMENT NO. CS0-910-4120, AMENDMENT NO. 1, with UBM Enterprise, Inc., for park restroom cleaning, for the period of December 1, 2020, through November 30, 2021, in an amount not to exceed $151,844.02.

18. AGREEMENT NO. TR9-285-3990, AMENDMENT NO. 2, with Cem-Tec Corporation, for streetlight poles, for a one-year term, December 1, 2020, through November 30, 2021, in an amount not to exceed $175,000.

19. PROFESSIONAL SERVICE AGREEMENT NO. ST2104.201, with Y2K Engineering, LLC, for Traffic Signal Design Services at Ocotillo Road and Pinelake Way, in an amount not to exceed $75,188.32.

20. PROFESSIONAL SERVICE AGREEMENT NO. WW2014.451, with Dibble CM, LLC, for the Sewer Manhole Rehabilitation Construction Management Services, in an amount not to exceed $176,850.

21. PROJECT AGREEMENT NO. CS2101.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Nozomi Aquatic Center Play Pool Replaster, in an amount not to exceed $243,913.35.

22. PROJECT AGREEMENT NO. CS2102.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Desert Oasis Aquatic Center Improvements, in an amount not to exceed $67,422.56.

23. PROJECT AGREEMENT NO. CS2103.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Hamilton Aquatic Center Improvements, in an amount not to exceed $89,563.81.

24. PROJECT AGREEMENT NO. WW2014.401, with B&F Contracting, Inc., pursuant to Job Order Contract No. JOC1903.401, for the Sewer Manhole Rehabilitation, in an amount not to exceed $1,175,161.88.

25. No Item.

26. PURCHASE of fire bay doors, locking systems, hardware and operable walls, from DH Pace Company, Inc., utilizing the Mohave Educational Services Cooperative Contract No. 16G-DHP-0916, in an amount not to exceed $58,000.

27. PURCHASE of energy management control system services, from Mechanical Products BAS, Inc., utilizing the Arizona State Procurement Office Contract No. ADSPO18-181249, in an amount not to exceed $178,000.

28. PURCHASE of a wheel loader, from Empire Machinery, utilizing OMNIA Partners Contract No. 161534, in an amount not to exceed $220,513.83.

29. AGREEMENT NO. PD8-055-3836, AMENDMENT NO. 3, with Arizona Emergency Products, and Pride Group, LLC, for the purchase of upfitting for various Police Department and fleet vehicles, for the period of December 1, 2020, through November 30, 2021, in the amount not to exceed of $494,689.14.

30. AGREEEMENT NO. IT9-918-4011, AMENDMENT NO. 2, with CE Wilson Consulting, for temporary contract staffing services, for the period of November 15, 2020, through November 14, 2021, in an amount not to exceed $154,000.

31. PURCHASE of temporary contract staffing services, from Computer Aid, utilizing the Sourcewell Contract No. 020817-CA1, in an amount not to exceed $558,000.

32. AGREEMENT NO. MS0-946-2777, AMENDMENT NO. 6, with Bank of America, N.A., for procurement card services, for the period of January 1, 2021, through December 31, 2021.

33. SOLE SOURCE PURCHASE of body worn cameras, from Axon Enterprise, Inc., in the amount of $2,483,240.51.

34. USE PERMIT, PLH20-0043, SLAUGHTER & ASSOCIATES, approval for motor vehicle repairs in an I-1 zoned district, west of the southwest corner of Galveston & 56th Street, located at 7045 W. Galveston Street.

35. NEW LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Daradee Rae Olson, Agent, Twelve30 New Square LLC, dba Jinya Ramen Noodle Bar, located at 130 S. Arizona Avenue, Suite 1.

36. NEW LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, F H I El Pedregal LLC, dba Senor Taco, located at 4200 S. Arizona Avenue, Suite 5.

37. LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Antonio Franko Harris, Agent, Antonio Franko Harris, dba Rick's Pub & Grub, located at 4910 W. Ray Road, Suite 3. (STAFF REQUESTS CONTINUANCE TO THE DECEMBER 10, 2020, COUNCIL MEETING)

38. LIQUOR LICENSE, Series 12, for Nicolas Gonsiorovsky, Agent, Howler's Chandler LLC, dba Howler's Restaurant and Sports Bar, located at 3095 W. Chandler Boulevard.

39. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #2 on Saturday, December 12, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

40. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #3 on Saturday, December 19, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

41. SPECIAL EVENT LIQUOR LICENSE, for RideNow/CAG Charitable Foundation, Chandler Harley-Davidson Bike Night on Saturday, November 28, 2020, from 5:00 p.m. until 9:00 p.m., located at Chandler Harley-Davidson, 6895 W. Chandler Boulevard.

42. FINAL Development (PAD) for single-family residential, located south of Germann Road and approximately 740 feet east of the intersection of Germann and South Alma School roads.

43. On Action.

44. On Action.

45. PLAT, PLT20-0021, CARINO 8 ENCLAVE, for approximately 4.47 acres, zoned Planned Area RESOLUTION NO. 5413, approving an Assignment and Assumption Agreement between DT Chandler, LLC, and Overstreet Project, LLC, for the retail/office site located at the northwest corner of Arizona Avenue and Buffalo Street, as part of the Overstreet development in Downtown Chandler.

ACTION:

43. INTRODUCTION OF ORDINANCE NO. 4946, ANX20-0001, approving annexation and initial City zoning, located north of the northeast corner of Arizona Avenue and Germann Road.

44. INTRODUCTION OF ORDINANCE NO. 4947, and RESOLUTION NO. 5417
AREA PLAN AMENDMENT, PLH20-0007, EVERGREEN CHANDLER, denying Resolution No. 5417, an Area Plan Amendment to the Chandler Airport Area Plan from Commercial/Office/Business Park to high-density residential.
PLANNED AREA DEVELOPMENT (PAD), PLH20-0006, EVERGREEN CHANDLER, denying Ordinance No. 4947, the rezoning from Planned Area Development (PAD) to PAD amended for multi-family. PRELIMINARY DEVELOPMENT PLAN (PDP), denying PDP for site layout and building design located north of the northeast corner of Arizona Avenue and Germann Road.

PUBLIC HEARING:

PH1. Public Hearing for Fiscal Year 2019–2020 Chandler Consolidated Annual Performance and Evaluation Report

1. Open Public Hearing

2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

INFORMATIONAL:

1. Regular Meeting Minutes of the September 16, 2020, Planning and Zoning Commission meeting.

2. Study Session Minutes of the September 16, 2020, Planning and Zoning Commission meeting

MAYOR HARTKE announced that the General Election was coming up and encouraged the public to vote.

ADJOURNMENT: The meeting adjourned at 6:48 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: December 7, 2020

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 2nd day of November 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2020.

_____
City Clerk

unofficial

CHANDLER CITY COUNCIL
Work Session Meeting Minutes
Monday, November 2, 2020

MINUTES OF THE WORK SESSION MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the City of Chandler Council Chambers, 88 E. Chicago St., Chandler, Arizona, on Monday, November 2, 2020.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 5:01 P.M.

The following members of the Council were present:

Kevin Hartke	Mayor
René Lopez	Vice Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

City staff present: Marsha Reed, City Manager; Kelly Schwab, City Attorney; Dana DeLong, City Clerk; Josh Wright, Assistant City Manager; Debra Stapleton, Assistant City Manager; Dawn Lang, Management Services Director; Matt Dunbar, Budget Manager; Matt Burdick, Communications and Public Affairs Director; Andy Bass, Community Services Director; John Knudson, Public Works and Utilities Director; Ryan Peters, Governmental Relations & Policy Manager; Cori Garcia, Mayor & Council Communications Manager; Micah Miranda, Economic Development Director.

DISCUSSION

1. COVID-19 QUARTERLY FINANCIAL UPDATE
    a. Opening Remarks

MAYOR HARTKE introduced the discussion item and called for a staff presentation.

MARSHA REED, City Manager, stated that this was the 2nd Quarterly Update in regards to financials. She said the budget was being put together at the time of the pandemic and there was unsurety in terms of what revenues would look like. The Council did the prudent thing and reduced the budget by $30 million between last year and this year. She stated the City would continue to closely monitor all revenues especially specific revenues where the pandemic had the most impact.

b. Economic Forecast: National/State

MATT DUNBAR, Budget Manager presented the following Power Point presentation.

- COVID-19 Quarterly Financial Update
  - Agenda
    - Economic Forecasts
      - National
      - State
    - Local Update
      - Revenue Update
      - Expenditure Update
    - Policy Direction
    - Next Steps
- Economic Forecasts
  - World's most accurate pie chart:
  - (Updated for November)
- National Update
- Economic Indicators
  - Construction Spend: +1.4% above revised July 2020
  - Business Formation Statistics: +77.4% from Q2 to Q3
  - Advance Monthly Sales for Retail & Food Service: +1.9% from prior month
  - Manufacturing & Trade Inventories: +0.3% from prior month
- Economic Forecast
  - Monthly Retail Sales (through August 2020)
  - Markit PMI
- Economic Forecast
  - National, State, and Local Unemployment

COUNCILMEMBER STEWART commented and commended staff and the Council on everything they have done to keep the wheels moving as it relates to the economy.

c. Economic Forecast: National/State

MR. DUNBAR continued with the presentation.

- State of Arizona Update
- Economic Forecast
  - 2020 3rd Quarter Base Forecast
  - Phoenix-Mesa-Scottsdale MSA Forecast (Maricopa + Pinal Counties)
- City of Chandler Update

- Building Permit Trend Analysis
    - Permit numbers remain strong
    - Number of Permits
    - Value of Permits
- Business Opening/Closing Analysis
    - Businesses continue to register:
        - Closed from March to Sept: 83
        - Registered from March to Sept: 329
        - Net newly registered Businesses: 246*
    - We also continue to see business expansion in the area, for example Root Insurance, NXP, Clarivate Analytics and CVS Health
    - * Renewal process will help distinguish between brand new businesses, and those that are just newly registered, providing a better picture as to new business starts

MAYOR HARTKE asked if there was any specific data that linked business closures to COVID.

MR. DUNBAR stated that there was no exact data available to identify COVID related closures. He said that the renewal process will be a good indicator in analyzing the data.

MAYOR HARTKE asked if business closures were all across the board.

MR. DUNBAR stated that business closures were all across the board including, pharmacies, small businesses that were run out of homes, larger businesses that sold to another owner.

COUNCILMEMBER ORLANDO asked about Chandler Mall, the holidays and Intel. He said that there has been discussion about the plans or status of the mall and asked what staff thoughts were on what the holidays would look like.

MR. DUNBAR said those numbers are provided later in the presentation.

MS. REED said she met with the Macerich General Manager, Dave Moss and they are going through internal studies. There are investors interested in repositioning the mall and it would be after the first of the year and then they would discuss those plans with the City.

COUNCILMEMBER ORLANDO said residents have called in with concerns about the mall. He asked if there was more that the City could be doing.

MICAH MIRANDA, Economic Development Director, said the City is working closely with Macerich and identified 2 issues related to the performance of the mall. The first component is talking about what new tenant mixtures can be added to fill the vacancies without impacting any of the existing tenants. The other component is the complete repositioning of malls. He

gave the example that Nordstrom is taking to the market for sale as it is not owned by Macerich, and are discussing how we can partner and collaborate to bring that into a master plan of what Chandler Fashion Center will look in the future. Those conversations are ongoing. He said the City is also working independently for net new retailers to back fill the mall site and other locations in Chandler.

COUNCILMEMBER ORLANDO said that it was announced that two mall developers had filed Chapter 11 and mentioned how Fiesta Mall is no longer.

MS. REED asked Mr. Miranda to address the issue of the plantings around the mall.

MR. MIRANDA said there were some irrigation challenges at the mall, the problem was identified, and they are going through a replant.

COUNCILMEMBER ORLANDO asked if Intel was doing well.

MR. MIRANDA said that they are in a good position.

MR. DUNBAR continued with the presentation.

- Past Due Residential Utility Trend Analysis
    - Delinquent utility accounts that meet turn-off criterion are significantly increasing as well as balance due
    - Soft notices began 10/19 but still no disconnections or late fees
    - Working with Neighborhood Services on outreach and assistance with nonprofit partners
    - Number of Accounts
    - Balances on these Accounts
- FY 2020-21 Revenue Update
    - General Fund Year-to-Date Revenues
    - FY 2020-21 Results
        - Budget Prorated YTD on Historical Trend $53.5M
        - Actual Revenue YTD $61.6M
        - 15% or $8.0M above YTD adopted based on historical trend
        - 2.3% or $1.4M above same period prior year
    - FYs 16-21 Actuals through 1st Quarter

MAYOR HARTKE asked if the dollars from the CARES Act are part of these numbers.

MR. DUNBAR said those dollars are not part of the General Fund Revenues, they came in through grant funding.

COUNCILMEMBER STEWART asked if the CARES Act funding is the primary reason and direct result of the dollars that came in to the City from the state.

MR. DUNBAR said it was a result of many factors. There is a decline in spending in several areas like hotel, motel, travel and bar but increase spending in other areas. Home in improvement and retail has seen a significant increase. He said the Federal or CARES funding has spanned to other areas that attributed to these numbers.

MAYOR HARTKE stated that it seemed that the direct dollars to direct business for employees would have been spent in 3rd or 4th quarter last year rather than carrying over to affect these numbers in sales tax this year unless people were hanging on to their money a little longer.

MR. DUNBAR agreed and stated that there would be some shifts in patterns, but not a significant affect. As AZCARES dollars are received they are redistributed to businesses to provide payroll assistance or monies for personal protective equipment which will go back into the local economy but the impact has not been directly attributed to those dollars.

MR. DUNBAR continued with the presentation.

- TPT Revenue Trend Analysis
    - Governor's Major Orders
        - 3/11 Declared public health emergency
        - 3/15 Closed schools
        - *3/16 Cancelled gatherings of more than 10
        - 3/19 Provided new guidance for dining establishments
        - 3/20 Extended school closures until 4/10/20
        - 3/30 Extended school closures for rest of year
        - *3/30 Stay Home, Stay Healthy, Stay Connected Order issued
        - *4/15 Federal Stimulus Payments start
        - 5/11 Restaurants can resume dine in
        - *5/15 Stay at Home Order ended
        - 6/29 Prohibited large gatherings for one month, closure or bars, gyms, movie theaters, water parks, and tubing
        - 7/9 Restaurants must be at 50% capacity or less
    - TPT Revenues Collections by Month

d. Expenditure Update

- FY 2020-21 Expenditures
    - Chandler maintains a strong financial position

  - "I take the task of making sure we come in under budget very seriously, and to everyone's point, we will meet the budget according to the revenues we receive." Marsha Reed, City Manager, April 24, 2020
  - 25.5% of Adjusted spent
  - Normally spend over 33.8%
  - Expenditure Measures continue to be in place
  - Quarter 1 Expenditures
- FY 2020-21 Q2 Expenditures
  - Expenditure estimate should we make the PSPRS payment in the next quarter
  - Quarter 2 Estimate

e. Policy Direction

- Policy Question: PSPRS Payment
  - Additional $15M payment held as revenues evaluated
    - Revenues are stronger than anticipated
    - Fund balance grew more than anticipated last year
    - Following pay down plan keeps us on track to minimize total costs

MAYOR HARTKE stated that it was heartwarming that the City if in relatively good shape.

COUNCILMEMBER ORLANDO asked about the recalculation that was done last year.

MR. DUNBAR said that was the actual spend through Quarter 2, including the $25 million payment made to PSPRS and is included in the $146 million dollars.

COUNCILMEMBER ORLANDO asked if we are close to what the State is telling us we owe.

MR. DUNBAR stated that the tool provided by the state has been very beneficial in trying to evaluate where we are in the plan. The plan is used to add in some of the anticipated impacts that the board would make. What was not taken into account was the actual results of what they have done; the board has voted to make specific changes to the Public Safety Pension which will affect the liability. He said that the actuarial report that is due out in December will impact our total liability as only a portion of the changes have been made. This will reduce the total outstanding and a meeting is scheduled to discuss the plan to ratchet that back with what their anticipated changes are going to be.

COUNCILMEMBER ORLANDO asked if the $15 million was on top of the $132.

MR. DUNBAR said yes.

MS. REED asked if the question was what the balance of the PSRS would be.

COUNCILMEMBER ORLANDO said yes.

MS. REED asked Mr. Dunbar to explain further.

MR. DUNBAR stated that the number provided was the total City spending in general fund including the PSPRS.

COUNCILMEMBER ORLANDO asked for a chart showing the actuals.

MR. DUNBAR showed the Chandler's Unfunded Liability Pay-Down Projection and explained the difference what the total obligation would be making the payments versus not making the payments.

COUNCILMEMBER ORLANDO stated that the $15 million is almost double.

MR. DUNBAR said for Fiscal Year 2021, if the $15 million payment is made the anticipated balance would be $167 million or $194 million if the payment was not made. He said that the compounding interest over the next 17 years would have a significant impact over the life of this obligation.

COUNCILMEMBER STEWART expressed his appreciation in how well the City is doing financially and asked if we are continuing to move forward with our budget overall like continuing Capital Improvement.

MS. REED stated that spending reductions were put in place including travel reductions. Position postings were held for several months with exception of public safety. In the last couple of months, a number of positions have been posted with some being filled. She stated that those will continue to be monitored closely depending what our revenues look like. She said that in terms of Capital Projects following the last quarterly meeting with councilmembers, they were evaluated. She gave the example on how she allowed for the design of the fire station only and stated that other projects are slowly moving forward as we continue to closely watch revenues.

COUNCILMEMBER STREWART thanked Ms. Reed and stated that we are continuing to move forward.

VICEMAYOR LOPEZ said things are looking in the V trend. He asked if we are thinking there will be another dip with housing and evictions, if this will be affecting other areas and if we were building that into the next quarter.

MR. DUNBAR said they do look at all of these factors; there are too many unknowns at this time. He said that we do anticipate that things are progressing as business owners are jumping in the

market and manufacturers are buying raw materials and we rely on these factors when trying to make projections over the next quarter.

COUNCILMEMBER HUANG asked how they came up with the number for the payment for PSPRS.

MR. DUNBAR deferred the question to Ms. Lang.

MS. LANG said every year they update the pay down plan. Through this last fiscal year we had access to the new tool put out by PSPRS and it helped us better quantify what the impacts of board decisions would be. She said we have always had a significant overpayment plan even in last year's projection. It went from 12 to $15 million as discussed in the second budget workshop with Mayor and Council. She said that it is recommended to continue with the $15 million trajectory because it is imperative to continue to attack the unfunded liability balance; the more you pay up front, the less our costs are as we move through the year. She said that we would be receiving our new actuarial report in December and would compare what the board actions were to what the projections were and have those conversations again with Mayor and Council at the budget workshops and look at what the potential payment might be as we move into the planning stages for fiscal year 2021-2022.

COUNCILMEMBER Huang supported the overpayment philosophy.

COUNCILMEMBER ROE supported making the contribution. He said at some point we would turn the corner and asked if the newer hires will start to have an impact too.

MS. LANG responded that it is another component in the projections as our workforce retires and new public safety employees come on, they are under the new Arizona Revised Statutes rules, which will be a 50/50 split in the employee / employer contribution unlike the current plan which is significantly paid for by the employer.

MAYOR HARTKE asked how many years Tier 3 had been in effect.

MS. LANG Dawn responded that she did not recall, but thought it was around 4 years.

MAYOR HARTKE stated that it is a 50/50 but that they work longer, 25 years to get the entire pension as appose to 20 years. So we will keep them longer and it will be a more equitable split and there are a lot changes that will impact to bring this down in our favor.

COUNCILMEMBER ORLANDO shared Councilmember Roe's concern. He said that it sounds like between the tool and some of the things they implemented, we have a better fidelity on what is going to happen and he feels comfortable with that. He asked if we do not do this now and just put in the bank, are we looking at 1.9% rate of return.

MS. LANG said for the City of Chandler, because we are limited on how far we go back, we earn less than 2%.

COUNCILMEMEBER ORLANDO said we could take this money and put it into a bond or accounts for a low rate or we could put this into a rate where we are going to get almost double the investment we made on it. He said that he was okay with doing it in January.

MAYOR HARTKE said he was good with doing this too.

VICE MAYOR LOPEZ said without knowing the outcome of the election, and not knowing if we would be having a second dip, he did have reservations. He said that his reservations are offset by the fiduciary responsibility that we have and the contingencies that have been built in and continually looking at future expenses. He said this is a debt that we must pay either way and it is better to pay it off sooner, but does not want to back us up into a corner. He said that he is good with the contribution.

COUNCILMEMBER MCCLYMONDS said thought they should continue to throw as much into this to rectify this challenge that we did not create.

COUNCILMEMBER STEWART said he also had reservations about the economy. He said we have $9 million in CARES act money that is sitting in the bank. He would like to see the actuary report in December and circle back in January and asked if the City could make a last minute decision.

MAYOR HARTKE said six of them had said to go forward and stated that we do have the additional CARES money that could go towards this in case the economy goes a direction we do not anticipate.

COUNCILMEMBER STEWART asked if the actuary report that the council receives in December will give a better understanding of where we are at.

MS. LANG said that is correct but that it would be us updating and having discussions on what to pay in the upcoming year, but they will see exactly where they are in unfunded liability and projections compared to what actually was decided by the board.

MS. REED said that anyone hired after July 1, 2017, is considered in Tier 3. She said we would continue to monitor our revenues and expenses the next couple of months and if something were to dip, it would be brought back to the Council. She confirmed that the Council was okay with moving forward.

f. Next Steps

- Next update meeting to be tied into FY 2021-22 Budget Workshop #1 February 8, 2021

MAYOR HARTKE said that it would be right on time and concluded the discussion.

ADJOURNMENT: The Work Session was adjourned at approximately 5:56 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: December 7, 2020

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 2nd day of November, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2020.

_____
City Clerk

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES
Regular Meeting
Monday, November 2, 2020

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the City of Chandler Council Chambers, 88 E. Chicago St., Chandler, Arizona, on Monday, November 2, 2020.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:03 P.M.

The following members answered roll call:

Kevin Hartke	Mayor
René Lopez	Vice Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Also in attendance:	Marsha Reed	City Manager
	Joshua Wright	Assistant City Manager
	Debra Stapleton	Assistant City Manager
	Kelly Schwab	City Attorney
	Dana DeLong	City Clerk

INVOCATION: The invocation was given by Lead Pastor Dr. Joel Tetreau, Southeast Valley Bible Church.

PLEDGE OF ALLEGIANCE: Councilmember Roe led the Pledge of Allegiance.

CONSENT AGENDA – DISCUSSION

MAYOR HARTKE thanked the residents, staff and the Planning and Zoning Commission for their work on the Historic Preservation Ordinance to ensure the community's rich future.

CONSENT AGENDA – MOTION AND VOTE

VICE MAYOR LOPEZ MOVED TO APPROVE THE CONSENT AGENDA OF THE NOVEMBER 2, 2020, CITY COUNCIL REGULAR MEETING; SECONDED BY COUNCILMEMBER McCLYMONDS.

MOTION TO APPROVE THE CONSENT AGENDA CARRIED UNANIMOUSLY (7-0).

CONSENT AGENDA ITEMS

1a. MINUTES of the City Council Special Meeting of October 12, 2020.
1b. MINUTES of the City Council Regular Meeting of October 12, 2020.
1c. MINUTES of the City Council Study Session of October 12, 2020.
1d. MINUTES of the City Council Work Session of October 15, 2020.
1e. MINUTES of the City Council Regular Meeting of October 15, 2020.

2. FINAL ADOPTION OF ORDINANCE NO. 4936, PLH20-0041, HISTORIC PRESERVATION, amending the Code of the City of Chandler, Chapter 35 – Land Use and Zoning, to enable property owners to establish Historic Preservation districts on their properties and neighborhoods and to reconstitute the Architectural Review Committee into the Historic Preservation Commission.

BACKGROUND FROM COUNCIL MEMO:
The proposed code amendments were prompted by two events:

- The recognition by City staff that certain architectural and cultural resources in the City need to be preserved from destruction by development;
- Discussions with neighbors in the Silk Stocking neighborhood of the City who desire tools to help preserve the historic character of their neighborhood.

In the spring of 2019, the City acquired the right-of-way over the northern segment of the historic Goodyear Canal on Basha Road with the objective of preserving the open canal, which once served the Goodyear farming community during World War I, in its original state. The City subsequently budgeted funds to maintain the canal with the objective of implementing a preservation plan in the future. During discussions on preserving the canal, City staff began an internal conversation about identifying and preserving other significant historical architectural and cultural resources in the City.

In the fall and winter of 2019, City staff, including the City Manager, Assistant City Manager and Development Services Director, met with representatives of the Silk Stocking neighborhood about implementing a historic preservation zoning overlay over the neighborhood with the objective of preserving its historic architecture and character. Those discussions evolved into the concept of developing a Historic Preservation Ordinance that would enable building owners and neighborhoods to establish historic preservation districts on their properties.

Staff subsequently developed the draft Historic Preservation Ordinance that is under consideration. The primary objectives of the ordinance are:

- Preserve properties, districts and sites that represent Chandler's historic, architectural and cultural heritage;
- Encourage restoration and upkeep of historic properties;
- Encourage civic pride in the accomplishments of the past;
- Promote neighborhood preservation and revitalization;
- Guide alterations and discourage demolition of designated historic properties;
- Document and recognize locations that represent events or individuals significant to Chandler's history;

The provisions of the ordinance include:

- Establishment of a Historic Preservation Commission by reconstituting the existing Architectural Review Committee;
- The establishment of a Historic Preservation Officer to administer the ordinance
- Four classifications of historic designation;
- Criteria for designating historic properties, districts and sites;
- Procedures for establishing historic properties, districts and sites;
- Procedures for alterations and demolition of eligible historic properties;
- Standards and procedures for maintenance, alterations and demolition of designated historic properties;
- Establishment of a historic property register for the City of Chandler;

The four classifications of designation are:

Designation	Description
a. Heritage Site	The location of a past event, structure or district that no longer physically exists that was significant to the history of Chandler.
b. Historic Conservation District	An area of the City that contains one or more designated properties or historic preservation districts or is associated with significant events or persons of the City's past where preservation and conservation of the remaining historic structures and context is encouraged.
c. Historic Preservation District	A zoning overlay of an area of the City documented by historic boundaries that contains at least one historic property. The overlay includes regulations governing maintenance, alteration and demolition of designated historic properties within the district.
d. Landmark	A structure or site that contains an outstanding or unique example of an architectural style and/or is associated with a major historical event activity or person or is of historical or cultural importance to the City. A Landmark will also be in a Historic Preservation District.

While the objective of the proposed ordinance is to preserve properties and districts that represent Chandler's historic and cultural heritage, consideration must also be given to the rights of the individual property owners to utilize their properties under applicable legal entitlements. The proposed ordinance incorporates processes to discourage demolition of eligible and designated historic properties and encourage their preservation through consultation with staff and by exploring alternatives. However, once these processes are completed and no alternative to

demolition is identified, an owner wishing to demolish an eligible or designated property could proceed.

Staff briefed the City Council on the proposed ordinance during a work session on June 8, 2020. The Council provided input, which is incorporated into the draft ordinance, and directed staff to continue work on the ordinance. Staff briefed the Planning and Zoning Commission during its Study Session on August 5, 2020, and received input from the Commission. The Commission recommended approval of the ordinance during its September 16, 2020, regular session. Development Services staff briefed the Architectural Review Committee on September 18, 2020, on the ordinance and the changes proposed for the Committee. Feedback on the proposed ordinance from all boards, commissions, and committees consulted has been positive.

After the meetings of the Planning and Zoning Commission and Architectural Review Committee, staff revised the provision of the ordinance that required 100% of the eligible historic properties in a proposed Historic Preservation District to agree to the zoning overlay. This was done to address concerns raised by stakeholders that this requirement would be difficult to achieve and would restrict the formation and potential boundaries of a district. Staff adjusted the requirement to 90%. The remaining eligible properties can be included in the geographical boundaries of a Historic Preservation District but would not subject to the regulations of the Historic Preservation District overlay. Each owner of an eligible property would have the option of becoming a designated historic property in the district and subject to the overlay at a later date through a public process.

Public Outreach
This request was noticed in accordance with the requirements of the Chandler Zoning Code. Notification of the proposed amendments, request for public input, and public hearing dates were sent electronically to the following stakeholders between August 19, 2020, and September 2, 2020: Silk Stocking neighborhood representatives; Chandler Chamber of Commerce, Chandler Historical Society, and the Chandler Museum Foundation. Members of the City's Neighborhood Advisory Committee were sent a notice and link to the proposed amendments and invited to comment. To date, staff received seven responses. Five supported the ordinance and two provided neutral comments. No comments expressed opposition to the proposed ordinance. A matrix of the stakeholder comments and staff responses is provided in the attachments.

On August 26, 2020, the draft code amendments were posted on the City's website and social media platforms. The public hearing schedule was posted on the City's website and advertised in the newspaper. At the writing of this memo, Development Services staff is not aware of any concerns or opposition to the proposed ordinance.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting September 16, 2020
Motion to Recommend Approval.
In Favor: 6 Opposed: 0 Absent: 1 (Pekau)

During the Study Session, the Commission asked questions and provided input on the proposed ordinance to which staff responded. Three residents of the Silk Stocking neighborhood spoke in favor of the ordinance.

Recommended Action
Development Services staff finds the request is in compliance with the General Plan. The Planning and Zoning Commission recommends City Council approval of PLH20-0041 Development Services Code Amendments for Historic Preservation.

Ordinance was introduced and tentatively adopted on October 15, 2020

3. FINAL ADOPTION OF ORDINANCE NO. 4937, granting a non-exclusive power distribution easement to Salt River Project (SRP), at the northwest corner of Pima Park, to accommodate the development of McQueen Commons on the east side of McQueen Road between Chandler Boulevard and Ray Road.

BACKGROUND FROM COUNCIL MEMO:
SRP has requested that the City grant a non-exclusive power distribution easement to extend electric service along the east side of McQueen Road for a distance of approximately 115.20 feet in order to service a new residential development known as McQueen Commons. The developer of McQueen Commons, The Wallace Group, has agreed to pay the City for the easement based upon an estimated land value of $6.00 per square foot times 25%. The amount of the payment will be $1,382.00. The normal payment range is 25% to 50%. Staff believes the 25% amount is fair given that the City will receive additional fees from the developer as well as an increase in property tax revenues from the improved residential sites.

Staff has reviewed and approved the easement and legal description for the requested easement.

This Ordinance was introduced and tentatively adopted on October 12, 2020.

4. FINAL ADOPTION OF ORDINANCE NO. 4938, granting a no cost irrigation and facilities easement to Roosevelt Water Conservation District (RWCD), for the Chandler Heights Improvement Project from McQueen Road to Gilbert Road.

BACKGROUND FROM COUNCIL MEMO:
The City of Chandler is undertaking a road widening project for the improvement of Chandler Heights Road from McQueen Road to Gilbert Road (the "Project"). In order to complete the Project, the City of Chandler must relocate and convert existing RWCD irrigation facilities from open ditch facilities to piped facilities. RWCD is requesting an irrigation and facilities easement in the areas where the relocated irrigation facilities are located in the City's right-of-way. The irrigation and facilities easement is to be granted at no cost to RWCD.

This Ordinance was introduced and tentatively adopted on October 12, 2020.

ADJOURNMENT: The meeting was adjourned at 6:08 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: December 7, 2020

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Chandler, Arizona, held on the 2nd day of November, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2020.

_____
City Clerk

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES
Regular Meeting
Thursday, November 5, 2020

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the City of Chandler Council Chambers, 88 E. Chicago St., Chandler, Arizona, on Thursday, November 5, 2020.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:00 P.M.

The following members answered roll call:

Kevin Hartke	Mayor
René Lopez	Vice Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Also in attendance:	Marsha Reed	City Manager
	Joshua Wright	Assistant City Manager
	Debra Stapleton	Assistant City Manager
	Kelly Schwab	City Attorney
	Dana DeLong	City Clerk

INVOCATION: The invocation was given by Pastor Victor Hardy, Congregational Church of the Valley.

PLEDGE OF ALLEGIANCE: Councilmember Stewart led the Pledge of Allegiance.

SCHEDULED PUBLIC APPEARANCES:

1. Citizen Bond Exploratory Committee Update – Chairman Boyd Dunn

BOYD DUNN, Citizens' Bond Exploratory Committee Chairman, said this Committee and its Subcommittees were formed in August 2020. There are over 49 citizens that have been putting their time in and making progress towards bringing forward a report. The members have been going through a process of education, the history of what has been done, and the future amenities are necessary but looking at them carefully. Each Subcommittee has received a financial overview and open meeting law training from staff. Chairman Dunn said they are in the process of moving these items forward. They have received education regarding the debt management policy, importance of bond ratings, and fiscal policies of this Council.

CHAIRMAN DUNN said the Committee and Subcommittees have met over 30 times and there has been a lot of progress in their work. The Parks Subcommittee has formulated their recommendations on a short term and long term basis. There are many tours of facilities occurring and they have been very informative to the members. Chairman Dunn said staff has done a great job supporting the Committee. Chairman Dunn said they are excited to look at the wish list and determining the final list considering the financial constraints. Chairman Dunn said they are looking to obtain citizen input and also provide education as well. Over the next four to six weeks, each Subcommittee would develop their list of priorities on a short term and long term basis. The Steering Committee would be the point at which all the recommendations are reviewed. They are on target to provide recommendations in early 2021. The citizens serving are very proud to be part of this process and appreciated Council's confidence in them.

MAYOR HARTKE said he has heard a lot of the enthusiasm and that they have done well.

VICE MAYOR LOPEZ thanked Chairman Dunn for this leadership.

CHAIRMAN DUNN encouraged citizens to review the website and see what amenities could be added for the City.

CONSENT AGENDA – DISCUSSION

COUNCILMEMBER HUANG requested Consent Agenda Item No. 2 be moved to action.

MAYOR HARTKE said there were speaker cards received for Consent Agenda Item No. 4.

4. INTRODUCTION OF ORDINANCE NO. 4943, PLH20-0032, THE VILLAGE AT COLLEGE PARK, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site design and building architecture.
PRELIMINARY PLAT, PLT20-0016, VILLAGE AT COLLEGE PARK, for approximately 3.85 acres located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

MELINDA ANDERSON, 2038 E. Linda Lane, Gilbert, AZ, said she was in support of the project.

BRITTANY IRWIN, 2951 W. Marlboro Drive, Chandler, AZ, said she was opposed to the development. Ms. Irwin said she had a petition of over 200 signatures who oppose. Ms. Irwin asked if a traffic study was completed for the area and what the results were. Ms. Irwin said she contacted the State because of the frontage road and has not received any information back yet. Ms. Irwin asked if an environmental study was completed and what the result was. Ms. Irwin said she was opposed to the project due to the increase in traffic to the area and would make it difficult for the residents in Marlboro Estates. The project is set to have 40 houses with up to three cars per house and additional parking of 14 visitors. There is only one way in and out of the neighborhood.

WENDY VEAGER, 29471 W. Marlboro Drive, Chandler, AZ, said she recognized the need for housing, but thought this proposed development did not fit within the community. The zoning was changed from agricultural to residential and understood something would be built. Ms. Veager said it was her hope that it would not be this particular plan. It is a small acreage with 40 houses with a play park and a dog park.

The homes are individual homes, but they are all connected. Ms. Veager went to a similar community in Gilbert and said the colors were nice and the facades on the bigger houses were nice, but still crowded. Ms. Veager said these would be rental units and did not know what the maintenance would be like. If something would be built there, Ms. Veager asked that it not be so crowded.

GARY ANDERSON, 2038 E. Linda Lane, Gilbert, AZ, said years ago it was all five acre parcels and of course things change in the area. These are all single-story homes and are well designed. Mr. Anderson said he was in support of the project.

TAYLOR EARL, 3101 N. Central Avenue, Ste. 1000, Phoenix, AZ, said there was no official traffic study prepared, but they did work with staff and staff in the traffic department who looked at the project and they are in support. This project only produces 25 peak hour trips. Although there are 40 homes, they are smaller so there is less traffic produced. There is a lot of capacity off of Price Road and this project and the two south of it are the only ones that access Price Road on this section and are only able to turn right. Mr. Earl said they use the environmental impact term in regards to soil samples, but thought that Ms. Irwin was referring to environmental in terms of the impact to the community. The impact is something that staff has looked at and this project is consistent with the General Plan as it is against a freeway corridor and these are a little different than other areas in the City.

COUNCILMEMBER ORLANDO asked if the City normally requires a traffic study.

HARLEY MEHLHORN, Planning Tech, said he is not aware of the specifics and it has to do with the number of units and one was not required in this case.

COUNCILMEMBER ORLANDO asked for a more definitive answer.

KEVIN MAYO, Planning Administrator, said there is a threshold of units, upward of 200, before a traffic study is triggered. During the pre-tech review of a project, the City's traffic engineer is part of that process so the traffic aspect is still reviewed in the proposal and the roadway network that it is attaching to. That section of the frontage road is far below its capacity and is operating in the 20-30% range. This project does not add even 1% to the traffic volume, so based on that a traffic study was not necessary.

COUNCILMEMBER ORLANDO said the ordinance in place only requires a traffic study for 200 units and above.

MR. MAYO said that is the number he recalls, but did not have the exact number.

COUNCILMEMBER ORLANDO asked when an environmental study would be done.

MR. MAYO said it is not the same as how California requires an environmental study. From a physical build environment that is done based on the General Plan and through the design standards. Once it gets to how the site is built, that is governed by the building code.

COUNCILMEMBER ORLANDO asked if there were other uses for this property in the past.

MR. MEHLHORN said it has only been a single family residence and agricultural property.

COUNCILMEMBER ORLANDO said Marlboro Estates is to the north and asked what was to the east.

MR. MEHLHORN said it is unincorporated single family.

CONSENT AGENDA – MOTION AND VOTE

VICE MAYOR LOPEZ MOVED TO APPROVE THE CONSENT AGENDA, WITH THE EXCEPTION OF ITEM NO. 2, OF THE NOVEMBER 5, 2020, CITY COUNCIL MEETING; SECONDED BY COUNCILMEMBER McCLYMONDS.

MOTION TO APPROVE THE CONSENT AGENDA, WITH THE EXCEPTION OF ITEM NO. 2, CARRIED UNANIMOUSLY (7-0).

CONSENT AGENDA ITEMS

1. INTRODUCTION OF ORDINANCE NO. 4940, authorizing the abandonment of two drainage easements no longer needed for public use on property located at the northeast corner of Gilbert and Riggs roads.

   BACKGROUND FROM COUNCIL MEMO:
   McDonald's USA, LLC, is proposing to construct a new quick-service restaurant with a dual drive-thru at the northeast corner of Gilbert Road and Riggs Road. As part of the proposed development, two temporary drainage easements granted by the landowner to the City of Chandler that provided designated retention areas for storm water from Gilbert and Riggs roads are proposed to be abandoned. The Temporary Drainage Easement along Gilbert Road (MCR 20130316789) will be abandoned and a permanent surface basin associated with the McDonald's development will take its place. The Temporary Drainage Easement along Riggs Road (MCR 20080778618) will be abandoned as the proposed driveway to serve the McDonald's development is located within the existing basin and easement area. The McDonald's development proposes to construct a new temporary retention basin east of the new driveway to continue to provide for storm water storage in an interim condition until the remainder of the commercial area to the west is developed. A new temporary drainage easement for the new temporary basin, with a minor land division map, will be recorded after the easement abandonment.

   Staff has reviewed and approved the existing easements and legal descriptions for the easements being abandoned.

2. INTRODUCTION OF ORDINANCE NO. 4941, PLH20-0013, ALTA CHANDLER AT THE PARK, rezoning from Planned Area Development (PAD) to PAD for multi-family residential with a MidRise Overlay. PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southwest corner of Chandler and Parklane boulevards.

   BACKGROUND FROM COUNCIL MEMO:
   Site is approximately 6.5 net acres. Site was zoned in 1982 as part of the larger 60-acre "The Park" master plan; portions were built, then zoning lapsed on undeveloped parcels resulting in a 1996

PAD amendment. Site contains three parcels of which one is developed with medical office and general office. South parcel is vacant, formerly proposed for office.

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at $664,366 over 10 years, compared to the existing development which is estimated to generate $118,286 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. Economic Development is in support of approving the rezoning request. The existing office buildings were constructed 35 years ago and are likely approaching functional obsolescence. Office user preferences have changed over the years and the buildings do not offer the space layouts and features that current tenants are seeking. Renovating the buildings to meet modern design standards would be cost-prohibitive. Further, a new office development would likely not be financially feasible given the demolition and redevelopment costs involved. Economic Development believes multifamily is an appropriate use for the site given its compatibility with and potential to support surrounding retail and restaurant uses.

Surrounding Land Use Data

North	Commercial and single-family residential	South	Multi-family residential
East	Shopping Center (The Park – anchored by Safeway, Home Depot)	West	Office, medical office

General Plan

	Existing	Proposed
General Plan	Neighborhoods - (High Capacity Transit Corridor)	. No change.

Proposed Development

Density and Units	• 45 dwelling units per acre	• 293 units total • 183 - 1 bedroom units • 99 - 2 bedroom units • 11 - 3 bedroom units
Building Height	• Mid-Rise Overlay	• Maximum height of 63 ft. inclusive of architectural elements, parapets, screening, stair wells, elevator shafts • 43 ft. typical to roof deck
Site Development	• 3 buildings • 4 stories • Carports	• Passenger loading zone • Dog Park
Building Architecture	• Contemporary	• Stacked stone and brick veneers • Stucco and fiber cement siding

		• Metal railings and accents • Metal canopy projections with brackets • Stucco clad cornices
Parking Spaces	• 498 spaces required • 461 spaces proposed (See discussion below)	• 108 Private garages • 108 Tandem • 186 Covered • 7 Uncovered • 52 Guest (on-site) • 22 On-street
Amenities	• Outdoor pool • Spa • Cabanas • Dog spa • Bike Shop • Clubhouse	

Review and Recommendation
Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods. Urban densities exceeding 18 dwelling units per acre can be considered within designated high-capacity transit corridors such as Chandler Boulevard. The site is considered as a redevelopment of an underutilized office development as well as infill. The site is proximate to Downtown Chandler and located along a corridor with Valley Metro bus service and bike lanes.

The site layout provides a gated main entrance off Parklane Boulevard, a private street, and a secondary drive on Commonwealth Street. Pedestrians are provided with a shaded, tree-lined sidewalk along Chandler Boulevard and pedestrian pathways leading to The Park shopping center, located to the east.

Building architecture is of a contemporary style with use of rectilinear forms creating recessed alcoves, extruded balconies and patios, and metal-bracketed canopies. Building materials are placed to create a gentle movement of the façade with a modern light paint palette. A two-story, glass entry at the northeast portion of Building One opens the visibility of the development to Chandler Boulevard. Also located in this portion of the site is the project monument sign designed with contemporary materials and similar forms to complement the “The Park” sign located directly to the east.

Staff finds the proposal to be consistent with the goals of the General Plan, and the Planning and Zoning Commission recommend approval.

Traffic and Parking Analyses
A Traffic Impact Analysis was prepared to compare the existing office development with the proposed multi-family development. Trip generation increased for total weekday trips with reverse AM and PM peak hours and total peak hour trips for the multi-family development. However, when looking at the number of AM in/out trips, the proposed multi-family has less

inbound peak hour trips and more outbound peak hour trips than the existing office in the AM. A similar reversal at the PM peak hour was found. The intersection of Chandler and Parklane is signalized and may need the traffic signal timing adjusted with potential future changes in traffic patterns. The City Traffic Engineer found no concerns with the applicant's traffic analysis.

A Parking Demand Study was prepared to determine if the request to reduce required parking by 7.4 percent is sufficient for the development. A 37 parking space reduction is proposed from the required 498 parking spaces to 461 on-site parking spaces. Unassigned on-site parking provides 52 guest parking spaces and 22 spaces on Parklane Blvd. and Commonwealth Street for a total of 74 guest spaces at a ratio of one space for every four units.

A comparison of parking reduction rates between this proposal and two similar existing multi-family developments, Olympus Steelyard and The Met at Chandler Fashion Center, was conducted. Olympus Steelyard has a 7.5% reduction and The Met has a 6% reduction in parking requirements. The study concluded that the request for Alta Chandler at The Park aligns with the parking reduction rates of these recently constructed multi-family developments.

Public / Neighborhood Notification
This request was noticed in accordance with the requirements of the Chandler Zoning Code.
Two virtual neighborhood meetings were held on August 20,, 2020 and August 25, 2020. No one other than the applicant's team and City staff attended either of the virtual meetings. Two residents called requesting general project information prior to the virtual meeting. No concerns or opposition were voiced. As of writing this memo, Planning staff received one phone call from a resident stating their opposition to the request.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020.
Motion to Approve.
In Favor: 5 Opposed: 2 (Heumann, Flanders)

A resident who provided a letter of concern relating to the project design also attended the Planning and Zoning Commission meeting. Several of the resident's concerns expressed included providing detached sidewalks and traffic calming on Parklane and Commonwealth, the southern driveway, and amenities to name a few (see attached letter).

Several commissioners discussed the length of the building fronting Chandler Blvd. and recommended modifications to the building by breaking the massing by creating a break in the elevation located near the center elevator tower. Commission discussed the appropriateness of changing the land use from office/medical to multi-family. To address both the resident and Commission's concerns, Preliminary Development Plan conditions 9 to 12 were added.

Recommended Actions
Rezoning
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends the City Council approve the rezoning from PAD to PAD multi-family with a Mid-Rise Overlay for buildings up to 63 feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Alta Chandler at The Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. High density residential shall be permitted with a maximum density of forty-five (45) dwelling units per acre.
3. Building heights shall be limited to a maximum of sixty-three (63) feet in height.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

   Building setbacks (min.)
   North (Chandler Blvd.) 10 ft. (29 ft. to curb)
   East (Parklane Blvd.)10 ft. (16 ft. to curb)
   South (Commonwealth St.) 10 ft.
   West 10 ft.

Preliminary Development Plan
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Alta Chandler at The Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
8. The developer shall install stamped concrete pedestrian crosswalks at the Parklane Blvd. and Commonwealth St. intersection, as represented in the Development Booklet.

9. The applicant shall work with staff to include detached sidewalks where appropriate.
10. The applicant's traffic engineer shall study traffic calming measures at the intersection of Parklane Boulevard and Commonwealth Street.
11. The southern vehicular exit shall be restricted to emergency access only.
12. A break shall be added on the building along Chandler Boulevard with a minimum width of 18 feet and an interior closed corridor on the ground floor with open railing on the floors above. Glazing on the ground floor shall match the storefront glazing at the corner. Further, security and safety design measures shall be incorporated within the break.

3. INTRODUCTION OF ORDINANCE NO. 4942, ANX20-0003, annexation and initial City zoning, located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

BACKGROUND FROM COUNCIL MEMO:
Located approximately one fourth of a mile south of the southeast corner of Elliot Road and Price Road. Zoned Rural-43 (RU-43) within Maricopa County. Approximately 0.16 net acres in size. Upon annexation, initial City zoning will be Agricultural (AG-1) district. A Rezoning and Preliminary Development Plan for a proposed multi-family development consisting of 40 units within 8 buildings also appear on this City Council agenda. Required public hearing held October 15, 2020

Surrounding Land Use Data

North	Single dwelling unit on a large parcel zoned AG-1	South	Condominiums
East	Unincorporated large-lot single family	West	Price Road, then Arizona Loop 101

General Plan Designation

General Plan	Neighborhoods

Utility Services
Existing municipal water and wastewater service are available along Price Road.

Staff Comments
Staff has no concerns given that the majority of the parcel is currently within the City of Chandler's jurisdiction. As of the writing of this memo, Staff is unaware of any opposition to or concerns with the request.

In accordance with Arizona Revised Statutes, the subject site, upon annexation, will be zoned AG-1 within the City of Chandler, which provides for land uses no greater in intensity than those permitted within the RU-43 zoning district of Maricopa County.

A request for Rezoning and Preliminary Development Plan approval for a multi-family development (PLH20-0032) accompanies this request as a subsequent item on this Council agenda.

Recommendation
Planning staff find the request is in compliance with Arizona Revised Statutes and the General Plan and recommends the City Council approve the annexation and initial city zoning.

4. INTRODUCTION OF ORDINANCE NO. 4943, PLH20-0032, THE VILLAGE AT COLLEGE PARK, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site design and building architecture.
PRELIMINARY PLAT, PLT20-0016, VILLAGE AT COLLEGE PARK, for approximately 3.85 acres located south of the southeast corner of Elliot Road and the Loop 101/Price Road.

BACKGROUND FROM COUNCIL MEMO:

Located approximately 1/4 mile south of the southeast corner of Elliot and Price Roads. Approximately 3.85 acres. Currently zoned Agricultural (AG-1). Annexation request for a small portion of the site precedes this request on the same Council agenda. Annexation ordinance, if adopted, will grant initial City zoning of AG-1 (Agricultural), which allows same density as Rural-43. A single-family residence currently exists on the property and will be removed prior to development

Economic Analysis
An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately $ 133,600 over 10 years. This total includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents.

Surrounding Land Use Data

North	Single dwelling unit on a large parcel zoned AG-1	South	Condominiums
East	Unincorporated large-lot single family	West	Price Road, then Arizona Loop 101

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhood	No change

Proposed Multi-Family data

# of Units	40
Density	10.39 dwelling units/acre (du/ac)
Buildings	• 8 five-unit buildings • Single story • Varying façade materials – stone veneer, lap siding, stucco, board and batten • Varying roof slopes, façade accents, and ornamentation.

	• Roof material – tile and standing seam metal
Site design	• Three distinct shared open spaces • Recessed garages and grouped guest parking spaces • Each unit has a private rear yard and covered front porch
Parking	• Each unit has a garage parking space and two uncovered tandem spaces on the driveway • 14 guest spaces are provided

Review and Recommendation
The proposed rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential will result in a land use that is consistent with the surrounding land uses. The General Plan designates densities between 3.5 and 12 du/ac as appropriate along freeway corridors as well as to serve as a transition of density. The proposed development site meets both of these guidelines, while remaining at 10.39 du/ac.

Being cognizant of the surrounding land uses, the applicant has proposed single-level, attached units that are positioned as to appear as single-family homes. The PDP provides ample architectural quality and variation with a broad yet cohesive collection of elevations
composed of human-scale materials. The site, which is deep and narrow at the frontage, will be served by a single drive aisle with a turn-around cul-de-sac at its termination. Despite the challenging dimensions of the lot, the proposed development meets the guest and resident parking requirements and open space requirements while providing private outdoor space for each unit. For these reasons, Planning staff finds consistency with the General Plan and Planning and Zoning Commission recommends approval of the request subject to conditions.

Public/Neighborhood Outreach
This request was noticed in accordance with the requirements of the Chandler Zoning Code. An online neighborhood meeting was held on September 23, 2020, with approximately a dozen people attending. General questions pertaining to the construction of the development were asked and answered by the applicant. A resident of the single-family subdivision to the north called to voice concerns and initial opposition, but upon being presented with the project data and exhibits, is no longer in opposition to the project. As of the writing of this memo, Planning staff is not aware of any opposition.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020.
Motion to Recommend Approval.
In Favor: 7 Opposed: 0 Absent:

Recommended Actions
Rezoning
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends the City Council approve the rezoning from Agricultural to Planned Area Development for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Village at College Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0032, modified by such conditions included at the time the Booklet was
2. Approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
3. Multi-family dwelling units shall be permitted up to a maximum density of twelve (12) dwelling units per acre.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Preliminary Development Plan
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Village at College Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
3. All mechanical equipment including HVAC, utility meters, etc., shall be screened from view by materials that are architecturally integrated and consistent with the design of the proposed buildings.
4. Signage shall substantially conform with Development Booklet (exhibit A) and adhere to all applicable criteria of the City Of Chandler Sign Code.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The site shall be maintained in a clean and orderly manner.

Preliminary Plat
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

At the November 2, 2020, City Council study session, Councilmember Orlando requested staff provide additional information on the following items:

Potential conflict between the horse property located to the north and the proposed boundary wall

- Staff contacted the owner of the equine business located north of the subject property. She shared that she has no concerns over a block or masonry wall being constructed, as there is an existing comparable wall located on the northern boundary of the horse property. However, she expressed that a 6' wall is not sufficiently tall to keep tenants from interacting with the horses; instead she requested an 8' wall be constructed. The applicant has agreed to add Preliminary Development Plan stipulation #9, which reads:

  9. The northern property wall shall be 8' in height.

  The business owner did not have further concerns that the proposed multi-family development will negatively impact her business.

Irrigation canal

- The irrigation canal in question is located off-site to the east of the subject property. The applicant is not proposing to use or physically alter the canal as part of the proposed development.

Resident concerns regarding the perceived 'urbanization' of the subject property

- The proposed development is in conformance with the General Plan's designation of Neighborhoods, which allows Council to consider densities of up to 12 dwelling units per acre (du/ac), where the following criteria are met:
  - The site is considered an infill parcel.
  - The site is located between land uses of different densities and provides a density transition.
  - The site is located along arterial roads or freeway corridors.
- The proposed development meets these criteria by being located on an infill parcel located along the Arizona Loop 101. Further, the proposed density of 10.39 du/ac will serve as a transition between the 14.96 du/ac multi-family development to the south and the single-family horse property to the north.

5. INTRODUCTION OF ORDINANCE NO. 4944, PLH20-0012, VILLAGES AT CHANDLER, rezoning from Planned Area Development (PAD) to PAD amended for multi-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southeast corner of Riggs and Gilbert roads. (STAFF REQUESTS CONTINUANCE TO THE DECEMBER 7, 2020, COUNCIL MEETING)

BACKGROUND FROM COUNCIL MEMO:
This item was heard at the October 21st Planning and Zoning Commission meeting. The proposed rezoning was recommended for approval. The proposed Preliminary Development Plan was recommend for continuance to the November 18th Planning and Zoning Commission hearing to allow time for the applicant to attend the November 4th Design Review Committee meeting. After the Planning and Zoning Commission hearing, staff received a number of concerns from residents, some of which appeared to be based on incorrect information. The applicant has

requested to continue this item to the December 7th City Council meeting to allow time to host another neighborhood meeting to address resident concerns and provide correct information on the proposal.

6. INTRODUCTION OF ORDINANCE NO. 4945, PLH20-0029, UPTOWN COMMONS, rezoning from Planned Area Development (PAD) to PAD Amended to allow multi-family residential with a MidRise Overlay. PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the northeast corner of Elliot Road and Arizona Avenue.

BACKGROUND FROM COUNCIL MEMO:
Site is vacant and 7.66 acres in area. Current zoning is PAD, approved in 2006, for retail and C-2 type commercial uses. The site is part of the Pollack Business Park that is mostly developed with light-industrial, office/showroom and service retail along Arizona Avenue.

Economic Analysis
An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at $737,192 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. Economic Development is in support of approving the rezoning request. The Mayor's 4-Corner Retail Committee Report, initiated nearly 10 years ago, raised a concern that the area was already oversaturated with retail uses. More recently, there have been increased store closures with the rise of e-commerce and ongoing impacts of COVID-19. Given this, Economic Development is concerned that additional retail, which is permitted under the existing PAD zoning, would not be viable or a long-term benefit as the area already has a surplus of retail sales activity. Further, the proposed multifamily project offers the opportunity to bring additional residents to the area, expanding the customer base for existing shops and restaurants, and thus supporting several strategic initiatives.

Surrounding Land Use Data

North	Service retail	South	Office (Arizona Department of Economic Security) across Elliot Road
East	Washington Street, then Business park uses	West	Arizona Avenue, then Shopping center

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Employment, North Arizona Avenue Growth Area, High Capacity Transit Corridor	No Change

Proposed Project Data

Proposed Land Use	• Multi-family dwelling units • 252 Units • 32.9 dwelling units per acre	
Building Design	Height	• 43' 6" three-story buildings • 47' four-story buildings • As measured to top of highest point of roof
	Roof	• Flat parapet • Angled standing seam metal
	Façade Materials	• Brick veneer • Stucco • Standing seam metal
	Building Accents	• Vibrant color palette • Angled corner roof • Façade openings at balconies • Chamfered balcony accent walls • Balcony-wrapped corners
	Building Access	• Direct ground-floor walk-up • Shared corridor
Site Design & Open Space	• 2 four-story buildings near center • 3 three-story buildings near street • 1 two-story club house • 2 one-story garages • 61,000 sq. ft. of common clubhouse and open space • Pool, bocce ball, barbeques, cabanas, outdoor television, fire pit lounge area, dog park, enhanced public sidewalks and landscaping, integrated sculptural corner signage	
Parking	• Reduction requested • 412 parking spaces required • 373 parking spaces provided 1.48 spaces per unit (no tandem spaces)	

Review and Recommendation
The General Plan recommends a future land use of *Employment* for the subject site. Employment areas are meant to strengthen the community's economic base by recommending development for major employers, knowledge-based industries, industrial/business parks, and offices. Residential land uses may be considered in Employment areas where it is proposed as an integral component of mixed-use development.

The proposed multi-family will serve as an integral component of this mixed-use area as it will inject residents who may become customers or employees of existing shopping centers and business parks. As compared to being located within the center of an existing or future employment area, the site is located at the corner of an existing business park and proposes the main entrances to be located on Elliot Road and Arizona Avenue as compared to Washington

Street, which serves the existing business park. At this location, the proposed multi-family development will not detract from the established circulation improvements or patterns of the surrounding employment uses. In contrast, the proposal may enhance the circulation. Residential land uses are typically intensified in the evening hours when business parks typically become less active. This complementing relationship will make the most efficient and best use of existing on-street public parking spaces and will provide a more balanced level of activation throughout the day for the surrounding area. Typically, a higher level of safety is associated with more consistent levels of activation provided by a mixture of land uses. For these reasons, staff finds the proposed multi-family development aligns with the Employment Future Land Use goals of the General Plan.

Within the North Arizona Avenue Growth Area, the General Plan specifically recommends higher residential densities. This guidance supports the consideration of multi-family within the Employment area. Further policies for this growth area call for pedestrian and bicycle-oriented improvements, transforming commercial centers into more intense mixed-use developments, transitioning land use intensities to be respectful to existing neighborhoods, and enhancing Arizona Avenue as a point of entry through design. The General Plan also identifies this portion of Arizona Avenue as a High-Capacity Transit Corridor where higher residential densities are again supported.

The proposed multi-family development aligns with the policies of the North Arizona Avenue Growth Area and the intent of the High-Capacity Transit Corridor, as identified within the General Plan, by increasing density, developing the corner with a non-commercial use, and by providing enhanced pedestrian and bicyclist improvements including a shaded 10-foot-wide multi-use path along Arizona Avenue. As part of supporting multi-modal transit options, the buildings are pulled closer to the street and the amount of provided parking has been reduced to balance parking demand and encourage the use of other transit options including biking, walking, mass transit, delivery, and ride share.

Following the Zoning Code, the Zoning Administrator is permitted to approve parking reductions of up to 40%. This request is for a 10% reduction. Based on the findings of the parking study, the proximity to underutilized on-street public parking, separation from single-family neighborhoods, as well as the site design, which does not rely on tandem parking spaces, the parking reduction appears to align with the criteria of the Zoning Code as well as the General Plan.

For these reasons, staff finds the proposed development aligns with the General Plan, and the Planning and Zoning Commission recommends approval.

Public/Neighborhood Outreach
This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code. To comply with CDC social distancing guidelines, the applicant hosted two digital neighborhood meetings via Zoom on July 8 and July 9, 2020. Five residents joined the meetings and inquired about pedestrian improvements, the availability of affordable units, and additional sustainability improvements such as storing storm water for irrigation purposes, passive solar landscaping and design techniques, as well as solar panels. Submitted comments and meeting minutes are included in the attachments. As of writing this memo, Planning staff has not received any further inquiries about the proposed land use.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020
Motion to Approve.
In Favor: 7 Opposed: 0

Recommended Actions
Rezoning
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends the City Council approve the rezoning from PAD to PAD amended for multi-family, and a Mid-Rise Overlay for building heights up to 50 feet in height subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Uptown Commons" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0029, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. High density residential shall be permitted with a minimum density of thirty (30) dwelling units per acre.
3. Building heights shall be limited to a maximum of fifty (50) feet in height.
4. Minimum setbacks from current right-of-way lines shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
Arizona Avenue	15'
Elliot Road	30'
Washington Street	10'
North Property Line	0' for garage structures 10' for apartment structures

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Preliminary Development Plan
Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Uptown Commons" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0029, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. The site shall be maintained in a clean and orderly manner.
6. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
7. Signage shall substantially be as conceptually shown within the submitted Development Booklet.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

7. RESOLUTION NO. 5411, authorizing the acceptance of Fiscal Year 2020 Homeland Security Grant Program Awards with the Arizona Department of Homeland Security, for Agreement Numbers 20-AZDOHS-HSGP-200804-01, 20-AZDOHS-HSGP-200804-02 and 20-AZDOHS-HSGP-200202-01; authorizing the Mayor to execute the agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such agreements.

   BACKGROUND FROM COUNCIL MEMO:
   The Police Department has been awarded three grants under the FY 2020 Homeland Security Grant Program. These grants provide funds, on a reimbursement basis, to support training and equipment for the Police Department's Rapid Response Team (RRT) and Terrorism Liaison Officer (TLO) programs. These programs enhance the Police Department's ability to be prepared and equipped to respond to large scale emergencies, terrorist events, and natural and/or man-made disasters. The RRT award is for $103,000; and the TLO awards are for $17,700 and $27,700. The grant period is October 1, 2020, through September 30, 2021.

   FINANCIAL IMPLICATIONS:
   None. These are reimbursement grants and have no match requirements.

8. No Item.

9. RESOLUTION NO. 5421, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the 2020 Urban Area Security Initiative (UASI) Assessment Teams – Fire Terrorism Liaison Officers for equipment and training; and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $1,750.

   BACKGROUND FROM COUNCIL MEMO:
   In 2003, the City of Chandler established a Fire Terrorism Liaison Officer program with federal funding from the Arizona Homeland Security Grant. The 2020 Arizona Department of Homeland Security Grant award ensures that personnel are able to attend Homeland Security trainings and

related conferences, as well as purchase equipment necessary to sustain the program (e.g., wireless service for Terrorism Liaison Officer computers).

FINANCIAL IMPLICATIONS:
This reimbursable grant does not require matching funds.

10. RESOLUTION NO. 5422, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Urban Area Security Initiative (UASI) Enhanced Rapid Response Fire Teams for equipment and training; and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $103,000.

BACKGROUND FROM COUNCIL MEMO:
In 2003, the City of Chandler established a Rapid Response Team with federal funding from the Arizona Homeland Security Grant. The 2020 Arizona Department of Homeland Security Grant award ensures that personnel are able to attend technical rescue-related training classes, that associated overtime expenses are covered, and that the necessary equipment to sustain the program are purchased (e.g., rope rescue kits and pulleys).

FINANCIAL IMPLICATIONS:
This reimbursable grant does not require matching funds.

11. RESOLUTION NO. 5423, authorizing a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Community Emergency Response Team (CERT) Training, and authorizing the Chandler Fire Chief to implement provisions of the agreement, in the amount of $4,500.

BACKGROUND FROM COUNCIL MEMO:
Established in 2003 with federal funding from the State Homeland Security Grant, the CERT program provides training to community members on how to effectively respond to large-scale emergencies (e.g., terrorist events, natural disasters). The current 2020 Arizona Department of Homeland Security Grant award provides Chandler Fire Department (CFD) with funding for backfill overtime for CERT course instructors and class supplies (e.g., training materials and curriculum).

FINANCIAL IMPLICATIONS:
This reimbursable grant does not require matching funds.

12. RESOLUTION NO. 5424, authorizing a Grant Agreement with the Governor’s Office of Highway Safety for the Federal Fiscal Year (FFY) 2021 Award, in the area of Occupant Protection, in the amount of $34,311.

BACKGROUND FROM COUNCIL MEMO:
The Chandler Fire Department (CFD) has been awarded a Governor’s Office of Highway Safety Grant, in the area of Occupant Protection, in the amount of $34,311. The grant requested funds to continue the Child Safety Seat Clinics program for the period of October 1, 2020 to September 30, 2021. The program will offer 42 child safety seat (CSS) inspection clinics and distribute up to 170 booster and infant seats to families in need. Clinics will be held at Chandler Regional Medical

Center and the Chandler Police Department. CFD's child passenger safety technicians (CPST) will participate in regional events sponsored by SafeKids, the Governor's Office of Highway Safety, or in conjunction with community-wide events in Chandler. All CSS inspections and installations will be provided by CFD personnel with CPST certification. CFD will pay the costs of certifying the technicians.

Additionally, the project will include a public education component where each parent or caregiver will be given hands-on instruction on properly installing CSSs. Printed materials will be given to families at each clinic and will cover the correct usage of CSS, child safety in and around vehicles, passenger safety for every family member, the "Buckle Up, Baby" hotline, and Children Are Priceless Passengers (CAPP). Materials will be available in English and Spanish when possible.

FINANCIAL IMPLICATIONS:
This reimbursable grant does not require matching funds.

13. RESOLUTION NO. 5425, authorizing a Crime Victim Assistance Program Grant Agreement with the Arizona Department of Public Safety in the amount of $205,108, and authorizing the Chief of Police to sign, administer, execute, and submit all documents and other necessary instruments in connection with such agreement.

BACKGROUND FROM COUNCIL MEMO:
The Police Department has been awarded a Victim Assistance Grant through the Arizona Department of Public Safety as a pass-through grant from the Federal Government's Victims of Crime Act. The Police Department has been the recipient of an award through this program each year since Fiscal Year 2007/08. The grant covers 80% of actual expenses for a Victim Services Specialist position. This position interacts with victims of actual or threatened crime in the Chandler community to assist in their recovery as quickly and fully as possible. This Agreement is for $205,108 for the period October 1, 2020, through September 30, 2023.

FINANCIAL IMPLICATIONS:
This grant covers 80% of the position's expenses. Domestic Violence Prevention Fees will provide the 20% match.

14. RESOLUTION NO. 5426, authorizing a grant agreement with the Federal Aviation Administration (FAA), for reconstruction of drainage headwalls on Runway 4L-22R at Chandler Municipal Airport; and authorizing the City Manager, or designee, to execute the grant agreement, in an amount not to exceed $150,000.

BACKGROUND FROM COUNCIL MEMO:
The City anticipates receiving a grant from the Federal Aviation Administration (FAA) for the reconstruction of drainage headwalls on Runway 4L-22R (the north runway) at Chandler Municipal Airport. The headwalls were identified by the FAA as a potential safety issue as part of the agency's annual Runway Safety Action Team process. The headwalls protrude over the pavement grade and the solution is to demolish the headwalls and install drainage channels at grade. The work is planned to occur over a two-week period.

FINANCIAL IMPLICATIONS:
This project is in the Capital Improvement Program (CIP). The grant represents $150,000, or approximately 83.33% of the estimated project cost of $180,000. The remaining local match of $30,000 is approximately 16.67% of the project cost and will be from the Airport Operating Fund.

15. PRELIMINARY DEVELOPMENT PLAN (PDP), PLH19-0060, FALCON STORAGE CONDOS, for site layout and building architecture for privately owned condominium storage units.
PRELIMINARY PLAT, PLT20-0004, FALCON STORAGE CONDOS, for approximately 9.47 acres, located at the northeast corner of the Union Pacific Railroad and Willis Road.

BACKGROUND FROM COUNCIL MEMO:
Approximately 9.47 acres. Subject site zoned Planned Area Development (PAD) for Industrial Park in 1986. Uses permitted under the zoning allow for light industrial (I-1) uses. 2016 PDP approved site for self-storage facility with recreational vehicle storage and a 62,240 square foot flex industrial building

Surrounding Land Use Data

North	SanTan Loop 202 Freeway	South	Willis Road; then two industrial businesses (84 Lumber & PODS self-storage facility)
East	Undeveloped ADOT property	West	Union Pacific Railroad, then commercial shopping center

Proposed Development

Building Square Footage	156,959 total square feet • 10 Buildings; 133 units • 1,219 square foot club house
Building Height	One-story buildings; flat roofs 23’ top of roof, 29’ for tower features
Façade Materials	• Metal Panels: vertical & horizontal panels • Stucco • Split-face CMU block
Parking Spaces Provided	5 spaces adjacent to club house; units can accommodate owners’ vehicle when on-site

Proposal consists of 133 privately-owned units within ten buildings and an exclusive club house for condo owners. Units are climate controlled for storage of vehicles, boats, hobby cars, etc. Units are privately-owned and can be individually sold, condominium-platted, and maintained by recorded CC&R’s

Review and Recommendation
Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan and Chandler Airpark Area Plan (CAAP). In addition, the proposed condominium storage units are consistent with the zoning for this site as well as meeting the City’s Zoning Code and design expectations for architecture and site layout.

There is one requested waiver from Zoning Code regarding parking requirements for the storage facility. The Zoning Code parking schedule does not include a parking ratio for storage facilities, only for light industrial warehousing and manufacturing facilities. Therefore, the applicant proposes parking appropriate for the storage use consisting of five parking spaces at the clubhouse for guests of the clubhouse while the units can accommodate each owner's vehicle when on-site. In addition, drive isles within the development are oversized to allow for maneuvering of recreational vehicles and can accommodate parallel parking, which provides adequate on-site parking.

The request was reviewed taking into account the interface of the development and the SanTan Loop 202 Freeway located to the north. Special attention to building height and the view from the freeway were considered to ensure rooftops are not seen. Corners of buildings provide increased parapet heights to create diversity for elevations adjacent to the freeway. The buildings utilize a mix of materials including stucco, split face CMU block, and metal panels to enhance the architecture by providing a mix of textures and color. Further, the slope of the east bound on-ramp, existing ADOT landscaping, and proposed ten-foot perimeter landscaping containing trees will limit the view into the development. The development is not seen from the westbound lanes of the freeway. In addition, CC&R's will prohibit outdoor storage.

Public/Neighborhood Outreach
This request was noticed in accordance with requirements of the Chandler Zoning Code. A neighborhood meeting was held on December 17, 2019; no one attended other than the applicant. As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020.
Motion to Recommend Approval.
In Favor: 7 Opposed: 0

Recommended Actions
Preliminary Development Plan
Planning staff find the request is in compliance with the General Plan and CAAP. Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Falcon Storage Condos" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0060, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1644 in case Z86-025 Larry S. Lazarus.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Sign packages, including freestanding signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Preliminary Plat
Planning staff find the request is in compliance with the General Plan and CAAP. Planning and Zoning Commission recommends City Council approve the Preliminary Plat, subject to the following condition:
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

16. PRELIMINARY DEVELOPMENT PLAN (PDP), PLH20-0031, COMPASS CHRISTIAN CHURCH, for two monument signs, located at 1825 S. Alma School Road.

BACKGROUND FROM COUNCIL MEMO:
Approximately 25.6 acres. Subject site zoned Planned Area Development (PAD) for church, approved in 2008. The church is currently in its third phase of construction. The campus includes an assembly building, multi-purpose classrooms, a youth building, worship center, and site improvements. In 2010, a Preliminary Development Plan was approved for a 6'-high monument sign with an electronic message board, which currently exists, at the Germann Road entrance.

Proposed Signage
Two monument signs with the name of the church and the cross symbol, totaling ten feet tall; one at the entrance along Alma School Road and the other along Germann Road replacing the existing sign at the Germann Road entrance.

Surrounding Land Use Data

North	PAD for Single-Family (Eden Estates)	South	PAD for Commercial, Germann Road
East	AG-1 Single-Family	West	PAD for single family residential and neighborhood commercial across Alma School Road

Review and Recommendation
Compass Christian Church currently has a 6'-high monument sign that includes an electronic message board. Compass Christian Church will be replacing the electronic message board monument sign that is located on Germann Road and adding another monument sign to Alma School Road. In addition, the new signs will be taller at 10' from the foundation to the top of the gabion basket. The new signs will not feature an electronic message board.

Planning staff finds that the request for the two monument signs at Compass Christian Church meets the intent of the Sign Code and the proposed signage is architecturally integrated with the existing and future buildings within Compass Christian Church site.

Public/Neighborhood Outreach
This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held on September 22, 2020. One resident contacted staff about the site but had no issues about the signage proposed. As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020.
Motion to Recommend Approval.
In Favor: 6 Opposed: 0 Absent: Abstained: 1 (Pekau)

Recommended Action
Preliminary Development Plan
Planning staff find compliance with the General Plan and the Planning and Zoning Commission recommends approval of the Preliminary Development Plan, subject to the following conditions:

1. Monument signage shall be in substantial conformance with the elevations, entitled “Exhibit A” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0031, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Signs shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

17. AGREEMENT NO. CS0-910-4120, AMENDMENT NO. 1, with UBM Enterprise, Inc., for park restroom cleaning, for the period of December 1, 2020, through November 30, 2021, in an amount not to exceed $151,844.02.

BACKGROUND FROM COUNCIL MEMO:
The City of Chandler has utilized a cleaning contract for park restrooms since 2002. This contract provides daily cleaning of twenty four (24) restrooms at sixteen (16) City parks. The cleaning of these restrooms is performed after the closing of the parks each evening (generally 10:30 p.m.) and completed before reopening the following morning (generally 6:00 a.m.). The recommended contract also includes the additional afternoon cleaning of ten restrooms (10) on Saturdays during the heavy use months of March through May and September through November. This contract also provides cleaning services for the restrooms at the Chandler Fashion Mall Transit Station and the Tumbleweed Park and Ride facility. An additional $5,000 from the Parks Operations and Maintenance Division and $520 from Transit Services Division has been added to this Agreement to fund unanticipated emergency or extra work.

18. AGREEMENT NO. TR9-285-3990, AMENDMENT NO. 2, with Cem-Tec Corporation, for streetlight poles, for a one-year term, December 1, 2020, through November 30, 2021, in an amount not to exceed $175,000.

BACKGROUND FROM COUNCIL MEMO:
The City's Transportation Division is responsible for the maintenance of over 29,500 streetlight poles on public streets throughout the city. This agreement will allow for the purchase of streetlight poles. The majority of the poles purchased will be used to replace existing poles that are damaged as a result of traffic accidents or rust. This agreement is also used to purchase poles for miscellaneous new streetlight installations to increase lighting levels in older, developed areas. Estimated quantities are based on the historical number of installations. In Fiscal Year 2019-2020, 234 poles were replaced. The agreement will allow for the purchase of approximately 300 poles during the contract term. Installation of these poles is completed through a separate contract.

19. PROFESSIONAL SERVICE AGREEMENT NO. ST2104.201, with Y2K Engineering, LLC, for Traffic Signal Design Services at Ocotillo Road and Pinelake Way, in an amount not to exceed $75,188.32.

BACKGROUND FROM COUNCIL MEMO:
In response to a resident request, a signal warrant evaluation was conducted at the Ocotillo Road/Pinelake Way intersection in early 2018. Results of the study showed that traffic movements, volumes, and conditions did not meet, but were very close to meeting, warrants for installation of a new traffic signal. Since that signal warrant evaluation was conducted, the surrounding area has experienced extensive development, including the Chandler Unified School District Bus Facility to the east and two residential communities to the south. Once the residential developments are occupied, signal warrants are expected to exceed threshold volumes.

As such, City staff is proposing the design of a traffic signal at the intersection of Ocotillo Road and Pinkelake Parkway. This project includes design of the traffic signal, including traffic control equipment, wireless vehicle detection, preemption equipment, and a closed-circuit television camera. The project also includes design modifications to pedestrian curb ramps to comply with the Americans with Disabilities Act guidelines, and Intelligent Transportation System fiber field verification.

The project scope of work consists of project management, utility coordination, survey, design development, and cost estimation. The contract completion time is 215 calendar days following Notice to Proceed.

The City will perform a traffic study near the end of the design phase to determine if signal warrants are met, and, if so, the appropriate timing for construction of the traffic signal.

20. PROFESSIONAL SERVICE AGREEMENT NO. WW2014.451, with Dibble CM, LLC, for the Sewer Manhole Rehabilitation Construction Management Services, in an amount not to exceed $176,850.

BACKGROUND FROM COUNCIL MEMO:
The Public Works & Utilities Department administers an ongoing Wastewater Sewer Assessment Program to evaluate, prioritize, and repair deteriorated sewer manholes within the City's collection

system. As part of this program, 48 existing sewer manholes in areas of south Chandler have been deemed to be in need of urgent rehabilitation. The sewer infrastructure in this area is in excess of 20 years old, and the concrete manholes are deteriorating rapidly. Deteriorated material sloughing off into the sewer flow line could create potential overflow or backup conditions.

The project scope of work consists of project administration, engineering and inspection services, and project close-out. The contract completion time is 240 calendar days following Notice to Proceed.

A related Job Order Contract with B&F Contracting, Inc., for the Sewer Manhole Rehabilitation, is also scheduled for this City Council meeting.

21. PROJECT AGREEMENT NO. CS2101.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Nozomi Aquatic Center Play Pool Replaster, in an amount not to exceed $243,913.35.

BACKGROUND FROM COUNCIL MEMO:
The Desert Oasis Aquatic Center, located at 1400 West Summit Place, was built in 1992 and serves the residents of north Chandler. This Center offers public open swim, year-round lap swimming, recreational programs and swimming lessons. The in-water play area surfaces and in-water play feature/slide have deteriorated (cracking and chipping) and are no longer safe for public use. The pool also has three slides, two for older swimmers and one for younger swimmers.

The project scope of work consists of replacement of three rubberized safety pads in the play pool, removal of the existing whale play feature; and installation of a new Aquatix AquaGather Station water feature. This new play feature will provide another amenity for younger children to enjoy at the pool.

The contract completion time is 90 calendar days following notice to proceed.

22. PROJECT AGREEMENT NO. CS2102.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Desert Oasis Aquatic Center Improvements, in an amount not to exceed $67,422.56.

BACKGROUND FROM COUNCIL MEMO:
The Nozomi Aquatic Center, located at 250 South Kyrene Road, was built in 1999 and serves residents of west Chandler. Nozomi Aquatic Center hosts many athletic competitions, three high school swim teams, recreational programs, and open swim. The center is the third busiest pool within the City of Chandler. The plaster finish has been chipping for the past two years and has been patched. The surface is no longer viable for repair and must be replaced to continue safe operations. The UV sanitation systems on the three systems at this site are no longer functional and replacement is more cost effective than repair of those systems.

The project scope of work consists of replacement of the existing play pool white plaster finish, replacement of the existing UV system with a new ozone disinfection system, replacement of the existing ceramic tile on the pool floor, and replacement of the existing safety pad in the play

equipment area with a bolt down mat. The contract completion time is 90 calendar days following notice to proceed.

23. PROJECT AGREEMENT NO. CS2103.401, with Foresite Design & Construction, Inc., pursuant to Job Order Contract No. JOC1905.401, for General Construction Services, for Hamilton Aquatic Center Improvements, in an amount not to exceed $89,563.81.

BACKGROUND FROM COUNCIL MEMO:
The Hamilton Aquatic Center, located at 3838 South Arizona Avenue, serves the residents of south Chandler. Hamilton Aquatic Center hosts many athletic competitions, recreational programs, and open swim. The Center was built in 2001 and is the second busiest pool within the City of Chandler. The flooring throughout the facility has been deteriorating, is difficult to keep clean, and is no longer safe. The floors' condition has been a consistent request for improvement in customer satisfaction surveys.

The scope of work for this project includes the replacement of the existing flooring and mosaic tiles, installation of new toilet partitions, and new floor drain covers. The contract completion time is 90 calendar days following notice to proceed.

24. PROJECT AGREEMENT NO. WW2014.401, with B&F Contracting, Inc., pursuant to Job Order Contract No. JOC1903.401, for the Sewer Manhole Rehabilitation, in an amount not to exceed $1,175,161.88.

BACKGROUND FROM COUNCIL MEMO:
The Public Works & Utilities Department administers an ongoing Wastewater Sewer Assessment Program to evaluate, prioritize, and repair deteriorated sewer manholes within the City's collection system. As part of this program, 48 existing sewer manholes in areas of south Chandler have been deemed to be in need of urgent rehabilitation. The sewer infrastructure in this area is in excess of 20 years old and the concrete manholes are deteriorating rapidly. Deteriorated material sloughing off into the sewer flow line could create overflow or backup conditions.

The project scope of work consists of procurement and installation of structural inserts, epoxy coating, bench repairs, adjustment rings, and cover replacements. The contract completion time is 210 calendar days following Notice to Proceed.

A related Professional Services Agreement with Dibble CM, LLC, for the Sewer Manhole Rehabilitation Construction Management Services, is also scheduled for this City Council meeting.

25. No Item.

26. PURCHASE of fire bay doors, locking systems, hardware and operable walls, from DH Pace Company, Inc., utilizing the Mohave Educational Services Cooperative Contract No. 16G-DHP0916, in an amount not to exceed $58,000.

BACKGROUND FROM COUNCIL MEMO:

This contract services the maintenance for roll-up, trifold doors and bay doors that have been installed throughout the City at City fire stations, public safety, and fleet facilities. This request includes the remaining funds need to complete the Fire bay doors at Fire Station 3. The bay doors at Fire Stations 6, 7, 9, and 10 have been completed. Fire Station 8 has been deferred to FY 2021/2022.

27. PURCHASE of energy management control system services, from Mechanical Products BAS, Inc., utilizing the Arizona State Procurement Office Contract No. ADSPO18-181249, in an amount not to exceed $178,000.

BACKGROUND FROM COUNCIL MEMO:
The City currently uses an Energy Management System (EMS) to control the HVAC and lighting in twenty-one (21) City buildings. This contract will provide for technical programming service, materials and equipment for the repair and maintenance of the existing control infrastructure on an as needed basis. In addition, the City will utilize this contract to replace thirty-two (32) control modules that were identified in a facility audit. The new modules will provide faster response time to address comfort needs in City buildings and provide a higher level of security from a cyber-attack.

28. PURCHASE of a wheel loader, from Empire Machinery, utilizing OMNIA Partners Contract No. 161534, in an amount not to exceed $220,513.83.

BACKGROUND FROM COUNCIL MEMO:
The City's Transportation Division is responsible for maintenance of the City's street and alley infrastructure. Current maintenance programs include milling and patching of asphalt, repair and replacement of curb and gutter, sidewalk repair, pothole repair, alley grading and debris removal, as well as maintenance of landscaping in City's right-of-way. The City's Transportation Division currently operates two front-end wheel loaders.

The Fleet Advisory Committee has recommended replacement of one of the wheel loaders due to its age, maintenance history, and projected cost to operate. Replacement cost for this wheel loader is included in the FY 2020/2021 capital improvement budget.

29. AGREEMENT NO. PD8-055-3836, AMENDMENT NO. 3, with Arizona Emergency Products, and Pride Group, LLC, for the purchase of upfitting for various Police Department and fleet vehicles, for the period of December 1, 2020, through November 30, 2021, in the amount not to exceed of $494,689.14.

BACKGROUND FROM COUNCIL MEMO:
The requested contract will be used to up-fit twenty five (25) vehicles including patrol vehicles, undercover vehicles and utility vehicle. Up-fitting modifies vehicles to provide emergency response warning devices, lighting, communication systems, and equipment/personnel carrying capabilities. The vehicles must provide safe, dependable, effective, and comfortable transportation for personnel as well as required equipment. The design engineers and installation technicians involved in up-fitting must be highly skilled and experienced in order to design and build efficient, long-lasting public safety vehicles.

Over the past 5 years there has been a 32% increase in up-fitting costs due to increased tariffs on metals, increased lighting technology and improvements to ergonomics. The Contractor has agreed to extend this contract for one additional year at the same terms, conditions and pricing.

30. AGREEEMENT NO. IT9-918-4011, AMENDMENT NO. 2, with CE Wilson Consulting, for temporary contract staffing services, for the period of November 15, 2020, through November 14, 2021, in an amount not to exceed $154,000.

BACKGROUND FROM COUNICL MEMO:
The Information Technology department has historically hired consulting services to assist in special projects or backfill vacant positions by utilizing professional service agreements. These consultants have specialized skills in specific technical areas which complement IT staff and work on a temporary basis for a specific assignment. The consulting resource requested is to provide business process analysis and project management oversight services for approved City-wide technology projects.

31. PURCHASE of temporary contract staffing services, from Computer Aid, utilizing the Sourcewell Contract No. 020817-CA1, in an amount not to exceed $558,000.

BACKGROUND FROM COUNCIL MEMO:
The Information Technology (IT) department has historically hired temporary employees to assist in special projects or backfill vacant positions by utilizing competitively bid temporary staffing agreements. These temporary employees have specialized skills in specific technical areas which complement IT staff and work on a temporary basis for a specific assignment. These temporary resources are planned and budgeted as part of the scope of projects. The purpose and focus of two these requested resources is to provide primary project management leadership for the continuation of the Fleet Management Project, and completion of the Business Registration Portal project. The third resource is to provide backfill support for a Microsoft SQL server upgrade utilizing a programmer analyst. The hourly rates range from $90 - $120 depending on the skillset required. The estimated duration of the assignments range from 6 to 18 months depending on the project.

32. AGREEMENT NO. MS0-946-2777, AMENDMENT NO. 6, with Bank of America, N.A., for procurement card services, for the period of January 1, 2021, through December 31, 2021.

BACKGROUND FROM COUNCIL MEMO:
The City of Chandler was the first municipality in Arizona to develop a procurement card (P-Card) program beginning in 1993. Through the use of individual. procurement cards, Department and Division cards and ghost cards, the annual spend is almost$10.3 million and the number of cardholders is now approximately 800. This revnue generating program provides the City with the means to be efficient and cost effective in the processing of payments, and equips the City with user-friendly reporting tools. It automates the interface with the City's Oracle financial system, which allows for on-line review and approval of transactions to ensure program-compliant spending.

The City's contract is cooperative and is used by over 30 public agencies. This is a benefit to the City because the total spend volume by all users, in addition to the City's individual spend, is considered in the determination of the amount of the rebate the City receives. There will be no changes to the rebate structure for the upcoming term.

33. SOLE SOURCE PURCHASE of body worn cameras, from Axon Enterprise, Inc., in the amount of $2,483,240.51.

BACKGROUND FROM COUNCIL MEMO:
In 2015, Chandler Police Department (CPD) implemented a body worn camera program with Axon Enterprise, Inc. as a sole source. CPD currently equips all first responders and select detectives with department-issued body worn cameras for use during their work shifts. CPD currently has 266 body worn cameras that include related equipment, storage, hardware, software support, and associated warranties. Officers can review their recording via smart phone application or internet connected computers. All activity associated with a recording is tracked to ensure chain of custody. Body worn cameras are replaced every five years.

The Police Department will use this five year agreement to purchase 334 body worn cameras that include related equipment, storage, hardware, software support, and associated warranties to replace the existing 266 body worn cameras and purchase an additional 68 body worn cameras to equip the remaining sworn officers.

34. USE PERMIT, PLH20-0043, SLAUGHTER & ASSOCIATES, approval for motor vehicle repairs in an I-1 zoned district, west of the southwest corner of Galveston & 56th Street, located at 7045 W. Galveston Street.

BACKGROUND FROM COUNCIL MEMO:
Zoned Light-Industrial (I-1). Zoning Code requires use permit approval for motor vehicle repairs in an I-1 district

Surrounding Land Use Data

North	Vacant parcel zoned Light-Industrial (I-1) across Galveston Street.	South	Two parcels zoned Light-Industrial (I-1) occupied by a tile contractor and an aircraft parts manufacturer
East	Vacant parcel zoned Light-Industrial (I-1)	West	Automobile collision repair zoned Light-Industrial (I-1) with 2007 Use Permit approval

Proposed Business Operations

Suite sq. ft.	Approximately 10,000 sq. ft. suite
# of employees	Four to six employees
Hours of Operation (Dog Daycare & Outdoor Play Area)	Monday – Friday, 7 a.m. – 4 p.m.
# of Lifts	7 vehicle lifts provided

Parking	Flooring Gallery & More, LLC -24 spaces All J's Detail -26 spaces Slaughter and Associates -29 spaces Total required all tenants = 79 spaces;79 spaces provided

Review and Recommendation
The motor vehicle repair shop is located between two suites: a wholesale flooring business to the east and an automotive detailer (All J's Detail) to the west. All J's Detail originally received Use Permit approval in 2011 and was most recently approved for another five years in 2018. The parcel to the west received Use Permit approval for automotive reconditioning and repair within a Planned Industrial (I-1) District in 2006.

All repairs will be conducted inside the building, which has seven (7) lifts. The business is geared towards providing full-service automotive repair to light duty automobiles only, thus service to large trucks and recreational vehicles will not be provided. The business will not offer machinery, engine or transmission rebuilding or tire changes. Cars being repaired will enter from the rear of the building through two overhead roll-up doors, which are located behind a wall and gate that surround the rear of the property. The site has sufficient parking in the front and in the rear to comply with parking requirements for all three tenants.

Planning staff finds the proposed operation of motor vehicle repair is consistent with previous Use Permit approvals and a compatible land use within the light-industrial center. The use permit request is in compliance with the General Plan, which is a designated "Employment" area, and the facility is not in proximity to any residential uses.

As of the writing of this memo, no known complaints or concerns have been voiced by residents or business owners to either the applicant or staff. Staff recommends a two-year time condition to re-evaluate the compatibility of the use with surrounding residential uses.

Public / Neighborhood Notification
This request was noticed in accordance with the requirements of the Chandler Zoning Code. Due to no residents living within 600-feet of the property, a notification was mailed to property owners on September 16, 2020, in lieu of a neighborhood meeting. After 15 days, the applicant and staff received no feedback or complaints in regard to the case. As of the writing of this memo, Planning staff is not aware of opposition to the request.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020
Motion to Approve.

In Favor: 7 Opposed: 0

Recommended Action
Planning staff find the request is in compliance with the General Plan and Planning and Zoning Commission recommend approval of use permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Elevations and Narrative), as kept on file in Case No. PLH20-0043 shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.
4. The Use Permit shall be valid for a period of two (2) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

35. NEW LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Daradee Rae Olson, Agent, Twelve30 New Square LLC, dba Jinya Ramen Noodle Bar, located at 130 S. Arizona Avenue, Suite 1.

BACKGROUND FROM COUNCIL MEMO:
The following application for a liquor license was posted for hearing on November 5, 2020:

New License, Series 12, Restaurant Liquor License, for Daradee Rae Olson, Agent, Twelve30 New Square LLC, dba Jinya Ramen Noodle Bar, located at 130 S. Arizona Avenue, Suite 1.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

36. NEW LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, F H I El Pedregal LLC, dba Senor Taco, located at 4200 S. Arizona Avenue, Suite 5.

BACKGROUND FROM COUNCIL MEMO:
The following application for a liquor license was posted for hearing on November 5, 2020:

New License, Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, F H I El Pedregal LLC, dba Senor Taco, located at 4200 S. Arlzona Avenue, Suite 5.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

37. LIQUOR LICENSE, Series 12, Restaurant Liquor License, for Antonio Franko Harris, Agent, Antonio Franko Harris, dba Rick's Pub & Grub, located at 4910 W. Ray Road, Suite 3. (STAFF REQUESTS CONTINUANCE TO THE DECEMBER 10, 2020, COUNCIL MEETING)

BACKGROUND FROM COUNCIL MEMO:
The following application for a liquor license was posted for hearing on November 5, 2020:

Series 12, Restaurant Liquor License, for Antonio Franko Harris, Agent, Antonio Franko Harris, dba Rick's Pub & Grub, located at 4910 W. Ray Road, Suite 3.

With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

This continuance is requested to allow staff time to gather additional information and to work with the applicant.

38. LIQUOR LICENSE, Series 12, for Nicolas Gonsiorovsky, Agent, Howler's Chandler LLC, dba Howler's Restaurant and Sports Bar, located at 3095 W. Chandler Boulevard.

BACKGROUND FROM COUNCIL MEMO:
The following application for a liquor license was posted for hearing on October 15, 2020, at which time it was continued until November 5, 2020:

Series 12, Restaurant Liquor License, for Nicolas Gonsiorovsky, Agent, Howler's Chandler LLC, dba Howler's Restaurant and Sports Bar, located at 3095 W. Chandler Boulevard.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

39. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #2 on Saturday, December 12, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

BACKGROUND FROM COUNCIL MEMO:
An application for a Special Event Liquor License has been submitted by Chandler Cultural Foundation for the Outdoor Museum Concert #2 on Saturday, December 12, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods.

The Police Department reports no objections to the issuance of this license, and the applicant is working with the Special Event Coordinator to meet any necessary requirements. The special

event liquor fee has been paid; all business registration information has been collected for this non-profit organization.

40. SPECIAL EVENT LIQUOR LICENSE, for Chandler Cultural Foundation, Outdoor Museum Concert #3 on Saturday, December 19, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

BACKGROUND FROM COUNCIL MEMO:
An application for a Special Event Liquor License has been submitted by Chandler Cultural Foundation for the Outdoor Museum Concert #3 on Saturday, December 19, 2020, from 6:00 p.m. until 8:30 p.m., located at the Chandler Museum, 300 S. Chandler Village Drive.

With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods.

The Police Department reports no objections to the issuance of this license, and the applicant is working with the Special Event Coordinator to meet any necessary requirements. The special event liquor fee has been paid; all business registration information has been collected for this non-profit organization.

41. SPECIAL EVENT LIQUOR LICENSE, for RideNow/CAG Charitable Foundation, Chandler Harley Davidson Bike Night on Saturday, November 28, 2020, from 5:00 p.m. until 9:00 p.m., located at Chandler Harley-Davidson, 6895 W. Chandler Boulevard.

BACKGROUND FROM COUNCIL MEMO:
An application for a Special Event Liquor License has been submitted by RideNow/CAG Charitable Foundation for the Chandler Harley-Davidson Bike Night on Saturday, November 28, 2020, from 5:00 p.m. until 9:00 p.m., located at Chandler Harley-Davidson, 6895 W. Chandler Boulevard.

With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods.

The Police Department reports no objections to the issuance of this license, and the applicant is working with the Special Event Coordinator to meet any necessary requirements. The special event liquor fee has been paid; all business registration information has been collected for this non-profit organization.

42. FINAL PLAT, PLT20-0021, CARINO 8 ENCLAVE, for approximately 4.47 acres, zoned Planned Area Development (PAD) for single-family residential, located south of Germann Road and approximately 740 feet east of the intersection of Germann and South Alma School roads.

BACKGROUND FROM COUNCIL MEMO:
4.47-acre site to be developed with 8 homes. Zoned Planned Area Development (PAD) for single-family residential in May 2020. The final plat creates eight lots, open space tracts, utility easements, and rights-of-way to be conveyed or dedicated as part of developing the site in substantial conformance with the Council-approved rezoning. The density will be 1.8 units per

acre. As shown, Tract D will accommodate only emergency vehicular access in order to align with the approved rezoning documents.

43. On Action.

44. On Action.

45. RESOLUTION NO. 5413, approving an Assignment and Assumption Agreement between DT Chandler, LLC, and Overstreet Project, LLC, for the retail/office site located at the northwest corner of Arizona Avenue and Buffalo Street, as part of the Overstreet development in Downtown Chandler.

BACKGROUND FROM COUNCIL MEMO:
On February 27, 2017, the Chandler City Council approved a Development Agreement and Option Agreement with DT Chandler, LLC, for the development of a mixed-use project located on the southwest corner of Arizona Avenue and Chandler Boulevard referred to as Overstreet. Overstreet consists of second floor office space, ground floor retail, and the Flix Brewhouse Movie Theater.

On December 12, 2019, the Chandler City Council approved Resolution No. 5331 Approving a Second Amendment to the Development Agreement and Option Agreement and amending additional ancillary real estate agreements between DT Chandler, LLC, and the City of Chandler, to provide for bifurcation of the Overstreet development into three parcels allowing the developer to sell the sites individually.

DT Chandler, LLC, is preparing to sell the Overstreet office/retail site (parcels 303-08-982 and 303-08-978) to Overstreet Project, LLC, an affiliated entity of Gampel Investments. Per the Development Agreement, Section 10.19 Assignment:

Developer shall not assign or transfer any of its rights and duties under this Agreement, the Purchase Agreement, Lease or any other agreement known of between the parties without the express written approval of the City, which approval shall not be unreasonably withheld, conditioned, or delayed.

FINANCIAL IMPLICATIONS:
No financial implications.

ACTION AGENDA ITEM NO. 43 AND 44 DISCUSSION:

43. INTRODUCTION OF ORDINANCE NO. 4946, ANX20-0001, approving annexation and initial City zoning, located north of the northeast corner of Arizona Avenue and Germann Road.

44. INTRODUCTION OF ORDINANCE NO. 4947, and RESOLUTION NO. 5417
AREA PLAN AMENDMENT, PLH20-0007, EVERGREEN CHANDLER, denying Resolution No. 5417, an Area Plan Amendment to the Chandler Airport Area Plan from Commercial/Office/Business Park to high-density residential.

PLANNED AREA DEVELOPMENT (PAD), PLH20-0006, EVERGREEN CHANDLER, denying Ordinance No. 4947, the rezoning from Planned Area Development (PAD) to PAD amended for multi-family. PRELIMINARY DEVELOPMENT PLAN (PDP), denying PDP for site layout and building design located north of the northeast corner of Arizona Avenue and Germann Road.

MAYOR HARTKE called for a staff presentation on Action Agenda Items No. 43 and 44.

KRISTINE GAY, Senior Planner, said both items are related to the Evergreen proposal. There is request for annexation and initial City zoning of AG-1 of a small parcel in the southeast of the subject property. The next request would be an Area Plan Amendment to the Chandler Airpark Area Plan. That is requested for the entire subject site, including the annexed site. There is requested rezoning and a preliminary development plan. The site is over 16 acres at Arizona Avenue and Germann Road. The site has been used for landscape supply storage and some vacant offices. Surrounding the site to the west are mobile homes and future multifamily, to the north is a nursery and self-storage, to the east is the railroad and material supply shipping, and to the south is a nursery and a fueling station.

MS. GAY said a portion of the site is agricultural and a small portion is C-3 for commercial. A large portion is zoned PAD for commercial, office/business park land uses. None of these zoning permit residential land uses, the applicant requested rezoning. The proposal is for 396 units at 23.8 dwelling units per acre. There are 10 proposed 3-story buildings in the center of the site and 9 2-story buildings along the perimeter. The applicant is proposing a building height of 37 feet. The primary building material is stucco and scored CMU. There would primarily be a flat parapet roofline with an inverted angled roofline near the entrance.

MS. GAY said the site is located in a transitional employment corridor and is in the Chandler Airpark Growth Area and high capacity transit corridor. The General Plan states that the employment corridor does allow for residential to be considered and an integral component of a mixed-use development. The transitional employment corridor recognizes existing variety of land uses and allows for a mix where appropriate. Ms. Gay said staff's opinion is the proposal is not an integral part of mixed use or a future potential mixed use set of land uses. Ms. Gay said it seems to bifurcate the site instead of working in an integral fashion.

MS. GAY said staff sees that there is a consistent set of existing land uses and recommended land uses. The injection of residential may not be appropriate. Ms. Gay showed pictures showing existing land uses. The Chandler Airpark Area Plan shows the site as commercial/office/business park and light rail corridor overlay which speaks to mixed uses and residential to be considered. Ms. Gay said the Chandler Airpark Area Plan guidance is to ensure land use compatibility, protect employment, protect the airport from incompatible land uses, preserve and grow existing businesses, and fully develop high-quality employment center in commercial/office/business park areas.

MS. GAY said the proposed project would be for high density multifamily. When staff applied the guiding Plans it seems this reduces compatibility of land uses by injecting residential where there is currently consistent light industrial and commercial uses. This may reduce employment and Economic Development has looked at the site and determined that the site may create 230 jobs for existing residents. The Chandler Airport Commission determined this project creates a conflict with the existing and proposed operation of the Airpark based on the number of dwelling units and residents being

exposed to aircraft noise on a daily basis. This may diminish the potential of existing businesses by encouraging other multifamily development proposals and would remove an approved employment center.

MS. GAY said the proposal is inconsistent with the General Plan and Chandler Airpark Area Plan. The Airport Commission has determined this to be a conflict with airport operations. Economic Development staff has advised against the rezoning. Staff and the Planning and Zoning Commission recommended denial.

MAYOR HARTKE asked what the vote was at the Planning and Zoning Commission meeting.

MS. GAY said it was 5-2.

COUNCILMEMBER ORLANDO asked for clarification on the conflict with airport operations.

MS. GAY said it does not appear there is conflict with the actual flying of aircraft, but more so with the ability to sustain and attract businesses within the airpark.

COUNCILMEMBER ORLANDO asked if Arizona Avenue is considered a high capacity corridor.

MS. GAY said yes.

COUNCILMEMBER ORLANDO said Consent Agenda Item No. 2 was proposed to be there to have multifamily near a high capacity corridor and taking away from some employment areas. Councilmember Orlando asked why this one is different.

MS. GAY said each development is unique. Consent Agenda Item No. 2 is adjacent to an existing shopping center to the east that could use some residents injected there to support and sustain it. Ms. Gay said the office environment has changed and the existing improvements on the site are not as marketable as they used to be. Ms. Gay said the benefit of residential there is to support the existing businesses.

COUNCILMEMBER ORLANDO said each site is different and independent.

COUNCILMEMBER McCLYMONDS asked what the perfect project for this site would be since they are recommending denial.

MICAH MIRANDA, Economic Development Director, said the appropriate use would follow what the General Plan calls for. This area calls for employment and they have seen a lot of activity in and around the airport that supports the direction as to what the use should be.

COUNCILMEMBER McCLYMONDS asked what type of industrial building are they considering.

MR. MIRANDA said an industrial flex, 30 foot ceiling, would be consistent with the rest of the area.

VICE MAYOR LOPEZ asked if more properties needed to be assembled to make an industrial space like that feasible.

MR. MIRANDA said looking at the plot size there are some opportunities that could accommodate the site. Mr. Miranda said he did not want to speak to the other sites for assemblage, but it has industrial opportunities.

MAYOR HARTKE said they have talked in the past about multifamily housing and economic development and asked for an update on jobs per household.

MR. MIRANDA said they went from 1.16 to 1.24 so their policies have been successful.

MAYOR HARTKE said as they approach buildout it does require more review of what the site should be. Mayor Harkte said the east side of Arizona was commercial and the west side was more residential look and asked if that was still the approach they were taking.

MR. MIRANDA said yes, staff looks to the guiding documents to make recommendations.

COUNCILMEMBER ORLANDO asked what has come into the area and has anyone said they wanted to build in the area.

MR. MIRANDA said the area is attractive for industrial development. To the east is the Via West development and in the airpark area there is a lot of industrial flex projects.

COUNCILMEMBER ORLANDO asked if there has been any activity specific for this piece of property.

MR. MIRANDA said nothing other than what has been presented and approved already.

VICE MAYOR LOPEZ said the northern part of the parcel had an applicant to get it rezoned for industrial.

MS. GAY said in 2008 the PAD did accommodate 108,620 square feet of commercial office land uses.

VICE MAYOR LOPEZ said part of the proposed parcel was also zoned C-3.

MS. GAY said yes.

MAYOR HARTKE asked the applicant to present.

CHARLES HUELLMANTEL, P.O. Box 1833 Tempe, AZ, said they do not usually have a project that does not have support from staff. Normally there is a lot of the same slides and interpretation and in this case they have worked with staff for a year to try and reach an agreement. Mr. Huellmantel said they worked with staff to develop the design of the project and there is no neighborhood opposition to what they are proposing. However, there is neighborhood opposition to what staff is proposing from the applicant and other property owners. It has taken 40 years to assemble the site. Mr. Huellmantel showed pictures of what the site currently looks like and before that looked considerably worse.

MR. HUELLMANTEL said it is a challenging piece for many reasons. The site is not too far from the freeway and there is not much space to expand the site as there are pretty permanent boarders to the

site. There were neighborhood meetings and there were representatives from three of the sides come and say they did not want to change what they do with their land. Mr. Huellmantel said the property has been on market for some time with the zoning staff is saying would be most effective. It is not a good use for the site. The site does have some natural challenges. One challenge is the mobile home park immediately to the west. At one point mobile home parks were temporary uses and that is not true anymore. The value of mobile home communities has skyrocketed and it is not feasible to pay the price for the parks and do something different. There are also not great business uses that are anxious to go across the street from a mobile home community.

MR. HUELLMANTEL said another use that is likely to never change is the refuse transfer station. The site is also boxed in because of the successful businesses to the north and south and they have no desire to change their use. The person who is most incentivized to assemble the land is the property owner as it would have put him in a better position but it is not possible. The only way to assemble more land is if the City chose to move forward with eminent domain but the land would still be bound by the mobile home community and the refuse transfer station.

MR. HUELLMANTEL said the Economic Development Director has done a great job in bringing jobs to Chandler, but in this particular instance Mr. Huellmantel did not agree with him. Generally, it is good to use pieces to bring great jobs to Chandler and Council should be commended for having that vision. However, it does not mean that every property is looked at equally and be used for the same thing. Not only is this piece not that kind of piece, but there are other needs as well that support it. The office environment has changed and the things that bring people to an office have changed. Roughly 20-30% of the people at these companies actually live in Chandler. It is hard to find a place to live in Chandler and the rental vacancy rate is 3%. There are not many homes for sale in Chandler and there are not many under $300,000. Mr. Huellmantel said there are jobs that are brought in, but many people want to live near where they work.

MR. HUELLMANTEL said this location is near a high capacity corridor and are appropriate locations for mixed land uses to create opportunities for living near stores and restaurants. This location is about a mile south of downtown and there are many restaurants in the area. Mr. Huellmantel said there is a need for workforce housing and they need a place to live. Mr. Huellmantel said people rent at a location on purpose because they like the location, the price, and the units. Because the location is a little less desirable the product could be provided at a more affordable rate. Mr. Huellmantel said people want to be part of the community and the downtown area and all it has to offer. The residents would become an integral part of downtown. Mr. Huellmantel said that there are great locations closer to the airport for companies to do business. It is odd that for nearly 15 years the site has been available and zoned, but has not been utilized in any way for the very use that staff hopes it would be.

MR. HUELLMANTEL read an excerpt from the General Plan. Mr. Huellmantel said they are asking Council to look at this unique piece of land that they believe to have no other reasonable use and allow residential. The surrounding neighbors have no objection to having residential. The site is a mile and a half away from the airport. There are many residents closer to the airport and they have heard from staff that they have not heard a complaint from a multifamily user. There are conditions drafted, if Council were to approve the proposal, to notify users of the airport so that everyone would know they are in the airpark area. Mr. Huellmantel said they may be in the Airpark Area Plan but they are pretty far away from it.

MR. HUELLMANTEL said this is a less desirable location in terms of surroundings, but this works to their advantage in regards to pricing. The construction type is different of having a three story building and no parking structure. Workforce housing is between 81-120% AMI and their forecasted rent is forecasted to be in that range. This is less expensive than the apartments downtown and the community is nice in a different way. There would be some garages, gated facility, pools, and other amenities, and solid surface countertops. The inside is similar but the location is different.

MR. HUELLMANTEL said the proposed density is 22 units per acre and they have ensured they have significant landscaping. They have added rows of landscaping to create an inviting environment especially compared to what is on the site today.

WILLIAM VALENTIC, Eden Estates, Chandler, AZ, said he has been a resident in Chandler for most of his life. Mr. Valentic said one set of rules does not apply to every property and each situation is unique. In 1980, his family purchased the first piece of property thinking it would be a great investment because it was narrow and long. Directly to the north there were two parcels. Mr. Valentic was able to acquire a parcel to the north and his sister was able to acquire five acres to the east. This now created a square parcel. In 2017, the parcel to the south became available. Mr. Valentic said his ties to the assemblage of the property goes back 40 years and a great deal of cleanup has taken place to make it the parcel it is today. The property has been available for 40 years. Staff presented a diagram of the rezoning application in 2008.

MR. VALENTIC went into escrow in 2006 with Adobe Land and after investing $2 million in the project the developer stopped the project as it was not feasible. Mr. Valentic asked how long they would have to wait for a good use of the property to become available. Mr. Valentic said Evergreen is a nice project for the property and there are no other uses that are waiting for the property. Recently the tax bill came for the parcels at over $24,000 a year and they have been paying these taxes for 40 years. The highest and the best use is being represented here today and would be a project Chandler could be proud of. There are no other uses for the surrounding property other than what is being done today. This would support jobs that already exist and the businesses around it that need support.

MR. HUELLMANTEL said they can talk theoretically about what might happen but Mr. Valentic has been in the community for 40 years on this piece of property trying to make something happen. For 40 years, Mr. Valentic has tried to do something with the property and now they have an opportunity to do that. If it was a good location for something else, which it was already zoned for, then it would have been used. This piece of land would always have challenges and this is why General Plan talks about residential uses and allows for consideration. Mr. Huellmantel asked that Council consider the site be used for residential and the Mr. Valentic does not have to spend the rest of his life waiting for something to come along.

MAYOR HARTKE asked how long this acreage been assembled.

MR. Valentic said since 2017.

COUNCILMEMBER STEWART said asked if the PAD was all zoned commercial.

MR. HUELLMANTEL said the northern portion is the PAD and zoned commercial for almost 15 years. Mr. Huellmantel said access would always be on Arizona Avenue and the only interest in the property Mr. Valentic has gotten are just the pieces along Arizona Avenue and would destroy the ability to do anything with the bulk of the property.

COUNCILMEMBER STEWART said it would be challenging to pay 40 years of property taxes and why it wasn't changed back to agricultural.

MR. HUELLMANTEL said it is Mr. Valentic's strong hope in Chandler to do something with the property. Many years ago there was not a freeway and Chandler has grown and changed a lot.

COUNCILMEMBER ORLANDO said he knew Mr. Huellmantel has heard other discussions about where Council wants to go as a community. One of the discussions Councilmember Orlando had been advocating for was workforce housing and housing for people just getting started. This is a valleywide and nationwide issue. Councilmember Orlando asked how this business model has worked in other locations and how they could have a guarantee that rents would not greatly increase.

MR. HUELLMANTEL said he believed that this should be residential and would serve the workforce population. The project is designed to be workforce housing and they are not trying to turn it into something it is not later on. The site is less exciting and is around industrial property so the residents would know they are getting something that is a deal and know why it is a deal. The residents who would live here would want to live downtown, but are unable to afford to. Mr. Huellmantel said they have several different facilities they have built in the Phoenix metropolitan area and the rents have stayed in place for years now and in some cases they have decreased.

COUNCILMEMBER ORLANDO said they have built this type of product before and their business model allows them to keep these rents consistent. Councilmember Orlando asked for more information about their history at keeping the rents at a reasonable rate.

MATT said it is the market and where the rents start. Instead of going into the high profile areas they choose locations that are off the beaten path that commands lower rent, a better price on the land, lower density product, and lower construction costs to start the rent at a lower level. Typically, 10-15% lower than high density projects in high profile areas. He said they have been successful in these areas that others tend to overlook. He said they have done redevelopment and infill projects and the rents have either stayed the same or have raised 3-4% per year since they sold the property.

COUNCILMEMBER ORLANDO said the increase has been in the single digits instead of double digits like other properties.

COUNCILMEMBER ORLANDO said the amenities are a nice design, but are leveraging the property and area so they could still have a great project and not compete with the high end projects.

MR. HUELLMANTEL said yes, it is a lesser location, but they have to have a nice product to attract residents.

COUNCILMEMBER ORLANDO said staff had worked on the design as well.

MR. HUELLMANTEL said yes, staff is very diligent.

COUNCILMEMBER HUANG said a great question that was asked was what would be the appropriate project for this land. Councilmember Huang said he tried to put himself in the developer's position and though of commercial and industrial options and maybe housing is appropriate for this land. Councilmember Huang said Mr. Huellmantel made a very strong case that this is appropriate for this land. Councilmember Huang said the density is acceptable and recommended approval.

COUNCILMEMBER ROE congratulated Mr. Valentic for his hard work on getting the land together. Councilmember Roe asked what type of light industrial vacancies are in Chandler.

MR. MIRANDA said the vacancy rate for industrial is higher than the average trend. They have had product come online to drive the vacancy higher so the rate is 11%, but is still pretty low and a healthy range.

COUNCILMEMBER ROE said if someone wanted to lease or purchase light industrial in Chandler, would they pay less in another city or is Chandler competitive.

MR. MIRANDA said price is always a consideration and in the airpark area it is about $8 per for leased rate. It is competitive and is a good price because of the interest in that market.

COUNCILMEMBER ROE asked if someone came to the City and wanted to build light industrial space, would Mr. Miranda see this piece of land as a good fit.

MR. MIRANDA said that request would be consistent with the General Plan and Airpark Area Plan so it would be something staff would view as favorable.

COUNCILMEMBER ORLANDO said this property is still in the county, if it is brought into the City there may be tax repercussions for the owner and they may not want to annex the county property if the project is denied.

MR. HUELLMANTEL said they do not want to annex if they are unable to do something with the property. There has been an opportunity for industrial for a long time, but has never been a reality.

COUNCILMEMBER ORLANDO said they should vote on Action Item No. 44 before Action Item No. 43.

VICE MAYOR LOPEZ said this is a difficult project and there are many issues to weigh. Vice Mayor Lopez said the development itself is phenomenal and what they love to see. Vice Mayor Lopez said in the end it was not enough to take away from employment.

COUNCILMEMBER McCLYMONDS said if the General Plan called for only employment he would have said no from the beginning, but that is not the case and there are other potential uses. Councilmember McClymonds said there are apartments being built in the area and could see the property as light industrial, but nothing has come along. Councilmember McClymonds said his daughter recently graduated college and she has not been able to find anything in Chandler or the surrounding area that

was affordable. Councilmember McClymonds said workforce housing is a driving force that made him interested in the project especially in a difficult area. Councilmember McClymonds said he was in support of the project.

COUNCILMEMBER ORLANDO said he is conflicted because he wanted to maintain employment areas, but they need to provide housing products for the workers in the community. Councilmember Orlando during COVID-19 the people who continued to go to work in person were the assembly line workers, stockroom workers, and drivers and they want to live in Chandler too. Because of their wages they may not be able to live here and that is not fair. Councilmember Orlando said this is a good use for this property and is the same situation as other projects Council has approved. This would help drive some economic development in the downtown area.

MAYOR HARTKE said he saw the assemblage of the property as three years old because the parcel was not always this size. Mayor Hartke said there are many apartments that are being requested to be built in the City and each situation is unique. Mayor Hartke said he wanted to continue to look at employment for this property and not housing. Mayor Hartke said because of the location and the direction Council has given staff, he would vote no.

ACTION AGENDA ITEM NO. 44 – MOTION AND VOTE:

COUNCILMEMBER ORLANDO MOVED TO APPROVE INTRODUCTION OF ORDINANCE NO. 4947, and RESOLUTION NO. 5417, AREA PLAN AMENDMENT, PLH20-0007, EVERGREEN CHANDLER, APPROVING Resolution No. 5417, an Area Plan Amendment to the Chandler Airport Area Plan from Commercial/Office/Business Park to high-density residential. PLANNED AREA DEVELOPMENT (PAD), PLH20-0006, EVERGREEN CHANDLER, APPROVING Ordinance No. 4947, the rezoning from Planned Area Development (PAD) to PAD amended for multi-family. PRELIMINARY DEVELOPMENT PLAN (PDP), APPROVING PDP for site layout and building design located north of the northeast corner of Arizona Avenue and Germann Road, SECONDED BY COUNCILMEMBER HUANG.

MOTION FAILED BY LACK OF MAJORITY (3-4) MAYOR HARTKE, VICE MAYOR LOPEZ, COUNCILMEMBER STEWART, COUNCILMEMBER ROE DISSENTING.

MAYOR HARTKE stated they would not vote on Action Item No. 43.

ACTION AGENDA ITEM NO. 2 – DISCUSSION:

2. INTRODUCTION OF ORDINANCE NO. 4941, PLH20-0013, ALTA CHANDLER AT THE PARK, rezoning from Planned Area Development (PAD) to PAD for multi-family residential with a MidRise Overlay. PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building design, located at the southwest corner of Chandler and Parklane boulevards.

COUNCILMEMBER HUANG said this project is 6.5 acres and they are requesting to put 293 units for 45 units per acre. Councilmember Huang said that was too extreme. The project has a nice design but the location is not right and too dense. Councilmember Huang said they have received citizen concerns on Consent Agenda Item No. 4 because it was 10 units per acre and Council just denied a project that was 20 units per acre. If this is approved then it would send the wrong message.

COUNCILMEMBER ORLANDO said the multifamily piece does fit, but the high density is an issue and said he would not be supporting this item. Councilmember Orlando said the design is great but the intensity is too much for the acreage.

COUNCILMEMBER STEWART said he had concerns about parking and parking overflow going out to the street. Councilmember Stewart asked if they could add a stipulation that the parking has to fit within the confines of the community. Councilmember Stewart asked if there would be electric ports for vehicles.

BRENNAN RAY, 1850 N. Central Avenue, said there have been a lot of discussion with staff and when they begin to look at the parking, under normal parking criteria the development would need 490 spaces. Mr. Ray said they would be providing 484 and includes some on the street. Mr. Ray said they could count the on street parking because they are private streets adjacent to the site. Mr. Ray said if they were 2.8% reduction and would be in line with other multifamily developments. If the street parking was not counted they would be at a 7.4% reduction is in line with other reductions that Council has granted for other developments. Mr. Ray said in the other developments there is a parking surplus at night between 14-17% of spaces unoccupied. Mr. Ray said based on the parking study and existing developments the reduction is appropriate. They plan to contain all of the resident parking within the gates with 52 guest parking spaces, only if there is overflow would those street parking spaces be used.

MR. RAY said in the development booklet the developer does state that charging stations would be provided. Mr. Ray say they are not designed or located yet, but the plan is to provide a minimum of four charging stations. They recognize this would be important to future residents to have that ability and access.

COUNCILMEMBER STEWART asked when they determine the charging stations and how they determine an appropriate amount.

MR. MAYO said they could add a stipulation to the PDP from a design standpoint and the number of charging stations would be negotiated with the applicant.

VICE MAYOR LOPEZ asked if they have a drop off and pickup location for ride shares they could have a reduced number of parking spaces.

SUSAN FIALA, City Planner, said a ride share space is able to reduce the parking on site, but that was not calculated in the parking to reduce it. Ms. Fiala said they have provided loading spaces, but have not utilized that.

VICE MAYOR LOPEZ asked if it was a percentage or a number of spaces that are reduced.

MS. FIALA said she did not have that information.

MR. RAY said in terms of reduction, they are requesting that 484 spaces be provided which is a reduction of 14 parking spaces.

VICE MAYOR LOPEZ said they passed an ordinance where if there are ride share areas, then the parking could be reduced. Vice Mayor Lopez said he was not sure if it was for commercial or residential, but it was a reduction of 10%. This would put the applicant under the allotment.

MR. RAY said they are providing a ride share area.

VICE MAYOR LOPEZ asked if it was one or two spaces.

MR. RAY said it was more of an area.

COUNCILMEMBER STEWART said he would like to add a stipulation that the charging station to the PDP.

VICE MAYOR LOPEZ said this is a difficult decision, but this project checked more boxes and it goes to show these project are approved on a case by case basis. Vice Mayor Lopez said the location is very different than the previous item that was discussed. Vice Mayor Lopez said the density is needed to support the retail in the area.

ACTION AGENDA ITEM NO. 2 – MOTION AND VOTE:

COUNCILMEMBER HUANG MOVED TO DENY ACTION AGENDA ITEM NO. 2, SECONDED BY COUNCILMEMBER ORLANDO.

MOTION FAILED BY LACK OF MAJORITY (2-5). MAYOR HARTKE, VICE MAYOR LOPEZ, COUNCILMEMBER STEWART, COUNCILMEMBER McCLYMONDS, AND COUNCILMEMBER ROE DISSENTING.

COUNCILMEMBER HUANG MOVED TO ADD A STIPULATION TO ACTION AGENDA ITEM NO. 2, TO DECREASE THE DENSITY TO 30 UNITS PER ACRE; MOTION FAILED DUE TO LACK OF SECOND.

VICE MAYOR LOPEZ MOVED TO APPROVE ACTION AGENDA ITEM NO. 2, WITH A STIPULATION ADDED THAT STAFF WORK WITH THE DEVELOPER TO DETERMINE AN APPROPRIATE NUMBER OF ELECTRIC CHARGING STATIONS; SECONDED BY COUNCILMEMBER McCLYMONDS.

MOTION CARRIED BY MAJORITY (5-2). COUNCILMEMBER HUANG AND COUNCILMEMBER ORLANDO DISSENTING.

ACTION AGENDA:

43. INTRODUCTION OF ORDINANCE NO. 4946, ANX20-0001, approving annexation and initial City zoning, located north of the northeast corner of Arizona Avenue and Germann Road.

BACKGROUND FROM COUNCIL MEMO:
Located approximately halfway between Willis and Germann Roads, east of Arizona Avenue. Zoned Rural-43 (RU-43) within Maricopa County. 12,252 square feet in area. Upon annexation, initial City zoning is proposed to be Agricultural (AG-1). A Rezoning and Preliminary Development Plan for a proposed multi-family development consisting of 396 apartment units within 19 buildings also appears on this City Council agenda. Required public hearing held October 15, 2020

Surrounding Land Use Data

North	Self-storage	South	Plant Nursery
East	Union Pacific Railroad, Lumber Company	West	Arizona Avenue, Mobile Home Park, Vacant Agriculture

General Plan and Area Plan Designations

General Plan	Employment, Growth Area, High-Capacity Transit Corridor
Airpark Area Plan	Commercial/office/business park

Utility Services
Existing municipal water service, wastewater service, and reclaimed water are available in Arizona Avenue.

Staff Comments
Staff circulated this request among City departments and received no negative comments relative to the property's annexation. As of the writing of this memo, Staff is unaware of any opposition to or concerns with the request.

In accordance with Arizona Revised Statutes, the subject site, upon annexation, will be zoned AG-1 within the City of Chandler, which provides for land uses no greater in intensity than those permitted within the RU-43 zoning district of Maricopa County.

A request for Rezoning and Preliminary Development Plan approval for a multi-family development (PLH20-0006) accompanies this request as a subsequent item on this Council agenda.

Recommendation
Planning staff find the request is in compliance with Arizona Revised Statutes and the General Plan and recommends the City Council approve the annexation and initial city zoning.

44. INTRODUCTION OF ORDINANCE NO. 4947, and RESOLUTION NO. 5417
AREA PLAN AMENDMENT, PLH20-0007, EVERGREEN CHANDLER, denying Resolution No. 5417, an Area Plan Amendment to the Chandler Airport Area Plan from Commercial/Office/Business Park to high-density residential.
PLANNED AREA DEVELOPMENT (PAD), PLH20-0006, EVERGREEN CHANDLER, denying Ordinance No. 4947, the rezoning from Planned Area Development (PAD) to PAD amended for multi-family.
PRELIMINARY DEVELOPMENT PLAN (PDP), denying PDP for site layout and building design located north of the northeast corner of Arizona Avenue and Germann Road.

BACKGROUND FROM COUNCIL MEMO:
Site is 16.64 acres in area. Small portions of site are zoned C-3 Regional Commercial as well as AG-1 Agricultural. Annexation request for a small portion of the site precedes this request on the same Council agenda. Annexation ordinance, if adopted, will grant initial City zoning of AG-1

(Agricultural), which allows same density as Rural-43. In 2008, the majority of the site was rezoned to PAD for commercial retail, general/medical office, and flex warehouse land uses.

Economic Analysis
An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at $898,245 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. Economic Development advises against rezoning the property despite the anticipated fiscal impact. The property is designated for Employment, is located within a targeted growth area, and is well situated for attracting a range of business activities. A light industrial project, for example, would generate revenue for the City with the added benefit of providing job opportunities for existing residents in the community. If the site was instead developed with 175,000 square feet of flex space occupied by merchant wholesalers, it could directly support more than 230 jobs, generating $453,136 in net income over 10 years. In addition, development of the subject site will affect how properties in its vicinity are developed. If Evergreen Chandler is approved, Economic Development believes the properties immediately to the south will be more likely to attract interest for multifamily development than employment development.

While fiscal impact of a project is an important consideration, it is one of several factors considered. Chandler has been a leader in job growth, in part, because City Council has a history of preserving land for employment. Reducing the amount of undeveloped land available for employment uses inhibits future economic growth.

Surrounding Land Use Data

North	Self-storage	South	Plant nursery
East	Union Pacific Railroad, then lumber company	West	Arizona Avenue, then mobile home park, and vacant agricultural

General Plan and Area Plan Designations

Plan	Recommended Land Use	Proposed Amendment
General Plan	Employment, Chandler Airpark Growth Area, High-Capacity Transit Corridor	No Change Proposed
Chandler Airpark Area Plan	Commercial/Office/Business Park Land Uses	High-Density Residential
	Light Rail Corridor Overlay	No Change

The proposed multi-family development conflicts with the Chandler Airpark Area Plan's recommendations for commercial/office/business park land uses. The proposed area plan amendment to High-Density Residential conflicts with the General Plan's recommendations for the Employment Future Land Use.

Proposed Project Data

Proposed Land Use	• Multi-family dwelling units • 396 Units • 23.8 dwelling units per acre (du/ac)	
Building Design	Height	• 37′ 2″ three-story buildings • As measured to top of highest point of roof
	Building Design	• Flat parapet • Stucco • Angled
Site Design & Open Space	• 20 buildings • 10 three-story apartment buildings near center of site • 9 two-story apartment buildings at perimeter • 1 two-story club house • 103,000 sq. ft. of common open space • Pool, ramadas, barbeques, landscaped courtyards, dog park	
Parking	• 722 spaces required and provided	

Review and Recommendation
The General Plan recommends a future land use of *Employment* and identifies the site as being located in the *Chandler Airpark Growth Area*, which follows recommendations of the Chandler Airpark Area Plan. The applicant proposes to amend the Chandler Airpark Area Plan to recommend High-Density Residential for the subject site, as the current recommendation for Commercial/Office/Business Park Land Uses does not support the proposed multi-family.

Per the General Plan, Employment areas are recommended in order to strengthen the community's economic base by accommodating major employers, knowledge-based industries, industrial/business parks, and offices. The General Plan allows residential to be considered in Employment areas where it is proposed as an integral component of a mixed-use development. The plan also identifies a *transitional employment corridor* bound by Arizona Avenue, Willis Road, the Union Pacific Rail Road, and the City's southern boundary. The General Plan acknowledges the variety of existing land uses in this corridor and for that reason states that a *compatible mix of land uses may continue to be considered* therein*.* However, it continues to clarify that the *appropriate land use mix will consider conditions such as the adjacent uses, parcel size, and transitioning techniques in any particular development request to determine compatibility.*

When applying said review considerations and Employment Future Land Use goals, staff finds that the proposed Area Plan Amendment does not align with the General Plan. Staff has identified the following conflicts of the proposed area plan amendment and rezoning to accommodate multi-family on the subject site:

The Chandler Airpark Area Plan is *intended to ensure land use compatibility and protect employment opportunities. (General Plan, pg. 32)*

Conflicts/Findings:
The proposed land use is not compatible. The site is surrounded by existing industrial land uses, as well as self-storage and a commercial nursery. The typical expectations of residents for low levels of noise, visually orderly surroundings, and non-offensive odors conflict with the existing land uses and land uses recommended by the general plan.

The proposal does not protect employment opportunities. The 16.64-acre site bifurcates an approximately 75-acre area bound by Willis Road, the Union Pacific Railroad, Germann Road, and Arizona Avenue. The Chandler Airpark Area Plan recommends *Neighborhood Commercial* as well as *Commercial/Office/Business Park* land uses for this 75-acre area. Developing multi-family at the center of this larger area greatly reduces the assemblage and development potential for the remaining properties following the recommendations of the Chandler Airpark Area Plan.

General Land Use Goal 1.0, *to guide and control the orderly growth of the Airpark Area to ensure compatible new development. (Chandler Airpark Area Plan, pg. 2-4)*
General Land Use Goal 5.0, *to protect the Airport from incompatible land uses. (Chandler Airpark Area Plan, pg. 2-5)*

Conflicts/Findings:
The proposal is not compatible with goals of the Chandler Airpark. On September 9, 2020, the Airport Commission found that the proposed development of 396 apartment units conflicts with airport operations.

Economic Development
Goal 2.0, *to preserve and grow the existing businesses in the Airpark Area.*
Goal 3.0, *to fully develop the Airport Area's industrial and commercial/office/business park areas into high quality employment centers. (Chandler Airpark Area Plan, pg.5-3)*

Conflicts/Findings:
The proposal removes the ability for 16.64 acres to be developed with revenue and employment-generating land uses. The proposal reduces redevelopment potential of larger 75-acre area which, based on City land use data, could be developed with 391,800 sq. ft. of employment land uses and 18,300 sq. ft. of commercial land uses. The proposal reduces the potential for existing commercial surrounding land uses, which align with the General Plan, to expand by injecting a conflicting land use.

For these reasons, staff finds the proposed development conflicts with the goals of the General Plan and the Chandler Airpark Area Plan, and the Planning and Zoning Commission recommends denial.

Public/Neighborhood Outreach
This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code. To comply with CDC social distancing guidelines, the applicant hosted two digital neighborhood meetings via Zoom on August 12 and August 18, 2020. No major complaints or comments of opposition were received from residents. Neighbors inquired about design and

location of carriage units and ability to be relocated. As of writing this memo, Planning staff has not received any further concerns about the proposed land use.

Airport Commission Conflict Evaluation
Airport Commission meeting September 9, 2020
Motion to find a conflict with existing or planned airport operations.
In Favor: 6 Opposed: 1 Absent: 0

Six commissioners voted that the proposal presented a conflict with airport operations. One commissioner voted in dissent of the conflict finding because the proposed development is for rental units, which historically produce fewer airport noise complaints than condominium units.

Planning and Zoning Commission Vote Report
Planning and Zoning Commission meeting October 21, 2020
Motion to approve (failed)
In Favor: 2 Opposed: 5 (Commissioners Eberle, Rose, Heumann, Flanders, & Klob)

The first motion made was to recommend approval subject to the five rezoning stipulations and eight preliminary development plan stipulations prepared by staff and three additional stipulations (9, 10, & 11) as proposed by Commissioner Klob. These five and eleven stipulations are included under "Alternative Motions." Staff has also added rezoning stipulation #6, which stipulates the physical and administrative corrective actions recommended as part of the Airport Conflict Evaluation.

Motion to deny (passed)
In Favor: 5 Opposed: 2 (Commissioners Pekau & Kimble)
Ultimately, five Commissioners voted to recommend denial of the proposed multi-family to preserve land for employment opportunities. Two Commissioners voiced that employment may follow multi-family and voted to recommend approval of the proposal.

Recommended Actions
Area Plan Amendment
Planning staff find the request is not in compliance with the General Plan. Planning and Zoning Commission recommends the City Council deny the Area Plan Amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to High-Density Residential.

Rezoning
Planning staff find the request is not in compliance with the General Plan. Planning and Zoning Commission recommends the City Council deny the rezoning from PAD to PAD amended for multi-family.

Preliminary Development Plan
Planning staff find the request is not in compliance with the General Plan. Planning and Zoning Commission recommends City Council deny the Preliminary Development Plan.

PUBLIC HEARING:

PH 1. Public Hearing for Fiscal Year 2019–2020 Chandler Consolidated Annual Performance and Evaluation Report

1. Open Public Hearing

MAYOR HARTKE opened the public hearing and called for a staff presentation.

2. Staff Presentation

RIANN BALCH, Community Resources Manager, presented the following Power Point presentation.

- What is the CAPER?
  - Consolidated Annual Performance and Evaluation Report
  - Provides information necessary for HUD's Annual Report to Congress
  - Federal CDBG and HOME funds
  - Reports Chandler's progress towards meeting objectives stipulated in the FY 2015-2019 Consolidated Plan
- An Opportunity to:
  - Communicate the services we have available
  - Demonstrate how we leverage federal funds to provide additional human services
  - Evaluate our progress towards our five year goals
  - Share success in housing stability and neighborhood revitalization
- Housing Stability
  - 5 homeowners received assistance with Emergency Home Repair Program
  - 5 homeowners received assistance from the Housing Rehabilitation Program
  - 5 first-time homebuyers with low and moderate income purchased homes that were acquired and rehabilitated by Newtown CDC and its Community Land Trust
  - 40 households who were previously experiencing homelessness received Tenant-Based Rental Assistance (TBRA) and supportive services
- Family Self-Sufficiency and Homeownership
  - 1 Public Housing resident and 5 Housing Choice Voucher clients purchased homes
  - 34 Public Housing and 43 Housing Choice Voucher recipients saved for a future home purchase
- Public Services
  - 367 children residing in public housing participated in youth programs like Read to Succeed
  - 10 residents received fair housing education services
  - 171 individuals experiencing homelessness connected with shelter and support services
  - 94 individuals experiencing homelessness received emergency shelter and transitional housing services
  - 849 individuals experiencing homelessness living in rapid rehousing receiving case management services
- Capital Projects and Neighborhood Revitalization
  - Improved neighborhood conditions through code enforcement including over 18,000 properties inspected

- The CAPER Process
  - 15-day Public Comment Period Oct. 27, 2020 to Nov. 10, 2020
  - Public Comments – submit at the public hearing in writing or by phone and staff will incorporate into the final report
  - Available at chandleraz.gov
  - Will be presented to City Council for approval on Dec. 10, 2020

3. Council Discussion

COUNCILMEMBER STEWART thanked staff for their work on this.

4. Discussion from the Audience

There was none.

5. Close Public Hearing

MAYOR HARTKE closed the public hearing.

BACKGROUND FROM COUNCIL MEMO:
Each year, the City of Chandler is required to publish a CAPER for public comment and submit the final document to the U.S. Department of Housing and Urban Development (HUD). The CAPER is a required performance report that meets three basic purposes:

- Provides HUD with necessary information for the Department to meet its statutory requirements to carry out Community Planning and Development Programs;
- Provides information necessary for HUD's Annual Report to Congress; and
- Provides the City of Chandler an opportunity to describe to its citizens the successes in meeting objectives stipulated in the Federal Fiscal Years 2015-2019 Consolidated Plan for its community development programs.

As part of the process for creating the CAPER, the City is required to conduct a 15-day public comment period. The public comment period for the Fiscal Year (FY) 2019–2020 CAPER runs from October 27, 2020 through November 10, 2020. A public hearing is scheduled on November 5, 2020. An Executive Summary and Full Report is available for review at https://www.chandleraz.gov/residents/neighborhood-resources/community-development/ plans-and-reports during the comment period. In addition, the public is invited to review the draft document on the City's website at chandleraz.gov. The final report will be reviewed by the City Council on December 10, 2020 for approval and will be submitted to HUD on or before December 27, 2020.

The FY 2019-2020 CAPER has been prepared to meet HUD's requirements for an annual performance evaluation. The report summarizes the City's accomplishments for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. It also includes accomplishments of social service programs funded with the City's General Fund dollars.

In FY 2019-2020, CDBG-funded code enforcement activities continued to address indicators of decline through enhanced code enforcement in the City's neighborhoods where there is a higher

percentage of households with low and moderate income. Code enforcement efforts resulted in 18,175 property inspections, 1,134 violations and 747 notices issued. The vast majority of households came into compliance without the need to issue a citation.

Maintaining housing affordability continues to be a priority for the City. The CDBG funded Home Rehabilitation Program assists existing homeowners with repairs so they can continue living in their homes. In FY 2019-2020, ten homes were rehabilitated in partnership with FSL Home Improvements. The provision of this program serves to improve the living conditions of residents, while stabilizing neighborhoods.

The City continued to utilize HOME funds to provide housing through Tenant-Based Rental Assistance (TBRA) for households experiencing homelessness. The program, which is administered by the Chandler Public Housing Authority (PHA), served 40 households in FY 2019-2020.

In FY 2019–2020, Chandler continued to focus its efforts to assist individuals and families experiencing homelessness. AZCEND and Save the Family provided case management and counseling services to 94 Chandler individuals and families experiencing homelessness living in transitional housing. AZCEND's Housing and Stability Specialist provided case management services to 849 individuals experiencing homelessness living in rapid rehousing.

During the FY 2019–2020, the City allocated $1,193,735 of general fund resources to leverage federal funds to address additional needs and support 40 programs, including transportation for 140 veterans, and services to alleviate crisis and meet basic needs of 115,043 Chandler residents. The City also supported programs such as AZCEND's Chandler Interfaith Homeless Emergency Lodging Program (I-HELP) that provided overnight emergency shelter for 218 individuals at faith communities throughout Chandler.

With the onset of the Coronavirus Pandemic in March, 2020, additional CDBG funds were received to prepare for, prevent and respond to coronavirus. The City utilized a portion of these funds to assist families and individuals with rent and utility assistance, to expand services for home-delivered meals to seniors and individuals with a disability, and to increase direct client services for individuals and families experiencing homelessness.

INFORMATIONAL:

1. Regular Meeting Minutes of the September 16, 2020, Planning and Zoning Commission meeting.

2. Study Session Minutes of the September 16, 2020, Planning and Zoning Commission meeting.

UNSCHEDULED PUBLIC APPEARANCES
None.

CURRENT EVENTS

A. Mayor's Announcements

MAYOR HARTKE said earlier in the week he joined the Economic Development staff and the Chandler Chamber to distribute the first set of PPE kits with the I Choose Chandler PPE kits. It was a great opportunity to learn more about the needs of the businesses and many were appreciative of this program.

MAYOR HARTKE said civic engagement is vital to address the needs of the community. The new program CIVIC would help residents engage with the City and would be an interactive 10 session program to provide residents a behind the scenes look at City services. The free program would begin in January 2021 and at each session residents would meet City leaders, tour facilities, and interactive sessions. Mayor Hartke encouraged residents to apply online.

MAYOR HARTKE talked about the November 3rd City of Chandler election and said as of November 5, 2020 voter turnout was at 73.43% with 123,796 Chandler voters casting ballots out of a voter population of 168,598. Mayor Hartke said this was a tremendous response and thanked the citizens for exercising their civic duty. Mayor Hartke announced the Southwest Gas franchise passed.

MAYOR HARTKE wished everyone a Happy Thanksgiving.

B. Councilmember's Announcements

COUNCILMEMBER STEWART announced the Chandler Museum Store was opening this week and would have one of a kind local pieces. There are deals each week and on November 29 they would be celebrating Museum Store Sunday, a worldwide initiative to encourage residents to be patrons of their local museum stores.

COUNCILMEMBER STEWART said the ballot counting process is going exactly as planned, but many took their ballots directly to the polls and it takes time to verify the ballots. Councilmember Stewart said the sharpie issue is a non-issue and the machines are able to read them.

COUNCILMEMBER McCLYMONDS said the Chandler Fire Department is collecting toys to help brighten the holiday season for Chandler children. The toy drive would be held at Chandler Fashion Center from 2-8 pm December 5, 2020. There would be a holiday wonderland built by the Chandler firefighters. Toy and gift card donations may be sent to the Fire Department headquarters.

VICE MAYOR LOPEZ said Chandler City offices would be closed in observation of Veteran's Day on November 11, 2020. Vice Mayor Lopez thanked those who have served. The Diversity Office and Chandler Museum have created the Chandler Veterans Path of Honor featuring 20 veterans and would be held November 6 through the 30, 2020 at Veteran's Oasis Park.

COUNCILMEMBER HUANG said Chandler's nonprofits has a rich tradition of holiday giving such as toy drives, food banks, and gift sharing. COVID-19 impacts have increased the need for support among Chandler's vulnerable families. Councilmember Huang encouraged residents to support the community in any way they can. Councilmember Huang said a list of ways to help is available on the City's website.

COUNCILMEMBER HUANG said there was record high voter turnout at the election and asked for residents to have confidence in the poll workers as they are diligent and are doing their jobs.

Councilmember Huang encouraged residents to support each other even if they support different people.

COUNCILMEMBER ROE thanked staff for their work. Councilmember Roe said he participated in the grand opening of the Aldi store along with the Chandler Chamber. Councilmember Roe encouraged residents to see what they have to offer.

COUNCILMEMBER ROE said in October, nearly $500 were raised for the Acts of Kindness program which supports a variety of human services programs to low income residents. Councilmember Roe said staff participated in AZCEND's Dress the Turkey fund drive and donated 74 turkeys and 2,000 pounds of canned goods and nonperishable items. Councilmember Roe wished everyone happy holidays.

COUNCILMEMBER ORLANDO encouraged people to shop during Small Business Saturday and shopping local is important for the survival of small businesses and also the economy. For every $100 spent at a local business an average of $43 dollars remains in the economy compared to $13 when spent at a non-locally owned business.

C. City Manager's Announcements

None.

ADJOURNMENT: The meeting was adjourned at 8:35 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: December 7, 2020

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Chandler, Arizona, held on the 5th day of November, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2020.

_____
City Clerk

unofficial

CITY OF CHANDLER COUNCIL MEETING MINUTES

Special Meeting

Monday, November 23, 2020

MINUTES OF THE SPECIAL MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held on Monday, November 23, 2020, in the Council Chambers, Council Conference Room, 88 E. Chicago Street, Chandler, Arizona

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 4:00 P.M.

The following members were present:

Kevin Hartke	Mayor
René Lopez	Vice-Mayor
Mark Stewart	Councilmember
Jeremy McClymonds	Councilmember
Sam Huang	Councilmember
Terry Roe	Councilmember
Matt Orlando	Councilmember

Staff present: Marsha Reed, City Manager; Kelly Schwab, City Attorney; Dana DeLong, City Clerk; Debra Stapleton, Assistant City Manager; Joshua Wright, Assistant City Manager; Randy Jue, Assistant City Attorney; Thomas Allen, Assistant City Attorney

1. CANVASS the official results of the City of Chandler General Election of November 3, 2020.

DANA DeLONG, City Clerk, said the City had one question on the General Election ballot, which was for the voters to consider a gas franchise agreement with Southwest Gas. The City of Chandler voter turnout was 84.43% with 142,350 voters casting their vote. The ballot question was approved with 73,402 voting yes and 40,062 voting against the franchise. The franchise agreement that was approved by Council in March 2020, and now approved by the voters would take effect in January 2021.

MAYOR HARTKE asked how long the franchise agreement was for.

MS. DeLONG said 25 years.

VICE MAYOR LOPEZ MOVED TO ACCEPT THE OFFICIAL RESULTS OF THE NOVEMBER 3, 2020, GENERAL ELECTION FOR THE CITY OF CHANDLER; SECONDED BY COUNCILMEMBER STEWART.

MOTION CARRIED UNANIMOUSLY. (7-0)

2. Set an Executive Session

COUNCILMEMBER ORLANDO MOVED TO HOLD AN EXECUTIVE SESSION MEETING IMMEDIATELY FOLLOWING THE SPECIAL MEETING; SECONDED BY VICE MAYOR LOPEZ.

MOTION CARRIED UNANIMOUSLY. (7-0)

ADJOURNMENT: The Special Meeting was adjourned at approximately 4:03 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: December 7, 2020

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 23rd day of November, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of December, 2020.

_____
City Clerk

City Council Memorandum **Development Services** **Memo No.** 20-048 FA

Date: December 7, 2020
To: Mayor and Council
Thru: Marsha Reed, City Manager
Josh Wright, Assistant City Manager
Derek Horn, Development Services Director
From: Kristine Gay, Senior Planner
Subject: PLH20-0029 Uptown Commons
Final Adoption of Ordinance No. 4945

Request: Rezoning from Planned Area Development (PAD) to PAD Amended for multi-family and Mid-Rise Overlay for site layout and building design.
Location: Northeast corner of Elliot Road and Arizona Avenue
Applicant: Meyer Development & Construction Services Ltd., represented by Brennan Ray, Burch & Cracchiolo, PA

Proposed Motion:

Move City Council adopt Ordinance No. 4945 approving PLH20-0029 Uptown Commons, rezoning from PAD to PAD Amended for multi-family located at the northeast corner of Elliot Road and Arizona Avenue, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

Site is vacant and 7.66 acres in area
Current zoning is PAD, approved in 2006, for retail and C-2 type commercial uses
The site is part of the Pollack Business Park that is mostly developed with light industrial, office/showroom and service retail along Arizona Avenue.

Surrounding Land Use Data:

North	Service Retail	South	Office (Arizona Department of Economic Security) across Elliot Road
East	Washington Street, then Business park uses	West	Arizona Avenue, then Shopping center

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Employment, North Arizona Avenue Growth Area, High Capacity Transit Corridor	No change

Proposed Development

Proposed Land Use	• Multi-family dwelling units • 252 Units • 32.9 dwelling units per acre	
Building Design	Height	• 43’ 6” three-story buildings • 47’ four-story buildings • As measured to top of highest point of roof
	Roof	• Flat parapet • Angled standing seam metal
	Façade Materials	• Brick veneer • Stucco • Standing seam metal
	Building Accents	• Vibrant color palette • Angled corner roof • Façade openings at balconies • Chamfered balcony accent walls • Balcony-wrapped corners
	Building Access	• Direct ground-floor walk-up • Shared corridor
Site Design & Open Space	• 2 four-story buildings near center • 3 three-story buildings near street • 1 two-story club house • 2 one-story garages • 61,000 sq. ft. of common clubhouse and open space • Pool, bocce ball, barbeques, cabanas, outdoor television, fire pit lounge area, dog park, enhanced public sidewalks and landscaping, integrated sculptural corner signage	
Parking	• Reduction requested • 412 parking spaces required • 373 parking spaces provided 1.48 spaces per unit (no tandem spaces)	

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at $737,192 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. Economic Development is in support of approving the rezoning request. The Mayor’s 4-Corner Retail Committee Report, initiated nearly 10 years ago, raised a concern that the area was

already oversaturated with retail uses. More recently, there have been increased store closures with the rise of e-commerce and ongoing impacts of COVID-19. Given this, Economic Development is concerned that additional retail, which is permitted under the existing PAD zoning, would not be viable or a long-term benefit as the area already has a surplus of retail sales activity. Further, the proposed multifamily project offers the opportunity to bring additional residents to the area, expanding the customer base for existing shops and restaurants, and thus supporting several strategic initiatives.

Review and Recommendation

The General Plan recommends a future land use of Employment for the subject site. Employment areas are meant to strengthen the community's economic base by recommending development for major employers, knowledge-based industries, industrial/business parks, and offices. Residential land uses may be considered in Employment areas where it is proposed as an integral component of mixed-use development.

The proposed multi-family will serve as an integral component of this mixed-use area as it will inject residents who may become customers or employees of existing shopping centers and business parks. As compared to being located within the center of an existing or future employment area, the site is located at the corner of an existing business park and proposes the main entrances to be located on Elliot Road and Arizona Avenue as compared to Washington Street, which serves the existing business park. At this location, the proposed multi-family development will not detract from the established circulation improvements or patterns of the surrounding employment uses. In contrast, the proposal may enhance the circulation. Residential land uses are typically intensified in the evening hours when business parks typically become less active. This complementing relationship will make the most efficient and best use of existing on-street public parking spaces and will provide a more balanced level of activation throughout the day for the surrounding area. Typically, a higher level of safety is associated with more consistent levels of activation provided by a mixture of land uses. For these reasons, staff finds the proposed multi-family development aligns with the Employment Future Land Use goals of the General Plan.

Within the North Arizona Avenue Growth Area, the General Plan specifically recommends higher residential densities. This guidance supports the consideration of multi-family within the Employment area. Further policies for this growth area call for pedestrian and bicycle-oriented improvements, transforming commercial centers into more intense mixed-use developments, transitioning land use intensities to be respectful to existing neighborhoods, and enhancing Arizona Avenue as a point of entry through design. The General Plan also identifies this portion of Arizona Avenue as a High-Capacity Transit Corridor where higher residential densities are again supported.

The proposed multi-family development aligns with the policies of the North Arizona Avenue Growth Area and the intent of the High-Capacity Transit Corridor, as identified within the General Plan, by increasing density, developing the corner with a non-commercial use, and by providing enhanced pedestrian and bicyclist improvements including a shaded 10-foot-wide multi-use path along Arizona Avenue. As part of supporting multi-modal transit options, the buildings are pulled closer to the street and the amount of provided parking has been reduced to balance parking demand and encourage the use of other transit options including biking, walking, mass transit, delivery, and ride share.

Following the Zoning Code, the Zoning Administrator is permitted to approve parking reductions of up to 40%. This request is for a 10% reduction. Based on the findings of the parking study, the proximity to underutilized on-street public parking, separation from single-family neighborhoods, as well as the site design, which does not rely on tandem parking spaces, the parking reduction appears to align with the criteria of the Zoning Code as well as the General Plan.

For these reasons, staff finds the proposed development aligns with the General Plan, and the Planning and Zoning Commission recommends approval.

This ordinance was introduced and tentatively adopted on November 5, 2020.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted two digital neighborhood meetings via Zoom on July 8 and July 9, 2020.

- Five residents joined the meetings and inquired about pedestrian improvements, the availability of affordable units, and additional sustainability improvements such as storing storm water for irrigation purposes, passive solar landscaping and design techniques, as well as solar panels. Submitted comments and meeting minutes are included in the attachments.
- As of writing this memo, Planning staff has not received any further inquiries about the proposed land use.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting October 21, 2020
Motion to Approve.

In Favor: 7 Opposed: 0

Attachments

PLH20-0029 Ordinance #4945

PLH20-0029 Vicinity Maps

PLH20-0029 Development Booklet

ORDINANCE NO. 4945

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY AS REPRESENTED IN CASE PLH20-0029 (UPTOWN COMMONS) LOCATED AT THE NORTHEAST CORNER OF ELLIOT ROAD AND ARIZONA AVENUE WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:
As described in *EXHIBIT 'A'*

Said property is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) for multi-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Uptown Commons" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0029, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Multi-family dwelling units shall be permitted with a minimum density of thirty (30) dwelling units per acre.

3. Building heights shall be limited to a maximum of fifty (50) feet in height.

4. Minimum setbacks from current right-of-way lines shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
Arizona Avenue	15’
Elliot Road	30’
Washington Street	10’
North Property Line	0’ for garage structures 10’ for apartment structures

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4945 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

EXHIBIT 'A'

DESCRIPTION OF PROPERTY
AT 3015 N. ARIZONA AVENUE
CHANDLER, AZ 85225

LOT 3, POLLACK BUSINESS PARK NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 762 OF MAPS, PAGE 45, AND A PORTION OF THE SURROUNDING RIGHT OF WAY, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL MARKING THE SOUTHWEST CORNER OF SAID SECTION 10, FROM WHICH A 3–INCH ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ARIZONA AVENUE AND CHILTON DRIVE BEARS NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 1,493.75 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 635.54 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3;
THENCE NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST 682.25 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF WASHINGTON STREET AND TO THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CHORD BEARING OF SOUTH 02 DEGREES 44 MINUTES 36 SECONDS EAST;
THENCE SOUTHERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 01 MINUTE 22 SECONDS AN ARC LENGTH OF 52.60 FEET TO A 3–INCH CITY OF CHANDLER BRASS CAP FLUSH STAMPED 41076;
THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST 582.53 FEET CONTINUING ALONG SAID CENTERLINE TO A 3–INCH CITY OF CHANDLER BRASS CAP IN POTHOLE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST 685.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 9.986 ACRES OR 434,997 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

SUPERIOR
SURVEYING SERVICES, INC.
2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623–869–0223 (office)
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www.superiorsurveying.com
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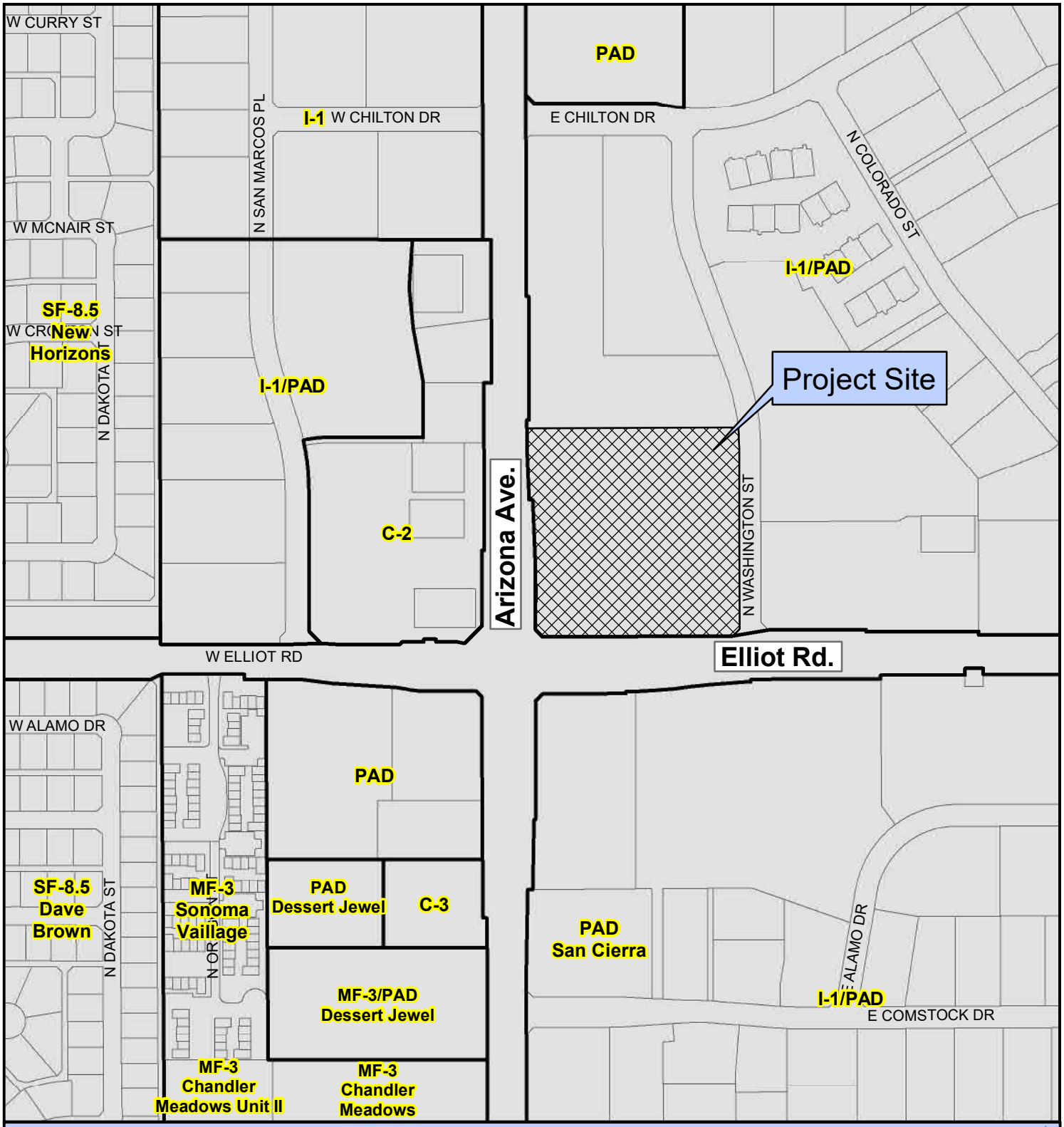
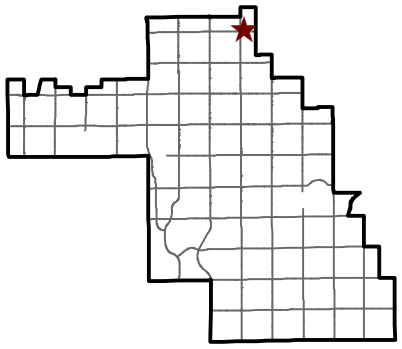
DATE: 5/12/2020 JOB NO.: 202004043



PLH20-0029 Uptown Commons

Proposed Project Details
REZONE/PDP/MID-RISE
7.66 Acres
252 Unit Multi-Family
32.9 dwelling units per acre (du/ac)



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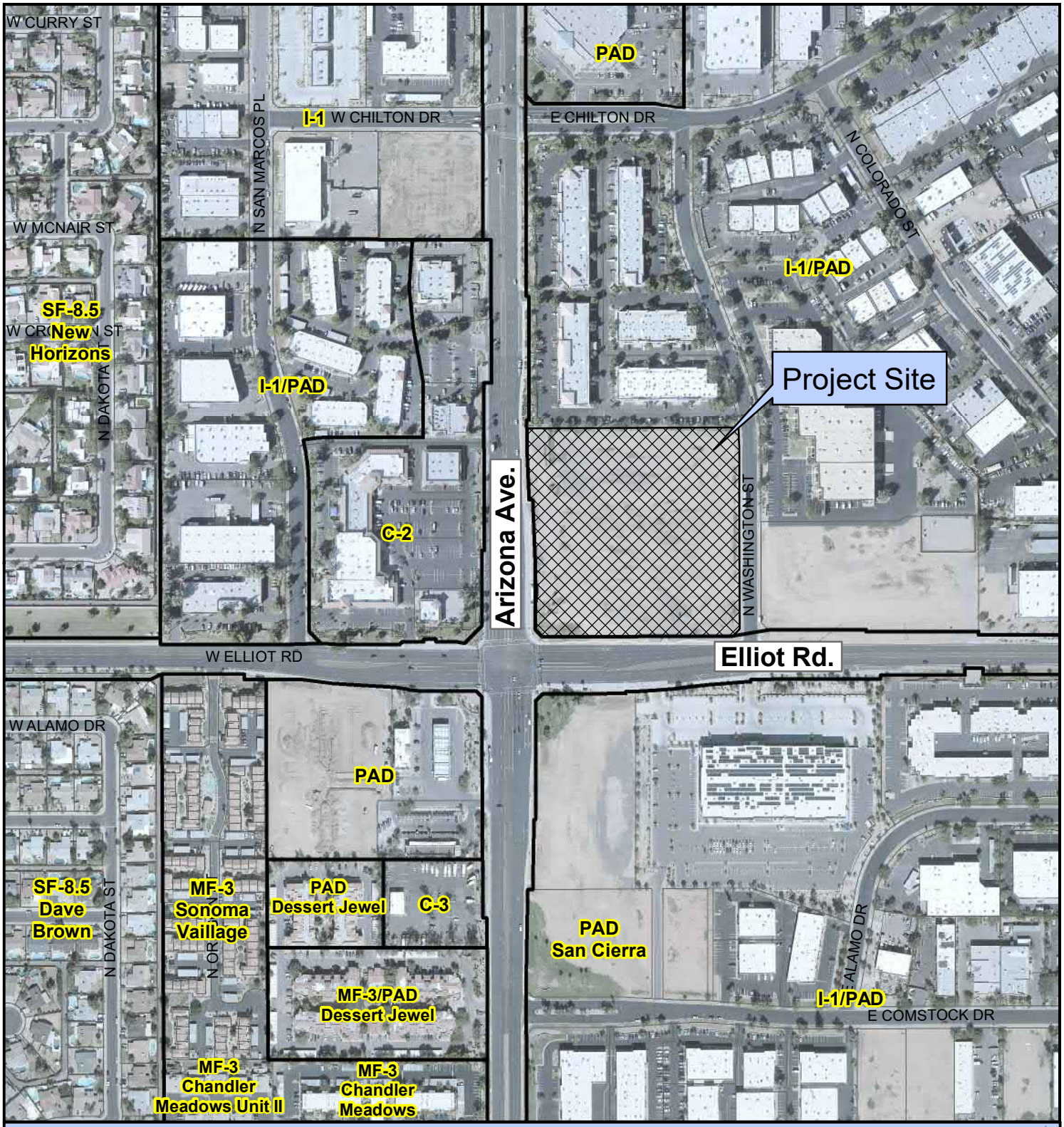

PLH20-0029 Uptown Commons

Proposed Project Details
REZONE/PDP/MID-RISE
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252 Unit Multi-Family
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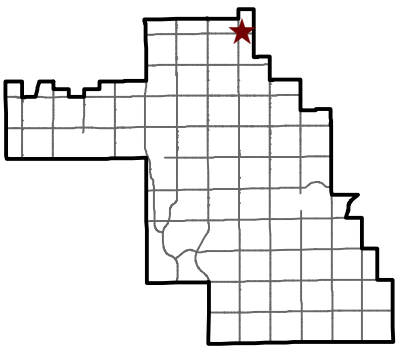

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PLH20-0029

Development Booklet

Planned Area Development

and

Preliminary Development Plan

for

Uptown Commons

Northeast Corner of
Arizona Avenue and Elliot Road

by:

Meyer Development & Construction Services, Ltd.

Case No.: PLH20-0029

Submitted: June 1, 2020
Update: August 14, 2020
Update: September 28, 2020

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6	Perspectives
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UPTOWN COMMONS

I. INTRODUCTION

Meyer Development & Construction Services, Ltd. ("Meyer Development") is in escrow to acquire 9.99± gross (7.66± net) acres at the northeast corner of Arizona Avenue and Elliot Road (the "Site") and develop it with a high-quality residential community known as "Uptown Commons." Meyer Development anticipates developing the Site as an urban multi-family community with approximately 252± dwellings that will be an attractive presence in the area, providing an amenity-rich living alterative to single-family homes and serving as an appropriate and compatible land use for this Site and surrounding area in order to serve the local employment base. To achieve this, Meyer Development requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP), Preliminary Plat, and Mid-Rise Overlay approvals.

Uptown Commons will offer future residents the opportunity to live in a well-located residential community with a wide variety of amenities. A high quality, urban scale multi-family community is an excellent use of this vacant, infill Site and will be a benefit to the adjacent properties. Consistent with the City's General Plan and good planning principles, this development will provide urban scale residential density within the City's High Capacity Transportation Corridor and near three major transportation corridors (Arizona Avenue/State Route 87, the Loop 101—approximately three miles to the west, and the U.S. 60—approximately 2.5 miles to the north). The Site is also near to and will support the employment and commercial developments in the immediate area, Downtown and the Arizona Avenue/State Route 87 area. Such planning provides the opportunity for people to live, work, shop, and dine within close proximity to major employment areas and commercial developments, thereby reducing trips, trip lengths, travel times, and environmental impacts.

II. SITE AND SURROUNDING AREA

An ***Aerial Map*** of the Site is attached as ***Exhibit 1***. The Site is bounded by Arizona Avenue on the west, an existing industrial development to the north, Washington Street on the east, and Elliot Road on the south. Additionally, west of the Site is a commercial development, east is an existing industrial development and vacant land, and south is vacant land and the Arizona Department of Economic Security. The Site is current undeveloped and is zoned PAD for a mix of commercial and flex/showroom industrial uses.

The Site is designated on the City's General Plan as Employment and identifies it being within a High Capacity Transit Corridor. The High Capacity Transit Corridor runs north/south along Arizona Avenue/State Route 87. Urban density residential (18+ du/ac) such as is being proposed by Meyer Development can be considered within High Capacity Transit Corridors. Consistent with the goals and objectives of the General Plan, rezoning the Site as an urban scale, multi-family residential community will:

- permit increased development intensity along this portion of the High Capacity Transit Corridor;
- complement and provide much needed support to the existing commercial and employment uses in the surrounding area; and
- promote sustainable housing developments including a variety of housing types and higher densities that are compatible with the adjoining land uses.

In addition to the General Plan, the proposed PAD zoning request is supported by the Chandler Mayor's 4-Corner Retail Committee Report dated March 22, 2011 (the "Report"). In the Report, the Committee determined that the City was over-retailed, that retailers were looking for newer buildings and freeway locations (such as the mall and power centers), and that the opening of the Loop 202 shifted traffic patterns, which in turn led to the development of several new power centers. Further, the Committee concluded that the City needs sustainable solutions and should seek the best and highest uses where appropriate. The Site has been zoned for commercial and flex/showroom industrial uses since approximately 2005 and has failed to develop.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is "to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Multi-Family Residential. The proposed zoning change responds to the existing and future needs of the community by providing support to the planned and existing commercial, office, and retail developments in the area and provides additional housing choices for people seeking to live in an urban, infill setting. The proposed PAD Multi-Family Residential accomplishes the PAD zoning objectives.

Careful consideration has gone into planning Uptown Commons. The ***Site Plan*** for Uptown Commons is provided at ***Exhibit 2***. Meyer Development has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this Site. Uptown Commons is a gated community that will consist of approximately 252 residences at a density of approximately 32.9 du/net ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Uptown Commons. Particular attention has been given to provide pedestrians with access to centrally located amenities and open space areas. The placement of the buildings and walls provide visual interest by varying the roof lines and orientations and providing a coordinated theme through the amenities, landscape features, and architectural detail.

B. Landscaping

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points and pedestrian nodes, and as well date palms at the entries and the hard corner open space are to create an environment of luxury resort living at the Uptown Commons. ***See Exhibit 3, Conceptual Landscape Plan***. As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating with the architecture.

The landscape palette draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of water consumptive plants. The use of palms at the community entry and pool area creates a sense of priority and a resort style look

and feel. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture and seasonal color. The hardscape and pedestrian amenities throughout the site integrate design cues from the more contemporary, if not eclectic, architectural vernacular of the building architecture. Additionally, emphasis has been placed on the development and design of the Arizona Avenue/Elliot Road intersection. The landscape and hardscape design/materials on this hard corner creates an inviting sense of arrival into the development. ***See Exhibit 6, Perspective and Exhibit 5, Arizona Avenue Frontage***. Uptown Commons aspires to a contemporary southwestern architecture style through the buildings' forms as well as the use of brick, stucco, accent metals and glass that contrast in color and texture. Together these elements (landscaping and architecture) embrace a contemporary and slightly eclectic style that is compatible with the surrounding employment-based built environment of the area.

C. Amenities

Uptown Commons has been planned with quality amenities consistent with Meyer Development's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. ***See Exhibit 4, Amenities Plan***. The amenity areas within Uptown Commons are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been designed to maintain the overall "sense of place" and identity of the community. Uptown Commons will contain a centrally located amenity area, providing active and passive open space for residents and guests to enjoy. Additional amenities include a fully equipped fitness center, a separate yoga and spin studio, resident social room with fully equipped kitchen, a ride share waiting lounge, a resort style swimming pool/spa and expansive sun deck, an outdoor kitchen, seating areas, fire pit, bocce court or cornhole court or other game activity, and a dog run.

Pedestrian paths are provided throughout the Site, connecting the residences to the amenities and the public sidewalks. Particular attention has been given to the pedestrian experience along Arizona Avenue. A 10-foot wide multi-use path is being provided in a lush landscape setting. ***See Exhibit 5, Arizona Avenue Frontage.***

D. Building Elevations

Uptown Commons consists of luxurious, upscale living in a mix of three-story and four-story residential buildings. ***See Exhibit 6, Perspectives***. The architectural theme is contemporary and eclectic, using a variety of contemporary building materials and colors. ***See Exhibit 7, Building Elevations***. The building masses are organized as a series of elements that include garages, patios, and balconies, adding variety and visual interest to the elevations and enhancing the urban concept. The distinctive architecture features three and four-story residential buildings with architectural elements and treatments at different elevations. There are three floor plans (Studio, 1-, and 2-bedroom units) ranging in square footage from 522 square feet to 1,174 square feet. ***See Exhibit 9, Floor Plans.***

Further enhancing the urban theming of the community, the buildings are located around the perimeter of the Site and in close proximity to the streetscape. The roof projections of the buildings have been strategically placed to enhance the visual depth of the community and increase the amount of shade provided to each elevation. The various elements of the development harmoniously blend a contemporary architectural style with color, form, and texture. The

building's use of color provides added visual interest and contrast with the brick veneer and metal cladding distinguishing themselves from the surrounding commercial properties. ***See Exhibit 10, Color and Material Palette***.

The primary entrance to the development is from Arizona Avenue, where guests and residents enter through a colonnade of trees leading to the clubhouse building. The clubhouse building provides a grand entrance to the leasing office, where guests are invited to great views out to the pool area. Architectural features of the clubhouse building complement the residential buildings and include grand windows, brick veneer and smooth finish stucco elements, with portions of the building varying in height to enhance the contemporary architectural theme. ***See Exhibit 8, Clubhouse Perspective, Elevation, and Floor Plan***.

E. Walls and Entry Monumentation

The theme walls, view fencing, and entry monuments have been designed to be consistent with the home elevations and landscaping theme. ***See Exhibit 11, Wall Plan Wall Elevations, and Monument Signage***. There is a hierarchy of three wall types that will be used in various locations throughout Uptown Commons:

- Main Entry: security steel fence/masonry pilasters with brick veneer finish and precast concrete caps.
- Perimeter privacy/parking screen combo: steel fence on masonry wall with stucco finish and masonry pilasters with brick veneer finish and precast concrete caps.
- Perimeter wall: masonry wall with stucco finish.

Monument signs are proposed at the entries on Arizona Avenue and Elliot Road. The monument signs incorporate the design elements of the buildings as well as material selections including the use of brick veneer. The site elements are a mixture of accent metal, wrought iron fencing, and colorful stucco walls. These elements transition into the landscape with the use of a strong foundation planting palette.

F. Development Standards

Meyer Development is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	50 ft.
Building Setback (min.) - West (Arizona Avenue) - North - East (Washington Street) - South (Elliot Road)	 15 ft. 10 ft. – Residential Buildings 0 ft. - Garages 10 ft. 30 ft.
Landscape Setback (min.) - West (Arizona Avenue) - North - East (Washington Street) - South (Elliot Road)	 15 ft. 10 ft. – Residential Buildings 0 ft. - Garages 10 ft. 30 ft.

Meyer Development is requesting a Mid-Rise Overlay for the proposed 50-foot building height. Consistent with the City's Mid-Rise Development Policy (the "Policy"), the additional height is appropriate as the Site is located near Downtown at an arterial/arterial intersection in the Arizona Avenue Corridor and within an area that is designated on the City's General Plan as Employment.

Meyer Development requests Building Nos. 4 and 6 encroach into the required landscape intersection setback along Arizona Avenue by approximately 30 feet and along Elliot Road by approximately 20 feet. The encroachment is requested to allow Meyer Development to create a development with a more urban feel at this arterial/arterial intersection in the Arizona Avenue Corridor near Downtown and to provide appropriate openness and amenities internal to the development. As has been discussed, Meyer Development has worked to create a dynamic streetscape though the use of landscaping and building placement that is visually diverse and pleasing to residents and passers-by. Buildings along the arterial street frontages contain various architectural details that allow them to create a more contemporary and urban edge. ***See Exhibit 6, Perspective and Exhibit 5, Arizona Avenue Frontage***.

G. Parking

The development will have 103 open parking spaces, 252 covered parking spaces, and 18 enclosed private garage spaces for a total of 373 residential parking spaces (where 412 are typically required in a suburban setting). The proposed parking is appropriate for this Site based on contemporary household makeup, the mix of the different floor plan types (57% of the units are either a studio or 1-bedroom), and the proximity of the Site to the Arizona Avenue High Capacity Transit Corridor.

H. Phasing

Uptown Commons will be constructed in one phase.

I. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 12***. The Site will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City standards.

IV. MULTI-FAMILY DESIGN STANDARDS

The City's Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality and merit. Uptown Commons provides the following:

1. Open Space

Private and common open space areas are provided as follows:

- Uptown Commons contains approximately 82,768 square feet of usable common open space, an average of approximately 328 square feet per unit. All residents will be able to enjoy the substantial amount of common open space.
- Private open space will be provided for the 1- and 2- bedroom units that is at least 32± square feet. The proposed development does not provide private open space for the Studio units. The requirements for private open space are based on traditional suburban development and do not take into account development in an urban-like setting.

Uptown Commons has taken great efforts to ensure the usable common open space far exceeds what the City's Code would otherwise require. Additional common open space in this urban-like setting provides better opportunities for residents and guests to interact with each other.

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. A 10-foot meandering sidewalk is located on arterial streets with public sidewalk access. The central area contains parking spaces and ADA van accessible spaces being 11' x 19'. Parking canopy covers are architecturally integrated with the surrounding structures, i.e., color, materials, location, and 6-inch minimum fascia (all four sides). ***See Exhibit 11, Carport Elevation***.

3. Amenity Options

Five amenities are required to be provided in accordance with the following schedule: 180 units to 260 units. The proposed development contains a minimum of eleven amenities which more than doubles the required number of amenities. The amenities that have been provided throughout the development exceed the expectations for quantity and quality of amenities in most multifamily developments. See Section III.C and ***Exhibit 4, Amenities Plan***, for additional details**.**

4. Interface with Single-Family Areas

There are no single-family areas adjacent to the Site.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades will be avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by Meyer Development as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Uptown Commons provides shade of the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and ample setbacks. Additional building shading is provided through the use of inset patios and balconies, recessed windows, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. The density of plant material is dependent on the mature size of the vegetation and the shape and size of the areas to be landscaped. The landscape palette is comprised of low-water use, desert native or adaptive materials that blend seamlessly and accentuates the architecture of the building design.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

9. Lighting

Lighting will comply with the City's Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

10. Signage

See the discussion in Section III.E for details concerning the proposed signage.

V. PROJECT TEAM

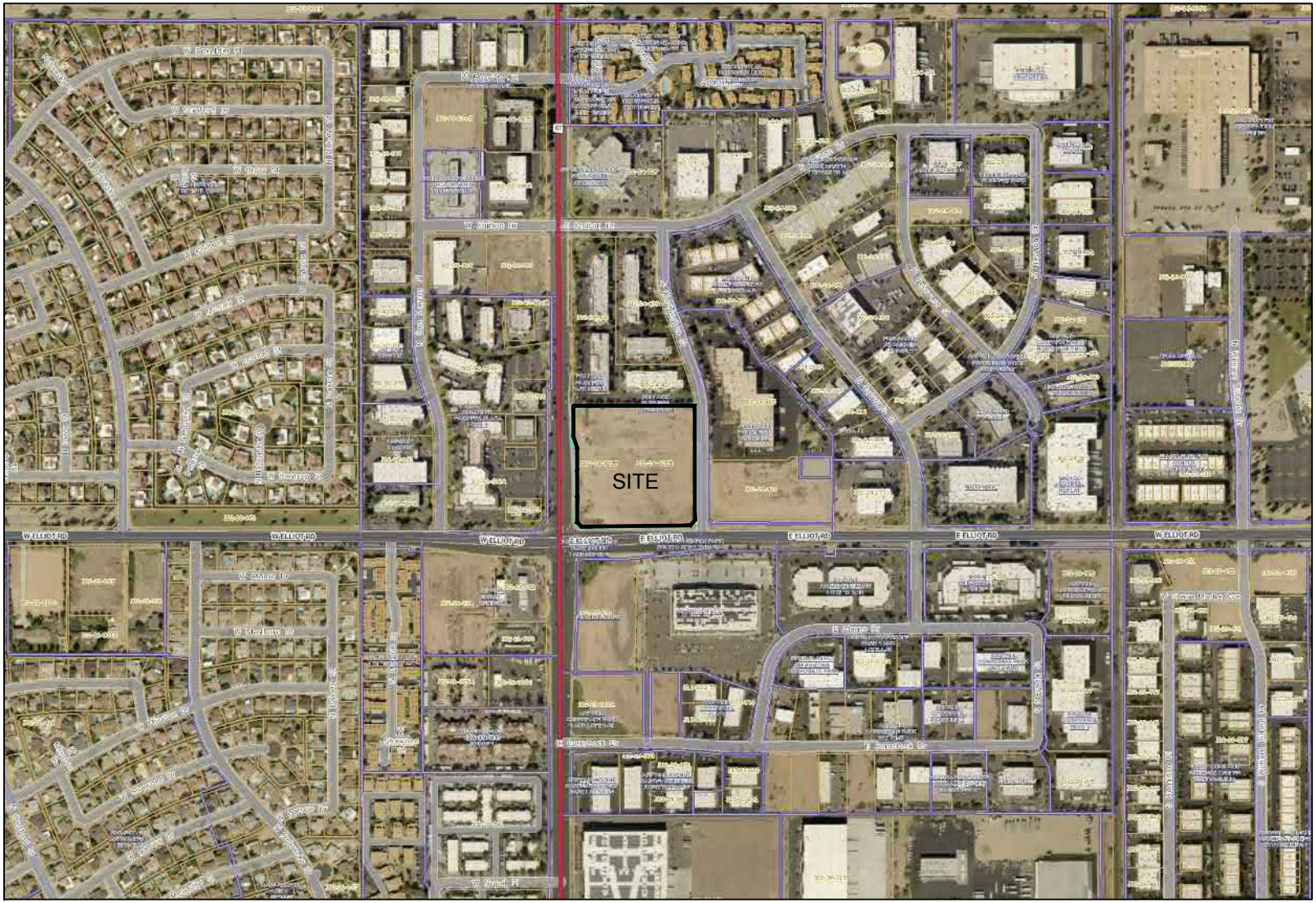
Owner/Builder:	Meyer Development & Construction Services, Ltd. Attn: Joe Meyer 1181 North Tatum Blvd., Suite 1051 Phoenix, Arizona 85028
Architect:	CCBD Architects, Inc. Attn: Rick Serrano 102 East Buchanan Phoenix, Arizona 85004
Civil Engineer	Terrascape Consulting, LLC Attn: Dave Soltysik 645 E. Missouri Ave., Suite 160 Phoenix, AZ 85012
Landscape:	Studio Sprawl, LLC Attn: Dan Erlandson 8231 E. Evans Road, Suite 101 Scottsdale, AZ 85260
Zoning:	Burch & Cracchiolo, P.A. Attn: Ed Bull/Brennan Ray 1850 North Central Avenue, 17th Floor Phoenix, Arizona 85004 Phone: (602) 234-8794

VI. CONCLUSION

Uptown Commons is designed as a high quality, urban scale, multi-family community. The proposed development is an excellent use of this vacant infill property. The development offers an updated perspective on multi-family community living. Great detail has been provided for Uptown Commons to accommodate the growing demands of an employment base that the City continues to foster in the North Arizona Avenue corridor. Uptown Commons conforms to the City's General Plan and is consistent with Site's location in a High Capacity Transit Corridor. The architecture is compatible with the surrounding area and incorporates elements that respects the significance and future of Chandler. The thoughtful design will be an attractive in area and provide support to the substantial employment and commercial developments in the area. We request your approval.

Meyer Development & Construction Services, Ltd.

EXHIBIT 1



1 AERIAL PHOTO
SCALE: NTS

CCBG Architects, Inc.

MULTI-FAMILY PROJECT BY
MEYER DEVELOPMENT

NEC ARIZONA AVENUE AND ELLIOT ROAD
CHANDLER, AZ. 85225

ISSUE

DATE	REV	FOR
MAY 29, 2020		PAD / PDP SUBMITTAL

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RS
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Job Number
2017
Drawing
NEIGHBORHOOD AERIAL
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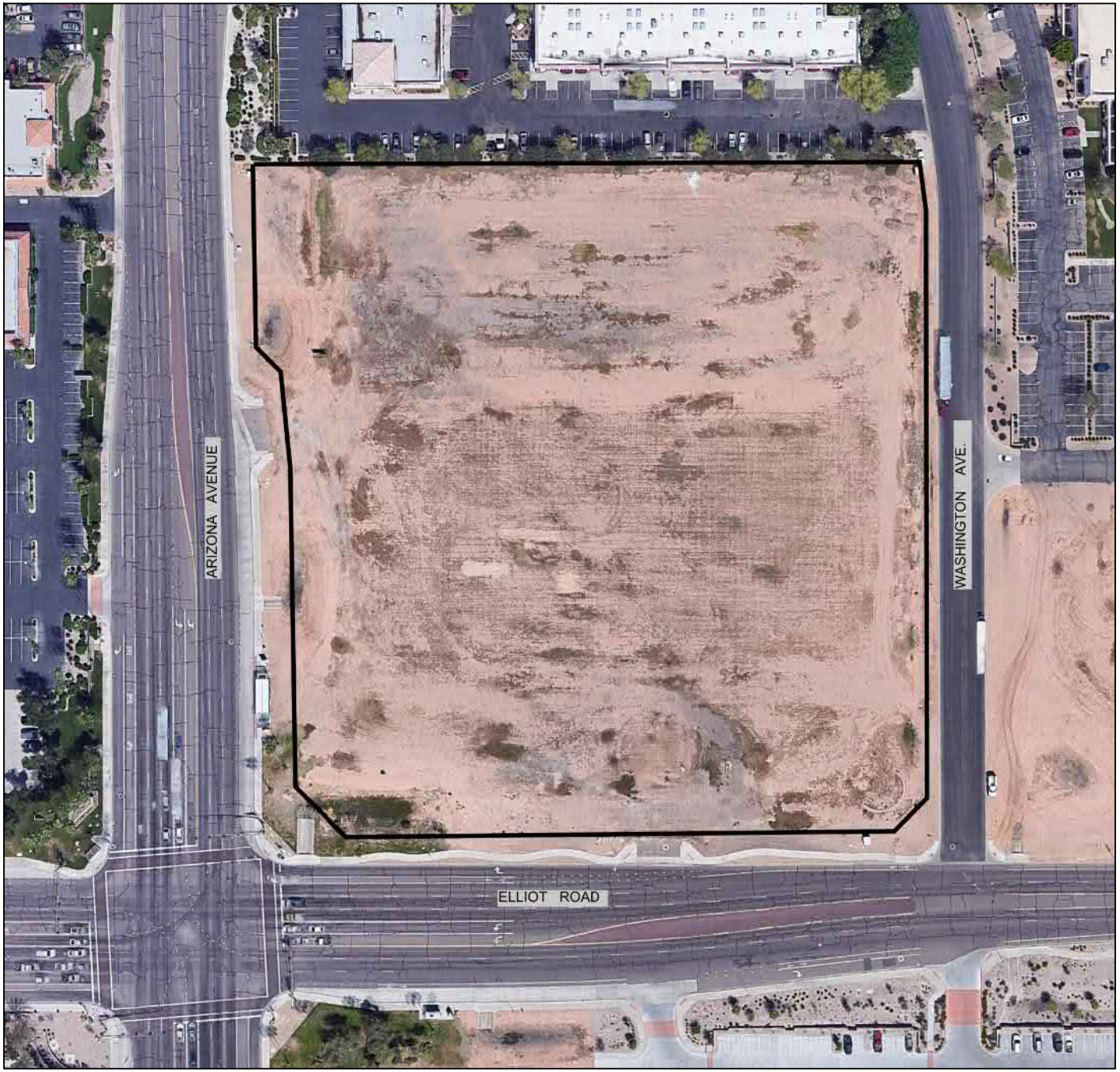

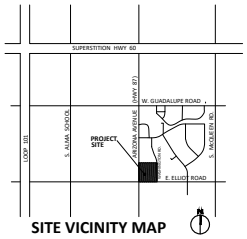

SITE VICINITY MAP

1 AERIAL PHOTO
SCALE: 1" = 40'

0 40 100'

N

CCBG Architects, Inc.

MULTI-FAMILY PROJECT BY
MEYER DEVELOPMENT

NEC ARIZONA AVENUE AND ELLIOT ROAD
CHANDLER, AZ. 85225

ISSUE

DATE	REV	FOR
MAY 29, 2020		PAD / PDP SUBMITTAL

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Drawing
SITE SATELLITE PHOTO
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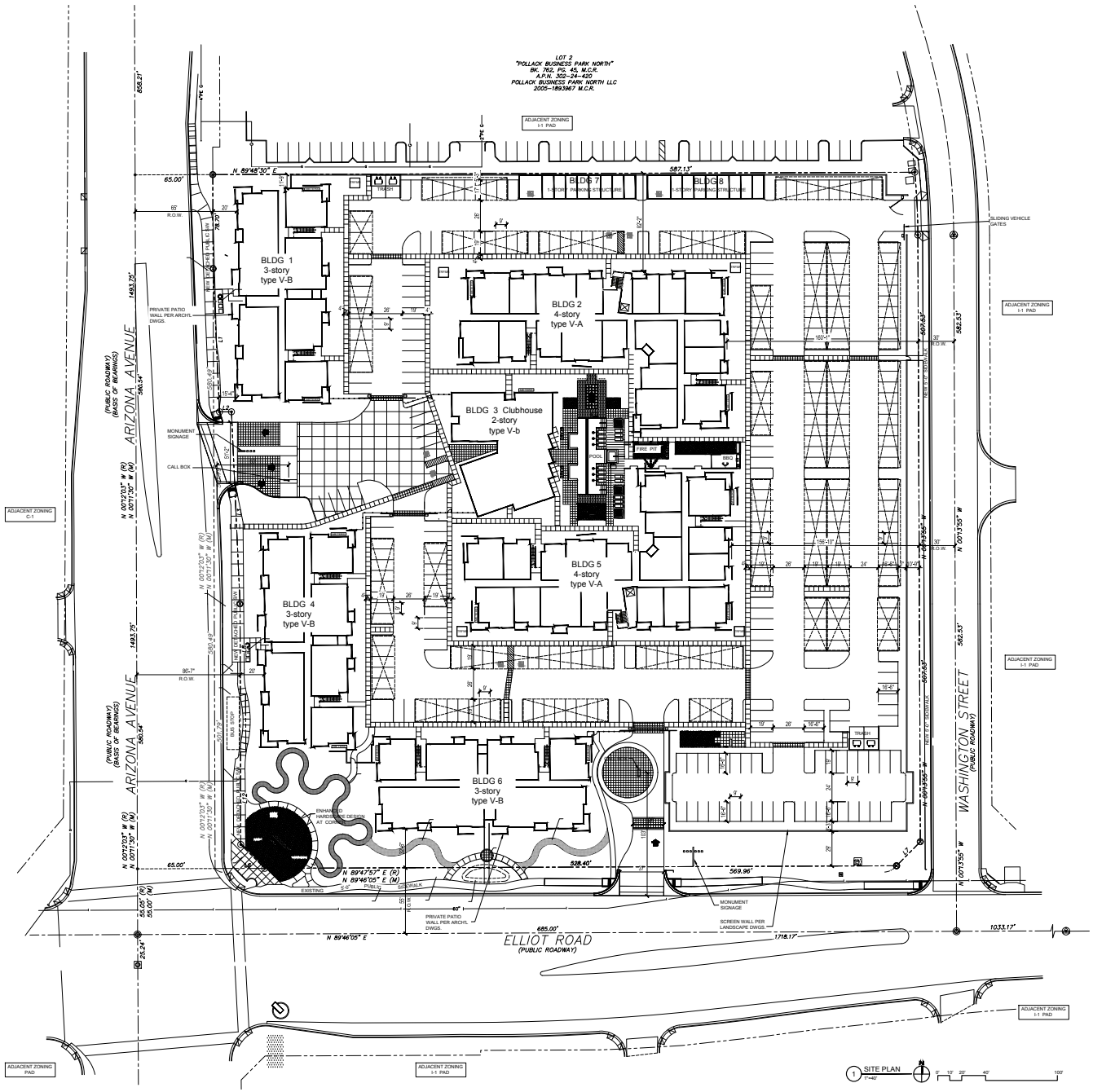
EXHIBIT 2



SITE VICINITY MAP

PROJECT DATA

APPLICANT:
Meyer Development & Construction Services, Ltd.
11811 N. Tatum Blvd. #1051
Scottsdale, AZ 85028
602-315-7400

PROJECT ADDRESS:
NEC Arizona Ave & Elliot Rd.
Chandler, AZ

GENERAL PLAN USE:	EMPLOYMENT WITHIN A HIGH CAPACITY TRANSIT CORRIDOR
CURRENT ZONING:	PAD COMMERCIAL / INDUSTRIAL
PROPOSED ZONING:	PAD MULTIFAMILY RESIDENTIAL
GROSS LOT AREA:	434,897 SF (9.98 GROSS ACRES)
NET LOT AREA:	333,566 SF (7.66 NET ACRES)
GROSS BUILDING AREA:	280,557.9 SF
BUILDING FOOTPRINT:	83,175.6 SF
RESIDENTIAL UNITS:	STUDIOS: 42 1 BEDROOM: 101 2 BEDROOM: 109 TOTAL 252
BUILDING HEIGHT:	50 FEET
LOT COVERAGE:	25%
USABLE COMMON OPEN SPACE :	61,000 SF. = 59,000 LANDSCAPED + 2,000 CLUBROOM, FITNESS, YOGA.

PRIVATE OPEN SPACE:

REQUIRED PRIVATE OPEN SPACE	QTY	TYPE	SF	TOTAL
GROUND FLOOR UNITS	72	PATIOs	112.37	8,091
UPPER LEVEL UNITS	180	BALCONIES	50.27	9,049
TOTAL REQUIRED PRIVATE OPEN SPACE				17,139
PRIVATE OPEN SPACE PROVIDED				11,400

DENSITY (ALLOWABLE / PROPOSED): 33 DU/ AC, 32.9

SETBACKS:
WEST (ARIZONA AVENUE): 15'-0"
NORTH: 0'-0"
EAST (WASHINGTON STREET) 10'-0"
SOUTH (ELLIOT ROAD) 30'-0"

LANDSCAPE SETBACKS:
WEST (ARIZONA AVENUE): 15'-0"
NORTH: 0'-0"
EAST (WASHINGTON STREET) 10'-0"
SOUTH (ELLIOT ROAD) 30'-0"

VEHICLE PARKING (REQUIRED / PROVIDED):

PROPOSED UNIT MIX	COUNT	REQ. PARKING RATIO	REQ. PARKING SPACES
STUDIO	42	1.00	42
1 BEDROOM	101	1.50	152
2 BEDROOM	109	2.00	218
TOTAL REQUIRED:	252		412 SPACES

TOTAL PROVIDED:
19 PRIVATE GARAGE
8 ACCESSIBLE
346 STANDARD
373 TOTAL

ACCESSIBLE PARKING :
REQUIRED: 373 x 2% = 7.3
PROVIDED: 8 SPACES

TYPE OF CONSTRUCTION:	
Bldg 1, 4, 6:	Type V-b
Bldg 2, 5:	Type V-a
Bldg 3:	Type V-b
Bldg 7, 8:	Type V-b
OCCUPANCY:	R2
SPRINKLER & FIRE ALARMS:	YES - AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13. AND FIRE ALARM SYSTEM PER CITY OF CHANDLER AND IBC.
FIRE HYDRANTS:	PER PLAN
WASTE:	PRIVATE COLLECTION OF TRASH AND RECYCLE

CCBG Architects, Inc.

MULTI-FAMILY PROJECT by
MEYER DEVELOPMENT
NEC ARIZONA AVE & ELLIOT ROAD
CHANDLER, AZ. 85225

ISSUE

DATE	REV	FOR
SEPT. 23, 2020		2ND PAD / PDP SUBMITTAL

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Checked: RS
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Drawing: SITE PLAN
Sheet: A1.1

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EXHIBIT 3

CITY OF CHANDLER NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 8' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24."
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1802.(B)(K).
- PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1802(B)(3)(K).
- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(B)(4)(1), ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV OR POI. SEE SECTION 1903(B)(2)(T), ZONING CODE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE. SEE SECTION 1803(B)(H), ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND T-HAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION – RECOMMENDED TREE SPECIFICATIONS". SEE SECTION 1903(B)(4), ZONING CODE. *(THIS IS TO BE NOTED IN THE PLANT LEGENDS ON EACH SHEET)*
- *ADD CURRENT CITY OF CHANDLER CIVIL ENGINEERING RECLAIMED WATER NOTES TO IRRIGATION PLAN WHEN USING EFFLUENT WATER FOR IRRIGATION. SEE LINK: HTTP://WWW.CHANDLERAZ.GOV/CONTENT.ASPX?ID=2147483647&TYPEID=3 PDF.*
- *ADD CERTIFICATION TO THE COVER SHEET:* I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURB.

REGISTERED LANDSCAPE ARCHITECT — DATE: 3.2020

LANDSCAPE NOTES

-ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
-PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
-ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.
-THE CONTRACTOR IS TO PROVIDE A 2 LB SAMPLE OF THE PROPOSED DECOMPOSED GRANITE FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PROVIDE 100% COVERAGE OF NON PAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION.
-FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN AUGER.
-IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL CONCERNS BASED ON THE PLANTING SEASON (E.G. SUMMER VS WINTER). SHOULD THE LANDSCAPE CONTRACTOR HAVE ANY CONCERNS ABOUT PLANT MATERIAL DUE TO HEAT OR FROST EXPOSURE, THE INSTALLER SHALL REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, ALL PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
-ALL PALM AND DECIDUOUS TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDER YEAR IN (WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
-TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
-THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISH GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS DURING THE FINISH GRADING PROCESS. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPE AREAS.
-THE LANDSCAPE CONTRACTOR SHALL VERIFY BERM AND RETENTION BASIN LOCATIONS SHOWN ON THESE PLANS WITH THOSE ON THE CIVIL ENGINEERING PLANS. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, URBAN GRAPHITE SHOULD BE NOTIFIED IMMEDIATELY.
-UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 8' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
-TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 8' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS AND FIRE HYDRANTS.
-SHRUBS MUST BE AT MATURITY, 8' FROM THE REAR OF A FIRE HYDRANT. NO MATERIAL, OTHER THAN GROUNDCOVERS MAY BE PLACED BETWEEN A FIRE HYDRANT AND THE STREET OR ROADWAY OR 8' ON EITHER SIDE. FIELD VERIFY ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.
-ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
-TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE MINIMUM CANOPY CLEARANCE OF 8'6"
-6-8" FRACTURED GRANITE SHALL BE USED IN ALL DRAINAGE WAYS.
-ALL TREES ALONG NORTH AND WEST PROPERTY LINES SHALL BE EVERGREEN, 20' ON-CENTER AND 12' PLANTED HEIGHT

PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING.
(2) 2" DIA. TREE STAKES. HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL)
12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REINF. RUBBER HOSE.
4" TOP DRESSING
CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT WIDTH: 3x DIA. OF CONTAINER PIT DEPTH: TO EQUAL ROOTBALL

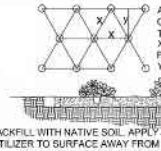
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING NO SCALE

LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL
CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT DEPTH: TO EQUAL ROOTBALL
PIT WIDTH: 3x DIA. OF CONTAINER

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING NO SCALE



ALL GROUNDCOVER TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.
X= O.C. DIMENSION AS NOTED ON PLAN.
Y= 0.88 OF DIMENSION "X".
MULCH SOIL TO A DEPTH OF 2", 1' IN DIAMETER. KEEP MULCH AWAY FROM PLANT BASE.
PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK.
BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS

GROUNDCOVER PLANTING NO SCALE

PRELIMINARY LANDSCAPE PLAN

CITY CALCULATIONS

TOTAL SITE AREA	333, 566 S.F.	7.658 GROSS ACRES
TOTAL BUILDING AREA	81,175 S.F.	24% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	116,064 S.F.	34.7% OF TOTAL SITE AREA
TOTAL PARKING AREA	131,121 S.F.	39.3% (# COVERED 0 #NON-COVERED 95
LANDSCAPE IN PARKING AREA	18,423 S.F.	14% OF TOTAL SITE AREA/ **10% OF**
PARKING AREA.		
TOTAL TURF AREA	2,577 S.F.	2% OF TOTAL SITE AREA
SHRUBS/GROUND COVERS	37,828 S.F.	33% OF LANDSCAPE AREA
INORGANIC/GRANITE	112,526 S.F.	65% OF TOTAL LANDSCAPE AREA

LEGEND

TREES	SIZE
ACACIA STENOPHYLLA SHOESTRING ACACIA	1" CAL./15 GAL./22
OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	1" CAL./15 GAL./17
ACACIA WILLARDIANA PALO BLANCO	1" CAL./15 GAL./14
PROSOPIS THORNLESS HYBRID 'AZT' AZT THORNLESS HYB. MESQ./MULTI	3" CAL./24" BOX/35
DALBERGIA SISSOO SISSOO TREE	3" CAL./24" BOX/28
PISTACIA CHINENSIS PISTACHE TREE	.75" CAL./15 GAL./10
PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK TEXAS HONEY MESQUITE	3" CAL./24" BOX/15
CERCIDIUM HYBRID 'AZT' THORNLESS PALO BREA/MULTI	3" CAL./24" BOX/36
CAESALPINIA CACALACO CASCALOTE TREE/MULTI	2" CAL./15 GAL./32
PHOENIX DACTYLIFERA DATE PALM	3" CAL./15 GAL./18
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	3" CAL./15 GAL./64
VITEX AGNUS-CASTUS CHASTE TREE	2" CAL./15 GAL./64

	SIZE
CAESALPINIA SPP. BIRD OF PARADISE	5 GAL./181
CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL.
BOUGAINVILLEA- TORCH GLOW TORCH GLOW BOUGAINVILLEA	5 GAL.
ERIEMOPHYLLA "VALENTINE" VALENTINE BMU BUSH	5 GAL.
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.
MUHLENBERGIA CAPILLARIS REGAL MIST GRASS	5 GAL.
FOUQUIERIA SPLENDENS OCOTILLO	8' TALL
HESPERALOE PARVIFLORA RED YUCCA	5 GAL.
AGAVE DESMETTIANA SMOOTH AGAVE	15 GAL.
CARNEGIA GIGANTEA SAGUARO CACTUS	6' TALL - 1 ARM MIN.
OPUNTIA BASILARIS BEAVERTAIL CACTUS	5 GAL.
ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL.

GROUND COVERS/VINES	SIZE/QTY
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
WEDELIA TRILOBATA YELLOW DOT	1 GAL.
VERBENA PERUVIAN PERUVIAN VERBENA	1 GAL.
LANTANA M. TRAILING LANTANA- PURPLE	1 GAL.
ROSMARINUS O. PROSTRATUS CREEPING ROSEMARY	1 GAL.
CONVOLVULU CNEORUM BUSH MORNING GLORY	1 GAL.
ROSA BANKSIAE LAD Y BANKS ROSE	1 GAL.

ACCENTS	SIZE/QTY
MUHLENBERGIA CAPILLARIS REGAL MIST GRASS	5 GAL.
FOUQUIERIA SPLENDENS OCOTILLO	8' TALL
HESPERALOE PARVIFLORA RED YUCCA	5 GAL.
AGAVE DESMETTIANA SMOOTH AGAVE	15 GAL.
CARNEGIA GIGANTEA SAGUARO CACTUS	6' TALL - 1 ARM MIN.
OPUNTIA BASILARIS BEAVERTAIL CACTUS	5 GAL.
ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL.

MATERIALS	SIZE/QTY
1,302sq/t. ARTIFICIAL TURF by: Synthetic Grass Warehouse DIAMOND PRO SPRING SERIES - LIME @: www.syntheticgrasswarehouse.com - ph: 1(800) 720.2675	
1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE 2" THICK IN ALL NON-TURF AREAS	

NOTE: ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR, SECTION 35-1902 (B) (c) 14, ZONING CODE.

TREE SAVIO CALCULATIONS/ INTERIOR TREES

TOTAL NUMBER OF PROPOSED TREES:	234
TOTAL NUMBER OF 15 GAL TREES:	117
TOTAL NUMBER OF 24" BOX TREES:	117

PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020

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scottsdale, arizona 85260
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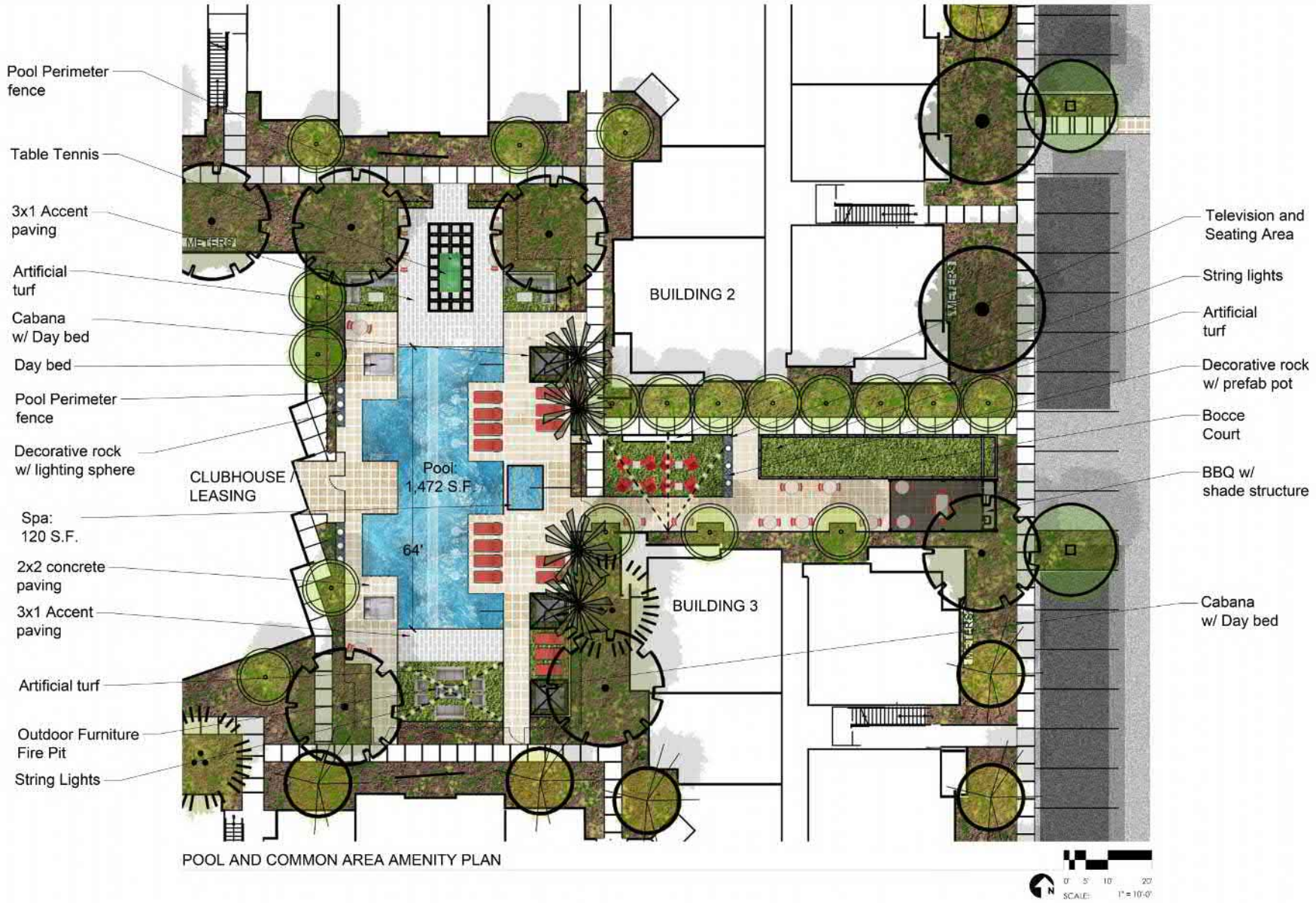
NEC ARIZONA AVE & ELLIOT RD.
CHANDLER, AZ 85225

expires: 3-31-22

project: 320-104
date: 08.13.2020

L1.00

EXHIBIT 4



POOL AND COMMON AREA AMENITY PLAN

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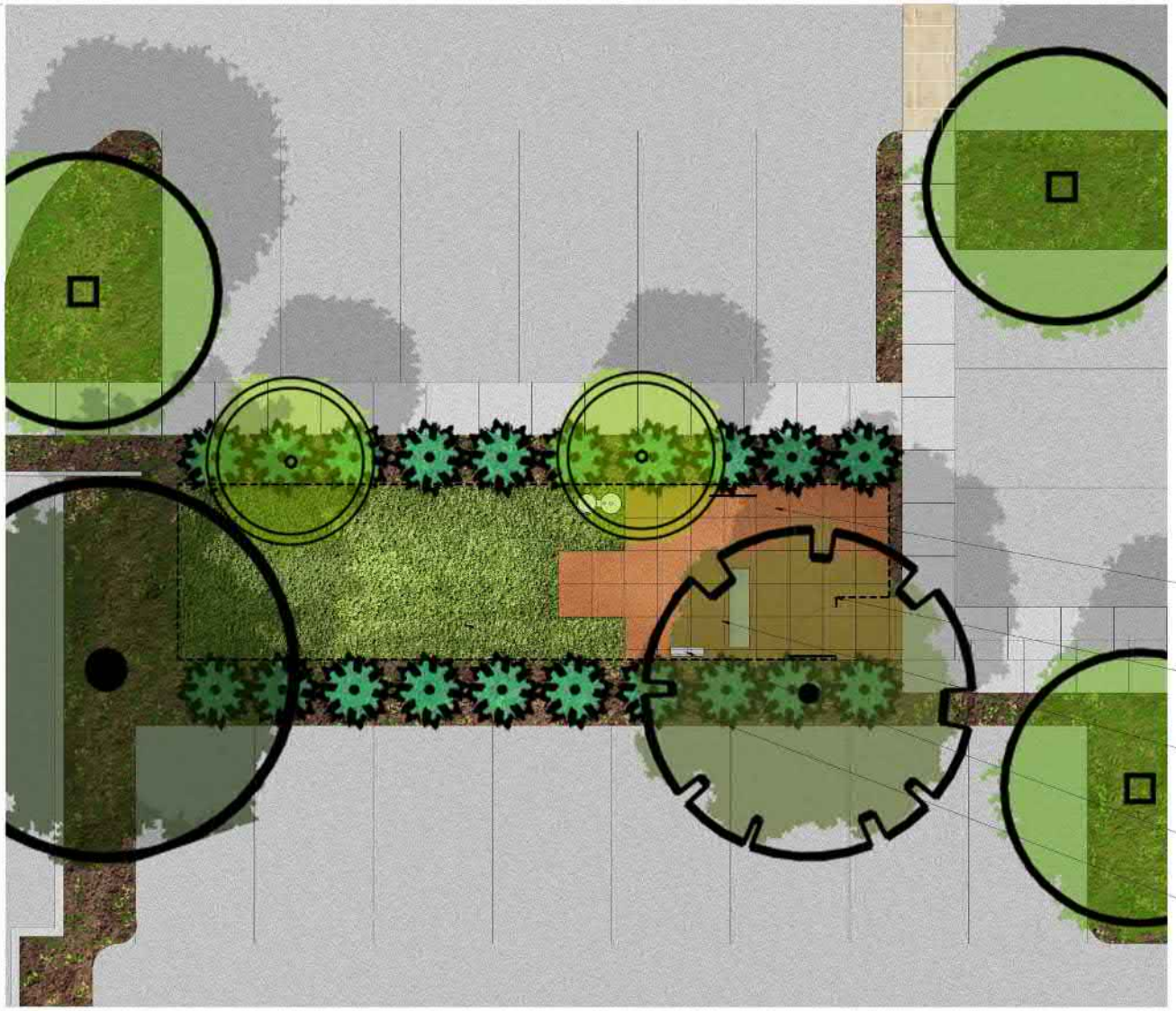
CHANDLER, AZ 85225

project: 520-104
date: 08.13.2020

L1.01

PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020



DOG PARK

0' 2' 4' 8'
SCALE: 1" = 4'-0"

PLANT LEGEND

		SIZE
TREES		
	ACACIA STENOPHYLLA SHOESTRING ACACIA	1" CAL./15 GAL./22
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	2" CAL./15 GAL./17
	ACACIA WILLARDIANA PALO BLANCO	1" CAL./15 GAL./14
	PROSOPIS THORNLESS HYBRID 'AZT' AZT THORNLESS, HYB. MESQ./MULTI	2" CAL./24" BOX/35
	DALBERGIA SISSOO SISSOO TREE	2" CAL./24" BOX/28
	PISTACIA CHINENSIS PISTACHE TREE	.75" CAL./15 GAL./10
	PROSOPIS GLANDULOSA MAVERICK MAVERICK TEXAS HONEY MESQUITE	2" CAL./24" BOX/15
	CERCIDIUM HYBRID 'AZT' THORNLESS PALO BREA/MULTI	2" CAL./24" BOX/39
	CASSIA FINIA CACALACO CASCALOTE TREE/MULTI	2" CAL./15 GAL./32
	PHOENIX DACTYLIFERA DATE PALM	3" CAL./15 GAL./18
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	2" CAL./15 GAL./84
	VITEX AGNUS-CASTUS CHASTE TREE	2" CAL./15 GAL./84
		SIZE
	CAESALPINIA SPP. BIRD OF PARADISE	5 GAL./181
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.
	EREMOPHYLLA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.
	VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GAL.
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.
	RUELLIA BRITTONIANA BRITTON'S RUELLIA	5 GAL.
	PENSTEMON PARRYI PARRYS PENSTEMON	1 GAL.
	TECOMA STANS ARIZONA YELLOW BELLS	5 GAL.
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 GAL.
	PEDILANTHUS MACROCARPA SLIPPER FLOWER	5 GAL.
	DODONAEA VISCOSA HOPBUSH	5 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL.
	PITTOSPORUM WHEELERI WHEELER'S DWARF MOCK ORANGE	5 GAL.

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CHANDLER, AZ 85225

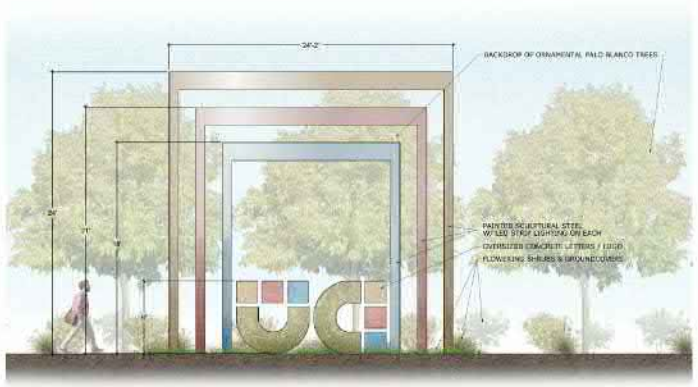
PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020

project: S20-104
date: 08.13.2020

L1.02

CORNER GARDEN CONCEPT PLAN

0' 5' 10' 20'
SCALE: 1" = 10'-0"



INTERSECTION CONCEPT - ARIZONA AVE & ELLIOT RD.
SCALE: 1" = 5'-0"

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PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020

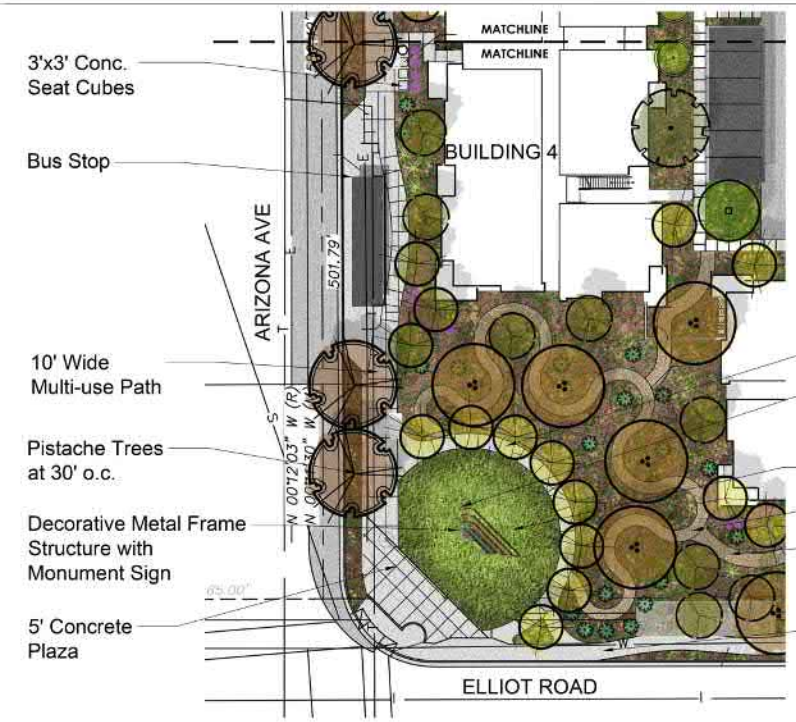
project: 520-104
date: 08.13.2020

L1.03

EXHIBIT 5

ARIZONA AVENUE FRONTAGE (NORTH)

SCALE: 1" = 20'-0"



ARIZONA AVENUE FRONTAGE (SOUTH)

SCALE: 1" = 20'-0"

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project: 520-104

date: 08.13.2020

L1.04

PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020

EXHIBIT 6

3105

EXHIBIT 7

3 PROPERTY-SIDE FACADE

2 BLDG 1, 4 - SOUTH ELEVATION
BLDG 6 - EAST ELEVATION
1/8" = 1'-0"
0 5 10 20

KEY NOTES

1	STUCCO SYSTEM
2	METAL CAP FLASHING - COLOR TO MATCH ADJACENT STUCCO
3	THIN BRICK CLADDING - SIENNA BLEND by BELDEN BRICK OR EQUAL
4	STANDING SEAM METAL WALL PANELS - 16" SEAMS -COLOR P06 (SILVER)
5	STEEL PIPE RAILINGS - COLOR P05
6	STEEL AWNINGS HANGING FROM TIE RODS - COLOR P05
7	WINDOWS AND SLIDERS - COLOR WHITE
8	METAL STANDING SEAM ROOF - COLOR SILVER

PAINT LEGEND

ID	MANUF COLOR NO.	MANUF. COLOR NAME	SURFACE
P01	DUNN EDWARDS DET 648	WHITE PICKET FENCE	STUCCO
P02	DUNN EDWARDS DE 5542	EARLY HARVEST	STUCCO
P03	DUNN EDWARDS DE 5795	SPIRIT MOUNTAIN	STUCCO
P04	DUNN EDWARDS DE 5180	SPANISH PEANUT	STUCCO
P05	DUNN EDWARDS DE 6367	COVERED IN PLATINUM	STEEL
P06	MANUFACTURER'S SILVER FINISH		

1 BLDG 1, 4, 6 -
PROPERTY SIDE ELEVATION
1/8" = 1'-0"
0 5 10 20

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NEC ARIZONA AVENUE AND ELLIOT ROAD
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CONCEPT ELEVATION BLDG 1, 4, 6
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3 STREET-SIDE FACADE

2 BLDG 1, 4 - NORTH ELEVATION
BLDG 6 - WEST ELEVATION
1/8" = 1'-0"
0 5 10 20

KEY NOTES

1 STUCCO SYSTEM
2 METAL CAP FLASHING - COLOR TO MATCH ADJACENT STUCCO
3 THIN BRICK CLADDING - SIENNA BLEND by BELDEN BRICK OR EQUAL
4 STANDING SEAM METAL WALL PANELS - 18" SEAMS -COLOR P06 (SILVER)
5 STEEL PIPE RAILINGS - COLOR P05
6 STEEL AWNINGS HANGING FROM TIE RODS - COLOR P05
7 WINDOWS AND SLIDERS - COLOR WHITE
8 METAL STANDING SEAM ROOF - COLOR SILVER

PAINT LEGEND

ID	MANUF COLOR NO.	MANUF. COLOR NAME	SURFACE
P01	DUNN EDWARDS DET 648	WHITE PICKET FENCE	STUCCO
P02	DUNN EDWARDS DE 5542	EARLY HARVEST	STUCCO
P03	DUNN EDWARDS DE 5795	SPIRIT MOUNTAIN	STUCCO
P04	DUNN EDWARDS DE 5180	SPANISH PEANUT	STUCCO
P05	DUNN EDWARDS DE 6367	COVERED IN PLATINUM	STEEL
P06	MANUFACTURER'S SILVER FINISH		

1 BLDG 1, 4, 6 -
STREET SIDE ELEVATION
1/8" = 1'-0"
0 5 10 20

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CONCEPT ELEVATION BLDG 1, 4, 6
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3 BUILDING 2, 5 - STREET FACING

2 BUILDING 2 - WEST
BUILDING 5 - MIRRORED
1/8" = 1'-0"

0 5 10 20

KEY NOTES

1	STUCCO SYSTEM
2	METAL CAP FLASHING - COLOR TO MATCH ADJACENT STUCCO
3	THIN BRICK CLADDING - SIENNA BLEND by BELDEN BRICK OR EQUAL
4	STANDING SEAM METAL WALL PANELS - 16" SEAMS -COLOR P06 (SILVER)
5	STEEL PIPE RAILINGS - COLOR P05
6	STEEL AWNINGS HANGING FROM TIE RODS - COLOR P05
7	WINDOWS AND SLIDERS - COLOR WHITE
8	METAL STANDING SEAM ROOF - COLOR SILVER

PAINT LEGEND

ID	MANUF COLOR NO.	MANUF. COLOR NAME	SURFACE
P01	DUNN EDWARDS DET 648	WHITE PICKET FENCE	STUCCO
P02	DUNN EDWARDS DE 6542	EARLY HARVEST	STUCCO
P03	DUNN EDWARDS DE 5795	SPIRIT MOUNTAIN	STUCCO
P04	DUNN EDWARDS DE 5180	SPANISH PEANUT	STUCCO
P05	DUNN EDWARDS DE 6367	COVERED IN PLATINUM	STEEL
P06	MANUFACTURER'S SILVER FINISH		

1 BUILDING 2 - NORTH
BUILDING 5 - MIRRORED
1/8" = 1'-0"

0 5 10 20

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CONCEPT ELEVATION BLDG 2, 5
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3 BUILDING 2, 5 - POOL-FACING FACADE

2 BUILDING 2 - EAST
BUILDING 5 - MIRRORED
1/8" = 1'-0"

0 5 10 20

KEY NOTES

1	STUCCO SYSTEM
2	METAL CAP FLASHING - COLOR TO MATCH ADJACENT STUCCO
3	THIN BRICK CLADDING - SIENNA BLEND by BELDEN BRICK OR EQUAL
4	STANDING SEAM METAL WALL PANELS - 18" SEAMS -COLOR P06 (SILVER)
5	STEEL PIPE RAILINGS - COLOR P05
6	STEEL AWNINGS HANGING FROM TIE RODS - COLOR P05
7	WINDOWS AND SLIDERS - COLOR WHITE
8	METAL STANDING SEAM ROOF - COLOR SILVER

PAINT LEGEND

ID	MANUF COLOR NO.	MANUF. COLOR NAME	SURFACE
P01	DUNN EDWARDS DET 648	WHITE PICKET FENCE	STUCCO
P02	DUNN EDWARDS DE 5542	EARLY HARVEST	STUCCO
P03	DUNN EDWARDS DE 5795	SPIRIT MOUNTAIN	STUCCO
P04	DUNN EDWARDS DE 5180	SPANISH PEANUT	STUCCO
P05	DUNN EDWARDS DE 6367	COVERED IN PLATINUM	STEEL
P06	MANUFACTURER'S SILVER FINISH		

1 BUILDING 2 - SOUTH
BUILDING 5 - MIRRORED
1/8" = 1'-0"

0 5 10 20

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RS
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CONCEPT
ELEVATION BLDG
2, 5
Sheet
A3.4

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EXHIBIT 8

4 CLUBHOUSE - SOUTH
1/8" = 1'-0"

2 CLUBHOUSE - ENTRY - WEST
1/8" = 1'-0"

3 CLUBHOUSE - POOL SIDE - SOUTH EAST
1/8" = 1'-0"

1 CLUBHOUSE - POOL SIDE - NORTH EAST
1/8" = 1'-0"

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CLUBHOUSE PERSPECTIVES
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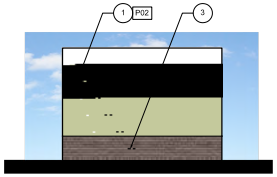
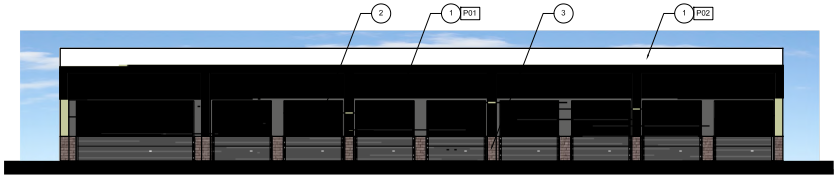
KEY NOTES

1. STUCCO SYSTEM
2. METAL CAP FLASHING - COLOR TO MATCH ADJACENT STUCCO
3. THIN BRICK CLADDING - SIENNA BLEND by BELDEN BRICK OR EQUAL
4. STANDING SEAM METAL WALL PANELS - 16" SEAMS -COLOR P05 (SILVER)
5. STEEL PIPE RAILINGS - COLOR P05
6. STEEL AWNINGS HANGING FROM TIE RODS - COLOR P05
7. WINDOWS AND SLIDERS - COLOR: WHITE
8. METAL STANDING SEAM ROOF - COLOR SILVER



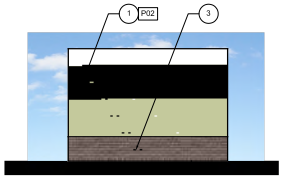
8 GARAGE - WEST ELEVATION
1/8" = 1'-0"



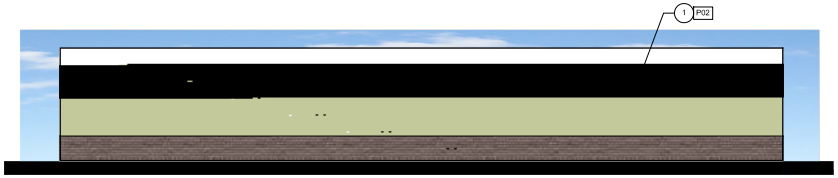
7 GARAGE - SOUTH ELEVATION
1/8" = 1'-0"

PAINT LEGEND

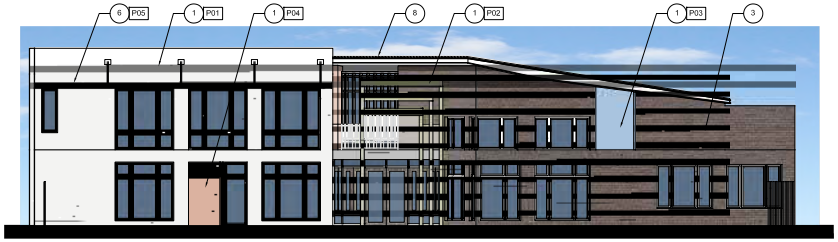
ID	MANUF. COLOR NO.	MANUF. COLOR NAME	SURFACE
P01	DUNN EDWARDS DET 648	WHITE PICKET FENCE	STUCCO
P02	DUNN EDWARDS DE 5542	EARLY HARVEST	STUCCO
P03	DUNN EDWARDS DE 5795	SPIRIT MOUNTAIN	STUCCO
P04	DUNN EDWARDS DE 5180	SPANISH PEANUT	STUCCO
P05	DUNN EDWARDS DE 6367	COVERED IN PLATINUM	STEEL
P06	MANUFACTURER'S SILVER FINISH		



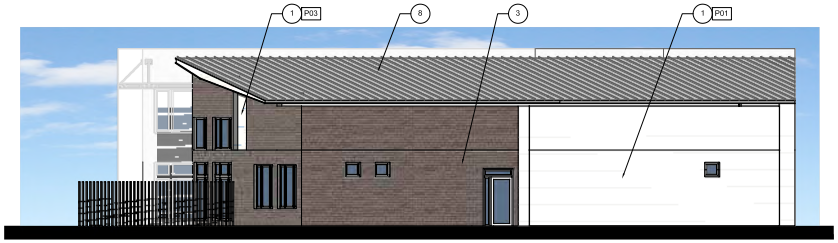
6 GARAGE - EAST ELEVATION
1/8" = 1'-0"



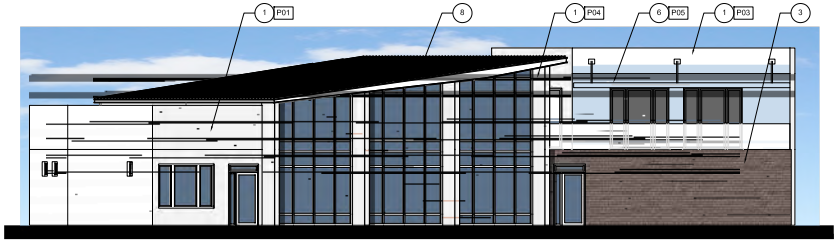
5 GARAGE - NORTH ELEVATION
1/8" = 1'-0"



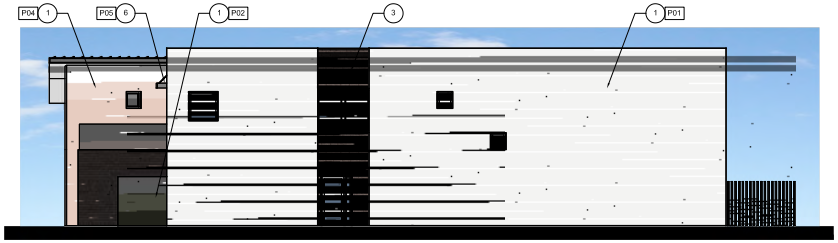
4 CLUBHOUSE - WEST ELEVATION - ENTRY
1/8" = 1'-0"



3 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - EAST ELEVATION - POOL SIDE
1/8" = 1'-0"



1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

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CONCEPT ELEVATION CLUBHOUSE & GARAGE
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A3.5

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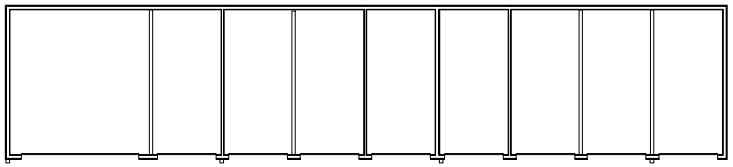
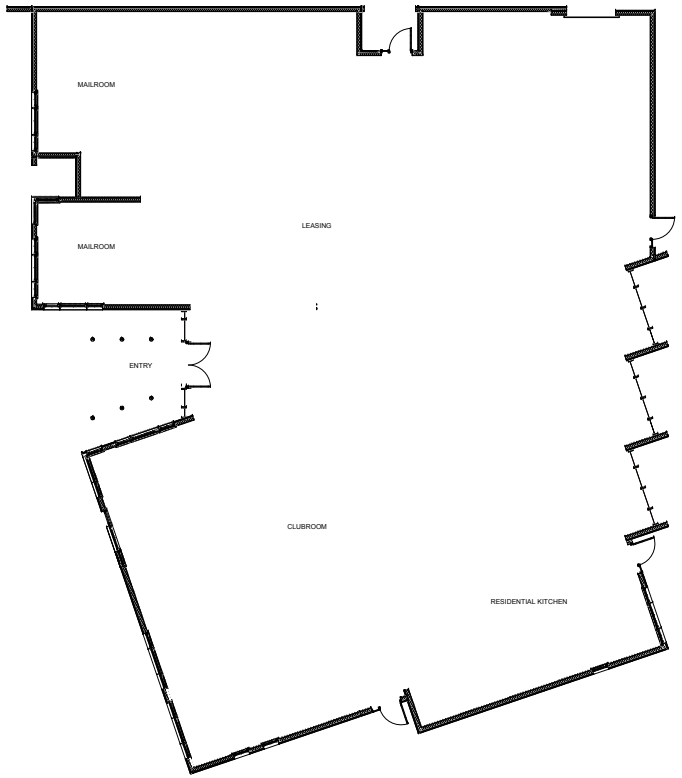
CONCEPT ELEVATION CLUBHOUSE & GARAGE.dwg Plotted by: AARON RANDALDORN, on 8/12/2020 11:59:03 AM



2 GARAGE BUILDINGS 7, 8
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'



1 CLUBHOUSE FLOOR PLAN
SCALE: 3/16" = 1'-0"

0' 5' 10' 20'

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REGISTERED ARCHITECT
STATE OF ARIZONA
STEVE CASSIDY
12-7-2020
EXPIRES 09/30/2023

MULTI-FAMILY PROJECT BY
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CLUBHOUSE 1ST FLOOR

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A2.3

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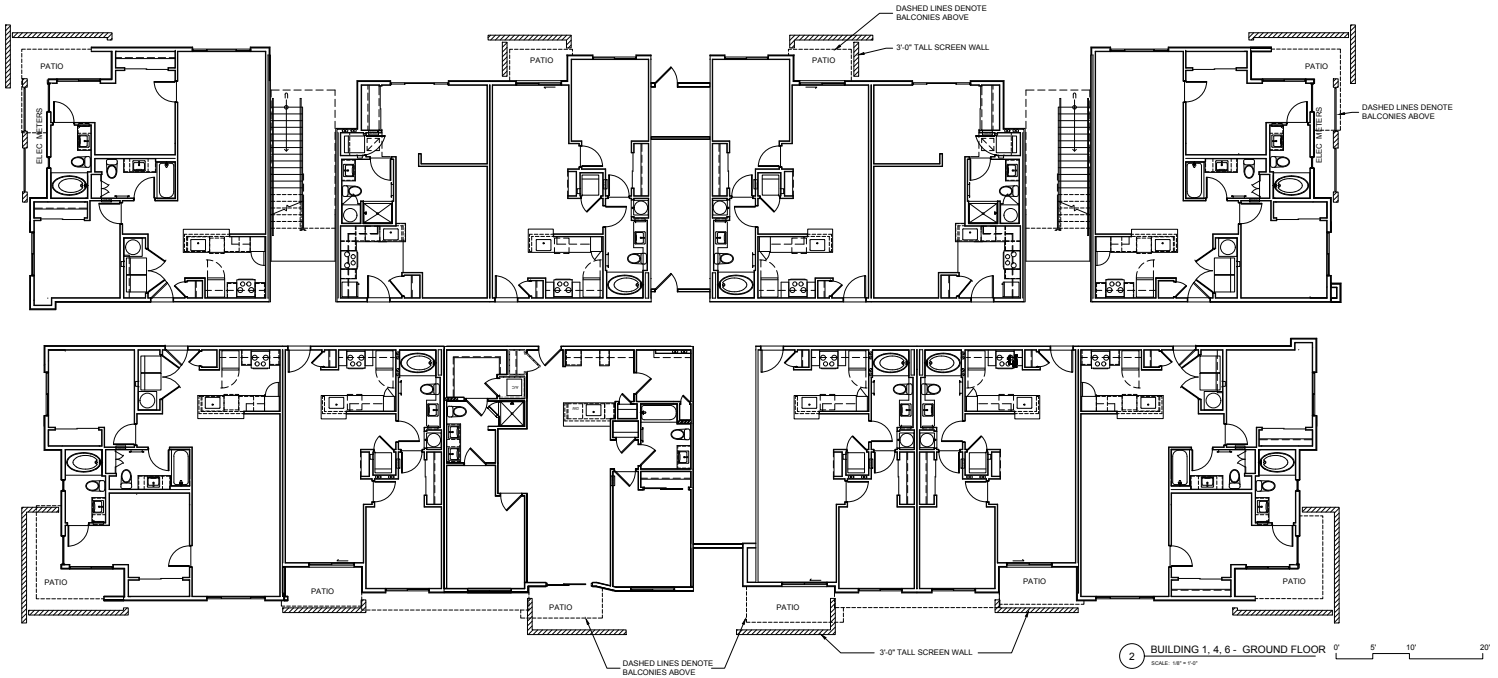
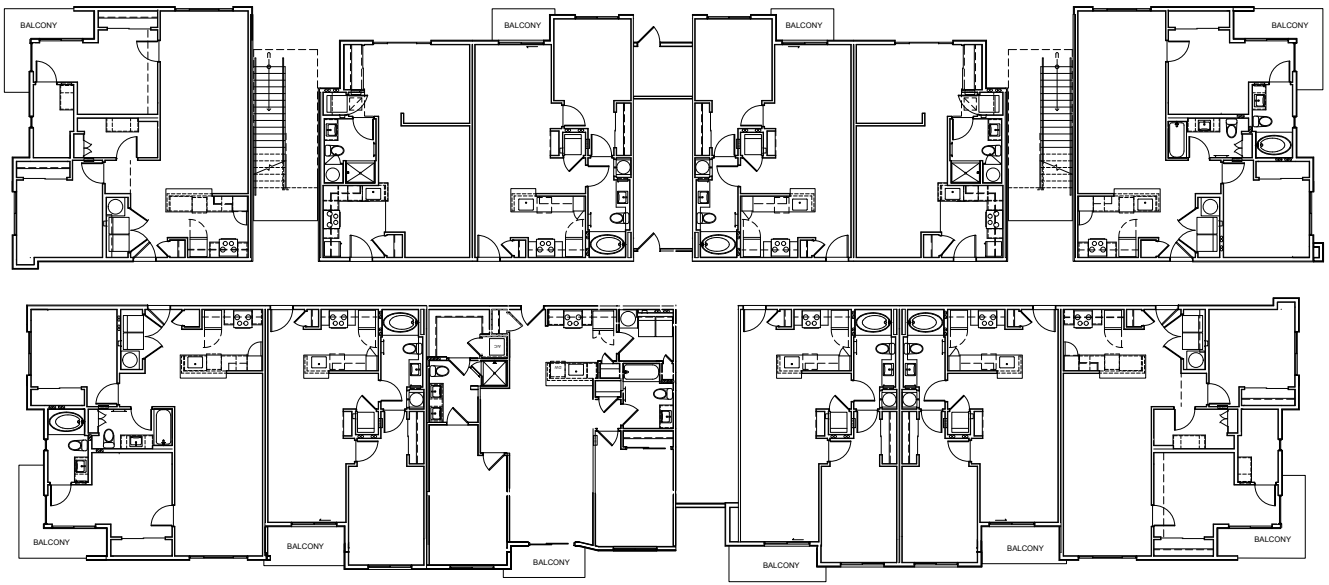
X:\2017\MEYER-CHANDLER ARIZONA AVENUE\DRAWINGS\ARCHITECT PROJECT FILES\E-MEYER-CHANDLER ARIZONA AVENUE.RVT 7/16/2020 1:57:13 PM CLUBHOUSE 1ST FLOOR.DWG Printed by: RICK SERRANO on 8/12/2020 10:11:55 AM

EXHIBIT 9



2 BUILDING 1, 4, 6 - GROUND FLOOR
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'



1 BUILDING 1, 4, 6 - FLOOR 2 and 3
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

CCBG Architects, Inc

MULTI-FAMILY PROJECT BY
MEYER DEVELOPMENT

NEC ARIZONA AVENUE AND ELLIOT ROAD
CHANDLER, AZ 85225

ISSUE

DATE	REV	FOR
AUG 12, 2020		2ND PAD / PDP SUBMITTAL

Drawn
RS
Checked
RS
Job Number
2017
Drawing
BLDG1 FLR1

Sheet
A2.1

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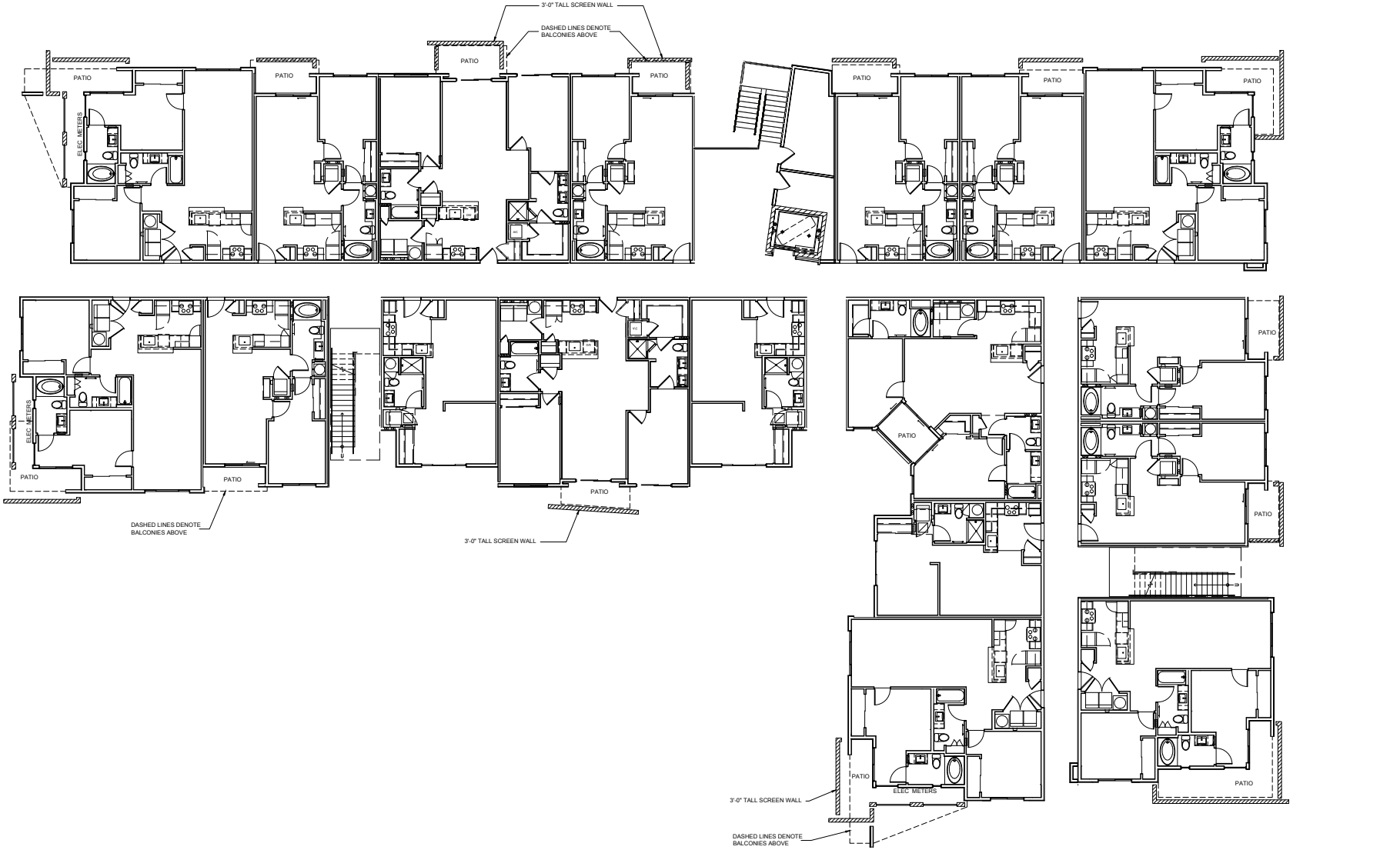

1 BUILDING 2, 5 ALL FLOORS
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

CCBG Architects, Inc.

REGISTERED ARCHITECT
STATE OF ARIZONA
RICK BERRIEN
12/31/2020
EXPIRES 06/30/2021

MULTI-FAMILY PROJECT BY
MEYER DEVELOPMENT

NEC ARIZONA AVENUE AND ELLIOT ROAD
CHANDLER, AZ. 85225

ISSUE

DATE	REV	FOR
AUG 12, 2020		2ND PAD / PDP SUBMITTAL

Drawn
RS

Checked
RS

Job Number
2017

Drawing
BLDG FLOOR PLANS

Sheet
A2.2

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EXHIBIT 10

Primary Building Color

DET648
White Picket Fence

Building Accent Color

DE5542
Early Harvest

Building Accent Color

DE5795
Spirit Mountain

The Belden Brick Company
Sienna Blend Velour

Zinc Standing Seam Metal
Accent Wall Panel

DE6367
Covered in Platinum

Metal Railing Color

DE5180
Spanish Peanut

Building Accent Color

UPTOWN COMMONS

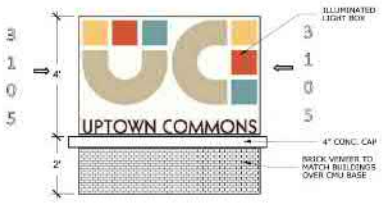
CCBG
Architects, Inc.

MATERIAL AND COLOR SAMPLES

August 13, 2020

Meyer Development & Construction Services, Ltd

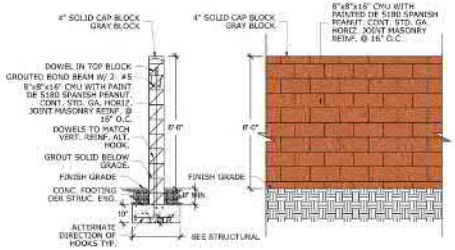
EXHIBIT 11



MONUMENT SIGN - ARIZONA AVE & ELLIOT RD

SCALE: 1/2" = 1'-0"

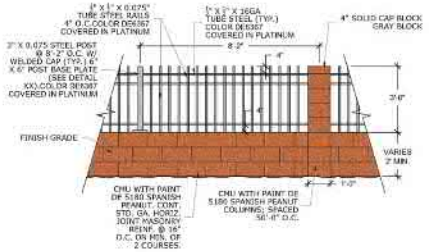
KEY MAP REFERENCE



PERIMETER WALL ELEVATION

SCALE: 3/8" = 1'-0"

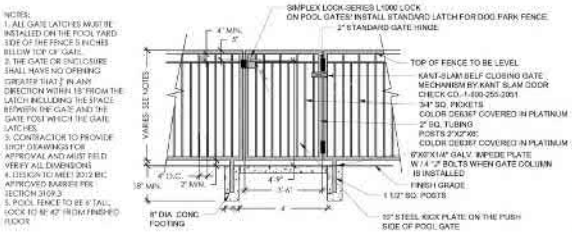
KEY MAP REFERENCE



PERIMETER WALL ELEVATION

SCALE: 3/8" = 1'-0"

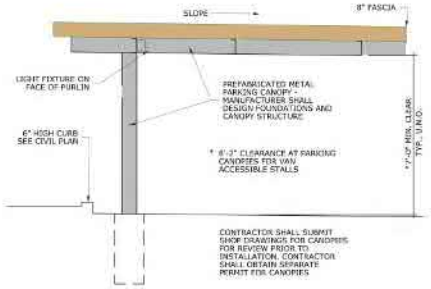
KEY MAP REFERENCE



TUBE STEEL VIEW FENCE

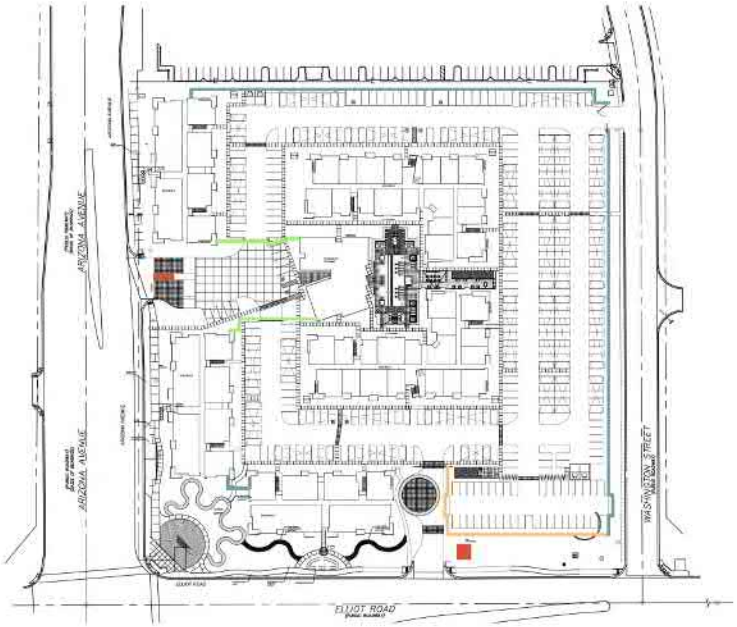
SCALE: 3/8" = 1'-0"

KEY MAP REFERENCE



VEHICLE CARPORT

SCALE: 3/8" = 1'-0"



SITE PLAN WALL ELEVATION KEY MAP

SCALE: N.T.S.

SYMBOLS

- MONUMENT SIGN - ARIZONA AVENUE & ELLIOT RD
- 6' CMU BLOCK WALL WITH PAINT DE 51800 SPANISH PEANUT CONT. STD. GA. HORIZ. JOINT MASONRY REINF. @ 16" O.C.
- 5' CMU BLOCK WALL WITH TUBE STEEL PAINT DE 51800 SPANISH PEANUT CONT. STD. GA. HORIZ. JOINT MASONRY REINF. @ 16" O.C.
- 6' TUBE STEEL FENCE WITH 2" SQ. TUBING POST 2"X2", ¾" SQ. PICKETS

PRELIMINARY LANDSCAPE PLAN - 12-AUGUST-2020

studio SPRAWL
8321 e. evans rd. # 101
scottsdale, arizona 85260
480.361.9284
www.studiosprawl.com

rev:

MULTI-FAMILY PROJECT
MEYER DEVELOPMENT
NEC ARIZONA AVE & ELLIOT RD.
CHANDLER, AZ 85225

project: S20-104

date: 08.13.2020

L1.05

EXHIBIT 12

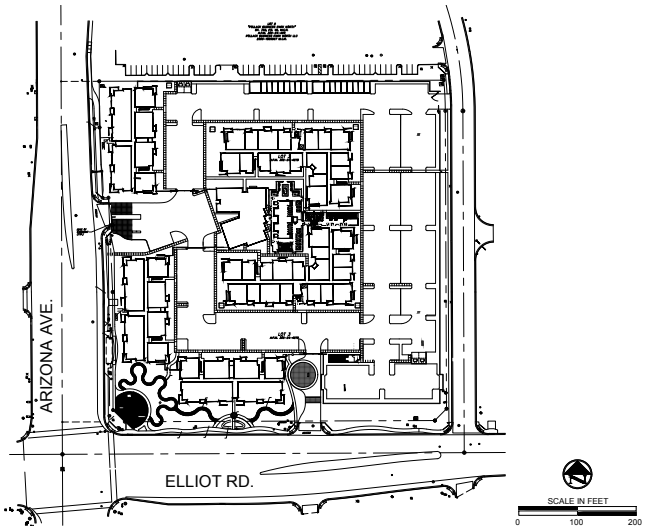
PRELIMINARY GRADING & DRIANAGE PLANS FOR

UPTOWN COMMONS

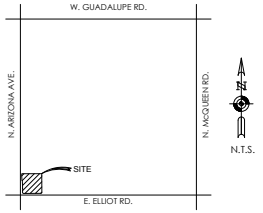
NEC ARIZONA AVE. & ELLIOT RD.

CITY OF CHANDLER, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



VICINITY MAP

DEVELOPER / APPLICANT

MEYER DEVELOMENT & COSTRUCTION SERVICES, LTD
11811 N. TATUM BLVD., SUITE 10551
PHOENIX, ARIZONA, 85012

CONTACT: JOSEPH MEYER
PHONE: 602-315-7400
EMAIL: JMEYER@MEYERDEVCO.COM

PROPERTY OWNER

MEYER DEVELOMENT & COSTRUCTION SERVICES, LTD
11811 N. TATUM BLVD., SUITE 10551
PHOENIX, AZ

CONTACT: JOSEPH MEYER
PHONE: 602-315-7400
EMAIL: JMEYER@MEYERDEVCO.COM

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CCBG ARCHITECTS, INC.
102 EAST BUCHANAN STREET
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CONTACT: RICK SERRANO
PHONE: (602) 258-2211
EMAIL: TSERRANO@CCBGARCHITECTS.COM

LANDSCAPE ARCHITECT

STUDIO SPRAWL
8321 E. EVANS RD., #101
SCOTTSDALE, AZ. 85260

CONTACT: DAN ERLANDSON
PHONE: 480-361-9281
EMAIL: DAN@STUDIOSPRAWL.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297-8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

BENCHMARK

CITY OF CHANDLER BRASS CAP IN BASE OF ELECTRIC TRANSMISSION TOWER NO. 115 BETWEEN GUADALOUPE ROAD AND ELLIOT ROAD, EAST OF ARIZONA AVENUE AND 90 FEET SOUTH OF CANAL HAVE AN ELEVATION OF 1211.75, CITY OF CHANDLER DATUM. (NAVD 88)

BASIS OF BEARING

THE MONUMENT LINE OF ARIZONA AVENUE, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, USING A BEARING OF NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST PER THE RECORD OF SURVEY FOR POLLACK BUSINESS PARK NORTH III, BOOK 1205 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

FLOOD DESIGNATION "X" PER F.E.M.A. INSURANCE RATE MAP, MAP NUMBER 04013C2727M, DATED NOVEMEBER 4, 2015.

SONE "X" – AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REQUIRED RETENTION VOLUME & DRAIN TIME CALCULATIONS

V_R= VOLUME REQUIRED
V_R= C x (P/12) x A x 110%
C= WEIGHTED RUNOFF COEFFICIENT
P= RAINFALL DEPTH (NOAA ATLAS 14)
P= 2.20 IN.
A= RETAINED AREA

SITE AREA	7.66	AC.
AZ AVE R/W	1.11	AC.
ELLIOT ROAD R/W	0.78	AC.
WASHINGTON ST R/W	0.39	AC.
TOTAL RETAINED AREA	9.94	AC.

DRAINGE AREA ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	BASIN VOLUME REQUIRED (CF)	UG TANK VOLUME PROVIDED (CF)	RETENTION BASIN BOTTOM AREA (SF)	HIGH WATER DEPTH (FT)	NO. PROP. DRYWELLS	ASSUMED DRYWELL PERC RATE 0.1 (CFS/DW)	EST. RETENTION BASIN DRAIN TIME (HR)
A	8.18	0.82	58,924	59,375	N/A	10.0	5	1800	32.7
B	1.78	0.92	14,388	14,844	N/A	10.0	2	720	20.0

ABBREVIATIONS

BLDG	BUILDING	GR	GRATE
C	CONCRETE	LS	LANDSCAPE
C&G	CURB AND GUTTER	MH	MANHOLE
CO	CLEAN OUT	P	PAVEMENT
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	RW	RIGHT OF WAY
EX	EXISTING	SB	SETBACK
FFE	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FL	FLOWLINE	TC	TOP OF CURB
G	GUTTER	TYP	TYPICAL

LEGEND

- BOUNDARY
- EX PROPERTY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- STORM DRAIN
- SANITARY SEWER LINE (S)
- DOMESTIC WATERLINE (W)
- FIRELINE (FW)
- DRAINAGE AREA BOUNDARY
- D.A. A A=X.XX AC — DRAINAGE AREA DESIGNATION
- FIRE HYDRANT
- CLEAN OUT WITH COLLAR
- CLEAN OUT
- VALVE
- 4' MANHOLE
- CATCH BASIN
- CURB OPENING CATCH BASIN
- YARD DRAIN
- BACKFLOW PREVENTER
- WATER METER
- INLINE WATER PUMP

Plotted: 10/23/20 - 8:37 AM, By: tkmer
File: N:\Active Projects\1094 Uptown Commons\Civil\Drawings\Standard\SHEETS\Preliminary ENG_PLAN SHEETS\1094_COVER.dwg — COVER

consulting
Terrascape
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
(602) 297-8732 – info@terrascape.us – www.terrascape.us

44156
DAVID M.
SOLTYSIK

UPTOWN COMMONS

PRELIMINARY GRADING & DRIANAGE PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

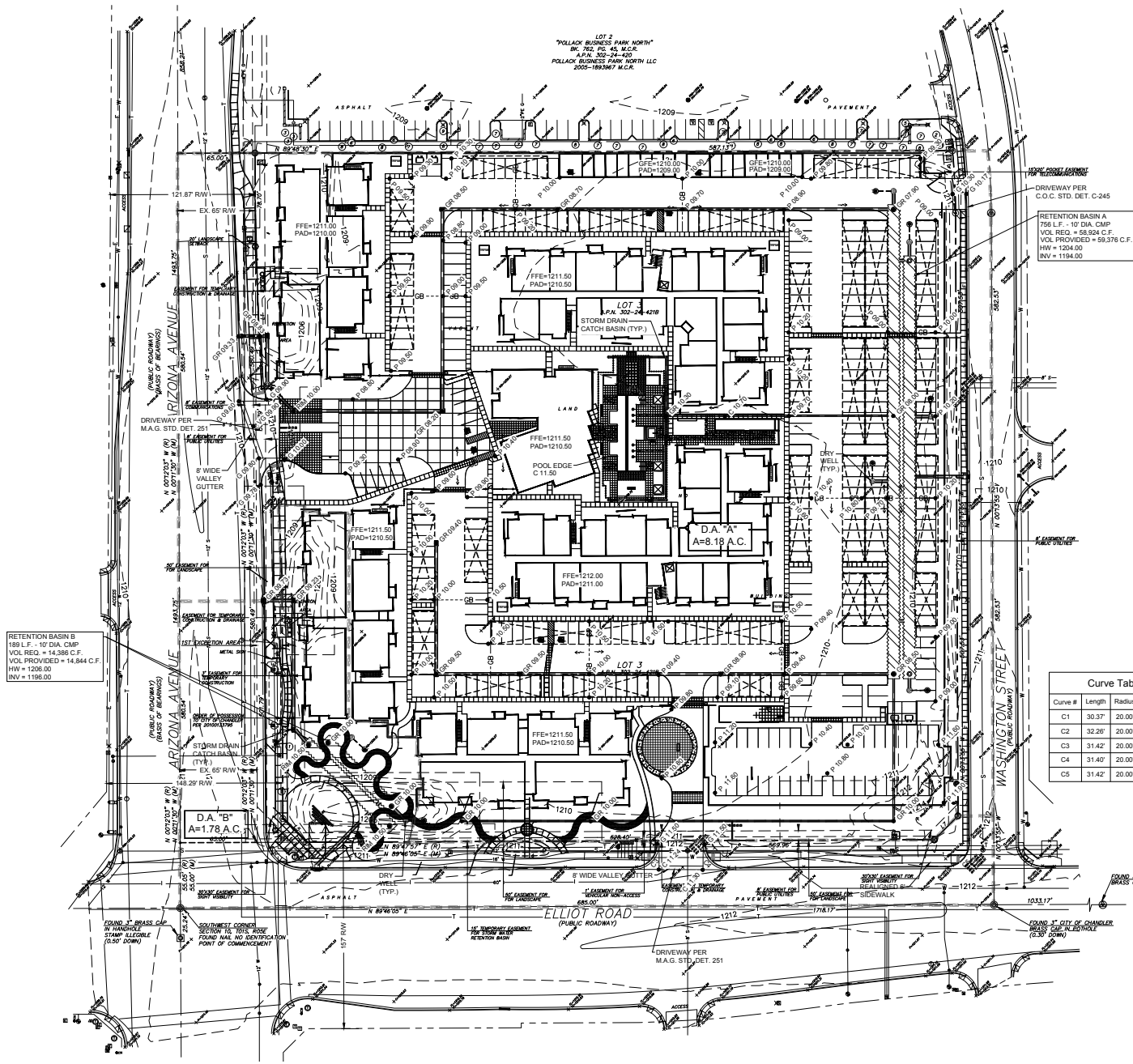
DATE	DESCRIPTION
05/29/20	1ST SUBMITTAL
08/13/20	2ND SUBMITTAL
09/08/20	SITE PLAN UPDATE
09/23/20	SITE PLAN UPDATE

CHECKED BY: DMS
DRAWN BY: RKF

TITLE:
COVER SHEET

SHEET No.
1 of 2

PROJECT No.
1094



Curve Table			
Curve #	Length	Radius	Delta
C1	30.37'	20.00'	087°00'50"
C2	32.26'	20.00'	092°24'18"
C3	31.42'	20.00'	090°00'00"
C4	31.40'	20.00'	089°57'04"
C5	31.42'	20.00'	090°00'04"

SCALE IN FEET
0 40 80

consulting Terrascape
civil engineering • surveying • urban planning

445 East Elliott Rd, Suite 105, Chandler, Arizona 85225
480.857.3100 - info@terrascape.us - terrascape.us

44156
DAVID M. SOLTYSIK
REGISTERED PROFESSIONAL ENGINEER

UPTOWN COMMONS

PRELIMINARY GRADING & DRIANAGE PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

DATE	DESCRIPTION
05/29/20	1ST SUBMITTAL
08/13/20	2ND SUBMITTAL
09/08/20	SITE PLAN UPDATE
09/23/20	SITE PLAN UPDATE

CHECKED BY: DMS
DRAWN BY: RKF

TITLE: GRADING & DRAINAGE PLAN

SHEET No. 2 of 2

PROJECT No. 1094

Plotted: 09/23/20 - 8:37 AM, By: Homer
File: N:\Projects\1094 - Uptown Commons\Standard\CIVIL\Preliminary\1094_PP & GP.dwg — — GRID

Attachment B

PLH20-0029

Public Input

7/8/2020 & 7/9/2020 ZOOM NEIGHBORHOOD MEETING SUMMARY

MEYER DEVELOPMENT – NWC ARIZONA AVENUE & ELLIOT ROAD

Attendees

Joe Meyer – Meyer Development
Rick Serrano – CCBG Architects
Brennan Ray - Burch & Cracchiolo
Ricki Horowitz - Burch & Cracchiolo
2 Neighbors: Lydia Ortiz and Joseph Mott (7/8/2020)
3 Neighbors: Dean Brennan, Anne Calder, Sharon Wisniewski (7/9/2020)

Introductions and Overview

- 9.99+/ gr/7.66+/- net acre undeveloped site
- Zoned I-1/PAD. Previous Plan identified predominately commercial retail, a bank pad, and a showroom flex and warehousing
- GP designated Employment, which allows multi-family
- High capacity transit corridor (Arizona Avenue) encourages urban-like density
- Proposing 252 units at a density of 32.9 du/ac
- 3-story buildings on the exterior; 4-story buildings in the interior.
- 4-story buildings will have elevators and stairs
- Infill site within Uptown Chandler
- Gated development
- Primary access on Arizona Avenue, second access on Elliot Road, and resident only on Washington Street
- Architectural theme is contemporary materials
- Profile – young working professionals
- Majority (almost 60%) are studio and 1 bedroom units.
- Intersection of AZ Ave & Elliot will include additional landscaping and a monument sign
- Gateway to Chandler

Questions, Answers, Comments

1. **Will they be apartments or condos?**
   A. The site will be developed with apartments. The City is excited about this development as additional people are needed to help revitalize the area and they have encouraged as much density as possible. Need to bring more residential to the area to spend money and support the existing business. More houses will be able to support the retail.

2. **Why multi-family here? Is there a need for more apartments in this area?**
   A. Developer looked at convenience as the site is located on 2 major streets, it is 15-20 minute drive to top employers in Chandler; lots of high-tech jobs in Price Road corridor, demographics, and there has not been any new development in this area. Meyer developed 30 developments in AZ and Nevada.

3. **Has a traffic assessment been done? There is already another apartment development expanding in the area. How will this impact traffic?**
   A. Generally speaking, retail uses generate more traffic than residential uses. Arizona Avenue is a road of regional significance that has been designed to move a large volume of traffic. Elliot Road is an arterial street also designed to move traffic.
   A traffic statement is being prepared at this time and will be reviewed by the City of Chandler to make sure traffic can move safely and timely.

4. **Does the Elliot Road access have full turning movement?**
   A. Elliot Road is proposed to be right in and right out.

5. **There is a bus turnout on Arizona Avenue. How will this affect the access into the development on Arizona Avenue?**
   A. A separate lane already exists for the bus turnout and travels further north to our access point.
   Some southbound striping modifications on Arizona Avenue will need to be made for left turns into the site.

6. **Is there access on Washington Street?**
   A. Yes, for residents only.

7. **Is there a similar complex at NEC Chandler Blvd and McClintock?**
   A. That is a different developer. Meyer Development has developed Metro 101 at Price Rd & Apache Blvd in north Tempe. While the external architectural design is different at that location, they both have the same features inside. This development will be more contemporary than the previous development.

8. **What are the sizes of the units?**
   A. Between 600 – 1,150sf.

9. **Who do you expect as your tenants?**
   A. Profile is single, younger couples, and roommates - maybe 1 child, working professionals. There are very little kid amenities and there are not as many 2 bedroom units and there are no 3-bedroom units.

10. Will these be Title 9 apartments?

A. No. The development will be market rate housing.

11. What will the rents be?

A. Without making an offer to sell and in today's dollar, rents will average $1,300-$1,400+. Studios around $1,100, 1-bedroom around $1,300, and 2-bedroom between $1,600-$1,700.

12. What is the construction schedule?

A. Hope to have the entitlements completed by the end of this year. Complete construction documents late 2nd or 3rd quarter 2021, construction start 3rd quarter 2021, open summer 2022, and construction completed by end of 2022. Will take 8-12 months to lease up.

13. Will there be an onsite leasing agency?

A. Yes. A full team will be on site.

14. What is proposed at the southeast corner?

A. We do not know.

15. As far as sustainability, will there be solar panels?

A. The economics are not there. Each unit is individually metered. Will have electric charging stations. May add solar panels to carports in the future.

16. Will there be a café or bar on site?

A. No.

17. Can you use stormwater for irrigating the landscaping?

A. Not sure. That is not something we will look into.

18. Use of energy – windows look flush with exterior walls, which will absorb the heat.

A. Some windows will have shade, metal awnings and tinted glaze.

19. What is the landscaping palette?

A. Following the City's Code – native and low water use.

20. Do the units have fire sprinklers and are there fire hydrants on site?

A. Yes.

End of Meeting

COMMENTS from Dean Brennan – 7/8/20

I apologize if some of my questions which may sound like I didn't review the materials sent with the meeting notice. I appreciate the information sent, but portions of the project details were difficult to read.

Housing Affordability

There is an ongoing local discussion regarding housing affordability. Has there been any discussion by the developer with the city staff regarding the provision of affordable housing and/or workforce housing? If not, why not?

Site Plan

1. Will there be a monument sign identifying the Uptown Commons community? On the Landscape Plan, there appears to be a wall or similar structure like what exists at the NWC of Arizona Ave & Elliot Rd.

2. Has there been consideration for future – assuming market demand – conversion of a portion of the 1st floor units to office space or retail space? Arizona Ave is a high capacity transportation corridor and there may be a market for small non-residential uses in the future. Currently there is a study underway by MAG examining alternative transportation modes – BRT; streetcar; light rail – on Arizona Avenue and if one of those modes is selected, there could be potential demand for small office/retail space.

3. The letter regarding the neighborhood meetings identifies a unit count of approximately 252. On the site plan in the City Calculations section, the number of parking spaces is identified as 95. I am certainly not advocating for more parking spaces, but assuming that there is a potential for 1 vehicle/unit, this project appears to be seriously under-parked.

And even if some residents working in the surrounding businesses walk to work, most residents will need a vehicle to access basic services like a grocery store – the closest being Fry's which is a mile away at Elliot & Alma School. There are sidewalks and bike lanes along Elliot, but based on 30 years of experience and observation, few residents walk or bike to the grocery store or anywhere else because of the unfriendly pedestrian and bicycle environments. There are bus routes along Arizona Avenue and Elliot Rd. available to residents.

Resident Amenities

1. The description of the multi-family community describes it as "amenity-rich". The landscape plan shows a swimming pool and a play court(?). Will there be a playground for families with small children? seating/gathering areas for residents to socialize? ramadas/picnic areas? small garden plots for residents who may want to grow their own food?

Resident Safety

I noted that there are open stairways that are used to access the units. I strongly believe this is a safety issue for residents. Open stairways provide no "first-line defense" access control and make it easy for non-residents to access the units. At a minimum, access to the stairways should be electronically access controlled and ideally, the stairways should be enclosed.

Landscape Plan

I was able to read the list of trees, but the colors used for the trees on the site plan, are not identified in the legend. This makes it difficult to identify where the various tree species are shown on the Landscape Plan.

1. I assume the Mexican Fan Palms and the Date Palms are used to replicate the use of palms at the corner of the retail center on the NWC of Arizona Ave & Elliot Rd. and the existing palms on the SEC & SWC.

2. Certain tree species provide great shade – Mesquites; Shoestring Acacia – whereas other tree species – Palo Blanco; Palo Brea – can be great specimen trees. The site has areas where there is a need for pedestrian shade, i.e., activity areas; internal pedestrian walkways; pedestrian sidewalks along Arizona Avenue & Elliot Road. It will be helpful to have a clear understanding of where shade trees will be planted.

3. As noted above, the pedestrian environment along both Arizona Ave. and Elliot Rd. are currently not pedestrian friendly. This is particularly critical long Arizona Ave. where the afternoon sun will make the pedestrian environment unbearable. Depending on the tree species, the trees shown along Arizona Ave. between the sidewalk and the building, might provide shade for portions of the sidewalk, but afternoon shade will be an issue. Ideally, there should be a double row of shade trees along Arizona Avenue.

During the General Plan Update process, the consultant and city staff conducted public meetings during which the North Arizona Avenue Corridor was discussed. During those meetings, it was pointed out by staff that it was the intention of the city to prepare an improvement plan for pedestrian and bike improvements along Arizona Avenue. Unfortunately, that plan has yet to be developed.

I have discussed with a representative of city staff the possibility of a collaborative project between the city and the developer. This could potentially be a pilot project for identifying the pedestrian and bicycle improvements to be made for future projects along Arizona Avenue.

Sustainability

1. Are there plans for installation of solar panels on the roof of any of the buildings? If not, why not? If covered parking would be provided, solar panels could be mounted on those structures.

2. Is the stormwater runoff stored on-site underground? Are there plans to use the stored stormwater to irrigate the landscape materials? If not, why not?

3. Are permeable paving materials being used anywhere on the site?

4. Does the building design incorporate shading for windows on the east, west and south facades? The west façade is particularly critical with the mid to late afternoon low angle summer sun. Similar experience on the east façade in the morning.

Shading could include:

- Fixed shading - eaves and overhangs; awnings; fixed louvres/blades on windows; Pergola with fixed angled blades
- Adjustable shading - Retractable awnings and blinds; adjustable louvres/blades on windows; Pergola/solar roof with adjustable blades; shutters and screens

City Council Memorandum **Development Services Memo No.** 20-044FA

Date:	December 7, 2020
To:	Mayor and Council
Thru:	Marsha Reed, City Manager Josh Wright, Assistant City Manager Derek Horn, Development Services Director
From:	Susan Fiala, Senior Planner
Subject:	PLH20-0013 Alta Chandler at The Park Final Adoption of Ordinance No. 4941
Request:	Rezone from Planned Area Development (PAD) to PAD for multi-family residential with a Mid-Rise Overlay
Location:	Southwest corner of Chandler and Parklane Boulevards
Applicant:	Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Move City Council adopt Ordinance No. 4941 approving PLH20-0013 Alta Chandler at the Park, rezoning from PAD to PAD multifamily with a Mid-Rise Overlay for buildings up to 63 feet in height located at the southwest corner of Chandler and Parklane Boulevards, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Site is approximately 6.5 net acres.
- Site was zoned in 1982 as part of the larger 60-acre "The Park" master plan; portions were built, then zoning lapsed on undeveloped parcels resulting in a 1996 PAD amendment.
- Site contains three parcels of which one is developed with medical office and general office. South parcel is vacant, formerly proposed for office.

Economic Analysis
An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at $664,366 over 10 years, compared to the existing development which is estimated to generate $118,286 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents. Economic Development is in support of approving the rezoning request. The existing office buildings were constructed 35 years ago and are likely approaching functional obsolescence. Office user preferences have changed over the years and the buildings do not offer the space layouts and features that current tenants are seeking. Renovating the buildings to meet modern design standards would be cost-prohibitive. Further, a new office development would likely not be financially feasible given the demolition and redevelopment costs involved. Economic Development believes multifamily is an appropriate use for the site given its compatibility with and potential to support surrounding retail and restaurant uses.

Surrounding Land Use Data:

North	Commercial and single-family residential	South	Multi-family residential
East	Shopping Center (The Park anchored by Safeway, Home Depot)	West	Office and medical office

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods (High Capacity Transit Corridor)	No change

Proposed Development

Density and Units	45 dwelling units per acre	• 293 total units • 183 - 1 bedroom units • 99 - 2 bedroom units • 11 - 3 bedroom units
Building Height	Mid-Rise Overlay	• Maximum height of 63 feet inclusive of architectural elements, parapets, screening, stair wells, elevator shafts • 43 feet typical to roof deck
Site Development	Three 4-story buildings	• Passenger loading zone • Dog Park

Building Architecture	Contemporary	• Stacked stone and brick veneers • Stucco and fiber cement siding • Metal railings and accents • Metal canopy projections with brackets • Stucco clad cornices
Parking	• 498 spaces required • 461 spaces proposed (See discussion below)	• 108 Private garages • 108 Tandem • 186 Covered • 7 Uncovered • 52 Guest (on-site) • 22 On-street
Amenities	• Outdoor pool • Spa • Cabanas	• Dog spa • Bike Shop • Clubhouse

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods. Urban densities exceeding 18 dwelling units per acre can be considered within designated high-capacity transit corridors such as Chandler Boulevard. The site is considered as a redevelopment of an underutilized office development as well as infill. The site is proximate to Downtown Chandler and located along a corridor with Valley Metro bus service and bike lanes.

The site layout provides a gated main entrance off Parklane Boulevard, a private street, and a secondary drive on Commonwealth Street. Pedestrians are provided with a shaded, tree-lined sidewalk along Chandler Boulevard and pedestrian pathways leading to The Park shopping center, located to the east.

Building architecture is of a contemporary style with use of rectilinear forms creating recessed alcoves, extruded balconies and patios, and metal-bracketed canopies. Building materials are placed to create a gentle movement of the facade with a modern light paint palette. A two-story, glass entry at the northeast portion of Building One opens the visibility of the development to Chandler Boulevard. Also located in this portion of the site is the project monument sign designed with contemporary materials and similar forms to complement The Park" sign located directly to the east.

Staff finds the proposal to be consistent with the goals of the General Plan, and the Planning and Zoning Commission recommend approval.

This ordinance was introduced and tentatively adopted on November 5, 2020.

Traffic Analysis

A Traffic Impact Analysis was prepared to compare the existing office development with the proposed multi-family development. Trip generation increased for total weekday trips with reverse AM and PM peak hours and total peak hour trips for the multi-family development. However, when looking at the number of AM in/out trips, the proposed multi-family has less inbound peak hour trips and more outbound peak hour trips than the existing office in the AM. A similar reversal at the PM peak hour was found. The intersection of Chandler and Parklane is signalized and may need the traffic signal timing adjusted with potential future changes in traffic patterns. The City Traffic Engineer found no concerns with the applicant's traffic analysis.

A Parking Demand Study was prepared to determine if the request to reduce required parking by 7.4 percent is sufficient for the development. A 37 parking space reduction is proposed from the required 498 parking spaces to 461 on-site parking spaces. Unassigned on-site parking provides 52 guest parking spaces and 22 spaces on Parklane Blvd. and Commonwealth Street for a total of 74 guest spaces at a ratio of one space for every four units.

A comparison of parking reduction rates between this proposal and two similar existing multi-family developments, Olympus Steelyard and The Met at Chandler Fashion Center, was conducted. Olympus Steelyard has a 7.5% reduction and The Met has a 6% reduction in parking requirements. The study concluded that the request for Alta Chandler at The Park aligns with the parking reduction rates of these recently constructed multi-family developments.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two virtual neighborhood meetings were held on August 20, 2020 and August 25, 2020. No one other than the applicant's team and City staff attended either of the virtual meetings. Two residents called requesting general project information prior to the virtual meeting. No concerns or opposition were voiced.
- As of writing this memo, Planning staff received one phone call from a resident stating their opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting October 21, 2020.
Motion to Approve.
In Favor: 5 Opposed: 2 (Heumann, Flanders)

A resident who provided a letter of concern relating to the project design also attended the Planning and Zoning Commission meeting. Several of the resident's concerns expressed included providing detached sidewalks and traffic calming on Parklane and Commonwealth, the southern driveway, and amenities to name a few (see attached letter).

Several commissioners discussed the length of the building fronting Chandler Blvd. and recommended modifications to the building by breaking the massing by creating a break in the elevation located near the center elevator tower. Commission discussed the appropriateness of changing the land use from office/medical to multi-family. To address both the resident and Commission's concerns, Preliminary Development Plan conditions 9 to 12 were added.

Attachments

Ordinance 4941
Vicinity Maps
Resident Correspondence
Development Booklet, Attachment A, Part 1
Development Booklet, Part 2

ORDINANCE NO. 4941

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY AS REPRESENTED IN CASE PLH20-0013 (ALTA CHANDLER AT THE PARK) LOCATED AT THE SOUTHWEST CORNER OF CHANDLER BOULEVARD AND PARKLANE BOULEVARD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

Parcel No. 1:
Lot 9, of The Park Development, According to Book 475 of Maps, Page 24 Records of Maricopa County, Arizona.

Parcel No. 2:
Lot 8, of The Park Development, According to Book 475 of Maps, Page 24 Records of Maricopa County, Arizona.

Also Described As:
Lots 8A and 8B, of a Minor Land Division Map of Lot 8 of The Park Development, According to Book 1291 of Maps, Page 32 Records of Maricopa County, Arizona.

Said property is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) for multi-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Alta Chandler at The Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. High density residential shall be permitted with a maximum density of forty-five (45) dwelling units per acre.

3. Building heights shall be limited to a maximum of 63 feet in height.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Building setbacks (min.)

North (Chandler Blvd.)	10 ft. (29 ft. to curb)
East (Parklane Blvd.)	10 ft. (16 ft. to curb)
South (Commonwealth St.)	10 ft.
West	10 ft.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

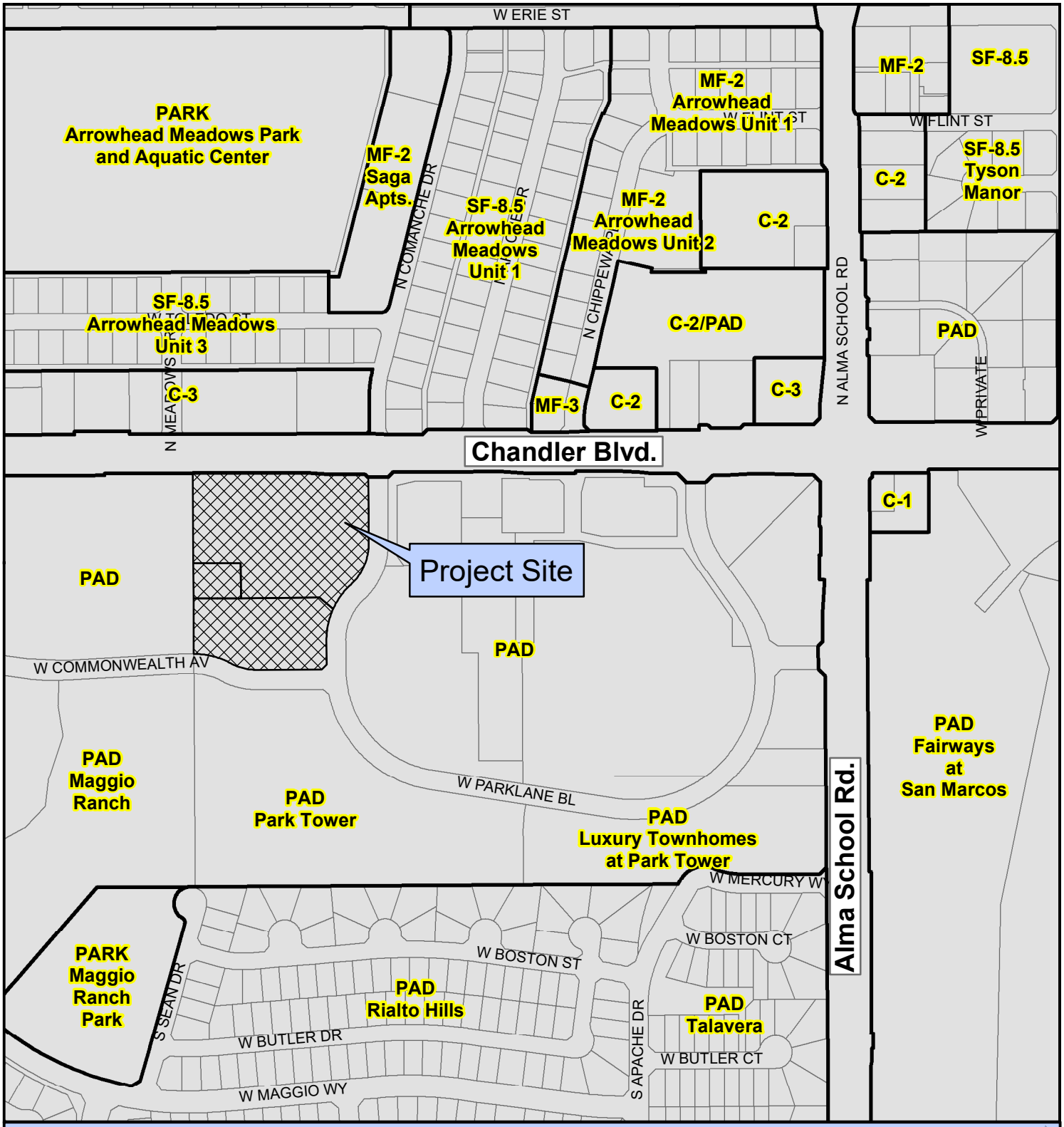
I HEREBY CERTIFY that the above and foregoing Ordinance No. 4941 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

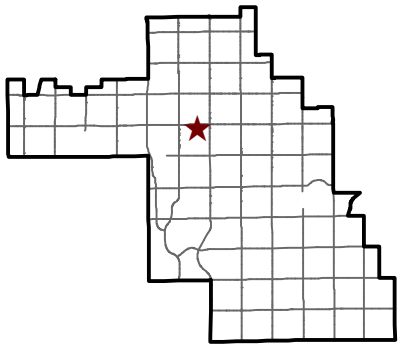
_____
CITY ATTORNEY TA

Published:



PLH20-0013 Alta Chandler at the Park

Proposed Project Details
REZONE/PDP/MID-RISE OVERLAY
6.49 Acres
293 Unit Multi-Family
45 dwelling units per acre (du/ac)



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH20-0013 Alta Chandler at the Park

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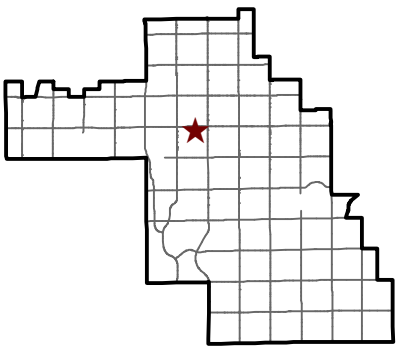

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For more information visit:
https://gis.chandleraz.gov/planning

Alta Chandler at the Park / Resident Comments
Karen Betancourt
to:
Susan.Fiala@chandleraz.gov
10/19/2020 06:49 AM
Cc:
"Derek.Horn@chandleraz.gov", "Kevin.Mayo@chandleraz.gov"
Hide Details
From: "Karen Betancourt" <karen.betancourt@ymail.com>
To: "Susan.Fiala@chandleraz.gov" <Susan.Fiala@chandleraz.gov>
Cc: "Derek.Horn@chandleraz.gov" <Derek.Horn@chandleraz.gov>, "Kevin.Mayo@chandleraz.gov" <Kevin.Mayo@chandleraz.gov>
History: This message has been replied to and forwarded.

1 Attachment

Parklane Comments 10-2020.pdf

Dear Susan,

Thank you for letting me know when the next public meetings for Alta Chandler at the Park will take place.
Over the last two weekends I had the opportunity to study the material shared with me on October 5th.
Please read the attached comments and feel free to reach out if you want to talk about it.
I am kindly requesting that this attachment is shared with the Planning Commission, in order for these ideas to be addressed.
Thanks again for your assistance.

Sincerely,
Karen Betancourt

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

As the narrative states, in 2014 Wood Partners worked closely with the City of Chandler to develop the Alta Steelyard Lofts. The history of the site provided a departure point, and even lent its name to the apartments. Now, Alta Parklane has the opportunity to honor the history of its future site.

In the year 1986 the structure that will be demolished to give way to Alta Chandler at the Park, was already built. The development displayed the typical features of Spanish Revival Architecture, and indulged in generous courtyards with seating areas, lush vegetation and exotic fountains. These amenities were available to all.

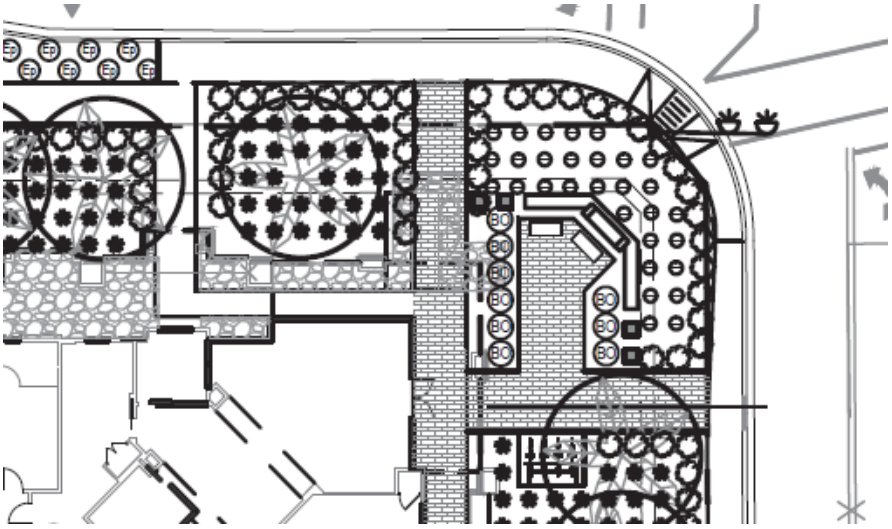
The furniture was removed, and the fountains turned off a few weeks ago, but even with the dormant grass one can appreciate the beauty, and imagine all that has happened here in over 30 years. Because I am witness of how welcoming this area was, I would like to see that its essence is celebrated. Not just with a name, but with architectural elements and spaces that celebrate integration, rather than walls and fences that promote separation from the neighbors who enjoyed the current site for rest and reflection. The Park Development has made use of water features intensely and the proposed development does not.

I agree with the narrative when it reads that "*the main pedestrian entry at the north east corner of the site creates a strong sense of arrival inviting visitors in through an outdoor room. This outdoor room continues an uninterrupted expanse of landscape and hardscape from the adjacent setback areas".* However, in looking at the progression of renderings, it appears that the transparency and welcoming of the building is been obscured by a large monument sign.

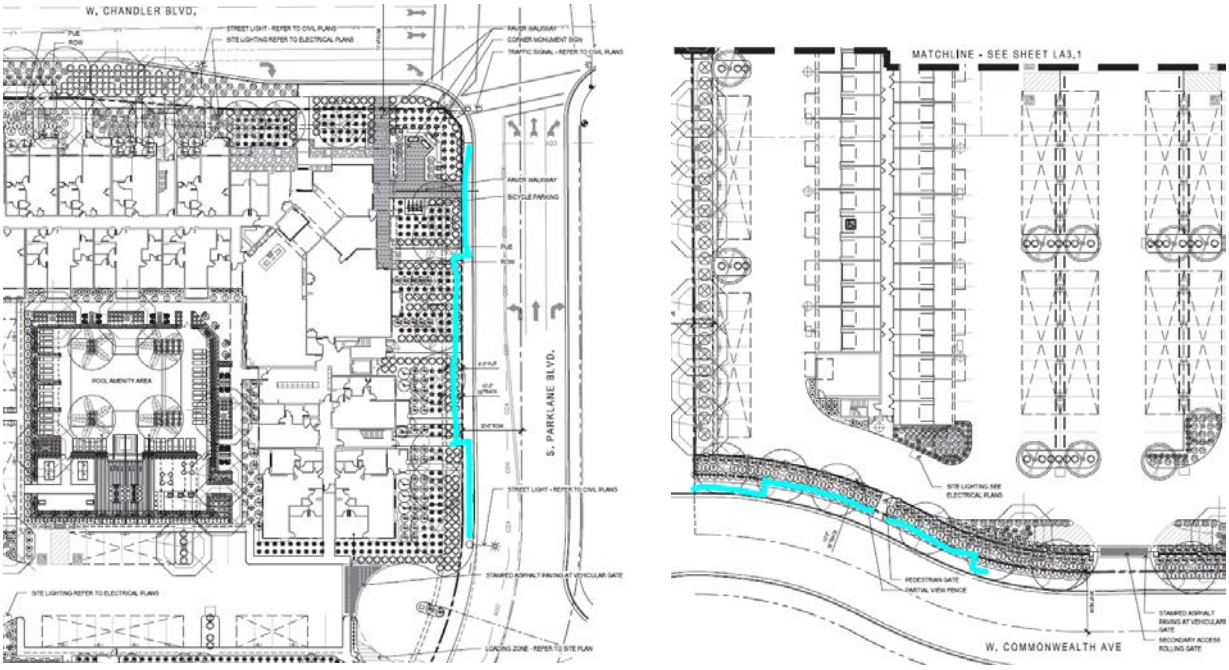
The next (2) perspectives were attached to the virtual neighborhood meeting notice.

The latest perspective incorporates a chamfered sign and "*steel panel accent columns*" that compete with the glazing in the tower and creates a visual and physical barrier between the pedestrians and the building. Prescribed setbacks for the intersection will be significantly reduced with the proposed development, and I request that in exchange, an open, generous and inviting corner be created.

The “*pedestrian entry plaza*” behind the sign has much potential and I can only wonder how much better it will be by minimizing or better integrating needed signage and incorporating a water element which will echo the existing fountains at the premises that will be removed, as well as the large water feature within The Park and other fountains in the area.

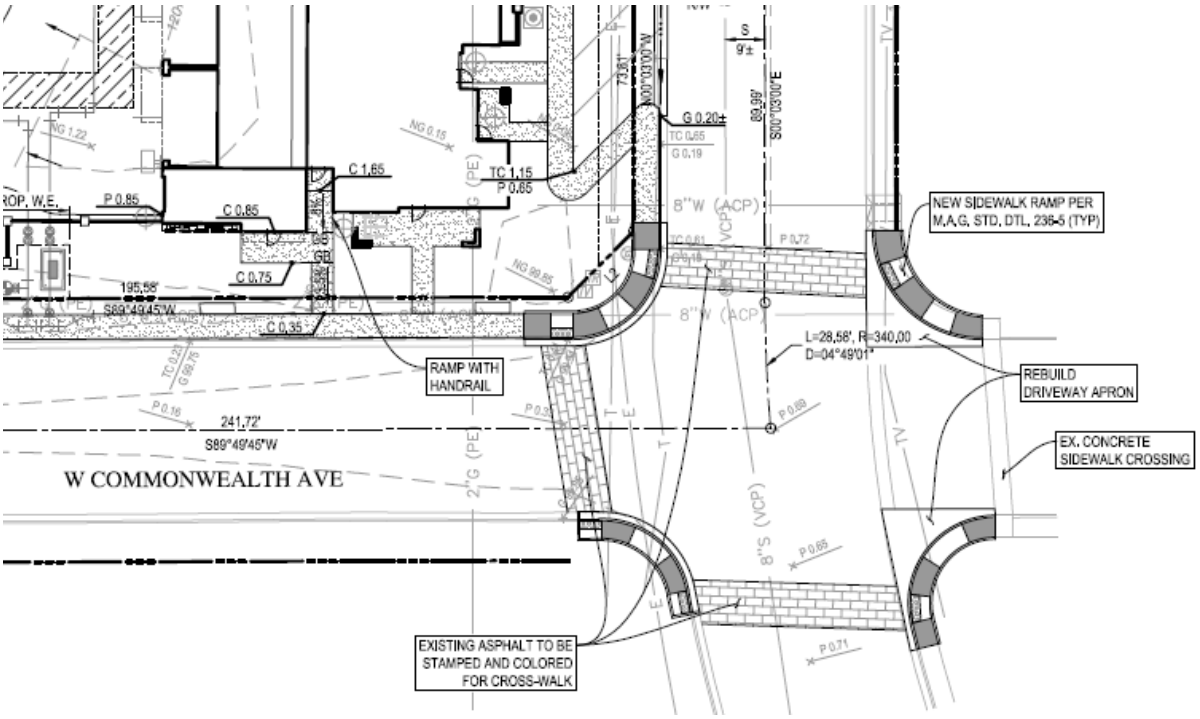


The mostly detached sidewalk along Chandler Boulevard, enhanced by landscape at either side is simply beautiful. It appears that there are other areas within the development where a detached sidewalk could be incorporated. Detached sidewalks are safer and more desirable than attached sidewalks, since they create a separation from vehicles and pedestrians. It will look fantastic if the sidewalk along Parklane Boulevard rather than be continuously attached, steps in and out, like the proposed sidewalk along Chandler Boulevard.

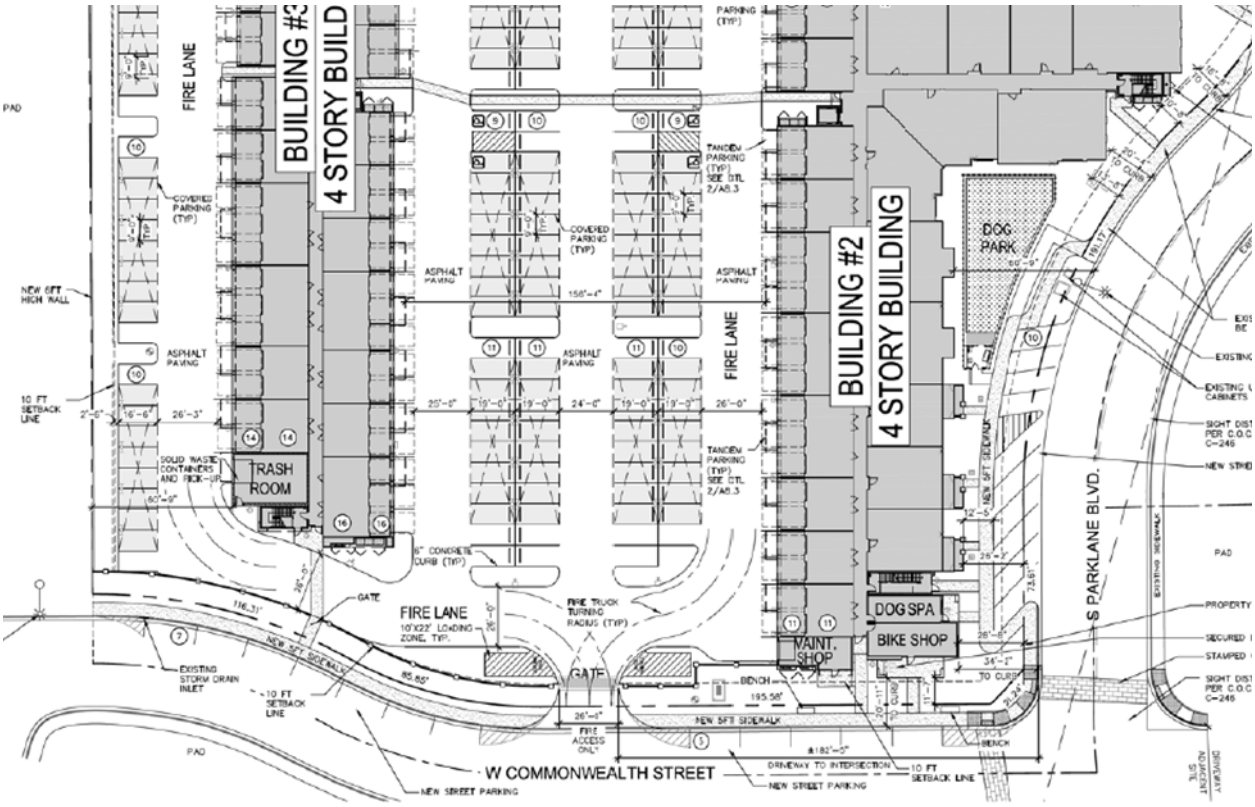


At the south end of the property along Commonwealth Street, we have the same opportunity.

The intersection of Commonwealth Street and Parklane Boulevard is busy and dangerous because of the lack of visibility of north bound traffic at Parklane Boulevard, approaching the intersection, created by the curved alignment of the roadway. There are stop signs at Commonwealth Street and Safeway, but none at Parklane Boulevard. The proposed cross-walks will function safely if stop signs are installed at Parklane Boulevard. Both, Parklane Boulevard and the portion of Commonwealth Street, south of the subject parcel, are private streets, therefore this is an ownership choice. We learned from the narrative that "*Grossman owns the site as well as the adjacent shopping center".* If the new ownership and Grossman coordinate this enhancement; pedestrians as well as vehicles in an out of Safeway's driveway will be protected from upcoming traffic. Please consider this recommendation since the expected added activity from the development at this intersection may exacerbate an existing safety concern.



At this intersection Commonwealth Street has 3 lanes, west bound, left turn into Parklane Boulevard and east bound. The narrative states that "*in addition to the on-site parking spaces, there are approximately 23 parking spaces along Parklane Boulevard and Commonwealth Street"*, and one of the exhibits shows parallel parking along Commonwealth Street.
Will the left turn be obliterated? There does not appear to be enough width to have the current stripping at the intersection and the proposed parallel parking.



The parking also creates a concern in regards to the secondary gate. The narrative establishes that this gate will not be used as an entrance for residents, but as "*secondary exit only/emergency access".* Sight visibility requirements at that exit will compromise a number of these parking spaces.

Parallel parking along Commonwealth Street is already a known problem for the neighborhood.

Parklane Boulevard is a private drive with "no parking" signs throughout. Are the off-street parking spaces shown at the southeast end of the development approved by the common ownership?

When these issues are clarified, the effective requested parking reduction might be close to the 7.4% resulted from on-site calculations, or a deficiency of 37 spaces.

"Alta Chandler at the Park will contain 461 parking spaces (where 498 are typically required in a suburban setting). These parking spaces consist of 186 covered parking spaces, 108 enclosed private garage spaces, 108 tandem parking spaces, and 7 uncovered parking spaces, and 52 guest parking spaces. In addition to the on-site parking spaces, there are approximately 23 parking spaces along Parklane Boulevard and Commonwealth Street".

It was extremely promising to read that "*Alta Chandler at the Park will have a bike shop and dog spa, at the south east corner of the site* (with) *exterior access to and from Commonwealth".* However my excitement was short-lived, as I understand that these amenities are for residents only. As the narrative tells us "*one of the objectives of Planned Area Development zoning is to provide for a coordinated and compatibly arranged variety of land usage through* ***innovative*** *site planning".* This parcel is currently zoned as PAD Commercial, petitioning to be rezoned to PAD Multifamily, consisting of 293 units and a proposed density of 45.08 dwellings per acre, 2.5 times the "base" of urban residential (densities exceeding 18 dwellings per acre within high capacity corridors).

This is an extremely intense proposal and other than supporting the adjacent commercial properties, how does it benefit the community? I believe this is an opportunity to delve into mixed use zoning, a vibrant alternative that other jurisdictions within the Valley are already experimenting with successfully. For example, if the bike shop and the dog spa facilities are available to non-residents for a cost, the corner will truly be activated. In addition the dog park could be relocated to the west end of these facilities, reducing the imposing mass of the building at Commonwealth Street, and further activating Commonwealth, while at the same time creating a better environment for the apartments currently scheduled to surround the dog park (building #2) as depicted in the proposed site plan.

On the other hand, if the south end of the property becomes the "back of the house," we will end up with a non-desirable area, like the blank wall along the north side of Commonwealth Street, behind "Extra Space Storage".

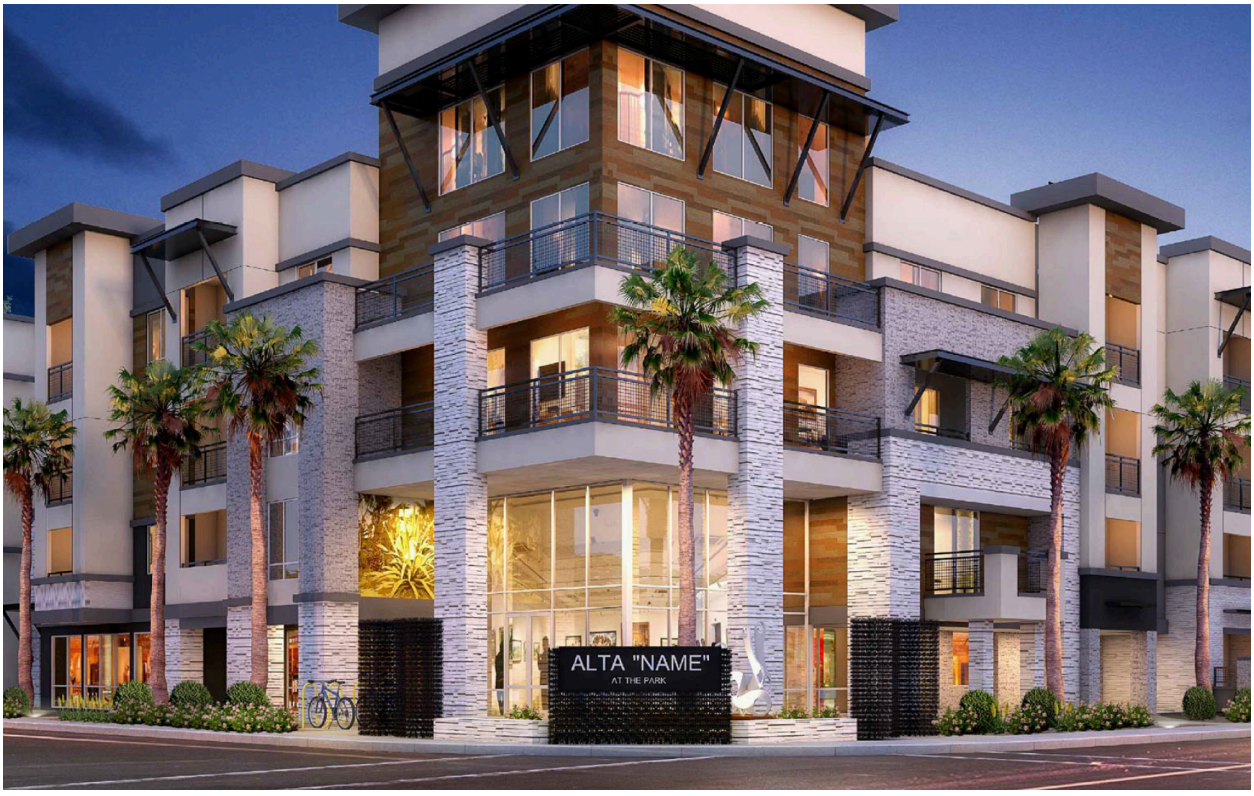
As the buildings actively engage both Chandler Boulevard and Parklane Boulevard with sidewalk connections from the ground floor units to the public sidewalk, it would be great to engage Commonwealth too!

Alta Chandler at the Park

Planned Area Development, Preliminary Development Plan, and Mid-Rise Overlay

SWC Chandler Boulevard and Parklane Boulevard

CASE NO. PLH20-0013



Submitted: February 2020
Revised: July 1, 2020
Revised: September 15, 2020
Revised: October 2, 2020

DEVELOPMENT TEAM

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2	Perspectives
3	Preliminary Site Plan
4	Conceptual Landscape Plan
5	Amenity Plan
6	Building Elevations
7	Floor and Roof Plans
8	Color & Materials Palette
9	Circulation Plan
10	Wall Plan & Elevations
11	Monument Sign & Site Details
12	Preliminary Grading & Drainage Plan

NARRATIVE

I. INTRODUCTION

Continuing on its reputation of building high-quality multi-family developments, Wood Partners is the proposed developer of approximately 8.14 gross (6.5± net) acres located at the southwest corner of Chandler Boulevard and Parklane Boulevard (the "Site"). Wood Partners anticipated developing this redevelopment/infill Site with a luxury multi-family community known as "Alta Chandler at the Park." Alta Chandler at the Park will consist of 4-story buildings with 293 units, a density of 45.08 dus/net ac. To achieve this, Wood Partners requests to amend the existing Planned Area Development ("PAD") zoning and obtain Preliminary Development Plan ("PDP") and Mid-Rise overlay approval.

Grossman Company Properties owns the Site as well as the adjacent shopping center at the southeast corner of Chandler Boulevard and Parklane Boulevard that includes the Bank of America, Home Depot, Safeway, and many other tenants. Grossman Company has owned and developed many properties in the metro Phoenix area over the past forty years and has owned this Site and the shopping center since the 1990's.

The office development currently on the Site was part of the first phase of a larger 60-acre PAD master plan that was originally approved for this area that at the time of approval included a major retail mall. Despite being constructed and operating, this office development did not lead to the larger retail mall developing nor the office on the vacant 1.92 acres to the south. The large retail mall component of the master plan was converted into a power center in the mid 1990's.

All of the marketing efforts for additional office development on the Site have proven unsuccessful. The prospects for additional office development on the balance of the Site are therefore highly unlikely. The one use that is not in the immediate area currently is a new, high-quality, luxury multi-family community. Adding a luxury multi-family community in the context of the existing uses would be an enhancement not only to the housing options in the area but would also help support the retail uses in the center.

II. DEVELOPER BACKGROUND

Wood Partners is a best-in-class national institutional multi-housing real estate development firm with a significant presence in the Phoenix market as well as the City

of Chandler. Since 2011, the firm has been annually recognized as a “Top 5” real estate development firm in the United States by multiple publications. In 2019, Wood Partners was ranked #7 largest commercial real estate development firm in the Phoenix MSA.

Wood Partners develops approximately 4,000-5,000 multifamily units across the United States annually. Wood Partners’ current portfolio includes 52 properties with 13,895 units worth more than $4.3 billion. The firm is led locally by two development partners, Todd Taylor and Clay Richardson, who live in Phoenix and are spearheading the subject development. These partners have produced numerous high-quality and highly recognizable projects throughout in the Valley going back to 2004. Among those projects include the 273-unit Alta San Marcos multi-housing community located one mile to the east of the subject development, near Downtown Chandler. Alta San Marcos was awarded the highly coveted and prestigious “2019 Real Estate Development Award” for ‘Best Multifamily Project’ in the state Arizona. In 2014, Wood Partners worked closely with the City of Chandler to develop the Alta Steelyard Lofts, a pioneering luxury Class “A” community on Frye Road, southeast of the City’s municipal complex, that has proven to be major catalyst in making Downtown Chandler the vibrant, dynamic area it is today. Alta Steelyard Lofts brought not only a new look to multifamily housing in Downtown but added a luxury housing option that was within walking distance of the existing and future governmental, high-tech and entertainment uses in Downtown.

III. SITE, SURROUNDING AREA and EXISTING ZONING

The Site is comprised of three parcels, two of which are developed and one that is not. ***See Exhibit 1, Aerial Context Map***. The northern portion of the Site is an approximately 20,000 sq. ft. of office, generally one-story in height. The undeveloped portion of the Site, at the northwest corner of Parklane and Commonwealth St., is 1.92 ac. in size. The Site is generally flat and bordered by Chandler Boulevard on the north, Parklane Boulevard on the east, and Commonwealth Street on the south. The property to the west is developed with offices.

The Site is designated on the City’s General Plan as Neighborhoods. The Neighborhood designation allows urban residential (densities exceeding 18 dus/ac) to be considered within high-capacity transit corridors. Chandler Boulevard is designated on the City’s Circulation Plan Map as a high-capacity transit corridor. Consistent with the goals and objectives of the General Plan, rezoning the Site as an urban scale, multi-family residential community will:

- permit increased development and redevelopment intensity along this portion of the High Capacity Transit Corridor;
- complement and provide much needed support to the existing commercial and employment uses in the surrounding area; and
- promote sustainable housing developments including a variety of housing types and higher densities that are compatible with the adjoining land uses.

Existing Land Uses:	
North:	Office and commercial uses
East:	Commercial
South:	Multi-family
West:	Office

Existing Zoning:	
North:	C-3
South:	PAD MF
East:	PAD Commercial
West:	PAD Office

IV. PROPOSED PAD AMENDMENT, PDP and MR OVERLAY

A. Planned Area Development (PAD) and Mid-Rise (MR) Overlay

One of the objectives of PAD zoning is "to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Multi-Family Residential. The proposed zoning change responds to the existing and future needs of the community by providing support to the planned and existing commercial, office, and retail developments in the area and provides additional housing choices for people seeking to live in an urban, infill setting. The proposed PAD Multi-Family Residential accomplishes the PAD zoning objectives.

Wood Partners is requesting a Mid-Rise Overlay for the proposed approximate 63-foot building height. The additional height above the City's 45-foot requirement is necessary to provide for additional architectural articulation along the roofline including tower elements, varying heights in the parapets, and mechanical screening. The building height to the deck line of the roof is 43 feet. Consistent with the City's Mid-Rise Development Policy (the "Policy"), the additional height is appropriate as the Site is located near Downtown in the Chandler Boulevard high capacity corridor. Additionally, the proposed redevelopment of an infill site with the proposed use is compatible with and supports the existing commercial and employment uses in the area.

B. Preliminary Development Plan (PDP)

Wood Partners proposes to build a context appropriate Class A apartment community consisting of (3) three distinctive 4-story buildings with (293) multi-family residential units that are a mix of 1-, 2-, and 3- bedrooms units. ***See Exhibit 2, Perspectives and Exhibit 3, Preliminary Site Plan***. The 1-bedroom units generally range in size between approximately 714 - 886 square feet; the 2-bedroom units between approximately 1,081 - 1,372

square feet; and the 3-bedroom units are approximately 1,409 square feet.

The buildings will line the adjacent perimeter streets, and actively engage both Chandler Boulevard and Parklane Boulevard with sidewalk connections from the ground floor units to the public sidewalk. Two buildings also define the development's north and east property lines.

A primary focus of Alta Chandler at the Park is to create an enhanced streetscape with curb appeal. Through discussions with Planning Staff, a generous setback for this type of development in an urban-like setting is provided on Chandler Boulevard (a minimum of 10 feet to the property line and 29 feet to the curb) and Parklane Boulevard (a minimum of 10 feet to the property line and 16 feet to the curb) that will be lushly landscaped.

The main pedestrian entry at the northeast corner of the site creates a strong sense of arrival, inviting visitors in through an "Outdoor Room". This Outdoor Room (see the adjacent perspective) continues an uninterrupted expanse of landscape and hardscape from the adjacent setback areas.

This primary building entry will be dramatic, with the doors surrounded by glass storefront, architectural detailing at the ceiling, and views through the building out to the pool area. Access to street-side dwelling units is provided via individual sidewalks to private patios.

Sidewalks are provided throughout the Site to enable residents to easily access the public sidewalks leading to the adjacent, existing uses in the area and the bus transit stop just to the east on Chandler Boulevard. The public sidewalk on Chandler Boulevard will be detached from the curb and shaded with trees to enhance the pedestrian experience.

Perimeter gates carry the development's contemporary design theme and define the vehicular entries off Parklane Boulevard and Commonwealth Street. A bike shop and dog spa are strategically located at the southeast corner of the Site for the residents' use, tying resident uses to the pedestrian crosswalk across Parklane Boulevard.

1. Landscaping

Much thought and care has gone into landscaping to provide residents a rich and fulfilling lifestyle at Alta Chandler at the Park. ***See Exhibit 4, Conceptual Landscape Plan***. Landscaping for Alta Chandler at the Park is proposed to feature a contemporary low water use landscape environment. The trees will be a mix of evergreen and deciduous, native and non-native species. Evergreens are provided to create a sense of place and scale, while deciduous trees will create a variety in color and texture as the seasons change. The landscape will be watered through an automatic drip irrigation system, to ensure maximum water conservation.

2. Amenities

The primary amenities and activity areas for Alta Chandler at the Park include the clubhouse, the leasing offices, the conference/business center, gourmet kitchen area, lounge area, cyber-cafe, and state-of-the-art fitness center. ***See Exhibit 5, Amenity Plan***. These spaces then transition into the outside amenity area.

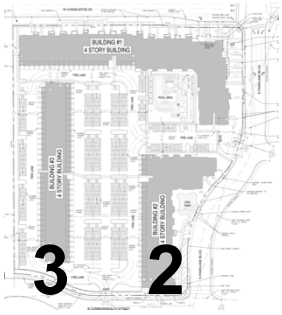
Expansive stretches of glass provide views looking west out to the pool deck and flood these spaces with light. Residents will enjoy activities such as cooking demonstrations, TVs, and recreational-type amenities such as a pool tables, game areas and inter-active video game stations or just relax within the various lounge areas.

The centralized and appropriately sized open space will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Outdoor common amenities are located in a distinctive oversized courtyard, with a pool, a heated spa for cooler temperatures, sunbathing deck, and ample covered patio areas and shaded areas near the outdoor pool to enjoy temperate weather out of the sun. Cabanas will act as outdoor rooms and complement the community's architecture and will be places for socializing, relaxing and contemplation. Bicycle racks and storage for the residents' use are located on-site and within the first floor of the buildings. A more detailed list of amenities is provided in Section V.3 below.

3. Building Architecture

The buildings' architectural theme has a warm contemporary feel, the use of a white and light tan color palette, metal railings, canopy projections with brackets, light multi-colored brick and white stacked stone add visual interest. ***See Exhibit 6, Building Elevations; Exhibit 7, Floor & Roof Plans; and Exhibit 8, Color & Materials Palette***. All of these elements will tie together with the architectural imagery to provide a strong identity for a site situated along one of Chandler's most significant thoroughfares.

Varied roof lines with metal canopy projections with brackets and stucco clad cornices create a signature appearance from both the street and internal vistas within the development. Different types of living space openings create variation on the elevations through covered balcony projections and metal railings. The brick and stacked stone supplement the architectural character and provide material texture to multiple building stories.



The southern portions of Buildings 2 & 3 are articulated with stepped parapets and lowered stair enclosure massing to mitigate any potential impact on the existing developments south of the Site. See the below perspective. The light complementary color scheme infuses the buildings with additional diversity by highlighting key architectural features and massing. The ground floor of these two buildings will have non-residential uses including a dog spa, bike shop, maintenance shop, and trash room.

Additionally, these two buildings are separated from the existing multi-family development south of the Site by approximately 85 ft. between the nearest proposed building to existing parking canopy and approximately 155 ft. between the nearest proposed building and existing building. In between the multi-family buildings will be landscaping, a public street (Commonwealth Street), additional landscaping, 1-story parking canopies, parking, a drive aisle, and landscaping.

4. Site Circulation and Parking

Primary access to the Site will occur through the main entrance from Parklane Boulevard. Secondary exit only/emergency access will be from Commonwealth Street. Appropriate circulation is provided throughout the Site for residents and guests through internal drives that allow residents and guests to park in close proximity to their residence. Where appropriate, designated pedestrian paths are provided through the parking areas. ***See Exhibit 9, Circulation Plan***. As previously discussed, detached sidewalks are located along the perimeter streets.

Alta Chandler at the Park will contain 461 parking spaces (where 498 are typically required in a suburban setting). These parking spaces consist of 186 covered parking spaces, 108 enclosed private garage spaces, 108 tandem parking spaces, and 7 uncovered parking spaces, and 52 guest parking spaces. In addition to the on-site parking spaces, there are approximately 23 parking spaces along Parklane Boulevard and Commonwealth Street, bringing the total (on-site and off-site) number of parking spaces. The requested reduction for this urban-like development from suburban parking standards is a reduction of approximately 7.4% if the off-street parking spaces are not included and approximately 2.8% if they are included. Under either scenario, the reduction is appropriate when considering the following:

- Approximately 62% of the units are 1-bedrooms.
- The Site is adjacent to one of two designated high-capacity transit corridors.
- Institute of Transportation Engineers (ITE) Parking Generation parking demand for this development is only 361 parking spaces, which is a 27.7% surplus (100 spaces).
- Two comparable properties (Olympus Steelyard and the Met at Fashion Center) were recently approved by the City with even higher reduction rates of up to 7.5%.
- Overnight parking data was collected at these two properties (above) which showed there is no shortage of parking, in fact there was a parking surplus of 14%-17%.
- The proposed 7.4% reduction rate (without the on-street parking) is consistent with other multi-family developments that have been approved in the City.

A separate parking study has been prepared and was separately submitted to City Staff with additional details/justifications to support the requested parking reduction.

Additionally, a ride sharing loading zone will be built as part of this development and will be located outside the entry gate. It is anticipated that electric car charging stations will be constructed. The location will be identified during construction phases. Each resident will receive one parking permit per lease holder and per car. The parking permits will be color coded to identify cars allowed to use the carport parking and cars only permitted to use the garage.

C. Development Standards

Wood Partners is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	43 ft. to the roof deck line 63 ft., inclusive of architectural elements, parapet walls, mechanical equipment, and screening

Building Setback (min.) - North - East - South - West	 10 ft., 29 ft. to the curb 10 ft., 16 ft. to the curb 10 ft. 10 ft.
Landscape Setback (min.) - North - East - South - West	 10 ft., 29 ft. to the curb 10 ft., 16 ft. to the curb 10 ft. 10 ft.

Arterial Street Intersection Landscape Setback (Sec. 35-1902(4)(a)(2)(a)). Under this provision, a landscape setback of 50 ft. x 100 ft. is required along Chandler Boulevard. Wood Partners requests Building 1 encroach into the required intersection landscape setback along Chandler Boulevard by approximately 33 feet. The encroachment is requested to allow Wood Partners to create a development with a more urban feel at this arterial/collector intersection in the Chandler Boulevard Corridor near Downtown. Wood Partners has worked to create a dynamic streetscape though the use of landscaping and building placement that is visually diverse and pleasing to residents and passers-by. Buildings along the street frontages contain various architectural details that allow them to create a more contemporary and urban edge. Additionally, the intersection of Chandler Boulevard and Parklane Boulevard has been enhanced visually through striking vertical architectural features, a pedestrian entry plaza, signage and structured landscape.

D. Miscellaneous

The ***Wall Plan and Elevations*** is attached as ***Exhibit 10***.

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 12***. The Site will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City standards.

V. MULTI-FAMILY DESIGN STANDARDS

The City's Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality and merit. Alta Chandler at the Park provides the following:

1. Open Space

The requirements for common and private open space are based on traditional suburban development and do not take into account developing in an urban-like setting. Wood Partners has taken great efforts to ensure the usable common open space far exceeds what the City's Code would otherwise require. The amenities throughout the development and within the common open spaces in this urban-like setting provide better opportunities for residents and guests to interact with each other. Approximately 42,000 square feet of usable common open space and 20,000± square feet of private

open space is provided, a total of approximately 62,000 square feet or 211.6± square feet per unit.

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. A detached sidewalk is located on arterial streets with public sidewalk access. The central area contains parking spaces that are a minimum of 9' x 19', with ADA van accessible spaces being 11' x 19'. Parking canopy covers will be architecturally integrated with the surrounding structures.

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed development contains approximately 12 amenities which is double the required number of amenities. The amenities that have been provided throughout the development exceed the industry standards for quantity and quality of amenities in most multifamily developments. The amenities provided include:

- Pool with alcove seating nodes and baja shelf
- Heated spa
- Private covered cabanas
- Open deck lounge space
- BBQ's with Festoon Lighting
- Shaded Dining area
- Fireplace with lounge seating
- Artificial turf game lawn
- Outdoor ping pong tables
- Private fire pit nodes and seating area throughout
- Private gated dog park
- Bike racks and bike parking
- Ride share service parking

In addition to the above-listed amenities, Alta Chandler at the Park will have a bike shop and dog spa. The bike shop's location (at the southeast corner of the Site) is situated for easy access, with a door at first floor corridor of Building #2, and exterior access to and from Commonwealth Street. Equipped with inspection and repair stands, support brackets, built-in tables with stools, and ample glazing for natural light and views, this amenity space is also intended to activate the street corner with pedestrian and bike rider activity. For bike riding visitors arriving to the community, a bike rack will be located prominently at the main project entrance at the corner of Chandler and Parklane Boulevards.

The dog spa is located next to the bike shop. The dog spa will be outfitted with a wash station, tables and benches for sitting, drying and pampering. The space will be clad in durable tile surfaces and awash in natural light, with glazing that faces Parklane Boulevard. As with the bike shop, residents can access this amenity from the interior first floor corridor of Building 2, and through an exterior door with a covered entry that leads to and from the street.

4. Interface with Single-Family Areas

There are no single-family areas adjacent to the Site.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades will be avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by Wood Partners as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Alta Chandler at the Park provides shade of the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and ample setbacks. Additional building shading is provided through the use of inset patios and balconies, recessed windows, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. The density of plant material is dependent on the mature size of the vegetation and the shape and size of the areas to be landscaped. The landscape palette is comprised of low-water use, desert native or adaptive materials that blend seamlessly and accentuate the architecture of the building design.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

9. Lighting

Lighting will comply with the City's Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

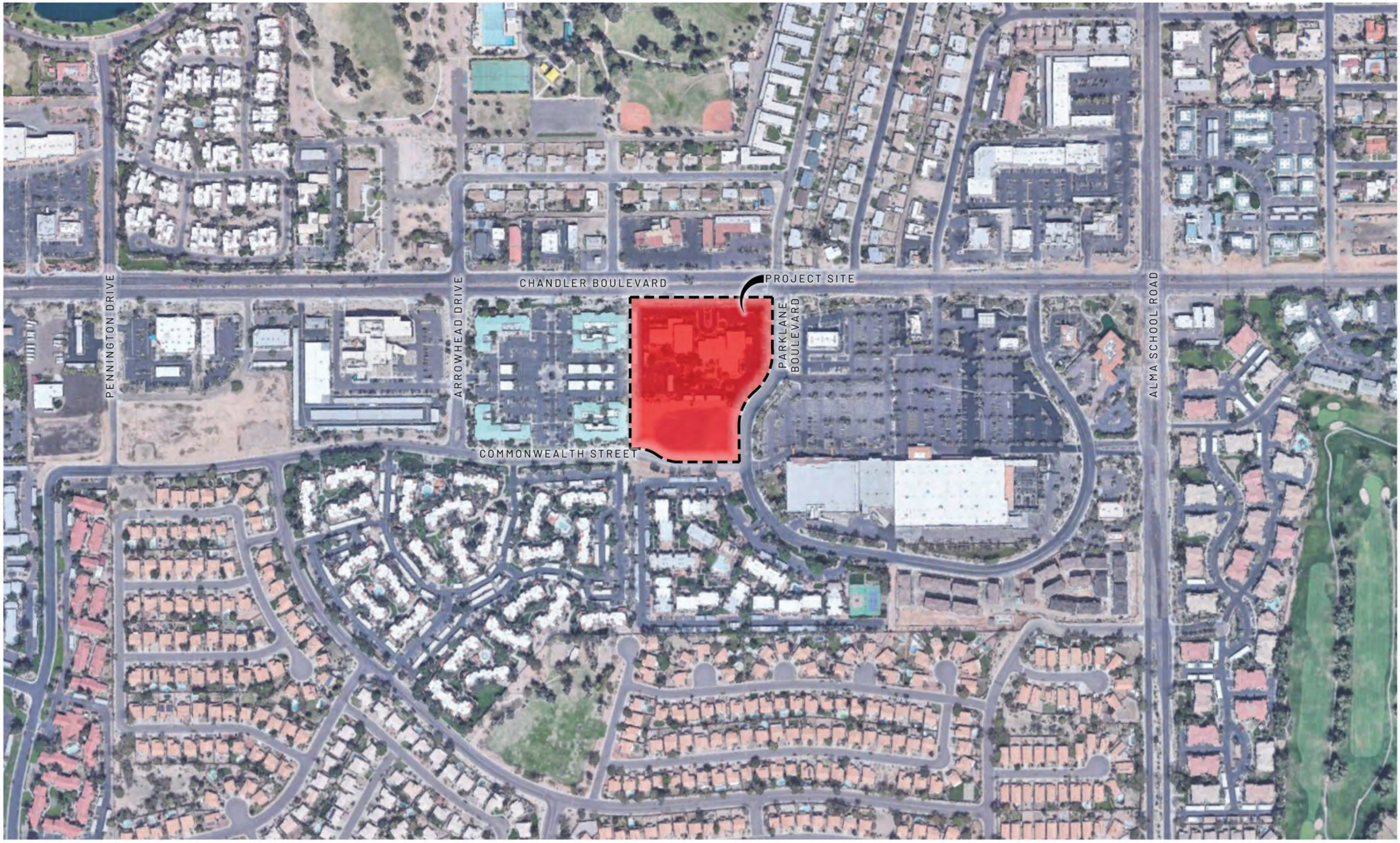
10. Signage

While paying respect to the character area of the "The Park" Wood Partners has proposed a corner monument that provides a modern twist to the corner monumentation. Painted steel, halo lit lettering, and stone veneer walls matching the proposed architectural character help blend the existing character with the new. ***See Exhibit 11, Monument Sign and Site Details***.

VI. CONCLUSION

The existing office building on this Site was the first phase of the original PAD master plan. Although superbly maintained, this office building has suffered a lack of tenancy over the past years. All attempts to market the Site, as well as to construct additional office on the vacant 1.92 acres to the south have been unsuccessful and the existing office is no longer viable. Adding a new, luxury rental housing component, which is not currently available in the immediate area, will be a needed and compatible addition to the master plan that will support the retail, office and commercial uses in the area.

EXHIBIT 1



WOOD PARTNERS

ALTA PARKLANE

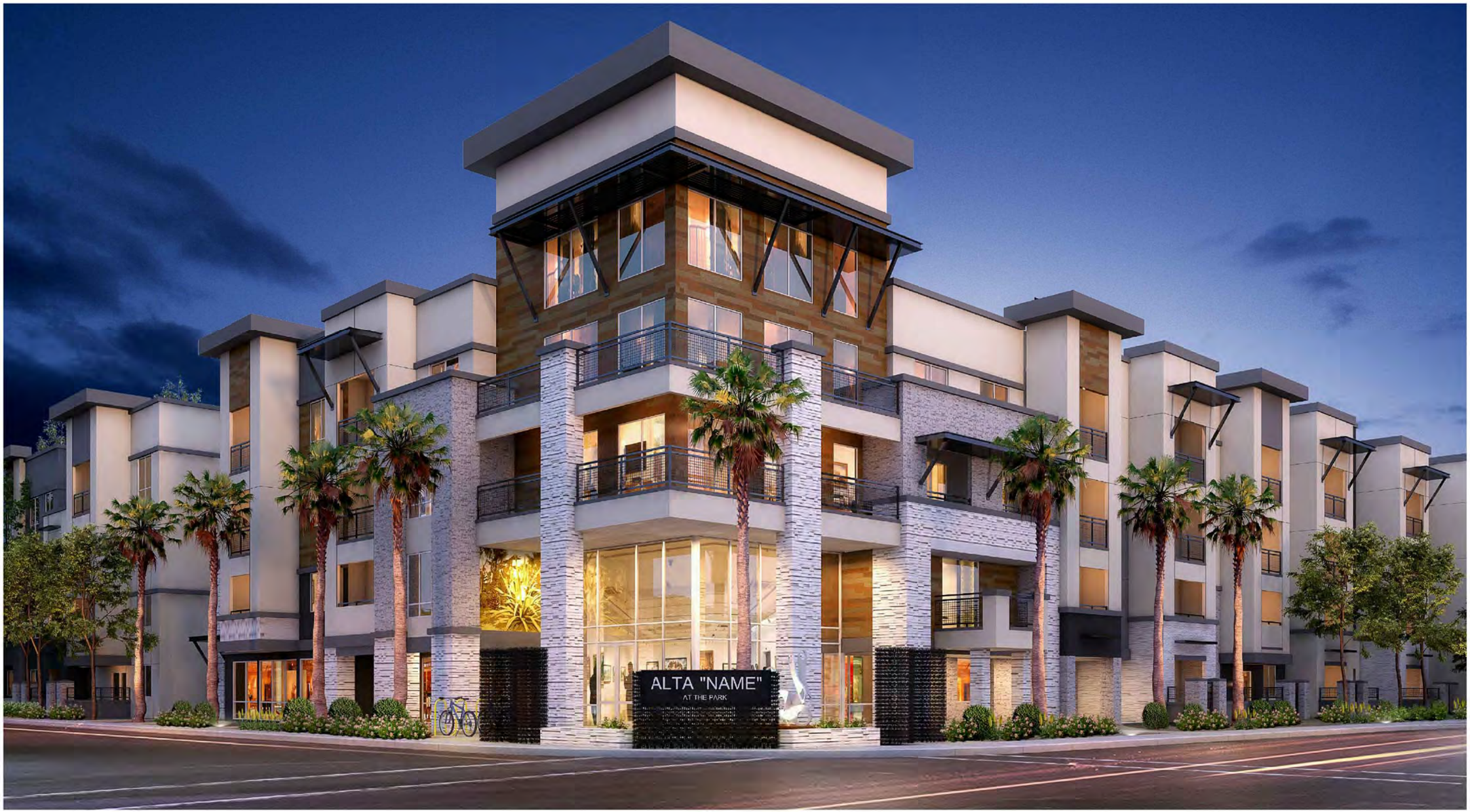
Context Map

Plan Scale 1 : 150 Date: 10-02-2020

ABLASTUDIO.COM

AB LA

EXHIBIT 2



CLUBHOUSE AND
WALL/SIGNAGE

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

biltform architecture group, inc.
11460 north cave creek road , suite 11
phoenix , arizona 85020
Phone 602.285.9200
www.biltform.com

10/02/2020

PERSPECTIVE
#1

preliminary not for construction

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PARKLANE AND COMMONWEALTH
INTERSECTION

ALTA CHANDLER AT THE PARK

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10/02/2020

PERSPECTIVE
#2

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TYPICAL SIDEWALK
ALONG CHANDLER BLVD

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

10/02/2020

PERSPECTIVE
#3

preliminary not for construction

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VEHICULAR ENTRY
PARKLANE BLVD MAIN ENTRANCE

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

10/02/2020

PERSPECTIVE
#4

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PARKLANE BLVD AND
CHANDLER BLVD INTERSECTION

ALTA CHANDLER AT THE PARK

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10/02/2020

PERSPECTIVE
#5

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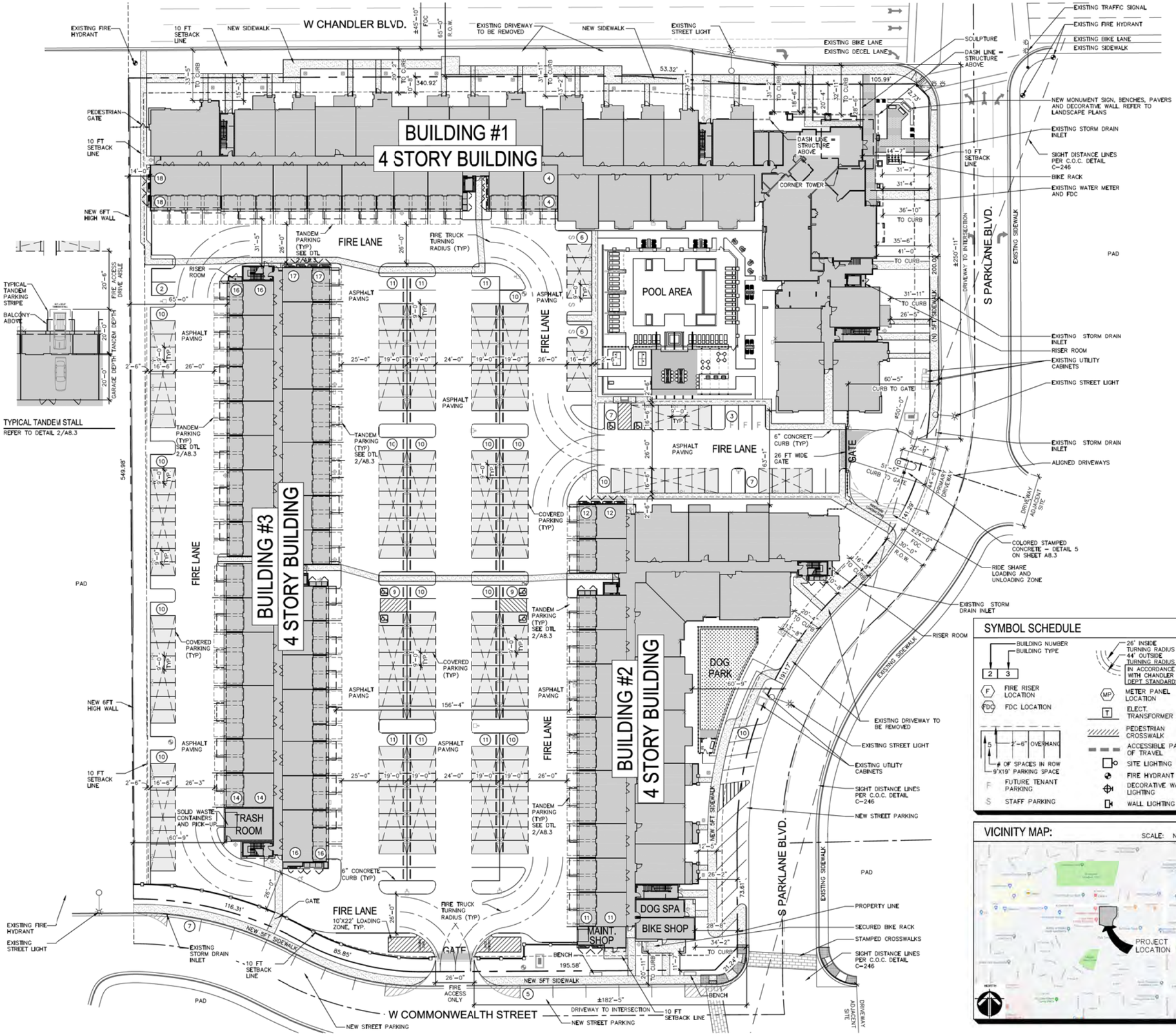
EXHIBIT 3



SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING TYPE (2 | 3)
- (F) FIRE RISER LOCATION
- (FDC) FDC LOCATION
- 5 | 2'-6" OVERHANG | # OF SPACES IN ROW | 9'X19' PARKING SPACE
- F FUTURE TENANT PARKING
- S STAFF PARKING
- 26' INSIDE TURNING RADIUS / 44' OUTSIDE TURNING RADIUS IN ACCORDANCE WITH CHANDLER FIRE DEPT. STANDARDS
- (MP) METER PANEL LOCATION
- (T) ELECT. TRANSFORMER
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- SITE LIGHTING
- FIRE HYDRANT
- DECORATIVE WALL LIGHTING
- WALL LIGHTING

VICINITY MAP:

SCALE: N.T.S.

PROJECT DATA

OVERALL SITE DATA:

SITE AREA:	±6.49 NET ACRES
ZONING:	EXISTING: PAD PROPOSED: PAD MR OVERLAY
APN NO'S.:	303-75-580, 303-75-613 & 303-75-614
PROPOSED USE:	MULTI-FAMILY
PROPOSED DENSITY:	45 DU/NET AC
MAXIMUM BUILDING HEIGHT:	48 FT PARAPETS/63 FT TOWER
PROPOSED BUILDING HEIGHT:	4 STORIES

UNIT MIX:

ONE BEDROOM UNITS:	183 (62.4%)
TWO BEDROOM UNITS:	99 (33.8%)
THREE BEDROOM UNITS:	11 (3.8%)
TOTAL:	293 D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT A1	1 BED/1 BA	714 S.F.	60	42,840 S.F.
UNIT A1.1	1 BED/1 BA	735 S.F.	1	735 S.F.
UNIT A2	1 BED/1 BA	754 S.F.	48	36,192 S.F.
UNIT A3	1 BED/1 BA	838 S.F.	28	23,464 S.F.
UNIT A3.1	1 BED/1 BA	830 S.F.	1	1,210 S.F.
UNIT A3.2	1 BED/1 BA	830 S.F.	1	830 S.F.
UNIT A3.3	1 BED/1 BA	780 S.F.	1	780 S.F.
UNIT A4	1 BED/1 BA	886 S.F.	39	34,554 S.F.
UNIT A5	1 BED/1 BA	777 S.F.	2	1,554 S.F.
UNIT A5.1	1 BED/1 BA	885 S.F.	2	1,770 S.F.
UNIT B1	2 BED/2 BA	1,081 S.F.	29	31,349 S.F.
UNIT B1.1&B1.2	2 BED/2 BA	1,081 S.F.	2	2,162 S.F.
UNIT B2	2 BED/2 BA	1,178 S.F.	44	51,832 S.F.
UNIT B4	2 BED/2 BA	1,150 S.F.	8	9,200 S.F.
UNIT B5	2 BED/2 BA	1,372 S.F.	12	16,464 S.F.
UNIT B5.1	2 BED/2 BA	1,267 S.F.	1	1,267 S.F.
UNIT B5 LOFT	2 BED/2 BA	1,507 S.F.	1	1,507 S.F.
UNIT B6	2 BED/2 BA	1,205 S.F.	1	1,205 S.F.
UNIT C1	3 BED/2 BA	1,409 S.F.	11	15,499 S.F.
TOTAL:			293 D.U.	275,619 S.F.
AVG. S.F.				941 S.F.

PARKING:

REQUIRED:	
ONE-BEDROOM (1.5 SPACES PER UNIT = 183 UNITS X 1.5)	275 P.S.
TWO-BEDROOM (2 SPACES PER UNIT = 99 UNITS X 2)	198 P.S.
THREE-BEDROOM (2.25 SPACES PER UNIT = 11 UNITS X 2.25)	25 P.S.
TOTAL REQUIRED:	498 P.S.
PROVIDED:	
GUEST PARKING:	
UNCOVERED	52 P.S.
ON-STREET	22 P.S.
TOTAL GUEST PARKING:	74 P.S.
UNCOVERED PARKING	7 P.S.
COVERED PARKING	186 P.S.
GARAGE PARKING	108 P.S.
TANDEM PARKING	108 P.S.
TOTAL PROVIDED:	483 P.S. 1.65 P.S./UNIT

PROJECT NARRATIVE

THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 293 APARTMENT HOMES. SPECIFICALLY, THE DEVELOPMENT'S CURRENT CONCEPT INCLUDES:

- 183 ONE-BEDROOM UNITS – RANGING FROM APPROXIMATELY 714 SQUARE FEET TO 1,210 SQUARE FEET;
- 99 TWO-BEDROOM UNITS – RANGING FROM APPROXIMATELY 1,150 SQUARE FEET TO 1,507 SQUARE FEET;
- 11 THREE-BEDROOM UNITS – 1,409 SQUARE FEET; AND

THERE WILL BE QUALITY AMENITIES PROVIDE ON-SITE AT THE PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A RESORT STYLE POOL AND AN AMENITIZED CLUBHOUSE.

AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS POINT FOR THE PROJECT LOCATED ALONG WEST PARKLAND BLVD. JUST SOUTH OF WEST CHANDLER BLVD. A SECONDARY ACCESS WILL BE PROVIDED ALONG WEST COMMONWEALTH AVENUE.

THE PROJECT WILL PROVIDE 469 PARKING STALLS, INCLUDING TANDEM PARKING (108), ENCLOSED GARAGE (108), COVERED PARKING (186), UNCOVERED (57) AND STREET (10) PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE PROJECT.

SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING AND SITE CLEAN-UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
6. SIGNS REQUIRE A SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
9. ALL WALLS OVER 7FT IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
10. GUEST PARKING IS PROVIDE AROUND THE ENTIRE SITE AT ANY UNCOVERED PARKING SPACE. ADDITIONAL SPACES ARE PROVIDED OFFSITE ON PARKLANE BLVD.
11. THE PROJECT WILL CONTAIN FOUR CAR CHARGING STATIONS. LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
12. RIDE SHARE LOADING ZONE PROVIDED AT THE MAIN ENTRY GATE.
13. ELECTRICAL METER PACKS TO BE RECESSED AND FULLY SCREENED, SES EQUIPMENT TO BE FULLY SCREENED

NORTH

0 15' 30' 60'

SITE PLAN "D"

biltform architecture

biltform architecture group, LLC.
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phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

ALTA CHANDLER AT THE PARK

Apartment Homes
CHANDLER ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

REZONE
RESUBMITTAL
10/02/2020

REVISIONS:
1 –
2 –
3 –
4 –
5

JOB NO: 19-051
SCALE: 1" = 30'
SHEET NO:

A1.1

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EXHIBIT 4

OPEN SPACE

COMMON OPEN SPACE:
- INDOOR CLUBHOUSE
- OUTDOOR POOL AMENITY WITH VARIOUS PROGRAMMING
- DOG PARK
- DOG WASH ROOM
- BICYCLE REPAIR SHOP
- BICYCLE RACKS

PRIVATE OPEN SPACE:
- THE PRIVATE OPEN SPACE SHALL BE DEFINED AS THE UNIT PATIOS AND THE UNIT BALCONIES. REFER TO ARCHITECTURAL PLANS FOR PRIVATE OPEN SPACE.

LANDSCAPE PLAN INFORMATION

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PLANT MATERIALS LEGEND

Botanical Name
Common Name

Trees	Size
Acacia aneura Mulga Acacia	24" BOX
Olea europea "Wilsonii" Wilson Olive	36" BOX
Phoenix dactylifera 18'-0" TO BOTTOM OF PINEAPPLE Date Palm	1"
Pistacia lentiscus Mastic Tree	15 gal.
Quercus virginiana 'Cathedral' Oak	24" box

Extra Large Shrubs	Size
Cordia Boissieri Anachuita	5 gal.
Dodonea viscosa Hopbush	5 gal.
Nerium oleander 'Petitie Pink' Pink Oleander	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Large Shrubs	**Size**
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.
Medium Shrubs	**Size**
Eremophila glabra spp. caranosa-Winter Blaze Winter Blaze	5 gal.
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ALTA CHANDLER AT THE PARK

Preliminary Landscape Plan

Plan Scale 1:30'
Date:10-02-2020

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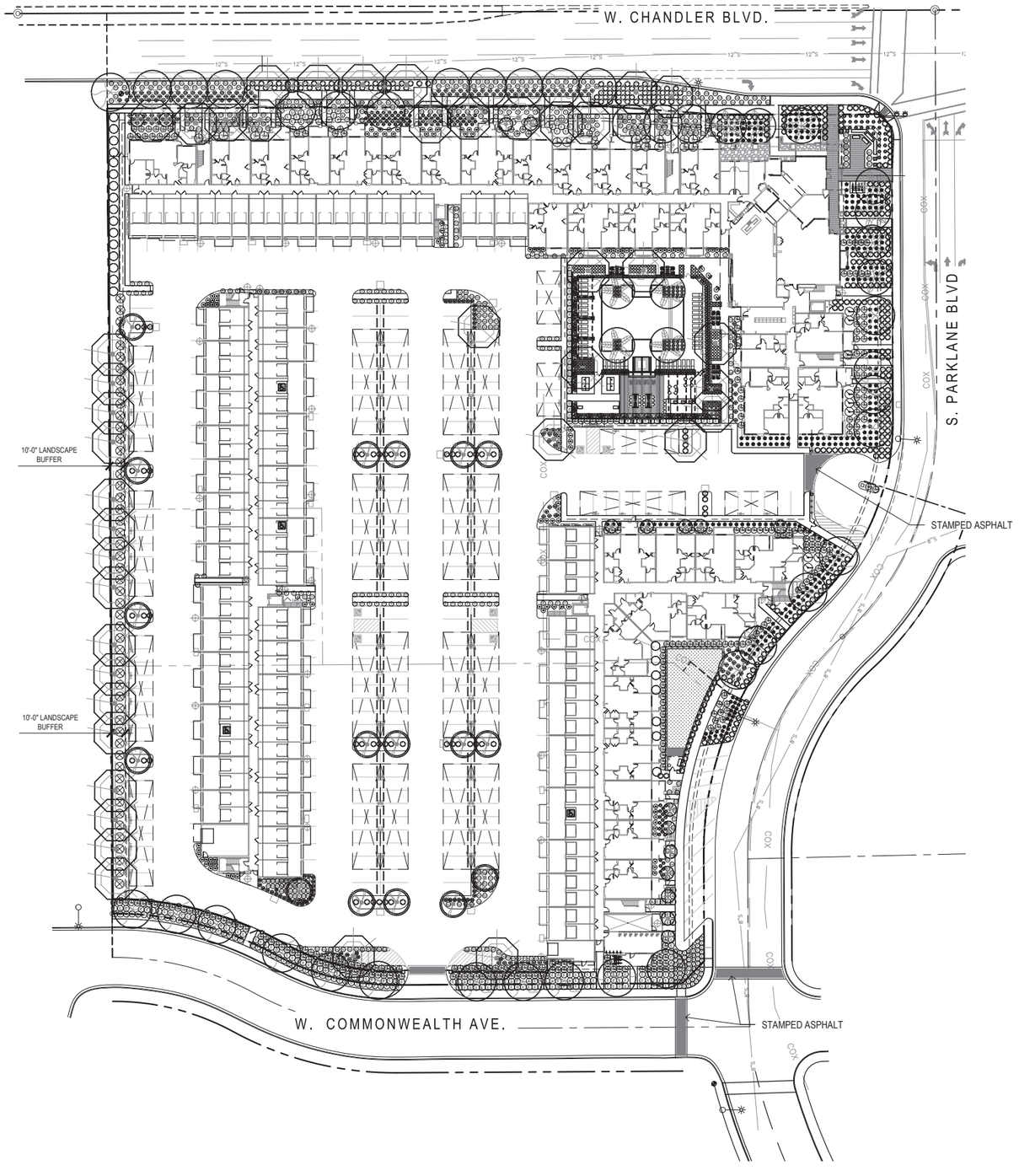

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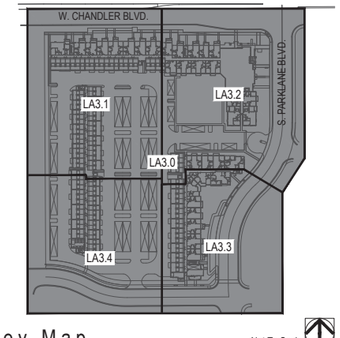

Key Map Not To Scale

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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
10.02.2020
ARIZONA, USA
EXP. 12-31-21

Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chnaler, AZ
Overall Planting Plan

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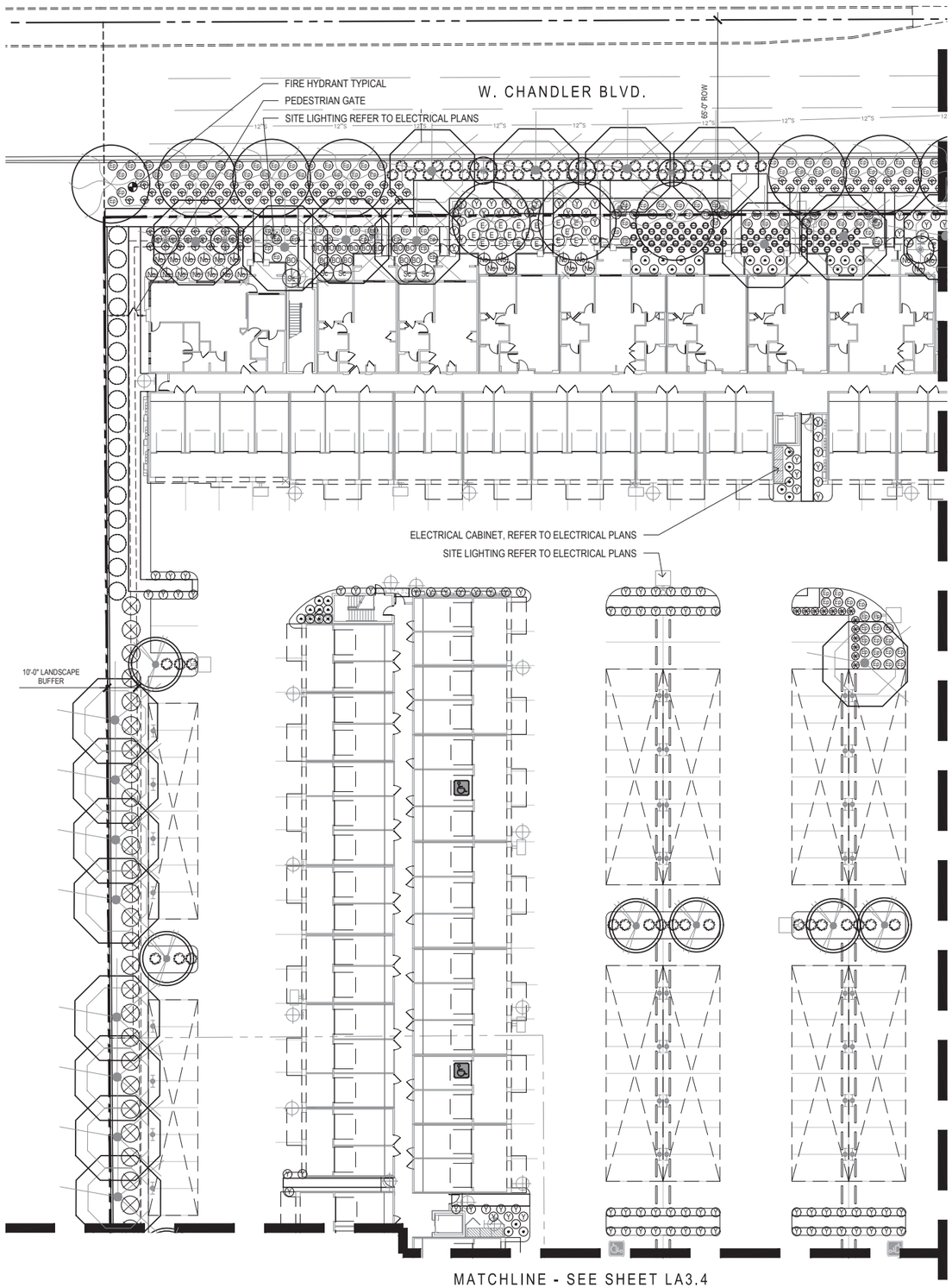

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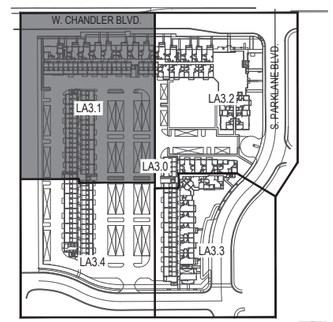

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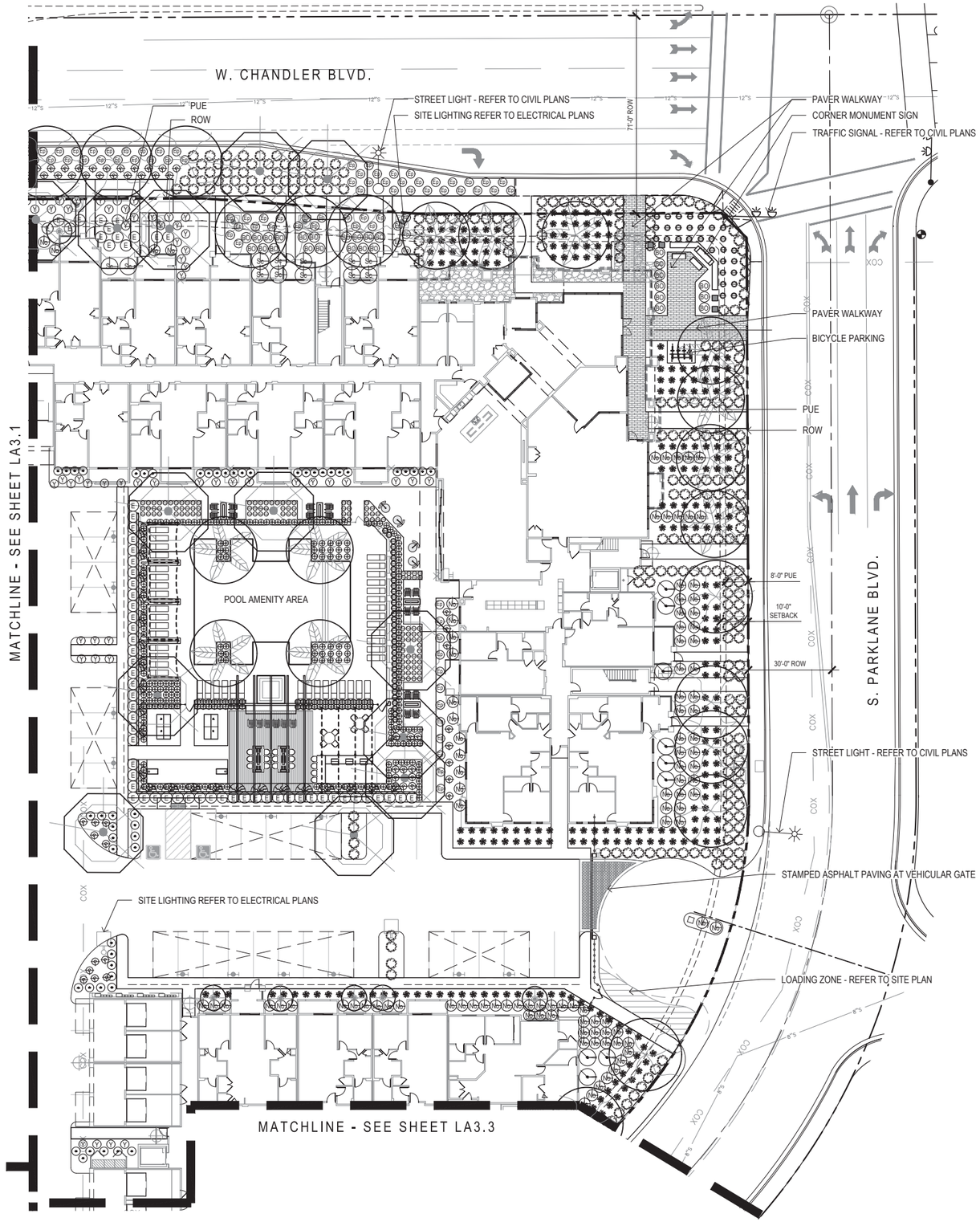

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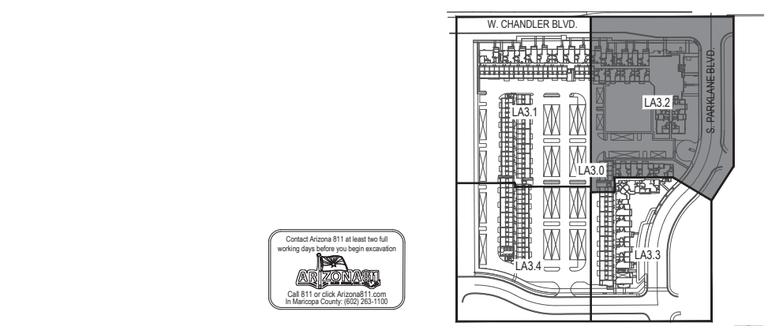

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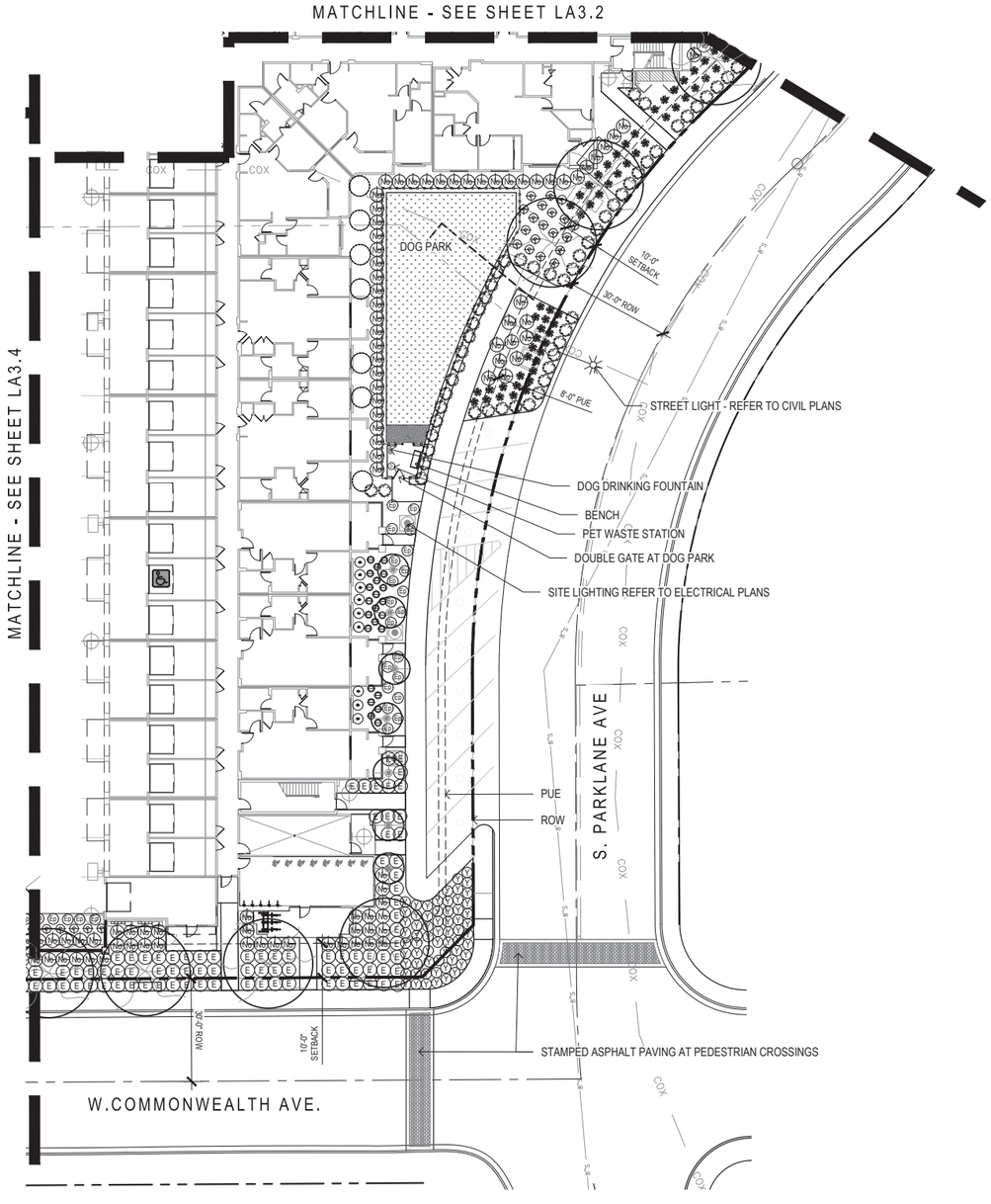

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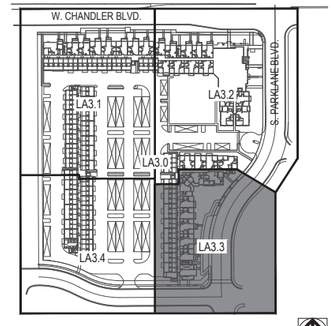

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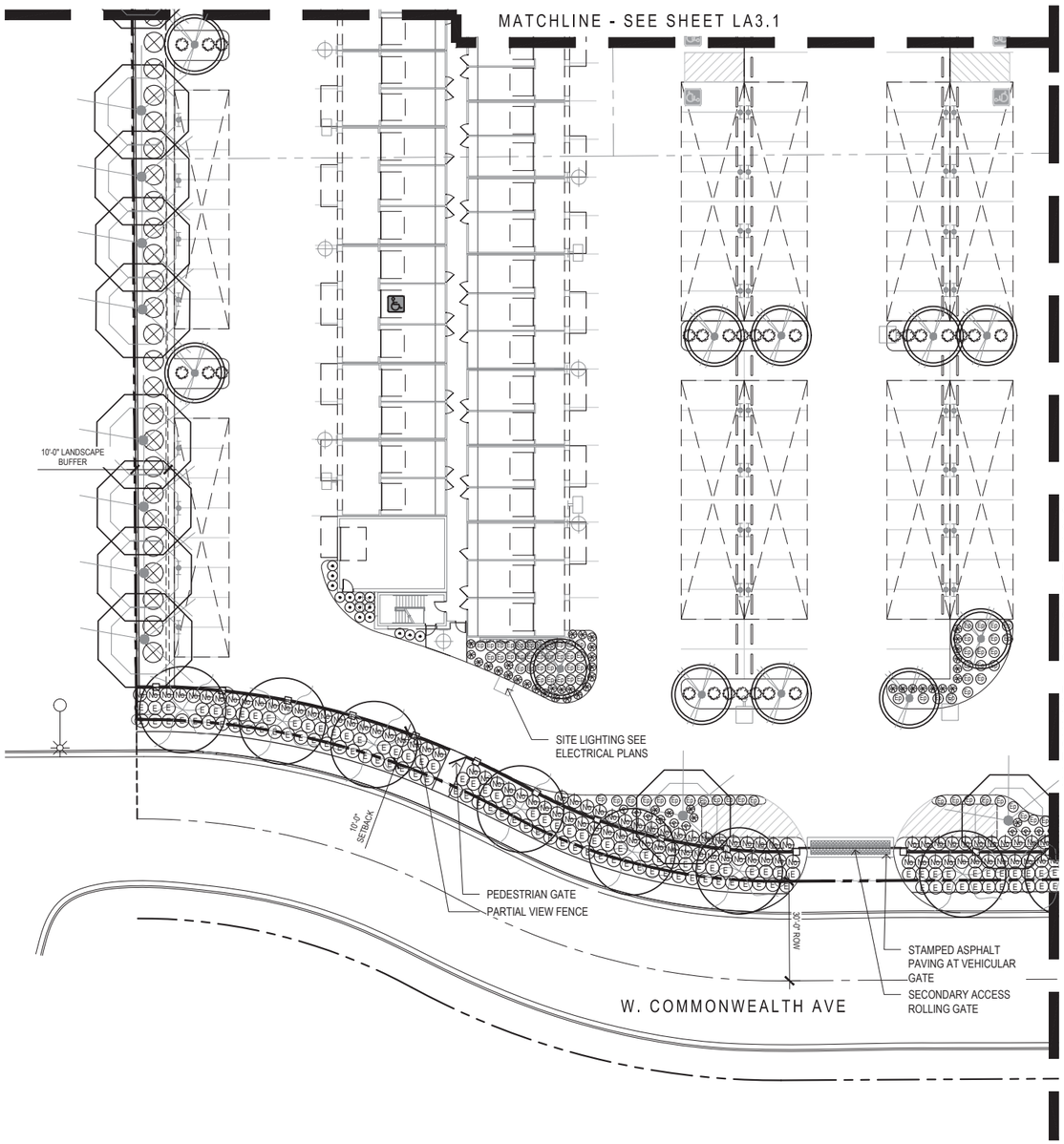

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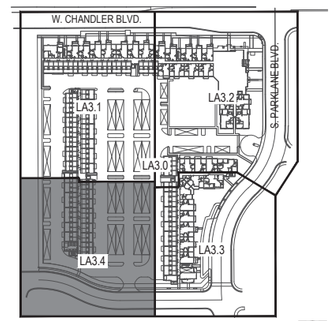
20' 40' 60'



Key Map

Not To Scale

AB LA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
02.07.2020
ARIZONA, U.S.A.
EXP. 12-31-21

Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chnaler, AZ

Planting Plan

WOOD PARTNERS
8777 e. via de ventura, suite 201
scottsdale, az. 85258

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Revisions
1
2
3

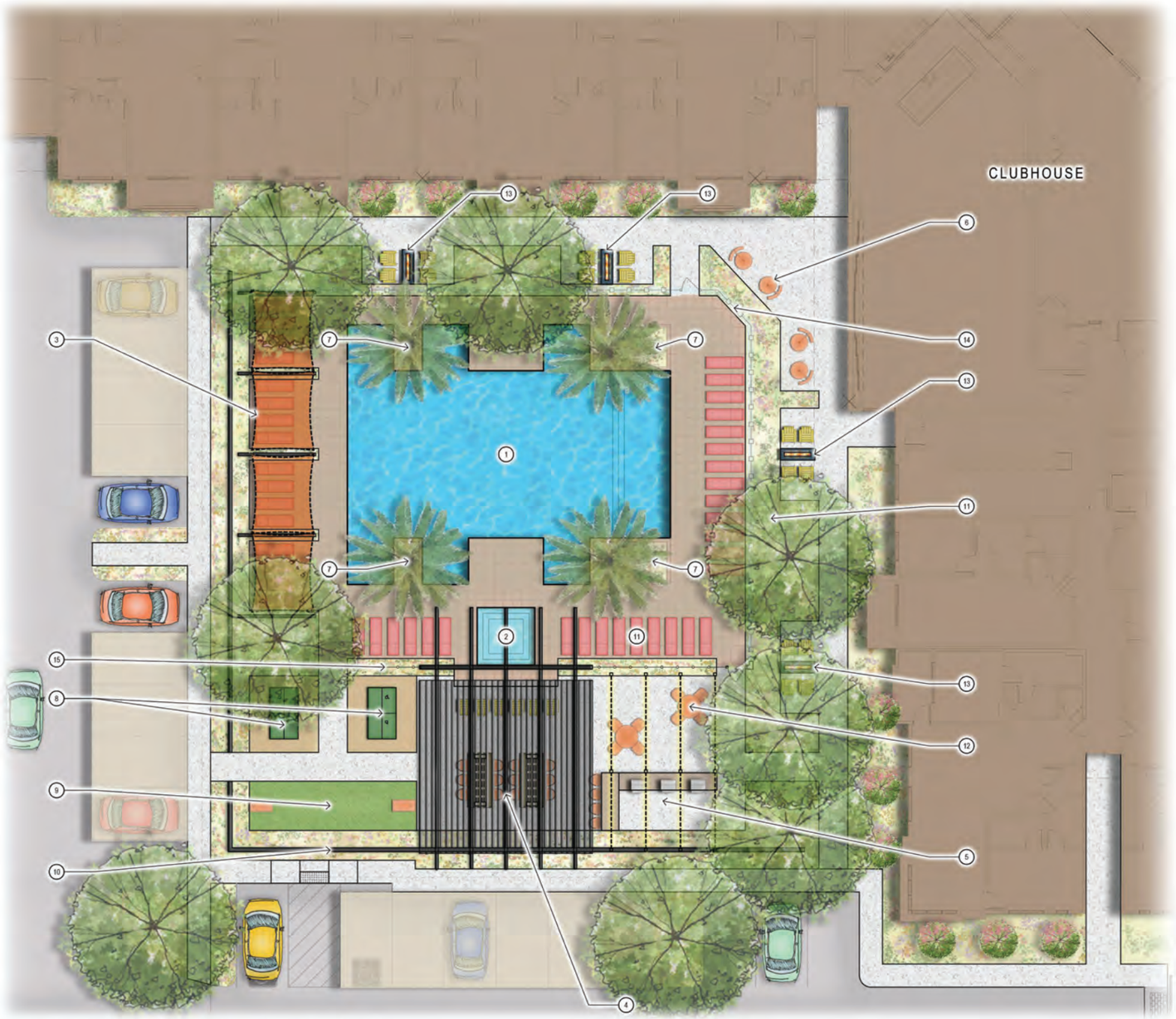
Issued for
■ Design Dev. 10.02.2020
☐ Progress
☐ City Submittal
☐ Bid Set
☐ Construction

Title: Planting Plan
Date Issued: 10.02.2020
Scale: 1" = 20'-0"
Drawn By: CH, CR
Checked By: AB
Project Number:

Permit Number:

Sheet Number
LA3.4

EXHIBIT 5



KEYNOTES

1. POOL
2. SPA
3. CABANAS
4. RAMADA WITH OUTDOOR SEATING
5. OUTDOOR KITCHEN WITH FESTOON LIGHTS
6. PASSIVE SEATING AND CIRCULATION
7. PALM TREE PLANTERS
8. PING PONG
9. BEAN BAG
10. THEME WALL
11. LOUNGE SEATING
12. DINING AREA
13. FIRE PIT
14. GLASS POOL BARRIER
15. METAL POOL BARRIER

WOOD PARTNERS

ALTA CHANDLER AT THE PARK

AMENITY PLAN

N
10' 20' 30'
Plan Scale 1 : 10 Date: 10-02-2020

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EXHIBIT 6

1 SOUTH ELEVATION
BUILDING #1

1B SOUTH ELEVATION
BUILDING #1

1A SOUTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL BALCONY RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. GARAGE DOOR
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EXTERIOR COLOR SCHEME 1:

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(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
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(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
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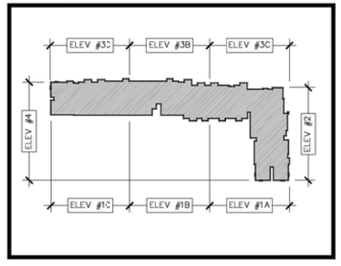

BUILDING 1 - EXTERIOR ELEVATIONS

biltform architecture

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SHEET NO:

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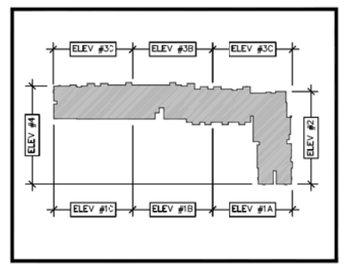

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BUILDING 1 - EXTERIOR ELEVATIONS

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2 EAST ELEVATION
BUILDING #1

1C SOUTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: (#)

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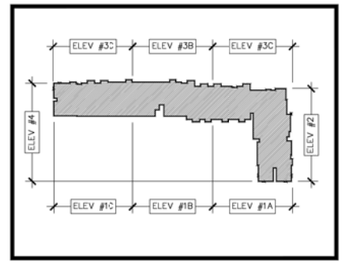

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BUILDING #1

1C SOUTH ELEVATION
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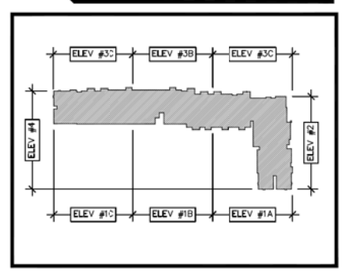

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BUILDING 1 - EXTERIOR ELEVATIONS

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3 NORTH ELEVATION
BUILDING #1

3B NORTH ELEVATION
BUILDING #1

3A NORTH ELEVATION
BUILDING #1

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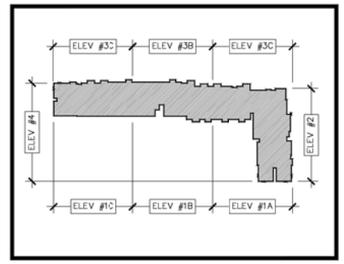

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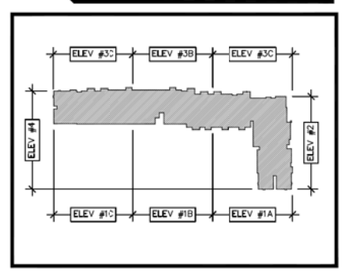
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

EXTERIOR COLOR SCHEME 1:

(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
(D) RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
(H) WINDOW/STOREFRONT /CARPORTS	WHITE



BUILDING 1 - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

ALTA CHANDLER AT THE PARK

Apartment Homes
CHANDLER ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.9

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4 WEST ELEVATION
BUILDING #1

3C NORTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL BALCONY RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. GARAGE DOOR
11. METAL RAILING
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FRAMED BALCONY
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STONE VENEER
16. LOW WALL
17. METAL GATE
18. FIBER CEMENT SIDING
19. METAL CANOPY, PAINTED
20. BRICK VENEER
21. METAL GATE/ENCLOSURE FOR FULLY SCREENED ELECTRICAL EQUIPMENT

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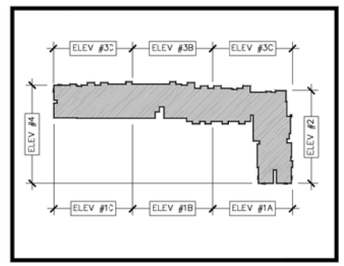

BUILDING 1 - EXTERIOR ELEVATIONS

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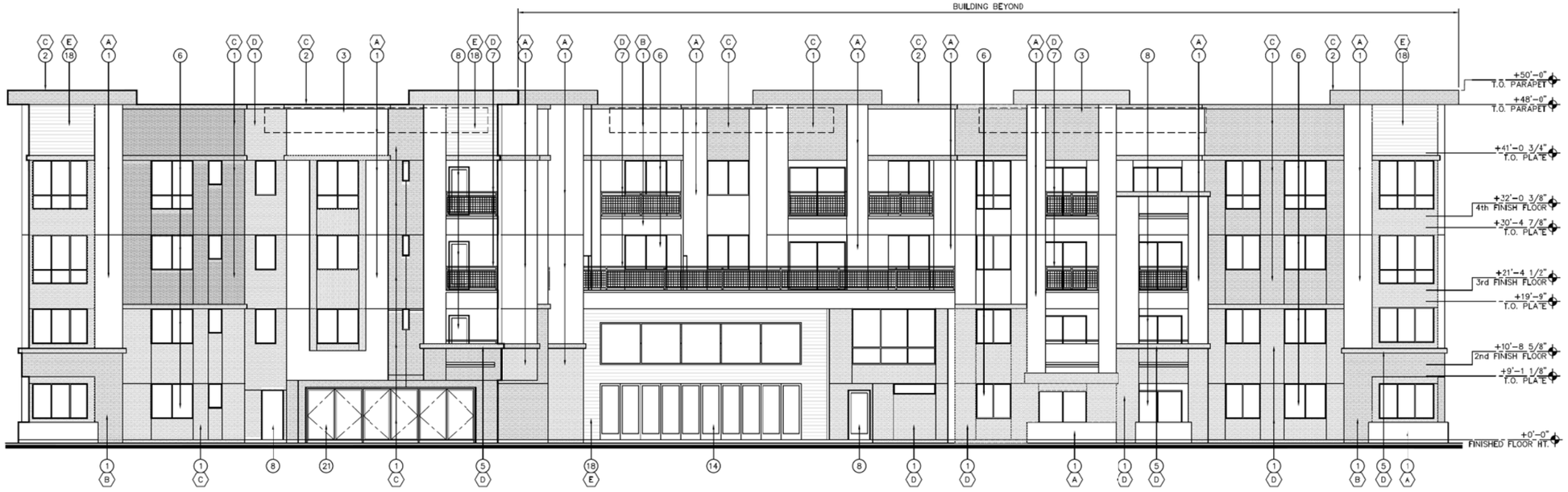

4 WEST ELEVATION
BUILDING #1

3C NORTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL BALCONY RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
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17. METAL GATE
18. FIBER CEMENT SIDING
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20. BRICK VENEER
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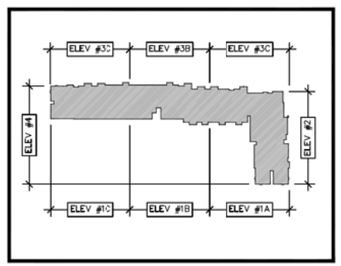

BUILDING 1 - EXTERIOR ELEVATIONS

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SHEET NO:

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1 EAST ELEVATION
BUILDING #2

B EAST ELEVATION
BUILDING #2

A EAST ELEVATION
BUILDING #2

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
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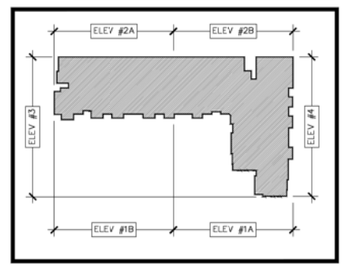

biltform architecture
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SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING 2 - EXTERIOR ELEVATIONS

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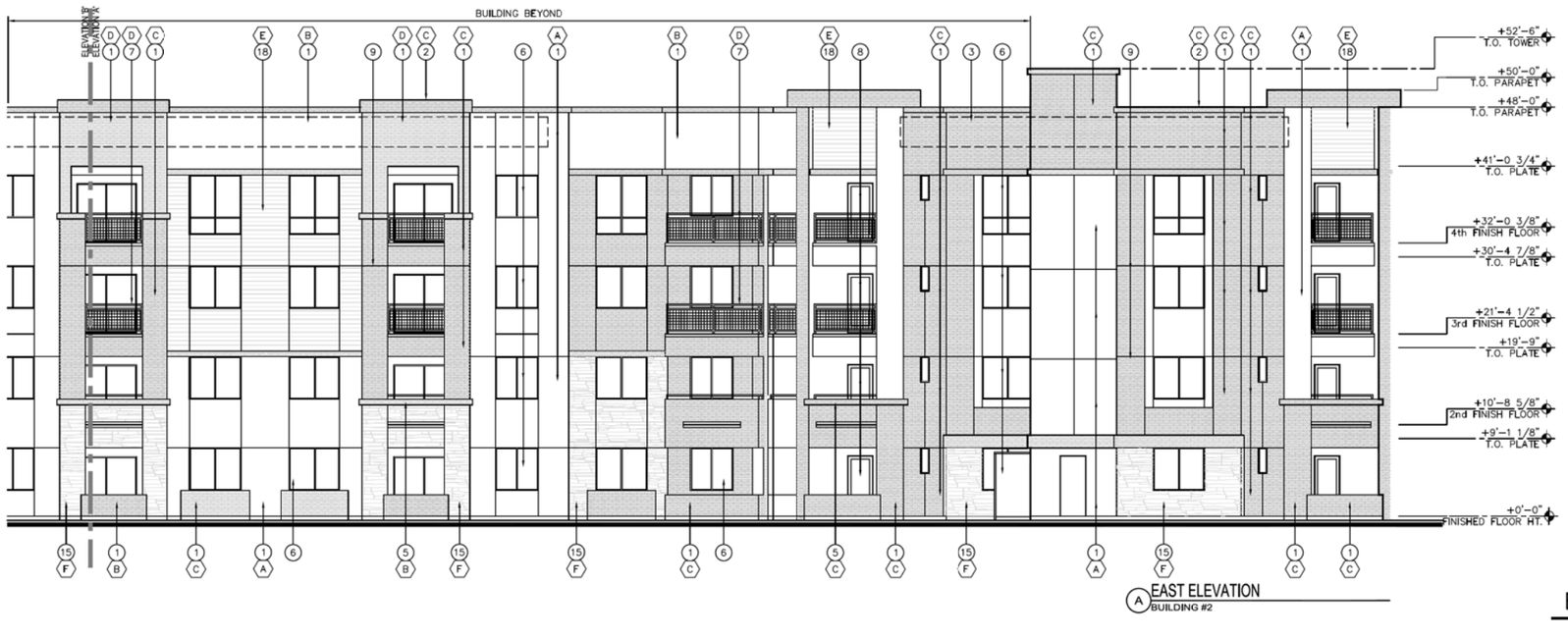
1 EAST ELEVATION
BUILDING #2

B EAST ELEVATION
BUILDING #2



A EAST ELEVATION
BUILDING #2

BUILDING 2 - EXTERIOR ELEVATIONS

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
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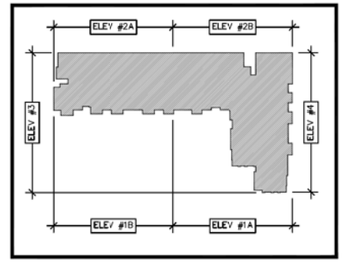

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SHEET NO:

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2 WEST ELEVATION
BUILDING #2

B WEST ELEVATION
BUILDING #2

A WEST ELEVATION
BUILDING #2

ELEVATION KEY NOTES: (#)

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2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
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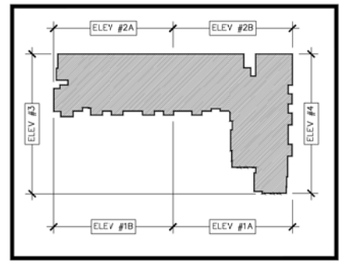

BUILDING 2 - EXTERIOR ELEVATIONS

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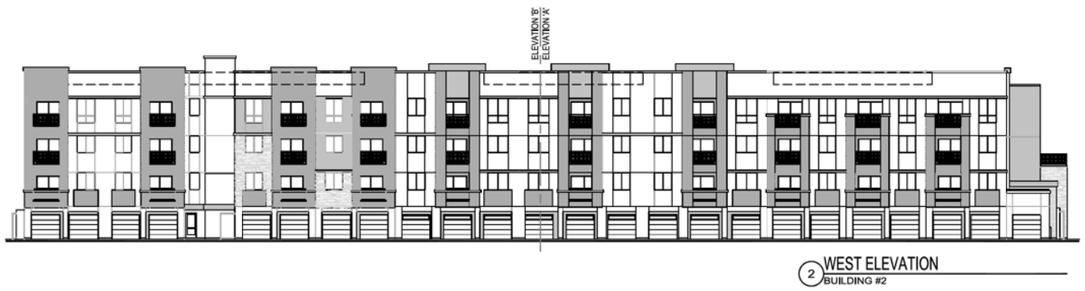

2 WEST ELEVATION
BUILDING #2

B WEST ELEVATION
BUILDING #2

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BUILDING #2

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2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL BALCONY RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. GARAGE DOOR
11. METAL RAILING
12. ALUMNUM STOREFRONT WINDOW SYSTEM
13. FRAMED BALCONY
14. ALUMNUM TELESCOPING DOOR SYSTEM
15. STONE VENEER
16. LOW WALL
17. METAL GATE
18. FIBER CEMENT SIDING
19. METAL CANOPY, PAINTED
20. BRICK VENEER
21. METAL GATE/ENCLOSURE FOR FULLY SCREENED ELECTRICAL EQUIPMENT

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EXTERIOR COLOR SCHEME 1:

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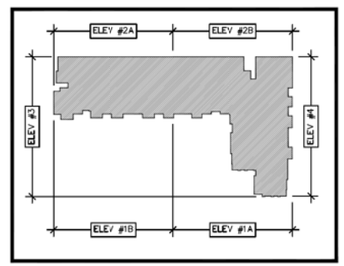
(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
(D) RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
(G) BRICK VENEER	SUMMIT FACE BRICK 702 TEIL CONCORDE
(H) WINDOW/STOREFRONT /CARPORTS	WHITE



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CHANDLER ARIZONA

WOOD PARTNERS
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PHONE: 480-607-0622

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SHEET NO:

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BUILDING 2 - EXTERIOR ELEVATIONS

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3 SOUTH ELEVATION
BUILDING #2

4 NORTH ELEVATION
BUILDING #2

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
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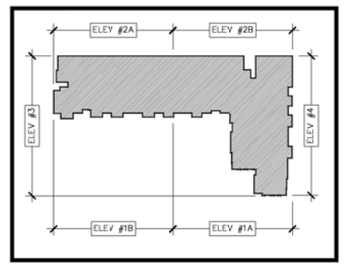

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BUILDING 2 - EXTERIOR ELEVATIONS

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3 SOUTH ELEVATION
BUILDING #2

4 NORTH ELEVATION
BUILDING #2

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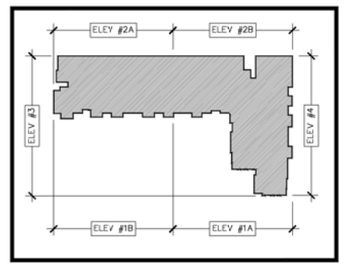

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BUILDING 2 - EXTERIOR ELEVATIONS

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1 EAST ELEVATION
BUILDING #3

B EAST ELEVATION
BUILDING #3

A EAST ELEVATION
BUILDING #3

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
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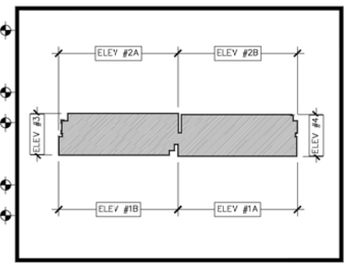

BUILDING 3 - EXTERIOR ELEVATIONS

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1 EAST ELEVATION
BUILDING #3

B EAST ELEVATION
BUILDING #3

A EAST ELEVATION
BUILDING #3

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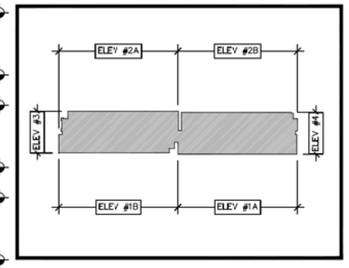

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2 WEST ELEVATION
BUILDING #3

B WEST ELEVATION
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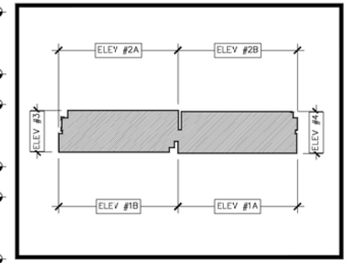

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7. METAL BALCONY RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. GARAGE DOOR
11. METAL RAILING
12. ALUMNUM STOREFRONT WINDOW SYSTEM
13. FRAMED BALCONY
14. ALUMNUM TELESCOPING DOOR SYSTEM
15. STONE VENEER
16. LOW WALL
17. METAL GATE
18. FIBER CEMENT SIDING
19. METAL CANOPY, PAINTED
20. BRICK VENEER
21. METAL GATE/ENCLOSURE FOR FULLY SCREENED ELECTRICAL EQUIPMENT

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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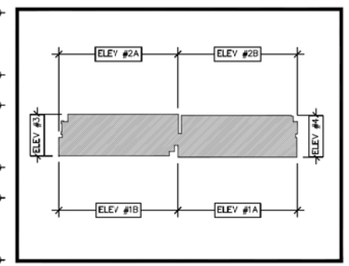
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

EXTERIOR COLOR SCHEME 1:

(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
(D) RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
(H) WINDOW/STOREFRONT /CARPORTS	WHITE



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WOOD PARTNERS
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SHEET NO:

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3 SOUTH ELEVATION
BUILDING #3

4 NORTH ELEVATION
BUILDING #3

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
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EXTERIOR COLOR SCHEME 1:

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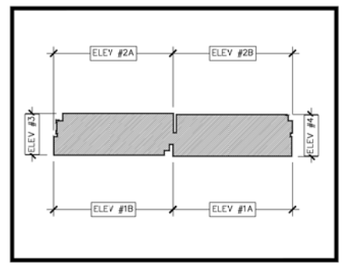
B MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
C DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
D RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H WINDOW/STOREFRONT /CARPORTS	WHITE



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BUILDING 3 - EXTERIOR ELEVATIONS

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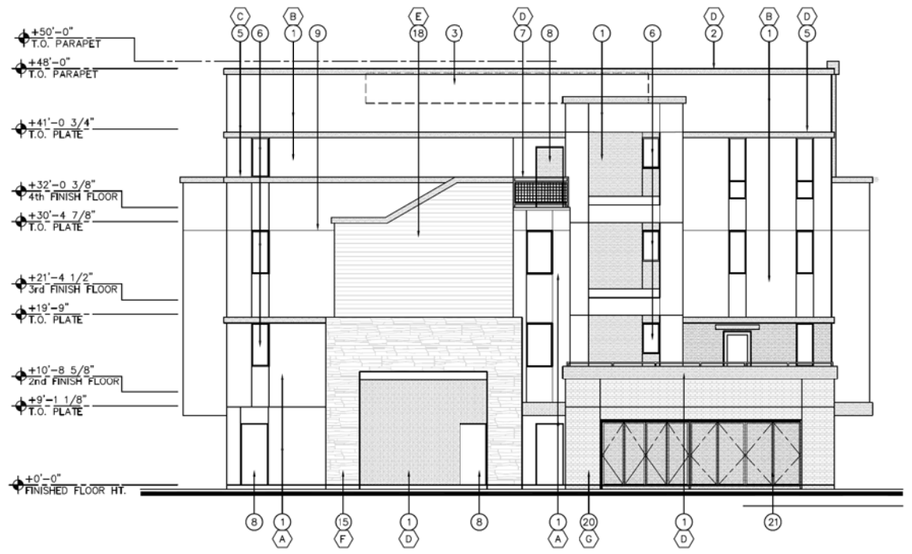
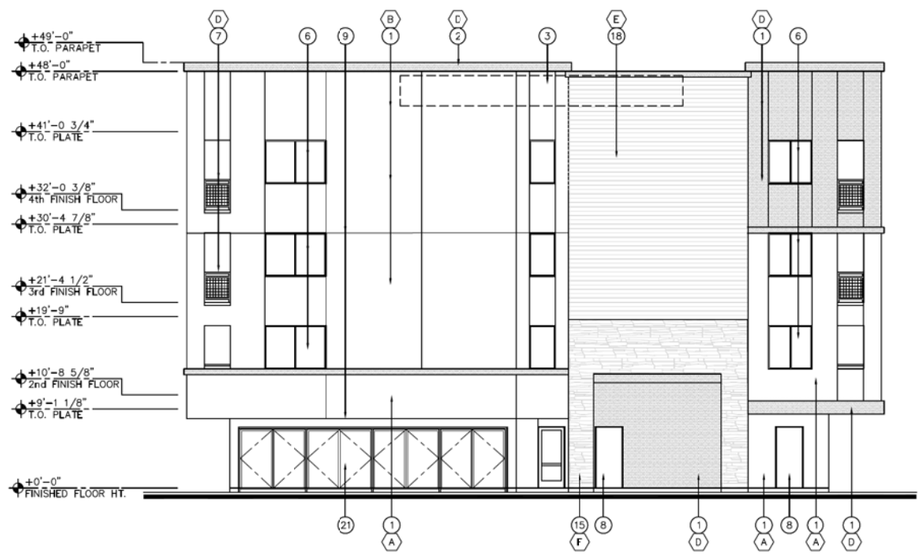


3 SOUTH ELEVATION
BUILDING #3



4 NORTH ELEVATION
BUILDING #3

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. FULLY SCREENED MECHANICAL UNITS BEYOND.
4. LIGHT FIXTURE
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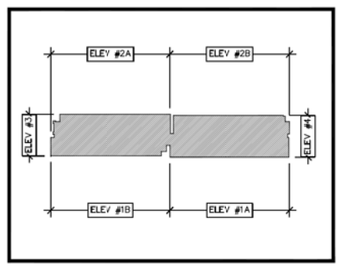

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SHEET NO:

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BUILDING 3 - EXTERIOR ELEVATIONS

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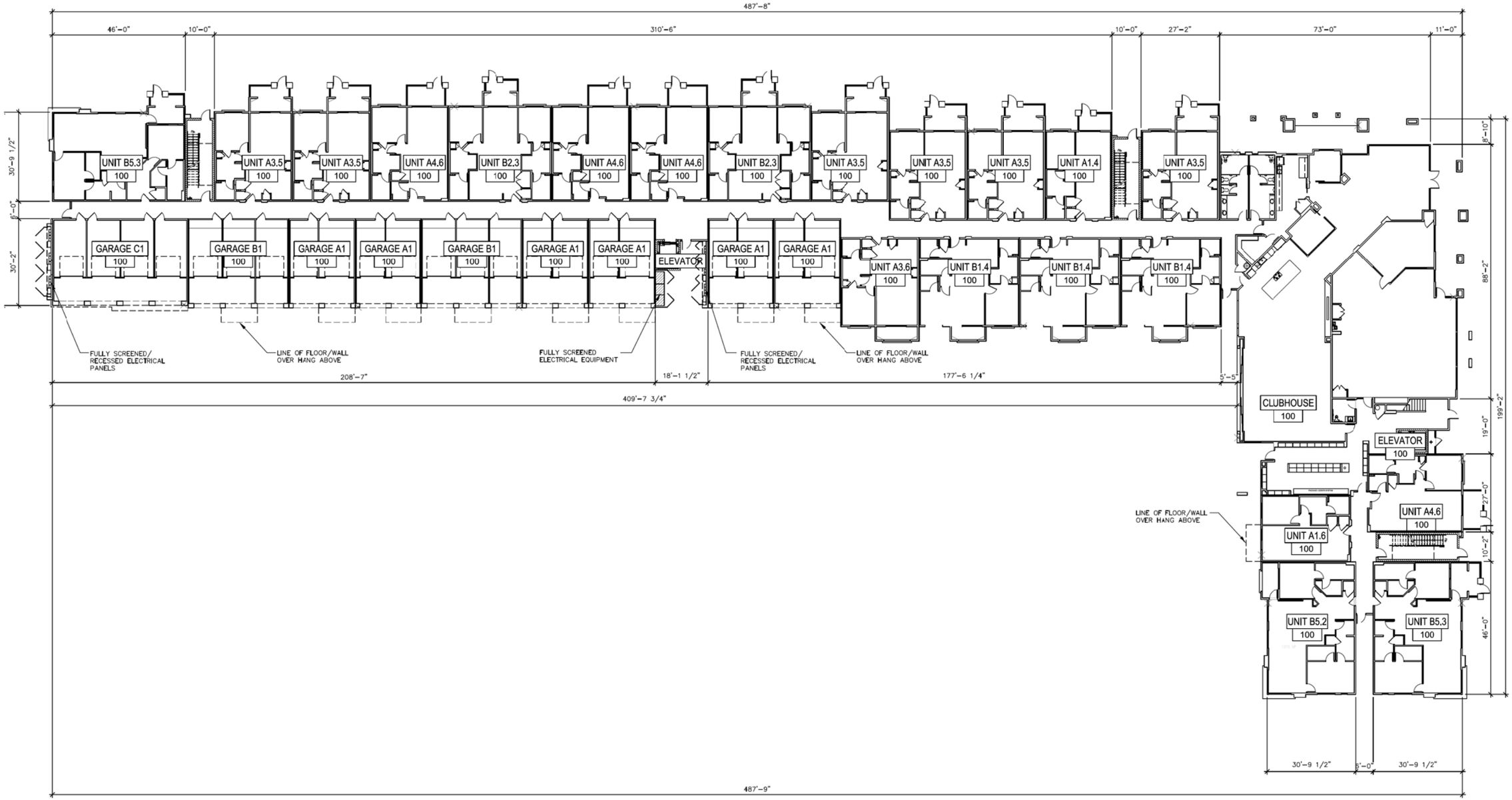
EXHIBIT 7



NORTH

BUILDING 1 - 1ST FLOOR PLAN

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10/02/2020

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JOB NO: 19-051
SCALE: 1/16" = 1'-0"
SHEET NO:

A3.1

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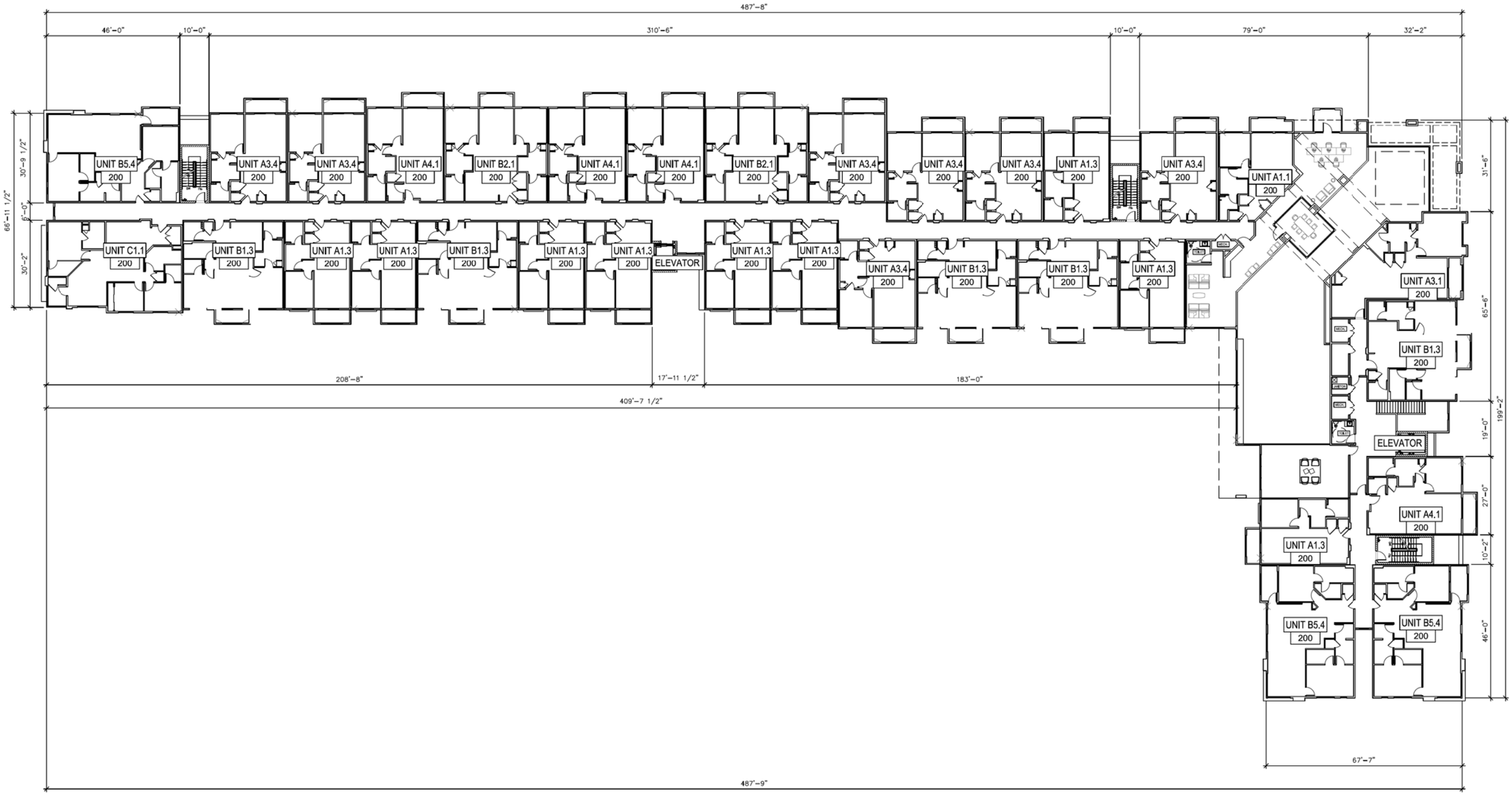

NORTH

BUILDING 1 - 2ND FLOOR PLAN

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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

A3.2

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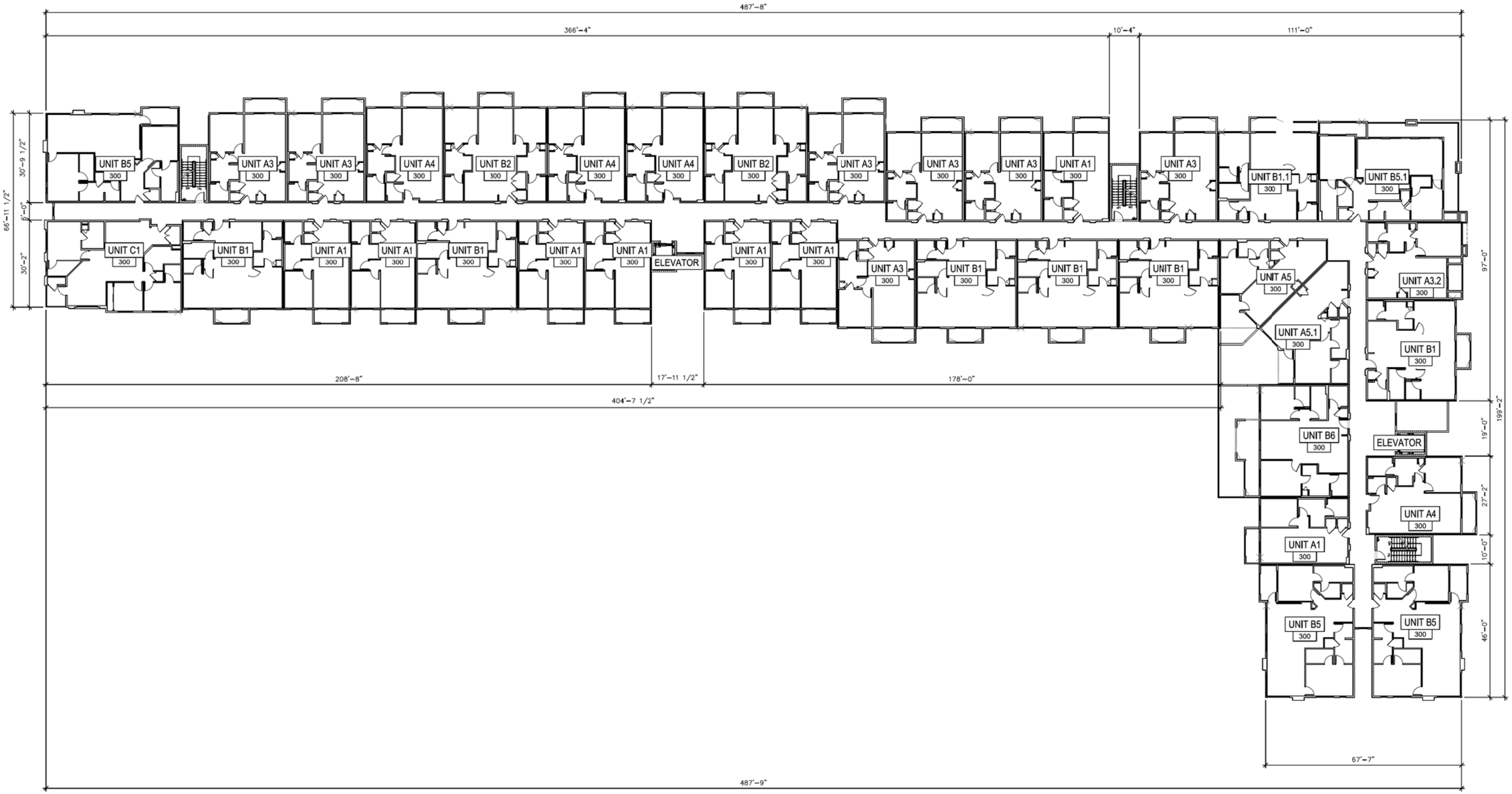

NORTH

BUILDING 1 - 3RD FLOOR PLAN

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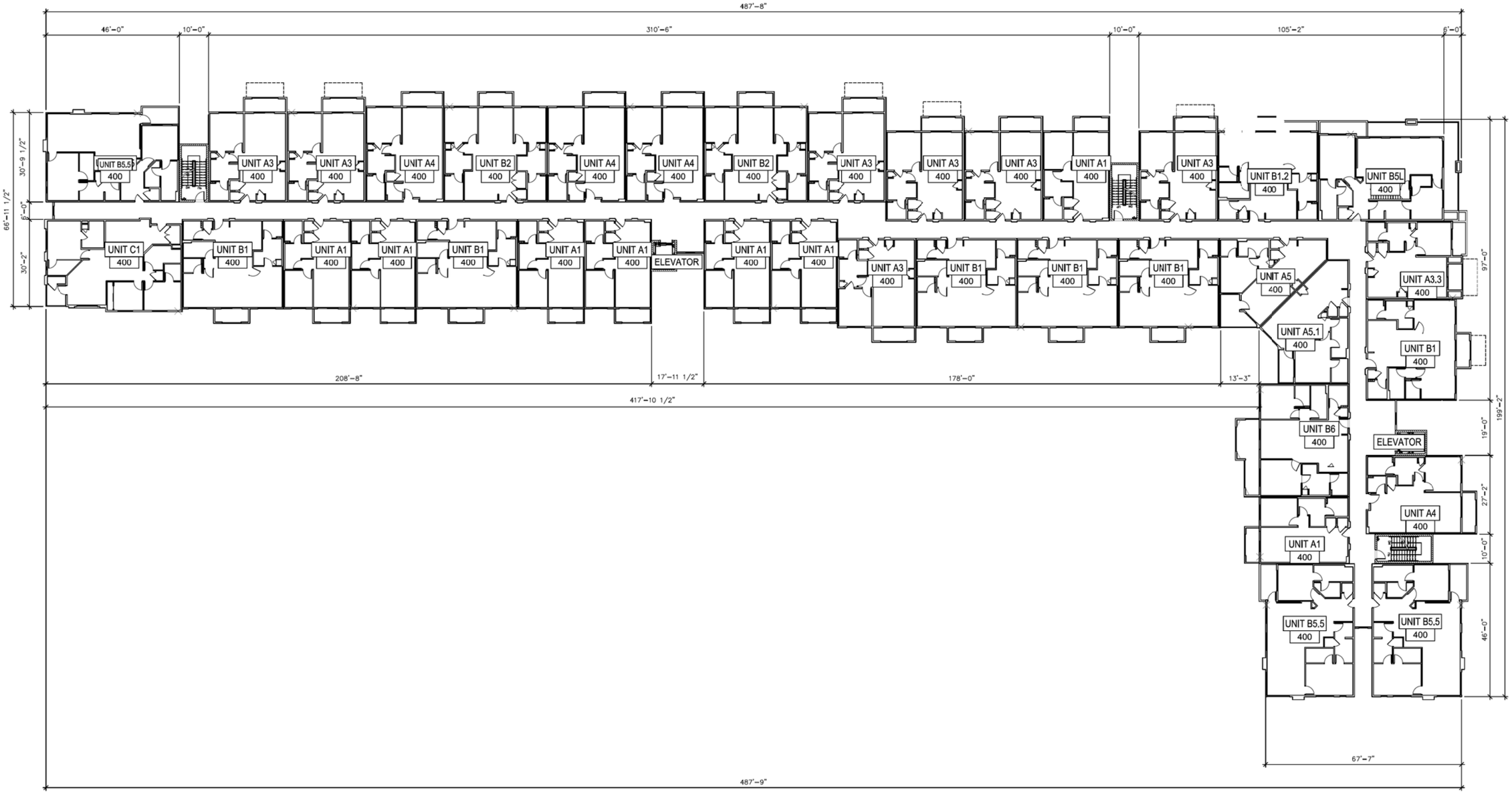

NORTH

BUILDING 1 - 4TH FLOOR PLAN

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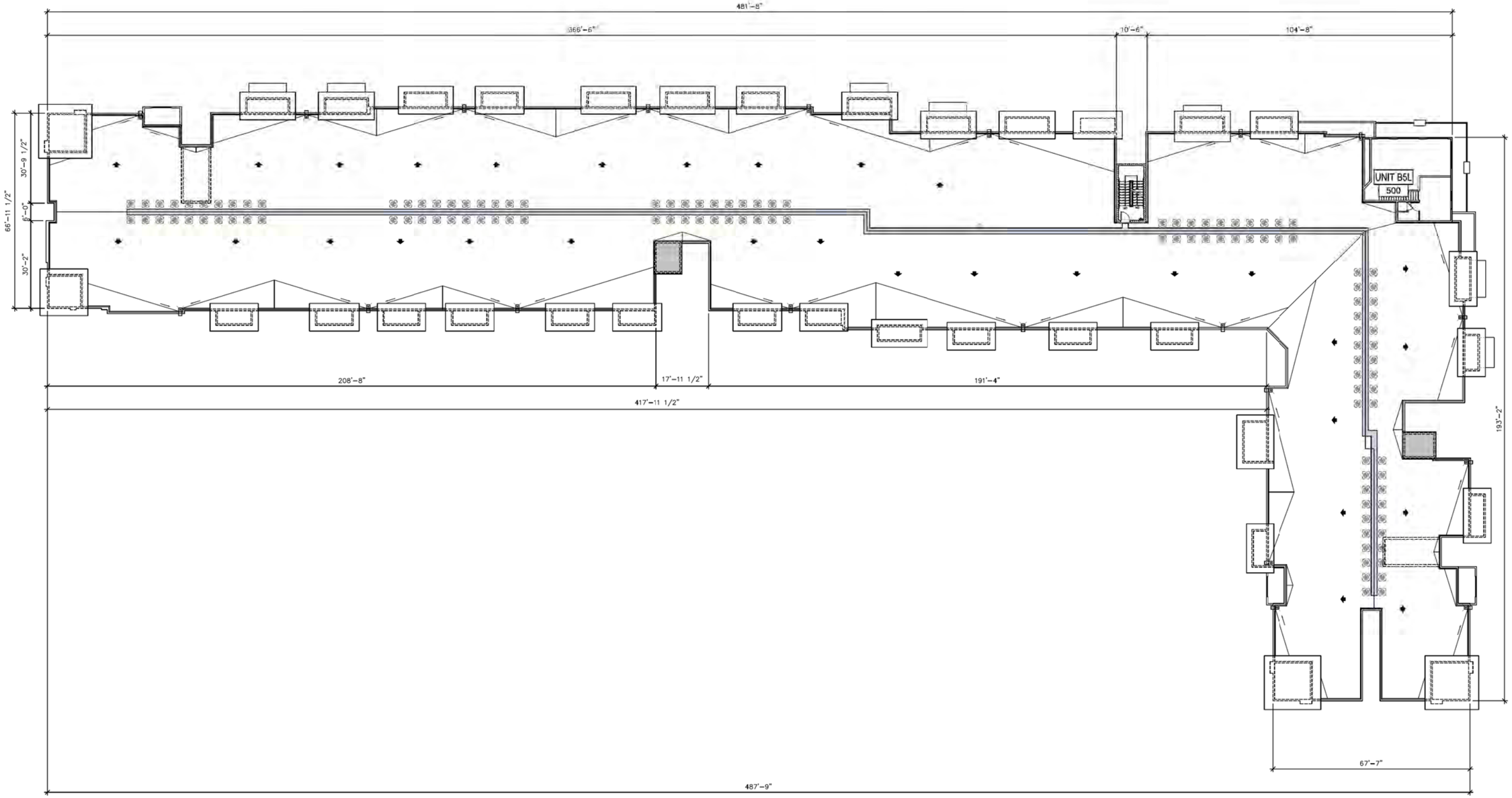

BUILDING 1 - 5TH FLOOR PLAN

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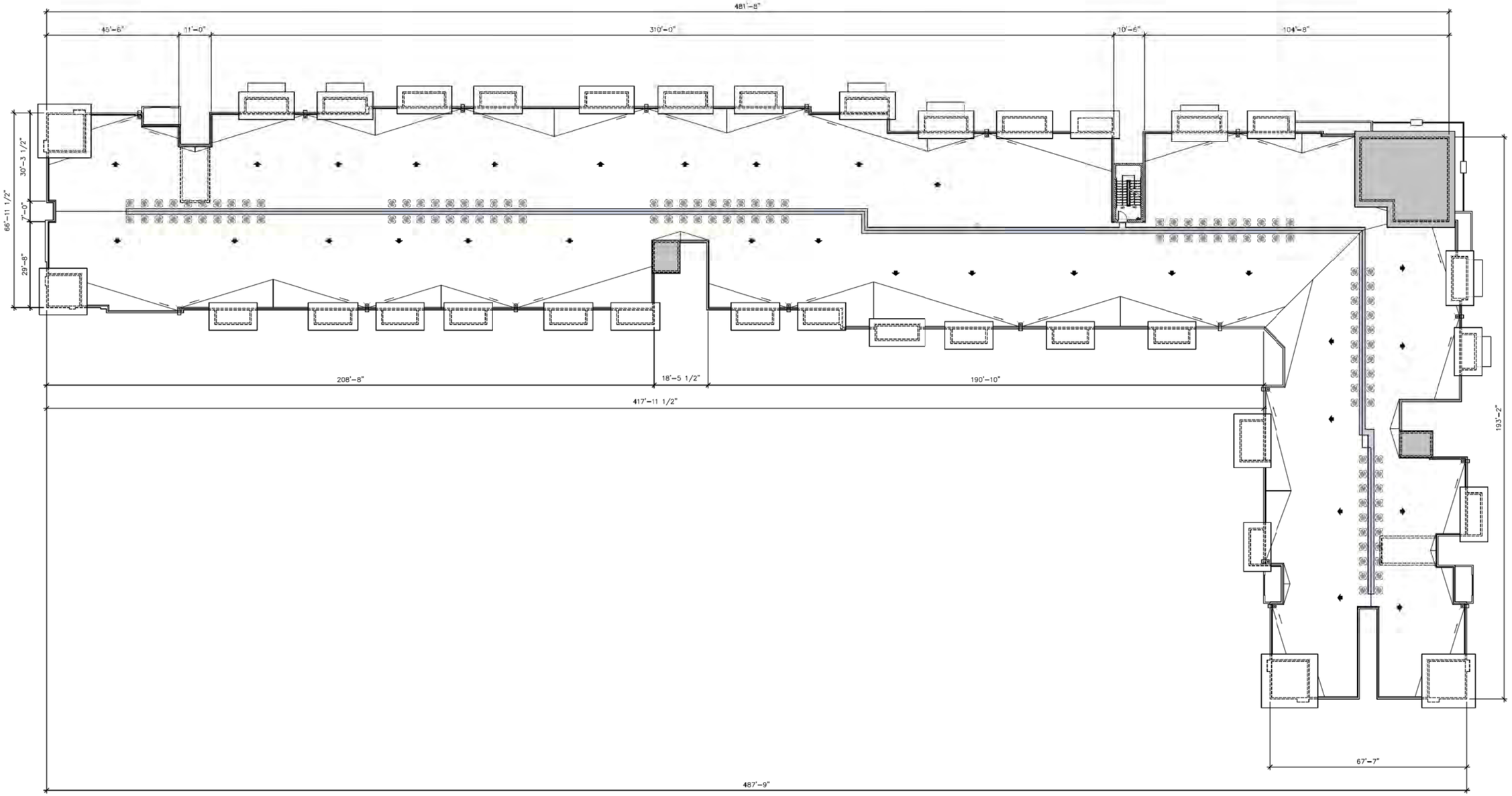

NORTH

BUILDING 1 - ROOF PLAN

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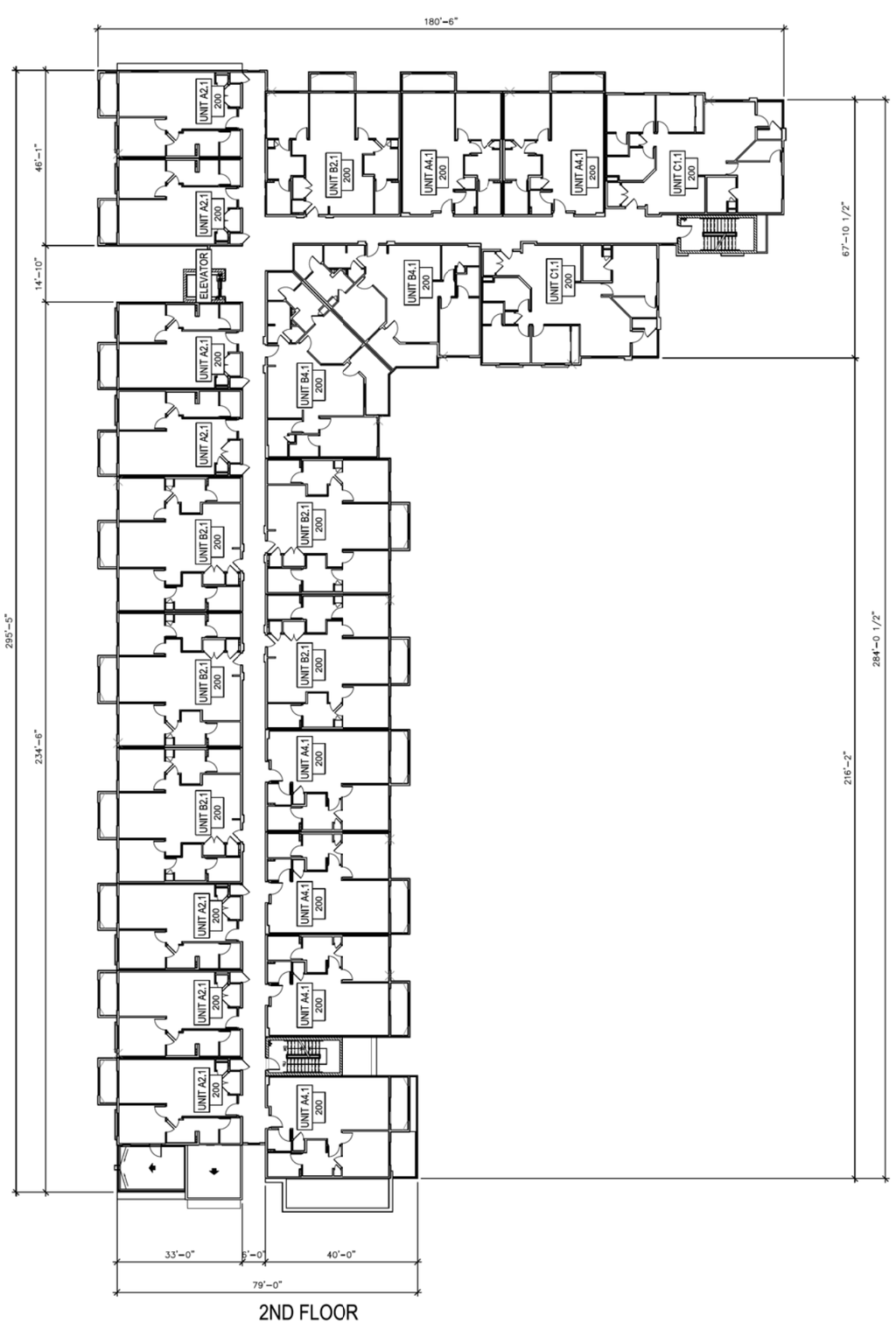
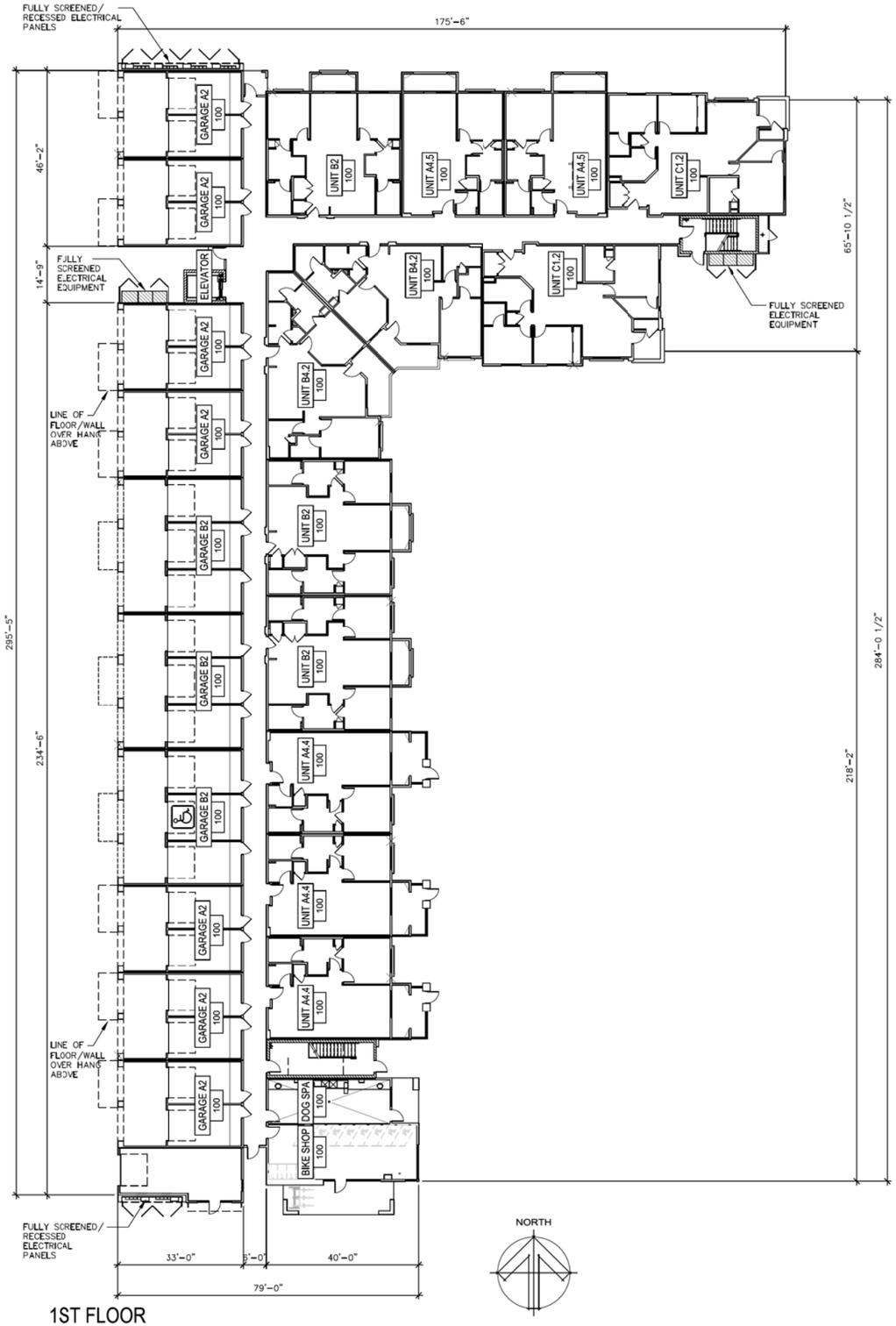


2ND FLOOR



1ST FLOOR

NORTH

BUILDING 2 - 1ST & 2ND FLOOR PLANS

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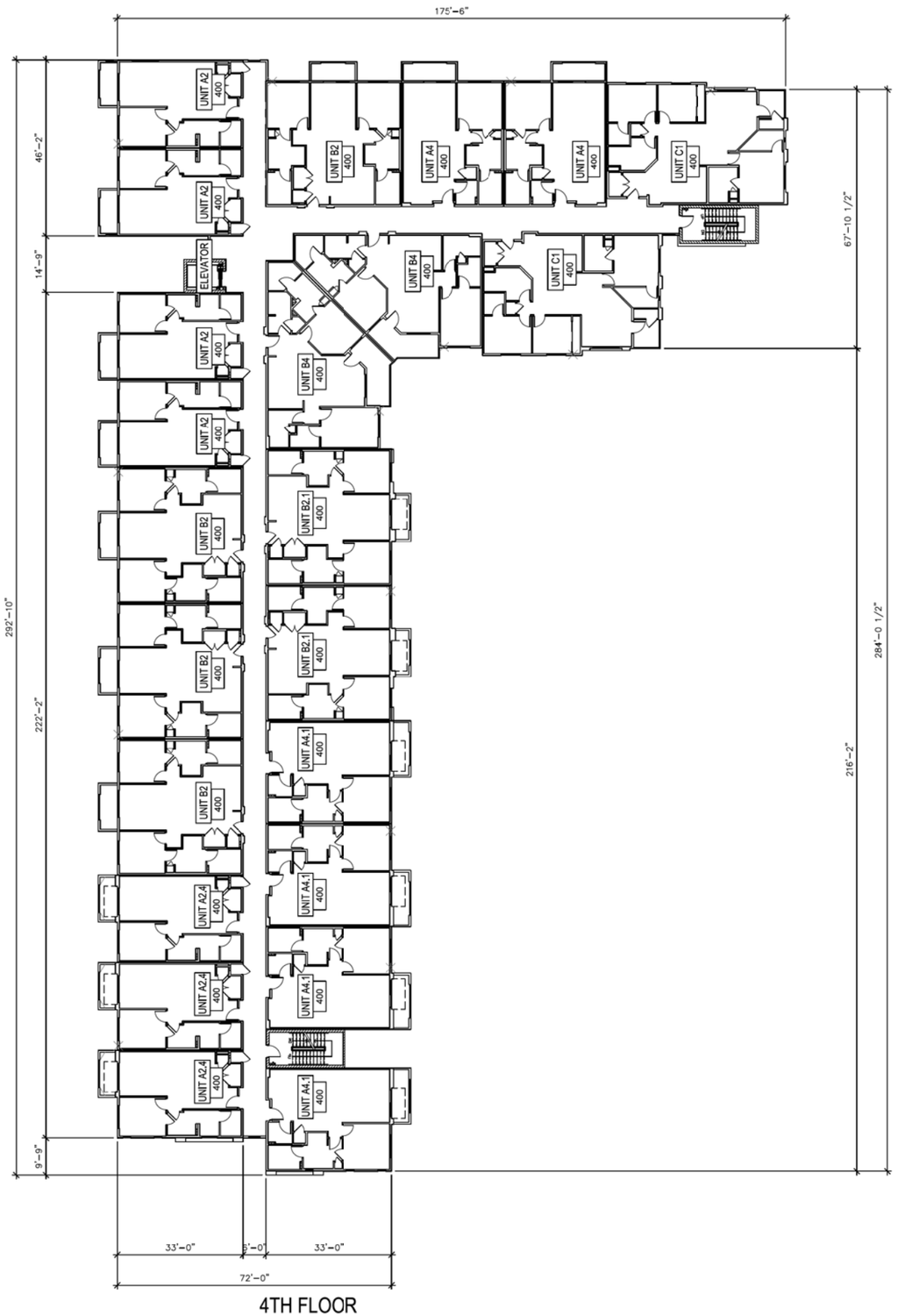
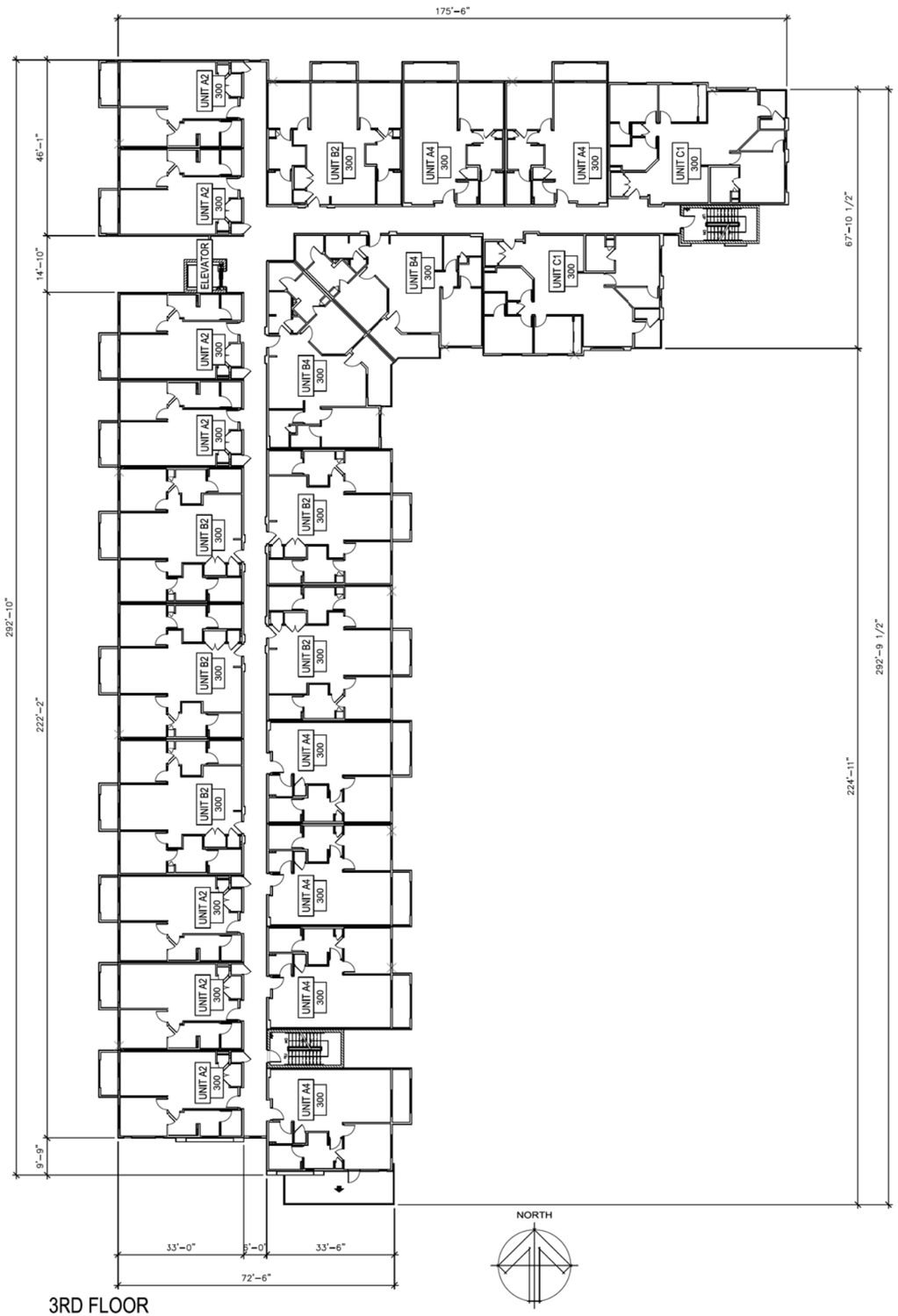


4TH FLOOR



3RD FLOOR

NORTH

BUILDING 2 - 3RD & 4TH FLOOR PLANS

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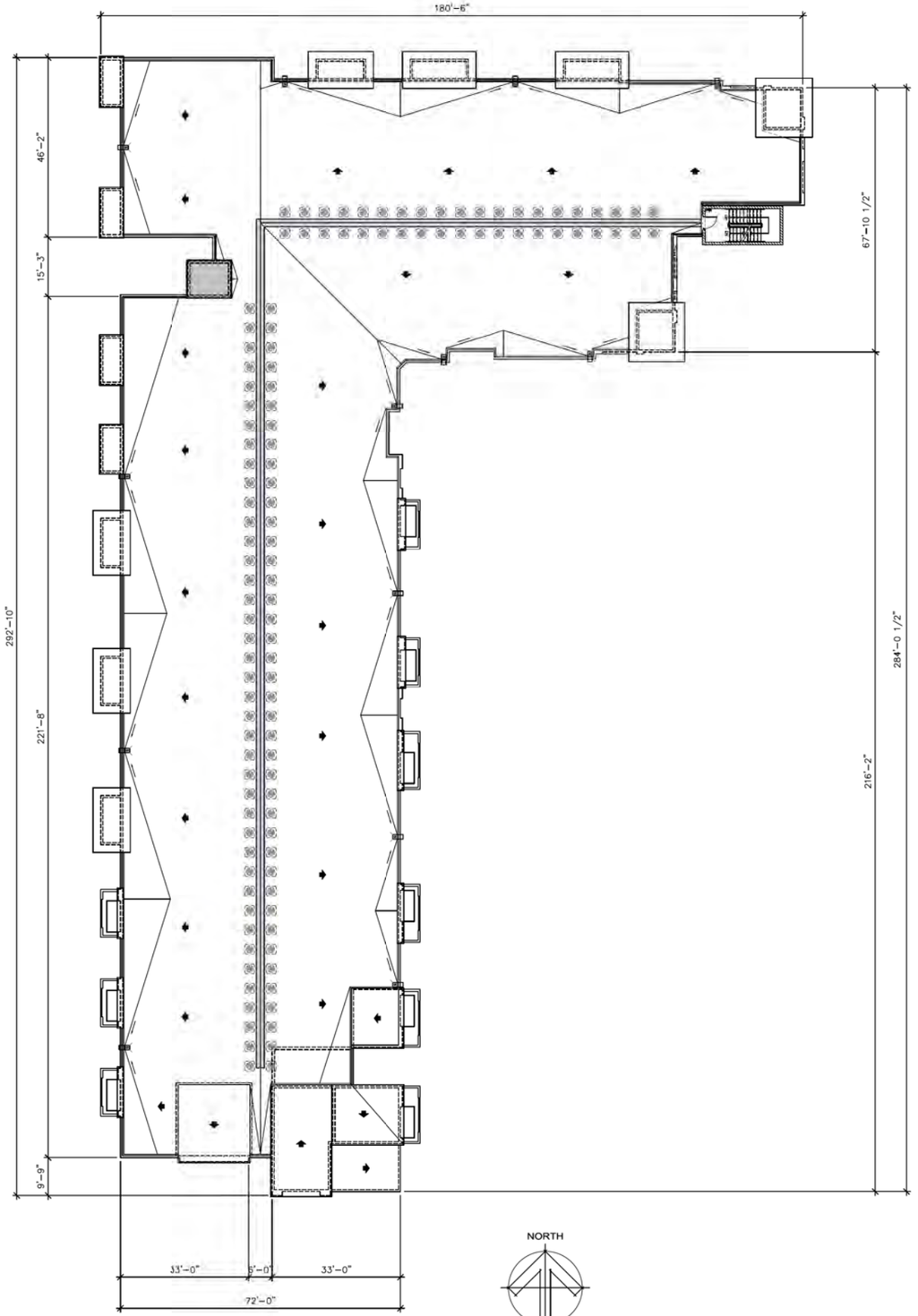

ROOF PLAN

BUILDING 2 - ROOF PLANS

biltform architecture

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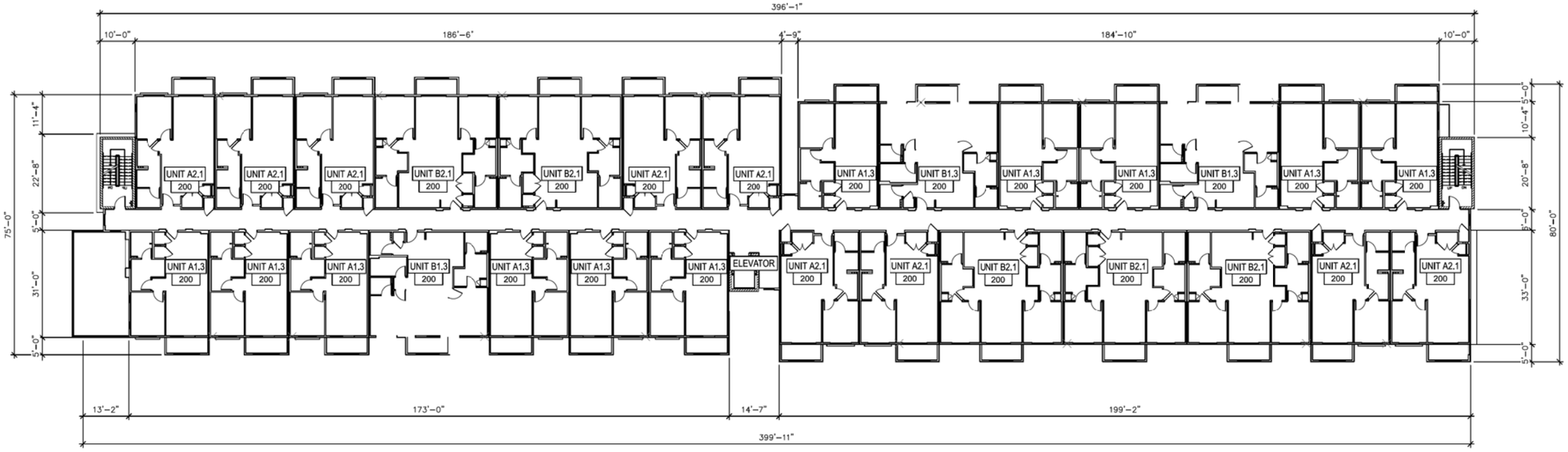
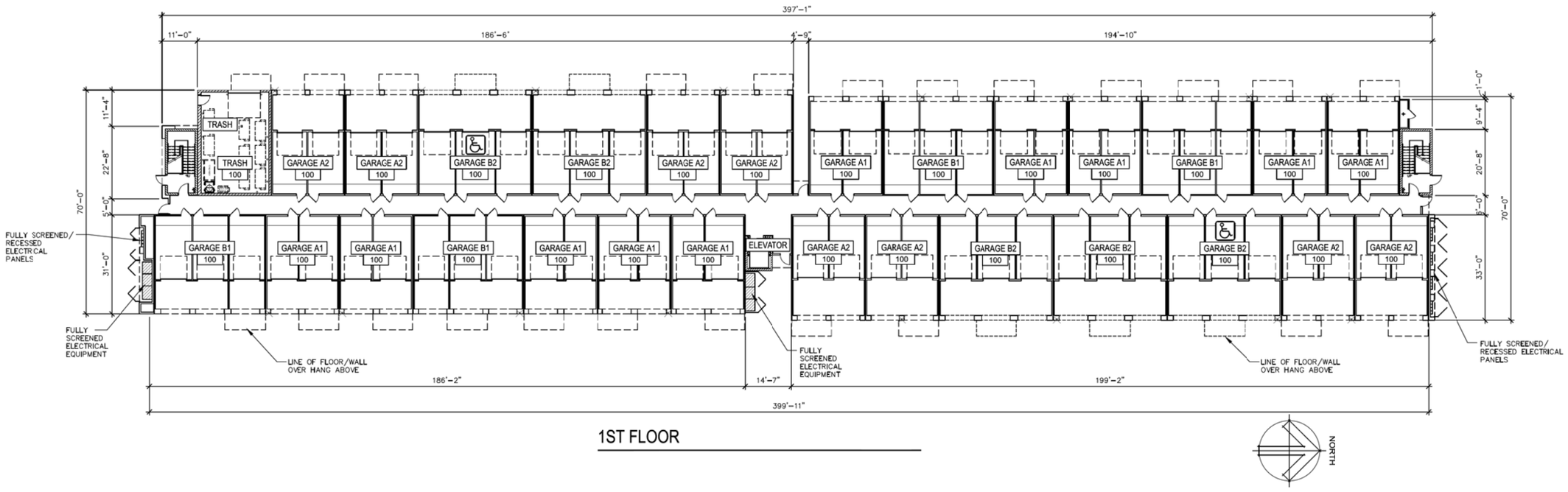


2ND FLOOR



1ST FLOOR

BUILDING 3 - 1ST & 2ND FLOOR PLANS

biltform architecture

biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

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ALTA CHANDLER AT THE PARK
Apartment Homes
CHANDLER ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

REZONE RESUBMITTAL 10/02/2020

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JOB NO: 19-051
SCALE: 1/16" = 1'-0"
SHEET NO:

A5.1

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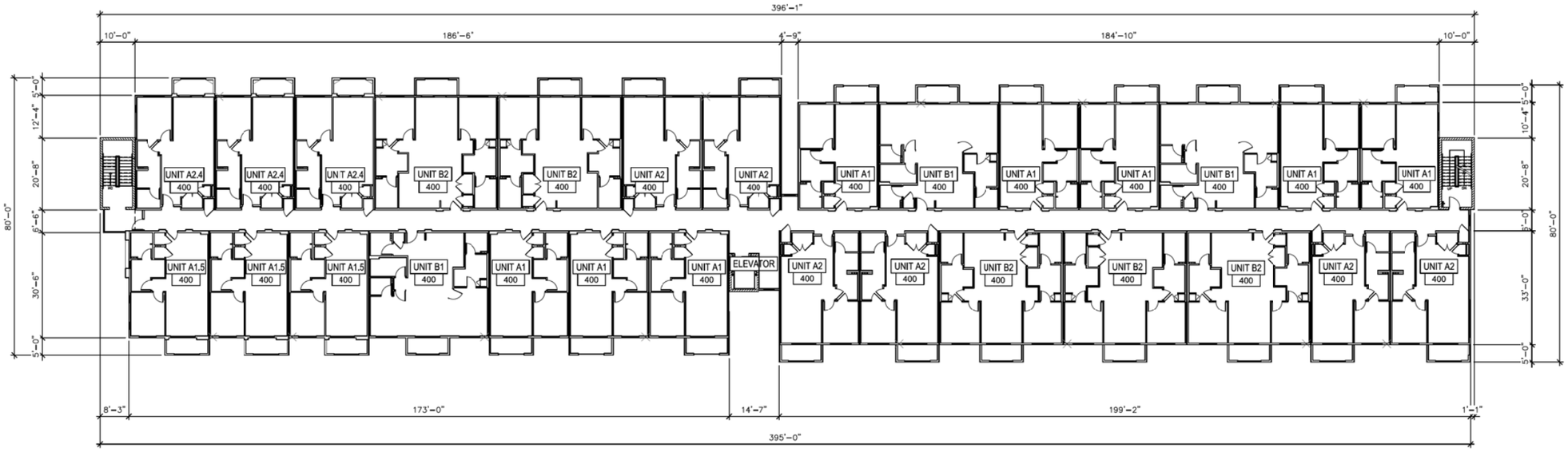
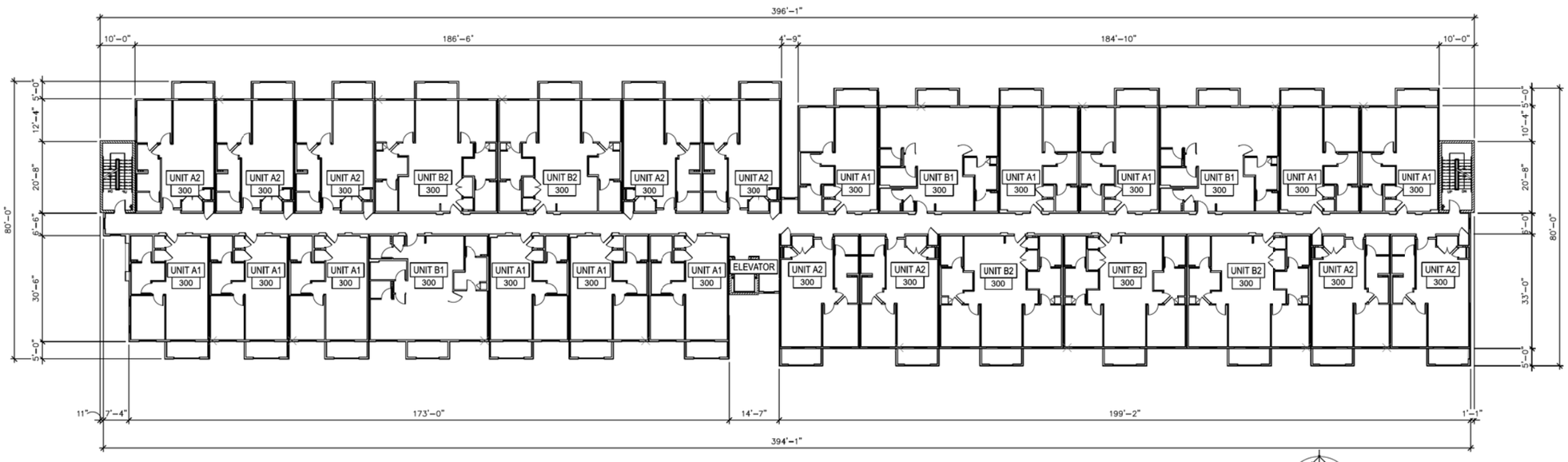


4TH FLOOR



3RD FLOOR

BUILDING 3 - 3RD & 4TH FLOOR PLANS

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biltform architecture group, LLC.
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JOB NO: 19-051
SCALE: 1/16" = 1'-0"
SHEET NO:

A5.2

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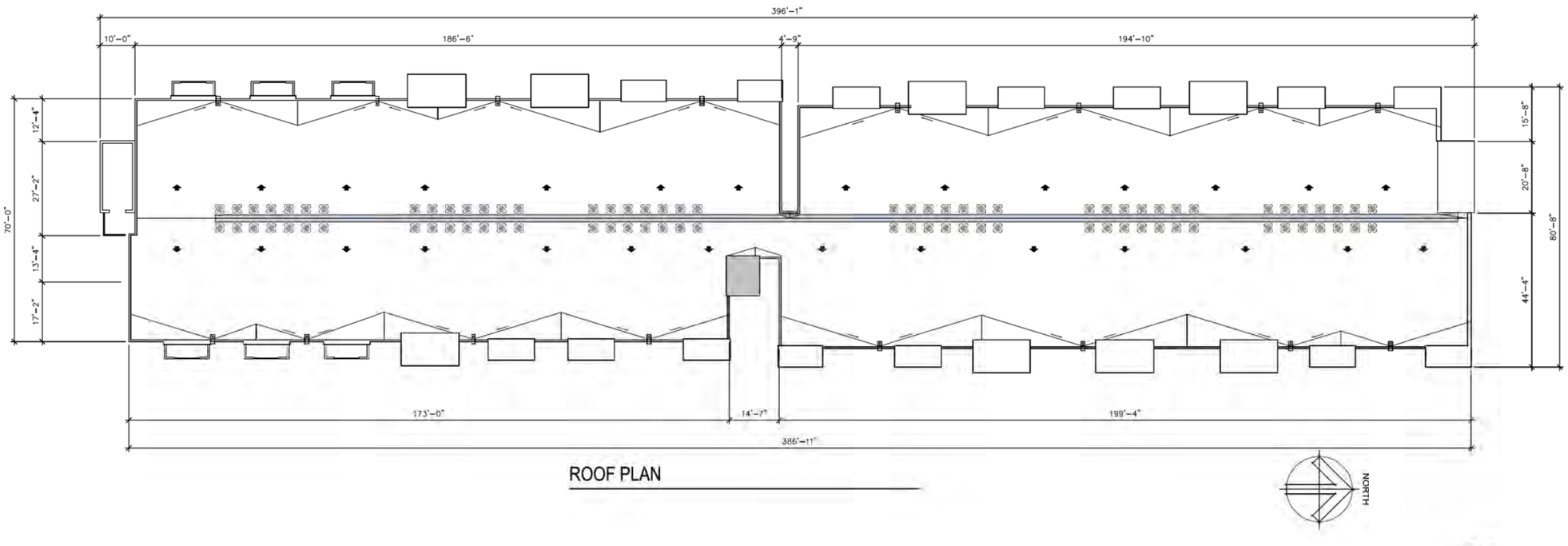

ROOF PLAN

NORTH

BUILDING 3 - ROOF PLANS

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biltform architecture group, LLC.

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A5.3

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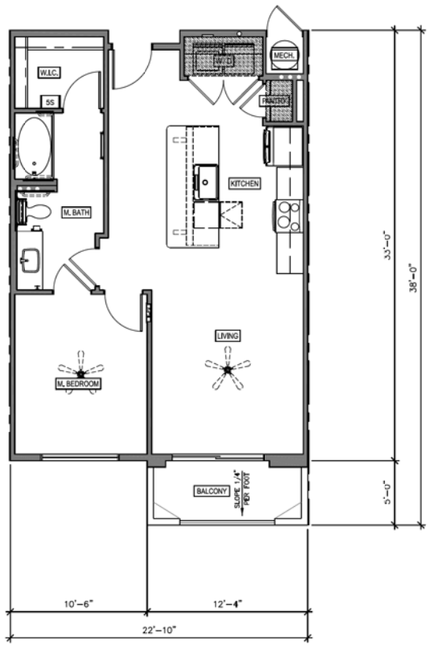
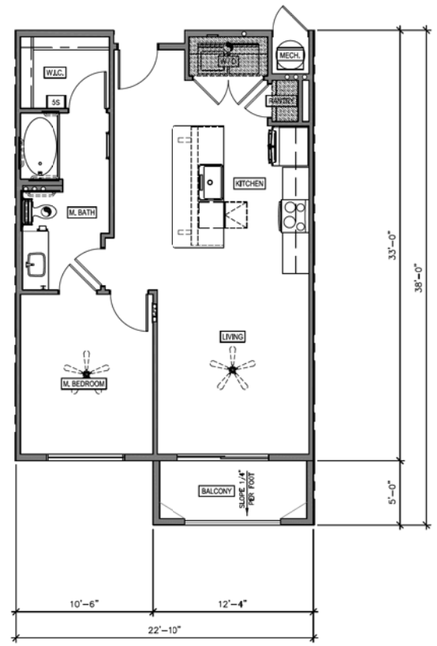


UNIT A2 UPPER SOUTH



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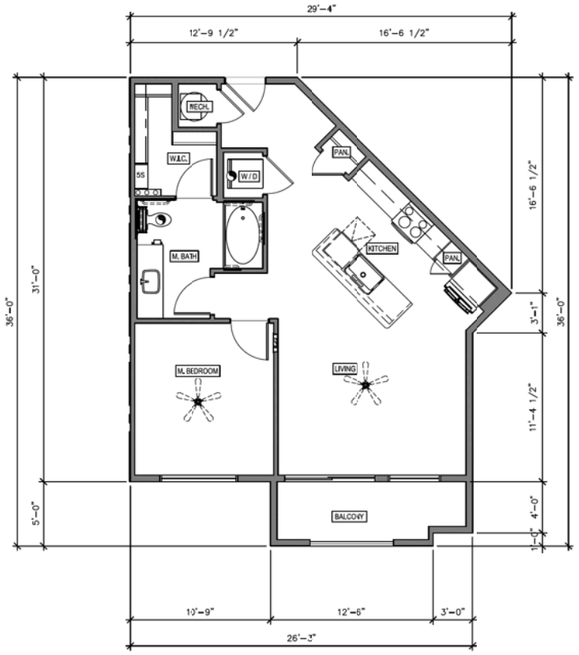

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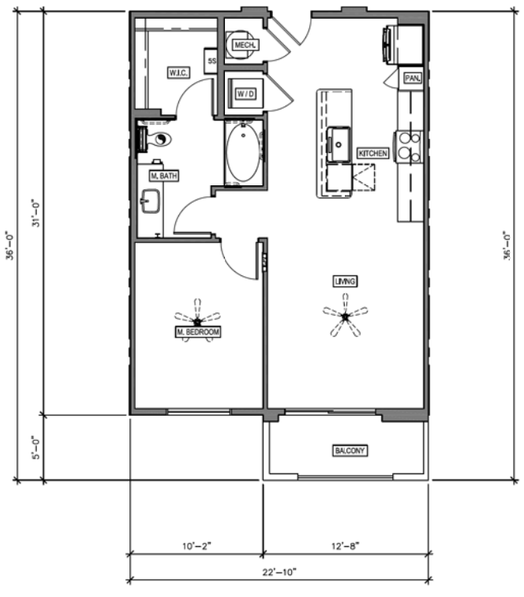
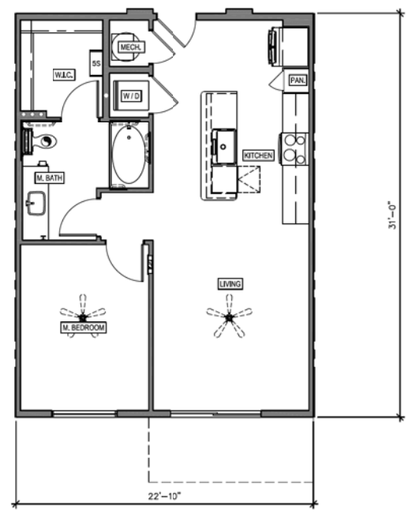
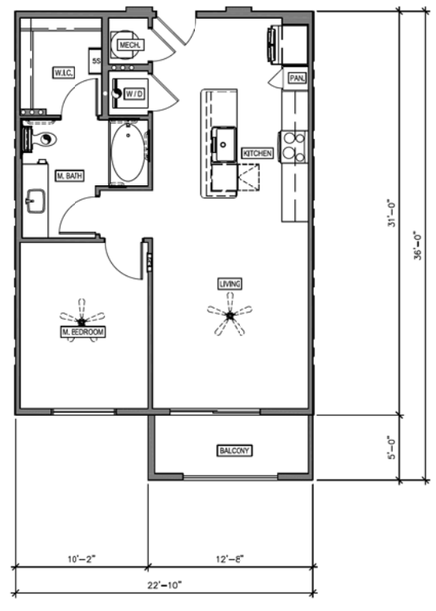


UNIT A1 UPPER SOUTH



UNIT A1 1ST FLOOR



UNIT A1

UNIT FLOOR PLANS

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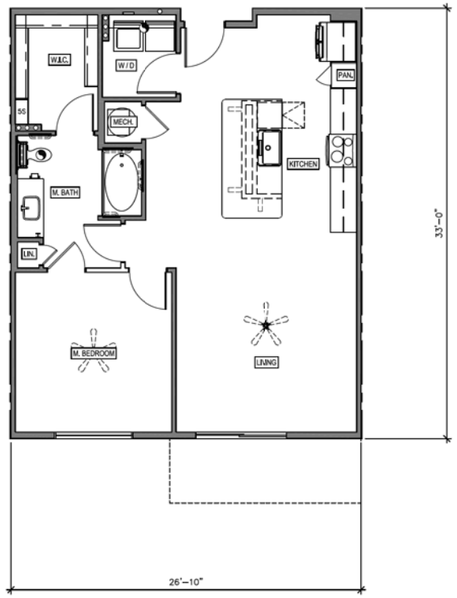
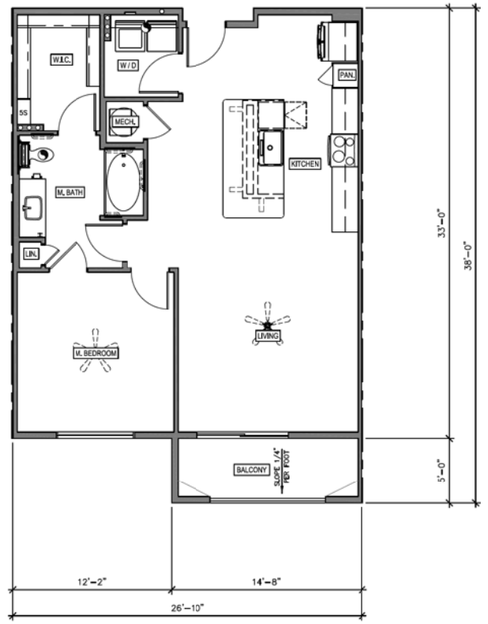
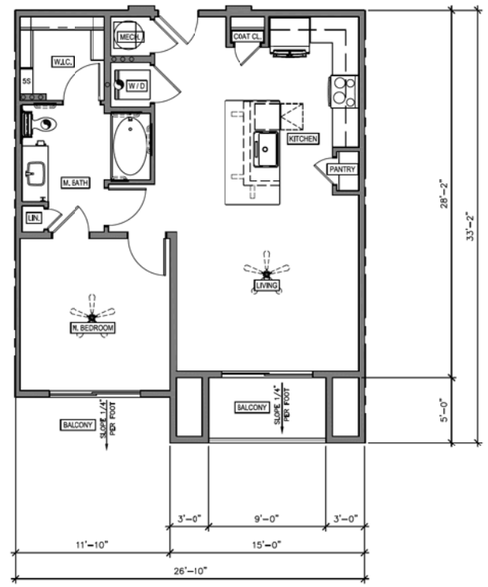


UNIT A4 1ST FLOOR



UNIT A4



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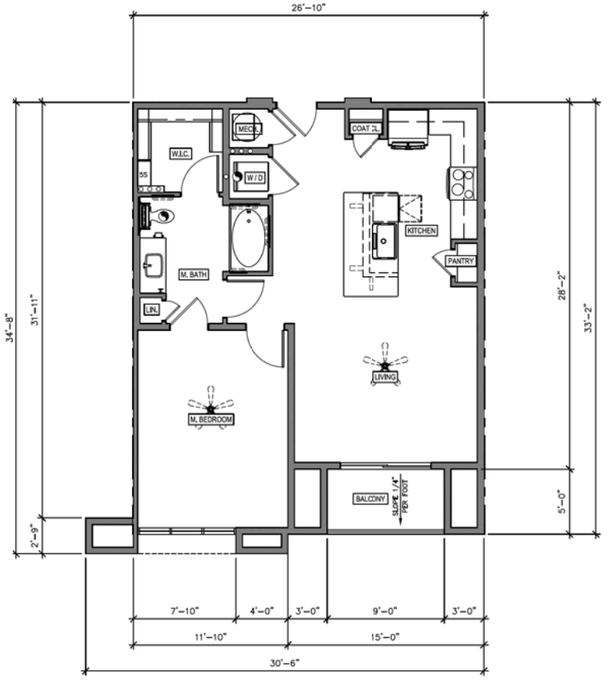

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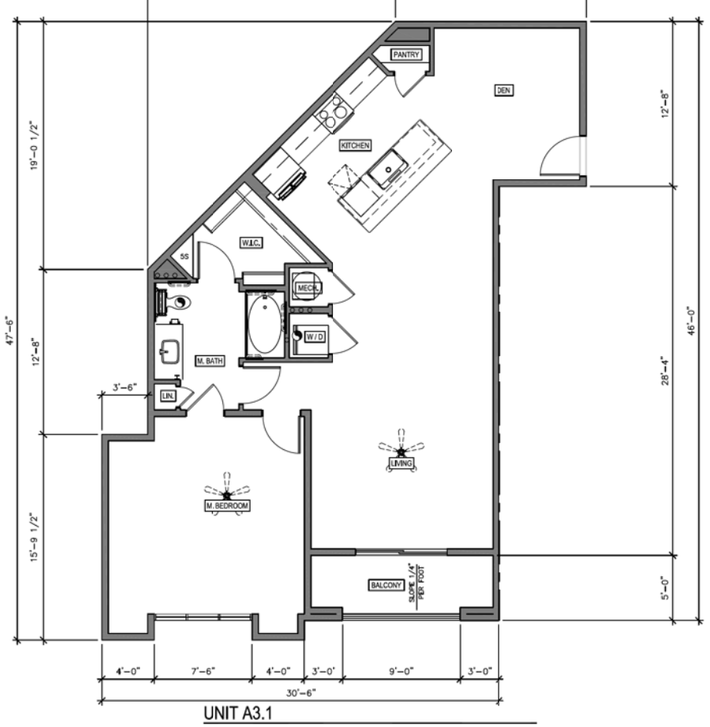

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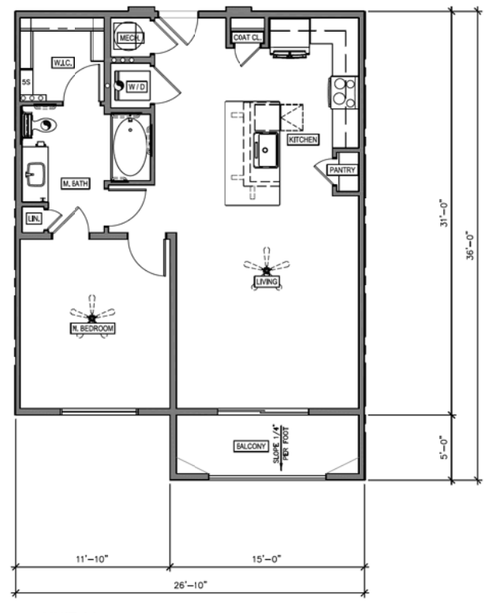

UNIT A3

UNIT FLOOR PLANS

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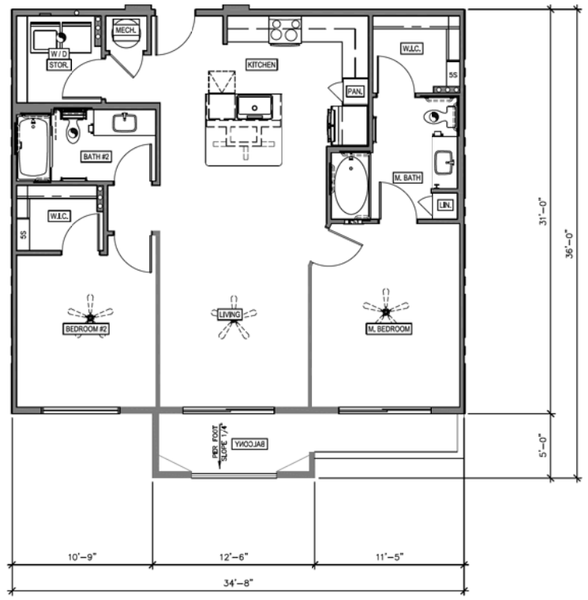
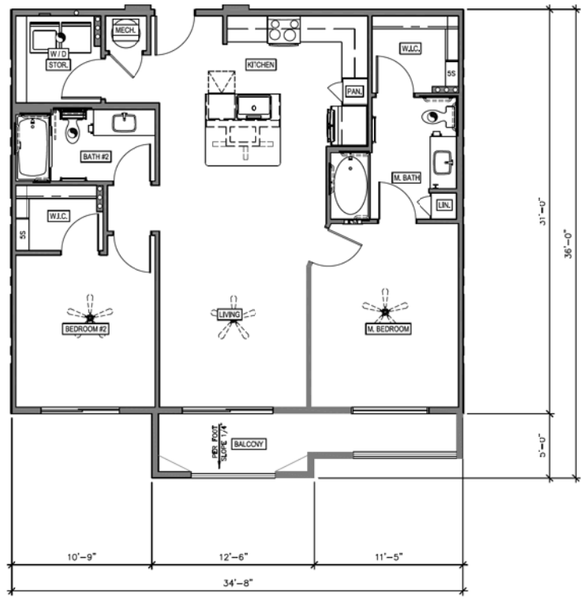


UNIT B1.2



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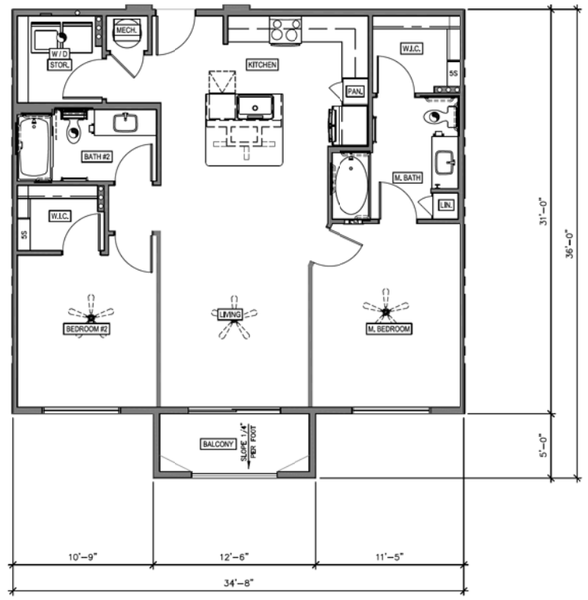

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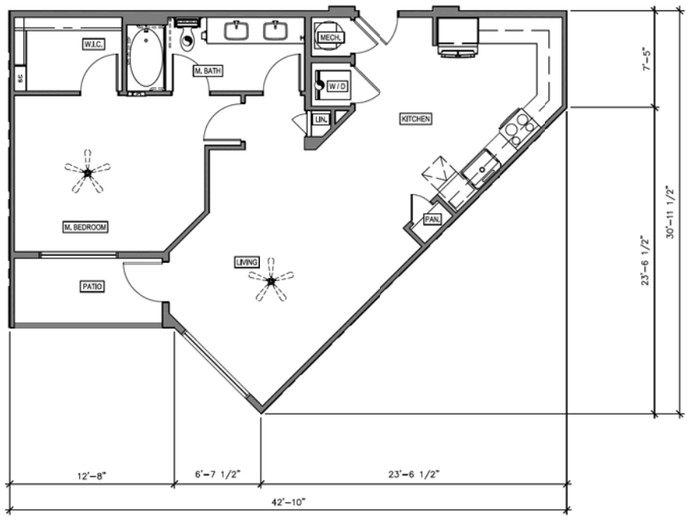
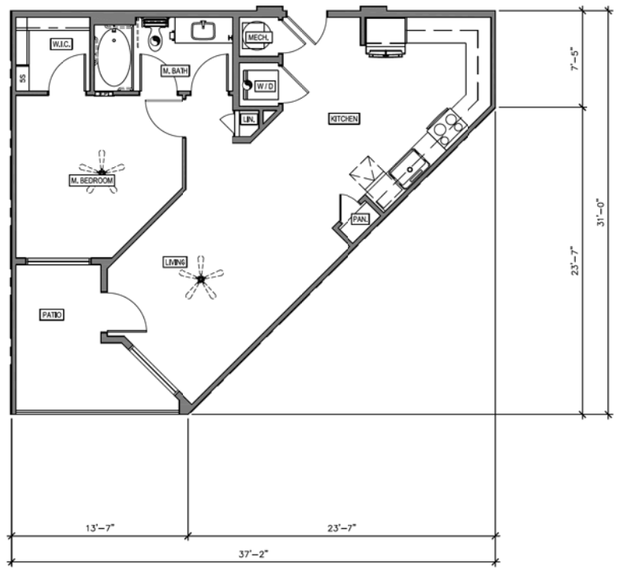


UNIT A5.1



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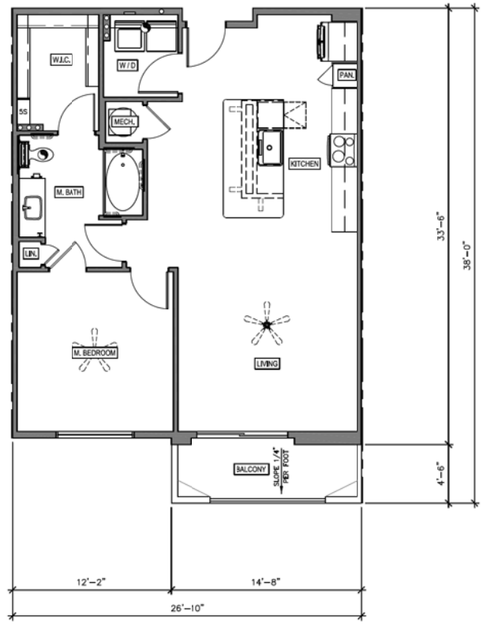

UNIT A4 UPPER SOUTH

UNIT FLOOR PLANS

biltform architecture

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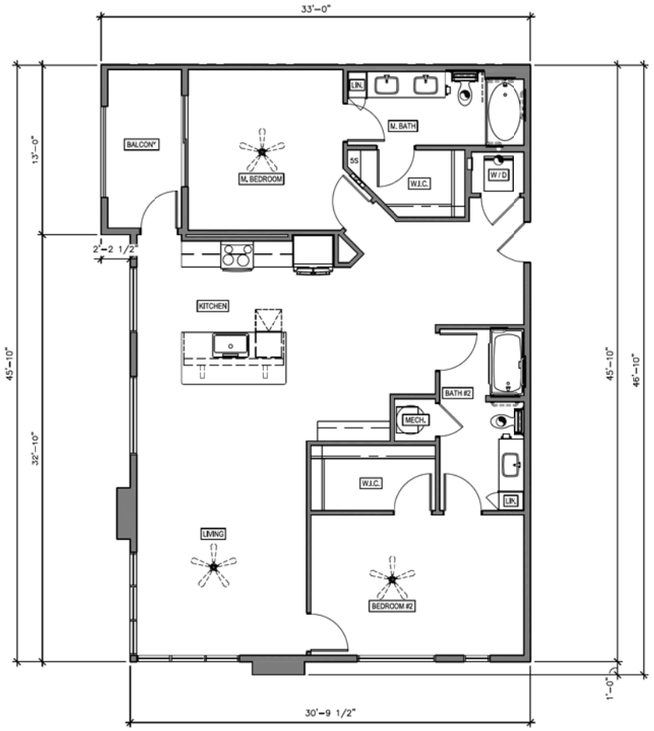

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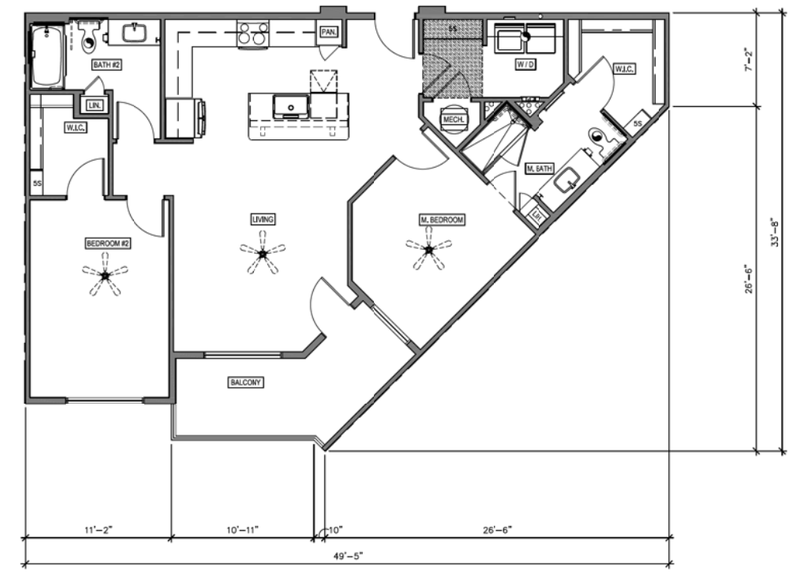

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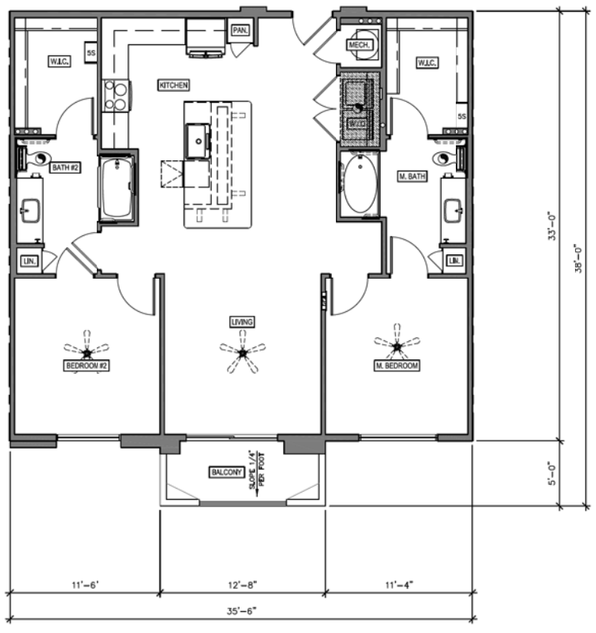
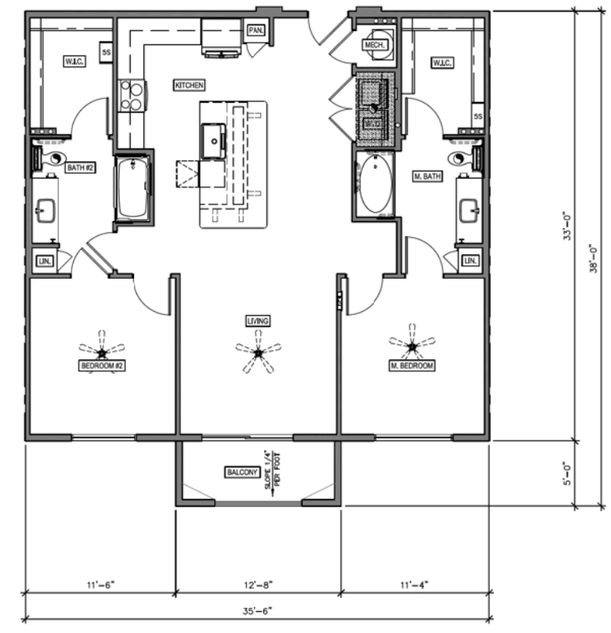


UNIT B2 UPPER SOUTH



UNIT B2

UNIT FLOOR PLANS

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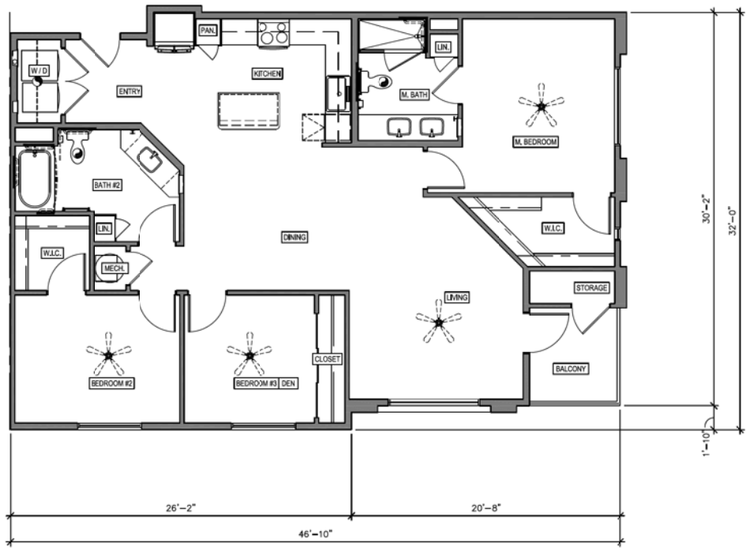
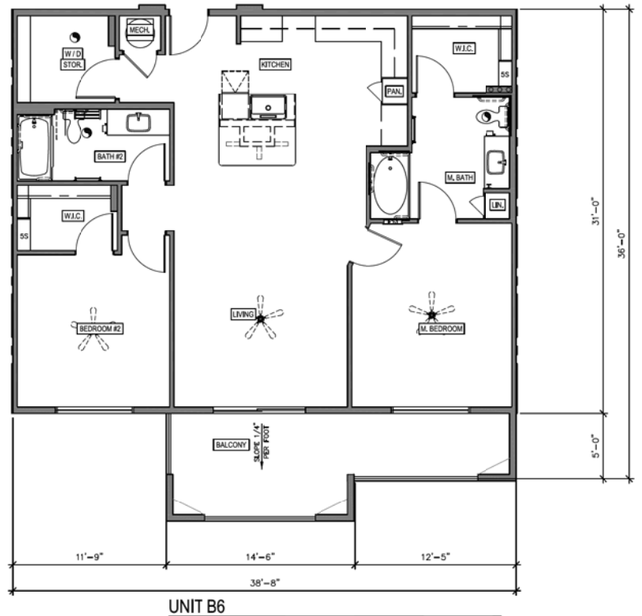


UNIT C1



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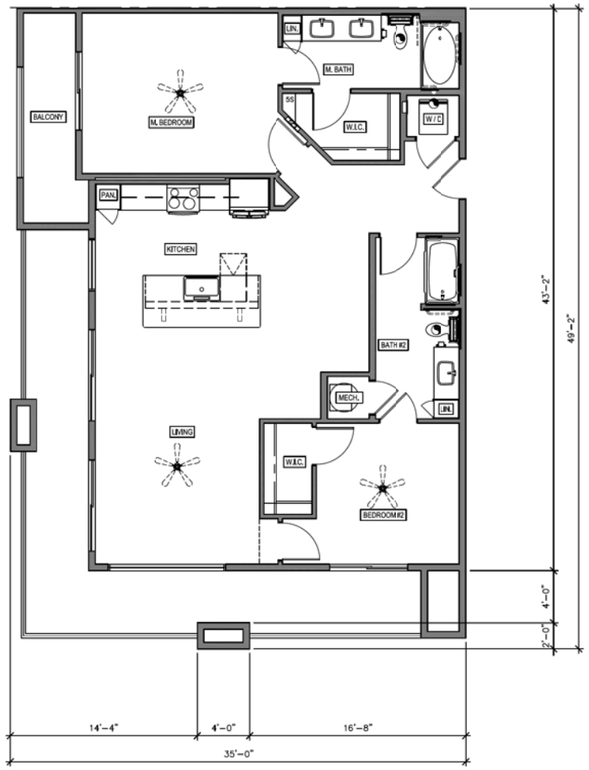
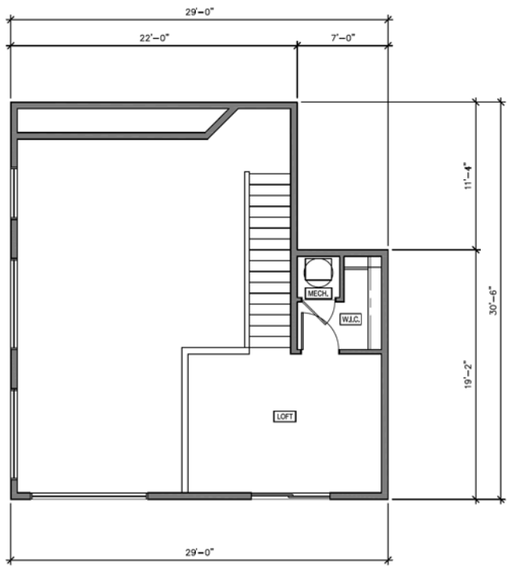
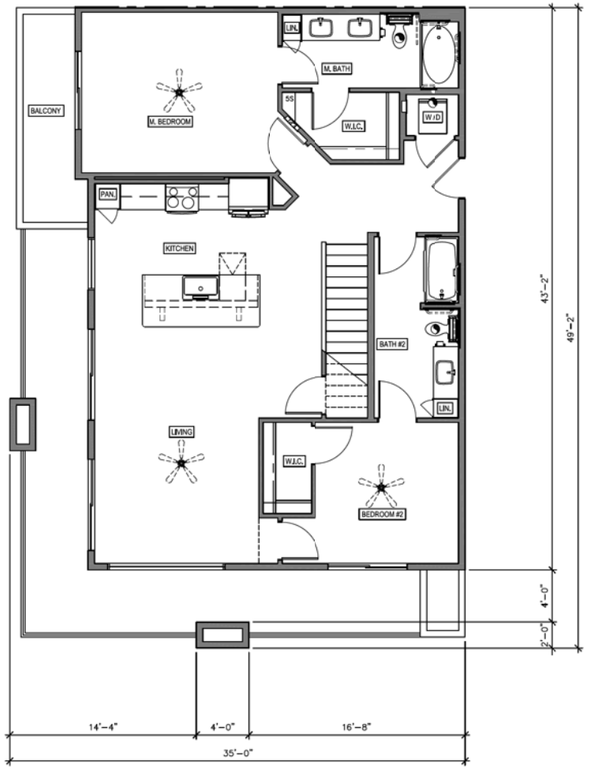


UNIT B5.1



UNIT B5 L TOWER 2ND FLOOR



UNIT B5 L TOWER 1ST FLOOR

UNIT FLOOR PLANS

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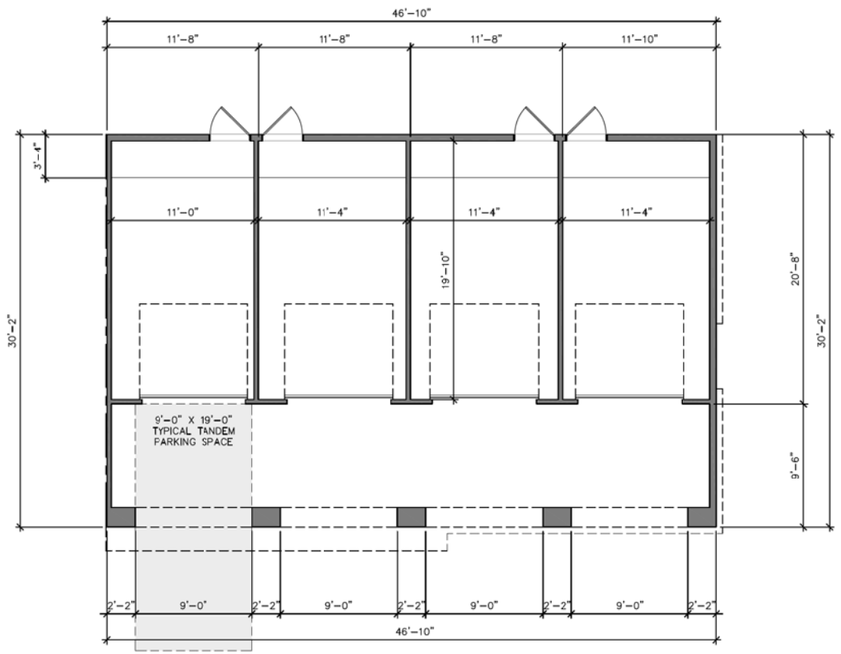
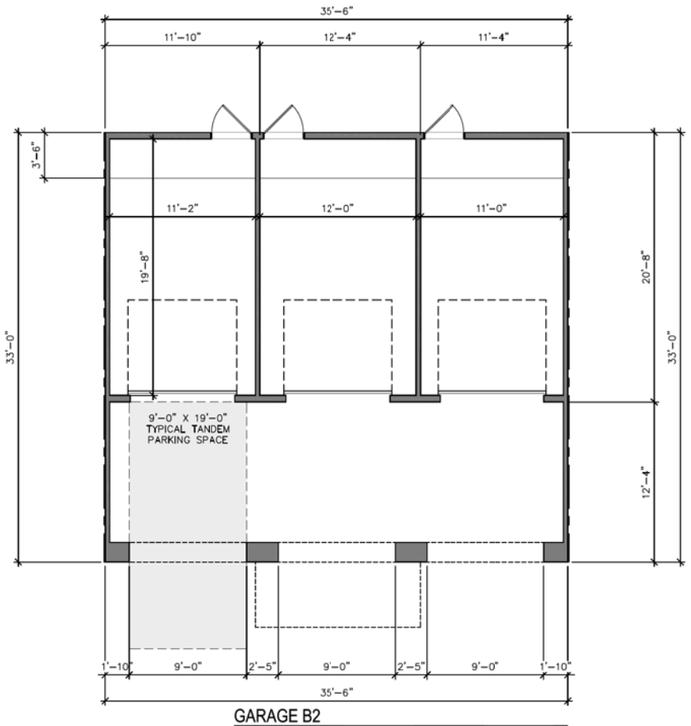


GARAGE C1



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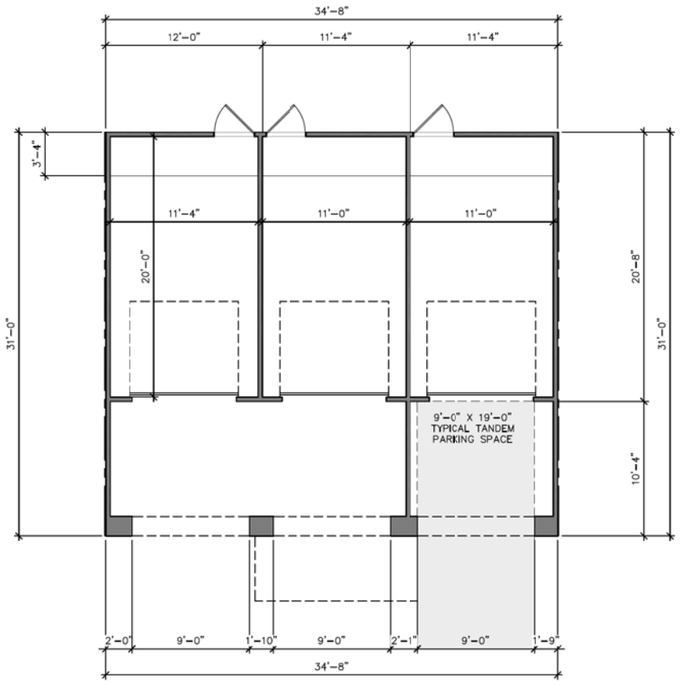

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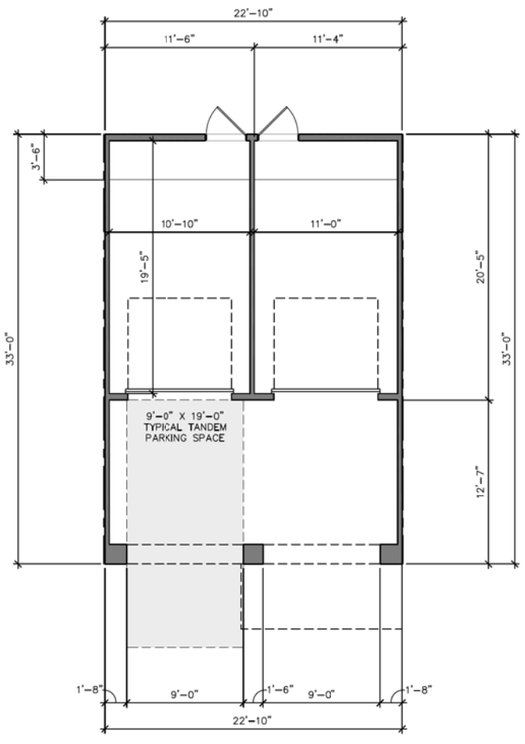

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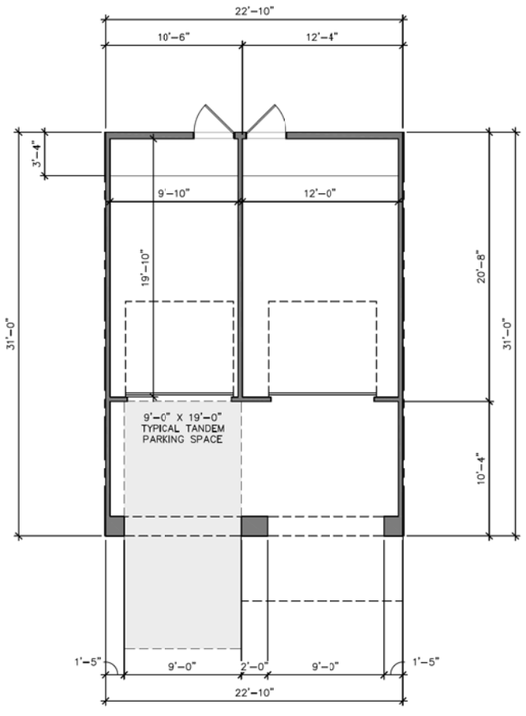

GARAGE A1

GARAGE FLOOR PLANS

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EXHIBIT 8

Light Stucco Color / Doors - **BM 2123-70 Ice Mist**

Midrange Stucco Color - **DE6255 Wishing Well**

Dark Stucco Color / Doors - **DE6327 Rhinoceros**

Railings / Canopies / Doors - **DEA187 Black**

Rough Textured Fiber Cement Siding - **DET681 Moderne Class**

Stone Veneer - **Coronado Sawtooth Ledge White**

Brick Veneer - **Summit Face 702TBL Concorde**

Window / Storefront Frames / Carports - **White**

BUILDING MATERIALS AND COLOR EXHIBIT

Alta Parklane

19-051

bilt form architecture

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phoenix . arizona . 85020
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EXHIBIT 9

WOOD PARTNERS

ALTA CHANDLER AT THE PARK

Plan Scale: 1:30'
Date: 10-02-2020

Circulation Plan

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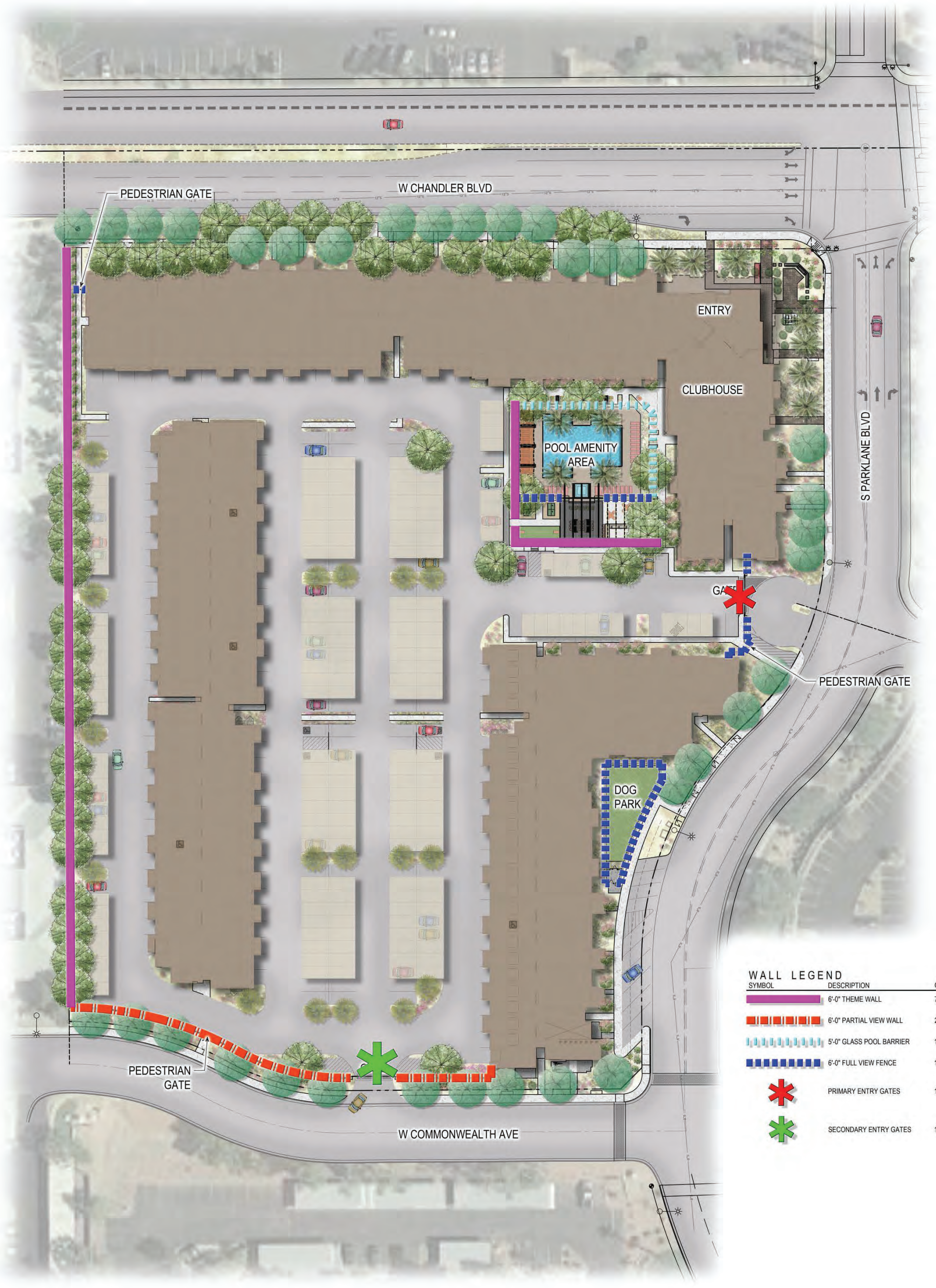
EXHIBIT 10



WALL LEGEND

SYMBOL	DESCRIPTION	QTY.
	6'-0" THEME WALL	733 LF
	6'-0" PARTIAL VIEW WALL	282 LF
	5'-0" GLASS POOL BARRIER	158 LF
	6'-0" FULL VIEW FENCE	123 LF
	PRIMARY ENTRY GATES	1 E.A
	SECONDARY ENTRY GATES	1 E.A

WOOD PARTNERS

ALTA CHANDLER AT THE PARK

Plan Scale 1:30'
Date: 10-02-2020

Wall Plan

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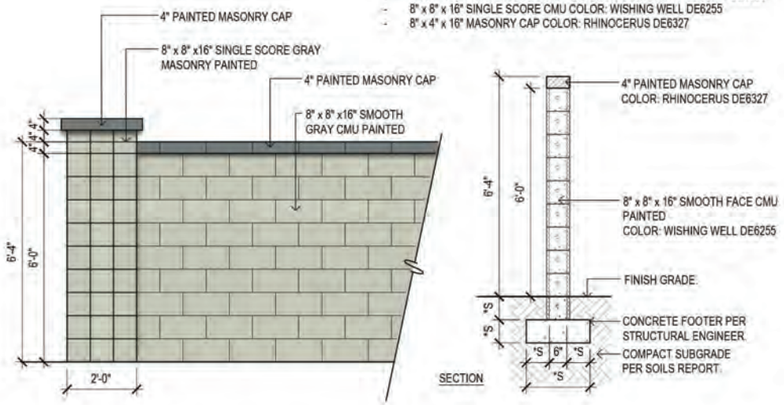
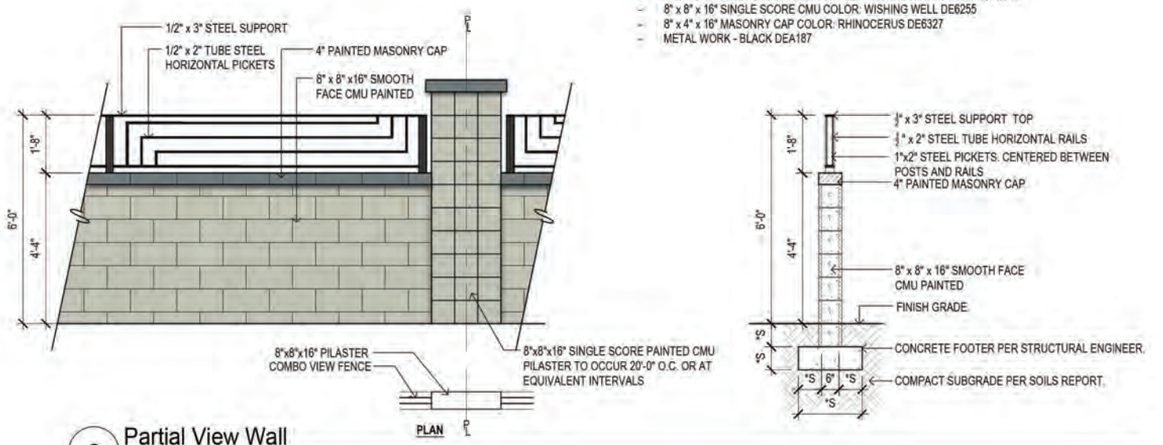
COLOR NOTES:
- 8" x 8" x 16" PAINTED SMOOTH FACE CMU COLOR: WISHING WELL DE6255
- 8" x 8" x 16" SINGLE SCORE CMU COLOR: WISHING WELL DE6255
- 8" x 4" x 16" MASONRY CAP COLOR: RHINOCERUS DE6327

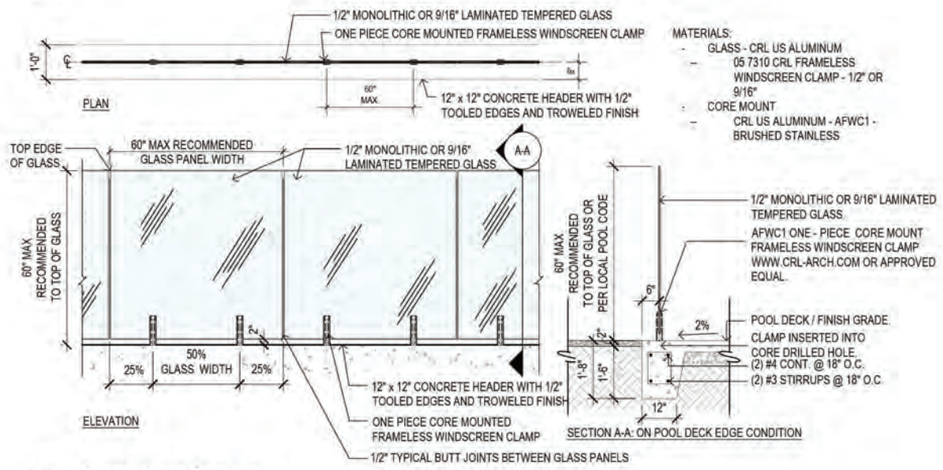


1 Theme Wall
SCALE: 1/2"=1'-0"

COLOR NOTES:
- 8" x 8" x 16" PAINTED SMOOTH FACE CMU COLOR: WISHING WELL DE6255
- 8" x 8" x 16" SINGLE SCORE CMU COLOR: WISHING WELL DE6255
- 8" x 4" x 16" MASONRY CAP COLOR: RHINOCERUS DE6327
- METAL WORK - BLACK DEA187

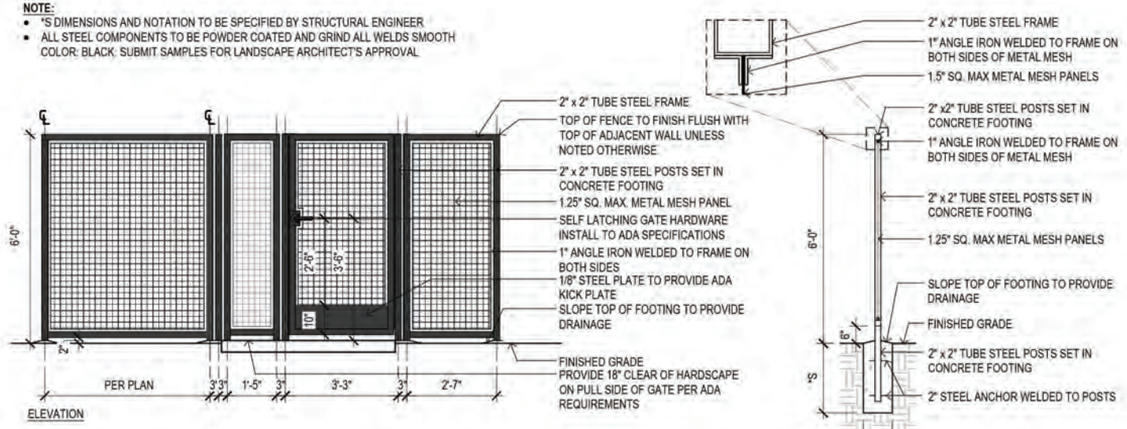


2 Partial View Wall
SCALE: 1/2"=1'-0"

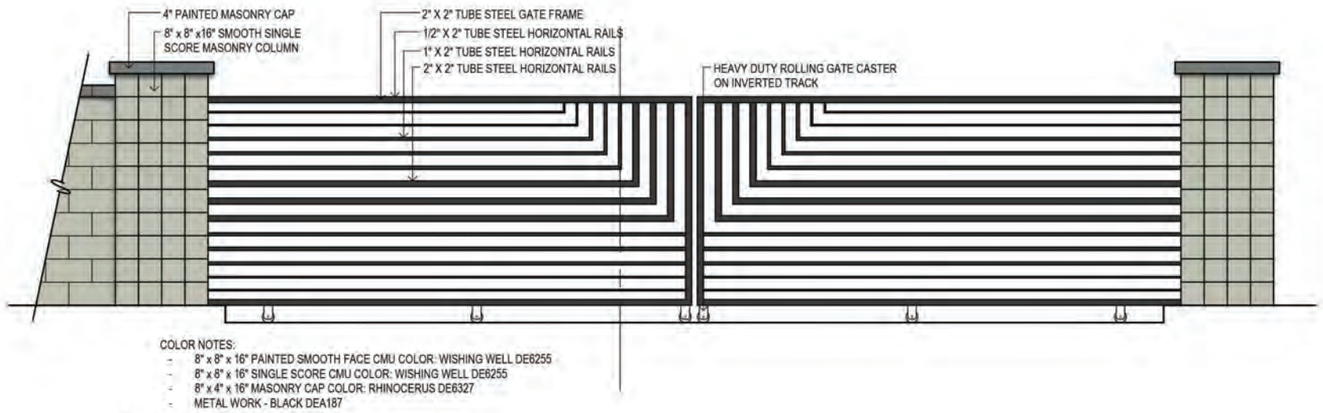


3 Glass Pool Barrier
SCALE: 1/2"=1'-0"

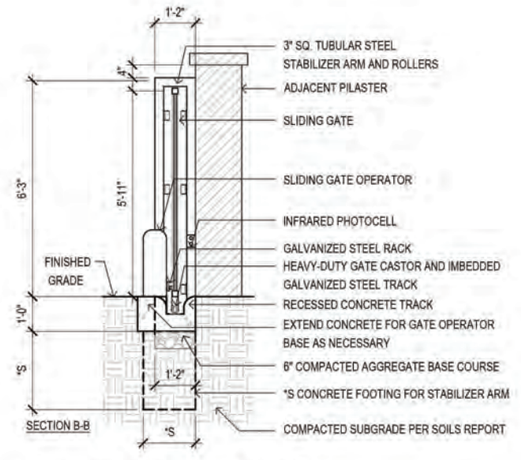
NOTE:
- *S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
- ALL STEEL COMPONENTS TO BE POWDER COATED AND GRIND ALL WELDS SMOOTH COLOR: BLACK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL



4 Full View Fence and Gate
SCALE: 1/2"=1'-0"



5 Vehicular Gates
SCALE: 1/2"=1'-0"



6 Vehicular Gate - Section
SCALE: 1/2"=1'-0"

AB LA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
10.02.2020
EXP. 12-31-21

Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chnaler, AZ
Construction Details

WOOD PARTNERS
8777 e. via de ventura, suite 201
scottsdale, az. 85258

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3

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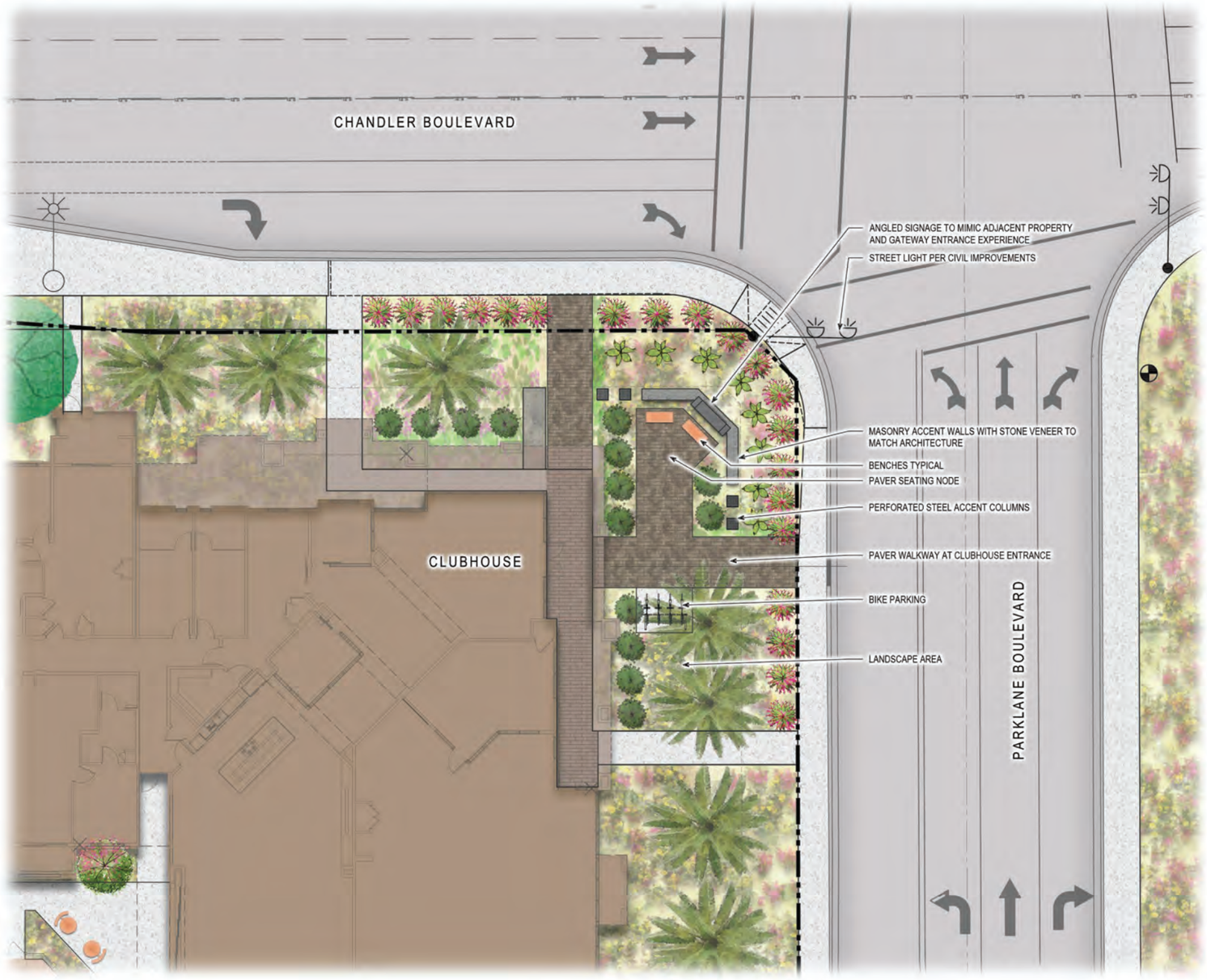
- ■ Design Dev. 10.02.2020
- ☐ Progress
- ☐ City Submittal
- ☐ Bid Set
- ☐ Construction

Title: Construction Details
Date Issued: 10.02.2020
Scale: Per Detail
Drawn By: CH, CR
Checked By: AB
Project Number:
Permit Number:
Sheet Number: LA6.1

EXHIBIT 11



WOOD PARTNERS

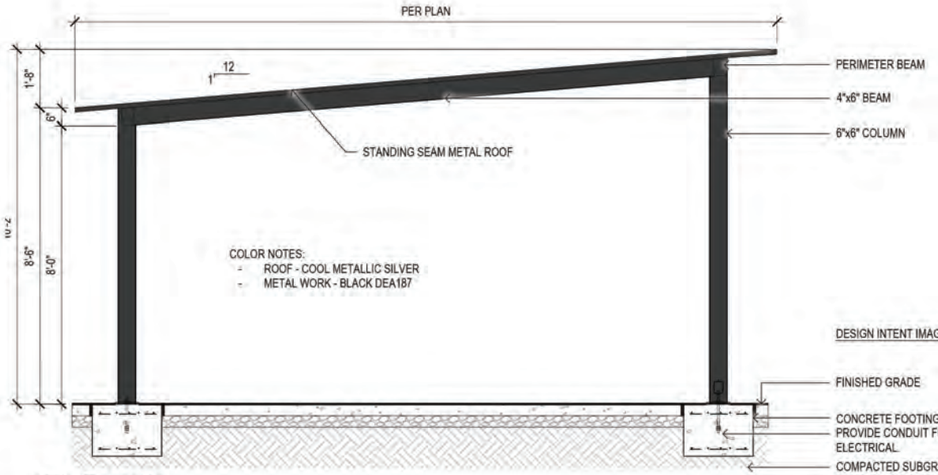
ALTA CHANDLER AT THE PARK

Entry Experience

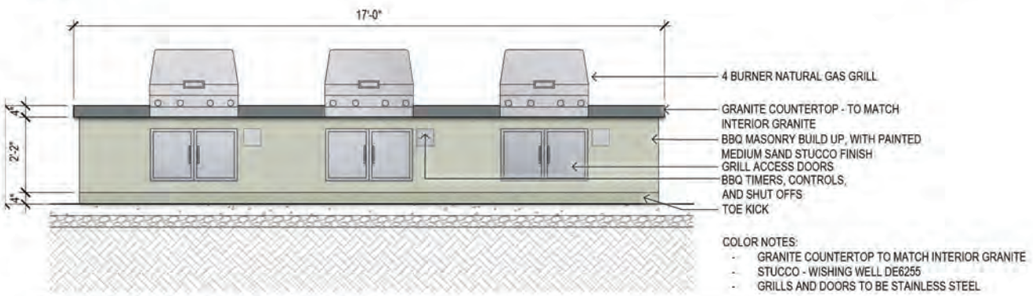
Plan Scale 1:10 Date:10-02-2020

ABLASTUDIO.COM

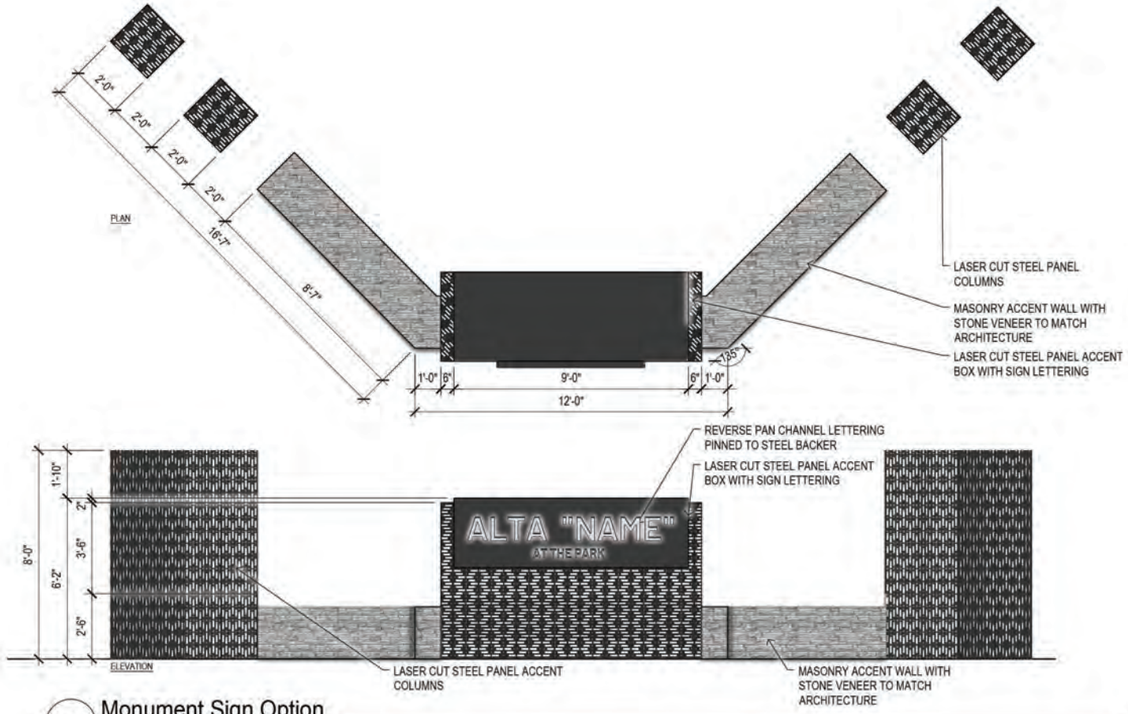
AB LA



3 Ramada
SCALE:1/2"=1'-0"

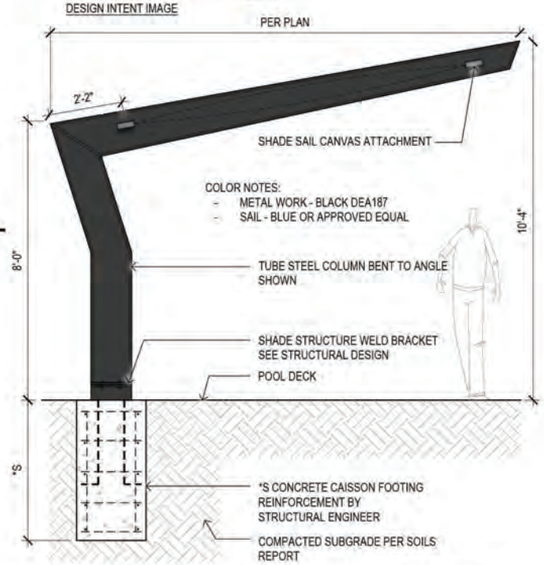


4 BBQ Grills at Outdoor Dining Area
SCALE:1/2"=1'-0"



1 Monument Sign Option
SCALE:3/8"=1'-0"

DESIGN INTENT IMAGE



5 Cabanas
SCALE:1/2"=1'-0"

AB LA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

ARIZONA REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
02.20.20
EXP. 12-31-21

Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chnaler, AZ
Construction Details

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scottsdale, az. 85258
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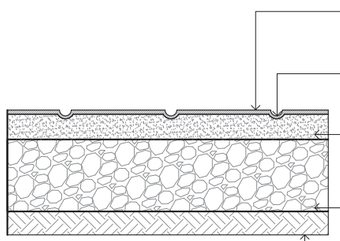
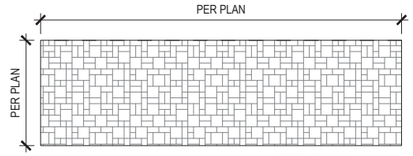
- [ ] Construction

Title: Construction Details
Date Issued: 10.02.2020
Scale: Per Detail
Drawn By: CH, CR
Checked By: AB
Project Number:
Permit Number:
Sheet Number: LA6.2



SECTION

STAMPED ASPHALT NOTES:
Ethos Enterprises
550 W. Baseline Rd.
SUITE 102-238, MESA, AZ 85210
P: 480-321-7142
WEB:www.ethos.enterprises
STREETPRINT (or equal)
PATTERN (FIELD) - ASHLAR SLATE
FIELD COLOR: SLATE
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF PEORIA SPECIFICATIONS.



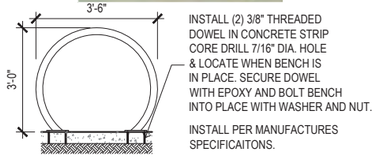
FIELD PATTERN - ASHLAR SLATE

OR APPROVED EQUAL

REFER TO CIVIL ENGINEERING PLANS FOR WIDTH.

1 Stamped Asphalt At Pedestrian Crossings

SCALE: 1/2"=1'-0"



INSTALL (2) 3/8" THREADED DOWEL IN CONCRETE STRIP CORE DRILL 7/16" DIA. HOLE & LOCATE WHEN BENCH IS IN PLACE. SECURE DOWEL WITH EPOXY AND BOLT BENCH INTO PLACE WITH WASHER AND NUT.

INSTALL PER MANUFACTURES SPECIFICAITONS.

BIKE RACK:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903 WEB:WWW.PWATHLETIC.COM
COLOR: POWDERCOAT
BLACK METAL
MODEL: 1700-00 / M3
ROUND-UP BIKE RACK

OR APPROVED EQUAL

2 Bench

SCALE: 1/2"=1'-0"

BENCH NOTES:
LANDSCAPE FORMS
WEB:
http://www.landscapeforms.com/

BENCH
MODEL: NEOROMANICO, 69" WIDTH
COLOR: WOOD DSTMA

MOUNTING METHOD
SURFACE

OR APPROVED EQUAL

3 Trash Receptacle

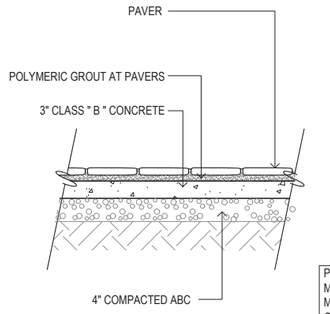
SCALE: 1/2"=1'-0"

TRASH RECEPTACLE NOTES:
LANDSCAPE FORMS
WEB:
http://www.landscapeforms.com/

BENCH
MODEL: FGP LITTER
COLOR: WOOD DSTMA

MOUNTING METHOD
SURFACE

OR APPROVED EQUAL



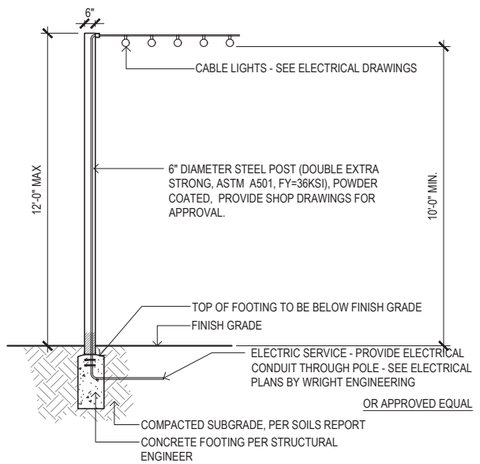
PAVER
MANUFACTURER: BELGARD
MODEL: HOLLAND STONE
COLOR: SABLE BLEND
SIZE: 3½"x 7 ⅛"x 2 ⅜"FIELD
PATTERN: RUNNING BOND

NOTE:
INSTALL PER MANUFACTURER SPECS.

OR APPROVED EQUAL

4 Bicycle Parking

SCALE:1/2"=1'-0"



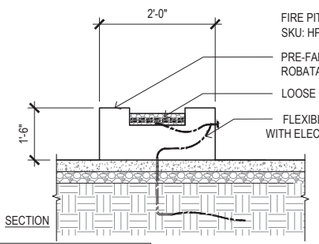
OR APPROVED EQUAL

5 Paver Walkway

SCALE:1"=1'-0"

GENERAL NOTES:
FIRE PIT ACCESSORIES
eFIREPLACE STORE
PHONE: 800-203-1642
WWW.EFIREPLACESTORE.COM

OR APPROVED EQUAL



FIRE PIT SHUT-OFF TIMER
SKU: HPC-694

PRE-FABRICATED FIREPIT
ROBATA 72 I LINEAR FIREPIT

LOOSE MEXICAN PEBBLES

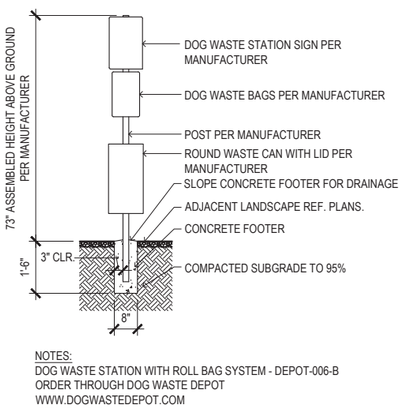
FLEXIBLE GAS RISER WITH ELECTRIC IGNITER

ROBATA 72 I LINEAR FIREPIT
MATERIALS: CONCRETE BODY, STAINLESS STEEL TOP WITH COVER PLATE
BURNER: NATURAL GAS OR PROPANE
80,000 BTU/HOUR ETL LISTED, ELECTRONIC IGNITION
DIMENSIONS: 72" L X 24"W X 12.5 H
WWW.PALOFORM.COM

NOTE:
INSTALL PER MANUFACTURE SPECIFICATIONS

6 Pet Waste Station

SCALE: 1/2"=1'-0"



NOTES:
DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B
ORDER THROUGH DOG WASTE DEPOT
WWW.DOGWASTEDEPOT.COM
(800) 678-1612

OR APPROVED EQUAL

7 Doggie Water Station

SCALE:1/2"=1'-0"

DOG WATER STATION NOTES:
1. CONTRACTOR TO PROVIDE CUT SHEETS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

DOG WATER STATION MATERIALS:
- MANUFACTURER: LIVING THE DOGS LIFE
  WEB: WWW.LIVINTHEDOGLIFE.COM
  MODEL: DOGGIE WATER STATION DL-1000-SS
  PRODUCT DIM: 32" H x 6-5/8" DIA. x 19-5/8" W 32 LBS. PROVIDE 1" POTABLE WATER SUPPLY FROM IRRIGATION MAINLINE, PROVIDE 1 1/4" DRAIN LINE TO SUMP IN ADJACENT LANDSCAPE AREA.

OR APPROVED EQUAL

8 Festoon Lights

SCALE:3/8"=1'-0"

9 Fire pit

SCALE:1/2"=1'-0"

10 BEAN BAG TOSS

SCALE:1/2"=1'-0"

MANUFACTURER:
P & P IMPORTS
MODEL:
CH-01-LED-WHITE (GLOW IN THE DARK)
STYLE:
TAILGATE SIZE

OR APPROVED EQUAL

11 PIG PONG TABLE

SCALE:1/2"=1'-0"

MANUFACTURER:
GAME TABLES ONLINE
MODEL:
JOOLA DRIVE INDOOR/OUTDOOR TABLE TENNIS

OR APPROVED EQUAL

COLOR:
BLUE

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
10.02.2020
ARIZONA, USA
EXP. 12-31-21

Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chnaler, AZ
Construction Details

WOOD PARTNERS
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scottsdale, az. 85258
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Per Detail
Drawn By
CH, CR
Checked By
AB
Project Number

Permit Number

Sheet Number
LA6.3

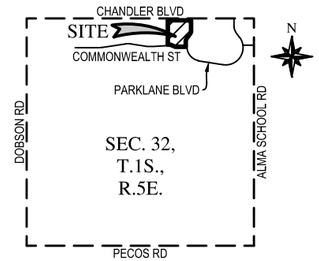
EXHIBIT 12

ALTA CHANDLER AT THE PARK

PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN

CHANDLER, ARIZONA

A PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



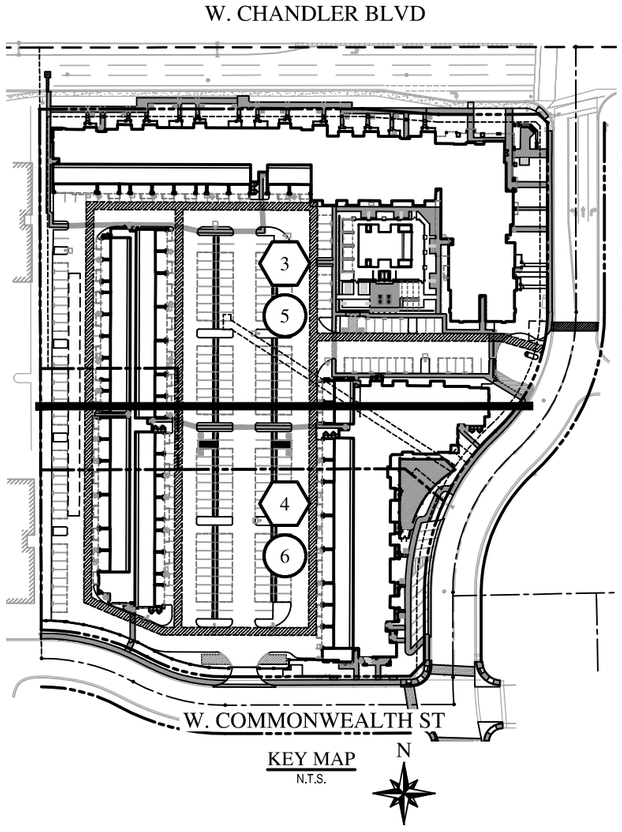
VICINITY MAP
N.T.S.

DRAINAGE STATEMENT
PLEASE REFER TO SHEET 2 FOR DRAINAGE STATEMENT.

RETENTION CALCULATIONS
PLEASE REFER TO SHEET 2 FOR RETENTION CALCULATIONS.

PROJECT DESCRIPTION
CHANDLER AND PARKLANE IS A PROPOSED 291-UNIT MULTI-FAMILY DEVELOPMENT WITHIN CHANDLER AT THE SOUTHWEST CORNER OF CHANDLER BLVD. AND PARKLANE BLVD. THE PROJECT WILL CONSIST OF THREE (3) 4-STORY APARTMENT BUILDINGS WITH UNIT GARAGES, COVERED AND UNCOVERED PARKING, LANDSCAPE, HARDSCAPE AND UTILITY IMPROVEMENTS.

LEGEND
PLEASE REFER TO SHEET 2 FOR LEGEND AND LIST OF ABBREVIATIONS.



KEY MAP
N.T.S.

INDEX MAP LEGEND
CX — GRADING & DRAINAGE

CX — WATER & SEWER

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES
SHEET 3 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 5 PRELIMINARY WATER & SEWER PLAN
SHEET 6 PRELIMINARY WATER & SEWER PLAN

SURVEY NOTE
TOPOGRAPHIC SURVEY, BOUNDARY AND EASEMENT INFORMATION USED FOR THIS PROJECT IS FROM THE ALTA/NSPS LAND TITLE SURVEY FOR LOTS 8 & 9 OF BOOK 475 PAGE 24, MCR, MARICOPA COUNTY, ARIZONA, PREPARED BY HELIX ENGINEERING, LLC DATED AUGUST 7, 2019.

BASIS OF BEARING
MONUMENT LINE OF CHANDLER BLVD FROM A BRASS CAP IN HAND-HOLE AT ARROWHEAD RD., N89°57'00"E, 2638.64' TO BRASS CAP IN HAND-HOLE AT ALMA SCHOOL RD. (FROM PLATT BK. 275, PG. 24. MCR).
(SEE SURVEY NOTE)

BENCHMARK
CMCN 33 - C.O.C. BRASS CAP FLUSH AT THE INTERSECTION OF MAGGIO WAY & APACHE DR. NAVD88, ELEV. 1204.67.
(SEE SURVEY NOTE)

OWNER / DEVELOPER
WOOD PARTNERS
8777 EAST VIA DE VENTURA, SUITE 201
SCOTTSDALE, ARIZONA 85258
CONTACT: CLAY RICHARDSON
PHONE: (480) 567-0520

ENGINEER
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT
BILTFORM ARCHITECTURE GROUP, LLC
11460 NORTH CAVE CREEK ROAD, SUITE 11
PHOENIX, ARIZONA 85020
CONTACT: JIM APPLEGATE
PHONE: (602) 285-9200

PROJECT SITE DATA
ASSESSOR PARCEL NUMBER(S):
303-75-580, 303-75-614, 303-75-613
PROJECT SITE ADDRESS:
WEST CHANDLER BOULEVARD
CHANDLER, ARIZONA 85224
PROJECT SITE AREA(S):
NET AREA = 6.49 AC
DISTURBED AREA = 6.5± AC
ZONING:
PAD

PUBLIC UTILITIES

WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
COVER SHEET

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51501
DEREK C. NICHOLS
Date Signed: 09/30/20
EXPIRES 03-31-22

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	1 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

Z:\2019\195027\Dwg\Conceptual\Img\05027-001-CV-CON.dwg

DRAINAGE STATEMENT

1. THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
2. THE EXISTING SITE RECEIVES OFFSITE FLOW FROM THE ADJACENT HALF-STREETS OF PARKLANE BLVD. AND COMMONWEALTH BLVD.
3. THE EXISTING SITE DOES NOT RECEIVE OFFSITE FLOW FROM THE ADJACENT HALF-STREET OF CHANDLER BLVD. RETENTION FOR THIS AREA IS PROVIDED WITHIN A RETENTION BASIN AT THE SOUTHEAST CORNER OF CHANDLER BLVD. AND ARROWHEAD DR.
4. THE PROJECT IS PROVIDED RETENTION FOR ALL ONSITE AREAS AS WELL AS THE ADJACENT HALF-STREETS OF PARKLANE BLVD. AND COMMONWEALTH BLVD. RETENTION WILL NOT BE PROVIDED FOR THE ADJACENT HALF-STREET OF CHANDLER BLVD.
5. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT PLUS 10% ADDITIONAL VOLUME.
6. EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER OF THE SITE INTO COMMONWEALTH BLVD. AT THE ELEVATION OF 1199.9±.

RETENTION CALCULATIONS

V_R =	C x (P/12) x A x 1.1
DESIGN STORM:	100-YEAR, 2-HOUR + 10% ADDITIONAL
RAINFALL DEPTH, P:	2.20 INCHES
V_P (BASIN) =	0.5 x (TOP CONTOUR AREA + BOTTOM CONTOUR AREA) x (TOP CONTOUR ELEVATION - BOTTOM CONTOUR ELEVATION)
V_P (PIPE) =	π x (DIAMETER/2)^2 x (LENGTH)

REQUIRED RETENTION VOLUME

BASIN ID	CONTRIBUTING DRAINAGE AREA, A (SF)	WEIGHTED RUNOFF COEFFICIENT, C*	RETENTION VOLUME REQUIRED, V_R (CF)
A	213,846	0.80	34,500
B	100,955	0.80	16,287
TOTAL	314,801		50,787

*WEIGHTED COEFFICIENTS DETERMINED USING C=0.80 FOR MULTIFAMILY.

PROVIDED RETENTION VOLUME

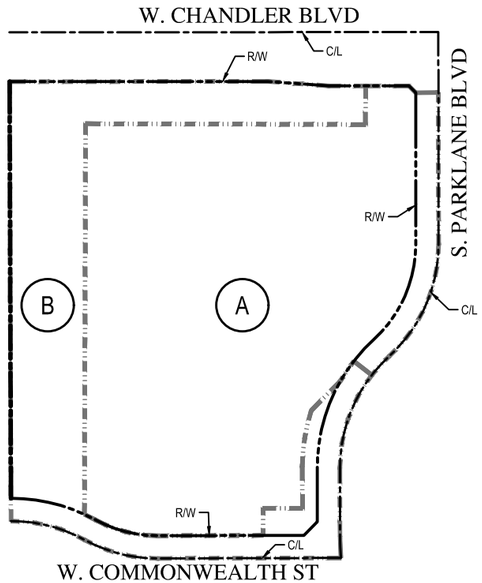
BASIN ID	TOP CONTOUR AREA (SF)	BOTTOM CONTOUR AREA (SF)	TOP CONTOUR ELEVATION	BOTTOM CONTOUR ELEVATION	RETENTION VOLUME PROVIDED, V_P (CF)	RETENTION VOLUME REQUIRED, V_R (CF)	AS-BUILT RETENTION VOLUME PROVIDED (CF)
A1	1,099	417	1200.50	1200.00	379	SEE TOTAL BELOW	
A2	440 LF - 10'Ø CMP				34,557		
A	TOTAL OF *A1 + A2*				34,936	34,500	
B	210 LF - 10'Ø CMP				16,493	16,287	
TOTAL					51,429	50,787	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
	040044	2744	M	11/4/2015	X	N/A

FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'OTHER AREAS' "ZONE X". ZONE X IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



PRELIMINARY DRAINAGE MAP
N.T.S.

LEGEND

EXISTING SURVEY

- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- SURVEY MARKER
- E — UG ELECTRIC (BURIED CABLE)
- E (CONDUIT) — UG ELECTRIC (CONDUIT)
- E (DUCT BANK) — UG ELECTRIC (DUCT BANK)
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- T — UG TELEPHONE
- TV — CABLE TELEVISION
- OHTV — OVERHEAD CABLE TELEVISION
- T (DUCT BANK) — TELEPHONE DUCT BANK
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BLOCK WALL
- 4"G (MATERIAL) — GAS LINE
- 8"S (MATERIAL) — SEWER LINE
- STORM DRAIN PIPE
- 4"IRR (MATERIAL) — IRRIGATION LINE
- 8"W (MATERIAL) — WATER LINE
- CURB
- SIDEWALK
- 1300 — MAJOR CONTOUR
- 1299 — MINOR CONTOUR
- VEGETATION
- BUILDING
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- P 0.00 — SPOT ELEVATION
- SIGN
- JUNCTION BOX/RISER
- FIRE HYDRANT
- WATER VALVE
- STREET/PARKING LIGHT
- UTILITY POLE
- CATCH BASIN

PROPOSED GRADING, DRAINAGE & PAVING

- 1300 — MAJOR CONTOUR
- 1299 — MINOR CONTOUR
- C 0.00 P 0.00 — SPOT ELEVATIONS
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- 1.0% — SLOPE ARROW
- GB RIDGE — GRADE BREAK/RIDGE
- RIP RAP
- WALL ELEVATION
- ROOF DRAIN/DRAIN ARROW
- DRYWELL
- OUTFALL ELEVATION EL:XX.XX — SITE ULTIMATE OUTFALL LOCATION & ELEVATION
- WALL
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STREET/PARKING LIGHT

PROPOSED WATER & SEWER

- WATER LINE
- WATER LINE FITTINGS
- BACKFLOW PREVENTION DEVICE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- PLUG
- REDUCER
- TAPPING SLEEVE & VALVE
- CURB STOP
- PRESSURE RELEASE VALVE
- AIR/VACUUM RELEASE VALVE
- SEWER LINE
- SEWER MANHOLE
- CLEANOUT

ABBREVIATIONS

A.L.	AREA LIGHT	G.M.	GAS METER	S.J.B.	STREET LIGHT JUNCTION BOX
ARV	AIR RELEASE VALVE	G.S.	GAS SERVICE	S.L.	STREET LIGHT
BB	BOTTOM OF BANK	G.T.	GREASE TRAP	S.L.E.	SLOPE EASEMENT
BC	BACK OF CURB	G.V.	GAS VALVE	S.L.M.	STREET LIGHT MAST ARM
BF	BOTTOM OF FOOTING ELEVATION	HDPE	HIGH DENISTY POLYETHYLENE	SMH	SEWER MANHOLE
B.P.	BARRIER POST	HWE	HIGH WATER ELEVATION	SS	SEWER SERVICE
BSL	BUILDING SETBACK LINE	INV	INVERT ELEVATION	STA	STATION
BW	BOTTOM OF WALL ELEVATION	I.V.	IRRIGATION VALVE	S.V.E.	SIGHT VISIBILITY EASEMENT
C	CONCRETE ELEVATION	I.V.B.	IRRIGATION VALVE BOX	S.V.T.	SIGHT VISIBILITY TRIANGLE
C.B.	CATCH BASIN	L.E.	LANDSCAPE EASEMENT	S.W.E.	SIDEWALK EASEMENT
CF	CUBIC FEET	LF	LINEAR FEET	TB	TOP OF BANK
C.J.B.	CABLE TV JUNCTION BOX	LFF	LOWEST FINISHED FLOOR ELEVATION	TC	TOP OF CURB
CL	CENTER LINE	M.U.E.	MULTI-USE EASEMENT	TF	TOP OF FOOTING ELEVATION
C.O.	CLEAN OUT	NG	NATURAL GROUND ELEVATION	T.J.B.	TELEPHONE JUNCTION BOX
CO	CURB OPENING	P	PAVEMENT ELEVATION	TRW	TOP OF RETAINING WALL ELEVATION
C.T.R.	CABLE TV RISER	PAD	FINISHED PAD ELEVATION	TW	TOP OF WALL ELEVATION
DE	DRAINAGE EASEMENT	P.A.E.	PRIVATE ACCESS EASEMENT	U.E.	UTILITY EASEMENT
DG	DECOMPOSED GRANITE	P.L.	PARKING LIGHT	UG	UNDERGROUND
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	U.P.	UTILITY POLE
D.W.	DRYWELL	P.M.	PARKING METER	VCP	VITRIFIED CLAY PIPE
EE	ELECTRICAL EASEMENT	P.P.	POWER POLE	VG	VALLEY GUTTER
E.M.	ELECTRICAL METER	PUE	PUBLIC UTILITY EASEMENT	V_P	VOLUME PROVIDED
E.O.	ELECTRICAL OUTLET	R.D.	ROOF DRAIN	V_R	VOLUME REQUIRED
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	RIM	RIM ELEVATION	W.B.O.	WATER BLOW OFF
FF	FINISHED FLOOR	R/W	RIGHT-OF-WAY	WE	WATER EASEMENT
FG	FINISHED GROUND	S	SLOPE	W.F.	WATER FAUCET
FH	FIRE HYDRANT	SD	STORM DRAIN	WO	WALL OPENING
FT/FT	FOOT PER FOOT	S.D.E.	STORM DRAIN EASEMENT	W.S.	WATER SERVICE
FL	FLOW LINE ELEVATION	SDMH	STORM DRAIN MANHOLE	WSE	WATER SURFACE ELEVATION
G	GUTTER ELEVATION	SE	SEWER EASEMENT	W&S.E.	WATER & SEWER EASEMENT
GB	GRADE BREAK				

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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
NOTES

REV	DESCRIPTION	DATE

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	2 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

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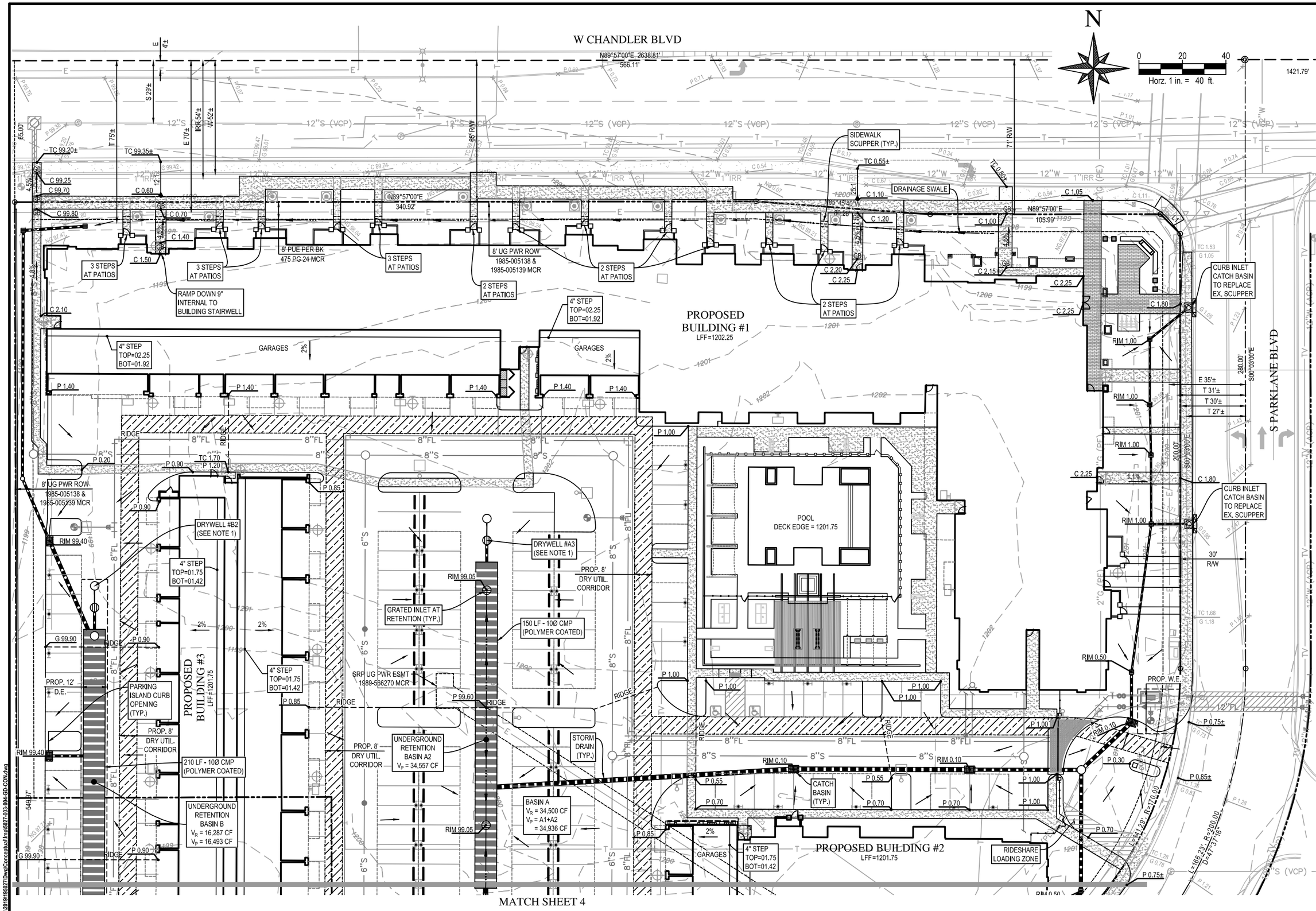

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ALTA CHANDLER AT THE PARK

PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN

CHANDLER, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

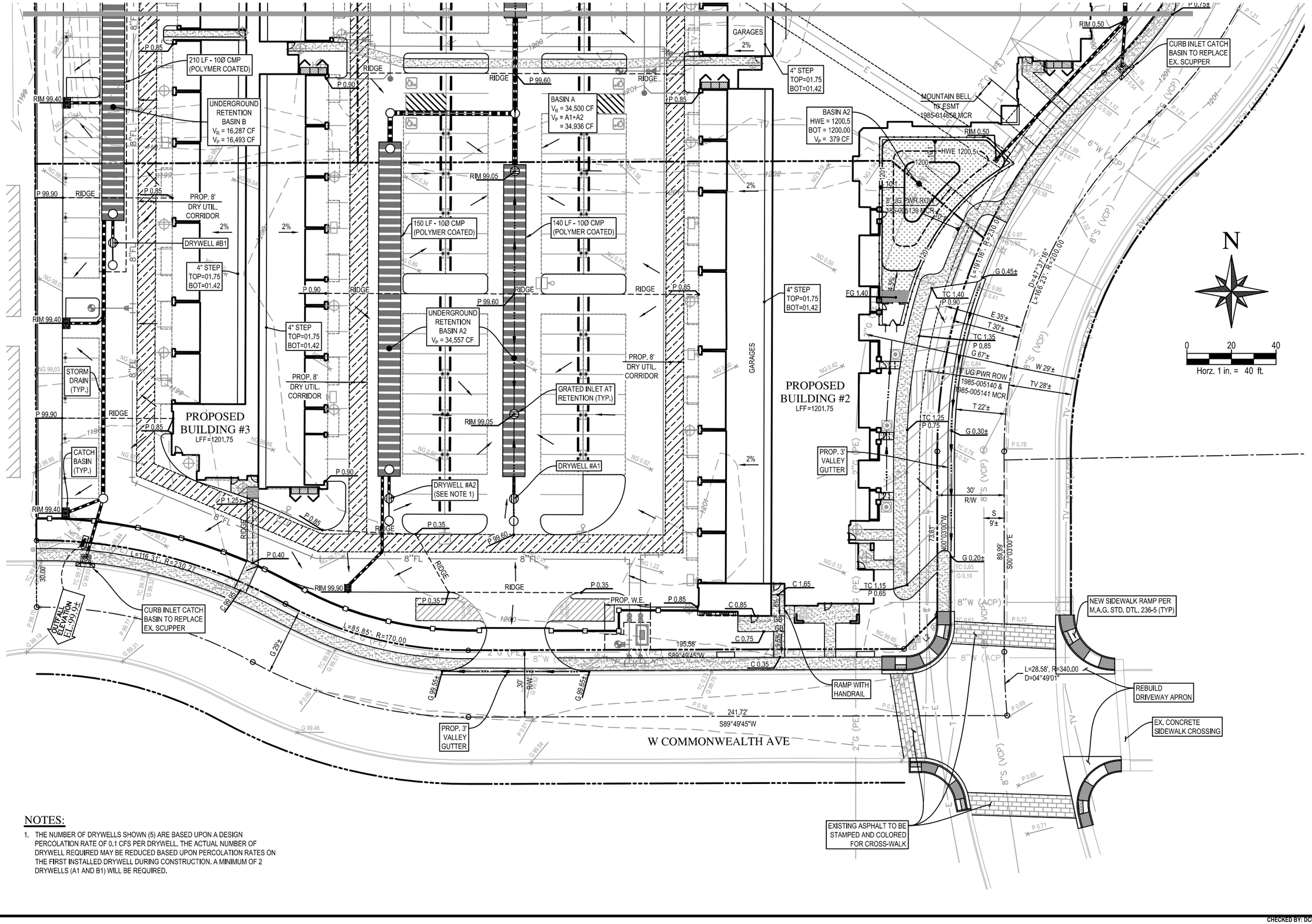
REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
61601
DEREK C. NICHOLS
EXPIRES 03-31-22

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	3 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

MATCH SHEET 3



NOTES:

1. THE NUMBER OF DRYWELLS SHOWN (5) ARE BASED UPON A DESIGN PERCOLATION RATE OF 0.1 CFS PER DRYWELL. THE ACTUAL NUMBER OF DRYWELL REQUIRED MAY BE REDUCED BASED UPON PERCOLATION RATES ON THE FIRST INSTALLED DRYWELL DURING CONSTRUCTION. A MINIMUM OF 2 DRYWELLS (A1 AND B1) WILL BE REQUIRED.

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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
61601
DEREK C. NICHOLS
EXPIRES 03-31-22

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	4 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

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W CHANDLER BLVD

N89°57'00"E 2638.81'
566.11'

N

0 20 40
Horz. 1 in. = 40 ft.

1421.79'

CONNECT TO EX. 12" SEWER WITH NEW MANHOLE

SAWCUT & REPLACE PAVEMENT

65.00'

T 75'±
E 70'±
IRR 54'±
W 52'±
S 29'±
E 4'±

EX. FIRE HYDRANT

N89°57'00"E
340.92'

8' PUE PER BK 475 PG 24 MCR

8' UG PWR ROW 1985-005138 & 1985-005139 MCR

65' R/W

71' R/W

N89°45'40"W
80.26'

N89°57'00"E
105.99'

PROP. 8" SEWER LINE

PROP. SEWER SERVICE

PROPOSED BUILDING #1
LFF=1202.25

GARAGES

PROP. 8" WATERLINE

PROP. WATER SERVICE

PROP. SEWER SERVICE

GARAGES

REMOVE EXISTING FDC AND BACKFLOW

REMOVE EXISTING WATER METERS AND BACKFLOWS

EX. FIRE HYDRANT

S PARKLANE BLVD

280.00'
S00°03'00"E

200.00'
S00°03'00"E

8"FL 8"S 8"W 6"S

8' UG PWR ROW 1985-005138 & 1985-005139 MCR

PROP. SEWER SERVICE

PROP. PRIVATE FIRE HYDRANT

PROP. 8" FIRE HYDRANT LINE

PROP. 8" FIRE HYDRANT LINE

PROP. 8" SEWER LINE

PROP. PRIVATE FIRE HYDRANT

PROP. 6" SEWER SERVICE

PROP. SEWER CLEANOUT (TYP.)

PROP. 8" WATERLINE

PROP. 8' DRY UTIL. CORRIDOR

PROP. 8" FIRE HYDRANT LINE

PROPOSED BUILDING #3
LFF=1201.75

SRP UG PWR ESMT 1989-566270 MCR

POOL
DECK EDGE = 1201.75

PROP. FIRE SPRINKLER SERVICE (SEE NOTE 1)

PROP. SEWER SERVICE

PROP. BUILDING MOUNTED FDC

PROP. WATER METER

PROP. WATER SERVICE

PROP. REDUCED PRESSURE BACKFLOW

PROP. W.E.

SAWCUT & REPLACE PAVEMENT

12"x8" TEE AND 8" VALVE

12"x12" TEE AND 12" VALVE

CONNECT TO EX. WATERLINE BY REPLACING 25 LF OF 12" A.C.P. PIPE WITH D.I.P. (10' BEYOND TEES)

PROP. 8' DRY UTIL. CORRIDOR

PROP. 8' DRY UTIL. CORRIDOR

PROP. 8" WATERLINE

PROP. SEWER MANHOLE (TYP.)

PROP. 8" FIRE HYDRANT LINE

PROP. 6" SEWER SERVICE

PROP. 8" FIRE HYDRANT LINE

PROP. 8" SEWER LINE

PROP. DOUBLE-CHECK DETECTOR BACKFLOW

PROP. PUBLIC FIRE HYDRANT

PROPOSED BUILDING #2
LFF=1201.75

GARAGES

PROP. SEWER SERVICE

E 35'±
T 31'±
T 29'±
T 27'±
30' R/W

L=141.29'
R=270.00'
D=29°58'23"

L=166.23'
R=200.00'
D=47°37'16"

549.97'

MATCH SHEET 6

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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
WATER & SEWER PLAN

REV	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
61601
DEREK C. NICHOLS
Registered Professional Engineer (Civil)
EXPIRES 03-31-22

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	5 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

MATCH SHEET 5

PROP. WATER SERVICE
PROP. BUILDING MOUNTED FDC
PROP. FIRE SPRINKLER SERVICE (SEE NOTE 1)
PROP. SEWER SERVICE
PROP. SEWER CLEANOUT (TYP.)
PROP. 8" WATERLINE
PROP. PRIVATE FIRE HYDRANT
GARAGES
PROP. BUILDING MOUNTED FDC
PROP. WATER SERVICE
PROP. FIRE SPRINKLER SERVICE (SEE NOTE 1)
PROP. SEWER SERVICE
MOUNTAIN BELL 10' ESMT 1985-014858 MCR
8" UG PWR ROW 185-005139 MCR
PROP. 8" FIRE HYDRANT LINE
PROP. PRIVATE FIRE HYDRANT
PROP. 8' DRY UTIL. CORRIDOR
PROP. 8' DRY UTIL. CORRIDOR
PROP. 8' DRY UTIL. CORRIDOR
PROPOSED BUILDING #3
LFF=1201.75
PROPOSED BUILDING #2
LFF=1201.75
8"FL
8"W
8"S (VCP)
6"W (ACP)
2"G (PE)
2"O (PE)
2"W (PE)
TV
T
E
G 67'±
E 35'±
T 30'±
T 21'±
W 29'±
TV 28'±
L=191.16', R=230.00
D=47°37'16"
L=166.23', R=200.00
8" UG PWR ROW 1985-005140 & 1985-005141 MCR
30' R/W
S 9'±
73.61' N00°10'300"W
89.99' S00°10'300"E
8"W (ACP)
L=28.58', R=340.00
D=04°49'01"
L=116.31', R=230.27
30.00'
G 29'±
L=85.85', R=170.00
PROP. 8" FIRE HYDRANT LINE
PROP. DOUBLE-CHECK DETECTOR BACKFLOW
PROP. REDUCED PRESSURE BACKFLOW
PROP. WATER METER (SEE NOTE 1)
PROP. W.E.
195.58'
S89°49'45"W
30' R/W
PROP. PUBLIC FIRE HYDRANT
(2) 8"x8" TEE AND 8" VALVE
CONNECT TO EX. WATERLINE BY REPLACING 25 LF OF 8" A.C.P. PIPE WITH D.I.P. (10' BEYOND TEES)
241.72'
S89°49'45"W
W COMMONWEALTH AVE

N

0 20 40
Horz. 1 in. = 40 ft.

NOTES:

1. ACCORDING TO PRE-TECH REVIEW COMMENTS FROM THE CITY OF CHANDLER MULTI-FAMILY DEVELOPMENTS ARE TO PROVIDE FIRE SPRINKLER SERVICE TO BUILDINGS FROM THE DOMESTIC WATER SUPPLY SYSTEM AND PROVIDE BUILDING MOUNTED FIRE DEPARTMENT CONNECTIONS (FDC). FDC AND FIRE SPRINKLER LOCATIONS HAVE BEEN APPROXIMATED BASED UPON PRELIMINARY INPUT FROM THE PROJECT ARCHITECT AND ARE SUBJECT TO CHANGE.

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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
WATER & SEWER PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
61501
DEREK C. NICHOLS
EXPIRES 03-31-22

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	6 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

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City Council Memorandum **Development Services** **Memo No.** 20-045FA

Date: December 7, 2020
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
From: Harley Mehlhorn, Junior Planner
Subject: ANX20-0003 – Annexation and Initial City Zoning – South of the Southeast Corner of Elliot Road and the Loop 101/Price Road
Final Adoption of Ordinance No. 4942

Request: Annexation and initial City zoning of the eastern portion of a parcel otherwise in City of Chandler jurisdiction, approximately 0.16 acres.
Location: Approximately 1/4 mile south of the southeast corner of Price and Elliot Roads
Applicant: Nathan Larson, Bowman Consulting

Proposed Motion:
Move City Council adopt Ordinance No. 4942 approving ANX20-0003, Annexation and Initial City Zoning located south of the southeast corner of Elliot Road and the loop 101/Price Road, as recommended by Planning staff.

Background Data:

- Located approximately one fourth of a mile south of the southeast corner of Elliot Road and Price Road
- Zoned Rural-43 (RU-43) within Maricopa County
- Approximately 0.16 net acres in size
- Upon annexation, initial City zoning will be Agricultural (AG-1) district
- A rezoning request for a proposed multi-family development consisting of 40 units within 8 buildings also appears on this City Council agenda
- Required public hearing held October 15, 2020

Surrounding Land Use Data:

North	Single dwelling unit on a large parcel zoned AG-1	South	Condominiums
East	Unincorporated large-lot single family	West	Price Road, then Arizona Loop 101

General Plan and Area Plan Designations:

General Plan	Neighborhoods

Utility Service

Existing municipal water and wastewater services are available along Price Road.

Staff Comments

Staff has no concerns given that the majority of the parcel is currently within the City of Chandler's jurisdiction. As of the writing of this memo, Staff is unaware of any opposition to or concerns with the request.

In accordance with Arizona Revised Statutes, the subject site, upon annexation, will be zoned AG-1 within the City of Chandler, which provides for land uses no greater in intensity than those permitted within the RU-43 zoning district of Maricopa County.

A request for Rezoning for a multi-family development (PLH20-0032) accompanies this request as a subsequent item on this Council agenda.

This ordinance was introduced and tentatively adopted on November 5, 2020.

Attachments

Ordinance 4942

Annexation Map

ORDINANCE NO. 4942

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES TITLE 9, CHAPTER 4, ARTICLE 7, BY ANNEXING THERETO TERRITORY LOCATED SOUTH OF THE SOUTHEAST CORNER OF ELLIOT AND PRICE ROADS.

WHEREAS, a petition has been presented to the City Council of the City of Chandler signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, asking that the property be annexed to the City of Chandler; and

WHEREAS, the territory proposed for annexation is contiguous to the City of Chandler and not now embraced within its limits; and

WHEREAS, a blank petition was filed on September 18, 2020, with the Maricopa County Recorder, the 30-day waiting period ended on October 18, 2020, a Public Hearing was held on October 15, 2020, after proper notice was given, and the petition was circulated thereafter and signed; and,

WHEREAS, the City Council desires to comply with the petition and extend the corporate limits of the City to include the proposed territory; and,

WHEREAS, the petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City and had attached thereto at all times an accurate map of the territory proposed to be annexed; and,

WHEREAS, no additions or alterations increasing or decreasing the territory sought to be annexed have been made after the petition had been signed by any owner of real and/or personal property in the territory; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the Office of the City Clerk, together with the original petition; and

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the following described territory is annexed to the City of Chandler and that the present corporate limits are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A' Annexation Map and Legal Description

Section 2. Pursuant to A.R.S. § 48-813(A), the City will provide fire department services to the property depicted in Exhibit A as is generally provided to other residents within the city. The services shall take effect on the first day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

Section 3. The existing zoning of the territory annexed is Rural-43 (RU-43) in Maricopa County, and the territory upon annexation is hereby zoned Agricultural (AG-1) District within the City of Chandler, which provides for densities and uses no greater than those permitted within the RU-43 District of Maricopa County.

Section 4. The Clerk is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of the annexed territory, certified by the Mayor, in the Office of the County Recorder of Maricopa County, Arizona.

Section 5. The Development Services Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of the Zoning Code in compliance with this ordinance.

Section 6. This ordinance shall take effect, and the annexation of the subject property shall become final, 30 days after this Ordinance is adopted.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____ 2020.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2020.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

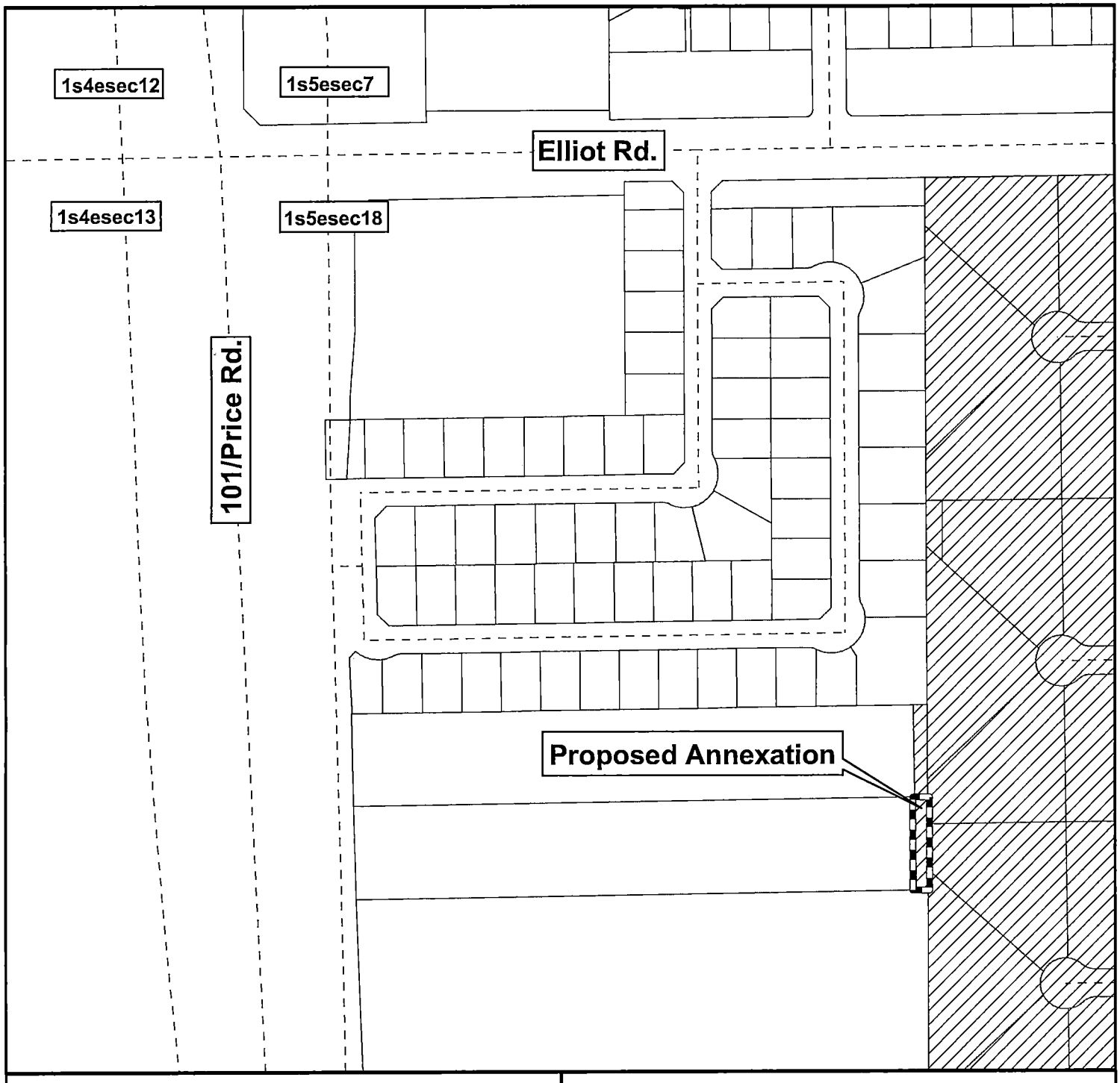
I HEREBY CERTIFY that the above and foregoing Ordinance No. 4942 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2020, and that a quorum was present thereat.

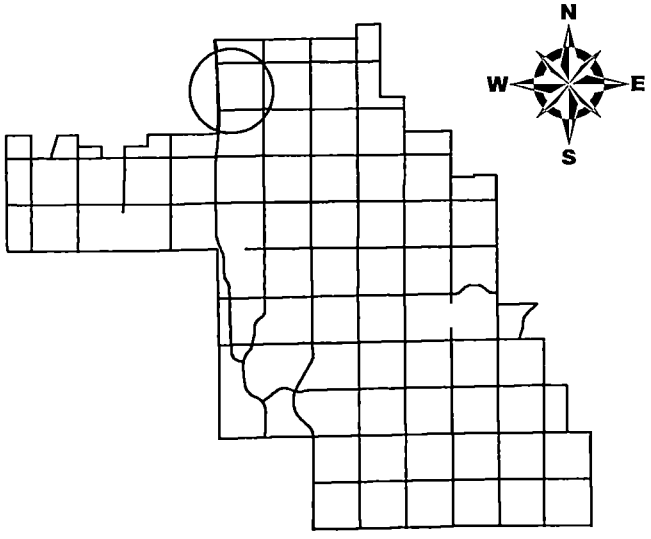
_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:





City of Chandler 10/2/2020

Annexation Map

Ordinance No. 4942

Proposed Annexation

South of the Southeast Corner of Elliot & 101/Price Roads

Incorporated Area

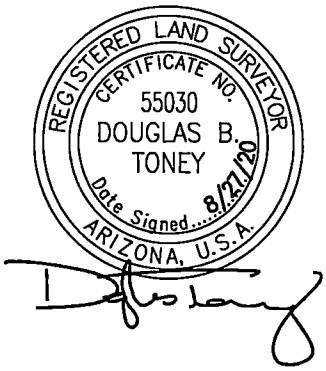
Unincorporated Area

0 75 150 300 450 600 Feet

Exhibit A

Bowman
CONSULTING

August 27, 2020
Project # 050790-01-001



LEGAL DESCRIPTION
ANNEXATION AREA

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT ONE (1), SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF TRACT "D" OF CABALLOS RANCHITOS UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY IN BOOK 136 OF MAPS, PAGE 48;

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH 01°25'31" EAST, A DISTANCE OF 2636.22 FEET;

THENCE SOUTH 01°25'31" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1153.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID LOT 1;

THENCE NORTH 89°09'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 220.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PRICE ROAD SR101 FRONTAGE ROAD;

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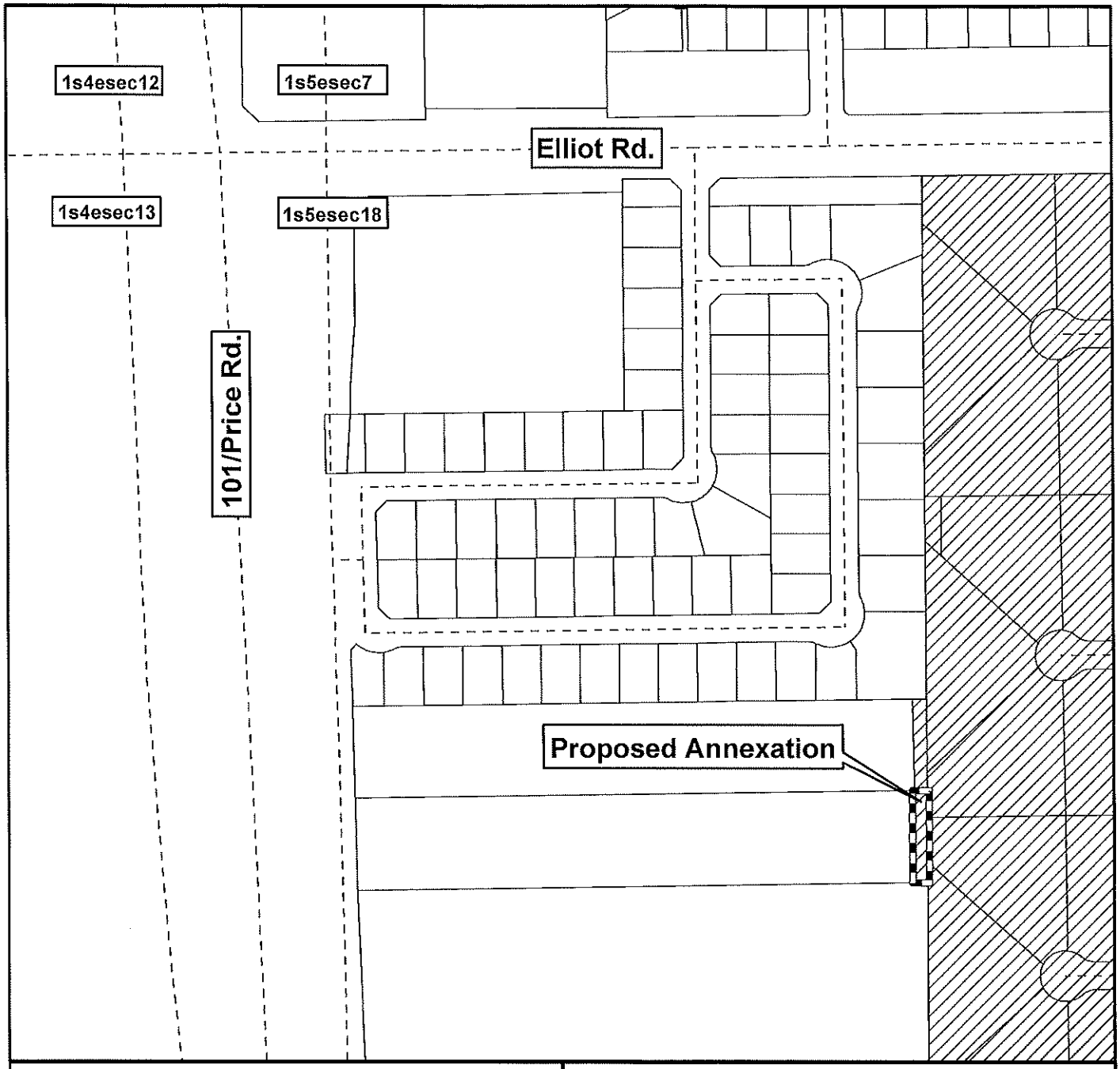
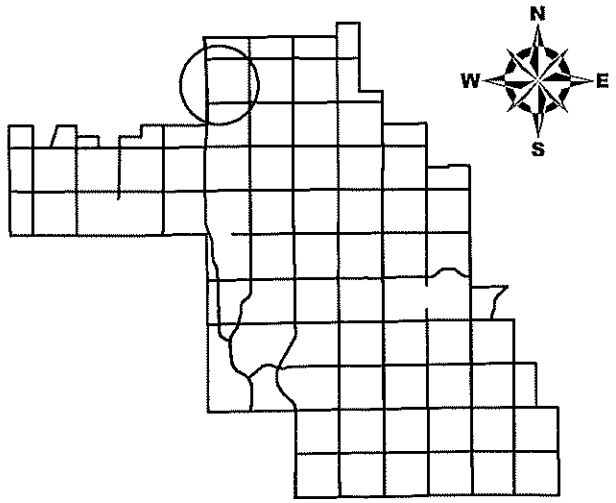
CONTAINING 6,915 SQ.FT. OR 0.1587 ACRES, MORE OR LESS.





City of Chandler 89/2/2020

Annexation Map

Proposed Annexation
South of the Southeast Corner of
Elliot & 101/Price Roads

Incorporated Area

Unincorporated Area

0 75 150 300 450 600
Feet

Exhibit A

City Council Memorandum **Development Services** **Memo No.** 20-046FA

Date: December 7, 2020
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
From: Harley Mehlhorn, Junior Planner
Subject: PLH20-0032 The Village at College Park
Final Adoption of Ordinance No. 4943

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for multi-family residential
Location: South of the southeast corner of Elliot & 101/Price Roads
Applicant: Nathan Larson, Bowman Consulting

Proposed Motion:

Move City Council adopt Ordinance No. 4943 approving PLH20-0032 The Village At College Park Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) located south of the southeast corner of Elliot & 101/Price Roads, subject to the conditions as recommended by Planning and Zoning Commission and Staff.

Background Data:

- Located approximately 1/4 mile south the of the southeast corner of Elliot and Price Roads
- Approximately 3.85 acres
- Currently zoned Agricultural (AG-1)
- Annexation request precedes this request on the same Council agenda
- Annexation ordinance, if adopted, will grant initial City zoning of AG-1 (Agricultural), which allows for the same density as Rural-43

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately $133,600 over 10 years. This total includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents.

Surrounding Land Use Data:

North	Single dwelling unit on a large parcel zoned AG-1	South	Condominiums

East	Unincorporated large-lot single family	West	Price Road, then Arizona Loop 101

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No change

Proposed Development

# of Units	40
Density	10.39 dwelling units/acre (du/ac)
Buildings	• 8 five unit buildings • Single story • Varying façade materials – stone veneer, lap siding, stucco, board and batten. • Varying roof slopes, façade accents, and ornamentation. • Roof material – tile and standing seam metal
Site Design	• Three distinct shared open spaces • Recessed garages and grouped guest parking spaces • Each unit has a private rear yard and covered front porch
Parking	• Each unit has a garage parking space and two uncovered tandem spaces on the driveway • 14 guest spaces are provided

Review and Recommendation

The proposed rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for multi-family residential will result in a land use that is consistent with the surrounding land uses. The General Plan designates densities between 3.5 and 12 du/ ac to be appropriate along freeway corridors as well as to serve as a gradation of density. The proposed development site meets both of these guidelines, while remaining at 10.39 du/ ac.

Being cognizant of the surrounding land uses, the applicant has proposed single level, attached units that are positioned as to appear as, and live like, single family homes. The PDP provides ample architectural quality and variation, with a broad yet cohesive collection of elevations composed of human scale materials. The site, being deep and narrow at the frontage, is being served by a single drive aisle with a turn-around cul-de-sac at its termination. Despite the challenging dimensions of the lot, the proposed development is meeting the guest and resident parking requirements, open space requirements, and still providing private outdoor space for each unit. For these reasons, Planning staff finds consistency with the General Plan and Planning and Zoning Commission recommend approval of the request subject to conditions.

This ordinance was introduced and tentatively adopted on November 5, 2020.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- An online neighborhood meeting was held on September 23, 2020, with about a dozen people attending. General questions pertaining to the construction of the development were asked and answered by the applicant.
- A resident of the single family subdivision to the north called to voice concerns and initial opposition but, upon being presented with the project data and exhibits, is no longer in opposition to the project.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting October 21, 2020.
Motion to recommend Approval.

In Favor: 7 Opposed: 0

Attachments

Ordinance 4943
Vicinity Maps
Development Booklet 1 of 2
Development Booklet 2 of 2

ORDINANCE NO. 4943

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY RESIDENTIAL IN CASE PLH20-0032 (VILLAGE AT COLLEGE PARK) LOCATED SOUTH OF THE SOUTHEAST CORNER OF ELLIOT AND PRICE/101 ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Village at College Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Multi-family dwelling units shall be permitted up to a maximum density of twelve (12) dwelling units per acre.

3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. The rental agreement shall include a disclosure statement outlining that the site is adjacent to an existing agriculturally zoned property privileged to board horses located directly north of the subject property that may cause adverse noise, odors, and other externalities. The disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective tenants clearly as part of the rental agreement. This responsibility for notice rests with the developer/property management company and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4943 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

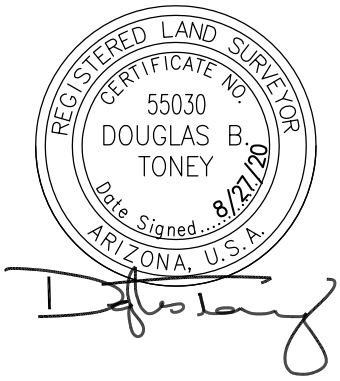
_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

August 27, 2020
Project # 050790-01-001



LEGAL DESCRIPTION
ANNEXATION AREA

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT ONE (1), SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF TRACT "D" OF CABALLOS RANCHITOS UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY IN BOOK 136 OF MAPS, PAGE 48;

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH 01°25’31” EAST, A DISTANCE OF 2636.22 FEET;

THENCE SOUTH 01°25’31” EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1153.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID LOT 1;

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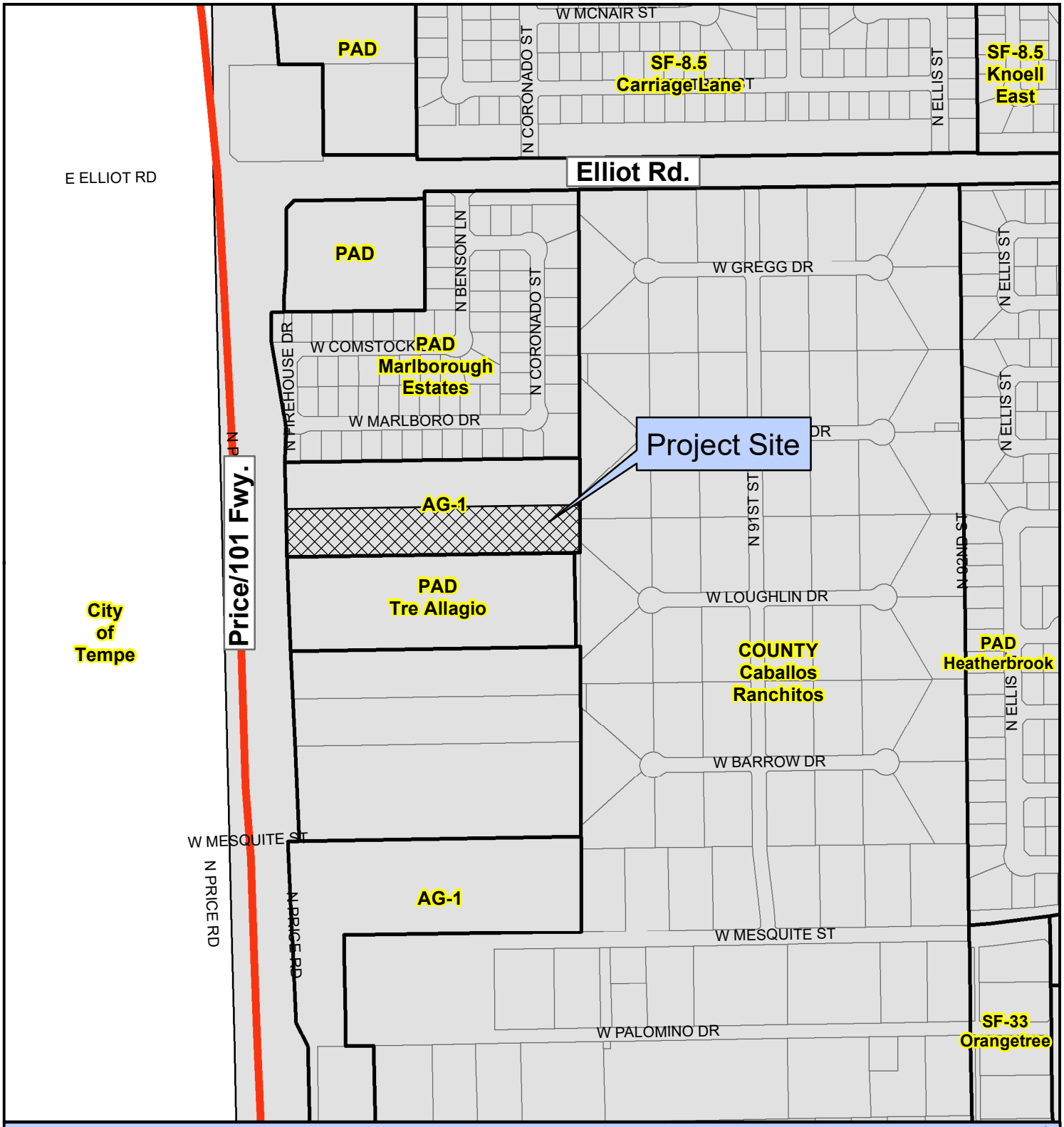
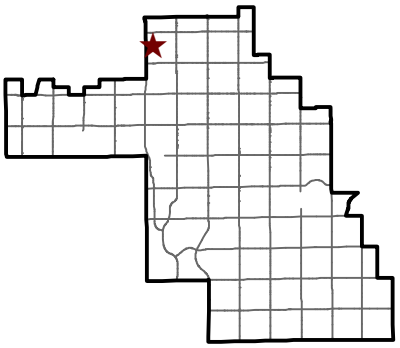


PLH20-0032/PLT20-0016 Village at College Park

Proposed Project Details
REZONE/PDP
3.85 Acres
40 Unit Multi-Family
10.39 dwelling units per acre (du/ac)



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

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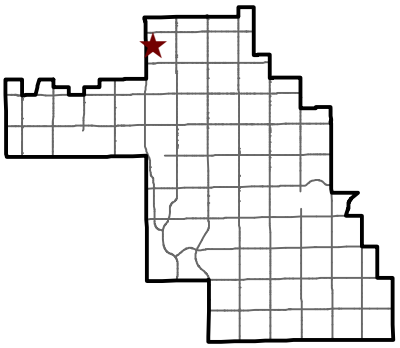

Chandler Arizona
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SEPTEMBER 2020

THE VILLAGE AT COLLEGE PARK

CHANDLER, ARIZONA.

PLANNED AREA DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAT

Bowman CONSULTING

SUBMITTED BY:
BOWMAN CONSULTING
1295 W. WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
PHONE:480.629.8830

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Exhibits

Exhibit 1: Aerial Vicinity Map
Exhibit 2: Site Plan
Exhibit 3: Park Plans
Exhibit 4: Community Entry and Entry Elevations
Exhibit 5: Wall Plan, Details and Materials Board
Exhibit 6: Planting Plans
Exhibit 7: Preliminary Development Plan
Exhibit 8: Conceptual Elevations
Exhibit 9: Floor Plans
Exhibit 10: Exterior Light Fixtures
Exhibit 11: Paint and Materials Board
Exhibit 12: Preliminary Plat
Exhibit 13: Preliminary Grading Plan

I. INTRODUCTION

New Village Homes is excited to bring The Village at College Park, a proposed 40-unit multi-family residential development, to the City of Chandler. Located on the east side of Price Road, south of Elliot Road, The Village at College Park brings a unique housing product that is not currently available in the area. The rental units are single-story apartments that appear and live like a single-family subdivision. The Project site is currently a narrow single-family lot with an area of 3.85 acres. The Site will be developed as a 40-unit multi-family development with a density of 10.39 du/net acre. This request is to amend the site's zoning from AG-1 to Planned Area Development (PAD) Multi-Family Residential and to approve the proposed Preliminary Development Plan (PDP) and preliminary plat for the subject parcel. The proposed multi-family use provides for a development that is consistent with and complementary to the adjacent neighborhoods.

II. SURROUNDING AREA AND EXISTING ZONING

The Site is bounded by Price Road to the west, the Tre Allagio Condominium project to the south, a large residential lot to the north and the Caballos Ranchitos Unit 2 Subdivision, a subdivision of unincorporated county acre-lots, to the east. **See Exhibit 1: Aerial Vicinity Map.**

This PAD/PDP and preliminary plat request is preceded by an application to annex a small sliver of the eastern portion of the site into the City of Chandler with a zoning designation of AG-1. The western portion of the site that is already within the City has an existing zoning of AG-1. The proposed use is compatible with the surrounding land uses which include Tre Allagio, a condominium project that is zoned PAD residential to the south, Caballos Ranchitos Unit 2, a subdivision zoned Maricopa County RU-43 to the east, and a single lot, zoned AG-1, to the north. North of the large lot is the Marlborough Estates subdivision, zoned PAD for single-family residential. West of the site is the Price Road and the 101 Price Freeway.

III. AREA PLANS

The site is designated on the City of Chandler's General Plan as Neighborhood. The proposed use is compatible with the Neighborhood designation as the predominant land use in this category is residential. The proposed development falls into the Medium-density residential category of the General Plan. The General Plan states that medium-density residential is appropriate along arterial roads and freeway corridors.

The Project is of a similar but varied density to the surrounding area. Tre Allagio to the south has 90 units with a net density of 14.96 du/ac. As such, the density and intensity of The Village at College Park provides a transition to surrounding areas. Additionally, the community uses a large building setback on the east side of the project to provide a buffer to the east and every unit will be limited to a single-story unit.

IV. PROPOSED PAD AND PDP

This proposed PAD request is to change the zoning to allow 40 multi-family residential units for a net overall project density of 10.39 du/ac. The proposed neighborhood will be a great addition to the community. The proposed layout for this site will provide a well thought out community that incorporates community open spaces, pedestrian connectivity, recreational amenities, and a visual cohesiveness of landscape and architectural elements that create a high-quality residential neighborhood.

Primary access to the site will be through a gated entry off of Price Road, where residents will pass by palm trees, beautiful landscaping, pavers, and a themed entry monument, displaying the name of the community. Well-distributed open space areas will feature amenities that allow for residents to play, gather, and socialize. **See Exhibit 2: Site Plan.**

The Village at College Park is proposed to be developed with 40 units on 3.85 acres, resulting in a density of 10.39 du/acre. The project has 0.74 acres of common open space, comprising 19.26% of the project area. Each unit will also have a garage, private driveway, front yard and back yard. The project will have private internal streets and will be gated. The entrance to the community will feature a lush landscaped median, large date palm trees, and a decorative entry monument that will provide residents and visitors with a sense of arrival into the community. **See Exhibit 7: Preliminary Development Plan.**

A. DEVELOPMENT STANDARDS

This project has been planned with the following development standards:

Site Data	
Gross/Net Area	3.85 acres
Common Open Space	0.74 acres
% Open Space (Net)	19.26%
Number of Proposed Units	40
Density	10.39 du/ac
Garage Setback	5’ from Property Line (Perimeter)
Living Unit Setback	9’ from Property Line (Perimeter)

B. SUBDIVISION DIVERSITY ELEMENTS

The Village at College Park meets all of the five criteria for infill project designation in accordance with the PAD Residential Development Standards as adopted by the Chandler City Council on May 23, 2002 including:

- The project involves a small and irregularly shaped parcel
- The parcel was not caused by lot splits or indiscriminate parcel divisions.
- Geographically, the project is located north of the San Tan Freeway and east of Price Road
- The proposed unit sizes create a diverse lot pattern under the circumstances
- The proposed intensity, pattern and quality meets or exceeds that of the surrounding environment

Despite meeting the infill project criteria, New Village Homes has developed a great housing product that provides a unique living concept.

C. LANDSCAPING AND OPEN SPACES

The Village at College Park has been designed to provide for a diverse, well-planned community that incorporates community open spaces distributed throughout the site, recreational amenities and visually cohesive landscape and architectural elements.

The landscape at The Village at College Park is designed to create many usable amenities for the community. The community has 0.74 acres of common open space, which constitutes 19.26% of the net area. The open space is distributed evenly throughout the site with three major amenity spaces that are designed to allow residents to interact and enjoy a variety of activities. The western amenity, Park A, will feature sitting benches with overhead trellis structures, turf, vine trellis structures and citrus groves. The middle amenity, Park B, will also provide benches, turf, shade trees and trellis structures as well as the community mailbox. The eastern amenity will be a retaining wall-lined dog park. The dog park will have two points of access including one ADA ramp to the bottom of the park. The dog park will be fenced in, allowing owners to sit on the benches under the shade trees as their dogs use the park. Additionally, some smaller passive open space areas with shade trees and turf are located throughout the community. These amenities will be an attractive destination for residents. **See Exhibit 3: Park Plans.**

In addition to the common open space, each unit has a rear yard, driveway, and front yard area that will be for the benefit of each unit. The backyards will be landscaped with pavers, a tree and decomposed granite to allow each resident to have a private outdoor space.

Along the eastern boundary, the buildings are setback over 95’ from the Caballos Ranchitos subdivision. This area was intentionally designed to create separation and

privacy between the existing uses and the proposed development. This perimeter buffer features landscaping and trees to buffer the project from the existing uses to the east. Along Price Road, the wall was placed close to Price Road to mitigate noise from the freeway and provide residents with additional open space within the community. However, portions of this wall will feature wrought iron fencing to allow views into the community.

The plant palette for the proposed development will conform to the requirements set forth by the City of Chandler design guidelines. Understory plantings on the inside of the perimeter wall will include shrubs and groundcovers that will provide an array of texture and color. Throughout the community, many street and front yard trees are proposed, providing attractive and shaded spaces. The planting inside and outside the community will be green and colorful. **See Exhibit 6: Planting Plans.**

A management company will maintain all open space, recreational amenities, common areas, front and back yards and landscaping on the site and in the right of way.

D. ENTRY MONUMENTATION AND THEME WALLS

In order to create a strong sense of community, the theme and fences of The Village at College Park will aesthetically compliment the architectural styles of the adjacent residential and commercial neighborhoods. The theme wall will feature slump block cladded in a stone veneer with a concrete cap on top. Additionally, a partial view fence will be used along the southern side of the Price Road frontage to allow for eyes on the walking path and open space and views into the community. **See Exhibit 5: Wall Plan, Details and Materials Board.**

The main entry to The Village at College Park will be off of Price Road and will feature a large entry monument to welcome residents to the community. The entry is enhanced with pavers, large date palm trees, and green turf. Because the entryway establishes the initial impression of the community, emphasis was placed on the design of the monument to provide an appealing visual impact. **See Exhibit 4: Community Entry and Entry Elevations.**

E. MULTI-FAMILY HOUSING PRODUCT

New Village Homes has taken great care and pride in designing and providing attractive, livable homes to our customers. Building off the success of Brighton Place, New Village Homes is proposing single-story cottage units that have an attached garage and extended driveway that allow for parking of three vehicles. The housing product for the Village at College Park includes five different single-story floor-plans. There will be one-bedroom, two-bedroom and three-bedroom units. Five units will be combined to create a single building and the site will have eight buildings. **See Exhibit 9: Floor Plans.**

Architectural styles vary from craftsman to farmhouse to ranch with each elevation style carefully chosen and placed to create a look of individuality. Each exterior elevation has

materials which are period correct for the chosen vernacular. Stone, exterior siding and stucco are dominating exterior finishes, with various design styles and colors of concrete roof tile. Each design has specifically selected fenestration details and elements such as shutters, projected wood sills and headers. Other architectural elements include wood or frame stucco posts or columns and awnings over windows at selected locations for maximum impact. Window designs are varied in their design with different styles of divided lites and mullions. Entry and garage doors also have several designs to suite each design style and to vary the streetscape as indicated in the elevation designs provided in this application. Varying roof designs were created to further provide individuality from home to home and create vertical undulation from the street view. The lighting fixtures will be architecturally consistent with the proposed buildings.

Several materials and colors have been blended to create a single-family residential community look which further compliments the design concept of individual homes along a streetscape, removing any image of "row housing" or barracks style apartment projects. **See Exhibit 8 & 11: Conceptual Elevations and Paint and Materials Board.**

Each unit will also have exterior light fixtures that match the architectural style of the unit. These light fixtures will help diversify the street scene. **See Exhibit 10: Exterior Light Fixtures.**

F. PARKING PROVISIONS

Special attention has been exhibited in both the site layout and product design to provide adequate resident and guest parking. Each unit will have at a one-car garage along with a 39' driveway, allowing for storage of one vehicle within the garage and two vehicles on the unit driveway for a total of three private parking spaces per unit.

In addition to the unit specific parking provisions, fourteen guest pull-in parking spaces have been provided throughout the site. Two of these spaces are ADA Accessible spaces adjacent to the dog-park. Including the driveway, garage and pull-in spaces, parking will be provided at a ratio of 3.35 spaces per unit. The total parking of 134 spaces exceeds the multi-family standard of 76 required spaces. **See Exhibit 7: Preliminary Development Plan.**

G. CIRCULATION

The project location provides future residents with easy access to the 101 Price Freeway. The entrance to the development will be a right-in-right-out entry from Price Road. Price Road is a one-way road that connects into the intersection of the 101 Freeway and Elliot Road, where residents will have full-access to the 101 Freeway. A secondary fire access has been provided along the southern boundary of the site, connecting into the fire access from the Tre Allagio community. The proposed fire access goes through the central amenity and will be constructed out of grasscrete in order to provide a drivable surface and also a usable amenity. The private streets are 34'

wide that include a 25' wide street with an inverted crown that does not allow for on street parking as well as 5' sidewalks on the north side of the road and a 4' sidewalk on the south side of the road.

H. PHASING

This project will be developed as one continuous phase. All utilities and the main road will be constructed at one time. Any deviations to the phasing plan will be approved administratively.

V. MISCELLANEOUS

A. GRADING AND DRAINAGE

The project site is currently an irrigated, single-family home.

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C2710L, with a current effective date of October 16, 2013, the site falls within Flood Zone X (shaded). Zone X (shaded) is defined as:

> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Retention basins will be constructed to hold the 100-year, 2-hour storm and to provide for active use recreational areas for residents. **See Exhibit 13: Preliminary Grading Plan.**

Onsite irrigation facilities will be abandoned with the construction of the community.

B. UTILITIES

Water & Sewer: Provided by the City of Chandler
Electricity: Provided by SRP
Gas: Provided by Southwest Gas
Communications: Provided by Century Link / Cox Communications

C. TRASH

The community will utilize a trash concierge service for waste collection. As such, no common dumpsters will be located onsite.

VI. PRELIMINARY PLAT

The proposed Preliminary Plat is attached. **See Exhibit 12: Preliminary Plat**

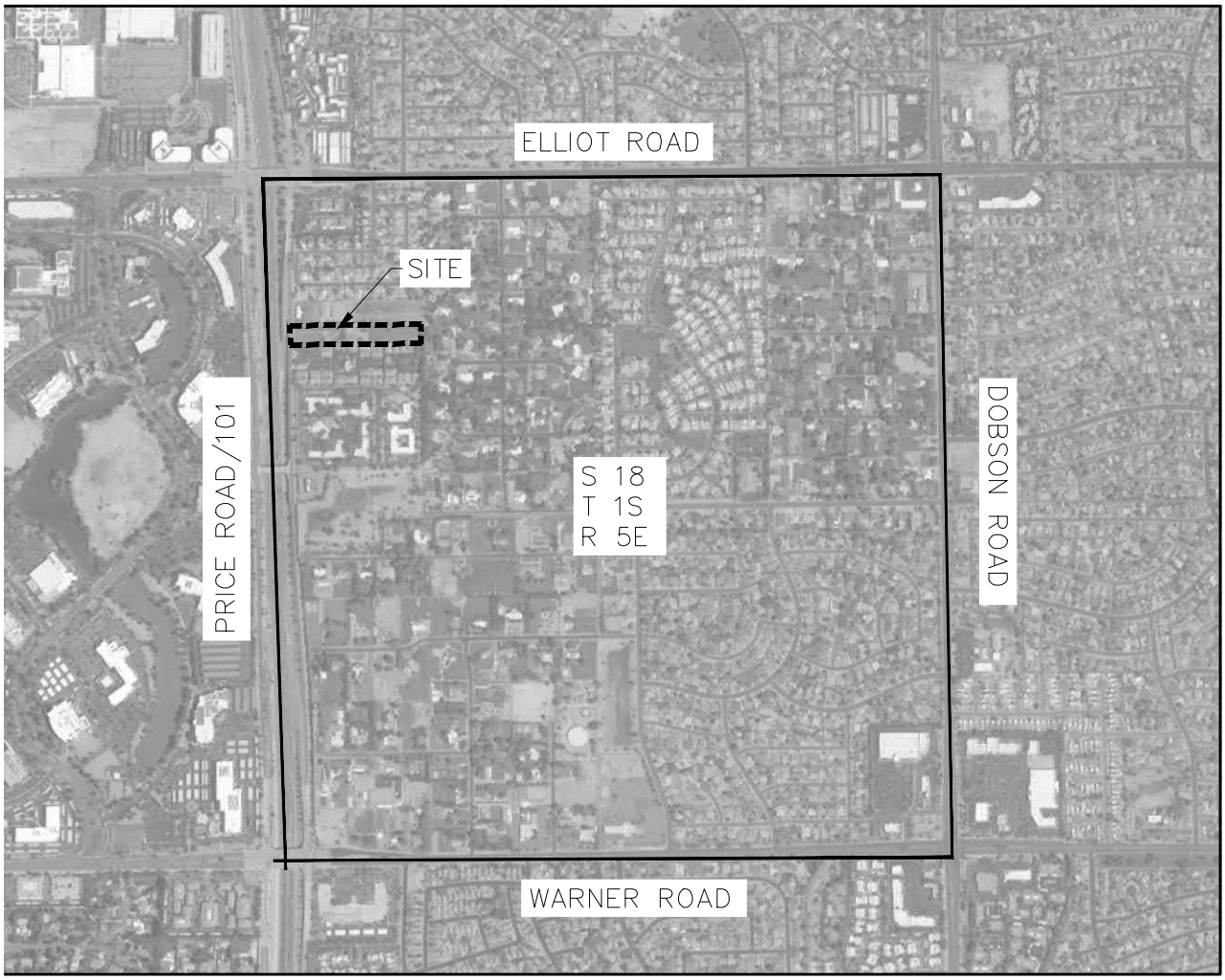
VII. PROJECT TEAM

Owner/Builder:	New Village Homes Attn: Reed Porter 890 W. Elliot Road, Suite 104 Gilbert, AZ 85233 Phone: 602-692-5369
Engineer:	Bowman Consulting Group, Ltd. Attn: Nathan Larson 1295 W. Washington Street, Suite 108 Tempe, AZ 85281 Phone: 480-629-8830
Landscape Architect:	Greey | Pickett Attn: Richard D. Gehrke 7144 E. Stetson Drive, Suite 205 Scottsdale, AZ 85251 Phone: 480-609-0009
Architect:	Elbracht+Company LLC Attn: JT Elbracht 20927 W. Main Street Buckeye, AZ 85396 Phone: 480-695-3384

VIII. CONCLUSION

This proposed PAD Amendment and zoning change revises the current single-family zoning in order to accommodate a unique and innovative multi-family concept. The proposed plan for this project meets a high standard of diversity and land use innovation. The housing unit architecture creates a unique street scene and living environment. The development team for The Village at College Park is confident that the proposed project will be a great addition to the community as it complements the adjacent developments. We respectfully submit this Planned Area Development amendment, Preliminary Development Plan and Preliminary Plat for approval. We respectfully request your approval.

EXHIBIT 1
AERIAL VICINITY MAP



Bowman
CONSULTING
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

THE VILLAGE AT COLLEGE PARK

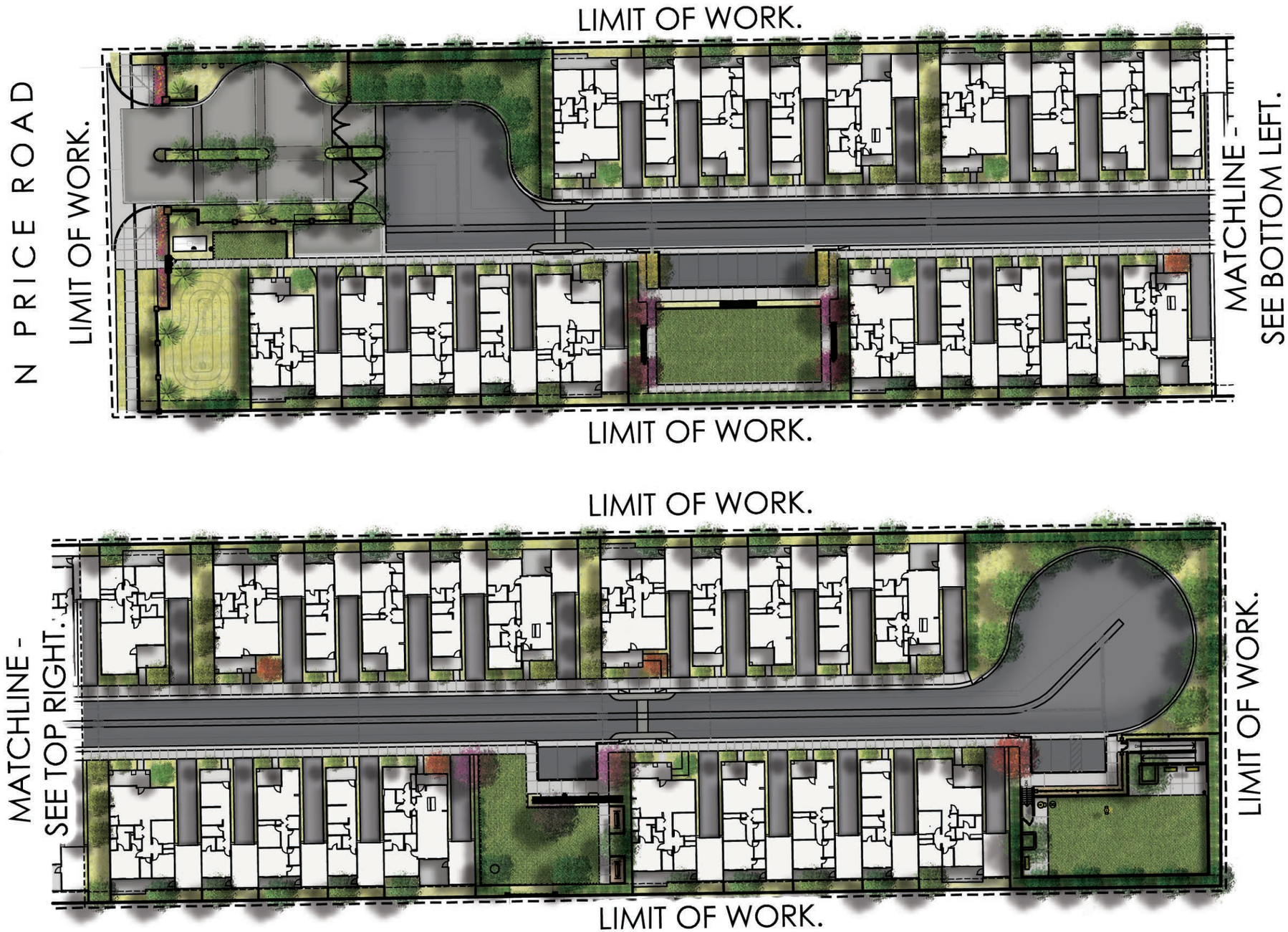
CHANDLER, AZ

VICINITY MAP

JOB #	050790
DATE	02/14/2020
SCALE	N.T.S.
DRAWN	HAC
SHT 1 OF 1	

CAD FILE NAME: P:\050790 – Price and Elliot\050790-01-001 (ENG)\Engineering\Exhibits\050790-EXH-VIC.dwg 02/28/2020

EXHIBIT 2
SITE PLAN



The Village at College Park

Chandler, AZ

Site Plan

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GREEY|PICKETT

1" = 50'-0" October 12, 2020

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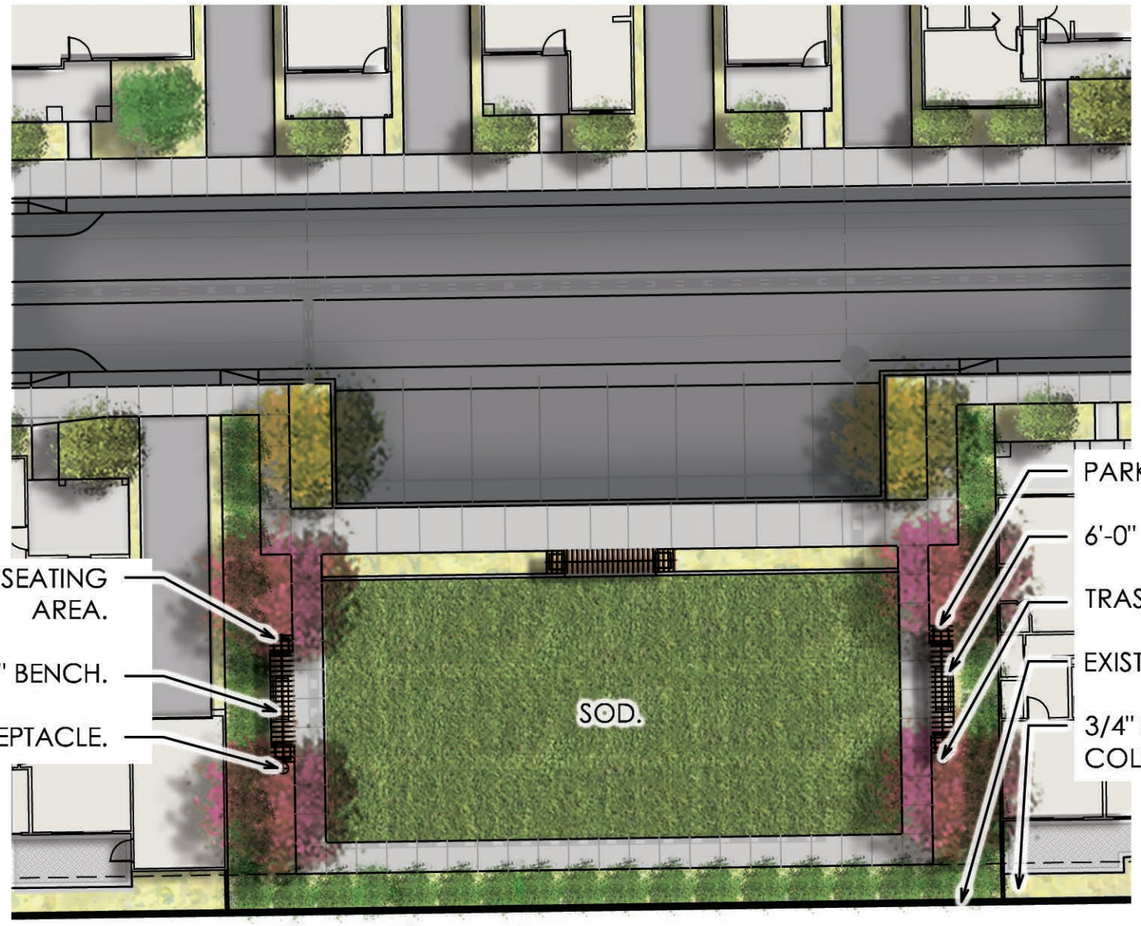
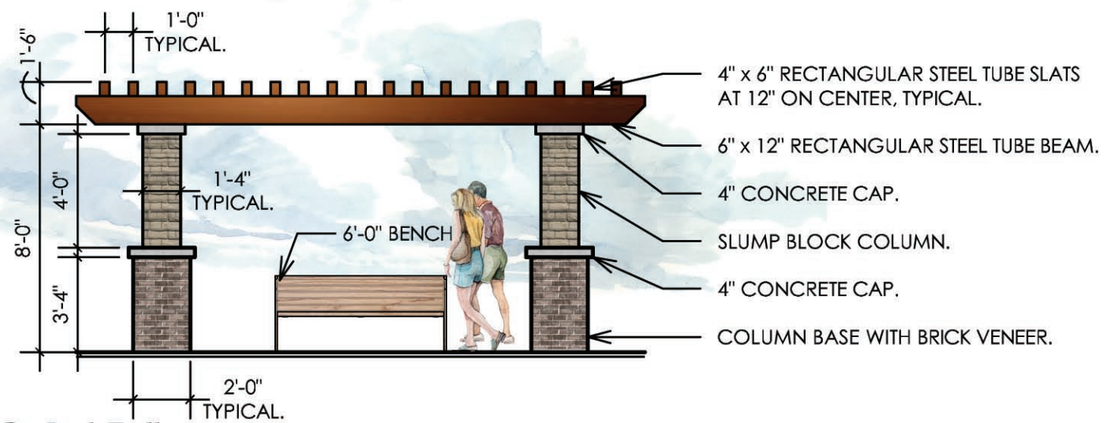
EXHIBIT 3
PARK PLANS





3 *Park Trellis*
Scale: 3/16" = 1'-0"

The Village at College Park
Chandler, AZ

Park A

GREEY|PICKETT
1" = 20'-0" October 12, 2020

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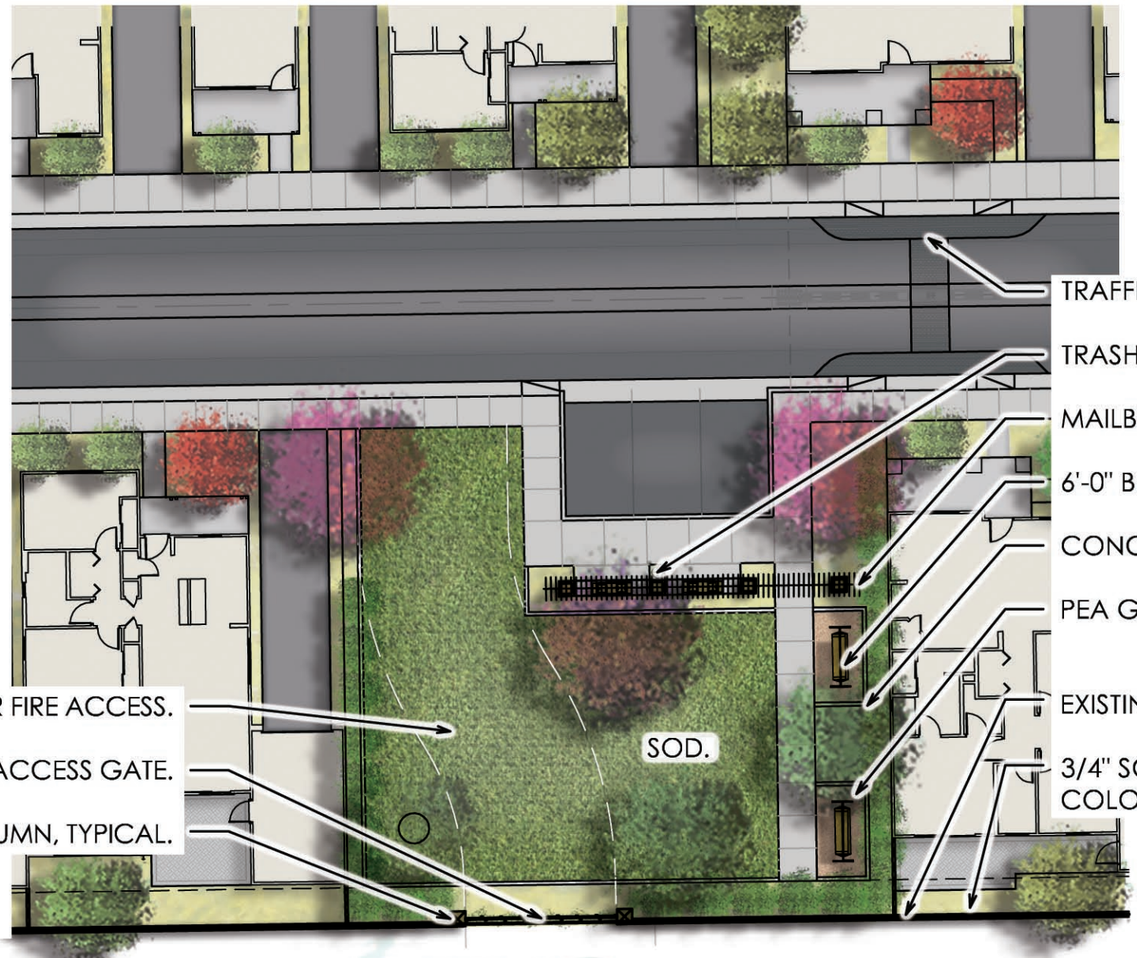

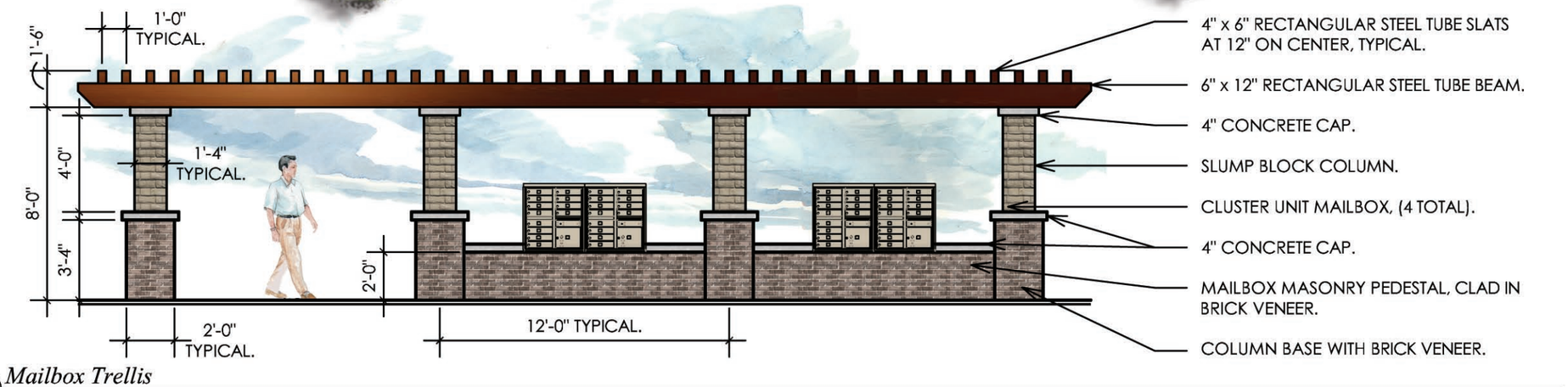

4 *Mailbox Trellis*
Scale: 3/16" = 1'-0"

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GREEY|PICKETT
1" = 20'-0" October 12, 2020

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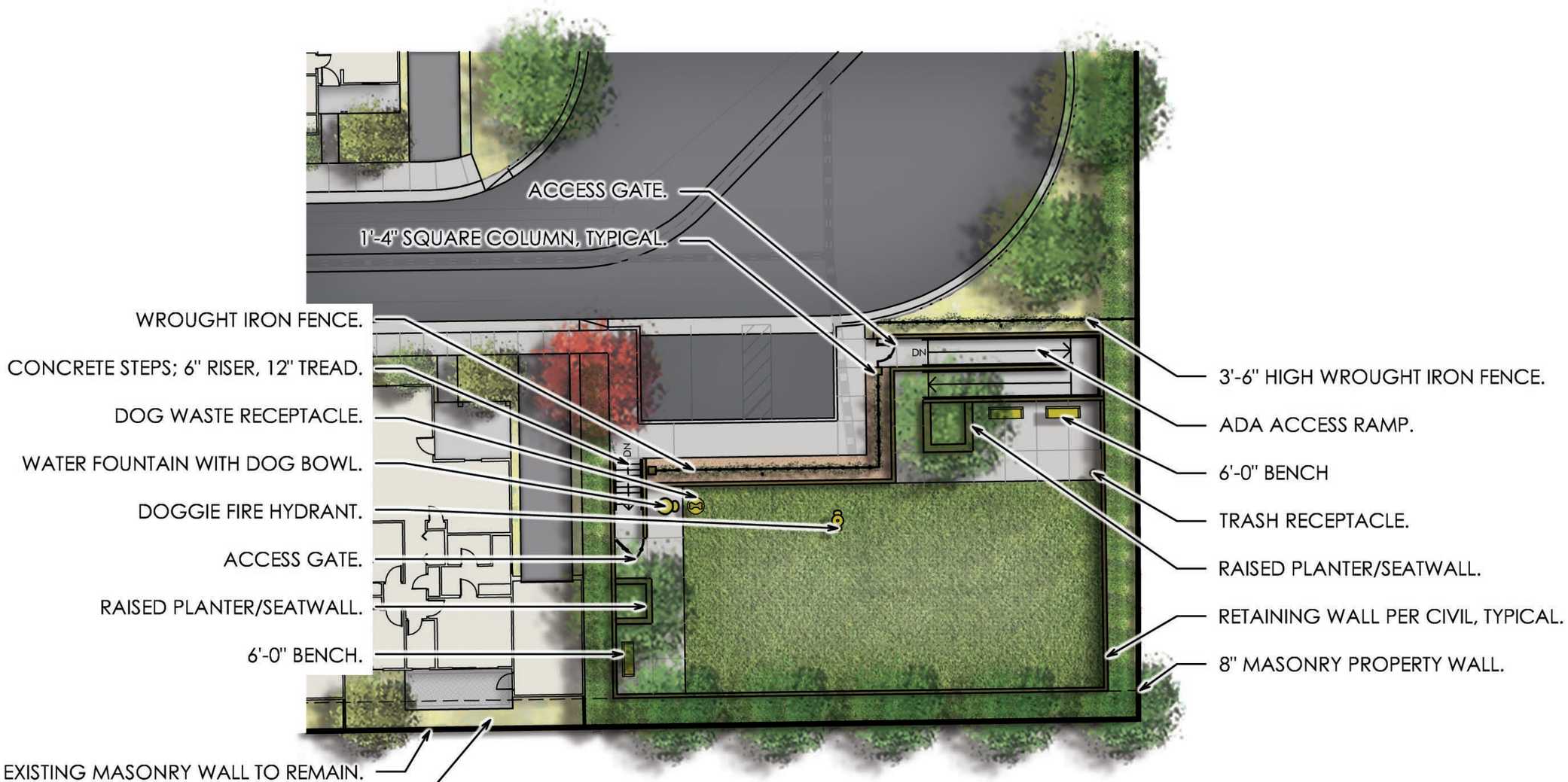

The Village at College Park

Chandler, AZ

Dog Park

GREEY|PICKETT

1" = 20'-0" | October 12, 2020

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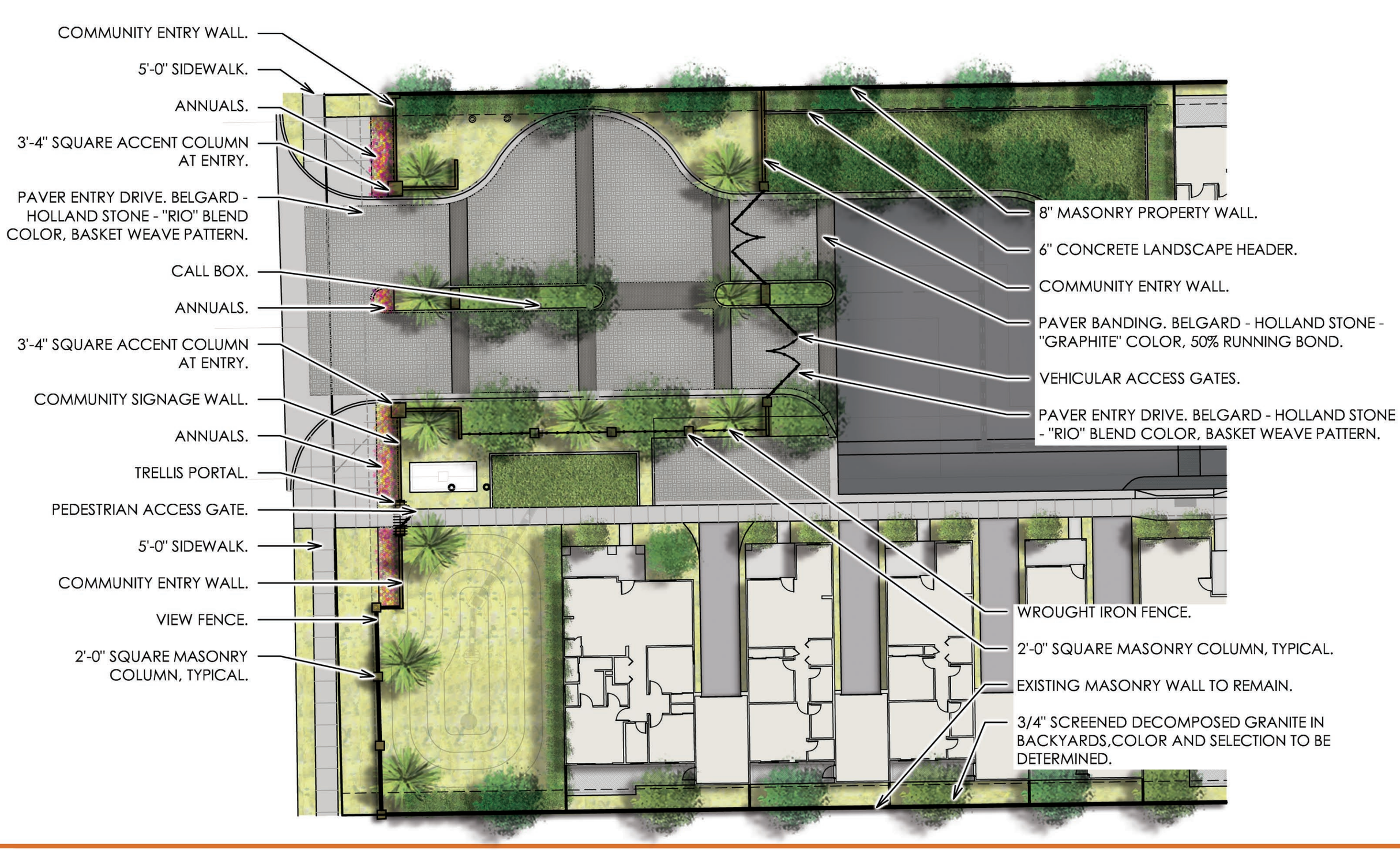
EXHIBIT 4
COMMUNITY ENTRY AND ENTRY ELEVATIONS



The Village at College Park

Chandler, AZ

Community Entry

GREEY|PICKETT

1" = 20'-0" | October 12, 2020

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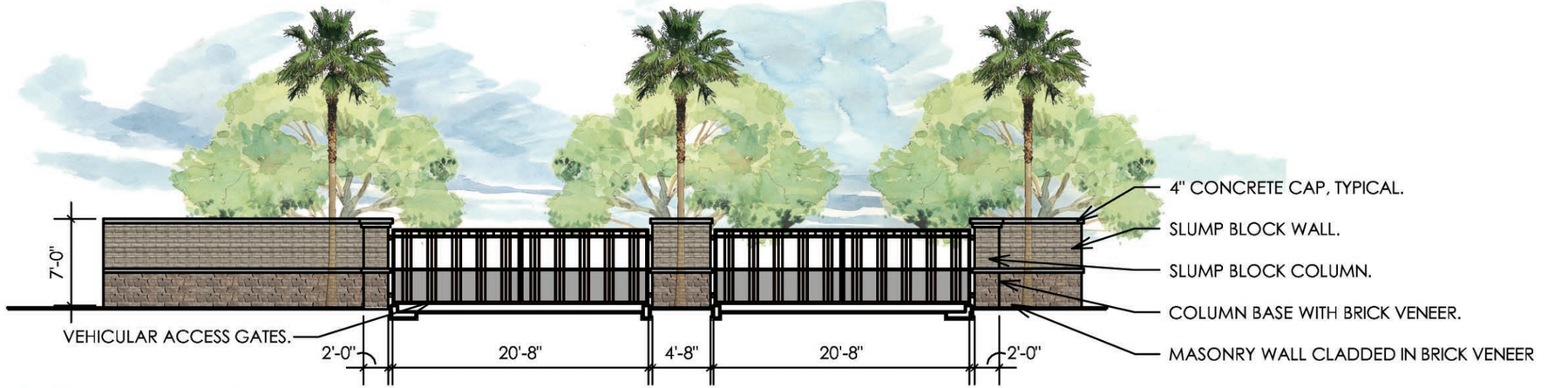
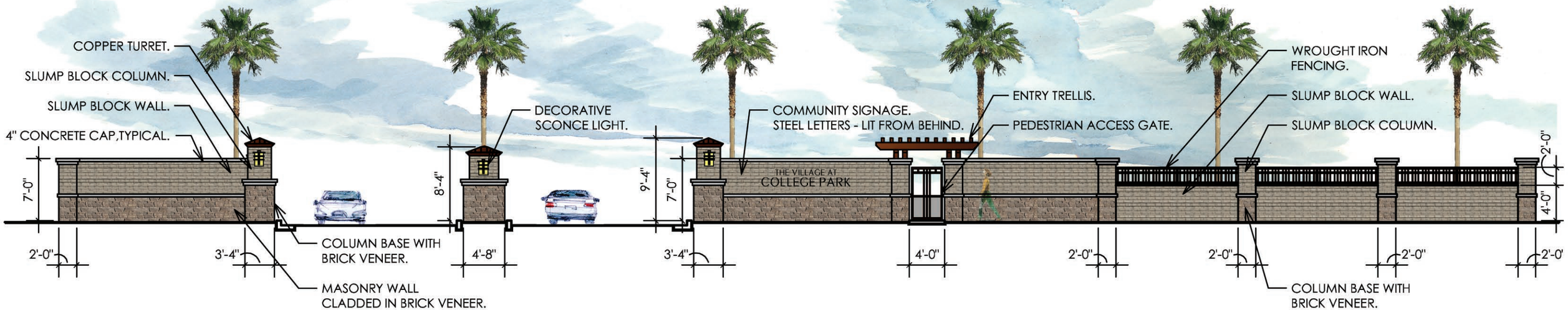


1 *Vehicular Access Gates*
Scale: 3/16" = 1'-0"



2 *Community Entry and Signage*
Scale: 3/16" = 1'-0"

The Village at College Park
Chandler, AZ

Entry Elevations

GREEY|PICKETT
October 12, 2020

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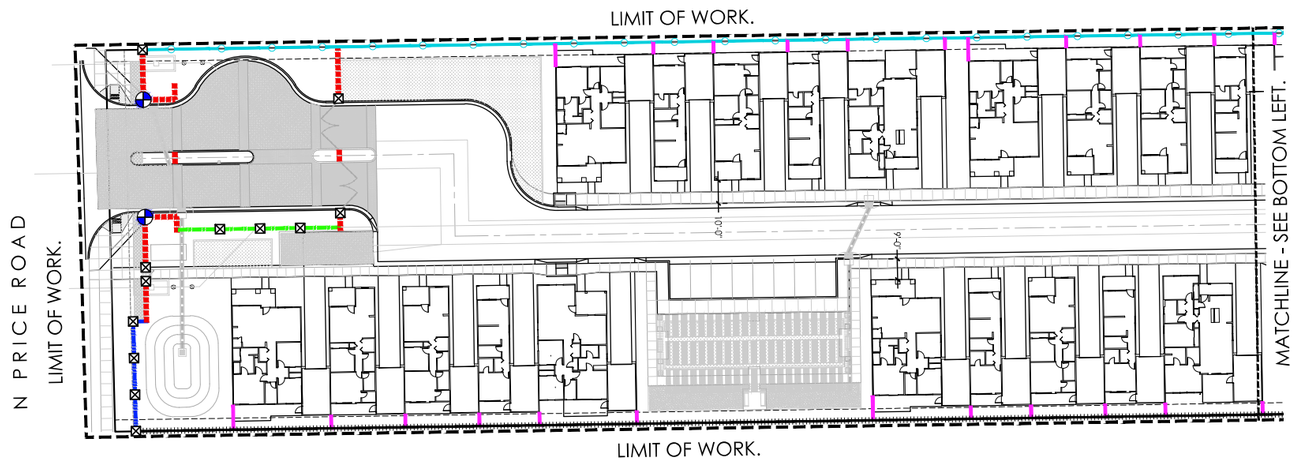
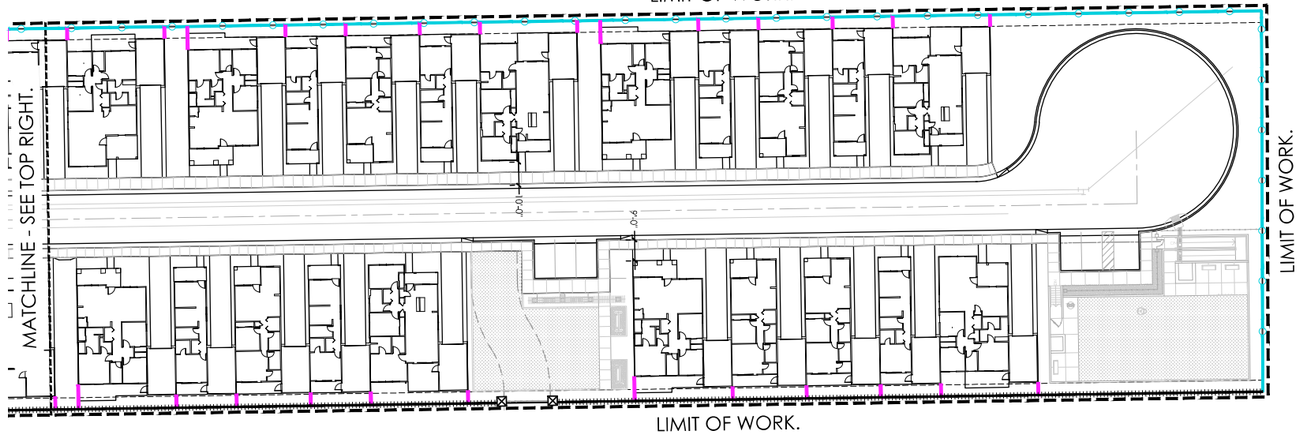
EXHIBIT 5
WALL PLAN, DETAILS AND MATERIALS BOARD





LEGEND

- ENTRY COLUMN. SEE DETAIL 6; SHEET L1.1.
- FENCE COLUMN. SEE DETAIL 7; SHEET L1.1.
- ENTRY WALL. SEE DETAIL 6; SHEET L1.1.
- PARTIAL VIEW FENCE. 4'-0" HIGH MASONRY; 2'-0" WROUGHT IRON FENCE. SEE DETAIL 7; SHEET L1.1.
- VIEW FENCE. 6'-0" WROUGHT IRON. SEE DETAIL 7; SHEET L1.1.
- PROPERTY WALL. 6'-0" HIGH MASONRY. SEE DETAIL 8; SHEET L1.1.
- INTERIOR FENCE BLOCK LOT WALL. 6'-0" HIGH. SEE DETAIL 9; SHEET L1.1.
- EXISTING WALL TO REMAIN.

0' 30' 60' 90'
Scale: 1" = 30'-0"

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GREEY|PICKETT
landscape architecture| community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0609p 480.609.0068f

REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
ARIZONA U.S.A.
Expires 12/31/20

NOT FOR CONSTRUCTION

The Village at College Park
Chandler, Arizona

revisions:

project #: NVH002
scale: 1" = 30'-0"
issued for: DR Submittal
drawn by: TEAM
date: 08/17/2020
drawing: Wall Plan

L1.0
of

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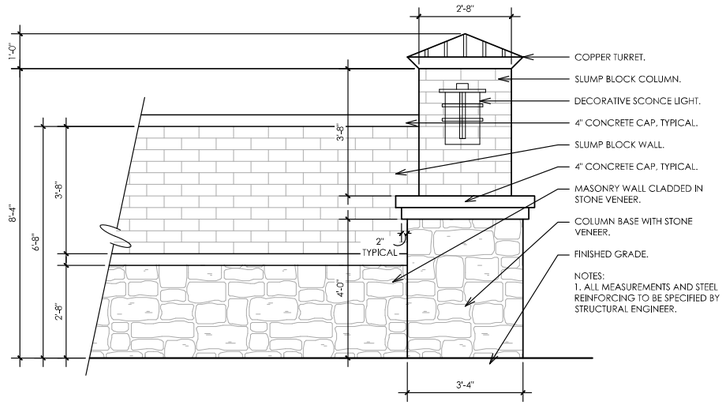
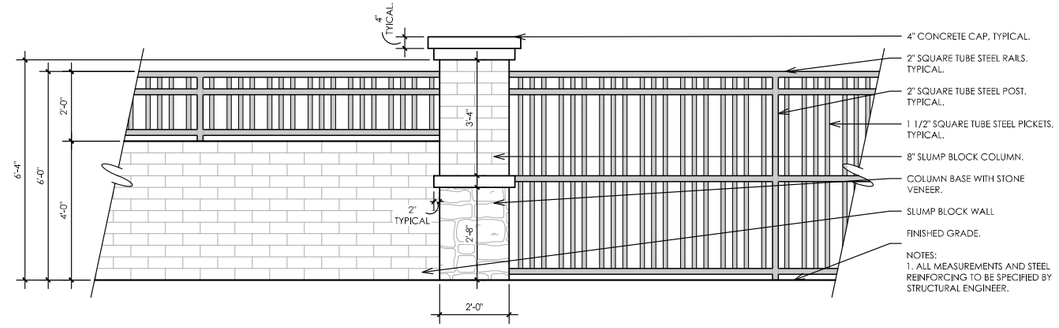


6 *Entry Column/ Entry Wall*
Scale: 1/2" = 1'-0"



7 *Fence Column/ Partial View Fence / View fence*
Scale: 1/2" = 1'-0"

8 *Property Wall*
Scale: 1/2" = 1'-0"

9 *Interior - Fence Block Lot Wall*
Scale: 1/2" = 1'-0"

GREEY|PICKETT
landscape architecture| community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0609p 480.609.0068f

CERTIFICATE NO.
28448
RUSSELL E.
GREEY
Expires 12/31/20
NOT FOR CONSTRUCTION

The Village at College Park
Chandler, Arizona

revisions:

project #: NVH002
scale: As Noted
issued for: DR Submittal
drawn by: TEAM
date: 08/17/2020

drawing: Wall Details

L1.1

of

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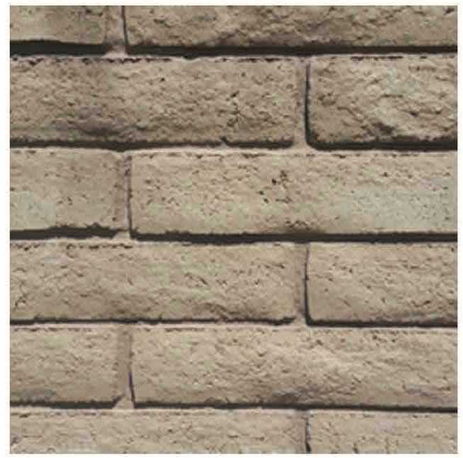
PAVERS:
BELGARD HOLLAND STONE SERIES - COLOR "GRAPHITE" - SIZE: 4"x8" - 50% RUNNING BOND PATTERN.

PAVERS:
BELGARD HOLLAND STONE SERIES - COLOR "RIO BLEND" - SIZE: 4"x8" - BASKET WEAVE PATTERN.



SLUMP BLOCK:
COLOR "DESERT BEIGE"
SIZE: 8"W x 6"H x 16"L

STEEL ACCENTS:
COLOR "COPPER"

STONE VENEER:
ELDORADO STONE FIELDLEDGE STONE - COLOR "VENETO."

The Village at College Park
Chandler AZ

Material Board

GREEY|PICKETT
August 17, 2020

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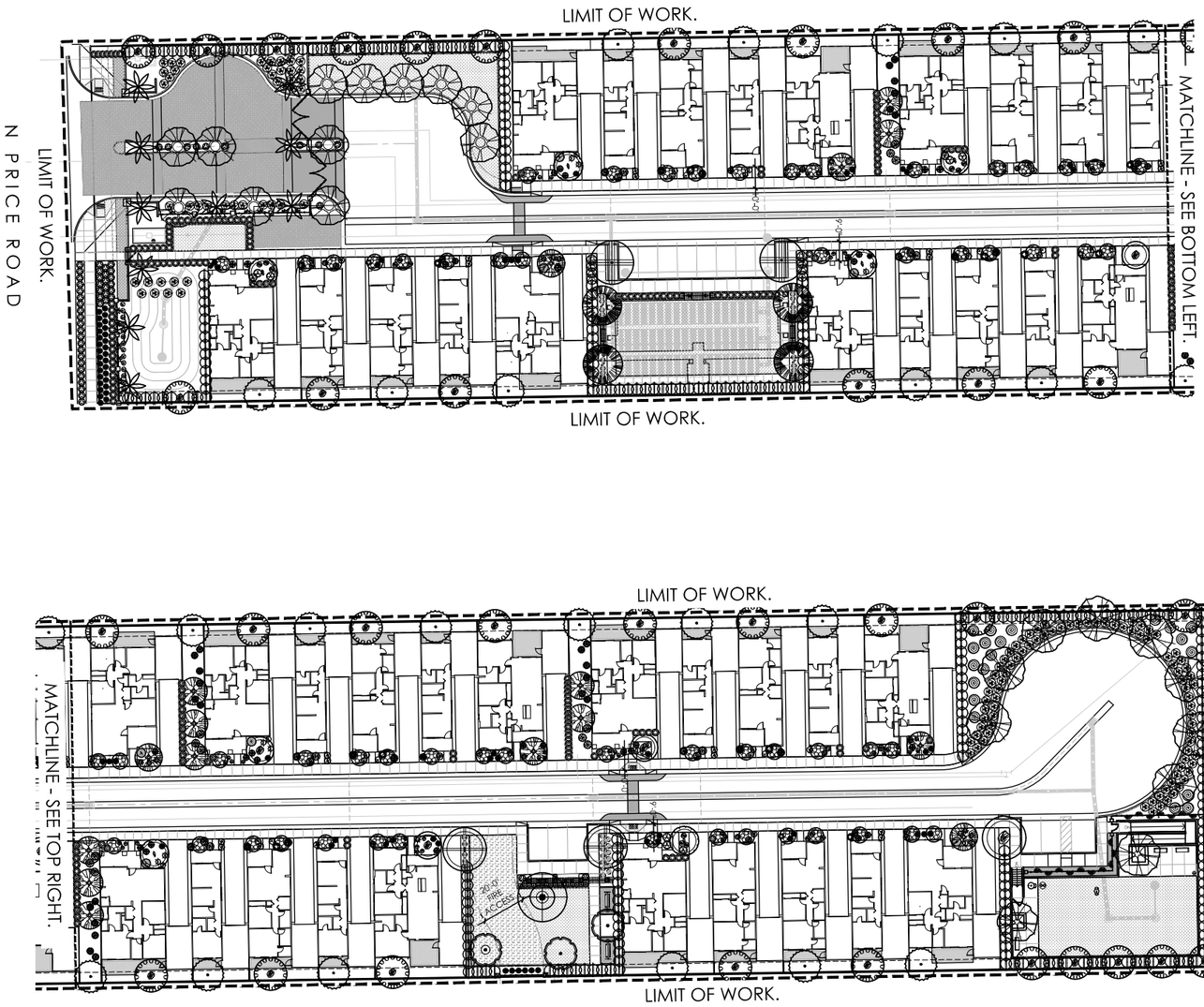
EXHIBIT 6
PLANTING PLANS



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	24" box	22	ADWR .75-1.25 CAL. 2-3' W x 6-7' H
	Bauhinia blakeana Hong Kong Orchid	36" box	2	ADWR 2.0-2.5 CAL. 6-7' W x 11-13' H
	Chilopsis linearis 'Bubba' Bubba Desert Willow	36" box	4	ADWR 1.75-2.25 CAL. 5-7' W x 8-10' H
	Ebanopsis ebano Texas Ebony	48" box	1	ADWR 3.0-3.5 CAL. 7-8' W x 9-11' H
	Neriuim Oleander White Oleander	36" box	59	ADWR 1.75-2.25 CAL. 5-6' W x 9-11' H
	Olea europaea 'Swan Hill' Swan Hill Olive	48" box	2	ADWR 5.0-6.0 CAL. 8-10' W x 10-12' H
	Phoenix dactylifera 'Medjool' Medjool Date Palm	16' Tall	10	ADWR N/A
	Pistacia chinensis Chinese Pistache	36" box	5	ADWR 3.0-4.0 CAL. 6-8' W x 12-14' H
	Pistacia lentiscus Mastic Tree	24" box	35	ADWR 1.0-1.5 CAL. 2.5-3.5 W x 7-9' H
	Quercus shumardii Shumard Oak	48" box	12	ADWR 2.75-4.0 CAL. 7-9' W x 13-15' H
	Quercus virginiana Southern Live Oak	36" box	10	ADWR 1.75-2.5 CAL. 7-9' W x 13-15' H
	Schinus molle California Pepper Tree	36" box	6	ADWR 1.75-2.5 CAL. 6-8' W x 9-11' H
	Ulmus parvifolia 'True Green' True Green Elm	24" Box	16	ADWR 1.0-1.5 CAL. 3-4' W x 7-9' H
	Vitex agnus-castus Chaste Tree	36" box	3	ADWR 3.0-4.0 CAL. 5-7' W x 7-9' H
Shrubs				
	Dalea frutescens Black Dalea	5 gal.	7	ADWR
	Dodonaea viscosa Hop Bush	15 gal.	279	ADWR
	Eremophila glabra ssp. carnosa Winter Blaze Winter Blaze	5 gal.	22	ADWR
	Eremophila hygophana Blue Bells Blue Bells	5 gal.	16	ADWR
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	9	ADWR
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24	ADWR
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	5	ADWR
	Leucophyllum langamaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	6	ADWR
	Leucophyllum pruinosum 'Sierra Bouquet' Sierra Bouquet TM	5 gal.	4	ADWR
	Leucophyllum zygophyllum Blue Ranger	5 gal.	4	ADWR
	Leucophyllum X 'Convent' Convent Sage	5 gal.	5	ADWR
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	8	ADWR
	Perovskia atriplicifolia Russian Sage	5 gal.	20	ADWR
	Pyracntha x 'Monelf' Red Elf Pyracantha	5 gal.	35	ADWR
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	185	ADWR
	Ruellia peninsularis Desert Ruellia	5 gal.	31	ADWR
	Salvia clevelandii Chaparral Sage	5 gal.	7	ADWR
	Salvia greggii Autumn Sage	5 gal.	34	ADWR

Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	18	ADWR
	Eremophila glabra Minginew Gold	5 gal.	53	ADWR
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	5	ADWR
	Lantana camara 'Gold Mound' Gold Mound Lantana	5 gal.	63	ADWR
	Lantana montevidensis Purple Trailing Lantana	1 gal.	21	ADWR
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	19	ADWR
	Teucrium chamaedrys Germander	1 gal.	80	ADWR
Accents				
	Euphorbia biglandulosa Gopher Plant	5 gal.	15	ADWR
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	4	ADWR
	Muhlenbergia rigens Deer Grass	5 gal.	127	ADWR
Vines				
	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	14	ADWR
	Bougainvillea 'Superstition Gold' Superstition Gold Bougainvillea	5 gal.	17	ADWR
	Rosa banksiae Lady Banks Rose	5 gal.	8	ADWR

MASS PLANTING

- MIDIRON SOD. (TURF PER SPEC) 8,724 SQFT.
- TURF CRETE (TURF PER SPEC) 1,536 SQFT.
- 3 GALLON PREMIUM ANNUALS. 306 SQFT., 12" ON CENTER. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

INERTS

Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. COLOR: "MAHOGANY" , ROCK PROS USA, 2" DEPTH MINIMUM.

NOTES:

1. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH 2" DEPTH MINIMUM CRUSHED ROCK.
2. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".

KEY MAP
SCALE: NTS

0' 30' 60' 90'
Scale: 1" = 30'-0"

GREEY|PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0609 p 480.609.0068f

NOT FOR CONSTRUCTION

The Village at College Park
Chandler, Arizona

revisions:

project #: NVH002
scale: 1" = 30'-0"
issued for: DR Submittal
drawn by: TEAM
date: 09/24/2020

drawing: Overall Planting Plan
L3.0
of

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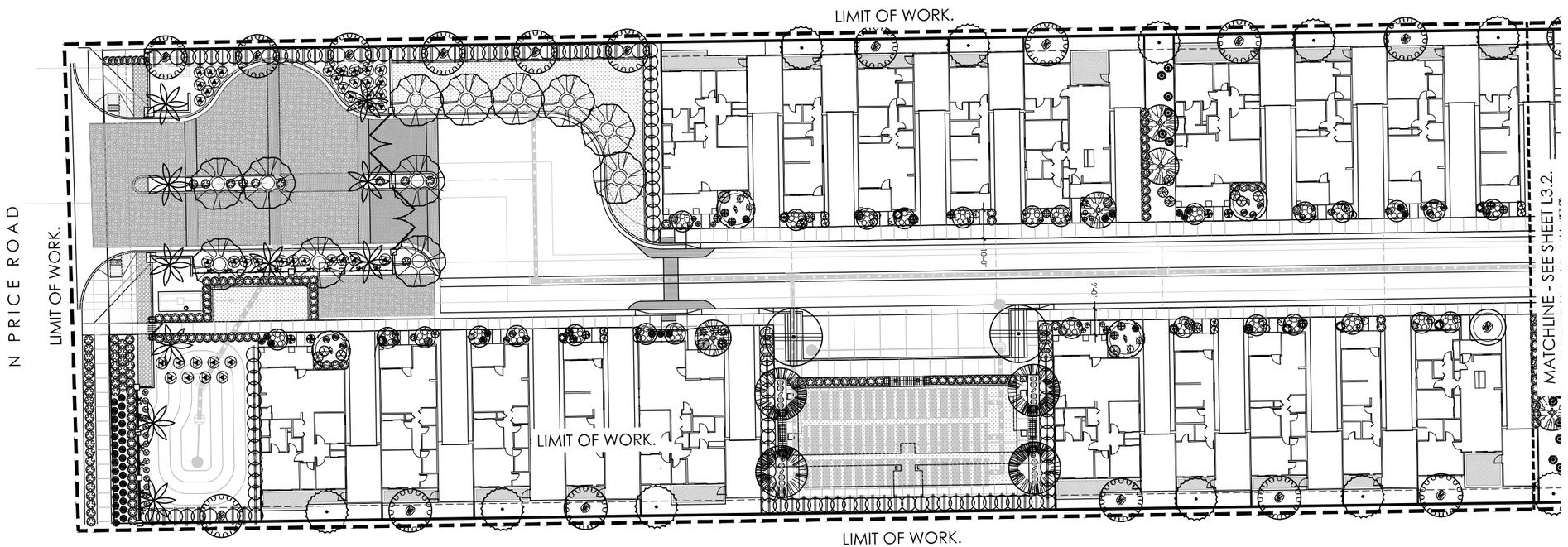

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	Ebanopsis ebano Texas Ebony	48" box	1	ADWR 3.0-3.5 CAL. 7-8' W x 9-11' H
	Nerium Oleander White Oleander	36" box	59	ADWR 1.75-2.25 CAL. 5-6' W x 9-11' H
	Olea europaea 'Swan Hill' Swan Hill Olive	48" box	2	ADWR 5.0-6.0 CAL. 8-10' W x 10-12' H
	Phoenix dactylifera 'Medjool' Medjool Date Palm	16' Tall	10	ADWR N/A
	Pistacia chinensis Chinese Pistache	36" box	5	ADWR 3.0-4.0 CAL. 6-8' W x 12-14' H
	Pistacia lentiscus Mastic Tree	24" box	35	ADWR 1.0-1.5 CAL. 2.5-3.5 W x 7-9' H
	Quercus shumardii Shumard Oak	48" box	12	ADWR 2.75-4.0 CAL. 7-9' W x 13-15' H
	Quercus virginiana Southern Live Oak	36" box	10	ADWR 1.75-2.5 CAL. 7-9' W x 13-15' H
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	Ulmus parvifolia 'True Green' True Green Elm	24" Box	16	ADWR 1.0-1.5 CAL. 3-4' W x 7-9' H
	Vitex agnus-castus Chaste Tree	36" box	3	ADWR 3.0-4.0 CAL. 5-7' W x 7-9' H
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	Dodonaea viscosa Hop Bush	15 gal.	279	ADWR
	Eremophila glabra ssp. carnosa Winter Blaze Winter Blaze	5 gal.	22	ADWR
	Eremophila hygophana Blue Bells Blue Bells	5 gal.	16	ADWR
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	9	ADWR
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24	ADWR
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	5	ADWR
	Leucophyllum langamaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	6	ADWR
	Leucophyllum pruinosum 'Sierra Bouquet' Sierra Bouquet TM	5 gal.	4	ADWR
	Leucophyllum zygophyllum Blue Ranger	5 gal.	4	ADWR
	Leucophyllum X 'Convent' Convent Sage	5 gal.	5	ADWR
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	8	ADWR
	Perovskia atriplicifolia Russian Sage	5 gal.	20	ADWR
	Pyracntha x 'Monelf' Red Elf Pyracantha	5 gal.	35	ADWR
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	185	ADWR
	Ruellia peninsularis Desert Ruellia	5 gal.	31	ADWR
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	Salvia greggii Autumn Sage	5 gal.	34	ADWR
Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	18	ADWR
	Eremophila glabra Minginew Gold	5 gal.	53	ADWR
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	5	ADWR
	Lantana camara 'Gold Mound' Gold Mound Lantana	5 gal.	63	ADWR
	Lantana montevidensis Purple Trailing Lantana	1 gal.	21	ADWR
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	19	ADWR
	Teucrium chamaedrys Germander	1 gal.	80	ADWR
Accents				
	Euphorbia biglandulosa Gopher Plant	5 gal.	15	ADWR
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	4	ADWR
	Muhlenbergia rigens Deer Grass	5 gal.	127	ADWR
Vines				
	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	14	ADWR
	Bougainvillea 'Superstition Gold' Superstition Gold Bougainvillea	5 gal.	17	ADWR
	Rosa banksiae Lady Banks Rose	5 gal.	8	ADWR

MASS PLANTING

- MIDIRON SOD. (TURF PER SPEC) 8,724 SQFT.
- TURF CRETE (TURF PER SPEC) 1,536 SQFT.
- 3 GALLON PREMIUM ANNUALS, 306 SQFT., 12" ON CENTER. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

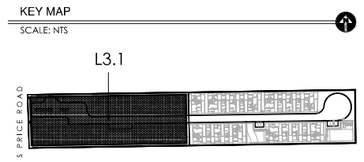
INERTS

Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. COLOR: "MAHOGANY" , ROCK PROS USA, 2" DEPTH MINIMUM.

NOTES:

1. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH 2" DEPTH MINIMUM CRUSHED ROCK.
2. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION, ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".

KEY MAP
SCALE: NTS



0' 20' 40' 60'
Scale: 1" = 20'-0"

The Village at College Park
Chandler, Arizona

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009 p 480.609.0068f

28448
RUSSELL E. GREEY
Registered Landscape Architect
Expires 12/31/20

NOT FOR CONSTRUCTION

revisions:

project #: NVH002
scale: 1" = 20'-0"
issued for: DR Submittal
drawn by: TEAM
date: 09/24/2020

drawing: Planting Plan

L3.1

of

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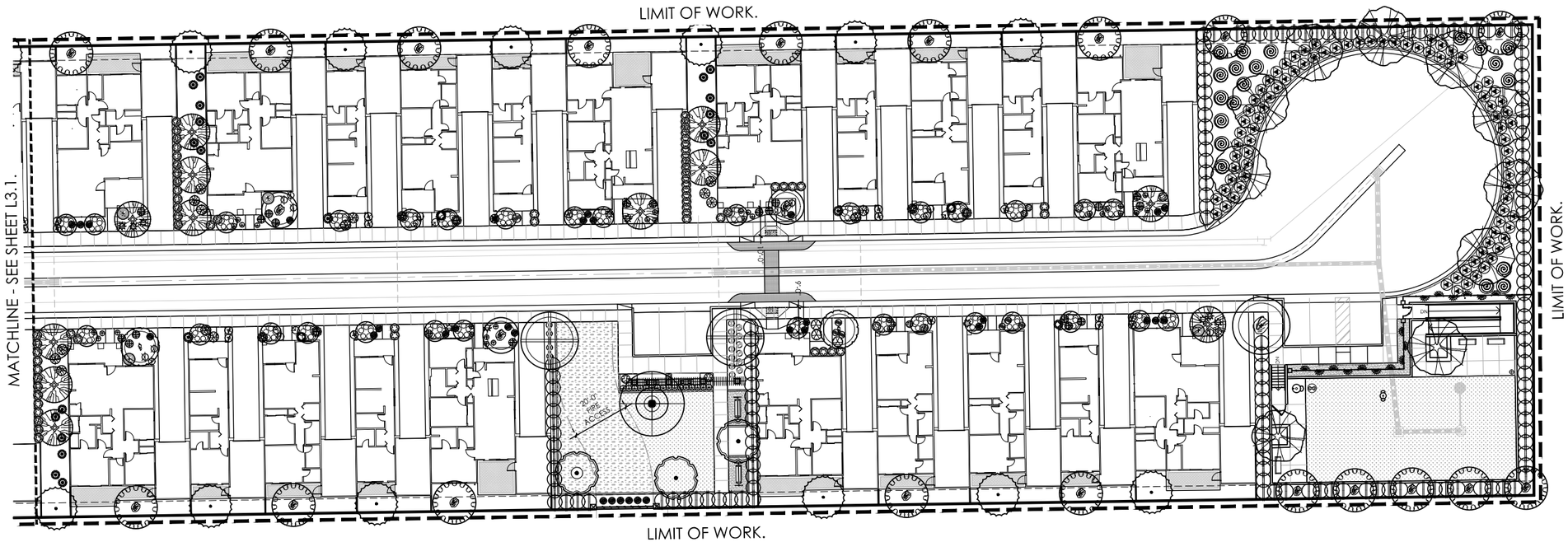

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	24" box	22	ADWR .75-1.25 CAL. 2-3' W x 6-7' H
	Bauhinia blakeana Hong Kong Orchid	36" box	2	ADWR 2.0-2.5 CAL. 6-7' W x 11-13' H
	Chilopsis linearis 'Bubba' Bubba Desert Willow	36" box	4	ADWR 1.75-2.25 CAL. 5-7' W x 8-10' H
	Ebanopsis ebano Texas Ebony	48" box	1	ADWR 3.0-3.5 CAL. 7-8' W x 9-11' H
	Nerium Oleander White Oleander	36" box	59	ADWR 1.75-2.25 CAL. 5-6' W x 9-11' H
	Olea europaea 'Swan Hill' Swan Hill Olive	48" box	2	ADWR 5.0-6.0 CAL. 8-10' W x 10-12' H
	Phoenix dactylifera 'Medjool' Medjool Date Palm	16' Tall	10	ADWR N/A
	Pistacia chinensis Chinese Pistache	36" box	5	ADWR 3.0-4.0 CAL. 6-8' W x 12-14' H
	Pistacia lentiscus Mastic Tree	24" box	35	ADWR 1.0-1.5 CAL. 2.5-3.5 W x 7-9' H
	Quercus shumardii Shumard Oak	48" box	12	ADWR 2.75-4.0 CAL. 7-9' W x 13-15' H
	Quercus virginiana Southern Live Oak	36" box	10	ADWR 1.75-2.5 CAL. 7-9' W x 13-15' H
	Schinus molle California Pepper Tree	36" box	6	ADWR 1.75-2.5 CAL. 6-8' W x 9-11' H
	Ulmus parvifolia 'True Green' True Green Elm	24" Box	16	ADWR 1.0-1.5 CAL. 3-4' W x 7-9' H
	Vitex agnus-castus Chaste Tree	36" box	3	ADWR 3.0-4.0 CAL. 5-7' W x 7-9' H
Shrubs				
	Dalea frutescens Black Dalea	5 gal.	7	ADWR
	Dodonaea viscosa Hop Bush	15 gal.	279	ADWR
	Eremophila glabra ssp. carnosa Winter Blaze Winter Blaze	5 gal.	22	ADWR
	Eremophila hygophana Blue Bells Blue Bells	5 gal.	16	ADWR
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	9	ADWR
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	24	ADWR
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	5	ADWR
	Leucophyllum langamaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	6	ADWR
	Leucophyllum pruinosum 'Sierra Bouquet' Sierra Bouquet TM	5 gal.	4	ADWR
	Leucophyllum zygophyllum Blue Ranger	5 gal.	4	ADWR
	Leucophyllum X 'Convent' Convent Sage	5 gal.	5	ADWR
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	8	ADWR
	Perovskia atriplicifolia Russian Sage	5 gal.	20	ADWR
	Pyracntha x 'Monelf' Red Elf Pyracantha	5 gal.	35	ADWR
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	185	ADWR
	Ruellia peninsularis Desert Ruellia	5 gal.	31	ADWR
	Salvia clevelandii Chaparral Sage	5 gal.	7	ADWR
	Salvia greggii Autumn Sage	5 gal.	34	ADWR
Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	18	ADWR
	Eremophila glabra Minginew Gold	5 gal.	53	ADWR
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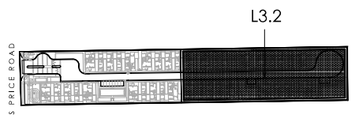
KEY MAP
SCALE: NTS



0' 20' 40' 60'
Scale: 1" = 20'-0"

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landscape architecture| community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0066f

28448 RUSSELL E. GREEY REGISTERED LANDSCAPE ARCHITECT ARIZONA U.S.A. expires 12/31/20

NOT FOR CONSTRUCTION

The Village at College Park
Chandler, Arizona

revisions:

project #: NVH002
scale: 1" = 20'-0"
issued for: DR Submittal
drawn by: TEAM
date: 09/24/2020

drawing: Planting Plan
L3.2
of

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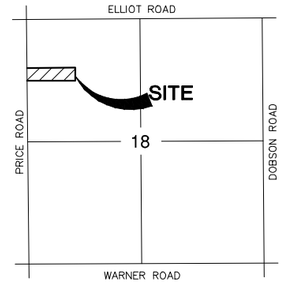
EXHIBIT 7
PRELIIMINARY DEVELOPMENT PLAN

SITE DATA

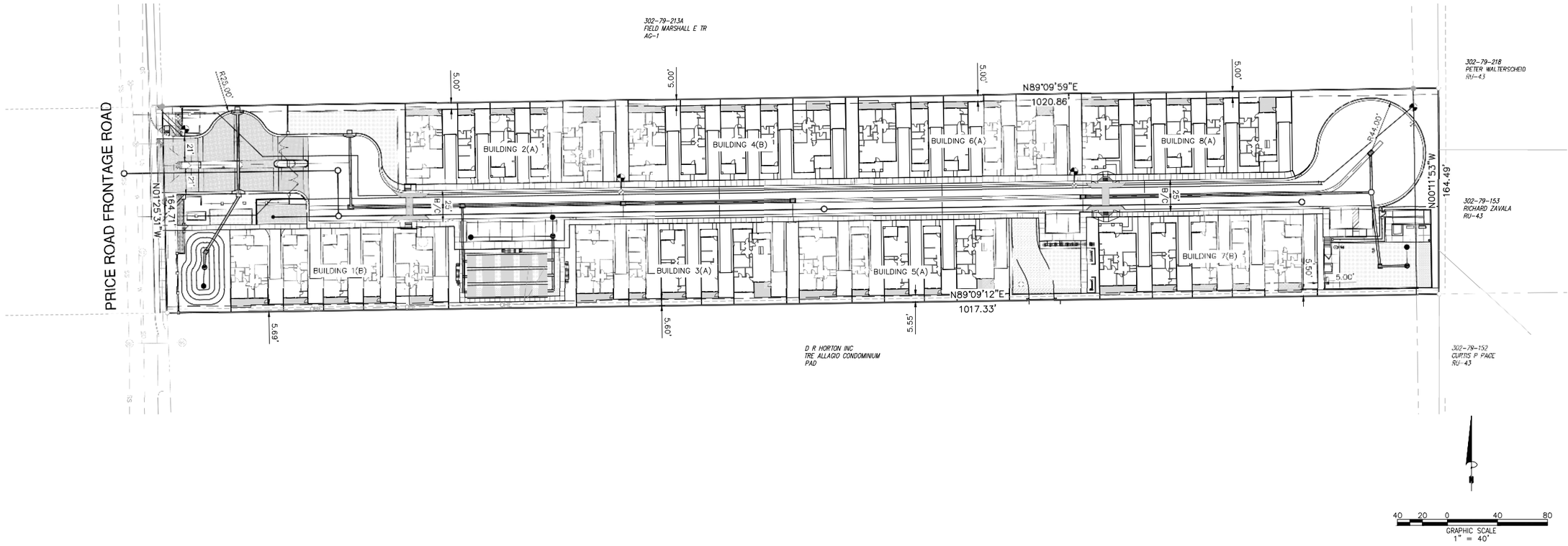
GROSS AREA:	3.85 ac
NET AREA:	3.85 ac
BUILDING COUNT:	8
TOTAL UNITS:	40
DENSITY (NET):	10.39
OPEN SPACE:	0.74 ac
	19.26% OF OPEN SPACE (NET)

PARKING

3 SPACES PER UNIT	120 SPACES
ADA SPACES	2 SPACES
PULL-IN PARKING	12 SPACES
TOTAL SPACES	134 SPACES
	3.35 SP/UNIT



VICINITY MAP
N.T.S.



Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

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PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT COLLEGE PARK

CHANDLER, AZ

MARICOPA COUNTY

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
68461
NATHAN
LARSON
04/30/2021
Not Valid Without Signature
ARIZONA U.S.A.

PLAN STATUS

DATE	DESCRIPTION

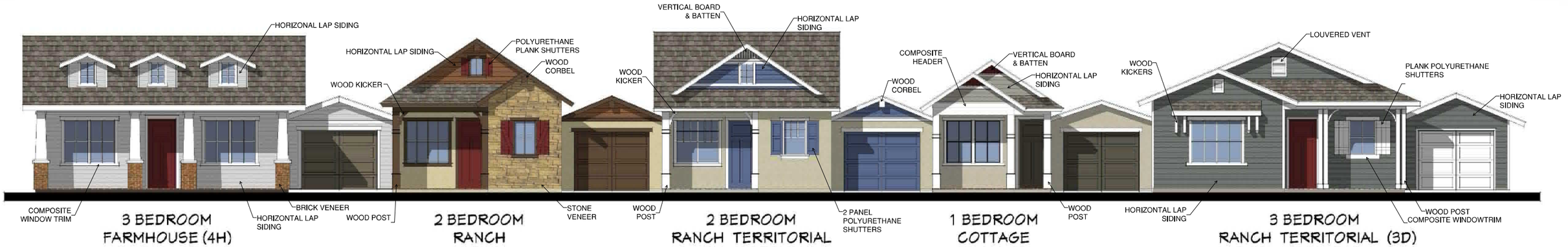
HAC DESIGN	HAC DRAWN	NL CHKD
SCALE	H: 1" = 40' V: NONE	
JOB No. 050790-01-001		
DATE : 09/25/2020		

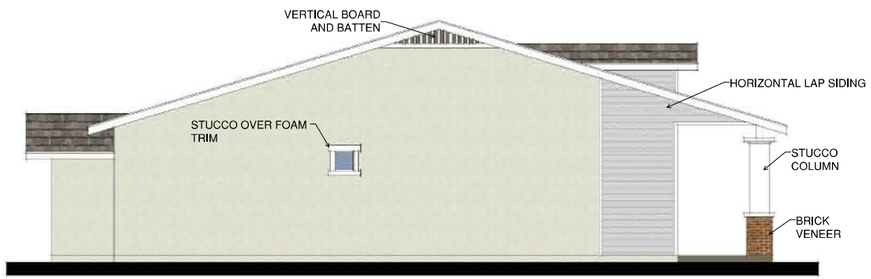
CS01

SHEET 01 OF 01

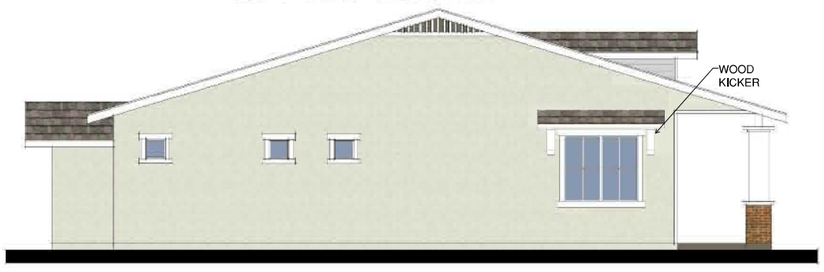
CAD FILE NAME: P:\050790 - Price and Elliot\050790-01-001 (ENG)\Engineering\Exhibits\050790-EXH-Site Plan.dwg 09/28/2020

EXHIBIT 8
CONCEPTUAL ELEVATIONS





LEFT SIDE ELEVATION

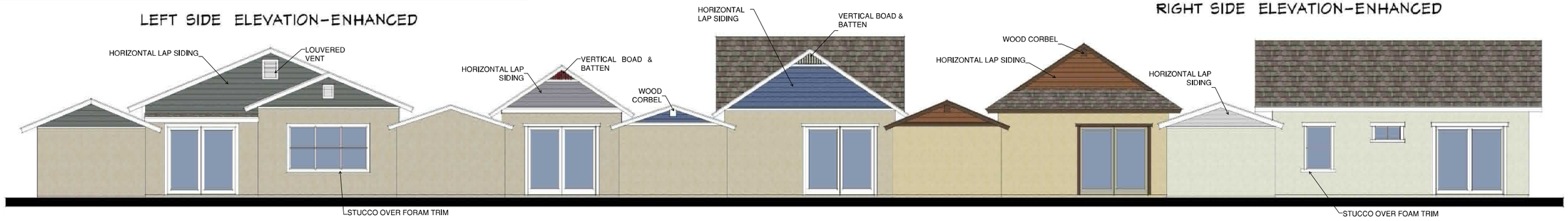


NEW VILLAGE HOMES

RENTAL COTTAGES

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION-ENHANCED



REAR ELEVATION

RIGHT SIDE ELEVATION-ENHANCED

CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"

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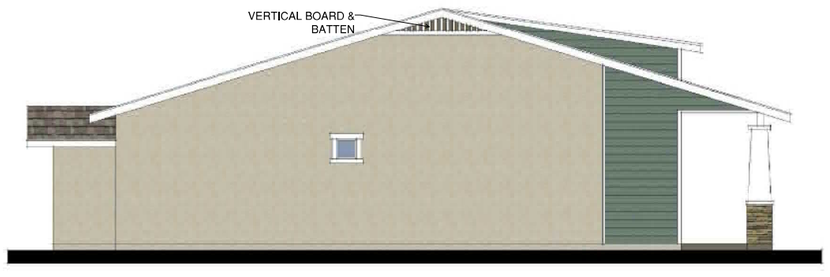
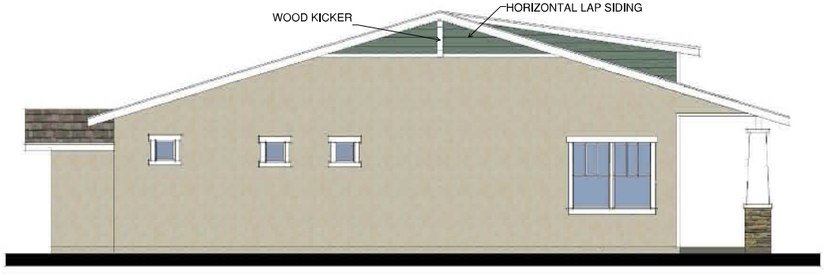


LEFT SIDE ELEVATION

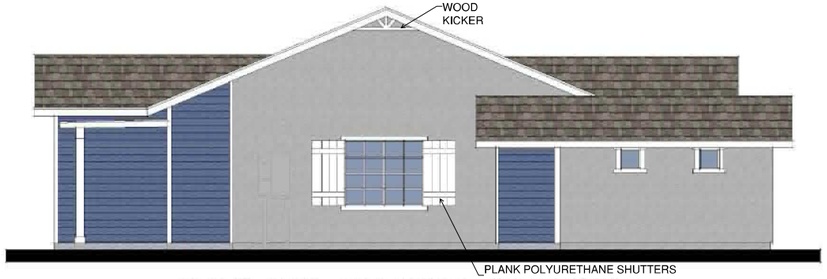
NEW VILLAGE HOMES

RENTAL COTTAGES

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

REAR ELEVATION

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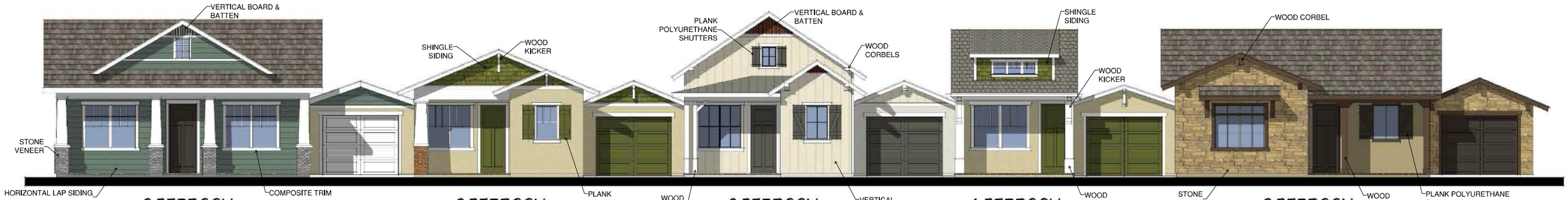
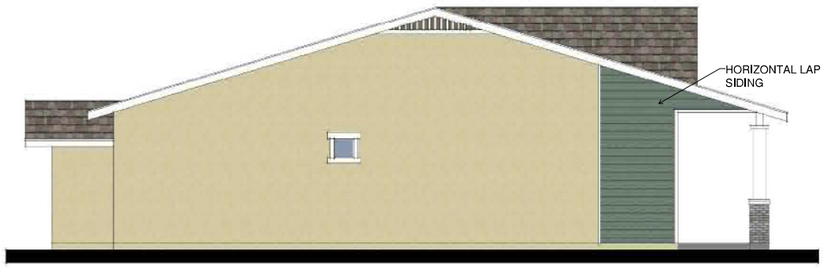
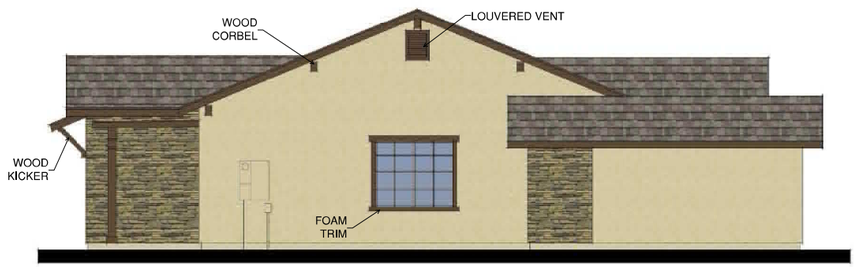




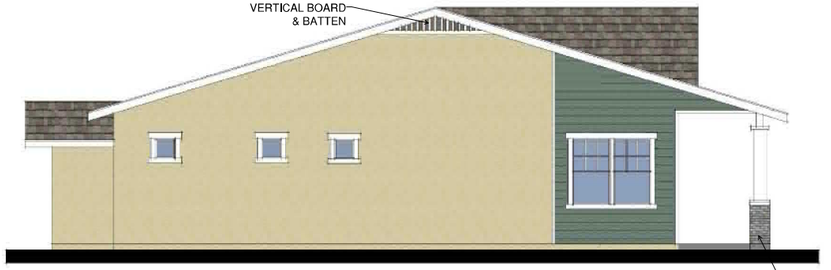
LEFT SIDE ELEVATION

NEW VILLAGE HOMES

RENTAL COTTAGES



RIGHT SIDE ELEVATION



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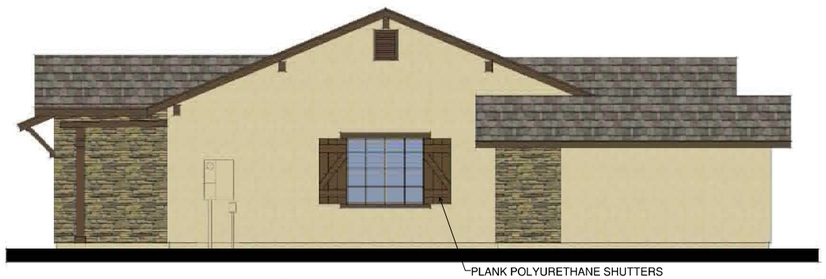

RIGHT SIDE ELEVATION-ENHANCED

REAR ELEVATION

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CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"

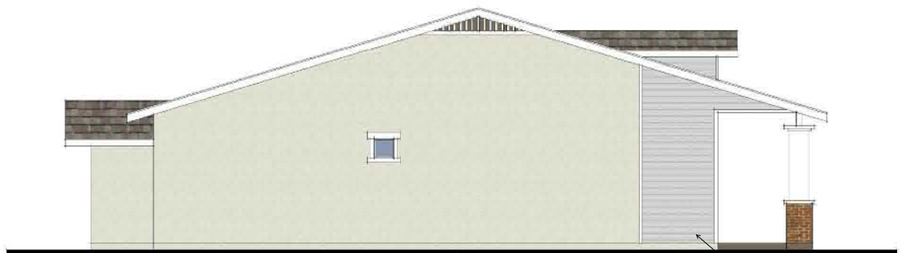
3 BEDROOM FARMHOUSE (4H)

1 BEDROOM RANCH TERRITORIAL

2 BEDROOM FARMHOUSE

1 BEDROOM RANCH

3 BEDROOM CRAFTSMAN (5J)

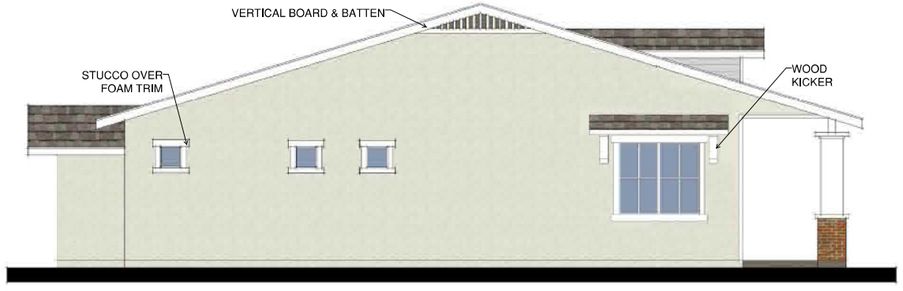


LEFT SIDE ELEVATION

NEW VILLAGE HOMES

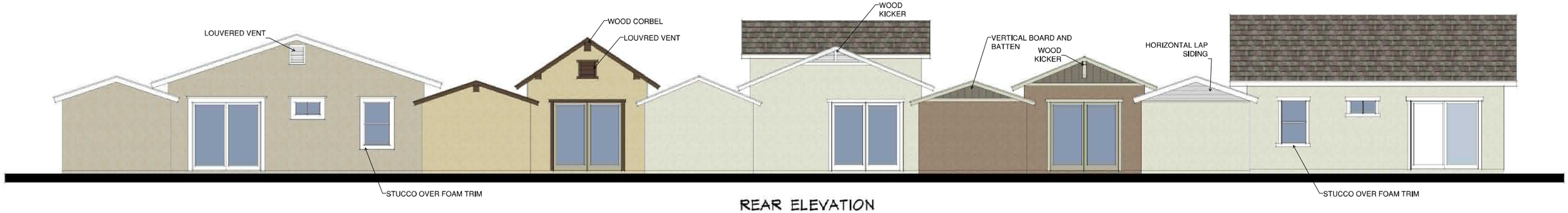
RENTAL COTTAGES

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED

RIGHT SIDE ELEVATION-ENHANCED



REAR ELEVATION

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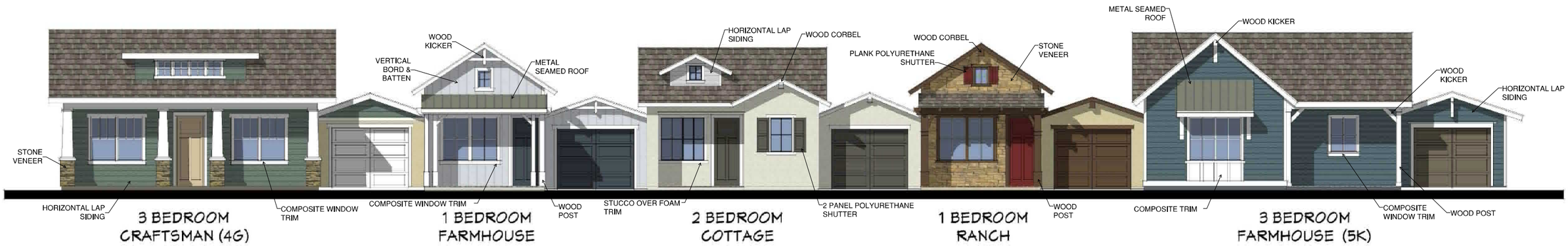
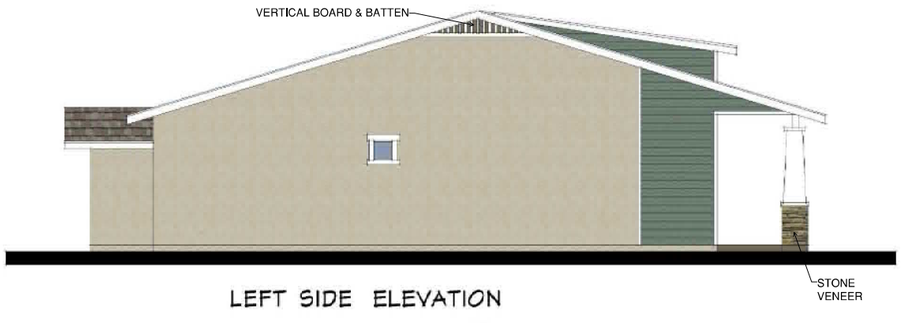
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"



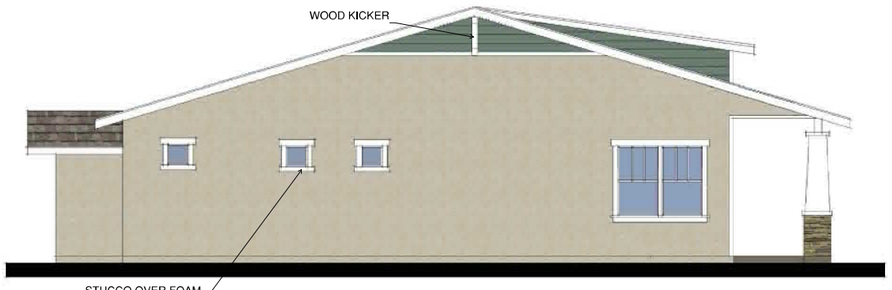


LEFT SIDE ELEVATION

NEW VILLAGE HOMES

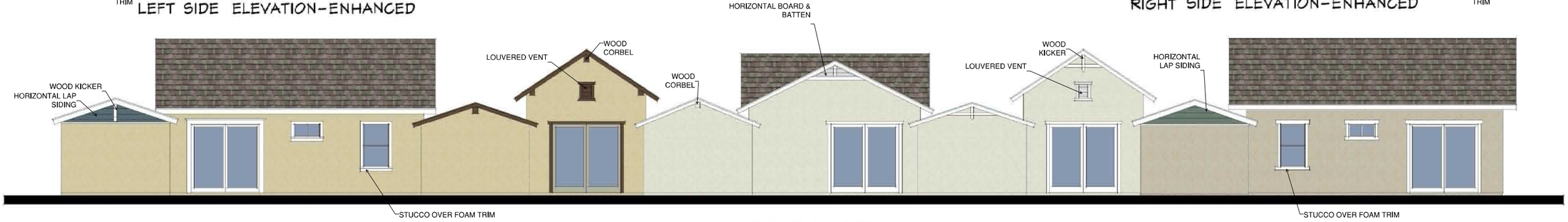
RENTAL COTTAGES

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED

RIGHT SIDE ELEVATION-ENHANCED



REAR ELEVATION

CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"

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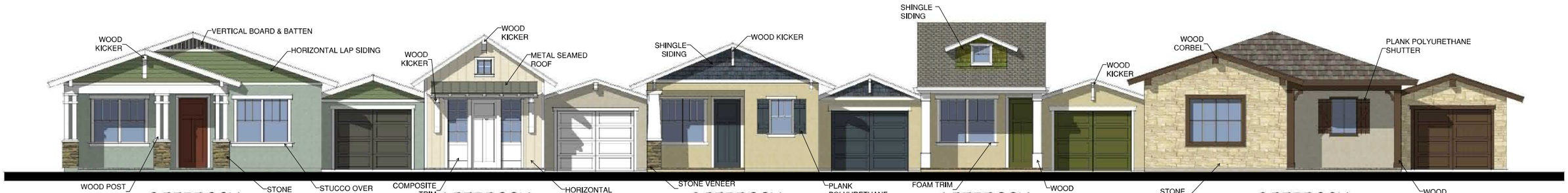

LEFT SIDE ELEVATION

NEW VILLAGE HOMES

RENTAL COTTAGES

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION - ENHANCED

RIGHT SIDE ELEVATION - ENHANCED

REAR ELEVATION

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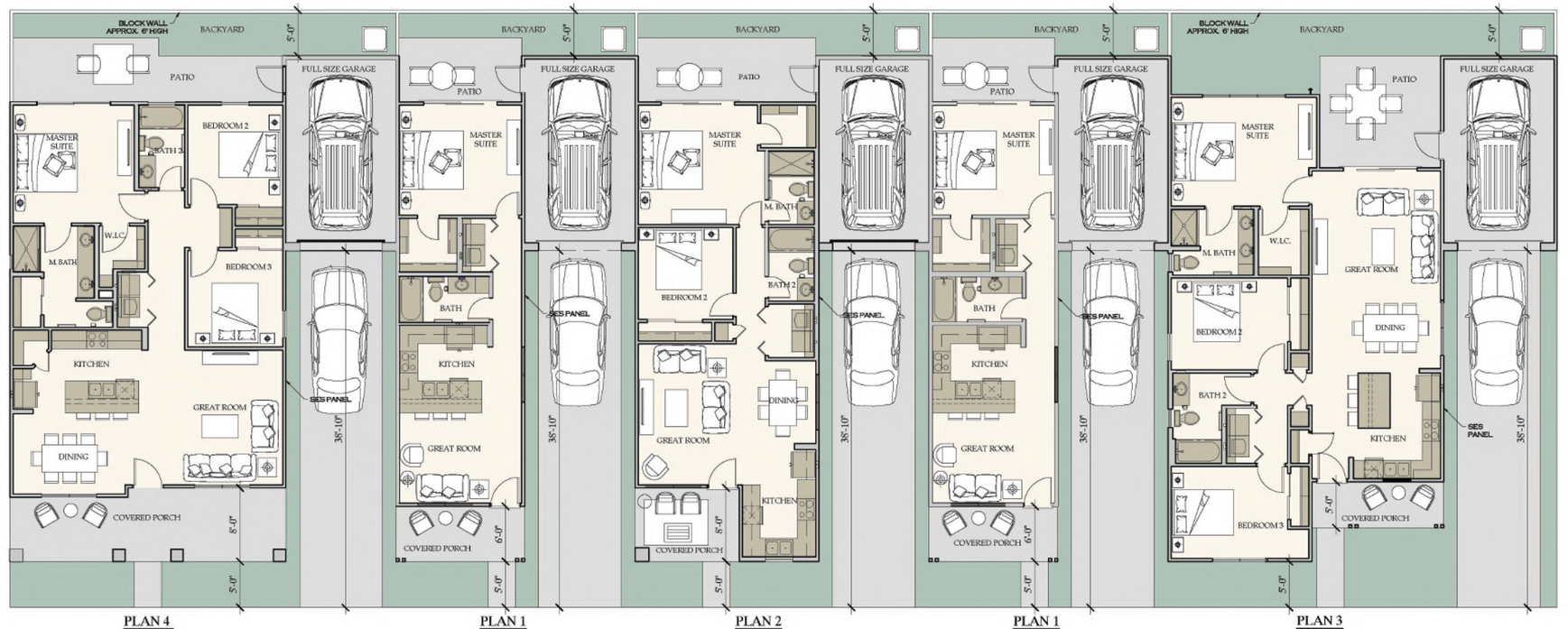
CONCEPTUAL ELEVATIONS

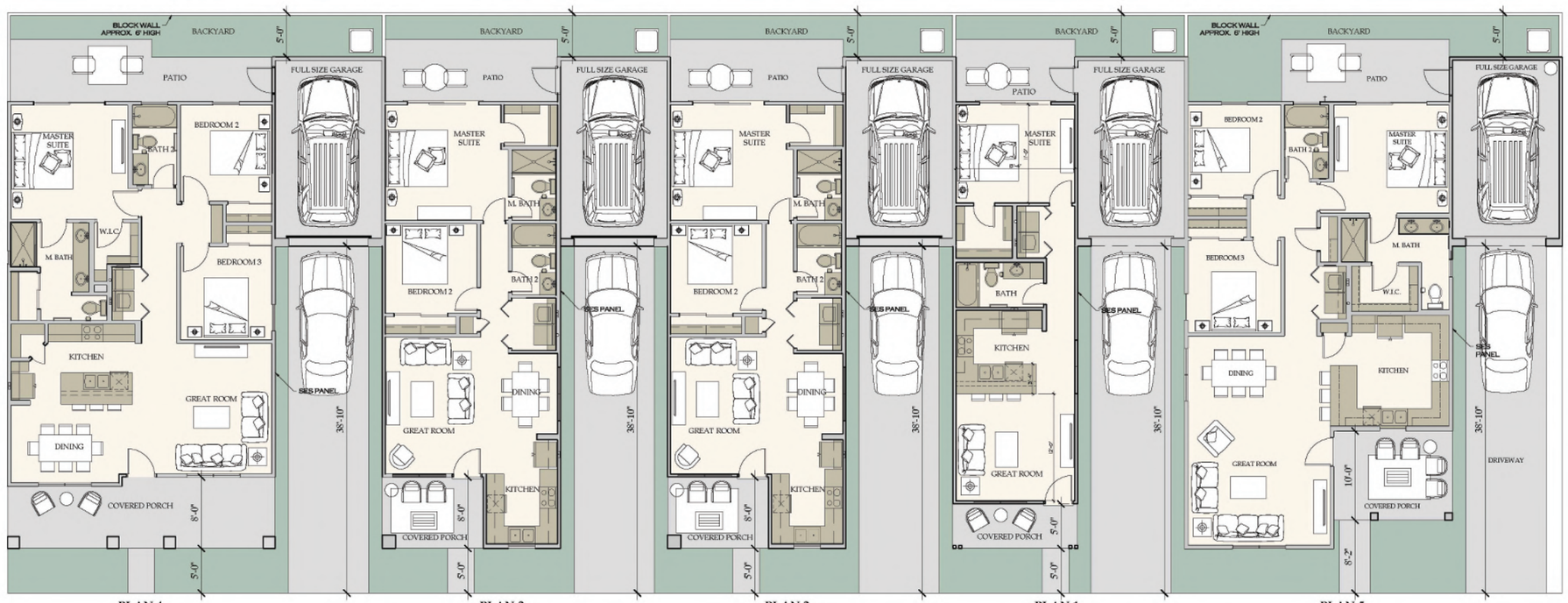
SCALE: 3/16" = 1'-0"

EXHIBIT 9
FLOOR PLANS

NEW VILLAGE HOMES



5-PLEX :BUILDING A



5-PLEX: BUILDING B

EXHIBIT 10
EXTERIOR LIGHT FIXTURES

COLLEGE PARK- EXTERIOR LIGHT FIXTURES		
Craftsman		Progress Lighting P560031-31 (6"Wx11.5"H)
Cottage		Progress Lighting P560004-135 (6.5"Wx15.87"H)
Farmhouse		Millennium Lighting 5390-GA (8.5"Wx11.5"H)
Ranch Territorial		Hinkley Lighting 2230OZ (7.25"Wx11.75"H)
Ranch		Designer Fountain 32021-SB (7.75"Wx13"H)

EXHIBIT 11
PAINT AND MATERIALS BOARD

Preliminary Color Scheme List

Plan & Elevation	Stucco *Uncolored*	Siding & Garage Door *Blue*	Trim & Fascia *Green*	Front Door *Pink*	Roof Tile *Boral- Slate*	Stone *El Dorado*
Craftsman	Evergreen Fog SW 9130	Rosemary SW6187	White Duck SW7010	Roycroft Copper Red SW2839	Forest Green 1FJCS4598	Stacked Stone Castaway

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim & Fascia *Green*	Front Door & Garage Door *Pink*	Roof Tile *Boral- Slate*	Stone *El Dorado*
Craftsman	Roycroft Mist Gray SW2844	Moody Blue SW6221	Snowbound SW7004	Sands of Time SW6101	Appalachian Blend 1FJCS0330	Cliffstone Boardwalk

Plan & Elevation	Stucco *Uncolored*	Siding & Garage Door *Blue*	Trim & Fascia *Green*	Front Door & Shutters *Pink*	Roof Tile *Boral- Slate*	Brick *El Dorado*
Craftsman	Double Latte SW9108	Avacado SW2861	Aesthetic White SW 7035	Roycroft Copper Red SW2839	Natural Brown 1FJCS3075	Hartford TundraBrick

Plan & Elevation	Stucco & Siding *Uncolored &* *Blue*	Trim& Fascia *Green*	Front Door *Pink*	Garage Door *Orange*	Roof Tile *Boral- Slate*	Brick *El Dorado*
Cottage	Collanade Gray SW7641	Panda White SW6147	Roycroft Copper Red SW2839	Peppercorn SW7674	Cherrywood 1FJCS7002	Hartford TundraBrick

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia & Garage Door *Green*	Front Door *Pink*	Shutters *Orange*	Roof Tile *Boral- Slate*
Cottage	Banana Cream SW6673	Jonquil SW6674	Paperwhite SW7105	Flower Pot SW6334	Tricorn Black SW6258	Natural Brown 1FJCS3075

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia, Shutters, Garage Door *Green*	Front Door *Pink*	Roof Tile *Boral- Slate*
Farmhouse	Intelectual Gray SW7045	Grizzle Grey SW7068	Egret White SW7570	Wild Currant SW7583	Stone Mountain Blend 1FJCS5354

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia, Garage Door, Front Door *Green*	Roof Tile *Boral- Slate*
Farmhouse	Dovetail SW 7018	Dovetail SW 7018	Spare White SW 6203	Appalachian Blend 1FJCS0330

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia, Garage Door *Green*	Front Door *Pink*	Roof Tile *Boral- Slate*	Brick *Boral Brick*
Ranch Territorial	Escape Gray SW6185	Rocky River SW6215	Big Chill SW7648	Copper Mountain SW6356	Appalachian Blend 1FJCS0330	MT Rushmore Queen

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia, Garage Door Front Door *Green*	Roof Tile *Boral- Slate*
Ranch Territorial	Artisan Tan SW7540	Red Barn SW7591	Row House Tan SW7689	Appalachian Blend 1FJCS0330

Plan & Elevation	Stucco *Uncolored*	Siding *Blue*	Trim, Fascia, Shutters, Garage Door *Green*	Front Door *Pink*	Roof Tile *Boral- Slate*
Ranch Territorial	Let it Rain SW9152	Distance SW6243	Snowbound SW7004	Classical yellow SW2865	Stone Mountain Blend 1FJCS5354

Plan & Elevation	Stucco *Uncolored*	Select Trim *Orange*	Trim & Fascia *Green*	Front Door, Shutters, Garage Door *Pink*	Roof Tile *Boral- Mission S*	Stone *El Dorado*
Ranch	Double Latte SW9108	Nomadic Desert SW6107	Carriage Door SW7594	Moscow Midnight SW9142	California Mission Blend 1MSCS6464	Hillstone Verona

Plan & Elevation	Stucco	Select Trim	Trim, Fascia, Garage Door	Front Door & Shutters	Roof Tile	Stone
	Uncolored	*Orange*	*Green*	*Pink*	*Boral- Mission S*	*El Dorado*
Ranch	Hammered Silver SW2840	Realist Beige SW6078	Sable SW6083	Black of Night SW6993	Desert Sage 1MSCS0024	Casa Blanca Rough Cut

EXHIBIT 12
PRELIMINARY PLAT

THE VILLAGE AT COLLEGE PARK

PRELIMINARY PLAT

CHANDLER, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT ONE (1), SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
EXCEPT THE STRIP OF LAND CONVEYED BY ELLING OLSEN TO JAMES E. REDDE, ET AL., BY DEED DATED SEPTEMBER 21, 1895, RECORDED IN BOOK 40 OF DEEDS, PAGE 493, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED THEREIN AS FOLLOWS:
A STRIP OF LAND 16-1/2 FEET WIDE THROUGH THE WEST SIDE OF THE NORTH HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, ABOUT 66 FEET EAST FROM WHERE THE EAST LINE OF THE IRRIGATION DITCH KNOWN AS THE GOODWIN DITCH CROSSES THE NORTHERN LINE OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND ESTIMATED TO BE 27 FEET EAST (FROM THE NORTHWEST CORNER OF SAID SECTION 18. BEING THE POINT WHEREIN THE EAST LINE OF THE DITCH OF GRANTEES AS NOW CONSTRUCTED CROSSES SAID NORTHERN LINE OF SAID SECTION 18;
THENCE SOUTHERLY ALONG THE SAID EASTERN LINE OF THE SAID GRANTEES DITCH ABOUT ONE-HALF MILE TO POINT ON THE SOUTHERN LINE OF THE NORTH HALF OF SAID SECTION 18 CROSSED BY THE EASTERN LINE OF SAID GRANTEES DITCH, BEING ABOUT 36 FEET EAST FROM THE EAST LINE OF SAID GOODWIN DITCH AT THAT POINT;
THENCE WEST 16-1/2 FEET;
THENCE NORTH PARALLEL WITH THE EASTERN LINE OF SAID GRANTEES DITCH AND 16-1/2 FEET DISTANT THEREFROM TO THE NORTHERN BOUNDARY OF SAID SECTION 18;
THENCE EAST ALONG SAID BOUNDARY 16-1/2 FEET TO THE PLACE OF BEGINNING;
AND ALSO EXCEPTING A STRIP OF LAND CONVEYED BY ELLING OLSEN AND CHRISTINE OLSEN, HIS WIFE TO VALENTINE GANT, BY DEED RECORDED AUGUST 19, 1897, IN BOOK 42 OF DEEDS, PAGE 320 THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED THEREIN AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RUNNING THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID SECTION 18 TO THE NORTHWEST CORNER OF SAID SECTION;
THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 ABOUT 15 FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE GREAT EASTERN DITCH;
THENCE SOUTH FOLLOWING THE COURSE OF THE WEST BOUNDARY LINE OF SAID GREAT EASTERN DITCH TO THE SOUTH BOUNDARY LINE OF SAID SECTION 18;
THENCE WEST ALONG SAID SOUTH BOUNDARY LINE OF SAID SECTION 18 TO THE SOUTHWEST CORNER THEREOF, BEING THE PLACE OF BEGINNING.

PARCEL NO. 2:
THAT PART OF TRACT "A" THROUGH TRACT "F" INCLUSIVE, CABALLOS RANCHITOS UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY IN BOOK 136, PAGE 48, WHICH LIES EAST OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT ONE (1), SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PARCEL BEING BOUNDED ON ITS NORTH BOUNDARY AND BOUNDED ON ITS SOUTH BOUNDARY, RESPECTIVELY, BY AN EASTERLY EXTENSION OF THE NORTH BOUNDARY AND AN EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 1, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
EASEMENTS, APPURTENANT TO PARCELS 1 AND 2, ABOVE, FOR THE TRANSMISSION OF IRRIGATION WATER USE, INGRESS AND EGRESS AS GRANTED AND MORE FULLY SET FORTH IN DOCKET 12475, PAGE 513, RECORDS OF MARICOPA COUNTY, ARIZONA.

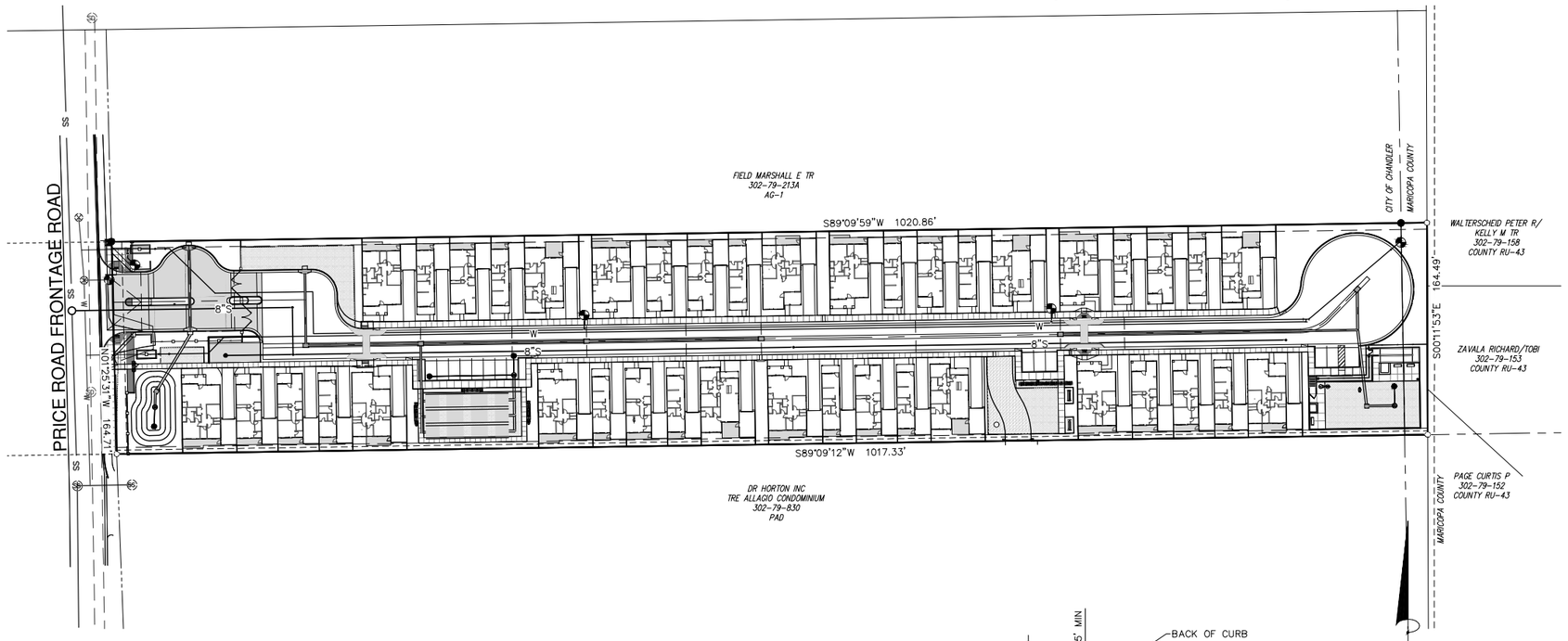
EXCEPT FROM THE PREVIOUSLY DESCRIBED PARCELS THE FOLLOWING:
THE EAST 187.00 FEET OF THE WEST 220.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF (S1/2 S1/2 S1/2) OF LOT 1, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED TO THE STATE OF ARIZONA THROUGH ITS DEPARTMENT OF TRANSPORTATION IN DEED RECORDED MARCH 16, 1989, AT RECORDERS NO. 89-120207.

ENGINEER

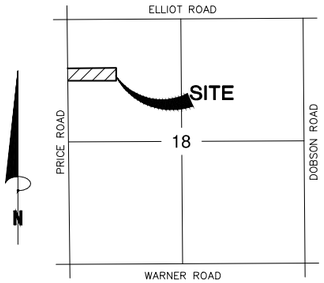
BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
CONTACT: NATHAN LARSON
PH: 480.629.8830
EMAIL: NLARSON@BOWMANCG.COM

DEVELOPER

NEW VILLAGE HOMES
890 WEST ELLIOT ROAD
SUITE 101
GILBERT, ARIZONA 85233
CONTACT: REED PORTER
PH: 602.692.5369
EMAIL: REEDP@NEWVILLAGEHOMES.COM



50 25 0 50 100
GRAPHIC SCALE
1" = 50'



VICINITY MAP
N.T.S.

BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 19A, A 3" CITY OF CHANDLER BRASS CAP FLUSH SET IN CONCRETE, LOCATED 290' EAST OF DOBSON ROAD AT THE INTERSECTION OF SHAWNEE DRIVE AND YUCCA STREET.
ELEVATION = 1194.46 FEET (NAVD 88)

BASIS OF BEARING

NORTH 89°15'22" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CONDOMINIUM PLAT FOR "TRE ALLAGIO", RECORDED IN BOOK 837, PAGE 22, OF MARICOPA COUNTY RECORDS.

SITE DATA

ZONING:	
EXISTING:	AG-1
PROPOSED:	PAD (MULTI FAMILY RESIDENTIAL)
ZONE:	ZONE "X"
TOTAL NUMBER OF UNITS:	40 MULTI FAMILY UNITS
GROSS AREA:	3.85 ACRES
NET AREA:	3.85 ACRES
NET DENSITY:	10.39 DU/AC
RETENTION REQUIRED:	28,303 CF
RETENTION PROVIDED:	28,686 CF
LATITUDE:	33°20'45.5" N
LONGITUDE:	111°53'27.9" W

PARKING:

REQUIRED MULTI FAMILY:	
COVERED PARKING (1 SPACE/UNIT*40 UNITS)	40 SPACES
ONE BEDROOM (1.5 SPACES/UNIT*16 UNITS)	24 SPACES
TWO BEDROOM (2 SPACES/UNIT*11 UNITS)	22 SPACES
THREE BEDROOM (2.25 SPACES/UNIT*13 UNITS)	30 SPACES
	76 SPACES
PROVIDED MULTI FAMILY	
COVERED PARKING (1 SPACE/UNIT*40 UNITS)	40 SPACES
UNCOVERD PARKING (2 SPACES/UNIT*40 UNITS)	80 SPACES
ADA SPACES	2 SPACES
ON-STREET PULL-IN PARKING	12 SPACES
TOTAL PARKING PROVIDED	134 SPACES
PARKING PER UNIT	3.35 SP/UNIT

NOTE

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED..
2. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE MAP NUMBER 04013C2710L
EFFECTIVE ON 10.16.2013

ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY SERVICES

GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK/COX COMMUNICATIONS
CABLE	CENTURY LINK/COX COMMUNICATIONS
WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER

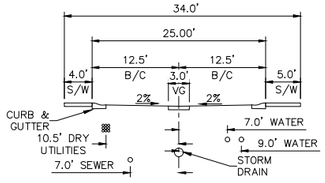
VISIBILTY EASEMENTS RESTRICTIONS:

ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING(MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LES THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

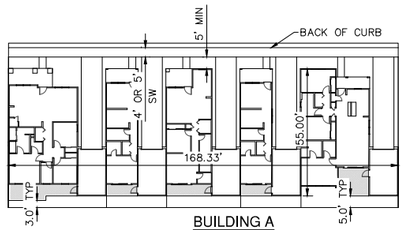
C.O.C. LOG NO. PLT20-0016

LEGEND

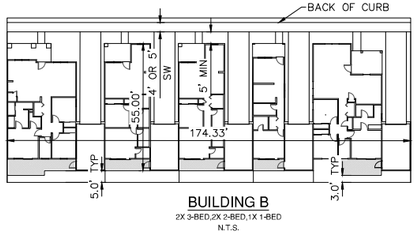
●	BRASS CAP FLUSH		UNDERGROUND RETENTION PIPE
○	MONUMENT AS NOTED		DRYWELL
⊡	BRASS CAP IN HAND HOLE		BOUNDARY LINE
○	SEWER MANHOLE		SECTION LINE
•	SEWER CLEANOUT		LOT LINE
▶	SEWER FLOW DIRECTION		EASEMENT LINE
	FIRE HYDRANT	R/W	RIGHT OF WAY
●	WATER VALVE	U.B.E.	USE AND BENEFITS EASEMENT
	BACK FLOW PREVENTER	VNAE	VEHICULAR NON-ACCESS EASEMENT
	WATER METER VAULT	SWE	SIDEWALK EASEMENT
Ⓖ	EXISTING GAS MANHOLE	1272	EXISTING CONTOUR & ELEVATION
Ⓢ	EXISTING SANITARY SEWER MANHOLE	EX W	EXISTING WATER
	EXISTING SIGN	EX S	EXISTING SEWER
	EXISTING ELECTRICAL PULL BOX	EX G	EXISTING GAS
	EXISTING TELEPHONE PEDISTAL	8"S	PROPOSED SEWER
	EXISTING GUY WIRE	8"W	PROPOSED WATER
	EXISTING POWER POLE		PROPOSED STREET FLOW
Ⓜ	MODEL HOME SITE		ACCESSIBLE ROUTE & HANDICAP RAMPS



PRIVATE DRIVE SECTION
PER COC DTL C-214 MOD(F)IED
(NO PARKING)*
N.T.S.
*PARKING WILL NOT BE ALLOWED ON EITHER SIDE AND CURB WILL BE REQUIRED TO BE PAINTED RED WITH SIGNING PER FD111



BUILDING A
2X 3-BED,1X 2-BED,2X 1-BED
N.T.S.



BUILDING B
2X 3-BED,2X 2-BED,1X 1-BED
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIMINARY GRADING PLAN
03	UTILITY PLAN
04	SITE PLAN

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COVER SHEET
THE VILLAGE AT COLLEGE PARK
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

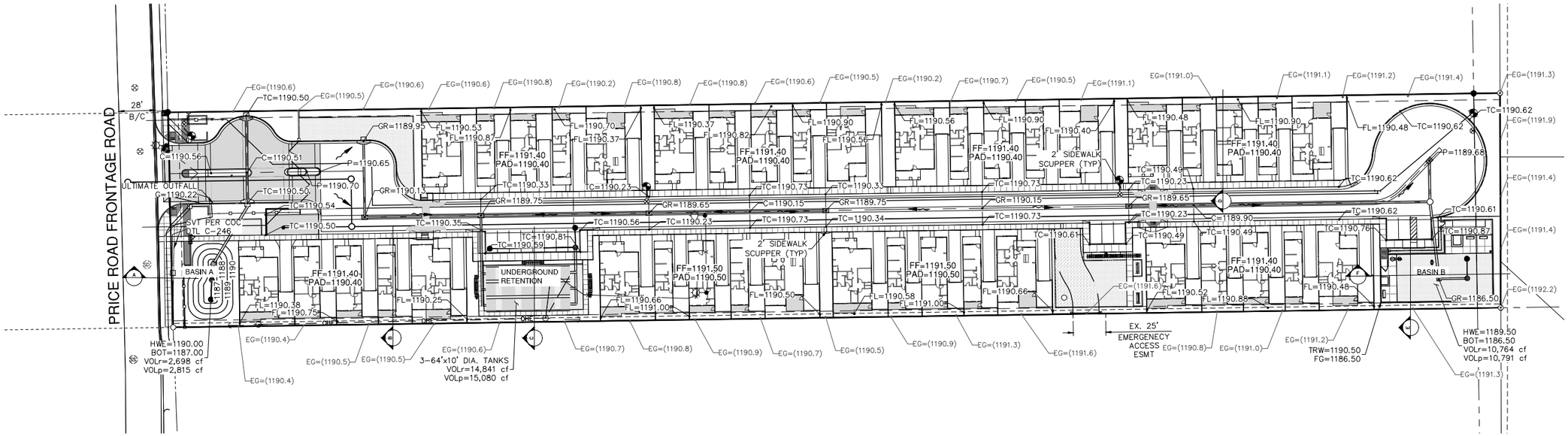
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
68461
NATHAN LARSON
09/25/2020
Date Signed
ARIZONA
Nathan Larson

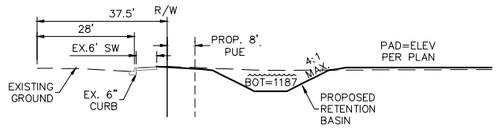
PLAN STATUS

DATE	DESCRIPTION	
HAC DESIGN	HAC DRAWN	NL CHKD
SCALE	H: V:	
JOB No. 050790-01-001		
DATE : 09/25/2020		

PP01
SHEET 01 OF 04

CAD FILE NAME: P:\050790 - Price and Elliot\050790-01-001 (ENG)\Engineering\Engineering Plans\Pre Plat\050790-PR-001-COV.dwg 09/28/2020





SECTION A
WEST BOUNDARY
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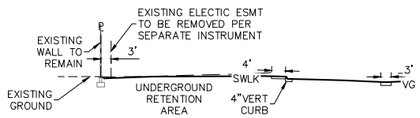
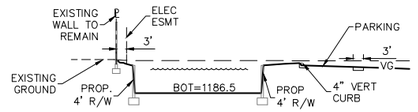
V: 1"=10'



SECTION C
SOUTH BOUNDARY 1"=20'
H: 1"=20'
V: 1"=10'



SECTION E
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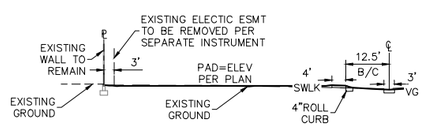
V: 1"=10'



SECTION B
SOUTH BOUNDARY
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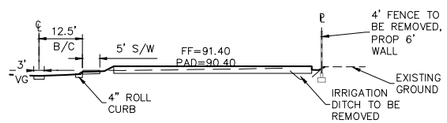

SECTION D
NORTH BOUNDARY
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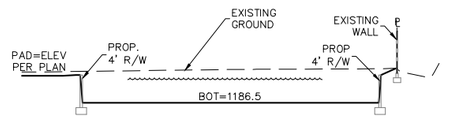
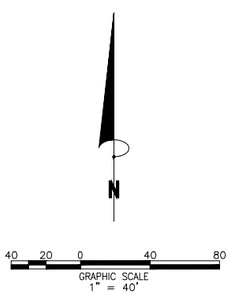
V: 1"=10'



SECTION F
EAST BOUNDARY 1"=20'
H: 1"=20'
V: 1"=10'



C.O.C. LOG NO. PLT20-0016

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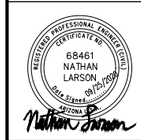
PRELIMINARY GRADING PLAN

THE VILLAGE AT COLLEGE PARK

CHANDLER, AZ

MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS	
DATE	DESCRIPTION

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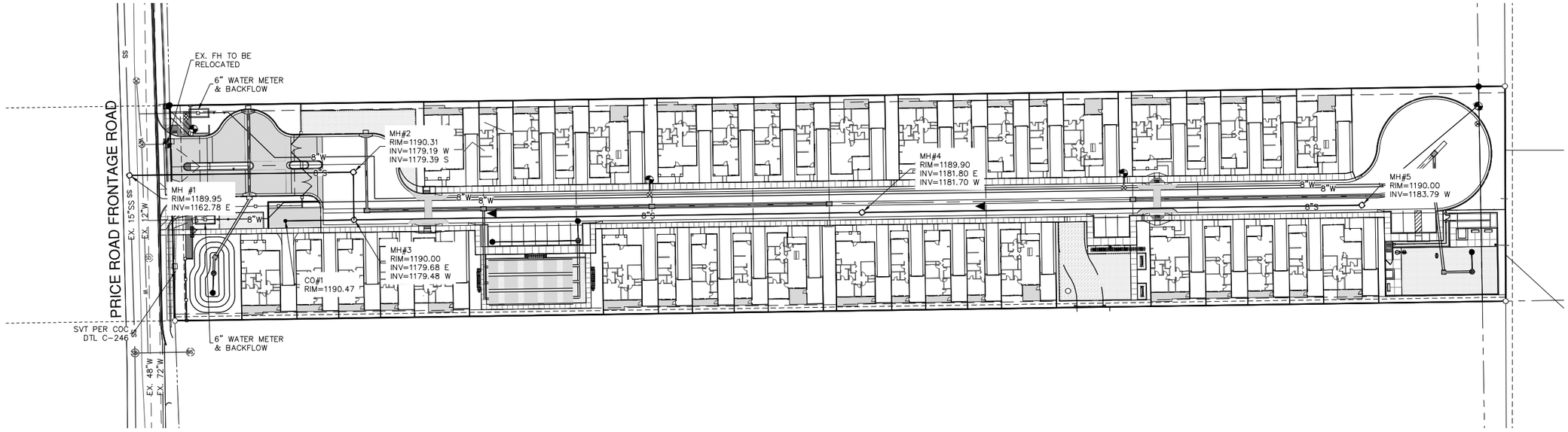
JOB No. 050790-01-001		
DATE : 09/25/2020		

PP02

SHEET 02 OF 04



N

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

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C.O.C. LOG NO. PLT20-0016

CAD FILE NAME: P:\050790 - Price and Elliot\050790-01-001 (ENG)\Engineering\Engineering Plans\Pre Plat\050790-PR-003-UTL.dwg 09/28/2020

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UTILITY PLAN

THE VILLAGE AT COLLEGE PARK

CHANDLER, AZ

MARICOPA COUNTY

—
PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
68461
NATHAN LARSON
09/25/2020
ARIZONA U.S.A.

Nathan Larson

PLAN STATUS	
DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40'	
	V: NONE	
JOB No.	050790-01-001	
DATE :	09/25/2020	

PP03

SHEET 03 OF 04

NW CORNER SEC. 18, T1S, R5E
FOUND 3" ADOT ALUMINUM CAP FLUSH

PRICE ROAD FRONTAGE ROAD

N89°09'59"E 220.01'

EX. STREET LIGHT TO BE RELOCATED

EX. FH TO BE RELOCATED

28' B/C

R25.00'

5.00'

21.00'

21.00'

16'

19'

N01°25'31"W 164.71'

S01°25'31"E 2636.22'

1153.35'

164.76'

PAVERED CROSSWALK AND CHOKER

BUILDING 1(B)

5SVT PER COC DTL C-246

GRASS AREA

BUILDING 2(A)

302-79-213A
FIELD MARSHALL E TR
AG-1

WELL TO BE DEMOLISHED NOT REGISTERED

5.00'

N89°09'59"E 1020.86'

BUILDING 3(A)

2' SIDEWALK SCUPPER (TYP)

25.00'

BUILDING 4(B)

CHAIN LINK FENCE TO BE REMOVED

BUILDING 5(A)

5.55'

N89°09'12"E 1017.33'

BUILDING 6(A)

PROPOSED 6' BLOCK WALL

IRRIGATION DITCH TO BE REMOVED

16'

20' EMERGENCY ACCESS EASEMENT

GRASS AREA

MAILBOXES

2' SIDEWALK SCUPPER (TYP)

BUILDING 8(A)

CITY OF CHANDLER
MARICOPA COUNTY

302-79-218
PETER WALTERSCHEID
RU-43

R44.00'

PARCEL LINE

302-79-153
RICHARD ZAVALA
RU-43

PAVERED CROSSWALK AND CHOKER

BUILDING 7(B)

5.50'

5.00'

DOG PARK

N00°11'53"W 164.49'

PROPOSED 6' BLOCK WALL

CITY OF CHANDLER
MARICOPA COUNTY

302-79-152
CURTIS P PAGE
RU-43

EXISTING BUILDING TO BE DEMOLISHED

EX. 7' BLOCK WALL TO REMAIN

CHAIN LINK FENCE TO BE REMOVED

OVERHEAD LINES TO BE REMOVED

D R HORTON INC
TRE ALLAGIO CONDOMINIUM
PAD

DR HORTON INC
TRE ALLAGIO CONDOMINIUM
302-79-830
PAD

EX. 25' EMERGENCY ACCESS ESMT

PROPOSED GATE

3' ELEC EASEMENT PER DOCKET 6855, PAGE 353M.C.R. TO BE ABANDONED PER SEPARATE INSTRUMENT

WELL TO BE DEMOLISHED, NOT REGISTERED

N89°09'12"E 220.01'

1318.11'

W 1/4 CORNER SEC. 18, T1S, R5E
CALCULATED POINT
NOTHING FOUND

S01°24'45"E 2651.22'

SW CORNER SEC. 18, T1S, R5E
FOUND 3" ADOT ALUMINUM CAP FLUSH

N

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

C.O.C. LOG NO. PLT20-0016

CAD FILE NAME: P:\050790 - Price and Elliot\050790-01-001 (ENG)\Engineering\Engineering Plans\Pre Plat\050790-PR-004-SIT.dwg 09/28/2020

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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SITE PLAN

THE VILLAGE AT COLLEGE PARK

CHANDLER, AZ

MARICOPA COUNTY

PROJECT NUMBER
--

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
68461
NATHAN LARSON
09/25/2020
ARIZONA U.S.A.

PLAN STATUS

DATE	DESCRIPTION

HAC DESIGN	HAC DRAWN	NL CHKD

SCALE H: 1" = 40'
V: NONE

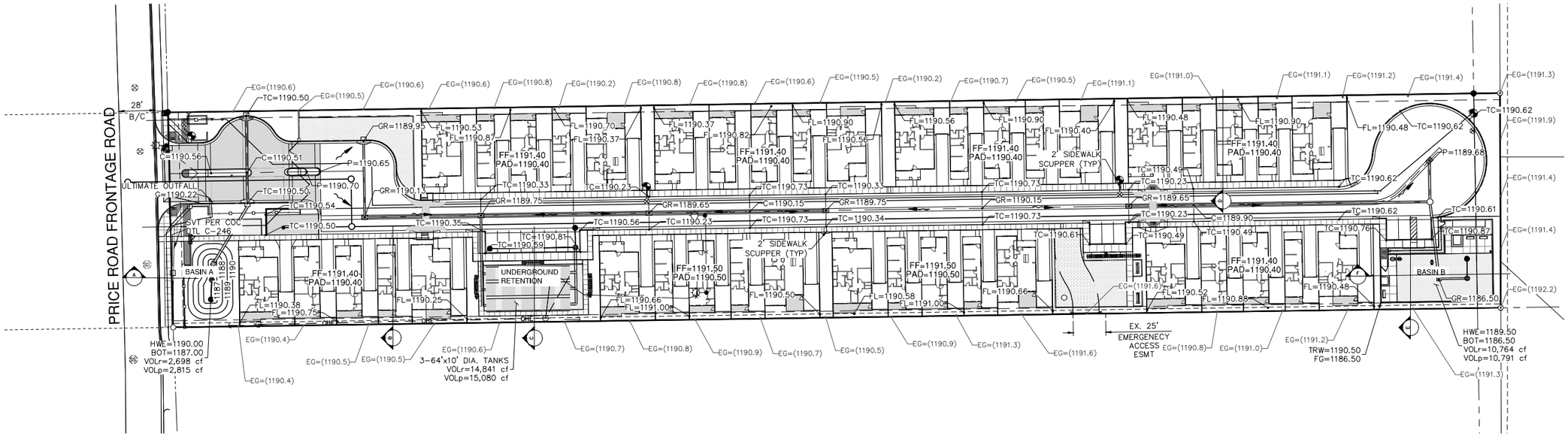
JOB No. 050790-01-001

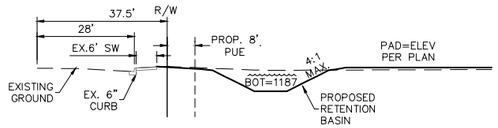
DATE : 09/25/2020

PP04

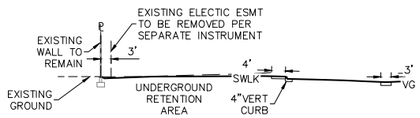
SHEET 04 OF 04

EXHIBIT 13
PRELIMINARY GRADING PLAN

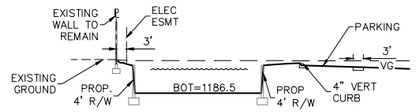




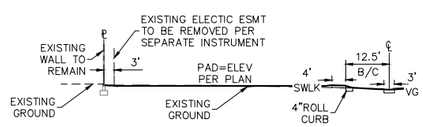
SECTION A
WEST BOUNDARY
H: 1"=20'
V: 1"=10'



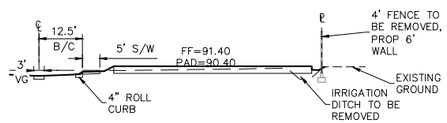
SECTION C
SOUTH BOUNDARY 1"=20'
H: 1"=20'
V: 1"=10'



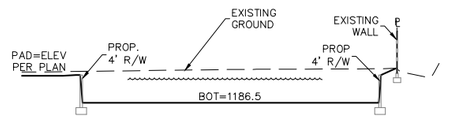
SECTION E
SOUTH BOUNDARY
H: 1"=20'
V: 1"=10'



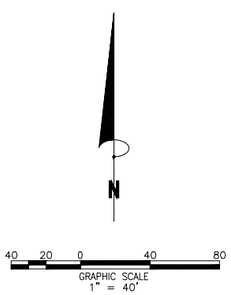
SECTION B
SOUTH BOUNDARY
H: 1"=20'
V: 1"=10'



SECTION D
NORTH BOUNDARY
H: 1"=20'
V: 1"=10'



SECTION F
EAST BOUNDARY 1"=20'
H: 1"=20'
V: 1"=10'



C.O.C. LOG NO. PLT20-0016

CAD FILE NAME: P:\050790 – Price and Elliot\050790-01-001 (ENG)\Engineering\Engineering Plans\Pre Plat\050790-PR-002-GRD.dwg 09/28/2020

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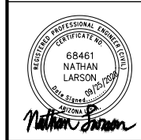
PRELIMINARY GRADING PLAN

THE VILLAGE AT COLLEGE PARK

CHANDLER, AZ

MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS	
DATE	DESCRIPTION

HAC DESIGN	HAC DRAWN	NL CHKD
SCALE	H: 1" = 40' V: NONE	
JOB No. 050790-01-001		
DATE : 09/25/2020		

PP02

SHEET 02 OF 04

City Council Memorandum **Police Memo No.** 2020-082

Date: December 7, 2020
To: Mayor and Council
Thru: Marsha Reed, City Manager
From: Sean Duggan, Police Chief
Subject: Introduction of Ordinance No. 4949 Amending Chapter 11 of the City Code to Allow for the Regulation of Recreational Marijuana by Prohibiting the Consumption of Marijuana on City Property, Prohibiting Recreational Marijuana Retail Sales and Marijuana Testing Facilities, Repealing Conflicting Ordinances, Providing for Severability, and Providing for Penalties, in Response to Voter Initiative Proposition 207

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4949, amending Chapter 11 of the City Code to allow for the regulation of recreational marijuana by prohibiting consumption of marijuana on City property, prohibiting recreational marijuana retail sales and marijuana testing facilities, repealing conflicting ordinances, providing for severability, and providing for penalties.

Background:

Proposition 207, also known as the "Smart and Safe Arizona Act," was approved by the voters during the November 2020 election. The law legalizes the possession and consumption of recreational marijuana in the state of Arizona. Among the provisions of Proposition 207 are:

- Allowing personal possession of limited amounts of marijuana;
- Allowing limited, secure cultivation of marijuana plants on residential property;
- Imposing a 16% excise tax on recreational marijuana sales;
- Banning smoking marijuana in public (but not edibles or vaping);
- Authorizing the state and local regulation of recreational marijuana licensees;
- Eliminating criminal penalties for small quantity marijuana possession; and
- Allowing for the expungement of marijuana convictions.

Proposition 207 allows current nonprofit medical dispensaries in the state to become "dual licensees," meaning they will be permitted to sell marijuana to medical marijuana cardholders for medical purposes and to non-cardholders for recreational purposes. Because there is a medical dispensary already operating within Chandler, the City Council would not be able to prohibit all sales of recreational marijuana.

The law allows the City to limit some sales of recreational marijuana. In addition to the "dual licenses" that will be issued, the law directs the Arizona Department of Health Services to issue twenty-six additional recreational licenses under a new "social equity ownership program" (SEOP). The purpose of this program is to issue recreational dispensary licenses to people who come from communities that have historically been adversely affected by marijuana-related law enforcement policies. These SEOP licenses will authorize recreation-only sales.

Proposition 207 authorizes cities to implement some limited regulations related to recreational marijuana,

including:

- enacting reasonable zoning regulations that limit recreational marijuana establishments to specified areas;
- prohibiting or regulating conduct otherwise allowed by the proposition that occurs on or in property occupied, owned, controlled or operated by the City;
- limiting the number of recreational marijuana establishments or testing facilities, or both;
- prohibiting recreational marijuana establishments or testing facilities;
- regulating the time, manner, and place of operations;
- enacting reasonable signage regulations regarding marijuana; and
- prohibiting delivery within the city limits.

While the City cannot prevent recreational marijuana sale and consumption in Chandler, the proposed Ordinance No. 4949 takes reasonable steps to limit sales activity in Chandler, as the law permits, by prohibiting any recreational marijuana retail sales that are not operating as a dual licensee and by prohibiting the operation of a testing facility.

The proposition does not specifically prohibit the possession or consumption of recreational marijuana on City property, but authorizes cities to prohibit or regulate conduct otherwise allowed by the proposition that occurs on or in property occupied, owned, controlled or operated by the City. The ordinance takes advantage of this authorization by prohibiting the use, smoking or consumption of recreational marijuana on or in City property.

Financial Implications:

The City will collect its standard transaction privilege tax rate on all sales of recreational marijuana occurring within the City limits.

Attachments

Ordinance 4949

Prop 207

ORDINANCE NO. 4949

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE CODE OF THE CITY OF CHANDLER, CHAPTER 11 - CURFEW, GRAFFITI, SMOKING AND MISCELLANEOUS OFFENSES TO ADD SECTION 11-17 - REGULATION OF MARIJUANA; PROHIBITING CONSUMPTION OF MARIJUANA ON CITY PROPERTY; PROHIBITING RECREATIONAL MARIJUANA RETAIL SALES AND MARIJUANA TESTING FACILITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, marijuana contains tetrahydrocannabinol, which remains on Schedule I of the Controlled Substances Act pursuant to 21 U.S.C. § 811 et al., and any possession and use is a violation of federal law pursuant to 21 U.S.C. § 841 et al.; and

WHEREAS, the Arizona Medical Marijuana Act, Arizona Revised Statutes Sections § 36-2801 et al., and Title 9, Chapter 17 of the Arizona Administrative Code allow the establishment and operation of medical marijuana dispensaries in Chandler according to a prescribed statutory and regulatory process; and

WHEREAS, the statewide ballot measure Proposition 207, known as the "Smart and Safe Arizona Act," was approved by voters during the November 3, 2020 general election; and

WHEREAS the law contains provisions to 1) authorize the sale of non-medicinal recreational marijuana to adults who are at least twenty-one years of age; 2) authorize adults over age twenty-one to possess marijuana for non-medicinal recreational use; and 3) allow cities to enact reasonable regulations to protect public health, safety, and welfare, including limitations on recreational marijuana retail establishments, marijuana testing facilities, and delivery of recreational marijuana; and

WHEREAS, the City of Chandler seeks to protect public health, safety, and welfare by 1) prohibiting the consumption of marijuana on city property; and 2) prohibiting recreational marijuana retail sales and marijuana testing facilities in the City to the extent permitted by law.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. The Chandler City Code, Chapter 11 - Curfew, Graffiti, Smoking and Miscellaneous Offenses, is hereby amended to add the following new Section 11-17. - Regulation of Marijuana:

11-17. - Regulation of Marijuana

11-17.1. Definitions

The below words and phrases, wherever used in this section, shall be construed as defined in this section unless, clearly from the context, a different meaning is intended. Words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

A. *Consume*, *Consuming*, and *Consumption* mean the act of ingesting, inhaling, or otherwise introducing marijuana into the human body.

B. *Dual Licensee* means an entity licensed by the Arizona Department of Health Services to operate both a nonprofit medical marijuana dispensary and a recreational marijuana retail establishment at a single shared location.

C. *Marijuana*
1. Means all parts of the plant of the genus cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin.
2. Includes cannabis as defined in Ariz. Rev. Stat. § 13-3401.
3. Includes marijuana concentrate.
4. Does not include industrial hemp, the fiber produced from the stalks of the plant of the genus cannabis, oil or cake made from the seeds of the plant, or sterilized seeds of the plant used to prepare topical or oral administrations, food, drink, or other products.

D. *Marijuana Concentrate*
1. Means resin extracted from any part of a plant of the genus cannabis and every compound, manufacture, salt, derivative, mixture, or preparation of that resin or tetrahydrocannabinol.
2. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink or other products.

E. *Marijuana Products* means products that are composed of marijuana concentrate and other ingredients and that are intended for consumption or introduction into the body, including edible products, ointments, tinctures, and vapor solutions.

F. *Marijuana Testing Facility* means the Arizona Department of Health Services or another entity that is licensed by the department to analyze the potency of marijuana and test marijuana for harmful contaminants.

G. *Nonprofit Medical Marijuana Dispensary* means a non-profit entity licensed to sell marijuana to qualifying patients for medicinal purposes, as defined in the Arizona Medical Marijuana Act, chapter 28.1 of Title 36, Arizona Revised Statutes.

H. *Person* means an individual, partnership, corporation, association, or any other entity of whatever kind or nature.

I. *Recreational Marijuana Retail Establishment* means an entity licensed by the Arizona Department of Health Services to sell marijuana and marijuana products for non-medicinal recreational use.

11-17.2. Marijuana possession and consumption prohibited on public property.

It is unlawful to consume marijuana or marijuana products on property that is occupied, owned, controlled, or operated by the City of Chandler.

11-17.3. Recreational marijuana retail establishment prohibited.

The operation of a recreational marijuana retail establishment is prohibited in Chandler. This prohibition does not apply to a dual licensee who is permitted by the State of Arizona to operate both a nonprofit medical marijuana dispensary and a recreational marijuana retail establishment at a single shared location.

11-17.4. Marijuana testing facilities prohibited.

The operation of a marijuana testing facility is prohibited in Chandler.

11-17.5. Penalties.

A violation of this section is a civil infraction subject to the provisions of Chapter 26 of this Code.

Section 2. Providing for Repeal of Conflicting Ordinances.
All ordinances and parts of ordinances in conflict with the provisions of this Ordinance, or any part of the Code adopted herein by reference, are hereby repealed.

Section 3. Providing for Severability.
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. Providing for Penalties.
Unless otherwise provided for in federal or state law, a violation of this ordinance is a civil infraction and shall be punishable as provided for in Chandler City Code Chapter 26.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.
ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4949 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

PUBLISHED:

STATE OF ARIZONA

Application for Serial Number
Initiative Petition
A.R.S. § 19-111

FOR OFFICE USE ONLY
FILED
SEP 24 2019
ARIZONA SECRETARY OF STATE

The undersigned intends to circulate and file an initiative petition and hereby makes application for the issuance of an official serial number to be printed in the lower right-hand corner of each side of each signature sheet of such petition. Attached hereto is the full title and text, in no less than eight point type, of the measure or constitutional amendment intended to be initiated at the next general election.

☑ **Statutory Measure** ☐ **Constitutional Amendment**

Date of Application	9/24/2019
Signatures Required	237,645
Deadline for Filing	7/2/2020
Serial Number Issued	I-22-2020

This Act permits limited possession, transfer, cultivation, and use of marijuana (as defined) by adults 21 years old or older; protects employer and property owner rights; bans smoking in public places; imposes a 16% excise tax on marijuana to fund public safety, community colleges, infrastructure, and public health and community programs; authorizes state and local regulations for the sale and production of marijuana by a limited number of licensees; requires impairment to the slightest degree for marijuana DUIs; transfers monies from the Medical Marijuana Fund; permits expungement of some marijuana violations; and prescribes penalties for violations.

Darryl Tattrie
Name of Applicant

2303 N. 44th St., Suite 14, Box 1192
Address

Phoenix AZ 85008
City **State** **Zip**

(928) 362-2296
Telephone Number

info@smartandsafeaz.com
E-mail Address

Smart and Safe Arizona
Committee Name

202000053
Committee ID No.

Chad Campbell
Chairperson

Darryl Tattrie
Treasurer

2303 N. 44th St., Suite 14, Box 1192
Committee Address

Phoenix AZ 85008
City **State** **Zip**

(928) 362-2296
Committee Telephone Number

info@smartandsafeaz.com
Committee E-mail Address

By submitting this Application for Serial Number and checking all boxes below, I acknowledge the following:

☑ That I have received and will review the accompanying Instructions for Statewide Initiatives, including the Secretary of State's recommended best practices for printing copies of the Statewide Initiative Petition to be circulated.

☑ That at the time of filing, I was provided instructions regarding accurate completion of the Statewide Initiative Petition form.

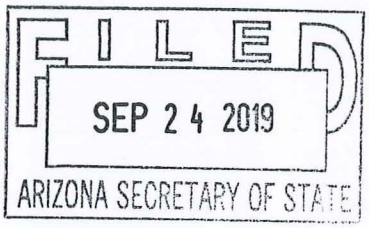
Applicant Signature

September 24, 2019
Date

OFFICIAL TITLE
AN INITIATIVE MEASURE

AMENDING SECTION 36-2817, ARIZONA REVISED STATUTES; AMENDING TITLE 36, ARIZONA REVISED STATUTES, BY ADDING CHAPTER 28.2; AMENDING TITLE 42, CHAPTER 5, ARIZONA REVISED STATUTES, BY ADDING ARTICLE 10; AMENDING TITLE 43, CHAPTER 1, ARTICLE 1, ARIZONA REVISED STATUTES, BY ADDING SECTION 43-108; RELATING TO THE RESPONSIBLE ADULT USE, REGULATION AND TAXATION OF MARIJUANA.

TEXT OF PROPOSED AMENDMENT



Be it enacted by the People of the State of Arizona:

Section 1. Short title

This act may be cited as the "Smart and Safe Arizona Act".

Section 2. Findings and declaration of purpose

The People of the State of Arizona find and declare as follows:

1. In the interest of the efficient use of law enforcement resources, enhancing revenue for public purposes, and individual freedom, the responsible adult use of marijuana should be legal for persons twenty-one years of age or older, subject to state regulation, taxation, and local ordinance.

2. In the interest of the health and public safety of our citizenry, the legal adult use of marijuana should be regulated so that:

(a) Legitimate, taxpaying business people, and not criminal actors, conduct sales of marijuana.

(b) Marijuana sold in this state is tested, labeled and subject to additional regulations to ensure that consumers are informed and protected.

(c) Employers retain their rights to maintain drug-and-alcohol-free places of employment.

(d) The health and safety of employees in the marijuana industry are protected.

(e) Individuals must show proof of age before purchasing marijuana.

(f) Selling, transferring, or providing marijuana to minors and other individuals under the age of twenty-one remains illegal.

(g) Driving, flying or boating while impaired to the slightest degree by marijuana remains illegal.

Section 3. Section 36-2817, Arizona Revised Statutes, is amended to read:

36-2817. Medical marijuana fund; private donations

A. The medical marijuana fund is established consisting of fees collected, civil penalties imposed and private donations received under this chapter. The department shall administer the fund. Monies in the fund are continuously appropriated.

B. The director of the department may accept and spend private grants, gifts, donations, contributions and devises to assist in carrying out the provisions of this chapter.

C. Monies in the medical marijuana fund do not revert to the state general fund at the end of a fiscal year.

D. ON THE EFFECTIVE DATE OF THIS AMENDMENT TO THIS SECTION, THE DIRECTOR OF THE DEPARTMENT SHALL TRANSFER THE FOLLOWING SUMS FROM THE MEDICAL MARIJUANA FUND FOR THE FOLLOWING PURPOSES:

1. $15,000,000 TO THE ARIZONA TEACHERS ACADEMY FUND ESTABLISHED BY SECTION 15-1655.

2. $10,000,000 TO THE DEPARTMENT TO FUND THE FORMATION AND OPERATION OF COUNCILS, COMMISSIONS AND PROGRAMS DEDICATED TO IMPROVING PUBLIC HEALTH, INCLUDING TEEN SUICIDE PREVENTION, THE MATERNAL MORTALITY REVIEW PROGRAM, IMPROVING YOUTH HEALTH, SUBSTANCE ABUSE PREVENTION, ADDRESSING ADVERSE CHILDHOOD EXPERIENCES, THE ARIZONA POISON CONTROL SYSTEM ESTABLISHED PURSUANT TO SECTION 36-1161, THE ARIZONA HEALTH IMPROVEMENT PLAN, THE CHILD FATALITY REVIEW TEAM ESTABLISHED PURSUANT TO SECTION 36-3501 AND THE CHRONIC PAIN SELF MANAGEMENT PROGRAM.

3. $10,000,000 TO THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY TO DISTRIBUTE GRANTS FOR THE FOLLOWING PURPOSES:

(a) REDUCING IMPAIRED DRIVING, INCLUDING CONDUCTING TRAINING PROGRAMS AND PURCHASING EQUIPMENT FOR DETECTING, TESTING AND ENFORCING LAWS AGAINST DRIVING, FLYING OR BOATING WHILE IMPAIRED.

(b) EQUIPMENT, TRAINING AND PERSONNEL COSTS FOR DEDICATED TRAFFIC ENFORCEMENT.

4. $2,000,000 TO THE DEPARTMENT TO IMPLEMENT, CARRY OUT AND ENFORCE CHAPTER 28.2 OF THIS TITLE.

5. $4,000,000 TO THE DEPARTMENT TO DISTRIBUTE GRANTS TO QUALIFIED NONPROFIT ENTITIES THAT WILL PROVIDE OUTREACH TO INDIVIDUALS WHO MAY BE ELIGIBLE TO FILE PETITIONS FOR EXPUNGEMENT PURSUANT TO SECTION 36-2862 AND WILL ASSIST WITH THE EXPUNGEMENT PETITION PROCESS. THE DEPARTMENT SHALL DISTRIBUTE GRANTS PURSUANT TO THIS PARAGRAPH ON OR BEFORE JUNE 30, 2021.

6. $2,000,000 TO THE DEPARTMENT TO DEVELOP AND IMPLEMENT, IN CONJUNCTION WITH THE DEPARTMENT OF ECONOMIC SECURITY AND OTHER STATE AGENCIES, A SOCIAL EQUITY OWNERSHIP PROGRAM TO PROMOTE THE OWNERSHIP AND OPERATION OF MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES BY INDIVIDUALS FROM COMMUNITIES DISPROPORTIONATELY IMPACTED BY THE ENFORCEMENT OF PREVIOUS MARIJUANA LAWS. FOR THE PURPOSES OF THIS PARAGRAPH, "MARIJUANA ESTABLISHMENT" AND "MARIJUANA TESTING FACILITY" HAVE THE SAME MEANINGS PRESCRIBED IN SECTION 36-2850.

7. $1,000,000 TO THE DEPARTMENT TO FUND PROGRAMS AND GRANTS TO QUALIFIED NONPROFIT ORGANIZATIONS FOR EDUCATION AND COMMUNITY OUTREACH RELATED TO CHAPTER 28.2 OF THIS TITLE.

8. $1,000,000 TO THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856.

Section 4. Title 36, Arizona Revised Statutes, is amended by adding chapter 28.2, to read:

FILED
SEP 24 2019
ARIZONA SECRETARY OF STATE

CHAPTER 28.2
RESPONSIBLE ADULT USE OF MARIJUANA

36-2850. Definitions

IN THIS CHAPTER, UNLESS THE CONTEXT REQUIRES OTHERWISE:

1. "ADVERTISING" MEANS ANY PUBLIC COMMUNICATION IN ANY MEDIUM THAT OFFERS OR SOLICITS A COMMERCIAL TRANSACTION INVOLVING THE SALE OR PURCHASE OF MARIJUANA OR MARIJUANA PRODUCTS.

2. "CHILD-RESISTANT" MEANS DESIGNED OR CONSTRUCTED TO BE SIGNIFICANTLY DIFFICULT FOR CHILDREN UNDER FIVE YEARS OF AGE TO OPEN, AND NOT DIFFICULT FOR NORMAL ADULTS TO USE PROPERLY.

3. "CONSUME," "CONSUMING" AND "CONSUMPTION" MEAN THE ACT OF INGESTING, INHALING OR OTHERWISE INTRODUCING MARIJUANA INTO THE HUMAN BODY.

4. "CONSUMER" MEANS AN INDIVIDUAL WHO IS AT LEAST TWENTY-ONE YEARS OF AGE AND WHO PURCHASES MARIJUANA OR MARIJUANA PRODUCTS.

5. "CULTIVATE" AND "CULTIVATION" MEAN TO PROPAGATE, BREED, GROW, PREPARE AND PACKAGE MARIJUANA.

6. "DELIVER" AND "DELIVERY" MEAN THE TRANSPORTATION, TRANSFER OR PROVISION OF MARIJUANA OR MARIJUANA PRODUCTS TO A CONSUMER AT A LOCATION OTHER THAN THE DESIGNATED RETAIL LOCATION OF A MARIJUANA ESTABLISHMENT.

7. "DEPARTMENT" MEANS THE DEPARTMENT OF HEALTH SERVICES OR ITS SUCCESSOR AGENCY.

8. "DESIGNATED CAREGIVER," "EXCLUDED FELONY OFFENSE," "INDEPENDENT THIRD-PARTY LABORATORY," "NONPROFIT MEDICAL MARIJUANA DISPENSARY," "NONPROFIT MEDICAL MARIJUANA DISPENSARY AGENT," AND "QUALIFYING PATIENT" HAVE THE SAME MEANINGS PRESCRIBED IN SECTION 36-2801.

9. "DUAL LICENSEE" MEANS AN ENTITY THAT HOLDS BOTH A NONPROFIT MEDICAL MARIJUANA DISPENSARY REGISTRATION AND A MARIJUANA ESTABLISHMENT LICENSE.

10. "EARLY APPLICANT" MEANS EITHER OF THE FOLLOWING:

(a) AN ENTITY SEEKING TO OPERATE A MARIJUANA ESTABLISHMENT IN A COUNTY WITH FEWER THAN TWO REGISTERED NONPROFIT MEDICAL MARIJUANA DISPENSARIES.

(b) A NONPROFIT MEDICAL MARIJUANA DISPENSARY THAT IS REGISTERED AND IN GOOD STANDING WITH THE DEPARTMENT.

11. "EMPLOYEE," "EMPLOYER," "HEALTH CARE FACILITY," AND "PLACES OF EMPLOYMENT" HAVE THE SAME MEANINGS PRESCRIBED IN THE SMOKE-FREE ARIZONA ACT, SECTION 36-601.01.

12. "GOOD STANDING" MEANS THAT A NONPROFIT MEDICAL MARIJUANA DISPENSARY IS NOT THE SUBJECT OF A PENDING NOTICE OF INTENT TO REVOKE ISSUED BY THE DEPARTMENT.

13. "INDUSTRIAL HEMP" HAS THE SAME MEANING PRESCRIBED IN SECTION 3-311.

14. "LOCALITY" MEANS A CITY, TOWN OR COUNTY.

15. "MANUFACTURE" AND "MANUFACTURING" MEAN TO COMPOUND, BLEND, EXTRACT, INFUSE OR OTHERWISE MAKE OR PREPARE A MARIJUANA PRODUCT.

16. "MARIJUANA":

(a) MEANS ALL PARTS OF THE PLANT OF THE GENUS CANNABIS, WHETHER GROWING OR NOT, AS WELL AS THE SEEDS FROM THE PLANT, THE RESIN EXTRACTED FROM ANY PART OF THE PLANT, AND EVERY COMPOUND, MANUFACTURE, SALT, DERIVATIVE, MIXTURE OR PREPARATION OF THE PLANT OR ITS SEEDS OR RESIN.

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(b) INCLUDES CANNABIS AS DEFINED IN SECTION 13-3401.

(c) DOES NOT INCLUDE INDUSTRIAL HEMP, THE FIBER PRODUCED FROM THE STALKS OF THE PLANT OF THE GENUS CANNABIS, OIL OR CAKE MADE FROM THE SEEDS OF THE PLANT, STERILIZED SEEDS OF THE PLANT THAT ARE INCAPABLE OF GERMINATION, OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH MARIJUANA TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK OR OTHER PRODUCTS.

17. "MARIJUANA CONCENTRATE":

(a) MEANS RESIN EXTRACTED FROM ANY PART OF A PLANT OF THE GENUS CANNABIS AND EVERY COMPOUND, MANUFACTURE, SALT, DERIVATIVE, MIXTURE OR PREPARATION OF THAT RESIN OR TETRAHYDROCANNABINOL.

(b) DOES NOT INCLUDE INDUSTRIAL HEMP OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH CANNABIS TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK OR OTHER PRODUCTS.

18. "MARIJUANA ESTABLISHMENT" MEANS AN ENTITY LICENSED BY THE DEPARTMENT TO OPERATE ALL OF THE FOLLOWING:

(a) A SINGLE RETAIL LOCATION AT WHICH THE LICENSEE MAY SELL MARIJUANA AND MARIJUANA PRODUCTS TO CONSUMERS, CULTIVATE MARIJUANA AND MANUFACTURE MARIJUANA PRODUCTS.

(b) A SINGLE OFF-SITE CULTIVATION LOCATION AT WHICH THE LICENSEE MAY CULTIVATE MARIJUANA, PROCESS MARIJUANA AND MANUFACTURE MARIJUANA PRODUCTS, BUT FROM WHICH MARIJUANA AND MARIJUANA PRODUCTS MAY NOT BE TRANSFERRED OR SOLD TO CONSUMERS.

(c) A SINGLE OFF-SITE LOCATION AT WHICH THE LICENSEE MAY MANUFACTURE MARIJUANA PRODUCTS AND PACKAGE AND STORE MARIJUANA AND MARIJUANA PRODUCTS, BUT FROM WHICH MARIJUANA AND MARIJUANA PRODUCTS MAY NOT BE TRANSFERRED OR SOLD TO CONSUMERS.

19. "MARIJUANA FACILITY AGENT" MEANS A PRINCIPAL OFFICER, BOARD MEMBER OR EMPLOYEE OF A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY WHO IS AT LEAST TWENTY-ONE YEARS OF AGE AND HAS NOT BEEN CONVICTED OF AN EXCLUDED FELONY OFFENSE.

20. "MARIJUANA PRODUCTS" MEANS MARIJUANA CONCENTRATE AND PRODUCTS THAT ARE COMPOSED OF MARIJUANA AND OTHER INGREDIENTS AND THAT ARE INTENDED FOR USE OR CONSUMPTION, INCLUDING EDIBLE PRODUCTS, OINTMENTS AND TINCTURES.

21. "MARIJUANA TESTING FACILITY" MEANS THE DEPARTMENT OR ANOTHER ENTITY THAT IS LICENSED BY THE DEPARTMENT TO ANALYZE THE POTENCY OF MARIJUANA AND TEST MARIJUANA FOR HARMFUL CONTAMINANTS.

22. "OPEN SPACE" MEANS A PUBLIC PARK, PUBLIC SIDEWALK, PUBLIC WALKWAY OR PUBLIC PEDESTRIAN THOROUGHFARE.

23. "PROCESS" AND "PROCESSING" MEAN TO HARVEST, DRY, CURE, TRIM OR SEPARATE PARTS OF THE MARIJUANA PLANT.

24. "PUBLIC PLACE" HAS THE SAME MEANING PRESCRIBED IN THE SMOKE-FREE ARIZONA ACT, SECTION 36-601.01.

25. "SMOKE" MEANS TO INHALE, EXHALE, BURN, CARRY OR POSSESS ANY LIGHTED MARIJUANA OR LIGHTED MARIJUANA PRODUCTS, WHETHER NATURAL OR SYNTHETIC.

36-2851. Employers; driving; minors; control of property; smoking in public places and open spaces

THIS CHAPTER:

1. DOES NOT RESTRICT THE RIGHTS OF EMPLOYERS TO MAINTAIN A DRUG-AND-ALCOHOL-FREE WORKPLACE OR AFFECT THE ABILITY OF EMPLOYERS TO HAVE WORKPLACE POLICIES RESTRICTING THE USE OF MARIJUANA BY EMPLOYEES OR PROSPECTIVE EMPLOYEES.

2. DOES NOT REQUIRE AN EMPLOYER TO ALLOW OR ACCOMMODATE THE USE, CONSUMPTION, POSSESSION, TRANSFER, DISPLAY, TRANSPORTATION, SALE OR CULTIVATION OF MARIJUANA IN A PLACE OF EMPLOYMENT.

3. DOES NOT ALLOW DRIVING, FLYING OR BOATING WHILE IMPAIRED TO EVEN THE SLIGHTEST DEGREE BY MARIJUANA OR PREVENT THIS STATE FROM ENACTING AND IMPOSING PENALTIES FOR DRIVING, FLYING OR BOATING WHILE IMPAIRED TO EVEN THE SLIGHTEST DEGREE BY MARIJUANA.

4. DOES NOT ALLOW AN INDIVIDUAL WHO IS UNDER TWENTY-ONE YEARS OF AGE TO PURCHASE, POSSESS, TRANSPORT OR CONSUME MARIJUANA OR MARIJUANA PRODUCTS.

5. DOES NOT ALLOW THE SALE, TRANSFER OR PROVISION OF MARIJUANA OR MARIJUANA PRODUCTS TO AN INDIVIDUAL WHO IS UNDER TWENTY-ONE YEARS OF AGE.

6. DOES NOT RESTRICT THE RIGHTS OF EMPLOYERS, SCHOOLS, DAY CARE CENTERS, ADULT DAY CARE FACILITIES, HEALTH CARE FACILITIES OR CORRECTIONS FACILITIES TO PROHIBIT OR REGULATE CONDUCT OTHERWISE ALLOWED BY THIS CHAPTER WHEN SUCH CONDUCT OCCURS ON OR IN THEIR PROPERTIES.

7. DOES NOT RESTRICT THE ABILITY OF AN INDIVIDUAL, PARTNERSHIP, LIMITED LIABILITY COMPANY, PRIVATE CORPORATION, PRIVATE ENTITY OR PRIVATE ORGANIZATION OF ANY CHARACTER THAT

OCCUPIES, OWNS OR CONTROLS PROPERTY TO PROHIBIT OR REGULATE CONDUCT OTHERWISE ALLOWED BY THIS CHAPTER ON OR IN SUCH PROPERTY.

8. DOES NOT ALLOW ANY PERSON TO:

(a) SMOKE MARIJUANA IN A PUBLIC PLACE OR OPEN SPACE.

(b) CONSUME MARIJUANA OR MARIJUANA PRODUCTS WHILE DRIVING, OPERATING OR RIDING IN THE PASSENGER SEAT OR COMPARTMENT OF AN OPERATING MOTOR VEHICLE, BOAT, VESSEL, AIRCRAFT OR ANOTHER VEHICLE USED FOR TRANSPORTATION.

9. DOES NOT PROHIBIT THIS STATE OR A POLITICAL SUBDIVISION OF THIS STATE FROM PROHIBITING OR REGULATING CONDUCT OTHERWISE ALLOWED BY THIS CHAPTER WHEN SUCH CONDUCT OCCURS ON OR IN PROPERTY THAT IS OCCUPIED, OWNED, CONTROLLED OR OPERATED BY THIS STATE OR A POLITICAL SUBDIVISION OF THIS STATE.

10. DOES NOT AUTHORIZE A PERSON TO PROCESS OR MANUFACTURE MARIJUANA BY MEANS OF ANY LIQUID OR GAS, OTHER THAN ALCOHOL, THAT HAS A FLASHPOINT BELOW ONE HUNDRED DEGREES FAHRENHEIT, UNLESS PERFORMED BY A MARIJUANA ESTABLISHMENT.

11. DOES NOT REQUIRE A PERSON TO VIOLATE FEDERAL LAW OR TO IMPLEMENT OR FAIL TO IMPLEMENT A RESTRICTION ON THE POSSESSION, CONSUMPTION, DISPLAY, TRANSFER, PROCESSING, MANUFACTURING OR CULTIVATION OF MARIJUANA IF BY SO DOING THE PERSON WILL LOSE A MONETARY OR LICENSING-RELATED BENEFIT UNDER FEDERAL LAW.

12. DOES NOT SUPERSEDE OR ELIMINATE ANY EXISTING RIGHTS OR PRIVILEGES OF ANY PERSON EXCEPT AS SPECIFICALLY SET FORTH IN THIS CHAPTER.

13. DOES NOT LIMIT ANY PRIVILEGE OR RIGHT OF A NONPROFIT MEDICAL MARIJUANA DISPENSARY UNDER CHAPTER 28.1 OF THIS TITLE EXCEPT AS EXPRESSLY SET FORTH IN THIS CHAPTER.

14. DOES NOT LIMIT ANY PRIVILEGE OR RIGHT OF A QUALIFYING PATIENT OR DESIGNATED CAREGIVER UNDER CHAPTER 28.1 OF THIS TITLE.

36-2852. Allowable possession and personal use of marijuana, marijuana products and marijuana paraphernalia

A. EXCEPT AS SPECIFICALLY AND EXPRESSLY PROVIDED IN SECTIONS 36-2851 AND 36-2853 AND NOTWITHSTANDING ANY OTHER LAW, THE FOLLOWING ACTS BY AN INDIVIDUAL WHO IS AT LEAST TWENTY-ONE YEARS OF AGE ARE LAWFUL, ARE NOT AN OFFENSE UNDER THE LAWS OF THIS STATE OR ANY LOCALITY, MAY NOT CONSTITUTE THE BASIS FOR DETENTION, SEARCH OR ARREST, AND CANNOT SERVE AS THE SOLE BASIS FOR SEIZURE OR FORFEITURE OF ASSETS, FOR IMPOSING PENALTIES OF ANY KIND UNDER THE LAWS OF THIS STATE OR ANY LOCALITY OR FOR ABROGATING OR LIMITING ANY RIGHT OR PRIVILEGE CONFERRED OR PROTECTED BY THE LAWS OF THIS STATE OR ANY LOCALITY:

1. POSSESSING, CONSUMING, PURCHASING, PROCESSING, MANUFACTURING BY MANUAL OR MECHANICAL MEANS, INCLUDING SIEVING OR ICE WATER SEPARATION BUT EXCLUDING CHEMICAL EXTRACTION OR CHEMICAL SYNTHESIS, OR TRANSPORTING ONE OUNCE OR LESS OF MARIJUANA, EXCEPT THAT NOT MORE THAN FIVE GRAMS OF MARIJUANA MAY BE IN THE FORM OF MARIJUANA CONCENTRATE.

2. POSSESSING, TRANSPORTING, CULTIVATING OR PROCESSING NOT MORE THAN SIX MARIJUANA PLANTS FOR PERSONAL USE AT THE INDIVIDUAL'S PRIMARY RESIDENCE, AND POSSESSING, PROCESSING AND MANUFACTURING BY MANUAL OR MECHANICAL MEANS, INCLUDING SIEVING OR ICE WATER SEPARATION BUT EXCLUDING CHEMICAL EXTRACTION OR CHEMICAL SYNTHESIS, THE MARIJUANA PRODUCED BY THE PLANTS ON THE PREMISES WHERE THE MARIJUANA PLANTS WERE GROWN IF ALL OF THE FOLLOWING APPLY:

(a) NOT MORE THAN TWELVE PLANTS ARE PRODUCED AT A SINGLE RESIDENCE WHERE TWO OR MORE INDIVIDUALS WHO ARE AT LEAST TWENTY-ONE YEARS OF AGE RESIDE AT ONE TIME.

(b) CULTIVATION TAKES PLACE WITHIN A CLOSET, ROOM, GREENHOUSE OR OTHER ENCLOSED AREA ON THE GROUNDS OF THE RESIDENCE EQUIPPED WITH A LOCK OR OTHER SECURITY DEVICE THAT PREVENTS ACCESS BY MINORS.

(c) CULTIVATION TAKES PLACE IN AN AREA WHERE THE MARIJUANA PLANTS ARE NOT VISIBLE FROM PUBLIC VIEW WITHOUT USING BINOCULARS, AIRCRAFT OR OTHER OPTICAL AIDS.

3. TRANSFERRING ONE OUNCE OR LESS OF MARIJUANA, OF WHICH NOT MORE THAN FIVE GRAMS MAY BE IN THE FORM OF MARIJUANA CONCENTRATE, TO AN INDIVIDUAL WHO IS AT LEAST TWENTY-ONE YEARS OF AGE IF THE TRANSFER IS WITHOUT REMUNERATION AND IS NOT ADVERTISED OR PROMOTED TO THE PUBLIC.

4. TRANSFERRING UP TO SIX MARIJUANA PLANTS TO AN INDIVIDUAL WHO IS AT LEAST TWENTY-ONE YEARS OF AGE IF THE TRANSFER IS WITHOUT REMUNERATION AND IS NOT ADVERTISED OR PROMOTED TO THE PUBLIC.

5. ACQUIRING, POSSESSING, MANUFACTURING, USING, PURCHASING, SELLING OR TRANSPORTING PARAPHERNALIA RELATING TO THE CULTIVATION, MANUFACTURE, PROCESSING OR CONSUMPTION OF MARIJUANA OR MARIJUANA PRODUCTS.

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6. ASSISTING ANOTHER INDIVIDUAL WHO IS AT LEAST TWENTY-ONE YEARS OF AGE IN ANY OF THE ACTS DESCRIBED IN THIS SUBSECTION.

B. NOTWITHSTANDING ANY OTHER LAW, A PERSON WITH METABOLITES OR COMPONENTS OF MARIJUANA IN THE PERSON'S BODY IS GUILTY OF VIOLATING SECTION 28-1381, SUBSECTION A, PARAGRAPH 3 ONLY IF THE PERSON IS ALSO IMPAIRED TO THE SLIGHTEST DEGREE.

C. NOTWITHSTANDING ANY OTHER LAW, THE ODOR OF MARIJUANA OR BURNT MARIJUANA DOES NOT BY ITSELF CONSTITUTE REASONABLE ARTICULABLE SUSPICION OF A CRIME. THIS SUBSECTION DOES NOT APPLY WHEN A LAW ENFORCEMENT OFFICER IS INVESTIGATING WHETHER A PERSON HAS VIOLATED SECTION 28-1381.

36-2853. Violations; classification; civil penalty; additional fine; enforcement

A. NOTWITHSTANDING ANY OTHER LAW AND EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER, A PERSON WHO POSSESSES AN AMOUNT OF MARIJUANA GREATER THAN THE AMOUNT ALLOWED PURSUANT TO SECTION 36-2852, BUT NOT MORE THAN TWO AND ONE-HALF OUNCES OF MARIJUANA, OF WHICH NOT MORE THAN TWELVE AND ONE-HALF GRAMS IS IN THE FORM OF MARIJUANA CONCENTRATE, IS GUILTY OF A PETTY OFFENSE.

B. NOTWITHSTANDING ANY OTHER LAW, A PERSON WHO IS UNDER TWENTY-ONE YEARS OF AGE AND WHO POSSESSES, CONSUMES, TRANSPORTS OR TRANSFERS WITHOUT REMUNERATION ONE OUNCE OR LESS OF MARIJUANA, OF WHICH NOT MORE THAN FIVE GRAMS IS IN THE FORM OF MARIJUANA CONCENTRATE, OR PARAPHERNALIA RELATING TO THE CONSUMPTION OF MARIJUANA OR MARIJUANA PRODUCTS:

1. FOR A FIRST VIOLATION, SHALL PAY A CIVIL PENALTY OF NOT MORE THAN $100 TO THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856 AND IN THE COURT'S DISCRETION MAY BE ORDERED TO ATTEND UP TO FOUR HOURS OF DRUG EDUCATION OR COUNSELING.
2. FOR A SECOND VIOLATION, IS GUILTY OF A PETTY OFFENSE, AND IN THE COURT'S DISCRETION MAY BE ORDERED TO ATTEND UP TO EIGHT HOURS OF DRUG EDUCATION OR COUNSELING.
3. FOR A THIRD OR SUBSEQUENT VIOLATION, IS GUILTY OF A CLASS 1 MISDEMEANOR.

C. A PERSON WHO SMOKES MARIJUANA IN A PUBLIC PLACE OR OPEN SPACE IS GUILTY OF A PETTY OFFENSE.

D. EXCEPT AS OTHERWISE PROVIDED IN CHAPTER 28.1 OF THIS TITLE AND NOTWITHSTANDING ANY OTHER LAW, ANY UNLICENSED PERSON WHO CULTIVATES MARIJUANA PLANTS PURSUANT TO SECTION 36-2852 WHERE THEY ARE VISIBLE FROM PUBLIC VIEW WITHOUT USING BINOCULARS, AIRCRAFT OR OTHER OPTICAL AIDS OR OUTSIDE OF AN ENCLOSED AREA THAT IS EQUIPPED WITH A LOCK OR OTHER SECURITY DEVICE THAT PREVENTS ACCESS BY MINORS IS GUILTY OF:

1. FOR A FIRST VIOLATION, A PETTY OFFENSE.
2. FOR A SECOND OR SUBSEQUENT VIOLATION, A CLASS 3 MISDEMEANOR.

E. A PERSON WHO IS UNDER TWENTY-ONE YEARS OF AGE AND WHO MISREPRESENTS THE PERSON'S AGE TO ANY OTHER PERSON BY MEANS OF A WRITTEN INSTRUMENT OF IDENTIFICATION OR WHO USES A FRAUDULENT OR FALSE WRITTEN INSTRUMENT OF IDENTIFICATION WITH THE INTENT TO INDUCE A PERSON TO SELL OR OTHERWISE TRANSFER MARIJUANA OR A MARIJUANA PRODUCT TO THE PERSON WHO IS UNDER TWENTY-ONE YEARS OF AGE IS GUILTY OF:

1. FOR A FIRST VIOLATION, A PETTY OFFENSE.
2. FOR A SECOND OR SUBSEQUENT VIOLATION, A CLASS 1 MISDEMEANOR.

F. A PERSON WHO IS UNDER TWENTY-ONE YEARS OF AGE AND WHO SOLICITS ANOTHER PERSON TO PURCHASE MARIJUANA OR A MARIJUANA PRODUCT IN VIOLATION OF THIS CHAPTER IS GUILTY OF:

1. FOR A FIRST VIOLATION, A PETTY OFFENSE.
2. FOR A SECOND OR SUBSEQUENT VIOLATION, A CLASS 3 MISDEMEANOR.

36-2854. Rules; licensing; early applicants; fees; civil penalty; legal counsel

A. THE DEPARTMENT SHALL ADOPT RULES TO IMPLEMENT AND ENFORCE THIS CHAPTER AND REGULATE MARIJUANA, MARIJUANA PRODUCTS, MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES. THOSE RULES SHALL INCLUDE REQUIREMENTS FOR:

1. LICENSING MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES, INCLUDING CONDUCTING INVESTIGATIONS AND BACKGROUND CHECKS TO DETERMINE ELIGIBILITY FOR LICENSING FOR MARIJUANA ESTABLISHMENT AND MARIJUANA TESTING FACILITY APPLICANTS, EXCEPT THAT:

(a) AN APPLICATION FOR A MARIJUANA ESTABLISHMENT LICENSE OR MARIJUANA TESTING FACILITY LICENSE MAY NOT REQUIRE THE DISCLOSURE OF THE IDENTITY OF ANY PERSON WHO IS ENTITLED TO A SHARE OF LESS THAN TEN PERCENT OF THE PROFITS OF AN APPLICANT THAT IS A PUBLICLY TRADED CORPORATION.

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(b) THE DEPARTMENT MAY NOT ISSUE MORE THAN ONE MARIJUANA ESTABLISHMENT LICENSE FOR EVERY TEN PHARMACIES THAT HAVE REGISTERED UNDER SECTION 32-1929, THAT HAVE OBTAINED A PHARMACY PERMIT FROM THE ARIZONA BOARD OF PHARMACY AND THAT OPERATE WITHIN THIS STATE.

(c) NOTWITHSTANDING SUBDIVISION (b) OF THIS PARAGRAPH, THE DEPARTMENT MAY ISSUE A MARIJUANA ESTABLISHMENT LICENSE TO NOT MORE THAN TWO MARIJUANA ESTABLISHMENTS PER COUNTY THAT CONTAINS NO REGISTERED NONPROFIT MEDICAL MARIJUANA DISPENSARIES, OR ONE MARIJUANA ESTABLISHMENT LICENSE PER COUNTY THAT CONTAINS ONE REGISTERED NONPROFIT MEDICAL MARIJUANA DISPENSARY. ANY LICENSE ISSUED PURSUANT TO THIS SUBDIVISION SHALL BE FOR A FIXED COUNTY AND MAY NOT BE RELOCATED OUTSIDE OF THAT COUNTY.

(d) THE DEPARTMENT SHALL ACCEPT APPLICATIONS FOR MARIJUANA ESTABLISHMENT LICENSES FROM EARLY APPLICANTS BEGINNING JANUARY 19, 2021 THROUGH MARCH 9, 2021. NOT LATER THAN SIXTY DAYS AFTER RECEIVING AN APPLICATION PURSUANT TO THIS SUBDIVISION, THE DEPARTMENT SHALL ISSUE A MARIJUANA ESTABLISHMENT LICENSE TO EACH QUALIFIED EARLY APPLICANT. IF THE DEPARTMENT HAS NOT ADOPTED FINAL RULES PURSUANT TO THIS SECTION AT THE TIME MARIJUANA ESTABLISHMENT LICENSES ARE ISSUED PURSUANT TO THIS SUBDIVISION, LICENSEES SHALL COMPLY WITH THE RULES ADOPTED BY THE DEPARTMENT TO IMPLEMENT CHAPTER 28.1 OF THIS TITLE EXCEPT THOSE THAT ARE INCONSISTENT WITH THIS CHAPTER.

(e) AFTER ISSUING MARIJUANA ESTABLISHMENT LICENSES TO QUALIFIED EARLY APPLICANTS, THE DEPARTMENT SHALL ISSUE MARIJUANA ESTABLISHMENT LICENSES AVAILABLE UNDER SUBDIVISIONS (b) AND (c) OF THIS PARAGRAPH BY RANDOM SELECTION AND ACCORDING TO RULES ADOPTED PURSUANT TO THIS SECTION. AT LEAST SIXTY DAYS PRIOR TO ANY RANDOM SELECTION, THE DEPARTMENT SHALL PROMINENTLY PUBLICIZE THE RANDOM SELECTION ON ITS WEBSITE AND THROUGH OTHER MEANS OF GENERAL DISTRIBUTION INTENDED TO REACH AS MANY INTERESTED PARTIES AS POSSIBLE AND SHALL PROVIDE NOTICE THROUGH AN EMAIL NOTIFICATION SYSTEM TO WHICH INTERESTED PARTIES CAN SUBSCRIBE.

(f) NOTWITHSTANDING SUBDIVISIONS (b) AND (c) OF THIS PARAGRAPH, AND NO LATER THAN SIX MONTHS AFTER THE DEPARTMENT ADOPTS FINAL RULES TO IMPLEMENT A SOCIAL EQUITY OWNERSHIP PROGRAM PURSUANT TO PARAGRAPH 9 OF THIS SUBSECTION, THE DEPARTMENT SHALL ISSUE TWENTY-SIX ADDITIONAL MARIJUANA ESTABLISHMENT LICENSES TO ENTITIES THAT ARE QUALIFIED PURSUANT TO THE SOCIAL EQUITY OWNERSHIP PROGRAM.

(g) LICENSES ISSUED BY THE DEPARTMENT TO MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES SHALL BE VALID FOR A PERIOD OF TWO YEARS.

2. LICENSING FEES AND RENEWAL FEES FOR MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES IN AMOUNTS THAT ARE REASONABLE AND RELATED TO THE ACTUAL COST OF PROCESSING APPLICATIONS FOR LICENSES AND RENEWALS AND THAT DO NOT EXCEED FIVE TIMES THE FEES PRESCRIBED BY THE DEPARTMENT TO REGISTER OR RENEW A NONPROFIT MEDICAL MARIJUANA DISPENSARY.

3. THE SECURITY OF MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES.

4. MARIJUANA ESTABLISHMENTS TO SAFELY CULTIVATE, PROCESS AND MANUFACTURE MARIJUANA AND MARIJUANA PRODUCTS.

5. TRACKING, TESTING, LABELING AND PACKAGING MARIJUANA AND MARIJUANA PRODUCTS, INCLUDING REQUIREMENTS THAT MARIJUANA AND MARIJUANA PRODUCTS BE:

(a) SOLD TO CONSUMERS IN CLEARLY AND CONSPICUOUSLY LABELED CONTAINERS THAT CONTAIN ACCURATE WARNINGS REGARDING THE USE OF MARIJUANA OR MARIJUANA PRODUCTS.

(b) PLACED IN CHILD-RESISTANT PACKAGING ON EXIT FROM A MARIJUANA ESTABLISHMENT.

6. FORMS OF GOVERNMENT-ISSUED IDENTIFICATION THAT ARE ACCEPTABLE BY A MARIJUANA ESTABLISHMENT VERIFYING A CONSUMER'S AGE AND PROCEDURES RELATED TO VERIFYING A CONSUMER'S AGE CONSISTENT WITH SECTION 4-241. UNTIL THE DEPARTMENT ADOPTS FINAL RULES RELATED TO VERIFYING A CONSUMER'S AGE, MARIJUANA ESTABLISHMENTS SHALL COMPLY WITH THE PROOF OF LEGAL AGE REQUIREMENTS PRESCRIBED IN SECTION 4-241.

7. THE POTENCY OF EDIBLE MARIJUANA PRODUCTS THAT MAY BE SOLD TO CONSUMERS BY MARIJUANA ESTABLISHMENTS AT REASONABLE LEVELS UPON CONSIDERATION OF INDUSTRY STANDARDS, EXCEPT THAT THE RULES:

(a) SHALL LIMIT THE STRENGTH OF EDIBLE MARIJUANA PRODUCTS TO NO MORE THAN TEN MILLIGRAMS OF TETRAHYDROCANNABINOL PER SERVING OR ONE HUNDRED MILLIGRAMS OF TETRAHYDROCANNABINOL PER PACKAGE.

(b) SHALL REQUIRE THAT IF A MARIJUANA PRODUCT CONTAINS MORE THAN ONE SERVING, IT MUST BE DELINEATED OR SCORED INTO STANDARD SERVING SIZES AND HOMOGENIZED TO ENSURE UNIFORM DISBURSEMENT THROUGHOUT THE MARIJUANA PRODUCT.

8. ENSURING THE HEALTH, SAFETY AND TRAINING OF EMPLOYEES OF MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES.

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9. THE CREATION AND IMPLEMENTATION OF A SOCIAL EQUITY OWNERSHIP PROGRAM TO PROMOTE THE OWNERSHIP AND OPERATION OF MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES BY INDIVIDUALS FROM COMMUNITIES DISPROPORTIONATELY IMPACTED BY THE ENFORCEMENT OF PREVIOUS MARIJUANA LAWS.

B. THE DEPARTMENT MAY:

1. SUBJECT TO TITLE 41, CHAPTER 6, ARTICLE 10, DENY ANY APPLICATION SUBMITTED OR DENY, SUSPEND OR REVOKE, IN WHOLE OR IN PART, ANY REGISTRATION OR LICENSE ISSUED UNDER THIS CHAPTER IF THE REGISTERED OR LICENSED PARTY OR AN OFFICER, AGENT OR EMPLOYEE OF THE REGISTERED OR LICENSED PARTY DOES ANY OF THE FOLLOWING:

(a) VIOLATES THIS CHAPTER OR ANY RULE ADOPTED PURSUANT TO THIS CHAPTER.

(b) HAS BEEN, IS OR MAY CONTINUE TO BE IN SUBSTANTIAL VIOLATION OF THE REQUIREMENTS FOR LICENSING OR REGISTRATION AND, AS A RESULT, THE HEALTH OR SAFETY OF THE GENERAL PUBLIC IS IN IMMEDIATE DANGER.

2. SUBJECT TO TITLE 41, CHAPTER 6, ARTICLE 10, AND UNLESS ANOTHER PENALTY IS PROVIDED ELSEWHERE IN THIS CHAPTER, ASSESS A CIVIL PENALTY AGAINST A PERSON THAT VIOLATES THIS CHAPTER OR ANY RULE ADOPTED PURSUANT TO THIS CHAPTER IN AN AMOUNT NOT TO EXCEED $1,000 FOR EACH VIOLATION. EACH DAY A VIOLATION OCCURS CONSTITUTES A SEPARATE VIOLATION. THE MAXIMUM AMOUNT OF ANY ASSESSMENT IS $25,000 FOR ANY THIRTY-DAY PERIOD. IN DETERMINING THE AMOUNT OF A CIVIL PENALTY ASSESSED AGAINST A PERSON, THE DEPARTMENT SHALL CONSIDER ALL OF THE FACTORS SET FORTH IN SECTION 36-2816, SUBSECTION H. ALL CIVIL PENALTIES COLLECTED BY THE DEPARTMENT PURSUANT TO THIS PARAGRAPH SHALL BE DEPOSITED IN THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856.

3. AT ANY TIME DURING REGULAR HOURS OF OPERATION, VISIT AND INSPECT A MARIJUANA ESTABLISHMENT, MARIJUANA TESTING FACILITY OR DUAL LICENSEE TO DETERMINE IF IT COMPLIES WITH THIS CHAPTER AND RULES ADOPTED PURSUANT TO THIS CHAPTER. THE DEPARTMENT SHALL MAKE AT LEAST ONE UNANNOUNCED VISIT ANNUALLY TO EACH FACILITY LICENSED PURSUANT TO THIS CHAPTER.

4. ADOPT ANY OTHER RULES NOT EXPRESSLY STATED IN THIS SECTION THAT ARE NECESSARY TO ENSURE THE SAFE AND RESPONSIBLE CULTIVATION, SALE, PROCESSING, MANUFACTURE, TESTING AND TRANSPORT OF MARIJUANA AND MARIJUANA PRODUCTS.

C. UNTIL THE DEPARTMENT ADOPTS RULES PERMITTING AND REGULATING DELIVERY BY MARIJUANA ESTABLISHMENTS PURSUANT TO SUBSECTION D OF THIS SECTION, DELIVERY IS UNLAWFUL UNDER THIS CHAPTER.

D. ON OR AFTER JANUARY 1, 2023, THE DEPARTMENT MAY, AND NO LATER THAN JANUARY 1, 2025 THE DEPARTMENT SHALL, ADOPT RULES TO PERMIT AND REGULATE DELIVERY BY MARIJUANA ESTABLISHMENTS. THE RULES SHALL:

1. REQUIRE THAT DELIVERY AND THE MARIJUANA AND MARIJUANA PRODUCTS TO BE DELIVERED ORIGINATE FROM A DESIGNATED RETAIL LOCATION OF A MARIJUANA ESTABLISHMENT AND ONLY AFTER AN ORDER IS MADE WITH THE MARIJUANA ESTABLISHMENT BY A CONSUMER.

2. PROHIBIT DELIVERY TO ANY PROPERTY OWNED OR LEASED BY THE UNITED STATES, THIS STATE, A POLITICAL SUBDIVISION OF THIS STATE OR THE ARIZONA BOARD OF REGENTS.

3. LIMIT THE AMOUNT OF MARIJUANA AND MARIJUANA PRODUCTS BASED ON RETAIL PRICE THAT MAY BE IN A DELIVERY VEHICLE DURING A SINGLE TRIP FROM THE DESIGNATED RETAIL LOCATION OF A MARIJUANA ESTABLISHMENT.

4. PROHIBIT EXTRA OR UNALLOCATED MARIJUANA OR MARIJUANA PRODUCTS IN DELIVERY VEHICLES.

5. REQUIRE THAT DELIVERIES BE MADE ONLY BY MARIJUANA FACILITY AGENTS IN UNMARKED VEHICLES THAT ARE EQUIPPED WITH A GLOBAL POSITIONING SYSTEM OR SIMILAR LOCATION TRACKING SYSTEM AND VIDEO SURVEILLANCE AND RECORDING EQUIPMENT, AND THAT CONTAIN A LOCKED COMPARTMENT IN WHICH MARIJUANA AND MARIJUANA PRODUCTS MUST BE STORED.

6. REQUIRE DELIVERY LOGS NECESSARY TO ENSURE COMPLIANCE WITH THIS SUBSECTION AND RULES ADOPTED PURSUANT TO THIS SUBSECTION.

7. REQUIRE INSPECTIONS TO ENSURE COMPLIANCE WITH THIS SUBSECTION AND RULES ADOPTED PURSUANT TO THIS SUBSECTION.

8. INCLUDE ANY OTHER PROVISIONS NECESSARY TO ENSURE SAFE AND RESTRICTED DELIVERY.

9. REQUIRE DUAL LICENSEES TO COMPLY WITH THE RULES ADOPTED PURSUANT TO THIS SUBSECTION.

E. EXCEPT AS PROVIDED IN SUBSECTION D OF THIS SECTION, THE DEPARTMENT MAY NOT PERMIT DELIVERY OF MARIJUANA OR MARIJUANA PRODUCTS UNDER THIS CHAPTER BY ANY INDIVIDUAL OR ENTITY. IN ADDITION TO ANY OTHER PENALTY IMPOSED BY LAW, AN INDIVIDUAL OR ENTITY THAT DELIVERS MARIJUANA OR MARIJUANA PRODUCTS IN A MANNER THAT IS NOT AUTHORIZED BY THIS CHAPTER SHALL PAY

A CIVIL PENALTY OF $20,000 PER VIOLATION TO THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856. THIS SUBSECTION MAY BE ENFORCED BY THE ATTORNEY GENERAL.

F. ALL RULES ADOPTED BY THE DEPARTMENT PURSUANT TO THIS SECTION SHALL BE CONSISTENT WITH THE PURPOSE OF THIS CHAPTER.

G. THE DEPARTMENT MAY NOT ADOPT ANY RULE THAT:

1. PROHIBITS THE OPERATION OF MARIJUANA ESTABLISHMENTS, EITHER EXPRESSLY OR THROUGH REQUIREMENTS THAT MAKE THE OPERATION OF A MARIJUANA ESTABLISHMENT UNDULY BURDENSOME.

2. PROHIBITS OR INTERFERES WITH THE ABILITY OF A DUAL LICENSEE TO OPERATE A MARIJUANA ESTABLISHMENT AND A NONPROFIT MEDICAL MARIJUANA DISPENSARY AT SHARED LOCATIONS.

H. NOTWITHSTANDING SECTION 41-192, THE DEPARTMENT MAY EMPLOY LEGAL COUNSEL AND MAKE AN EXPENDITURE OR INCUR AN INDEBTEDNESS FOR LEGAL SERVICES FOR THE PURPOSES OF:

1. DEFENDING THIS CHAPTER OR RULES ADOPTED PURSUANT TO THIS CHAPTER.

2. DEFENDING CHAPTER 28.1 OF THIS TITLE OR RULES ADOPTED PURSUANT TO CHAPTER 28.1 OF THIS TITLE.

I. THE DEPARTMENT SHALL DEPOSIT ALL LICENSE FEES, APPLICATION FEES AND RENEWAL FEES PAID TO THE DEPARTMENT PURSUANT TO THIS CHAPTER IN THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856.

J. ON REQUEST, THE DEPARTMENT SHALL SHARE WITH THE DEPARTMENT OF REVENUE INFORMATION REGARDING A MARIJUANA ESTABLISHMENT, MARIJUANA TESTING FACILITY OR DUAL LICENSEE, INCLUDING ITS NAME, PHYSICAL ADDRESS, CULTIVATION SITE AND TRANSACTION PRIVILEGE TAX LICENSE NUMBER.

K. NOTWITHSTANDING ANY OTHER LAW, THE DEPARTMENT MAY:

1. LICENSE AN INDEPENDENT THIRD-PARTY LABORATORY TO ALSO OPERATE AS A MARIJUANA TESTING FACILITY.

2. OPERATE A MARIJUANA TESTING FACILITY.

L. THE DEPARTMENT SHALL MAINTAIN AND PUBLISH A CURRENT LIST OF ALL MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES BY NAME AND LICENSE NUMBER.

M. NOTWITHSTANDING ANY OTHER LAW, THE ISSUANCE OF AN OCCUPATIONAL, PROFESSIONAL OR OTHER REGULATORY LICENSE OR CERTIFICATION TO A PERSON BY A JURISDICTION OR REGULATORY AUTHORITY OUTSIDE THIS STATE DOES NOT ENTITLE THAT PERSON TO BE ISSUED A MARIJUANA ESTABLISHMENT LICENSE, A MARIJUANA TESTING FACILITY LICENSE, OR ANY OTHER LICENSE, REGISTRATION OR CERTIFICATION UNDER THIS CHAPTER.

36-2855. Marijuana facility agents; registration; card; rules

A. A MARIJUANA FACILITY AGENT SHALL BE REGISTERED WITH THE DEPARTMENT BEFORE WORKING AT A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY.

B. A PERSON WHO WISHES TO BE REGISTERED AS A MARIJUANA FACILITY AGENT OR RENEW THE PERSON'S REGISTRATION AS A MARIJUANA FACILITY AGENT SHALL:

1. SUBMIT A COMPLETED APPLICATION ON A FORM PRESCRIBED BY THE DEPARTMENT AND PAY A NONREFUNDABLE FEE THAT IS REASONABLE AND RELATED TO THE ACTUAL COST OF PROCESSING APPLICATIONS SUBMITTED PURSUANT TO THIS SECTION.

2. SUBMIT EVIDENCE THAT THE APPLICANT HOLDS A CURRENT LEVEL I FINGERPRINT CLEARANCE CARD ISSUED PURSUANT TO SECTION 41-1758.07, OR SUBMIT A FULL SET OF THE APPLICANT'S FINGERPRINTS FOR THE PURPOSE OF OBTAINING A STATE AND FEDERAL CRIMINAL RECORDS CHECK PURSUANT TO SECTION 41-1750 AND PUBLIC LAW 92-544. THE DEPARTMENT OF PUBLIC SAFETY MAY EXCHANGE THIS FINGERPRINT DATA WITH THE FEDERAL BUREAU OF INVESTIGATION WITHOUT DISCLOSING THAT THE RECORDS CHECK IS RELATED TO THIS CHAPTER AND ACTS ALLOWED BY THIS CHAPTER. THE DEPARTMENT OF PUBLIC SAFETY SHALL DESTROY EACH SET OF FINGERPRINTS AFTER THE CRIMINAL RECORDS CHECK IS COMPLETED.

C. IF THE DEPARTMENT DETERMINES THAT AN APPLICANT MEETS THE CRITERIA FOR REGISTRATION UNDER THIS CHAPTER AND RULES PURSUANT TO THIS CHAPTER, THE DEPARTMENT SHALL ISSUE THE APPLICANT A MARIJUANA FACILITY AGENT CARD THAT IS VALID FOR TWO YEARS.

D. A REGISTERED MARIJUANA FACILITY AGENT MAY BE EMPLOYED BY OR ASSOCIATED WITH ANY MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY. A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY SHALL PROMPTLY NOTIFY THE DEPARTMENT WHEN IT EMPLOYS OR BECOMES ASSOCIATED WITH A NEW MARIJUANA FACILITY AGENT. A MARIJUANA FACILITY AGENT SHALL PROMPTLY NOTIFY THE DEPARTMENT WHEN THE MARIJUANA FACILITY AGENT IS EMPLOYED BY OR BECOMES ASSOCIATED WITH A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY AND WHEN THE MARIJUANA FACILITY AGENT IS NO LONGER EMPLOYED BY OR ASSOCIATED WITH A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY.

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E. A NONPROFIT MEDICAL MARIJUANA DISPENSARY AGENT OF A DUAL LICENSEE WHO HAS APPLIED TO BE REGISTERED AS A MARIJUANA FACILITY AGENT MAY SERVE AS A MARIJUANA FACILITY AGENT OF THAT DUAL LICENSEE UNTIL THE DEPARTMENT HAS APPROVED OR REJECTED THE AGENT'S APPLICATION.

F. THE DEPARTMENT SHALL ADOPT RULES TO IMPLEMENT THIS SECTION.

36-2856. Smart and safe Arizona fund; disposition; exemption

A. THE SMART AND SAFE ARIZONA FUND IS ESTABLISHED CONSISTING OF ALL MONIES DEPOSITED PURSUANT TO SECTIONS 36-2854, 42-5452 AND 42-5503, PRIVATE DONATIONS AND INTEREST EARNED ON THOSE MONIES. MONIES IN THE FUND ARE CONTINUOUSLY APPROPRIATED. MONIES IN THE FUND AND ITS ACCOUNTS MAY NOT BE TRANSFERRED TO ANY OTHER FUND EXCEPT AS PROVIDED IN THIS SECTION, DO NOT REVERT TO THE STATE GENERAL FUND AND ARE EXEMPT FROM THE PROVISIONS OF SECTION 35-190 RELATING TO THE LAPSING OF APPROPRIATIONS. THE STATE TREASURER SHALL ADMINISTER THE FUND.

B. ALL MONIES IN THE SMART AND SAFE ARIZONA FUND MUST FIRST BE SPENT, AND THE STATE TREASURER SHALL TRANSFER MONIES FROM THE FUND, TO PAY:

1. THE ACTUAL REASONABLE COSTS INCURRED BY THE DEPARTMENT TO IMPLEMENT, CARRY OUT AND ENFORCE THIS CHAPTER AND RULES ADOPTED PURSUANT TO THIS CHAPTER.

2. THE ACTUAL REASONABLE COSTS INCURRED BY THE DEPARTMENT OF REVENUE TO IMPOSE AND ENFORCE THE TAX AUTHORIZED AND LEVIED BY SECTION 42-5452.

3. THE ACTUAL REASONABLE COSTS INCURRED BY THE SUPREME COURT AND THE DEPARTMENT OF PUBLIC SAFETY TO PROCESS PETITIONS FOR EXPUNGEMENT AND EXPUNGEMENT ORDERS PURSUANT TO SECTION 36-2862 AND TO OTHERWISE IMPLEMENT SECTION 36-2862.

4. THE ACTUAL REASONABLE COSTS INCURRED BY THE STATE TREASURER TO ADMINISTER THE FUND.

5. ANY OTHER MANDATORY EXPENDITURE OF STATE REVENUES REQUIRED BY THIS CHAPTER TO IMPLEMENT OR ENFORCE THE PROVISIONS OF THIS CHAPTER.

C. THE STATE TREASURER MAY PRESCRIBE FORMS NECESSARY TO MAKE TRANSFERS FROM THE SMART AND SAFE ARIZONA FUND PURSUANT TO SUBSECTION B OF THIS SECTION.

D. ON OR BEFORE JUNE 30 AND DECEMBER 31 OF EACH YEAR, THE STATE TREASURER SHALL TRANSFER ALL MONIES IN THE SMART AND SAFE ARIZONA FUND IN EXCESS OF THE AMOUNTS PAID PURSUANT TO SUBSECTION B OF THIS SECTION AS FOLLOWS:

1. 33 PERCENT TO COMMUNITY COLLEGE DISTRICTS AND PROVISIONAL COMMUNITY COLLEGE DISTRICTS, BUT NOT TO COMMUNITY COLLEGE TUITION FINANCING DISTRICTS ESTABLISHED PURSUANT TO SECTION 15-1409, FOR THE PURPOSES OF INVESTING IN AND PROVIDING WORKFORCE DEVELOPMENT PROGRAMS, JOB TRAINING, CAREER AND TECHNICAL EDUCATION, AND SCIENCE, TECHNOLOGY, ENGINEERING AND MATH PROGRAMS, AS FOLLOWS:

(a) 15 PERCENT OF THE 33 PERCENT DIVIDED EQUALLY BETWEEN EACH COMMUNITY COLLEGE DISTRICT.

(b) 0.5 PERCENT OF THE 33 PERCENT DIVIDED EQUALLY BETWEEN EACH PROVISIONAL COMMUNITY COLLEGE DISTRICT, IF ONE OR MORE PROVISIONAL COMMUNITY COLLEGE DISTRICTS EXIST.

(c) THE REMAINDER TO COMMUNITY COLLEGE DISTRICTS AND PROVISIONAL COMMUNITY COLLEGES DISTRICTS IN PROPORTION TO EACH DISTRICT'S FULL-TIME EQUIVALENT STUDENT ENROLLMENT PERCENTAGE OF THE TOTAL STATEWIDE AUDITED FULL-TIME EQUIVALENT STUDENT ENROLLMENT IN THE PRECEDING FISCAL YEAR PRESCRIBED IN SECTION 15-1466.01.

2. 31.4 PERCENT TO MUNICIPAL POLICE DEPARTMENTS, MUNICIPAL FIRE DEPARTMENTS, FIRE DISTRICTS ESTABLISHED PURSUANT TO TITLE 48, CHAPTER 5 AND COUNTY SHERIFFS' DEPARTMENTS IN PROPORTION TO THE NUMBER OF ENROLLED MEMBERS FOR EACH SUCH AGENCY IN THE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM ESTABLISHED BY TITLE 38, CHAPTER 5, ARTICLE 4 AND THE PUBLIC SAFETY PERSONNEL DEFINED CONTRIBUTION PLAN ESTABLISHED BY TITLE 38, CHAPTER 5, ARTICLE 4.1, FOR PERSONNEL COSTS.

3. 25.4 PERCENT TO THE ARIZONA HIGHWAY USER REVENUE FUND ESTABLISHED BY SECTION 28-6533.

4. 10 PERCENT TO THE JUSTICE REINVESTMENT FUND ESTABLISHED BY SECTION 36-2863.

5. 0.2 PERCENT TO THE ATTORNEY GENERAL TO USE TO ENFORCE THIS CHAPTER, OR TO GRANT TO LOCALITIES TO ENFORCE THIS CHAPTER.

E. THE MONIES TRANSFERRED AND RECEIVED PURSUANT TO THIS SECTION:

1. ARE IN ADDITION TO ANY OTHER APPROPRIATION, TRANSFER OR OTHER ALLOCATION OF MONIES AND MAY NOT SUPPLANT, REPLACE OR CAUSE A REDUCTION IN OTHER FUNDING SOURCES.

2. ARE NOT CONSIDERED LOCAL REVENUES FOR THE PURPOSES OF ARTICLE IX, SECTIONS 20 AND 21, CONSTITUTION OF ARIZONA.

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36-2857. Localities; marijuana establishments and marijuana testing facilities

A. A LOCALITY MAY:

1. ENACT REASONABLE ZONING REGULATIONS THAT LIMIT THE USE OF LAND FOR MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES TO SPECIFIED AREAS.

2. LIMIT THE NUMBER OF MARIJUANA ESTABLISHMENTS OR MARIJUANA TESTING FACILITIES, OR BOTH.

3. PROHIBIT MARIJUANA ESTABLISHMENTS OR MARIJUANA TESTING FACILITIES, OR BOTH.

4. REGULATE THE TIME, PLACE AND MANNER OF MARIJUANA ESTABLISHMENT AND MARIJUANA TESTING FACILITY OPERATIONS.

5. ESTABLISH REASONABLE RESTRICTIONS ON PUBLIC SIGNAGE REGARDING MARIJUANA, MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES.

6. PROHIBIT OR RESTRICT DELIVERY WITHIN ITS JURISDICTION.

B. A COUNTY MAY EXERCISE ITS AUTHORITY PURSUANT TO SUBSECTION A OF THIS SECTION ONLY IN UNINCORPORATED AREAS OF THE COUNTY.

C. A LOCALITY MAY NOT ENACT ANY ORDINANCE, REGULATION OR RULE THAT:

1. IS MORE RESTRICTIVE THAN A COMPARABLE ORDINANCE, REGULATION OR RULE THAT APPLIES TO NONPROFIT MEDICAL MARIJUANA DISPENSARIES.

2. MAKES THE OPERATION OF A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY UNDULY BURDENSOME IF THE LOCALITY HAS NOT PROHIBITED MARIJUANA ESTABLISHMENTS OR MARIJUANA TESTING FACILITIES.

3. CONFLICTS WITH THIS CHAPTER OR RULES ADOPTED PURSUANT TO THIS CHAPTER.

4. PROHIBITS THE TRANSPORTATION OF MARIJUANA BY A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY ON PUBLIC ROADS.

5. RESTRICTS OR INTERFERES WITH THE ABILITY OF A DUAL LICENSEE OR AN ENTITY ELIGIBLE TO BECOME A DUAL LICENSEE TO OPERATE A NONPROFIT MEDICAL MARIJUANA DISPENSARY AND A MARIJUANA ESTABLISHMENT COOPERATIVELY AT SHARED LOCATIONS.

6. EXCEPT AS EXPRESSLY AUTHORIZED BY THIS SECTION OR SECTION 36-2851, PROHIBITS OR RESTRICTS ANY CONDUCT OR TRANSACTION ALLOWED BY THIS CHAPTER, OR IMPOSES ANY LIABILITY OR PENALTY IN ADDITION TO THAT PRESCRIBED BY THIS CHAPTER FOR ANY CONDUCT OR TRANSACTION CONSTITUTING A VIOLATION OF THIS CHAPTER.

36-2858. Lawful operation of marijuana establishments and marijuana testing facilities

A. EXCEPT AS SPECIFICALLY AND EXPRESSLY PROVIDED IN SECTION 36-2857 AND NOTWITHSTANDING ANY OTHER LAW, IT IS LAWFUL AND IS NOT AN OFFENSE UNDER THE LAWS OF THIS STATE OR ANY LOCALITY, MAY NOT CONSTITUTE THE BASIS FOR DETENTION, SEARCH OR ARREST, AND MAY NOT CONSTITUTE THE SOLE BASIS FOR SEIZURE OR FORFEITURE OF ASSETS OR THE BASIS FOR IMPOSING PENALTIES UNDER THE LAWS OF THIS STATE OR ANY LOCALITY FOR:

1. A MARIJUANA ESTABLISHMENT, OR AN AGENT ACTING ON BEHALF OF A MARIJUANA ESTABLISHMENT, TO:

(a) POSSESS MARIJUANA OR MARIJUANA PRODUCTS.

(b) PURCHASE, SELL OR TRANSPORT MARIJUANA AND MARIJUANA PRODUCTS TO OR FROM A MARIJUANA ESTABLISHMENT.

(c) SELL MARIJUANA AND MARIJUANA PRODUCTS TO CONSUMERS, EXCEPT THAT A MARIJUANA ESTABLISHMENT MAY NOT SELL MORE THAN ONE OUNCE OF MARIJUANA TO A CONSUMER IN A SINGLE TRANSACTION, NOT MORE THAN FIVE GRAMS OF WHICH MAY BE IN THE FORM OF MARIJUANA CONCENTRATE.

(d) CULTIVATE, PRODUCE, TEST OR PROCESS MARIJUANA OR MANUFACTURE MARIJUANA OR MARIJUANA PRODUCTS BY ANY MEANS INCLUDING CHEMICAL EXTRACTION OR CHEMICAL SYNTHESIS.

2. AN AGENT ACTING ON BEHALF OF A MARIJUANA ESTABLISHMENT TO SELL OR OTHERWISE TRANSFER MARIJUANA TO AN INDIVIDUAL UNDER TWENTY-ONE YEARS OF AGE, IF THE AGENT REASONABLY VERIFIED THAT THE INDIVIDUAL APPEARED TO BE TWENTY-ONE YEARS OF AGE OR OLDER BY MEANS OF A GOVERNMENT-ISSUED PHOTOGRAPHIC IDENTIFICATION IN COMPLIANCE WITH RULES ADOPTED PURSUANT TO SECTION 36-2854, SUBSECTION A, PARAGRAPH 6.

3. A MARIJUANA TESTING FACILITY, OR AN AGENT ACTING ON BEHALF OF A MARIJUANA TESTING FACILITY, TO OBTAIN, POSSESS, PROCESS, REPACKAGE, TRANSFER, TRANSPORT OR TEST MARIJUANA AND MARIJUANA PRODUCTS.

4. A NONPROFIT MEDICAL MARIJUANA DISPENSARY OR A MARIJUANA ESTABLISHMENT, OR AN AGENT ACTING ON BEHALF OF A NONPROFIT MEDICAL MARIJUANA DISPENSARY OR A MARIJUANA ESTABLISHMENT, TO SELL OR OTHERWISE TRANSFER MARIJUANA OR MARIJUANA PRODUCTS TO A NONPROFIT MEDICAL MARIJUANA DISPENSARY, A MARIJUANA ESTABLISHMENT OR AN AGENT ACTING ON BEHALF OF A NONPROFIT MEDICAL MARIJUANA DISPENSARY OR A MARIJUANA ESTABLISHMENT.

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5. ANY INDIVIDUAL, CORPORATION OR OTHER ENTITY TO SELL, LEASE OR OTHERWISE ALLOW PROPERTY OR GOODS THAT ARE OWNED, MANAGED OR CONTROLLED BY THE INDIVIDUAL, CORPORATION OR OTHER ENTITY TO BE USED FOR ANY ACTIVITY AUTHORIZED BY THIS CHAPTER, OR TO PROVIDE SERVICES TO A MARIJUANA ESTABLISHMENT, OR MARIJUANA TESTING FACILITY OR AGENT ACTING ON BEHALF OF A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY IN CONNECTION WITH ANY ACTIVITY AUTHORIZED BY THIS CHAPTER.

B. THIS SECTION DOES NOT PRECLUDE THE DEPARTMENT FROM IMPOSING PENALTIES AGAINST A MARIJUANA ESTABLISHMENT OR MARIJUANA TESTING FACILITY FOR FAILING TO COMPLY WITH THIS CHAPTER OR RULES ADOPTED PURSUANT TO THIS CHAPTER.

C. A MARIJUANA ESTABLISHMENT MAY BE OWNED OR OPERATED BY A PUBLICLY TRADED COMPANY.

D. NOTWITHSTANDING ANY OTHER LAW, A DUAL LICENSEE:

1. MAY HOLD A MARIJUANA ESTABLISHMENT LICENSE AND OPERATE A MARIJUANA ESTABLISHMENT PURSUANT TO THIS CHAPTER.

2. MAY OPERATE ON A FOR-PROFIT BASIS IF THE DUAL LICENSEE PROMPTLY NOTIFIES THE DEPARTMENT AND DEPARTMENT OF REVENUE AND TAKES ANY ACTIONS NECESSARY TO ENABLE ITS FOR-PROFIT OPERATION, INCLUDING CONVERTING ITS CORPORATE FORM AND AMENDING ITS ORGANIZATIONAL AND OPERATING DOCUMENTS.

3. MUST CONTINUE TO HOLD BOTH ITS MARIJUANA ESTABLISHMENT LICENSE AND NONPROFIT MEDICAL MARIJUANA DISPENSARY REGISTRATION, REGARDLESS OF ANY CHANGE IN OWNERSHIP OF THE DUAL LICENSEE, UNLESS IT TERMINATES ITS STATUS AS A DUAL LICENSEE AND FORFEITS EITHER ITS MARIJUANA ESTABLISHMENT LICENSE OR NONPROFIT MEDICAL MARIJUANA DISPENSARY REGISTRATION BY NOTIFYING THE DEPARTMENT OF SUCH A TERMINATION AND FORFEITURE.

4. MAY NOT BE REQUIRED TO:

(a) EMPLOY OR CONTRACT WITH A MEDICAL DIRECTOR.

(b) OBTAIN NONPROFIT MEDICAL MARIJUANA DISPENSARY AGENT OR MARIJUANA FACILITY AGENT REGISTRATIONS FOR OUTSIDE VENDORS THAT DO NOT HAVE REGULAR, UNSUPERVISED ACCESS TO THE INTERIOR OF THE DUAL LICENSEE.

(c) HAVE A SINGLE SECURE ENTRANCE AS REQUIRED BY SECTION 36-2806, SUBSECTION C, BUT MAY BE REQUIRED TO IMPLEMENT APPROPRIATE SECURITY MEASURES TO DETER AND PREVENT THE THEFT OF MARIJUANA AND TO REASONABLY REGULATE CUSTOMER ACCESS TO THE PREMISES.

(d) COMPLY WITH ANY OTHER PROVISION OF CHAPTER 28.1 OF THIS TITLE OR ANY RULE ADOPTED PURSUANT TO CHAPTER 28.1 OF THIS TITLE THAT MAKES ITS OPERATION AS A DUAL LICENSEE UNDULY BURDENSOME.

E. NOTWITHSTANDING ANY OTHER LAW, A DUAL LICENSEE THAT ELECTS TO OPERATE ON A FOR-PROFIT BASIS PURSUANT TO SUBSECTION D, PARAGRAPH 2 OF THIS SECTION:

1. IS SUBJECT TO THE TAXES IMPOSED PURSUANT TO TITLE 43.

2. IS NOT REQUIRED TO SUBMIT ITS ANNUAL FINANCIAL STATEMENTS OR AN AUDIT REPORT TO THE DEPARTMENT FOR PURPOSES OF RENEWING ITS NONPROFIT MEDICAL MARIJUANA DISPENSARY REGISTRATION.

F. NOTWITHSTANDING ANY OTHER LAW, A DUAL LICENSEE MUST CONDUCT BOTH OF THE FOLLOWING OPERATIONS AT A SHARED LOCATION:

1. SELL MARIJUANA AND MARIJUANA PRODUCTS TO CONSUMERS PURSUANT TO THIS CHAPTER.

2. DISPENSE MARIJUANA TO REGISTERED QUALIFYING PATIENTS AND REGISTERED DESIGNATED CAREGIVERS PURSUANT TO CHAPTER 28.1 OF THIS TITLE.

G. NOTWITHSTANDING CHAPTER 28.1 OF THIS TITLE OR ANY RULE ADOPTED PURSUANT TO CHAPTER 28.1 OF THIS TITLE, A DUAL LICENSEE MAY ENGAGE IN ANY ACT, PRACTICE, CONDUCT OR TRANSACTION ALLOWED FOR A MARIJUANA ESTABLISHMENT BY THIS CHAPTER.

H. NOTWITHSTANDING ANY OTHER LAW:

1. AN INDIVIDUAL MAY BE AN APPLICANT, PRINCIPAL OFFICER OR BOARD MEMBER OF MORE THAN ONE MARIJUANA ESTABLISHMENT OR MORE THAN ONE DUAL LICENSEE REGARDLESS OF THE ESTABLISHMENT'S LOCATION.

2. TWO OR MORE MARIJUANA ESTABLISHMENTS OR DUAL LICENSEES MAY DESIGNATE A SINGLE OFF-SITE LOCATION AS PRESCRIBED IN SECTION 36-2850, PARAGRAPH 18, SUBDIVISION (c) TO BE JOINTLY USED BY THOSE DUAL LICENSEES OR MARIJUANA ESTABLISHMENTS.

I. MARIJUANA ESTABLISHMENTS, MARIJUANA TESTING FACILITIES AND DUAL LICENSEES THAT ARE SUBJECT TO APPLICABLE FEDERAL OR STATE ANTIDISCRIMINATION LAWS MAY NOT PAY THEIR EMPLOYEES DIFFERENTLY BASED SOLELY ON A PROTECTED CLASS STATUS SUCH AS SEX, RACE, COLOR, RELIGION, NATIONAL ORIGIN, AGE OR DISABILITY. THIS SUBSECTION DOES NOT EXPAND OR MODIFY THE JURISDICTIONAL REACH, PROVISIONS OR REQUIREMENTS OF ANY APPLICABLE ANTI-DISCRIMINATION LAW.

36-2859. Advertising restrictions; enforcement; civil penalty

A. SUBJECT TO THE LIMITS IMPOSED BY THIS SECTION, A MARIJUANA ESTABLISHMENT OR NONPROFIT MEDICAL MARIJUANA DISPENSARY MAY ENGAGE IN ADVERTISING AND A MEDIA OUTLET OR ADVERTISING PLATFORM MAY HOST ADVERTISING BY MARIJUANA ESTABLISHMENTS OR NONPROFIT MEDICAL MARIJUANA DISPENSARIES.

B. EACH ADVERTISEMENT SPONSORED BY A MARIJUANA ESTABLISHMENT OR NONPROFIT MEDICAL MARIJUANA DISPENSARY AND HOSTED BY A MEDIA OUTLET OR ADVERTISING PLATFORM SHALL ACCURATELY AND LEGIBLY IDENTIFY THE MARIJUANA ESTABLISHMENT OR NONPROFIT MEDICAL MARIJUANA DISPENSARY RESPONSIBLE FOR THE CONTENT OF THE ADVERTISING BY NAME AND LICENSE NUMBER OR REGISTRATION NUMBER.

C. ANY ADVERTISING INVOLVING DIRECT, INDIVIDUALIZED COMMUNICATION OR DIALOGUE CONTROLLED BY A MARIJUANA ESTABLISHMENT SHALL USE A METHOD OF AGE AFFIRMATION TO VERIFY THAT THE RECIPIENT IS TWENTY-ONE YEARS OF AGE OR OLDER BEFORE ENGAGING IN THAT COMMUNICATION OR DIALOGUE. FOR THE PURPOSES OF THIS SUBSECTION, THAT METHOD OF AGE AFFIRMATION MAY INCLUDE USER CONFIRMATION, BIRTH DATE DISCLOSURE OR OTHER SIMILAR REGISTRATION METHODS.

D. NO INDIVIDUAL OR ENTITY OTHER THAN A MARIJUANA ESTABLISHMENT OR DUAL LICENSEE MAY:

1. FACILITATE THE DELIVERY OF MARIJUANA OR MARIJUANA PRODUCTS.
2. SOLICIT OR ACCEPT ORDERS FOR MARIJUANA OR MARIJUANA PRODUCTS.
3. OPERATE A LISTING SERVICE RELATED TO THE SALE OR DELIVERY OF MARIJUANA OR MARIJUANA PRODUCTS.

E. SUBSECTIONS D AND G OF THIS SECTION DO NOT APPLY TO MEDIA OUTLETS OR OTHER ADVERTISING PLATFORMS THAT HOST ADVERTISEMENTS BY MARIJUANA ESTABLISHMENTS OR NONPROFIT MEDICAL MARIJUANA DISPENSARIES IF THE ADVERTISEMENTS COMPLY WITH THIS SECTION.

F. A MARIJUANA ESTABLISHMENT THAT VIOLATES THIS SECTION IS SUBJECT TO DISCIPLINARY ACTION BY THE DEPARTMENT PURSUANT TO SECTION 36-2854, SUBSECTION B. A NONPROFIT MEDICAL MARIJUANA DISPENSARY THAT VIOLATES THIS SECTION IS SUBJECT TO DISCIPLINARY ACTION BY THE DEPARTMENT PURSUANT TO SECTION 36-2816.

G. AN INDIVIDUAL OR ENTITY OTHER THAN A MARIJUANA ESTABLISHMENT OR NONPROFIT MEDICAL MARIJUANA DISPENSARY THAT ADVERTISES MARIJUANA OR MARIJUANA PRODUCTS OR OTHERWISE VIOLATES THIS SECTION SHALL PAY A CIVIL PENALTY OF $20,000 PER VIOLATION TO THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856. THIS SUBSECTION MAY BE ENFORCED BY THE ATTORNEY GENERAL.

36-2860. Packaging; restrictions on particular marijuana products

A. A MARIJUANA ESTABLISHMENT MAY NOT:

1. PACKAGE OR LABEL MARIJUANA OR MARIJUANA PRODUCTS IN A FALSE OR MISLEADING MANNER.
2. MANUFACTURE OR SELL MARIJUANA PRODUCTS THAT RESEMBLE THE FORM OF A HUMAN, ANIMAL, INSECT, FRUIT, TOY OR CARTOON.
3. SELL MARIJUANA PRODUCTS WITH NAMES THAT RESEMBLE OR IMITATE FOOD OR DRINK BRANDS MARKETED TO CHILDREN.

B. A MARIJUANA ESTABLISHMENT THAT VIOLATES THIS SECTION IS SUBJECT TO DISCIPLINARY ACTION BY THE DEPARTMENT PURSUANT TO SECTION 36-2854, SUBSECTION B.

36-2861. Contracts; professional services

A. IT IS THE PUBLIC POLICY OF THIS STATE THAT CONTRACTS RELATED TO MARIJUANA ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES ARE ENFORCEABLE.

B. A PERSON THAT IS LICENSED, CERTIFIED OR REGISTERED BY ANY DEPARTMENT, AGENCY OR REGULATORY BOARD OF THIS STATE IS NOT SUBJECT TO DISCIPLINARY ACTION BY THAT ENTITY FOR PROVIDING PROFESSIONAL ASSISTANCE TO A PROSPECTIVE OR REGISTERED MARIJUANA ESTABLISHMENT, MARIJUANA TESTING FACILITY OR OTHER PERSON FOR ANY LAWFUL ACTIVITY UNDER THIS CHAPTER.

36-2862. Expungement; petition; appeal; dismissal of complaints; rules

A. BEGINNING JULY 12, 2021, AN INDIVIDUAL WHO WAS ARRESTED FOR, CHARGED WITH, ADJUDICATED OR CONVICTED BY TRIAL OR PLEA OF, OR SENTENCED FOR, ANY OF THE FOLLOWING OFFENSES BASED ON OR ARISING OUT OF CONDUCT OCCURRING BEFORE THE EFFECTIVE DATE OF THIS SECTION MAY PETITION THE COURT TO HAVE THE RECORD OF THAT ARREST, CHARGE, ADJUDICATION, CONVICTION OR SENTENCE EXPUNGED:

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1. POSSESSING, CONSUMING OR TRANSPORTING TWO AND ONE-HALF OUNCES OR LESS OF MARIJUANA, OF WHICH NOT MORE THAN TWELVE AND ONE-HALF GRAMS WAS IN THE FORM OF MARIJUANA CONCENTRATE.

2. POSSESSING, TRANSPORTING, CULTIVATING OR PROCESSING NOT MORE THAN SIX MARIJUANA PLANTS AT THE INDIVIDUAL'S PRIMARY RESIDENCE FOR PERSONAL USE.

3. POSSESSING, USING OR TRANSPORTING PARAPHERNALIA RELATING TO THE CULTIVATION, MANUFACTURE, PROCESSING OR CONSUMPTION OF MARIJUANA.

B. IF THE COURT RECEIVES A PETITION FOR EXPUNGEMENT PURSUANT TO THIS SECTION:

1. THE COURT SHALL NOTIFY THE PROSECUTING AGENCY OF THE FILING OF THE PETITION, AND ALLOW THE PROSECUTING AGENCY TO RESPOND TO THE PETITION WITHIN THIRTY DAYS.

2. THE COURT MAY HOLD A HEARING:

(a) ON THE REQUEST OF EITHER THE PETITIONER OR THE PROSECUTING AGENCY.

(b) IF THE COURT CONCLUDES THERE ARE GENUINE DISPUTES OF FACT REGARDING WHETHER THE PETITION SHOULD BE GRANTED.

3. THE COURT SHALL GRANT THE PETITION UNLESS THE PROSECUTING AGENCY ESTABLISHES BY CLEAR AND CONVINCING EVIDENCE THAT THE PETITIONER IS NOT ELIGIBLE FOR EXPUNGEMENT.

4. THE COURT SHALL ISSUE A SIGNED ORDER OR MINUTE ENTRY GRANTING OR DENYING THE PETITION IN WHICH IT MAKES FINDINGS OF FACT AND CONCLUSIONS OF LAW.

C. IF THE COURT GRANTS A PETITION FOR EXPUNGEMENT:

1. THE SIGNED ORDER OR MINUTE ENTRY REQUIRED PURSUANT TO SUBSECTION B, PARAGRAPH 4 OF THIS SECTION SHALL DO ALL OF THE FOLLOWING:

(a) IF THE PETITIONER WAS ADJUDICATED OR CONVICTED OF AN OFFENSE SET FORTH IN SUBSECTION A OF THIS SECTION, VACATE THE JUDGMENT OF ADJUDICATION OR CONVICTION.

(b) STATE THAT IT EXPUNGES ANY RECORD OF THE PETITIONER'S ARREST, CHARGE, CONVICTION, ADJUDICATION AND SENTENCE.

(c) IF THE PETITIONER WAS CONVICTED OR ADJUDICATED OF AN OFFENSE SET FORTH IN SUBSECTION A OF THIS SECTION, STATE THAT THE PETITIONER'S CIVIL RIGHTS, INCLUDING THE RIGHT TO POSSESS FIREARMS, ARE RESTORED, UNLESS THE PETITIONER IS OTHERWISE NOT ELIGIBLE FOR THE RESTORATION OF CIVIL RIGHTS ON GROUNDS OTHER THAN A CONVICTION FOR AN OFFENSE SET FORTH IN SUBSECTION A OF THIS SECTION.

(d) REQUIRE THE CLERK OF THE COURT TO NOTIFY THE DEPARTMENT OF PUBLIC SAFETY, THE PROSECUTING AGENCY AND THE ARRESTING LAW ENFORCEMENT AGENCY, IF APPLICABLE, OF THE EXPUNGEMENT ORDER.

(e) REQUIRE THE CLERK OF THE COURT TO SEAL ALL RECORDS RELATING TO THE EXPUNGED ARREST, CHARGE, ADJUDICATION, CONVICTION OR SENTENCE AND ALLOW THE RECORDS TO BE ACCESSED ONLY BY THE INDIVIDUAL WHOSE RECORD WAS EXPUNGED OR THE INDIVIDUAL'S ATTORNEY.

2. THE DEPARTMENT OF PUBLIC SAFETY SHALL SEAL AND SEPARATE THE EXPUNGED RECORD FROM ITS RECORDS AND INFORM ALL APPROPRIATE STATE AND FEDERAL LAW ENFORCEMENT AGENCIES OF THE EXPUNGEMENT. UNLESS THE PETITIONER IS INDIGENT, THE DEPARTMENT OF PUBLIC SAFETY MAY CHARGE THE SUCCESSFUL PETITIONER A REASONABLE FEE DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC SAFETY TO RESEARCH AND CORRECT THE PETITIONER'S CRIMINAL HISTORY RECORD.

3. THE ARRESTING AND PROSECUTING AGENCIES SHALL CLEARLY IDENTIFY IN EACH AGENCY'S FILES AND ELECTRONIC RECORDS THAT THE PETITIONER'S ARREST, CHARGE, CONVICTION, ADJUDICATION AND SENTENCE ARE EXPUNGED AND SHALL NOT MAKE ANY RECORDS OF THE EXPUNGED ARREST, CHARGE, CONVICTION, ADJUDICATION OR SENTENCE AVAILABLE AS A PUBLIC RECORD TO ANY PERSON EXCEPT TO THE INDIVIDUAL WHOSE RECORD WAS EXPUNGED OR THAT INDIVIDUAL'S ATTORNEY.

D. AN ARREST, CHARGE, ADJUDICATION, CONVICTION OR SENTENCE THAT IS EXPUNGED PURSUANT TO THIS SECTION MAY NOT BE USED IN A SUBSEQUENT PROSECUTION BY A PROSECUTING AGENCY OR COURT FOR ANY PURPOSE.

E. AN INDIVIDUAL WHOSE RECORD OF ARREST, CHARGE, ADJUDICATION, CONVICTION OR SENTENCE IS EXPUNGED PURSUANT TO THIS SECTION MAY STATE THAT THE INDIVIDUAL HAS NEVER BEEN ARRESTED FOR, CHARGED WITH, ADJUDICATED OR CONVICTED OF, OR SENTENCED FOR THE CRIME THAT IS THE SUBJECT OF THE EXPUNGEMENT.

F. IF THE COURT DENIES A PETITION FOR EXPUNGEMENT, THE PETITIONER MAY FILE A DIRECT APPEAL PURSUANT TO SECTION 13-4033, SUBSECTION A, PARAGRAPH 3.

G. ON MOTION, THE COURT SHALL DISMISS WITH PREJUDICE ANY PENDING COMPLAINT, INFORMATION OR INDICTMENT BASED ON ANY OFFENSE SET FORTH IN SUBSECTION A OF THIS SECTION, TO INCLUDE CHARGES OR ALLEGATIONS BASED ON OR ARISING OUT OF CONDUCT OCCURRING BEFORE THE EFFECTIVE DATE OF THIS CHAPTER. THE INDIVIDUAL CHARGED MAY THEREAFTER PETITION THE COURT TO

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EXPUNGE RECORDS OF THE ARREST AND CHARGE OR ALLEGATION AS PROVIDED IN THIS SECTION. A MOTION BROUGHT PURSUANT TO THIS SUBSECTION MAY BE FILED WITH THE COURT BEFORE JULY 12, 2021.

H. THE SUPREME COURT MAY ADOPT RULES NECESSARY TO IMPLEMENT THIS SECTION, AND MAY ALSO SPONSOR PUBLIC SERVICE ANNOUNCEMENTS OR OTHER NOTIFICATIONS INTENDED TO PROVIDE NOTICE TO INDIVIDUALS WHO MAY BE ELIGIBLE TO FILE PETITIONS FOR EXPUNGEMENT PURSUANT TO THIS SECTION.

I. A PROSECUTING AGENCY MAY FILE A PETITION FOR EXPUNGEMENT PURSUANT TO THIS SECTION ON BEHALF OF ANY INDIVIDUAL WHO WAS PROSECUTED BY THAT PROSECUTING AGENCY, AND THE ATTORNEY GENERAL MAY FILE A PETITION FOR EXPUNGEMENT PURSUANT TO THIS SECTION ON BEHALF OF ANY INDIVIDUAL.

36-2863. Justice reinvestment fund; exemption; distribution; definition

A. THE JUSTICE REINVESTMENT FUND IS ESTABLISHED CONSISTING OF ALL MONIES DEPOSITED PURSUANT TO SECTION 36-2856 AND INTEREST EARNED ON THOSE MONIES. MONIES IN THE FUND ARE CONTINUOUSLY APPROPRIATED. MONIES IN THE FUND AND ITS ACCOUNTS MAY NOT BE TRANSFERRED TO ANY OTHER FUND EXCEPT AS PROVIDED IN THIS SECTION, DO NOT REVERT TO THE STATE GENERAL FUND, AND ARE EXEMPT FROM THE PROVISIONS OF SECTION 35-190 RELATING TO THE LAPSING OF APPROPRIATIONS. THE STATE TREASURER SHALL ADMINISTER THE FUND.

B. ALL MONIES IN THE JUSTICE REINVESTMENT FUND MUST FIRST BE SPENT, AND THE STATE TREASURER SHALL TRANSFER MONIES FROM THE FUND, TO PAY:

1. THE REASONABLE COSTS INCURRED BY THE STATE TREASURER TO ADMINISTER THE FUND.
2. THE REASONABLE ADMINISTRATIVE COSTS INCURRED BY THE DEPARTMENT TO CARRY OUT ITS DUTIES PURSUANT TO THIS SECTION.

C. ON OR BEFORE JUNE 30 AND DECEMBER 31 OF EACH YEAR, THE STATE TREASURER SHALL TRANSFER ALL MONIES IN THE JUSTICE REINVESTMENT FUND IN EXCESS OF THE AMOUNTS PAID PURSUANT TO SUBSECTION B OF THIS SECTION AS FOLLOWS:

1. THIRTY-FIVE PERCENT TO COUNTY PUBLIC HEALTH DEPARTMENTS, IN PROPORTION TO THE POPULATION OF EACH COUNTY ACCORDING TO THE MOST RECENT UNITED STATES DECENNIAL CENSUS, FOR THE PURPOSE OF PROVIDING JUSTICE REINVESTMENT PROGRAMS OR DISTRIBUTING GRANTS TO QUALIFIED NONPROFIT ORGANIZATIONS TO PROVIDE JUSTICE REINVESTMENT PROGRAMS IN THAT COUNTY.
2. THIRTY-FIVE PERCENT TO THE DEPARTMENT FOR THE PURPOSE OF DISTRIBUTING GRANTS TO QUALIFIED NONPROFIT ORGANIZATIONS THAT PROVIDE JUSTICE REINVESTMENT PROGRAMS IN THIS STATE.
3. THIRTY PERCENT TO THE DEPARTMENT FOR THE PURPOSE OF ADDRESSING IMPORTANT PUBLIC HEALTH ISSUES THAT AFFECT THIS STATE.

D. GRANTS MADE PURSUANT TO THIS SECTION ARE EXEMPT FROM TITLE 41, CHAPTER 23, AND EACH GRANTEE SHALL PROVIDE THE GRANTING AGENCY WITH AN ANNUAL REPORT DETAILING THE USE OF GRANTED MONIES.

E. MONIES TRANSFERRED AND RECEIVED PURSUANT TO SUBSECTION C OF THIS SECTION ARE NOT CONSIDERED LOCAL REVENUES FOR THE PURPOSES OF ARTICLE IX, SECTION 20, CONSTITUTION OF ARIZONA.

F. THE STATE TREASURER MAY PRESCRIBE FORMS NECESSARY TO MAKE TRANSFERS PURSUANT TO SUBSECTION B OF THIS SECTION.

G. FOR THE PURPOSES OF THIS SECTION, "JUSTICE REINVESTMENT PROGRAMS" MEANS INITIATIVES OR PROGRAMS THAT FOCUS ON ANY OF THE FOLLOWING:

1. PUBLIC AND BEHAVIORAL HEALTH, INCLUDING EVIDENCE-BASED AND EVIDENCE-INFORMED SUBSTANCE USE PREVENTION AND TREATMENT AND SUBSTANCE USE EARLY INTERVENTION SERVICES.
2. RESTORATIVE JUSTICE, JAIL DIVERSION, WORKFORCE DEVELOPMENT, INDUSTRY-SPECIFIC TECHNICAL ASSISTANCE OR MENTORING SERVICES FOR ECONOMICALLY DISADVANTAGED PERSONS IN COMMUNITIES DISPROPORTIONATELY IMPACTED BY HIGH RATES OF ARREST AND INCARCERATION.
3. ADDRESSING THE UNDERLYING CAUSES OF CRIME, REDUCING DRUG-RELATED ARRESTS AND REDUCING THE PRISON POPULATION IN THIS STATE.
4. CREATING OR DEVELOPING TECHNOLOGY AND PROGRAMS TO ASSIST WITH THE RESTORATION OF CIVIL RIGHTS AND THE EXPUNGEMENT OF CRIMINAL RECORDS.

36-2864. Transaction privilege tax; use tax; additional taxes prohibited; exception

A. FOR PURPOSES OF THE TRANSACTION PRIVILEGE TAX AND USE TAX LEVIED AND COLLECTED PURSUANT TO TITLE 42, CHAPTERS 5 AND 6, MARIJUANA AND MARIJUANA PRODUCTS ARE TANGIBLE PERSONAL PROPERTY DEFINED IN SECTION 42-5001 AND ARE SUBJECT TO THE TRANSACTION PRIVILEGE TAX IN THE RETAIL CLASSIFICATION AND USE TAX.

B. EXCEPT AS PROVIDED IN SUBSECTION A OF THIS SECTION AND SECTION 42-5452, THIS STATE AND LOCALITIES MAY NOT LEVY OR COLLECT ADDITIONAL TAXES OF ANY KIND ON THE SALE OF MARIJUANA OR MARIJUANA PRODUCTS AND MAY NOT LEVY OR COLLECT ANY FEES OR ASSESSMENTS OF ANY KIND ON THE

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SALE OF MARIJUANA OR MARIJUANA PRODUCTS OR ON THE LICENSING, OPERATIONS OR ACTIVITIES OF MARIJUANA ESTABLISHMENTS OR MARIJUANA TESTING FACILITIES, UNLESS THE FEE OR ASSESSMENT IS OF GENERAL APPLICABILITY TO INDIVIDUALS OR BUSINESSES THAT ARE NOT ENGAGED IN THE SALE OF MARIJUANA OR MARIJUANA PRODUCTS.

C. THE PROHIBITION IMPOSED BY SUBSECTION B OF THIS SECTION DOES NOT APPLY TO UNIFORM INCREASES TO THE TRANSACTION PRIVILEGE TAX RATE FOR THE RETAIL CLASSIFICATION OR USE TAX RATE BY THIS STATE OR A LOCALITY OR TO UNIFORM INCREASES TO FEES OR ASSESSMENTS ALLOWED BY SUBSECTION B OF THIS SECTION.

36-2865. Enforcement of this chapter; special action

A. IF THE DEPARTMENT FAILS TO ADOPT RULES NECESSARY TO IMPLEMENT THIS CHAPTER ON OR BEFORE JUNE 1, 2021, OR FAILS TO BEGIN ACCEPTING APPLICATIONS AS PROVIDED IN SECTION 36-2854, SUBSECTION A, PARAGRAPH 1, SUBDIVISION (d), ANY CITIZEN MAY COMMENCE A SPECIAL ACTION IN SUPERIOR COURT TO COMPEL THE DEPARTMENT TO PERFORM THE ACTIONS MANDATED UNDER THIS CHAPTER.

B. IF THE DEPARTMENT FAILS TO ISSUE A LICENSE OR SEND A NOTICE OF DENIAL WITHIN SIXTY DAYS AFTER RECEIVING A COMPLETE MARIJUANA ESTABLISHMENT APPLICATION PURSUANT TO SECTION 36-2854, SUBSECTION A, PARAGRAPH 1, SUBDIVISION (d), THE APPLICANT MAY COMMENCE A SPECIAL ACTION IN SUPERIOR COURT TO COMPEL THE DEPARTMENT TO PERFORM THE ACTIONS MANDATED UNDER THIS CHAPTER.

C. NOTWITHSTANDING CHAPTER 28.1 OF THIS TITLE, IF THE DEPARTMENT FAILS TO ISSUE ANY MARIJUANA ESTABLISHMENT LICENSES PURSUANT TO SECTION 36-2854, SUBSECTION A, PARAGRAPH 1, SUBDIVISION D ON OR BEFORE APRIL 5, 2021, EACH NONPROFIT MEDICAL MARIJUANA DISPENSARY IN GOOD STANDING MAY BEGIN TO CULTIVATE, PRODUCE, PROCESS, MANUFACTURE, TRANSPORT AND TEST MARIJUANA AND MARIJUANA PRODUCTS AND MAY SELL MARIJUANA AND MARIJUANA PRODUCTS TO CONSUMERS UNTIL THE DEPARTMENT ISSUES LICENSES TO OPERATE MARIJUANA ESTABLISHMENTS. IF THIS OCCURS, NONPROFIT MEDICAL MARIJUANA DISPENSARIES IN GOOD STANDING SHALL:

1. BE TREATED AS MARIJUANA ESTABLISHMENTS FOR ALL PURPOSES UNDER THIS CHAPTER, AND THEIR NONPROFIT MEDICAL MARIJUANA ESTABLISHMENT AGENTS SHALL BE TREATED AS MARIJUANA FACILITY AGENTS FOR ALL PURPOSES UNDER THIS CHAPTER.

2. COMPLY WITH THE RULES ADOPTED BY THE DEPARTMENT TO IMPLEMENT CHAPTER 28.1 OF THIS TITLE, EXCEPT THOSE THAT ARE INCONSISTENT WITH THIS CHAPTER.

Section 5. Title 42, Chapter 5, Arizona Revised Statutes, is amended by adding article 10 to read:

ARTICLE 10.
MARIJUANA AND MARIJUANA PRODUCTS

42-5451. Definitions

IN THIS ARTICLE, UNLESS THE CONTEXT OTHERWISE REQUIRES:

1. "CONSUMER," "DUAL LICENSEE," "MARIJUANA," "MARIJUANA ESTABLISHMENT" AND "MARIJUANA PRODUCTS" HAVE THE SAME MEANINGS PRESCRIBED IN SECTION 36-2850.

2. "DESIGNATED CAREGIVER," "NONPROFIT MEDICAL MARIJUANA DISPENSARY" AND "QUALIFYING PATIENT" HAVE THE SAME MEANINGS PRESCRIBED IN SECTION 36-2801.

42-5452. Levy and rate of tax; effect of federal excise tax

A. THERE IS LEVIED AND THE DEPARTMENT SHALL COLLECT AN EXCISE TAX ON ALL MARIJUANA AND MARIJUANA PRODUCTS SOLD TO A CONSUMER BY A MARIJUANA ESTABLISHMENT AT A RATE OF SIXTEEN PERCENT OF THE PRICE OF THE MARIJUANA OR MARIJUANA PRODUCT SOLD. THIS SUBSECTION DOES NOT APPLY TO MARIJUANA DISPENSED TO A REGISTERED QUALIFYING PATIENT OR REGISTERED DESIGNATED CAREGIVER PURSUANT TO TITLE 36, CHAPTER 28.1 BY A DUAL LICENSEE OR NONPROFIT MEDICAL MARIJUANA DISPENSARY.

B. IF THE UNITED STATES LEVIES AND COLLECTS AN EXCISE TAX ON MARIJUANA AND MARIJUANA PRODUCTS, THE AGGREGATE OF FEDERAL AND STATE EXCISE TAXES MAY NOT EXCEED A RATE OF THIRTY PERCENT OF THE PRICE OF THE MARIJUANA OR MARIJUANA PRODUCT SOLD, AND THE TAX LEVIED PURSUANT TO SUBSECTION A OF THIS SECTION SHALL BE LOWERED ACCORDINGLY AND AUTOMATICALLY ON THE EFFECTIVE DATE OF THE FEDERAL EXCISE TAX.

C. A PRODUCT SUBJECT TO THE TAX IMPOSED BY THIS SECTION MAY NOT BE BUNDLED WITH A PRODUCT OR SERVICE THAT IS NOT SUBJECT TO THE TAX IMPOSED BY THIS SECTION.

D. THE TAX LEVIED AND COLLECTED PURSUANT TO THIS SECTION SHALL NOT BE INCLUDED IN COMPUTING THE TAX BASE, GROSS PROCEEDS OF SALES OR GROSS INCOME OF A MARIJUANA ESTABLISHMENT

FOR PURPOSES OF TITLE 42, CHAPTERS 5 AND 6, AND IS NOT SUBJECT TO ANY TRANSACTION PRIVILEGE, SALES, USE OR OTHER SIMILAR TAX LEVIED BY A COUNTY, CITY, TOWN OR SPECIAL TAXING DISTRICT.

E. NOTWITHSTANDING SECTION 42-3102, THE DEPARTMENT SHALL DEPOSIT ALL MONIES LEVIED AND COLLECTED PURSUANT TO THIS SECTION IN THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856.

42-5453. Return statement and payment by marijuana establishment; penalty; interest; rules; confidential information

A. THE TAX IMPOSED BY THIS ARTICLE IS DUE AND PAYABLE, TOGETHER WITH A RETURN STATEMENT PRESCRIBED BY THE DEPARTMENT, FOR EACH MONTH ON OR BEFORE THE TWENTIETH DAY OF THE SUCCEEDING MONTH.

B. A MARIJUANA ESTABLISHMENT THAT FAILS TO PAY THE TAX IMPOSED BY THIS ARTICLE WITHIN TEN DAYS AFTER THE DATE THE PAYMENT IS DUE IS SUBJECT TO AND SHALL PAY A PENALTY DETERMINED UNDER SECTION 42-1125, PLUS INTEREST AT THE RATE DETERMINED PURSUANT TO SECTION 42-1123, FROM THE TIME THE TAX WAS DUE AND PAYABLE UNTIL PAID. THE DEPARTMENT MAY WAIVE ANY PENALTY OR INTEREST IF IT DETERMINES THAT THE MARIJUANA ESTABLISHMENT HAS MADE A GOOD FAITH ATTEMPT TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

C. THE MONTHLY RETURN STATEMENT PRESCRIBED BY THE DEPARTMENT SHALL INCLUDE AN ACCOUNTING OF THE QUANTITY OF MARIJUANA THAT IS SOLD BY A MARIJUANA ESTABLISHMENT THAT IS SUBJECT TO THE TAX IMPOSED BY THIS ARTICLE DURING THE TAX MONTH.

D. ALL PENALTIES AND INTEREST COLLECTED PURSUANT TO THIS SECTION SHALL BE DEPOSITED IN THE SMART AND SAFE ARIZONA FUND ESTABLISHED BY SECTION 36-2856.

E. THE DEPARTMENT MAY ADOPT RULES THAT ARE NECESSARY OR CONVENIENT TO ENFORCE THIS ARTICLE, EXCEPT THAT THOSE RULES MAY NOT CONFLICT WITH TITLE 36, CHAPTER 28.2.

F. THE DEPARTMENT MAY SHARE CONFIDENTIAL INFORMATION AS DEFINED IN SECTION 42-2001 WITH THE DEPARTMENT OF HEALTH SERVICES FOR ITS USE IN DETERMINING WHETHER A MARIJUANA ESTABLISHMENT, MARIJUANA TESTING FACILITY OR DUAL LICENSEE IS IN COMPLIANCE WITH TAX OBLIGATIONS UNDER THIS TITLE OR TITLE 43.

Section 6. Title 43, Chapter 1, article 1, Arizona Revised Statutes, is amended by adding Section 43-108 to read:

43-108. Subtraction from gross income; ordinary and necessary expenses; marijuana establishments and marijuana testing facilities; definitions

A. NOTWITHSTANDING ANY OTHER LAW, IN COMPUTING ARIZONA ADJUSTED GROSS INCOME OR ARIZONA TAXABLE INCOME FOR A TAXPAYER, ALL ORDINARY AND NECESSARY EXPENSES PAID OR INCURRED DURING THE TAXABLE YEAR IN CARRYING ON A TRADE OR BUSINESS AS A MARIJUANA ESTABLISHMENT, MARIJUANA TESTING FACILITY, OR DUAL LICENSEE THAT ELECTS TO OPERATE ON A FOR-PROFIT BASIS PURSUANT TO TITLE 36, CHAPTER 28.2 SHALL BE SUBTRACTED FROM ARIZONA GROSS INCOME TO THE EXTENT NOT ALREADY EXCLUDED FROM ARIZONA GROSS INCOME.

B. FOR THE PURPOSES OF THIS SECTION, "DUAL LICENSEE," "MARIJUANA ESTABLISHMENT," AND "MARIJUANA TESTING FACILITY" HAVE THE SAME MEANINGS PRESCRIBED IN SECTION 36-2850.

Section 7. Voter Protection Act

For the purposes of the Voter Protection Act, Ariz. Const. art. IV, pt. 1, § 1(6)(C), the People of the State of Arizona declare that the following acts of the Legislature would further the purpose of this act:

1. Enacting a per se law for the presumption of marijuana impairment based on the concentration of delta-9 tetrahydrocannabinol in a person's body when scientific research on the subject is conclusive and the National Highway Traffic Safety Administration recommends the adoption of such a law.
2. Reducing or eliminating any offense, offense level or penalty provided for in this act.
3. Increasing the amount of marijuana that a person may lawfully possess.
4. Amending the provisions of this act to align more closely with federal laws and regulations if marijuana is legalized or decriminalized by the federal government, but only if and to the extent that such federal laws and regulations are not more restrictive than the provisions of this act.
5. Amending the provisions of this act to align more closely with federal laws and regulations governing the possession, processing, cultivation, transport, or transfer of industrial hemp, but only if and to the extent that such federal laws and regulations are not more restrictive than the provisions of this act.
6. Increasing the number of marijuana establishment licenses by up to 10 percent in furtherance of the social equity ownership program established by this act.
7. Facilitating the expungement and sealing of records of arrests, charges, convictions, adjudications and sentences that were predicated on conduct made lawful by this act, including by automatic means, and otherwise preventing or mitigating prejudice to individuals whose arrests, charges, convictions, adjudications or sentences are expunged.

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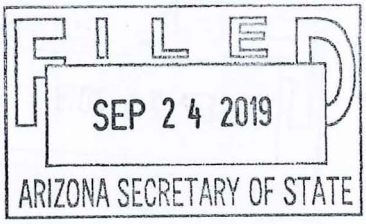
8. Amending the definition of "smoking" in this act to conform with the Smoke-Free Arizona Act if that act is amended to include the use of an electronic smoking device that creates an aerosol or vapor.

Section 8. Exemption from rulemaking

For the purposes of this act, and for sixty months after the effective date of this act, the department of revenue and the department of health services are exempt from (a) any executive order or other directive purporting to limit or restrict their ability to adopt new rules, and (b) the rulemaking requirements of title 41, chapters 6 and 6.1, Arizona Revised Statutes, except that each department shall provide the public with a reasonable opportunity to comment on proposed rules and shall publish otherwise exempted rules.

Section 9. Severability

If any provision of this act or its application to any person or circumstance is declared invalid by a court of competent jurisdiction, such invalidity does not affect other provisions or applications of this act that can be given effect without the invalid provision or application. The invalidated provision or provisions shall be deemed reformed to the extent necessary to conform to applicable law and to give the maximum effect to the intent of this act and, to the fullest extent possible, the provisions of this act, including each portion of any section of this act containing any invalidated provision that is not itself invalid, shall be construed so as to give effect to the intent thereof.



City Council Memorandum **Public Works & Utilities** **Memo No.** RE21-030

Date: December 7, 2020

To: Mayor and Council

Thru: Marsha Reed, City Manager
Joshua Wright, Assistant City Manager
John Knudson, Public Works & Utilities Director
Andrew Goh, Capital Projects Manager

From: Erich Kuntze, Real Estate Manager

Subject: Final Adoption of Ordinance No. 4940 Authorizing the Abandonment of Two Drainage Easements No Longer Needed for Public Use on Property Located at the Northeast Corner of Gilbert and Riggs Roads

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Proposed Motion:

Move City Council approve final adoption of Ordinance No. 4940 authorizing the abandonment of two drainage easements no longer needed for public use on property located at the northeast corner of Gilbert and Riggs roads.

Background:

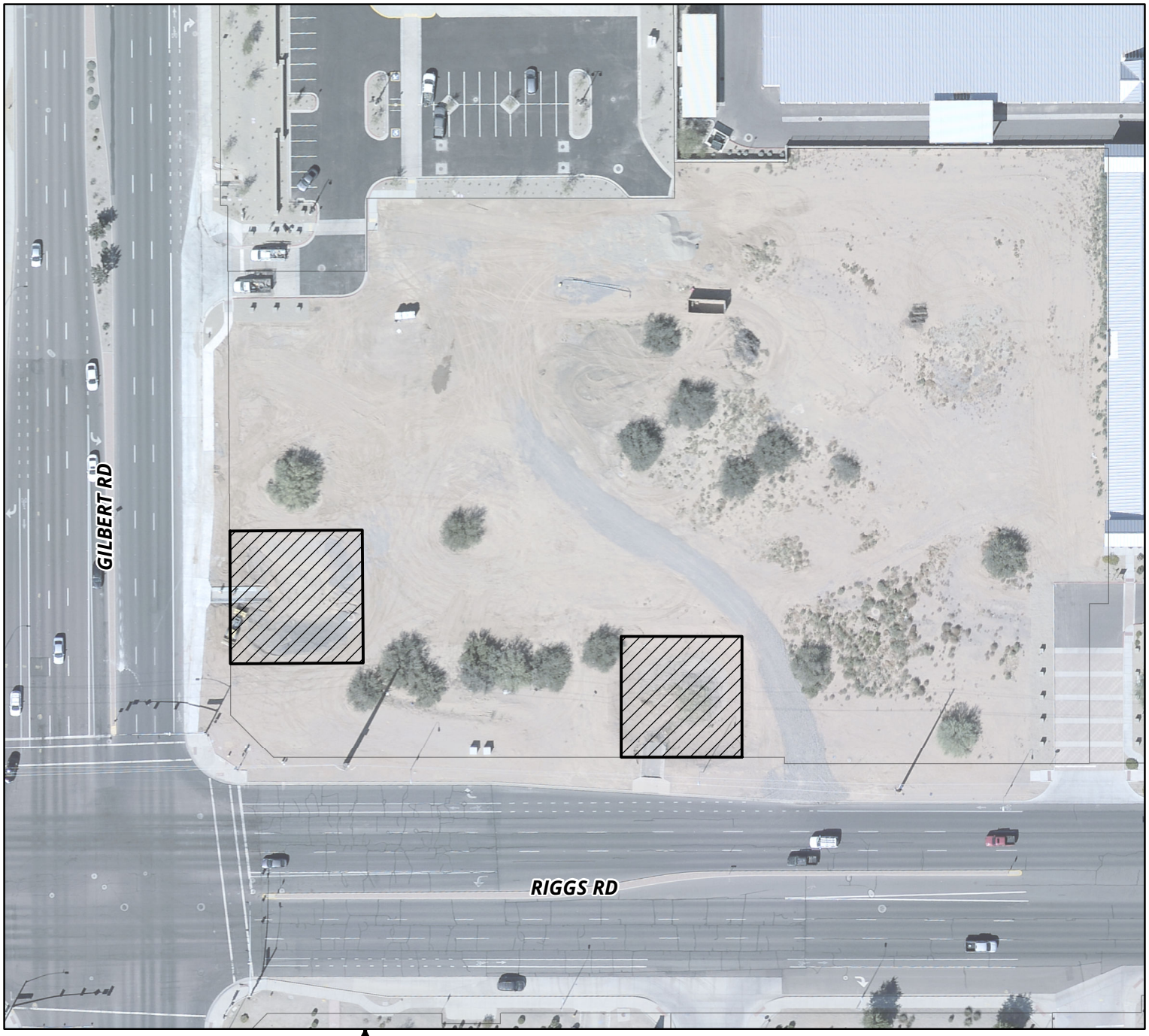
McDonald's USA, LLC, is proposing to construct a new quick-service restaurant with a dual drive-thru at the northeast corner of Gilbert Road and Riggs Road. As part of the proposed development, two temporary drainage easements granted by the landowner to the City of Chandler that provided designated retention areas for storm water from Gilbert and Riggs roads are proposed to be abandoned. The Temporary Drainage Easement along Gilbert Road (MCR 20130316789) will be abandoned and a permanent surface basin associated with the McDonald's development will take its place. The Temporary Drainage Easement along Riggs Road (MCR 20080778618) will be abandoned as the proposed driveway to serve the McDonald's development is located within the existing basin and easement area. The McDonald's development proposes to construct a new temporary retention basin east of the new driveway to continue to provide for storm water storage in an interim condition until the remainder of the commercial area is developed. A new temporary drainage easement for the new temporary basin, with a minor land division map, will be recorded after the easement abandonment.

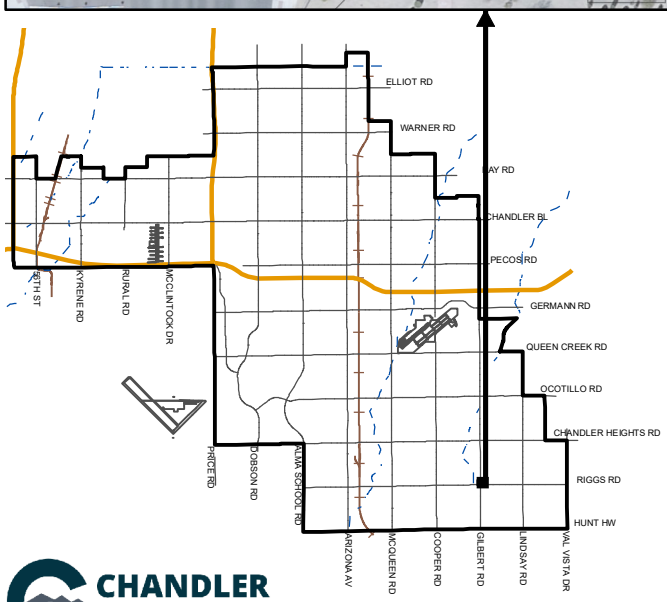
Staff has reviewed and approved the existing easements and legal descriptions for the easements being abandoned.

This Ordinance was introduced and tentatively adopted on November 5, 2020.

Attachments

Location Map
Ordinance No. 4940





ORDINANCE NO. 4940 AUTHORIZING THE ABANDONMENT OF TWO DRAINAGE EASEMENTS NO LONGER NEEDED FOR PUBLIC USE ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF GILBERT AND RIGGS ROADS

MEMO NO. RE21-030

EASEMENTS

CHANDLER arizona

NTS

ChanGIS

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ORDINANCE NO. 4940

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE ABANDONMENT OF TWO DRAINAGE EASEMENTS NO LONGER NEEDED FOR PUBLIC USE ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF GILBERT AND RIGGS ROADS.

WHEREAS, McDonalds USA, LLC is proposing to construct a new restaurant at the northeast corner of Gilbert Road and Riggs Road in Chandler; and

WHEREAS, the City holds a Temporary Drainage Easement on the McDonalds property located along Gilbert Road and recorded as Maricopa County Recorder's Document No. 20130316789; and

WHEREAS, in connection with developing its restaurant, McDonalds will construct a permanent retention basin sufficient to manage storm water runoff from Gilbert Road in place of the existing temporary drainage easement in the same location; and

WHEREAS, the City holds a Temporary Drainage Easement on the McDonalds property designated to receive storm water runoff from Riggs Road and recorded as Maricopa County Recorder's Document No. 20080778618; and

WHEREAS, McDonalds will construct a new temporary retention basin and grant a new temporary drainage easement to replace the existing temporary drainage basin that collects storm water runoff from Riggs Road; and

WHEREAS, the City proposes to abandon the existing temporary drainage easements as no longer needed for public use.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. The City of Chandler is authorized to abandon the Temporary Drainage Easements recorded as Maricopa County Recorder's Document Nos. 20130316789 and 20080778618 as no longer needed for public use.

Section 2. The abandonments shall be in substantially the form approved by the City Attorney and attached hereto as Exhibits "A" and "B".

Section 3. The Mayor of the City of Chandler is authorized to execute and deliver the abandonments and any other forms necessary to effectuate the abandonments.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4940 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

ORDINANCE 4940 EXHIBIT "A"

(ABANDONMENT OF EASEMENT M.C.R. Doc No. 20130316789)

When recorded, mail to:

City Clerk's Office
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ 85244-4008

ABANDONMENT OF EASEMENT
(M.C.R. No. 20130316789)

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the City of Chandler, an Arizona municipal corporation, does hereby abandon any and all interest that it may have in that certain Temporary Drainage Easement as legally described in Maricopa County Recorder's Document No. 20130316789, recorded on April 8, 2013. This abandonment is not intended to affect any other interest that the City may have in the real property described in that document by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed, easement other than the aforementioned easement, or final order of condemnation.

Dated this _____ day of _____, 2020.

City of Chandler, an Arizona municipal Corporation

By: _____
Mayor Kevin Hartke

STATE OF ARIZONA)
) ss
County of Maricopa)

Acknowledged before me this _____ day of _____, 2020, by Kevin Hartke, Mayor of the City of Chandler.

My commission expires:

_____
Notary Public

APPROVED AS TO FORM:

_____
City Attorney

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20130316789 04/08/2013 04:39
ELECTRONIC RECORDING

47239748-4-1-1--
Palumboa

When recorded, mail to:
City of Chandler City Clerk
P.O. Box 4008, Mail Stop 606
Chandler, AZ 85244-4008

APN: 304-82-247
Section 30, Township 2 South, Range 6 East

ek 7/2012
1 of 1

This document is exempt from Affidavit and Fee requirement pursuant to A.R.S. § 11-1134(A)(2).

TEMPORARY DRAINAGE EASEMENT

For and in consideration of the sum of TEN and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LDR RIGGS & GILBERT, LLC, an Arizona limited liability company

("Grantor"), does hereby grant and convey unto the CITY OF CHANDLER, an Arizona municipal corporation ("Grantee"), an easement in, on, over, under, across and through that certain real property situated in Maricopa County, Arizona, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Easement Property"), for the construction, maintenance, repair and operation of a storm water drainage and retention basin; reserving, however, to Grantor, its heirs, successors, representatives and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to any existing easements for public rights-of-way and public utilities.

The aforesaid grant of easement shall be subject to the following covenants, restrictions and conditions:

1. This easement is subject to all easements and encumbrances of record, and is non-exclusive, *provided that* later granted easements shall be subject to Grantee's rights and uses.

2. In the event Grantee records a document to formally abandon this easement, all of Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Property within a reasonable time subsequent to such abandonment.

3. Nothing herein requires that a fully landscaped storm water retention basin be constructed by Grantee, and Grantor acknowledges that Grantee has represented that it intends to install a temporary retention basin, not fully landscaped and improved.

4. At the time of development of the larger parcel upon which this easement is situated and of which the Easement Property is a part, the easement granted herein may be relocated in conformance with Grantor's development plans with approval of the City Engineer of the City of Chandler, Arizona.

5. Grantee for itself and its employees, agents, contractors, successors and assigns, covenants with Grantor and its successors and assigns that Grantee shall not unreasonably interfere with the rights of Grantor or Grantor's agents, employees, guests or invitees or their use and enjoyment of the Easement Property and Grantor's property adjacent to the Easement Property.

6. Grantee shall exercise reasonable care to avoid damage to the Easement Property. Grantee shall repair any damage to the Easement Property caused by Grantee or its agents during the repair, replacement, maintenance or renovation of any facilities installed by the Grantee and shall return the Easement Property to its prior condition. All repair, replacement, maintenance or renovation of the facilities shall be at Grantee's sole cost and expense and shall be performed in compliance with all applicable laws. Grantee shall keep the Easement Property free of liens attributable to Grantee's work. If Grantee herein finds it necessary to perform excavation activities in or around the Easement Property and Grantee disturbs or damages any of the property or improvements of Grantor while performing such excavation, all such property or improvements disturbed or damaged shall be restored as close to original condition as is reasonably possible at the expense of Grantee.

7. The easement granted herein runs with the land, and the easement and all covenants, restrictions and conditions hereof shall be binding upon Grantor, its successors and assigns, and shall inure to the benefit of Grantee, its successors and assigns.

DATED this 10 day of APRIL, 2013.

LDR-RIGGS & GILBERT, L.L.C., an Arizona limited liability company

By: Levine Investments Limited Partnership, an Arizona limited partnership, Member

By: Keim, Inc., an Arizona corporation, General Partner

By: _____
William S. Levine, Chairman

By: G&D-Riggs, L.L.C., an Arizona limited liability company, Member

By: _____
Gary D. Davidson, a married man dealing with his sole and separate property, Member

By: DGR Investments, L.L.C., an Arizona limited liability company, Member

By: Rye Investments, Inc., an Arizona corporation, Managing Member

By: _____
Daniel G. Rye, President

STATE OF Arizona)
) ss.
County of Maricopa)

On February 14, 2013, before me, Lisa VanDer Noord, a Notary Public in and for said state, personally appeared William S. Levine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

LISA VAN DER NOORD
Notary Public - Arizona
Maricopa County
Expires 10/31/2013

Lisa VanDerNoord
Notary Public in and for said State

STATE OF Arizona)
) ss.
County of Maricopa)

On February 14, 2013, before me, Lisa VanDer Noord, a Notary Public in and for said state, personally appeared Gary D. Davidson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

LISA VAN DER NOORD
Notary Public - Arizona
Maricopa County
Expires 10/31/2013

Lisa VanDerNoord
Notary Public in and for said State

STATE OF Arizona)
) ss.
County of Maricopa)

On February 14, 2013, before me, Lisa VanDer Noord, a Notary Public in and for said state, personally appeared Daniel C. Rye, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

LISA VAN DER NOORD
Notary Public - Arizona
Maricopa County
Expires 10/31/2013

Lisa VanDerNoord
Notary Public in and for said State

Entellus™
2255 N. 44th Street Suite 125
Phoenix. AZ 85008.3279
Tel 602.244.2566
Fax 602.244.8947
Email: www.entellus.com

304-82-247_DE

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
PARCEL NO. 304-82-247
GILBERT ROAD IMPROVEMENTS
DRAINAGE EASEMENT

That portion of a parcel of land as described in Document #2001-0264627 of the Maricopa County Recorder, being located in the SOUTHWEST QUARTER of SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the WEST QUARTER CORNER of SECTION 30, being monumented with a Brass Cap flush, from which the NORTHWEST CORNER OF SAID SECTION 30, being monumented with a Brass Cap in handhold, bears North 00 degrees 31 minutes 32 seconds West a distance of 2641.52 feet, said line being the West line of the Northwest Quarter of said Section 30 and the basis of bearings for this description;

Thence along the West line of the Southwest Quarter of said Section 30, South 00 degrees 22 minutes 23 seconds East a distance of 2432.52 feet;

Thence North 89 degrees 37 minutes 37 seconds East a distance of 75.00 feet to a point on the existing East right of way line of Gilbert Road and the POINT OF BEGINNING;

Thence continuing North 89 degrees 37 minutes 37 seconds East a distance of 78.00 feet to a point on a line parallel with and 153.00 feet easterly, measured at right angles, from said West line of the Southwest Quarter of said Section 30;

Thence along said parallel line, South 00 degrees 22 minutes 23 seconds East a distance of 78.00 feet;

Thence South 89 degrees 37 minutes 37 seconds West a distance of 78.00 feet to a point on said existing East right of way line of Gilbert Road;

Thence along said right of way line, North 00 degrees 22 minutes 23 seconds West a distance of 78.00 feet to the POINT OF BEGINNING;

Containing an area of 6,084 SQUARE FEET or 0.140 ACRES, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO
33874
DANIEL G.
FRANCETIC
Signed 2-15-2010
EXPIRES 6/30/2011

Note: The legal description above is based on recorded documents such as the subject parcel's deed, adjacent parcel deeds and/or plats. It is not based on a boundary survey of the subject parcel.

Exhibit "A"

615055A

ORDINANCE 4940 EXHIBIT "B"

(ABANDONMENT OF EASEMENT M.C.R. Doc No. 20080778618)

When recorded, mail to:

City Clerk's Office
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ 85244-4008

ABANDONMENT OF EASEMENT
(M.C.R. No. 20080778618)

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the City of Chandler, an Arizona municipal corporation, does hereby abandon any and all interest that it may have in that certain Temporary Drainage Easement as legally described in Maricopa County Recorder's Document No. 20080778618, recorded on September 8, 2008. This abandonment is not intended to affect any other interest that the City may have in the real property described in that document by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed, easement other than the aforementioned easement, or final order of condemnation.

Dated this _____ day of _____, 2020.

City of Chandler, an Arizona municipal Corporation

By: _____
Mayor Kevin Hartke

STATE OF ARIZONA)
) ss
County of Maricopa)

Acknowledged before me this _____ day of _____, 2020, by Kevin Hartke, Mayor of the City of Chandler.

_____
Notary Public

My commission expires:

APPROVED AS TO FORM:

_____
City Attorney

When recorded mail to: RETURN TO HELP

Name:

Address:

City/State/Zip:

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008-0778618 09/08/08 04:42 PM
1 OF 3
BROWNJ

this area reserved for county recorder

CAPTION HEADING:

DO NOT REMOVE

This is part of the official document.

James R. Cairns (#010177)
Glenn A. Brockman (#004821)
CHANDLER CITY ATTORNEY'S OFFICE
P.O. Box 4008, MS 602
Chandler, Arizona 85244-4008
(480) 782-4640

Attorneys for Plaintiff

AUG 26 2008 FILED 8:59 am
MICHAEL K. JEANES, Clerk
By P. Valenzuela
P. Valenzuela, Deputy

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

CITY OF CHANDLER, an Arizona municipal corporation,

Plaintiff,

vs.

LDR-RIGGS & GILBERT, L.L.C.; MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION; PRESLEY HOMES/ ARIZONA REGION; BANK ONE, N.A.; MARICOPA COUNTY; JOHN DOES I-X; JANE DOES I-X; ABC COMPANIES I-X; UNKNOWN OWNERS; UNKNOWN HEIRS, SUCCESSORS AND DEVISEES OF ANY OF THE ABOVE-NAMED DEFENDANTS, IF DECEASED,

Defendants.

Cause No.: CV2008-005320

FINAL ORDER IN CONDEMNATION

In this cause Default Judgment in Condemnation was entered on July 31, 2008, and Plaintiff having deposited the additional interest amount due, pursuant to said Default Judgment in Condemnation, with the Clerk of the Court on August 5, 2008, as set forth in the Notice of Deposit Pursuant to A.R.S. § 12-1124 filed with the Court on August 7, 2008, evidencing to the Court that Plaintiff's obligation under the Default Judgment in Condemnation has been fully satisfied;

IT IS THEREFORE ORDERED, that Plaintiff, CITY OF CHANDLER, have, and it is hereby granted, a final order and decree in condemnation in connection with the Default

Judgment in Condemnation entered on July 31, 2008, condemning for roadway purposes a temporary drainage easement in, on, over, under, across and through that portion of the subject property described in attached Exhibit "A", and an aerial easement on, over and across that real property described in attached Exhibit "B", with use limited by the terms and conditions stated in Exhibit "C" Upon recording a copy of this Final Order of Condemnation with the County Recorder of Maricopa County, Plaintiff, CITY OF CHANDLER, shall have, and it is hereby granted, a final order and decree in condemnation condemning for roadway purposes a temporary drainage easement in, on, over, under, across and through that portion of the subject property described in attached Exhibit "A", and an aerial easement on, over and across that real property described in attached Exhibit "B", with use limited by the terms and conditions stated in Exhibit "C"

DONE IN OPEN COURT this 15 day of Aug, 2008.

Commissioner Barbara Hamner
Maricopa County Superior Court

Exhibit "A"

TEMPORARY DRAINAGE EASEMENT

RIGGS ROAD
JN 06-0389

LEGAL DESCRIPTION

APN 304-82-247 NEW DRAINAGE EASEMENT

A PORTION OF TRACT K, MESQUITE GROVE ESTATES, ACCORDING TO BOOK 553 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;
THENCE N89°56'19"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 374.84 FEET;
THENCE N00°03'41"W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;
THENCE S89°56'19"W, BEING PARALLEL WITH AND 75.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 71.00 FEET;
THENCE N00°00'00"W, A DISTANCE OF 71.04 FEET;
THENCE N90°00'00"E, A DISTANCE OF 71.00 FEET;
THENCE S00°00'00"W, A DISTANCE OF 70.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,041 SQUARE FEET OR 0.116 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

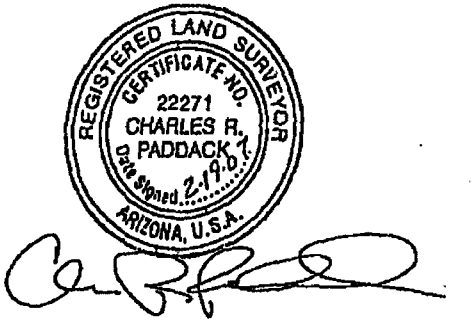


Exhibit "B"

RIGGS ROAD
JN 06-0389
"SRP JOB NUMBER XA3-3697"

LEGAL DESCRIPTION

APN 304-82-247 NEW ELECTRIC AERIAL EASEMENT

A PORTION OF TRACT K, MESQUITE GROVE ESTATES, ACCORDING TO BOOK 553 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;
THENCE N89°56'19"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 466.88 FEET;
THENCE N00°03'41"W, A DISTANCE OF 50.72 FEET;
THENCE N00°28'34"W, A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N00°28'34"W ALONG SAID LINE, A DISTANCE OF 7.72 FEET;
THENCE N89°31'26"E, A DISTANCE OF 255.12 FEET TO A POINT ON THE EAST LINE OF SAID TRACT K;
THENCE S00°03'41"E, A DISTANCE OF 9.57 FEET TO THE SOUTHEAST CORNER OF SAID TRACT K;
THENCE S89°56'19"W, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 255.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,206 SQUARE FEET OR 0.051 ACRES, MORE OR LESS.

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
(602) 748-1000

EXHIBIT "C"

Aerial Easement - Terms and Conditions

Plaintiff City of Chandler, its agents, employees, contractors, and permittees and its and their respective successors and assigns ("Grantee"), shall have an easement over, across, through and along that certain real property described in Exhibit "B" attached to this Default Judgment in Condemnation (the "Easement Property"), to construct, install, reconstruct, replace, remove, repair, operate and maintain for itself and others a line of conductors, cables, supports, and other appliances and fixtures (collectively the "Facilities"), for the transmission and distribution of electricity, and for all other purposes connected therewith, at such locations and elevations over, across, and along the Easement Property as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Easement Property.

This easement is subject to the following conditions and limitations:

1. This easement is subject to all easements and encumbrances of record, other than those extinguished through this condemnation action, and is non-exclusive, *provided that* later granted easements shall be subject to Grantee's rights and uses.

2. All of the Facilities placed within the Easement Property pursuant to this instrument shall remain the property of Grantee.

3. There is reserved to the record owner of the Easement Property, and the owner's successors and assigns ("Grantor"), the right to full use of the surface of the Easement Property, other than where Grantee has placed the Facilities, for any purpose consistent with the rights and privileges herein granted to Grantee, including, without limitation, for the purpose of landscaping, parks, storm water retention basins, cross fences, trail and bike paths, walkways, alleys, driveways, road crossings, vehicle parking or storing, irrigation ditches, pipelines, and public utilities; *provided, however*, that such use shall not unreasonably interfere with Grantee's right and ability to access, maintain and use the Facilities or endanger any of the Facilities or the use thereof; and *provided further* that Grantor shall not construct or permit to be constructed any building or major structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Property.

4. Grantor shall properly maintain the surface of the Easement Property. Grantee shall have the right (but not the obligation) to trim, cut and clear away trees or brush whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

5. Grantee shall at all times safely operate and maintain the Facilities within the Easement Property and shall promptly repair and restore to its prior condition any

paving, parking lot striping or other site improvements existing within the Easement Property that are disturbed by the construction and maintenance of the Facilities by Grantee, or Grantee's agents or contractors.

6. In the exercise of this easement, Grantee shall not unreasonably interfere with or obstruct Grantor, or Grantor's agents or contractors, in the location or construction of any buildings located in the area adjoining the Easement Property, or unreasonably interfere with any business of Grantor. Nothing in this paragraph, however, shall allow Grantor, or Grantor's agents or contractors, to construct a building or other major structure within the Easement Property, or to unreasonably interfere with Grantee's rights to construct, operate and maintain the Facilities.

7. Notwithstanding any other provision to the contrary, this easement is subject to any structure or building, or any portion thereof, which is located within the Easement Property and existing as of February 1, 2005, the date this action was filed. However, any modification, alteration or remodeling of any such structure or building, whether temporary or permanent, undertaken without the prior written consent of Grantee, that will cause the height of the structure or building to exceed 19 feet from grade shall be deemed an unreasonable interference with Grantee's right and ability to access, maintain and use its Facilities.

8. This easement conveys an access and aerial easement only, and no poles or other structures shall be placed on the surface of the easement area described herein.

9. **CAUTION:** Facilities placed within the Easement Property may contain high voltage electrical equipment. Notice is hereby given that the location of any underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21 et. seq., Arizona Blue Stake Law, prior to any excavation. Notice is also hereby given that any activity performed within the Easement Property shall comply with the Arizona Overhead Powerline Safety Law, Arizona Revised Statutes 40-360.41-45.

10. In the event Grantee records a document to formally abandon this easement, all of Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Property within a reasonable time subsequent to such abandonment.

11. The terms and conditions herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns, lessees and permittees of Grantor and Grantee.

12. Plaintiff City of Chandler may, in its sole discretion, assign the easement rights granted herein to Salt River Project Agricultural Improvement and Power District, an agricultural improvement district organized and existing under the laws of the State of Arizona ("SRP"), for use by SRP, its agents, employees, contractors and permittees and

its and their respective successors and assigns, and, upon recording such assignment, City of Chandler shall have no further obligation, responsibility or liability, and no further rights, pursuant to or because of this easement.

SCAN

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest 9/5 20 08

MICHAEL K. JEANES, Clerk of the Superior Court of the State of Arizona, in and for the County of Maricopa.

By D. Cochran Deputy

City Council Memorandum **Development Services** **Memo No.** 20-047C

Date: December 7, 2020
To: Mayor and Council
Thru: Marsha Reed, City Manager
Josh Wright, Assistant City Manager
Derek Horn, Development Services Director
Kevin Mayo, Planning Administrator
From: Kristine Gay, Senior Planner
Subject: PLH20-0012 Villages at Chandler
Introduction and Tentative Adoption of Ordinance No. 4944

Request: Rezoning from Planned Area Development (PAD) to PAD Amended for multi-family and Preliminary Development Plan (PDP) for site layout and architectural design
Location: Southeast corner of Riggs and Gilbert roads
Applicant: Wendy Riddell, Berry Riddell, LLC

Proposed Motion:

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4944 approving PLH20-0012 Villages at Chandler, Rezoning from PAD to PAD Amended for a multi-family development located at the southeast corner of Riggs and Gilbert roads, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH20-0012 Villages at Chandler for site layout and architectural design for a multi-family development located at the southeast corner of Riggs and Gilbert roads, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Solera (formerly Springfield Lakes) master plan was originally approved in unincorporated Maricopa County in 1998.
- The master planned community was subsequently annexed into the City and granted PAD zoning to match the County's zoning.
- The master plan covered the entire square mile and included a variety of single-family lot sizes, multi-family units, a community center, a golf course with a clubhouse, and a corner zoned for future commercial.
- In 2008, the southeast corner of Gilbert and Riggs Roads received PDP approval for a pharmacy and a bank that were constructed shortly thereafter.
- The proposed development would rezone the remaining, undeveloped portion of the corner from commercial to multi-family.

Surrounding Land Use Data:

North	Convenience store & bank	South	Single-family residential
East	Single-family residential	West	Shopping Center

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No Change
Southeast Chandler Area Plan	Traditional Suburban Character	No Change

Proposed Development

Proposed Development	• Multi-family dwelling units • 108 Units • 12 dwelling units per acre
Site Design	• “Attached rental-home community” • 50 one-story duplex structures • 3 two-story triplex structures • Coordinated vehicle access with adjacent commercial • Single-story buildings adjacent to neighborhoods • Two-story buildings adjacent to commercial only
Open Space	• 24,158 sq. ft. of shared open space, 135 sq. ft. per bedroom • Pool, barbeques, ramadas, outdoor workout stations, dog park, and passive seating areas • Private yards, 196 – 390 sq. ft. typ.
Parking	• 196 parking spaces required • 197 parking spaces provided

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and staff assumptions. The analysis determined the project would generate a positive net fiscal impact for the City. Net income to the City resulting from the project is estimated at approximately $304,324 over 10 years. This includes revenues from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property rental tax, state shared revenues, and local spending by residents.

Economic Development is in support of approving the rezoning request. The existing zoning allows for employment-generating uses, including retail, restaurant, office, and medical office uses. However, Economic Development believes the property's appeal for office and medical office uses is limited given its location in the southeast corner of the City, more than four miles from Loop 202, isolated from other employment corridors, and surrounded by residential uses. This type of site would have been marginally attractive to neighborhood-serving commercial uses due to the limited trade area to the south; however, its viability for these uses is also in question given the current state of the retail market.

Review and Recommendation

The approved Springfield Lakes Master Plan shows commercial land uses at the subject site and multi-family units to the east along Lindsay Road. As single-family homes were built in place of the multi-family units previously planned to be located on Lindsay Road, the applicant now proposes "attached rental home" type of multi-family units to be developed on the subject site.

As part of the Springfield Lakes Master Plan, 324 multi-family units were approved on a 20-acre parcel located on Lindsay Road, a density of 15.4 dwelling units per acre (du/ac). In 2014, a rezoning was approved which replaced the multi-family units with 72 single-family homes. Accordingly, the proposed development will be lower in density and result in 216 fewer multi-family units than called for by the original Springfield Lakes Master Plan. In addition, the Southeast Chandler Area Plan (SECAP) allows for Council to approve densities over 3.5 dwelling units per acre (du/ac) when the site is part of a larger master-planned development and the higher density is balanced by low-density parcels so that the overall aggregate density does not exceed 3.5 du/ac. Currently, the approximate density of the Springfield Lakes Master Plan community is 2.7 du/ac. Should the proposed multi-family units be developed, the density of the community will be approximately 2.9 du/ac and will meet SECAP goals of avoiding commercial at all corners of arterial intersections, providing diverse housing types, and encouraging low-profile developments.

For the reasons above, staff finds the proposed rezoning aligns with the Southeast Chandler Area Plan and General Plan, and the Planning and Zoning Commission recommends approval subject to conditions.

Traffic Analysis

Based on the limited number of residential dwelling units, a full Traffic Impact Analysis was not required to be submitted by the applicant. Staff reviewed the estimated Average Daily Trip (ADT) generation for the proposed multi-family units and the existing PAD rezoning which allows for retail, restaurant, office, and medical office land uses. Based on data from the Institute of Transportation Engineers Trip Generation Manual, the existing PAD zoning may generate 2,000 – 3,400 ADT, while the proposed (rezoning) land use may generate approximately 800 ADT. The proposed multi-family units will generate approximately 60% to 76% fewer ADT than the land uses permitted by the existing PAD zoning.

The proposal exceeds the parking requirements of the City Zoning Code by providing one additional space. Further, the site layout does not include any tandem parking spaces. Tandem parking spaces may cause a heavier demand to be placed on guest parking spaces by the residents. Avoiding the use of tandem parking spaces further ensures that the number of provided spaces will accommodate the proposed units.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- To comply with CDC social distancing guidelines, the applicant hosted digital neighborhood meetings via Zoom on August 11, 2020, and November 17, 2020.
- Further door-to-door outreach was also done in 2019 and early 2020.
- Planning has received numerous comments of opposition from residents.
  Below are the main reasons of opposition received by Planning, followed by staff's response:
    - The site should be developed with commercial uses for the residents to use.
        - Per the applicant, the demand for commercial or office space in south Chandler has not been sufficient to attract a commercial developer to the nine-acre infill site. The Southeast Chandler Area Plan allows Council to consider the development of non-commercial uses at arterial intersections where commercial uses are currently

present.

- The proposal is too dense and will cause congestion. A traffic light is already needed, but will not be provided as part of this project.
    - Staff understands the residents' concerns as they compare the proposed multi-family units to a vacant parcel of land; however, it is important to compare the current proposal to the existing permitted commercial and office land uses.
    - While the proposed 12 du/ac is higher than average developments in the surrounding area, the proposal will result in a lower density and overall quantity of multi-family units than originally approved as part of the Springfield Lakes master plan. The proposal will also result in less congestion than the existing PAD, which allows commercial and office land uses, including high-turnover restaurants.
    - In August 2019, the City performed a signal warrant study at Waterview Drive and Gilbert Roads in response to concerns received from the neighborhood. That study determined that the hourly turning movement volumes did not warrant a signal at that intersection.
- The residents will not match the residents of the surrounding ZIP code and are thus not desired.
    - The voter-approved 2016 General Plan, Housing and Neighborhoods section, encourages the City to "provide for a variety of housing choices for all income levels," and to "promote a compatible mix of housing types in infill areas."
    - The proposed market-rate units will provide the option to rent in southeast Chandler within a product type that more closely aligns with the form and scale of the surrounding single-family neighborhoods by having small footprints and being one or two stories in height. The applicant has further responded to these concerns by modifying their original building elevations to be more traditional in appearance and better relate to the surrounding neighborhoods.
- Support for the project was also received from three adjacent residents and three nearby residents, based on the high quality and gated design as well as the small scale of the proposed units and lack of commercial development interest in the site for many years. These residents also agreed that the proposed small-scale multifamily units will be a better neighboring land use than the currently permitted commercial and office land uses.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission Meeting of October 21, 2020

Motion to Approve the Rezoning.
In Favor: 5 Opposed: 2 (Commissioners Rose & Pekau)
Motion to Continue the Preliminary Development Plan.
In Favor: 7 Opposed: 0

Planning and Zoning Commission Meeting of November 18, 2020

Motion to Approve the Preliminary Development Plan.
In Favor: 5 Opposed: 0 Absent: 2 (Rose, Eberle)

- At the October 21, 2020, Planning and Zoning Commission meeting, Commissioners found the land use aligned with the General Plan and Southeast Chandler Area Plan and recommended approval of the proposed rezoning.
- Commissioners shared a desire for an enhanced level of quality for the proposed building elevations and recommended a continuance for the Preliminary Development Plan (PDP) to allow time for it to be presented to the Design Review Committee (DRC) on November 4, 2020.
- At the November 18, 2020, Planning and Zoning Commission meeting, Commissioners found the revised PDP accomplished the design recommendations of the DRC and recommended it be approved, contingent on adding PDP stipulations 10 and 11 to further enhance site, building, and signage design.

Attachments

PLH20-0012 Ordinance
PLH20-0012 Vicinity Maps
PLH20-0012 Development Booklet
PLH20-0012 Public Input

ORDINANCE NO. 4944

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY AS REPRESENTED IN CASE PLH20-0012 (VILLAGES AT CHANDLER) LOCATED AT THE SOUTHEAST CORNER OF RIGGS AND GILBERT ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, the application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

Parcel No. 1:
Lot 2, Springfield Marketplace, according to Book 1025 of Maps, Page 34, records of Maricopa County, Arizona.

Parcel No. 2:
An easement for reasonable vehicular and pedestrian access, ingress and egress as created and set forth in Declaration of Easements, Covenants, Conditions and Restrictions recorded August 4, 2003 in Recording No.
2003-1053753, records of Maricopa County, Arizona.

Said property is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) for multi-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Villages at Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0012, modified by such

conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Multi-family dwelling units shall be permitted up to a maximum density of twelve (12) dwelling units per acre.

3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
Gilbert Road	45’
Riggs Road	70’
East Property Line	15’
West Property Line	15’

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2020.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4944 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

_____
CITY CLERK

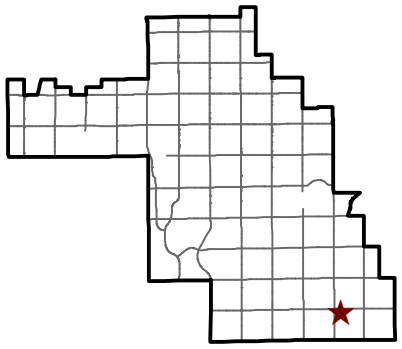
APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

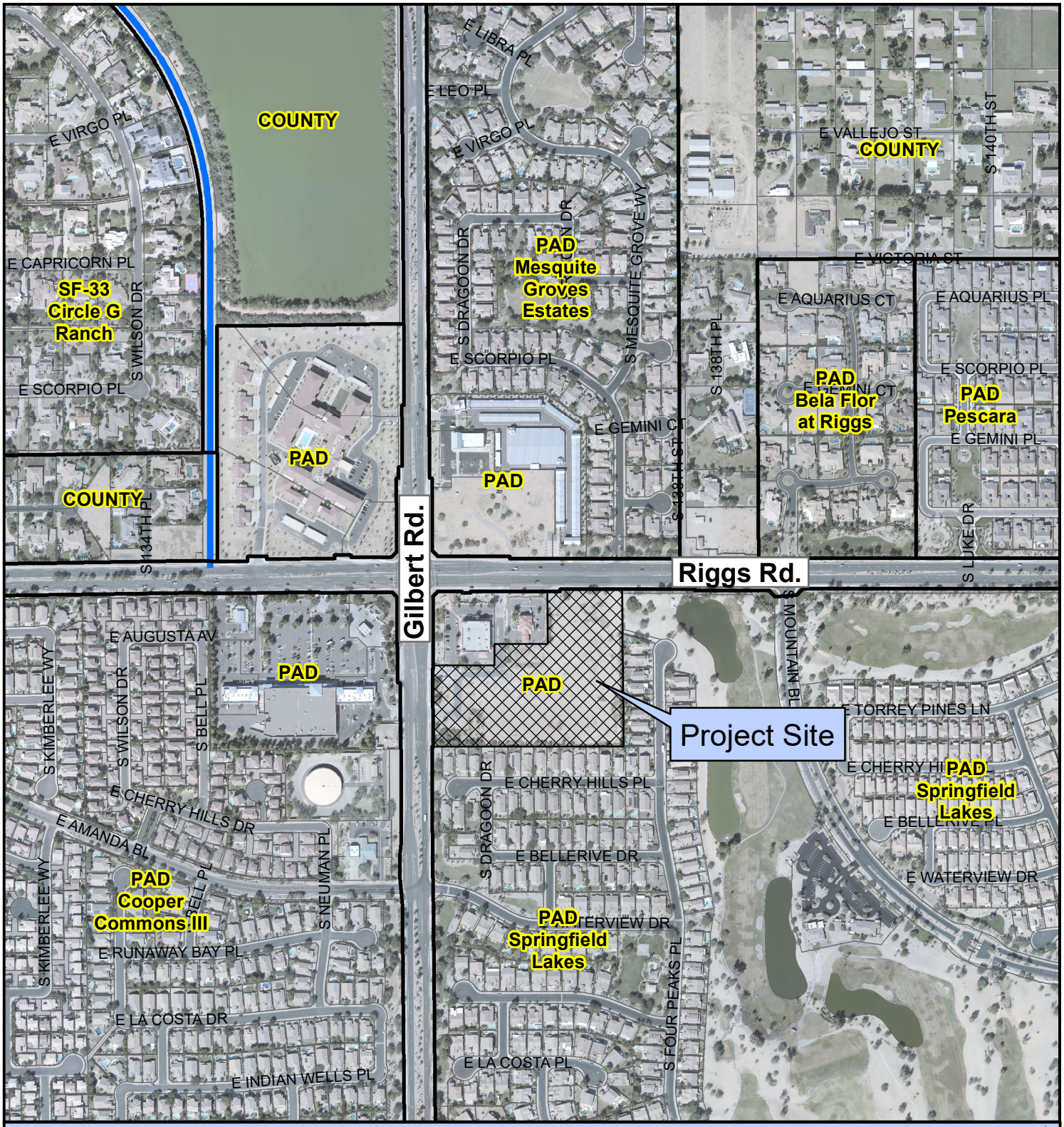
PLH20-0012 Villages at Chandler

Proposed Project Details
REZONE/PDP
8.99 Acres
108 Unit Multi-Family
12.0 dwelling units per acre (du/ac)



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH20-0012 Villages at Chandler

Proposed Project Details
REZONE/PDP
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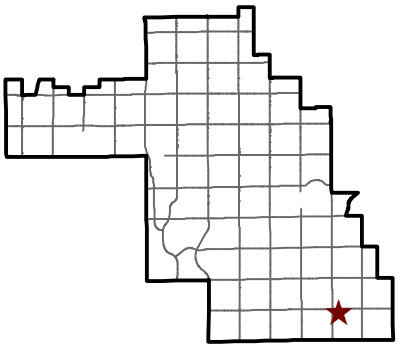

Chandler Arizona
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Preliminary Development Plan
Development Booklet

Villages at Chandler

Submitted: February 26, 2020
Resubmitted: June 12, 2020
Resubmitted: July 31, 2020
Resubmitted: August 28, 2020
Revised Exhibits Added: November 12, 2020
Revised Exhibits Added: November 20, 2020

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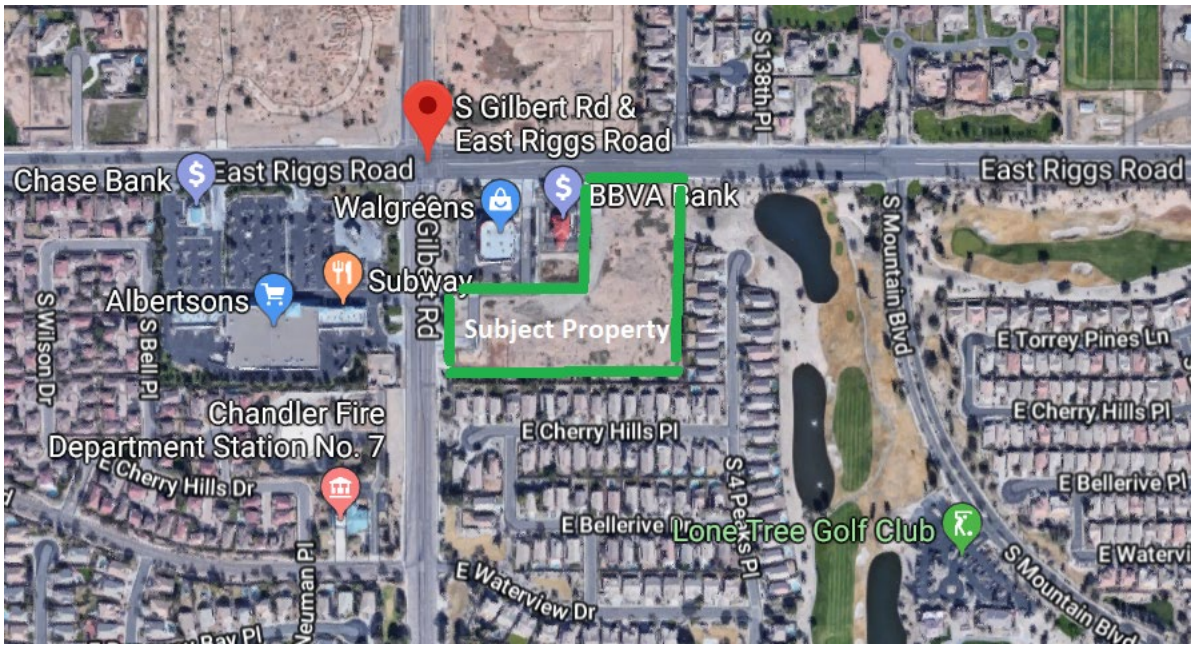
Purpose of Request

The purpose of this request is for a rezone to Planned Area Development ("PAD") and a Preliminary Development Plan ("PDP") on a +/- 8.99-acre parcel, APN 304-88-150, located at the SEC of East Riggs Road and South Gilbert Road (the "Site"). The current land use is PAD for two-story garden offices.

The subject property is south and east of an existing Walgreens and BBVA Bank. South of the property is a single family residential community offering a variety of one and two-story homes. East of the property is the Lone Tree Golf Club. The proposed preliminary site plan shows how this luxury home community creates the perfect transition and buffer between retail/commercial activities and the neighboring single-family residential community to the South and East. Below is a context plan showing the Site in relation to the surrounding area.



Project Overview and Goals

The Villages at Chandler ("The Villages") is a new attached rental-home community that will bring a housing option to the Chandler market that is currently underrepresented. Today's residents are looking for a less burdensome lifestyle unencumbered by the typical maintenance required of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles. The Villages is a community where residents can live free of the maintenance and obligations of traditional homeownership, but have the feel of single-family home ownership with professionally managed and maintained amenity spaces. This development team has designed, entitled, or developed similar projects in Phoenix, Peoria and Queen Creek and

developers such as Avilla, Christopher Todd, and Cavan have also had strong demand for their projects which have similarities to this type of living option.

This housing option has gained tremendous popularity in the recent years in response to housing market turmoil and the need to satisfy an underserved segment of the population. The vision for The Villages is to create a unique urban living environment that caters to a variety of lifestyles. The community aims to provide convenient access to services, employment opportunities and amenities while enjoying a lock-and-leave lifestyle. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents, and thus supporting the broader community.

A “pocket neighborhood” such as the one proposed here provides the setting for neighbors to develop meaningful relationships beyond family and housemates. The active rooms of the residential cottages, including front porches, face out instead of turning inward. Their scale encourages residents to enjoy the outdoor porch and common area where it’s easy to engage in conversations with neighbors. These casual conversations help foster caring relationships and a meaningful sense of community, and ensure a safe community. The community design will allow for spontaneity, encourage connections, and lay the foundation for lasting friendships. To encourage safety we also plan to participate in the multi-family crime-free/ safe housing program.

The proposed homes have a residential scale that fits well with existing residential communities in the immediate area and is cohesive with the neighboring retail portion of the development. Further, this project offers multiple types of highly-stylized, mostly single-story residences, with some two-story units, all offering enhanced architectural elements and private rear yards for each resident. The architectural design emphasizes the use of interior natural light with clerestory windows, spacious floor plans and 10-foot vaulted ceilings. Individual covered patio entrances for each home accommodate patio areas that bring residents outside to interact with neighbors.

This estimated $22 million project is an investment in the City of Chandler that features several amenities such as a dog park, pool and sun deck with restrooms, fitness circuit, and resident gathering areas for socializing and outdoor cooking. The design features a high-quality soft desert contemporary architecture with design elements that break up the

vertical plane and create visual interest. The duplex and triplex style building layout and architecture create an intimate community with a timeless design aesthetic.

General Plan Conformance

The Site is identified as Neighborhoods on the 2016 General Plan, and is located within the Southeast Chandler Area Plan ("SECAP"). The General Plan designation encourages a variety of residential densities and offers land use balance to the adjacent employment zones. A key component of the General Plan is the need for robust neighborhoods, diverse housing options for residents, and developments that deliver timeless quality and design. Chandler is a vibrant community that serves as a critical Valley-wide employment center with outstanding neighborhoods and housing options that are varied and appealing. Further, one of Chandler's multitude of strengths is its' track record of attracting major employers, thus necessitating a housing supply that provides for convenient and attractive options. Chandler is a relatively new city with a growing population that "*has taken the initiative to ensure the community is well-balanced, serving as an important Valley-wide employment center with exceptional neighborhoods and a full range of housing."* (Chandler General Plan 2016, page 3) One of Chandler's many strengths is its' ability to attract major employers and the employment base of the city has been rapidly expanding. With the increase in employment uses comes the necessity for a strong housing base with a varied market.

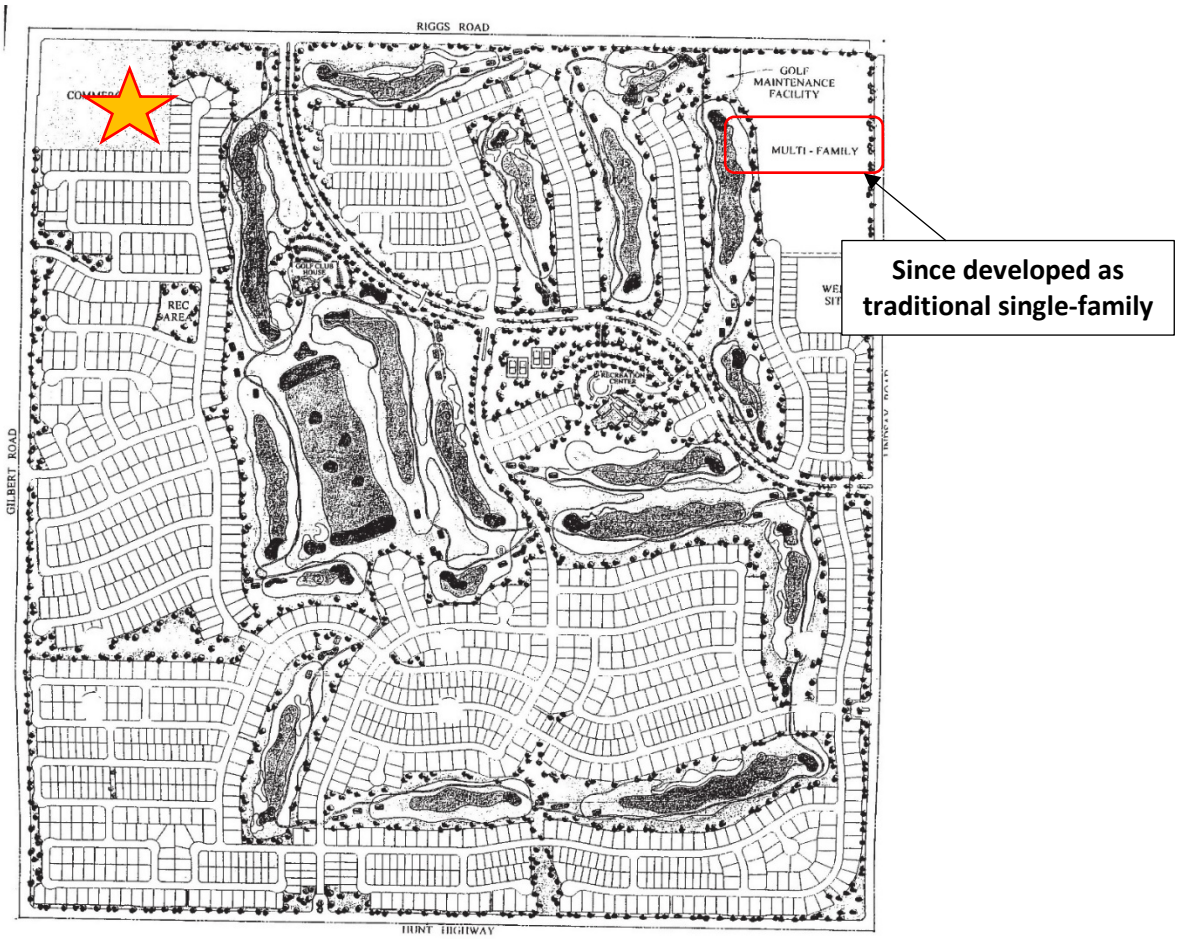
As Chandler grows and evolves, long-range land use planning is shifting from overall low density, to developments at a high enough density to support the wealth of employment uses that feed Chandler's economic base. *"There has been an evolution of land use planning in Chandler: from the 2001 General Plan that stressed maintaining the overall low-density residential and low-profile building forms to the 2008 General Plan's focus on greater development intensity on appropriate locations and circumstances. Chandler's General Plan 2016 includes policy that further evolves the focus"* (Chandler General Plan 2016, page 15) Chandler will need to develop infill sites with moderate-density housing and diversify the available stock to respond to the needs of the growing population. This proposal offers a housing product that is underrepresented in the market and thus, will promote this goal.

From an economic development perspective, the development is in the Airpark area zone which continues to experience strong development, impressive employment opportunities, and high median household incomes. Without continued additions of high-quality, moderate density developments to create an appropriate live/work land use balance, the areas housing options will be stressed unnecessarily.

The SECAP identifies this Site as Traditional Suburban Character, which envisions a density of 2.5 dwelling units per acre unless certain criteria have been met. Within this designation, Council is authorized to approve greater density for residential developments for a particular phase provided that the quality of the project merits an increased density due to product type, design innovation, and compatibility, and that the masterplan under

review contains low density, large lot parcels to balance the density at or below the maximum density of 3.5 homes per acre.

This said, the Springfield Lakes Master Plan shown below was approved for 1840 units (~3.09 du/acre), with the SWC of Lindsay and Riggs contemplated for multi-family. That parcel has since been developed as traditional single-family. Additionally, new commercial developments at the corner of Riggs and Gilbert have reduced the viability of commercial projects on our site, thus making a medium density luxury rental home community an ideal buffer between the existing commercial and single-family homes bordering the site. Since the Springfield Lakes Master Plan community has been developed at a total of approximately 1590 units (equating to approximately 2.67 du/acre), our proposal not only adds the ideal diversity of housing to the general area, but only brings the du/acre to approximately 2.86 du/acre, still well under the 3.5 du/acre goal of the area plan, while also providing the "multi-family" that was originally anticipated by the master plan. Simply put, this project not only complies with the land use designation, but also promotes the advancement of many of the goals and policies outlined in the General Plan.



Design Concept

This new community includes modern-style rental homes, with optional, detached, garages, energy efficiency features, private rear yards/patios, shaded outdoor gathering spaces and modern appliances. The project is composed of homes which range between +/-600 square-feet to +/-1,350 square-feet of livable space. There will also be detached garage buildings which accommodate private, secured, spaces as well as standard, covered, parking spaces to serve the needs of residents and guests. The architectural style of the buildings is contemporary with a mixture of flat and pitched roofs that interplay with other massing elements and undulating planes. Building architecture includes creative use of metal clad shade elements and stone veneer which complement the facades' scored stucco and fiber cement lap siding.

Homes are oriented in a duplex or triplex configuration and separated by a fire-rated wall. Some of the homes located interior to the Property share common walls adjacent to private backyard areas. The rear yards will be platted as common area with fences so residents can enjoy the privacy of a rear yard, subject to easements for management access and maintenance. The community will operate under normal hours for similar luxury residential rental communities and will provide parking commensurate with the requirements of the City of Chandler.

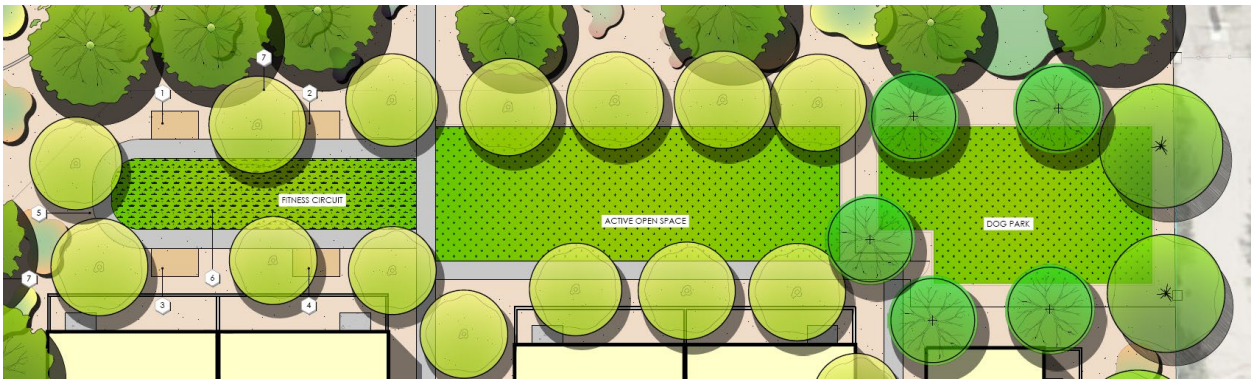
Every home will have Class-A interior finishes such as fully insulated wood construction, dual-paned, (Low-E rated) vinyl windows for improved cooling for the units, private rear storage closets, counters with modern wood cabinetry, latest tile/plank flooring styles, decorative entry and interior trim accents, large walk-in closets, streamlined appliances and key entry gated access to garage spaces conveniently accessible which are in addition to ample surface parking areas for residents and guests.

Overall Project Design

Architectural Concept

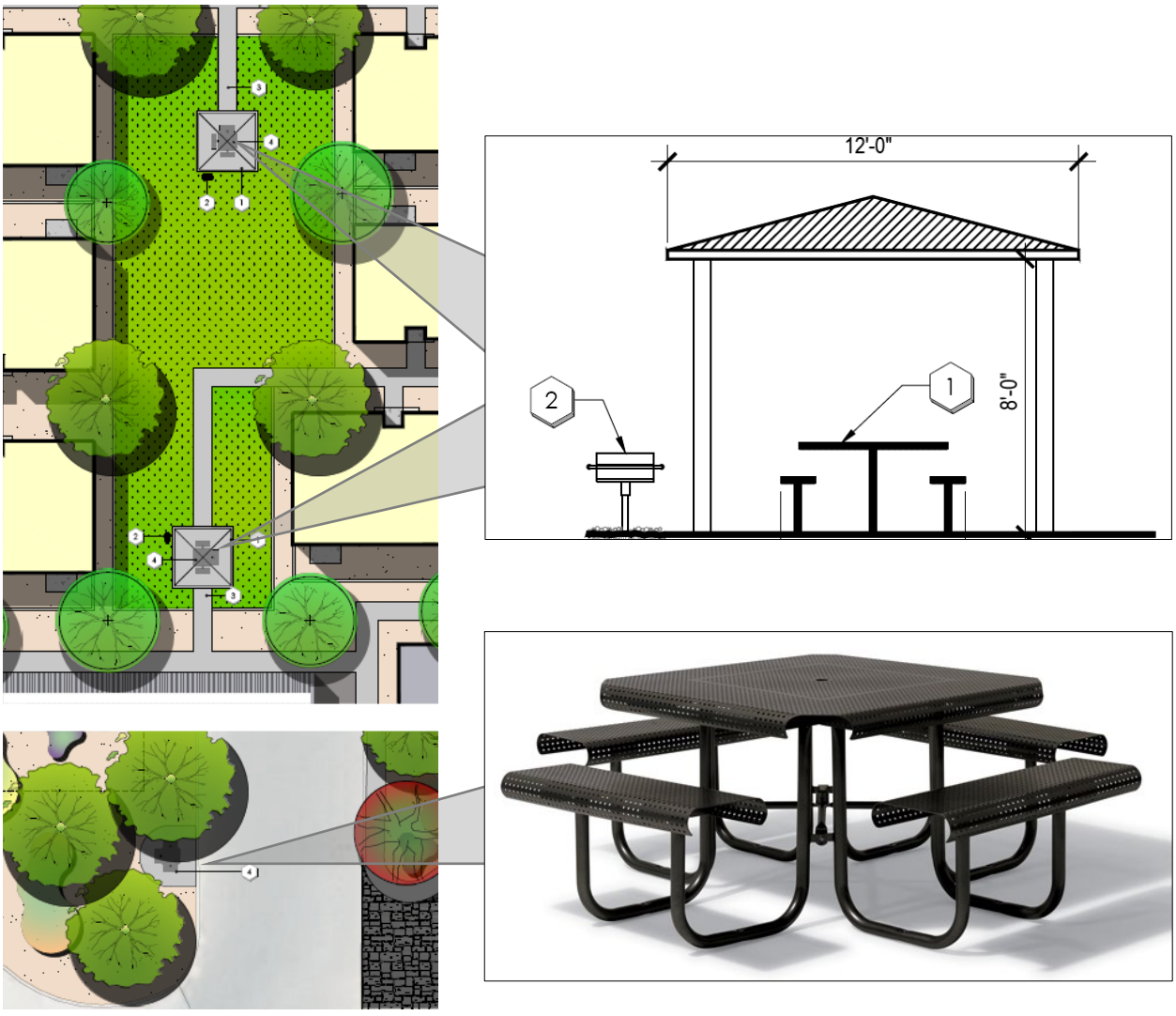
Through the use of a neutral color palette that is modified for each building type, the elevations boast a soft, contemporary building style for both the residential and commercial buildings. A collection of renderings are shown to illustrate the potential building concepts. The building facades have been broken up through the use of architectural massing that consist of both strong projections and recesses to create a shadow play and visual interest. The homes are located within linear and clustered 'module areas' in the site's framework and are accentuated with visually stimulating architectural themes, styles, and colors to create a diverse "mixed-residential environment."

Building setbacks mimic the adjacent developments to create compatibility and a smooth transition between land uses. Generous landscaping setbacks have been provided along the streetscapes to ensure the development has a positive impact on the surroundings. Although a 50-foot building setback is required along Riggs Road, 76 feet has been provided to ensure greater compatibility with the surrounding developments. The area will be landscaped and include a dog park, fitness circuit and turf area as shown below. Likewise, a 46-foot building setback is provided along Gilbert Road where only 25 feet is required.



The development is uniquely designed to foster strong relationships and socialization amongst its residents. The development emphasizes modern homes with surrounding open space areas, pedestrian connectivity, ramadas, a fitness circuit, dog park, and

outdoor patio areas. As shown below, the site features an internal amenity area with ramadas, a lawn, seating and barbeques. Also, the open space areas along Gilbert Road contain a seating area for residents. Usable open space areas are distributed throughout the site so that all residents have convenient access to space where they can gather, socialize, relax, and exercise. Moreover, many residences have an open front patio area facing a courtyard, encouraging opportunities for neighborly interactions with neighbors and passersby. These features ensure that each residence has a minimum of 200 square feet of private open space, and the development has a total of 181.5 square feet of common open space per bedroom.



Landscape Features

Creating a strong urban environment and providing outdoor spaces that are resident and pedestrian friendly will be the vision and goal for the outdoor design. The landscape plant palette will focus on incorporating plant material that is without thorns, non-allergenic, nearly litter free, and trees that will have a canopy growth to temper the solar heat and promote shade.

The primary plant material will be utilizing plant species from the Arizona Department of Water Resources low water use list. The use of high water use plant material and turf will be limited to 20% of the landscape area. As an infill development, the subject site has a unique opportunity to help complete the surrounding area and provide landscaping and architecturally appropriate design for the perimeter and interior buildings and walls.

Development Standards

Unless specified, the project will adhere to the requirements in the Chandler Zoning Code. Development standards for the Site are established through the site plan included with this request.

Permitted Uses

Within the Villages at Chandler PAD, residential dwelling units shall be permitted, as well as any related accessory uses as permitted by the Zoning Code and permitted by the Planning Administrator.

Justification

The proposed project blends well with the community to the South and East and the retail centers to the north and west. It will allow a congruent flow of uses merging well into the existing developments. Continued opportunities for connectivity to surrounding development or the adjacent retail and bank will be explored as appropriate.

Conclusion

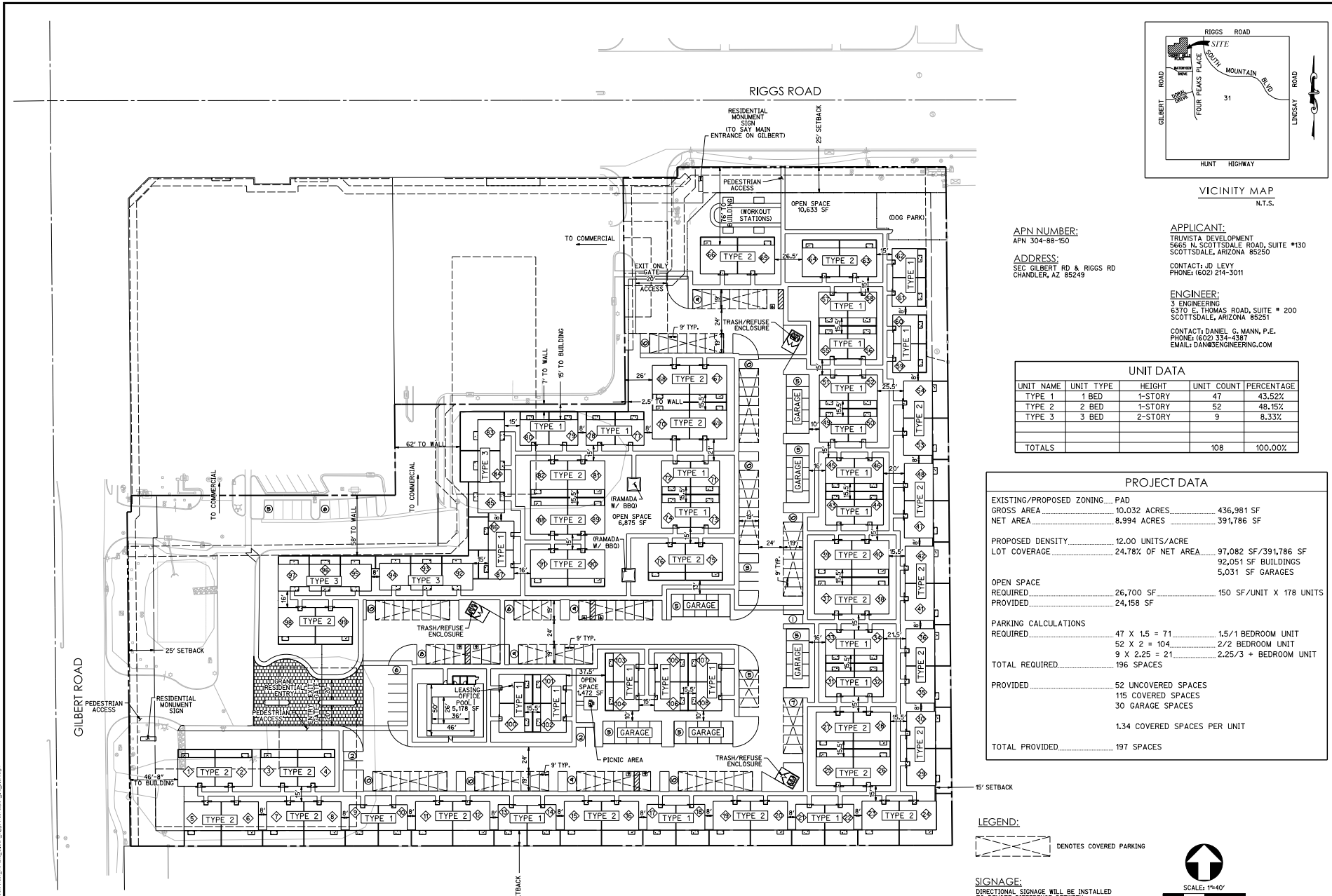
This project is compatible with many of the goals and policies of Chandler's General Plan as it delivers:

- Substantially enhanced architecture and strong visual appeal to residents and neighbors aligned with Chandler's design standards.
- Open space and amenities that provide quality of life improvements to the residents and are consistent with Chandler's protocols.
- Practical circulation options for both pedestrian and vehicular movement that deliver a safe and appealing atmosphere and also meet Chandler's design regulations.
- A luxury community that appeals to a broad section of Chandler's residents and offers a diversity of housing options that supports Chandler's continued successful growth and evolution as one of the top Cities in America in which to live.

Overall, development of this Site as a residential development is strongly congruent with the surrounding developments and will contribute to the overall Chandler General Plan by providing alternative residential product that integrates with the existing retail while creating an excellent transition between the commercial corner use and the residential communities bordering the project.

EXHIBIT A

Conceptual Site Plan



VICINITY MAP
N.T.S.

APN NUMBER:
APN 304-88-150

ADDRESS:
SEC GILBERT RD & RIGGS RD
CHANDLER, AZ 85249

APPLICANT:
TRUVISTA DEVELOPMENT
5665 N. SCOTTSDALE ROAD, SUITE #130
SCOTTSDALE, ARIZONA 85250

CONTACT: JD LEVY
PHONE: (602) 214-3011

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE # 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

UNIT DATA

UNIT NAME	UNIT TYPE	HEIGHT	UNIT COUNT	PERCENTAGE
TYPE 1	1 BED	1-STORY	47	43.52%
TYPE 2	2 BED	1-STORY	52	48.15%
TYPE 3	3 BED	2-STORY	9	8.33%
TOTALS			108	100.00%

PROJECT DATA

EXISTING/PROPOSED ZONING	PAD	
GROSS AREA	10.032 ACRES	436,981 SF
NET AREA	8.994 ACRES	391,786 SF
PROPOSED DENSITY	12.00 UNITS/ACRE	
LOT COVERAGE	24.78% OF NET AREA	97,082 SF/391,786 SF
		92,051 SF BUILDINGS
		5,031 SF GARAGES
OPEN SPACE		
REQUIRED	26,700 SF	150 SF/UNIT X 178 UNITS
PROVIDED	24,158 SF	
PARKING CALCULATIONS		
REQUIRED	47 X 1.5 = 71	1.5/1 BEDROOM UNIT
	52 X 2 = 104	2/2 BEDROOM UNIT
	9 X 2.25 = 21	2.25/3 + BEDROOM UNIT
TOTAL REQUIRED	196 SPACES	
PROVIDED	52 UNCOVERED SPACES	
	115 COVERED SPACES	
	30 GARAGE SPACES	
	1.34 COVERED SPACES PER UNIT	
TOTAL PROVIDED	197 SPACES	

LEGEND:
DENOTES COVERED PARKING

SIGNAGE:
DIRECTIONAL SIGNAGE WILL BE INSTALLED TO DENOTE DIFFERENCE BETWEEN RESIDENTIAL/COMMERCIAL DRIVE ACCESS.

SCALE: 1"=40'
0' 20' 40' 80'

TRUVISTA GILBERT AND RIGGS
SEC GILBERT RD & RIGGS RD, CHANDLER, AZ 85249

CONCEPTUAL SITE PLAN

Registered Professional Engineer
CERTIFICATE NO. 46857
DANIEL G. MANN
8/24/20
ARIZONA, U.S.A.

3engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-0235
WWW.3ENGINEERING.COM

DATE: 08/24/20

PROJECT NO.
1859

SHEET NO.
CSP01
1 of 1

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EXHIBIT B
Landscape Plan

TRUVISTA GILBERT & RIGGS

project consultants

owner/developer:
TRUVISTA DEVELOPMENT
5665 NORTH SCOTTSDALE ROAD #130
SCOTTSDALE, ARIZONA 85250
PROJECT CONTACT: JD LEVY
PHONE: 602.214.3011

engineer:
3 ENGINEERING
6370 EAST THOMAS ROAD #200
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: DANIEL MANN, P.E.
PHONE: 602.334.4387
EMAIL:dan@3engineering.com

landscape architecture:
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL:bpaul@designethic.net

site data

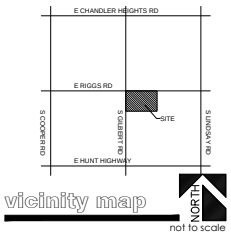
ZONING:	PAD
GROSS SITE AREA:	10.032 ACRES
NET SITE AREA:	8.994 ACRES
NUMBER OF LOTS:	108

1-STORY
0, 1, 2, & 3 BEDROOM OPTIONS

2-STORY
2 BEDROOM

TREES ALONG PROJECT PERIMETER TO BE 50% 2" CALIPER SIZE AND 50% 1" CALIPER SIZE AT INSTALLATION.

TREES ADJACENT TO 2-STORY UNITS TO BE 50% 2" CALIPER SIZE AND 50% 1" CALIPER SIZE AT INSTALLATION.



vicinity map
not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 E. 6TH AVE. SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH
0' 40' 80' 120'
SCALE: 1" = 40'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT:
TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

SHEET
L.01 of L.09

plant legend

trees

botanical name	common name
ACACIA FARNESIANA	SWEET ACACIA
ACACIA CONSTRICTA	WHITETHORN ACACIA
ACACIA SCHAFFNERI	TWISTED ACACIA
ACACIA SALICINA	WILLOW ACACIA
CAESALPINIA CACALACO	THORNLESS CASCALOTE
CHILOPSIS LINEARIS	DESERT WILLOW
DALBERGIA SISSOO	SISSOO TREE
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
OLNEYA TESOTA	IRONWOOD
PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM
PARKINSONIA PRAECOX	PALO BREA
PARKINSONIA FLORIDUM	BLUE PALO VERDE
PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE
PISTACIA X. RED PUSH	RED PUSH PISTACHE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
TIPUANA TIPU	TIPU TREE
ULMUS PARVIFOLIA	EVERGREEN ELM

shrubs

botanical name	common name
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CELTIS PALLIDA	DESERT HACKBERRY
CORDIA PARVIFOLIA	LITTLELEAF CORDIA
DALEA FRUTESCENS	SIERRA NEGRA
DODONAEA VISCOSA	HOPSEED BUSH
ENCELIA FARINOSA	BRITTLEBUSH
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
EREMOPHILA SP.	VALENTINE
JUSTICIA CALIFORNICA	CHUPAROSA
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
LARREA TRIDENTATA	CREOSOTE
LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
RUELLIA PENINSULARIS	BAJA RUELLIA
RUELLIA BRITTONIANA	MEXICAN PETUNIA
RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN
SENNA ARTEMISIOIDES	FEATHERY CASSIA
SIMMONDSIA CHINENSIS	JOJOBA
SPHAERALCEA AMBIGUA	GLOBEMALLOW
TECOMA ALATA	ORANGE JUBILEE
TECOMA CAPENSIS	CAPE HONEYSUCKLE
TECOMA STANS	YELLOW BELLS

accents

botanical name	common name
AGAVE SPECIES	AGAVE SPECIES
ALOE SPECIES	ALOE SPECIES
ASCLEPIAS SUBULATA	DESERT MILKWEED
CARNEGIEA GIGANTEA	SAGUARO
DASYLIRION SPECIES	DASYLIRION SPECIES
ECHINOCACTUS GRUSONII	GOLDEN BARREL
EUPHORBIA ANTISYPHILITICA	CANDELILLA
EUPHORBIA RIGIDA	GOPHER PLANT
EUPHORBIA TRICUCALLI	STICKS OF FIRE
FEROCACTUS CYLINDRACEUS	COMPASS BARREL
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE FUNIFERA	GIANT HESPERALOE
HESPERALOE PARVIFLORA	RED YUCCA
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA
LOPHOCEREUS SCHOTTII	SENITA
MUHLENBERGIA CAPILLARIS	REGAL MIST
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR
OPUNTIA VERSICOLOR	STAGHORN CHOLLA
PACHCEREUS MARGINATUS	MEXICAN FENCE POST
PEDILANTHUS MACROCARPUS	SLIPPER PLANT
PORTULACARIA AFRA	ELEPHANTS FOOD
YUCCA SPECIES	YUCCA SPECIES

vines

botanical name	common name
BOUGAINVILLEA SPECIES	BOUGAINVILLEA SPECIES
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
JASMINUM MESNYI	YELLOW JASMINE VINE
PASSIFLORA SP.	PASSION VINE
PARTHENOCISSUS SP.	HACIENDA CREEPER
ROSA BANKSIAE	LADY BANKS ROSE

groundcover

botanical name	common name
ACACIA REDOLENS	DESERT CARPET
AMBROSIA DELTOIDEA	BURSAGE
BAILEYA MULTIRADIATA	DESERT MARIGOLD
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
CHRYSACTINIA MEXICANA	DAMIANITA
DALEA CAPITATA	DALEA
GAZANIA RIGENS	GAZANIA
LANTANA SPECIES	LANTANA SPECIES
PENSTEMON SPECIES	PENSTEMON SPECIES
ROSMARINUS OFFICINALIS	ROSMARY
RUELLIA BRITTONIANA 'KATIE'	'KATIE' RUELLIA
SETCREASEA PALLIDA	PURPLE HEART PLANT
SPHAGNETICOLA TRILOBATA	YELLOW DOT
TETRANEURIS ACAULIS	ANGELITA DAISY
THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
ABRONIA VILLOSA	SAND VERBENA
TURF	TURF

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PROJECT: TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE: CONCEPTUAL PLANT PALLET

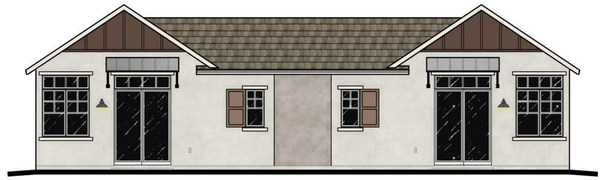
JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

SHEET
L.02 of L.09

EXHIBIT C

Color Building Elevations

LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 1 | Gilbert Road & Riggs Road | Chandler, AZ

11-19-2020

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LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 2 | Gilbert Road & Riggs Road | Chandler, AZ

11-19-2020

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LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 4 | Gilbert Road & Riggs Road | Chandler, AZ

11-19-2020

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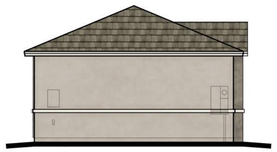
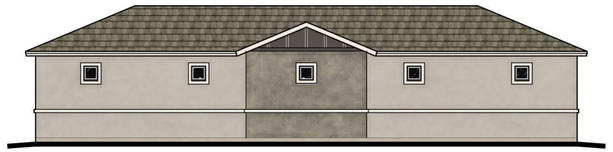
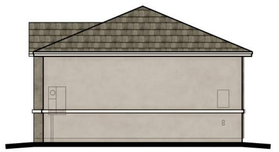


LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Garage | Gilbert Road & Riggs Road | Chandler, AZ

11-19-2020

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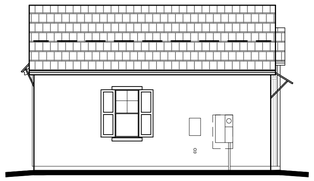
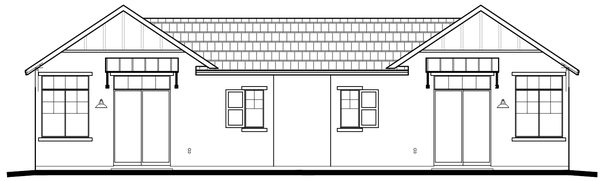
EXHIBIT D

Black and White Building Elevations



LEFT ELEVATION
1/8" = 1'-0"



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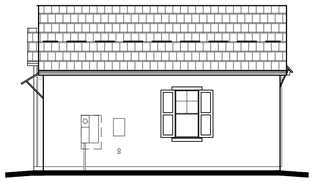
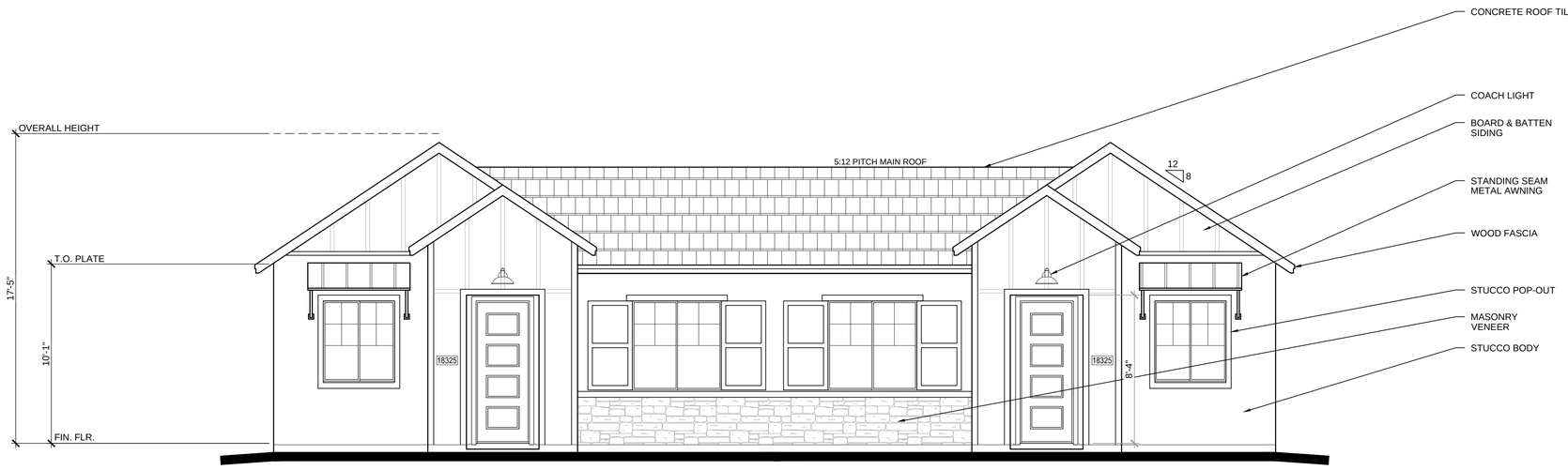


RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

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11-19-2020

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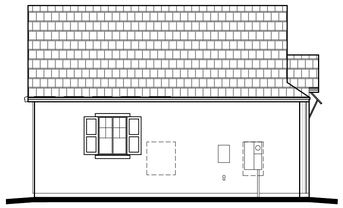
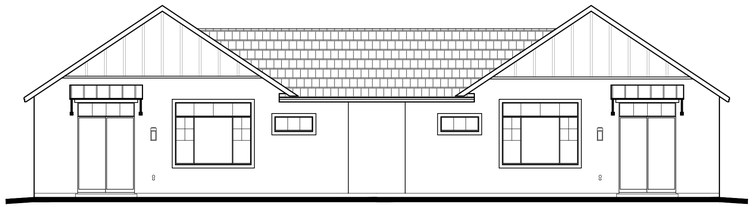
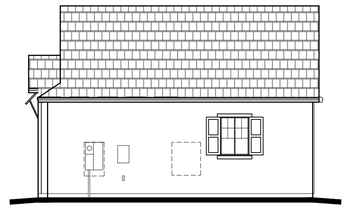


LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 2 | Gilbert Road & Riggs Road | Chandler, AZ

11-19-2020

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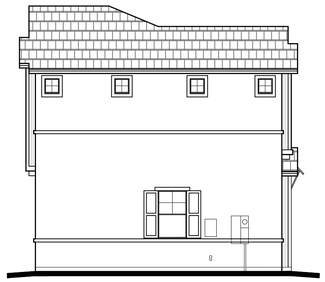
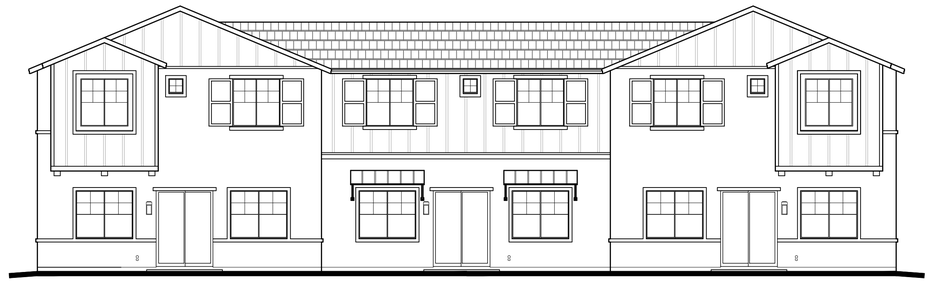
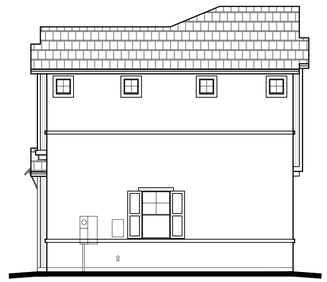


LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 4 | Gilbert Road & Riggs Road | Chandler, AZ

5-26-2020

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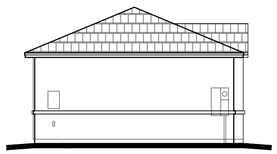
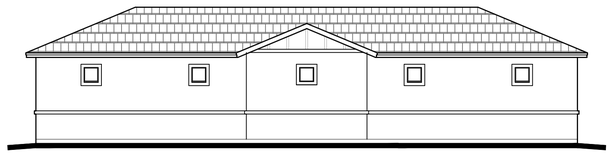


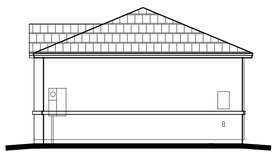
LEFT ELEVATION

1/8" = 1'-0"



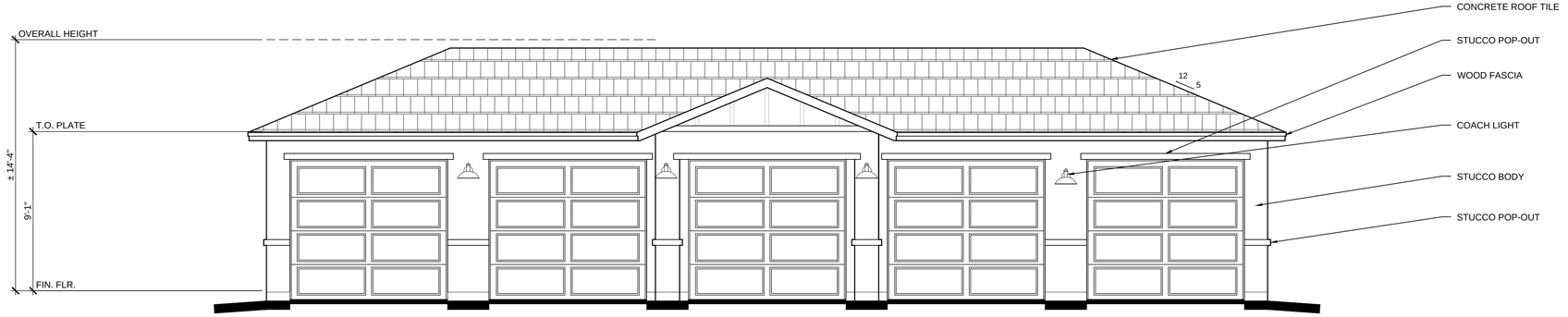
REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

Garage | Gilbert Road & Riggs Road | Chandler, AZ

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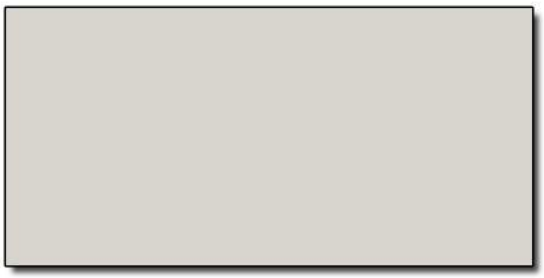
EXHIBIT E

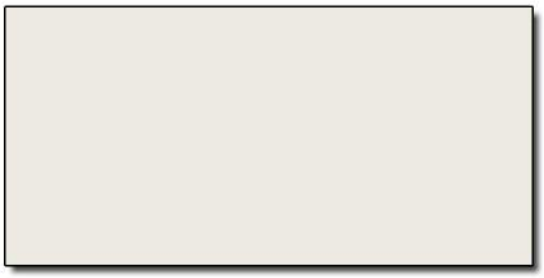
Colors and Materials



Body:
Winter Walk - SW9628
Manuf: Sherwin Williams

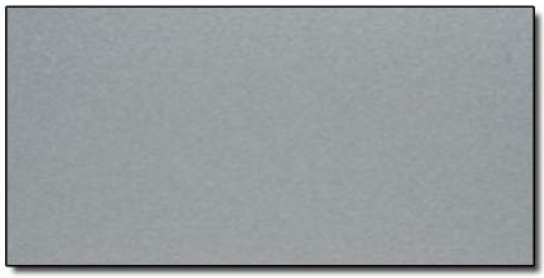
Accent Body:
Functional Gray - SW7024
Manuf: Sherwin Williams

Accent Siding:
Sable - SW6083
Manuf: Sherwin Williams



Trim & Fascia:
Alabaster - SW7008
Manuf: Sherwin Williams

Door & Shutters:
Down Home - SW6081
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5687 Brown Gray Range

Eldorado Stone
Cliffstone - Manzanita

Gilbert Road & Riggs Road

11-19-2020

Scheme 1

TruVista HOLDINGS
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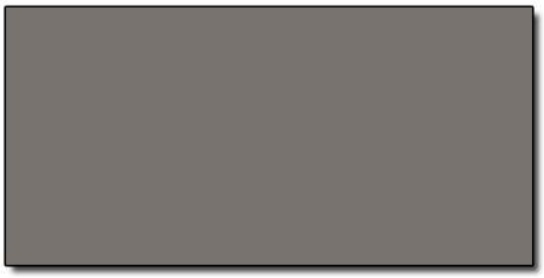
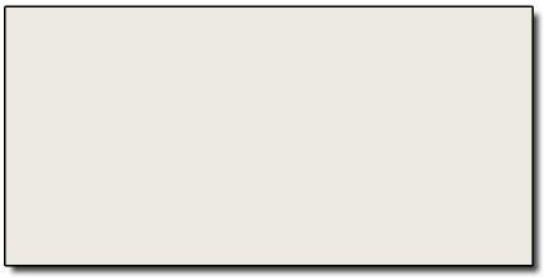
Body:
Grassland - SW6163
Manuf: Sherwin Williams

Accent Body:
At Ease Soldier - 9127
Manuf: Sherwin Williams

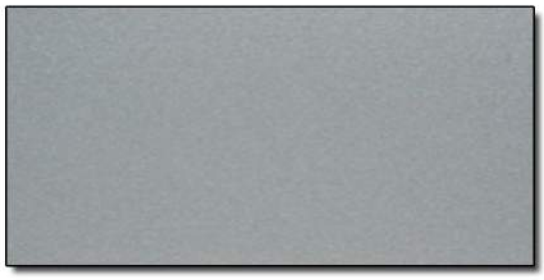


Accent Siding:
Gauntlet Gray - SW7019
Manuf: Sherwin Williams



Trim & Fascia:
Alabaster - SW7008
Manuf: Sherwin Williams

Door & Shutters:
Marooned - SW6020
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5503 Conventional

Eldorado Stone
Cliffstone - Barley

Gilbert Road & Riggs Road

11-19-2020

Scheme 2

TruVista HOLDINGS
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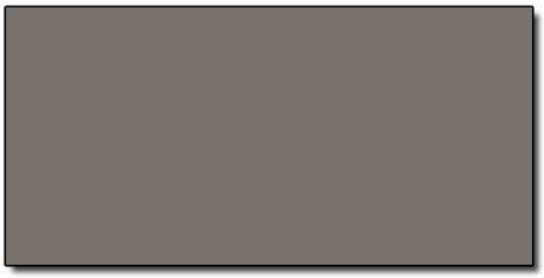
Body:
Mindful Gray - SW7016
Manuf: Sherwin Williams

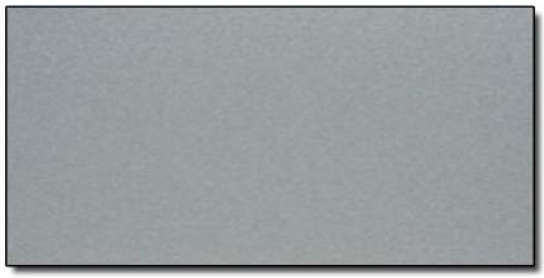
Accent Body:
Acier - SW9170
Manuf: Sherwin Williams



Accent Siding:
Gauntlet Gray - SW7019
Manuf: Sherwin Williams

Trim & Fascia:
Incredible White - SW7028
Manuf: Sherwin Williams

Door & Shutters:
Black Fox - SW7020
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5503 Conventional

Eldorado Stone
Cliffstone - Banff Springs

Gilbert Road & Riggs Road

11-19-2020

Scheme 3

TruVista HOLDINGS
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Scottsdale, AZ 85250

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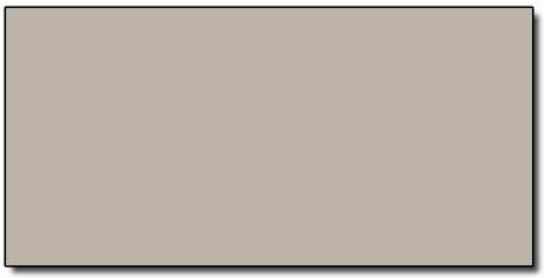


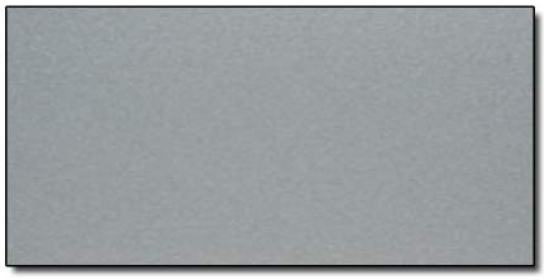
Body:
Amazing Gray - SW7044
Manuf: Sherwin Williams

Accent Body:
Anonymous - SW7046
Manuf: Sherwin Williams

Accent Siding:
Urbane Bronze - SW7048
Manuf: Sherwin Williams

Trim & Fascia:
Greek Villa - SW7551
Manuf: Sherwin Williams

Door & Shutters:
Sturdy Brown - SW6097
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5687 Brown Gray Range

Eldorado Stone
Cliffstone - Lantana

Gilbert Road & Riggs Road

11-19-2020

Scheme 4

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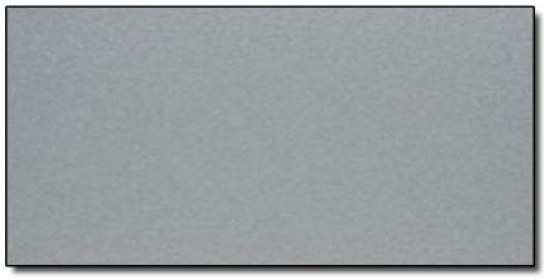
Body:
Creamy - SW7012
Manuf: Sherwin Williams

Accent Body:
Dirty Martini - SW9119
Manuf: Sherwin Williams

Accent Siding:
Tricorn Black - SW6258
Manuf: Sherwin Williams

Trim & Fascia:
Pure White - SW7005
Manuf: Sherwin Williams

Door & Shutters:
In the Navy - SW9178
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5687 Brown Gray Range

Eldorado Stone
Cliffstone - Boardwalk

Gilbert Road & Riggs Road

11-19-2020

Scheme 5

TruVista HOLDINGS
7904 E. Chaparral Rd.
P.O. Box #A110-603
Scottsdale, AZ 85250

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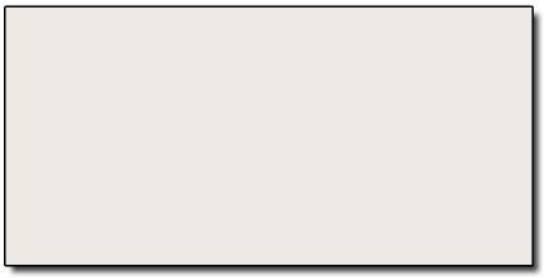
Body:
Snowbound - SW7004
Manuf: Sherwin Williams

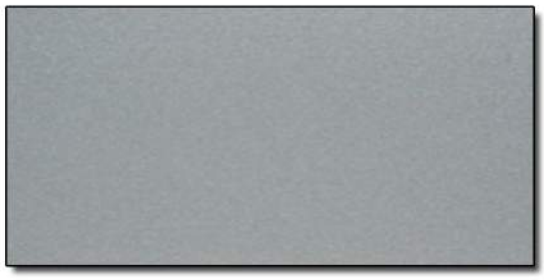
Accent Body:
Colonnade Gray - SW7641
Manuf: Sherwin Williams

Accent Siding:
Homburg Gray - SW7622
Manuf: Sherwin Williams



Trim & Fascia:
Snowbound - SW7004
Manuf: Sherwin Williams

Door & Shutters:
Mineral Gray - SW2740
Manuf: Sherwin Williams



Metal Awning:
Zink Metallic
Manuf: Western states Metal Roofing

Eagle Roofing
Ponderosa - 5503 Conventional

Eldorado Stone
Cliffstone - Whitebark

Gilbert Road & Riggs Road

11-19-2020

Scheme 6

TruVista HOLDINGS
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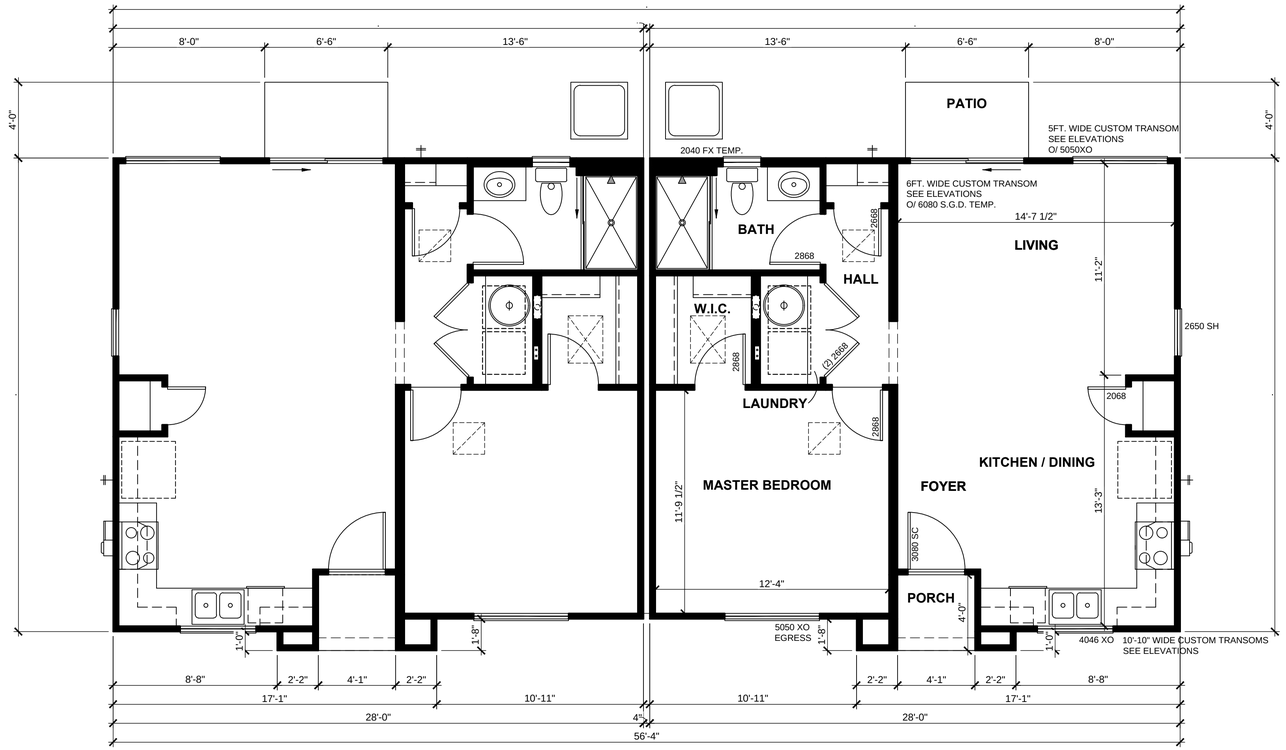
EXHIBIT F

Floor Plans



AREA CALCULATIONS

EACH UNIT LIVABLE	679 SQ. FT.
BLDG. TOTAL UNDER ROOF	1405 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

Plan 1 | Gilbert Road & Riggs Road | Chandler, AZ

11-10-2020

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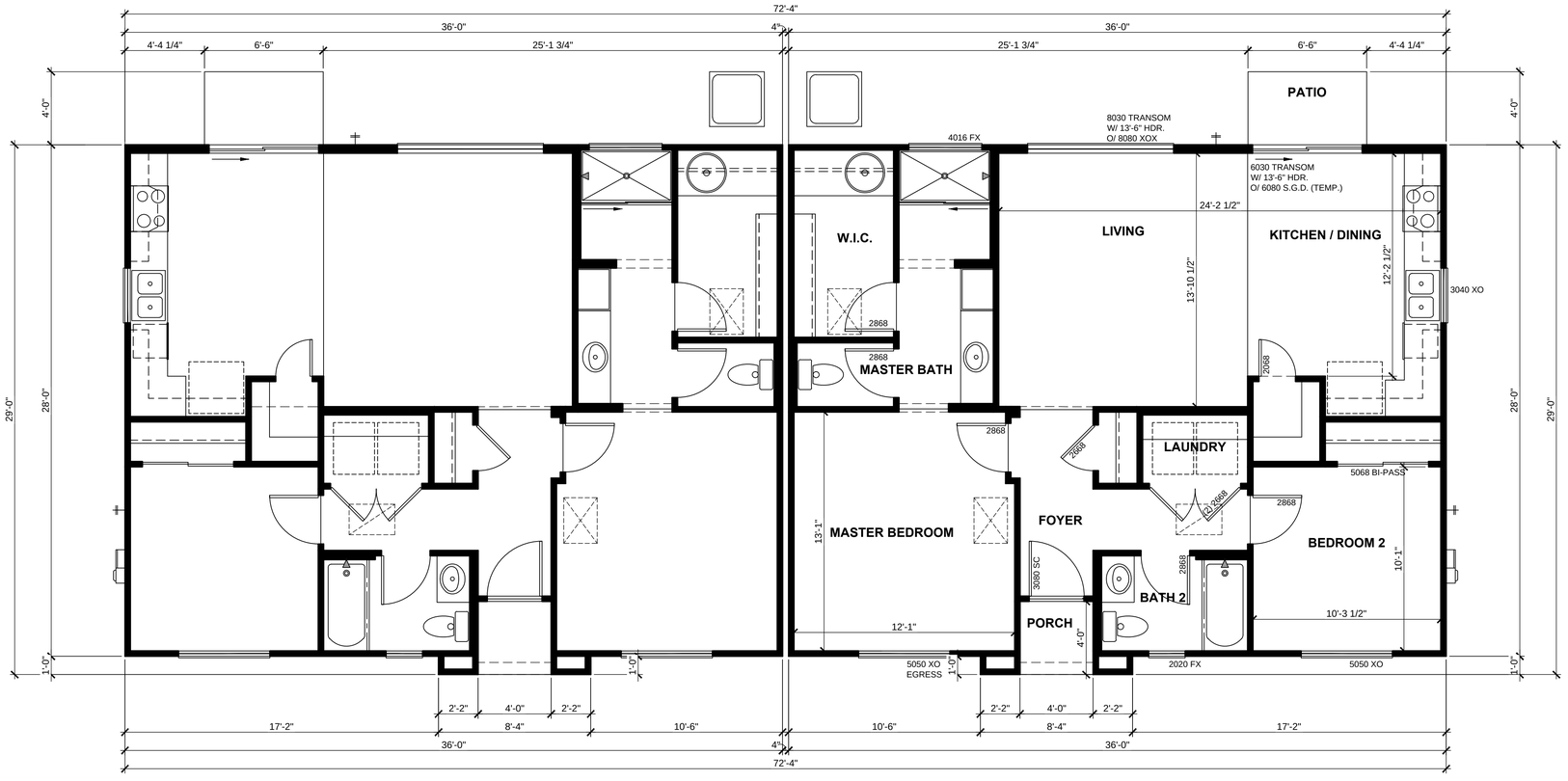

AREA CALCULATIONS

EACH UNIT LIVABLE	996 SQ. FT.
BLDG. TOTAL UNDER ROOF	2044 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

Plan 2 | Gilbert Road & Riggs Road | Chandler, AZ

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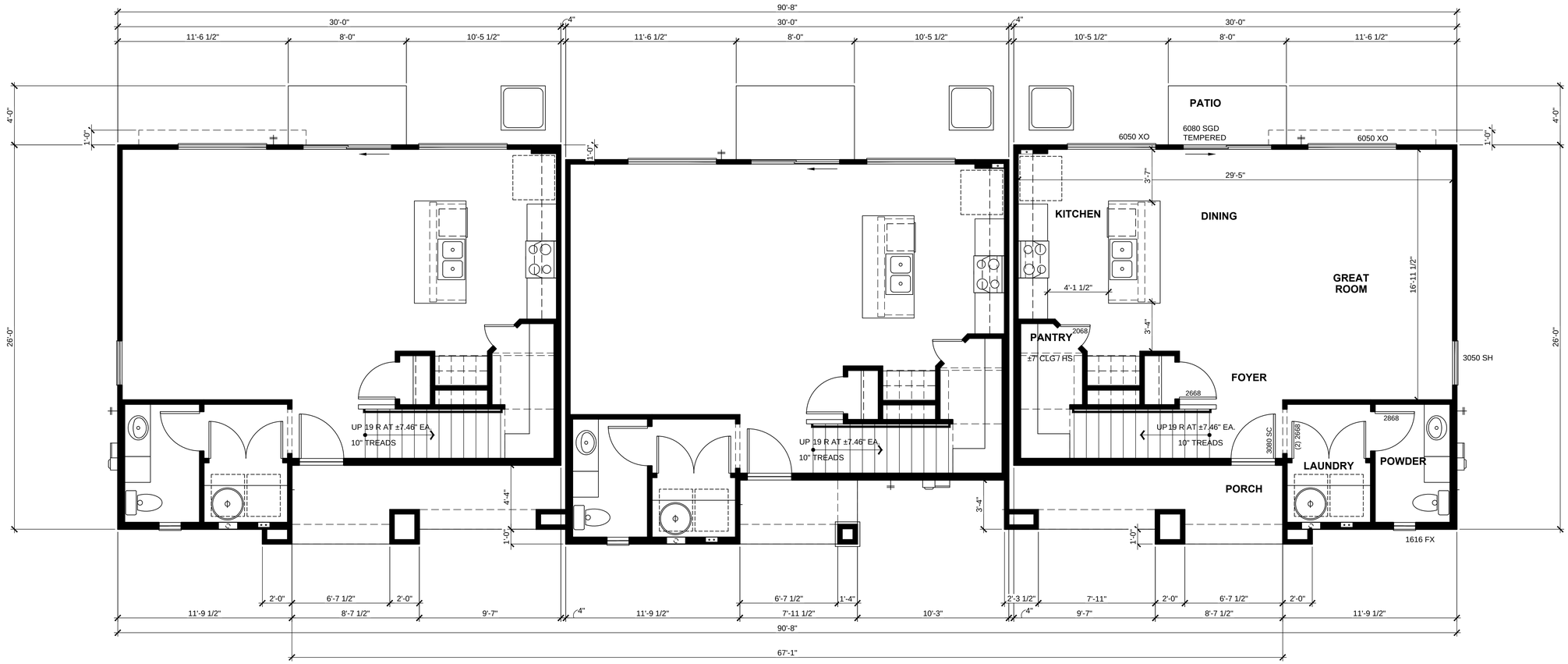

AREA CALCULATIONS	
EACH UNIT 1st FLR. LIVABLE	701 SQ. FT.
EACH UNIT 2st FLR. LIVABLE	667 SQ. FT.
EACH UNIT TOTAL LIVABLE	1368 SQ. FT.
BLDG. TOTAL UNDER ROOF	2227 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

Plan 4 | Gilbert Road & Riggs Road | Chandler, AZ

11-10-2020

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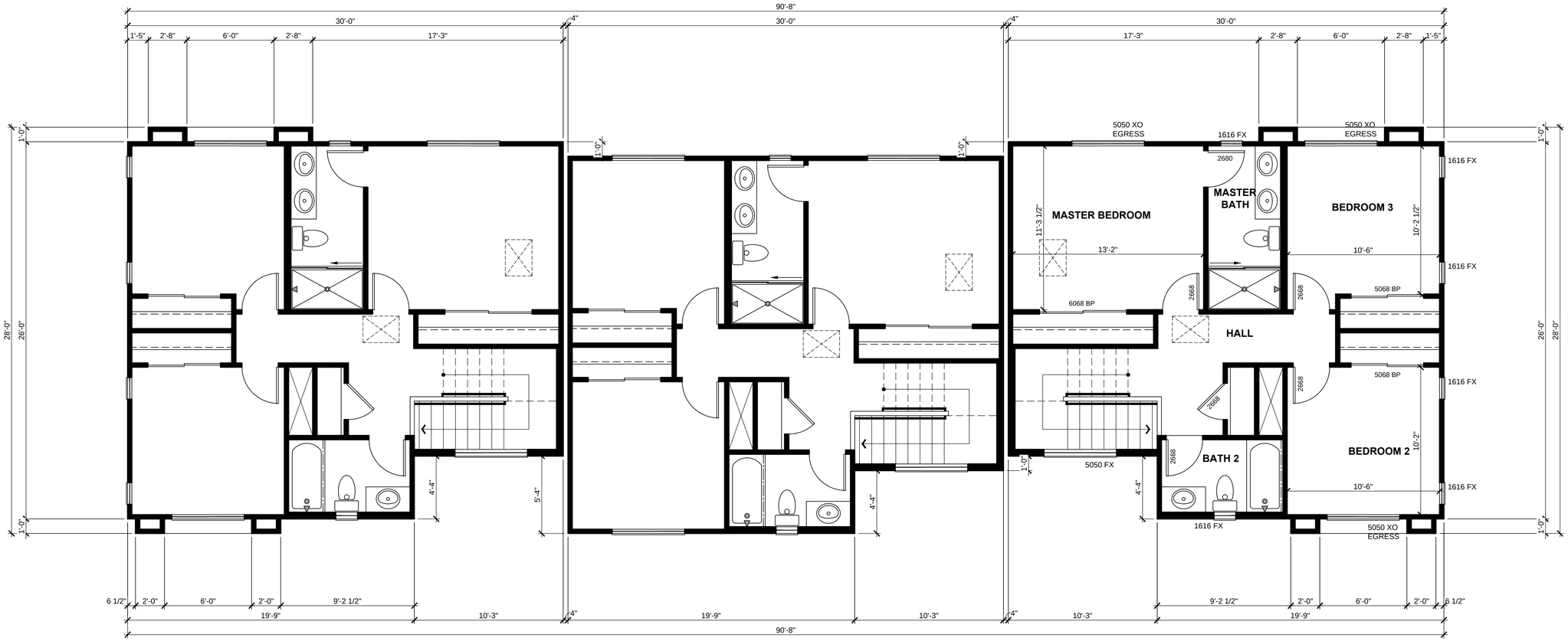

AREA CALCULATIONS

EACH UNIT 1st FLR. LIVABLE	701 SQ. FT.
EACH UNIT 2st FLR. LIVABLE	667 SQ. FT.
EACH UNIT TOTAL LIVABLE	1368 SQ. FT.
BLDG. TOTAL UNDER ROOF	2221 SQ. FT.

SECOND FLOOR PLAN

1/4" = 1'-0"

Plan 4 | Gilbert Road & Riggs Road | Chandler, AZ

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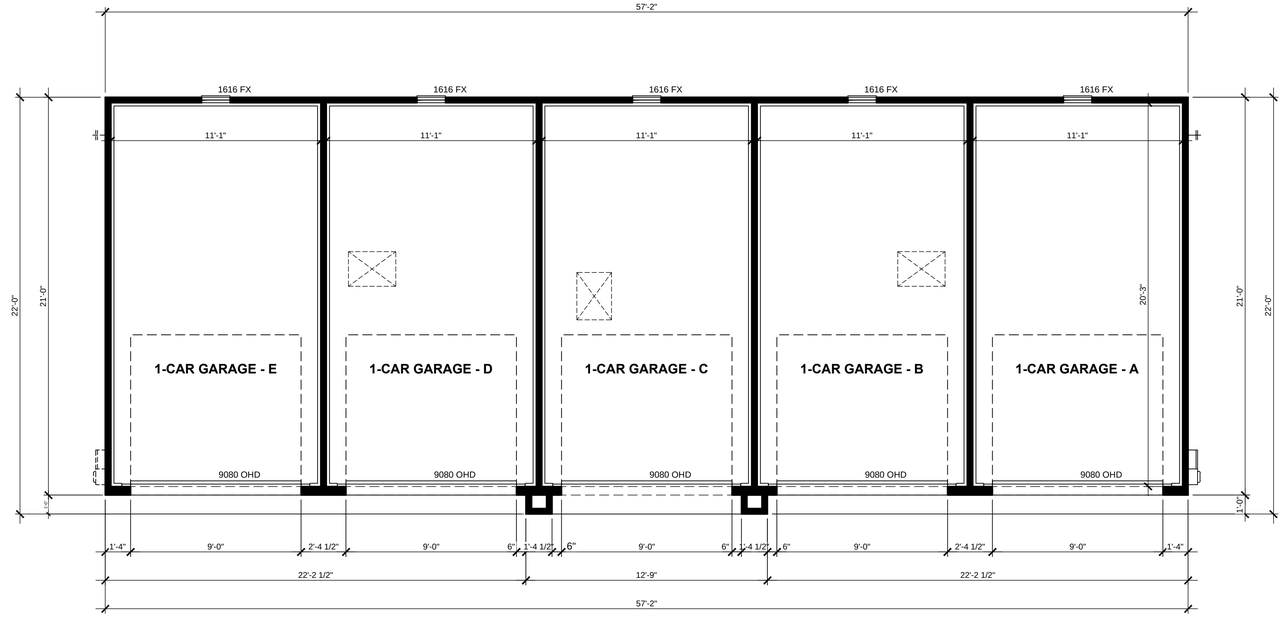

AREA CALCULATIONS

BLDG. TOTAL UNDER ROOF	1247 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

Garage | Gilbert Road & Riggs Road | Chandler, AZ

11-10-2020

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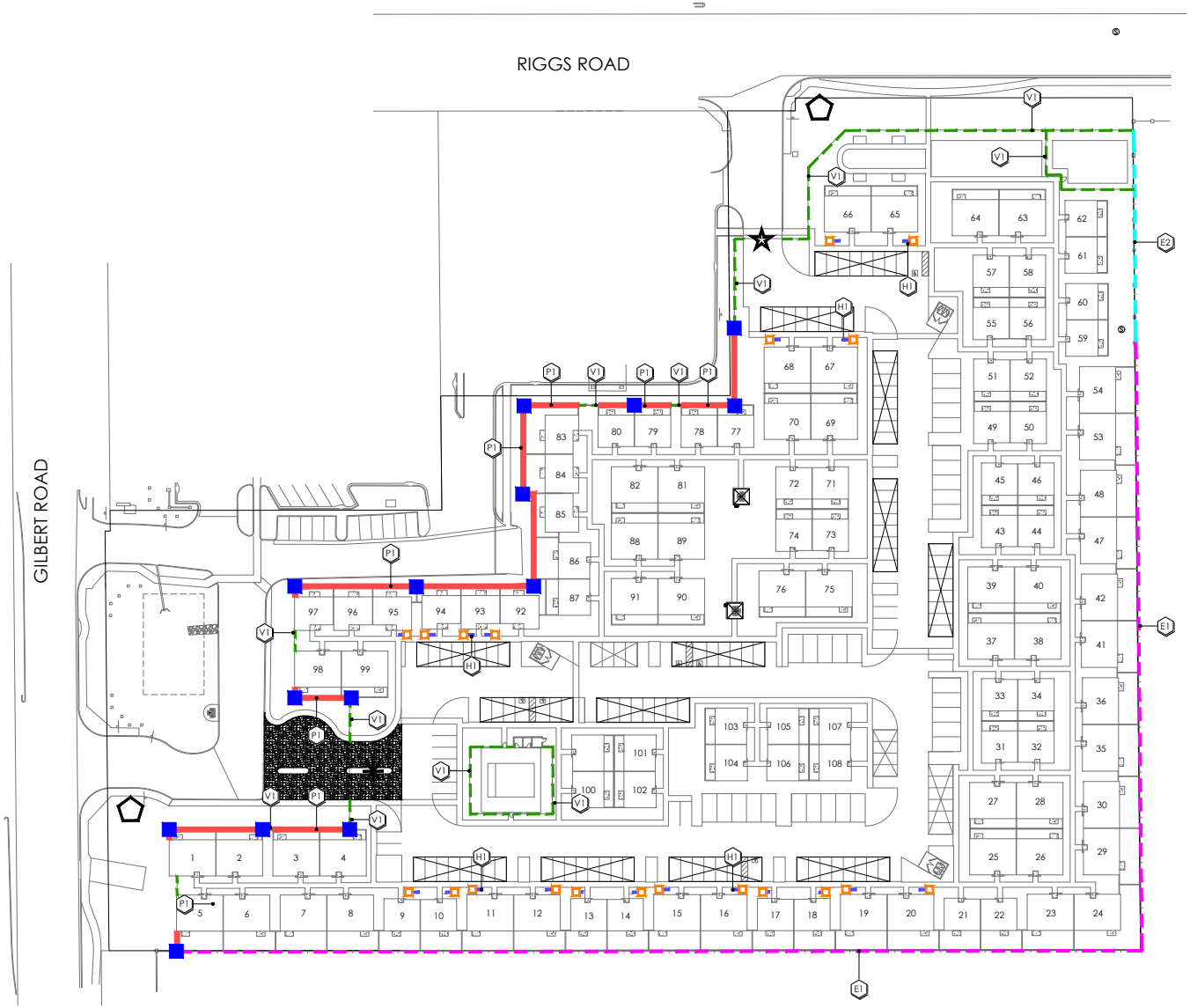
EXHIBIT G

Conceptual Wall Plan



wall key notes

- P1 — 1 — 6' HIGH PERIMETER THEME WALL. SEE SHEET L.04, DETAIL 'A'.
- V1 — 2 — 6' HIGH VIEW WALL SEE SHEET L.04, DETAIL 'C'.
- H1 — 3 — 24" HIGH 8" X 6" X 16" SCREEN WALL 2'-0" MIN. OFFSET FROM ADJACENT SIDEWALK LINE (TYP.) SEE SHEET L.04, DETAIL 'B'.
- E1 — 4 — EXISTING CMU WALL TO REMAIN
- E2 — 5 — EXISTING VIEW WALL TO REMAIN
- 6 — PROPOSED ENTRY GATE LOCATION. SEE SHEET L.05, DETAIL 'A'.
- 7 — PROPOSED EXIT ONLY GATE LOCATION. SEE SHEET L.05, DETAIL 'B'.
- 8 — PROPOSED ENTRY MONUMENT LOCATION. SEE SHEET L.06, DETAIL 'A'.
- 9 — 1'-4" X 1'-4" CMU COLUMN.
- 10 — 2'-0" X 2'-0" CMU COLUMN.

NOTE: ALL PERIMETER AND INTERIOR PATIO WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

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NORTH

0' 40' 80' 120'

SCALE: 1" = 40'-0"

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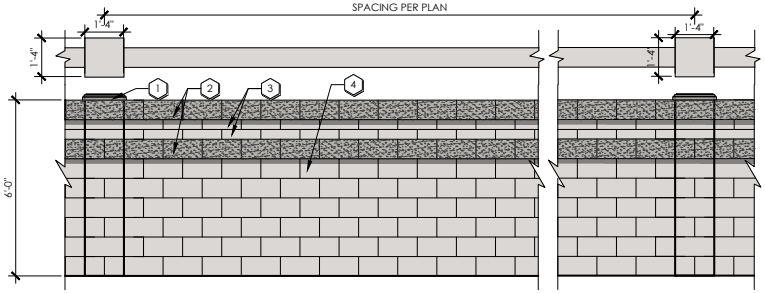
(OUTSIDE MARICOPA COUNTY)

PROJECT: TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE: CONCEPTUAL WALL PLAN

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

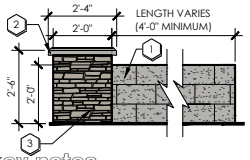
SHEET
L.03 of L.09



1 MESA PRECAST PC-18 CONCRETE CAP
2 8" X 8" X 16" SPLIT FACE CMU BLOCK COLOR: TBD
3 6" x 4" x 16" CMU BLOCK COLOR: TBD
4 6" x 8" x 16" CMU BLOCK COLOR: TBD

A WALL ELEVATION

SCALE: 1/2" = 1'-0"

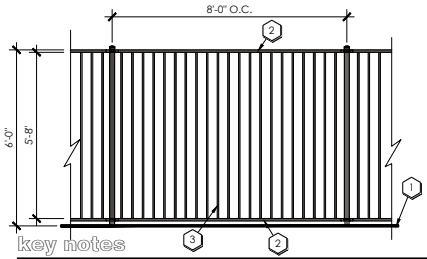


key notes

1 6"X8"X16" SPLIT FACE CMU BLOCK COLOR: TBD
2 MESA PRECAST PC-28 CAP
3 24" X 24" CMU COLUM WITH 6" SPLIT LIMESTONE

72" HEIGHT CMU REAR PATIO WALL ELEVATION

SCALE: 1/2" = 1'-0"

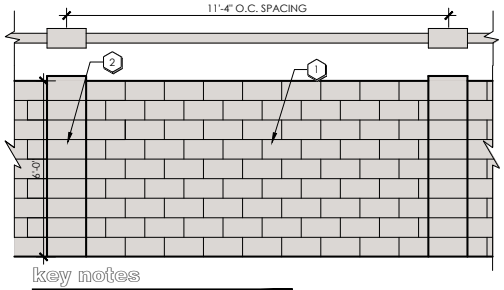


key notes

1 FINISH GRADE
2 1" X 1" SQ. TUBULAR STEEL RAIL
3 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING

C 6'-0" WROUGHT IRON FENCE

SCALE: 1/2" = 1'-0"

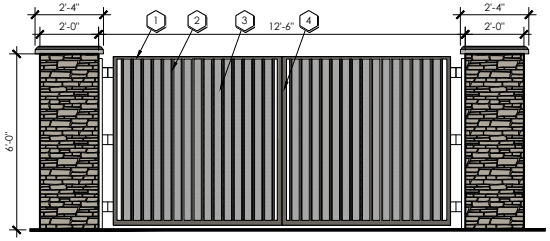


key notes

1 4"X8"X16" CMU BLOCK WALL COLOR: TO MATCH RESIDENCES
2 8"X8"X16" H-BLOCK COLUMNS 11'-4" O.C.

D 4" X 8" X 16" CMU WALL W/ 8"X8"X16" H BLOCK COLUMNS

SCALE: 1/2" = 1'-0"



key notes

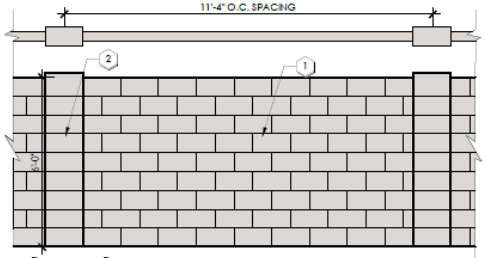
1 2" TUBULAR STEEL TOP & BOTTOM RAILS PAINT 'SEALSKIN' SW 7675
2 3/4" TUBULAR STEEL PICKETS AT 4" O.C. PAINT 'SEALSKIN' SW 7675
3 WOOD SLATS PAINT 'ZIRCON' SW 7667
4 GATE LATCH

E TRASH ENCLOSURE w/ GATE

SCALE: 1/2" = 1'-0"

72" HEIGHT CMU REAR PATIO WALL ELEVATION

SCALE: 1/2" = 1'-0"



key notes

1 4"X8"X16" CMU BLOCK WALL COLOR: TO MATCH RESIDENCES
2 8"X8"X16" H-BLOCK COLUMNS 11'-4" O.C.

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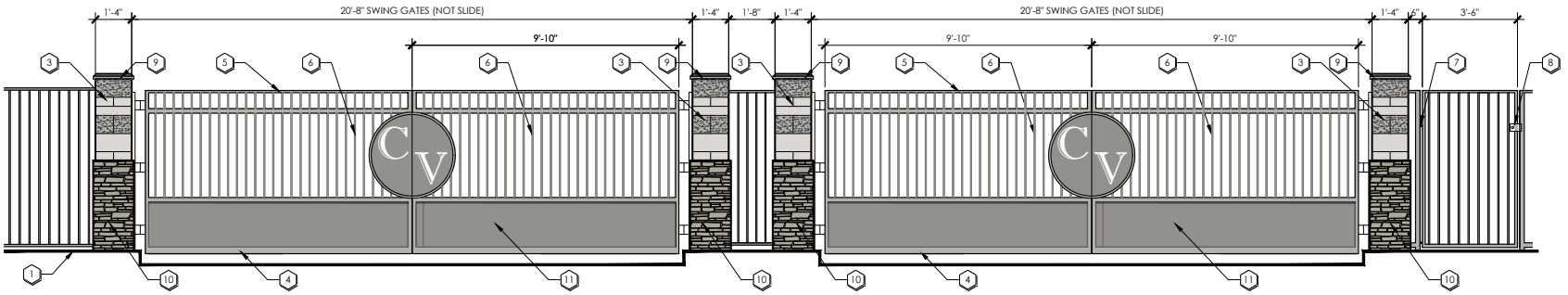
PROJECT: TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE: WALL DETAILS

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

SHEET
L.04 of L.09

EXHIBIT H
Entry Gate Detail



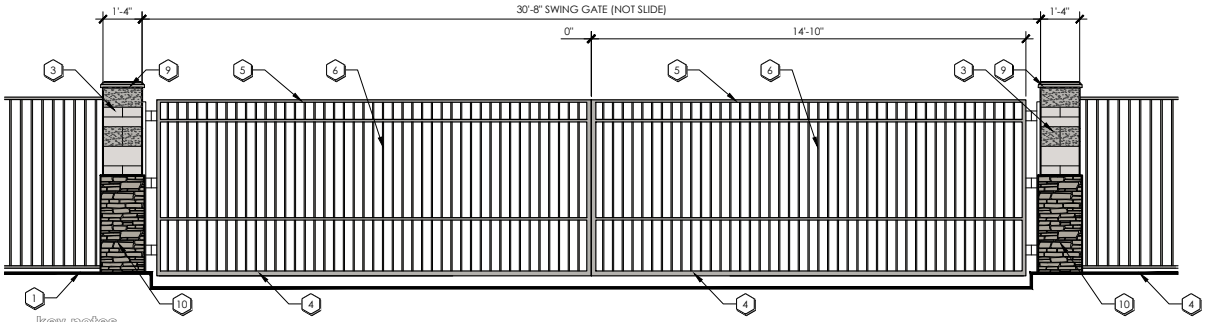
key notes

1. FINISH GRADE
2. COMPACTED SUBGRADE
3. 1'-4" X 1'-4" WALL PILASTER SEE DETAIL "C" ON SHEET L.04
4. 3" X 3" SQ. TUBULAR STEEL RAIL
5. 2" X 2" SQ. TUBULAR STEEL RAIL
6. 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
7. SPRING LOADED HINGES (TYP.)
8. SELF LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 54 INCHES ABOVE GROUND
9. MESA PRECAST PC-18 CAP
10. 6" SPLIT LIMESTONE STONE BASE @ 40" HEIGHT
11. SOLID STEEL PANEL WELDED TO RAILS

A MAIN ENTRY GATE ELEVATION

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.



key notes

1. FINISH GRADE
2. COMPACTED SUBGRADE
3. 1'-4" X 1'-4" WALL PILASTER SEE DETAIL "C" ON SHEET L.04
4. 2" X 2" SQ. TUBULAR STEEL RAIL
5. 1" X 1" SQ. TUBULAR STEEL RAIL
6. 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
7. SPRING LOADED HINGES (TYP.)
8. SELF LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 54 INCHES ABOVE GROUND
9. MESA PRECAST PC-18 CAP
10. 6" SPLIT LIMESTONE STONE BASE @ 40" HEIGHT

B NORTHERN EXIT ONLY GATE ELEVATION

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

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CHANDLER, AZ

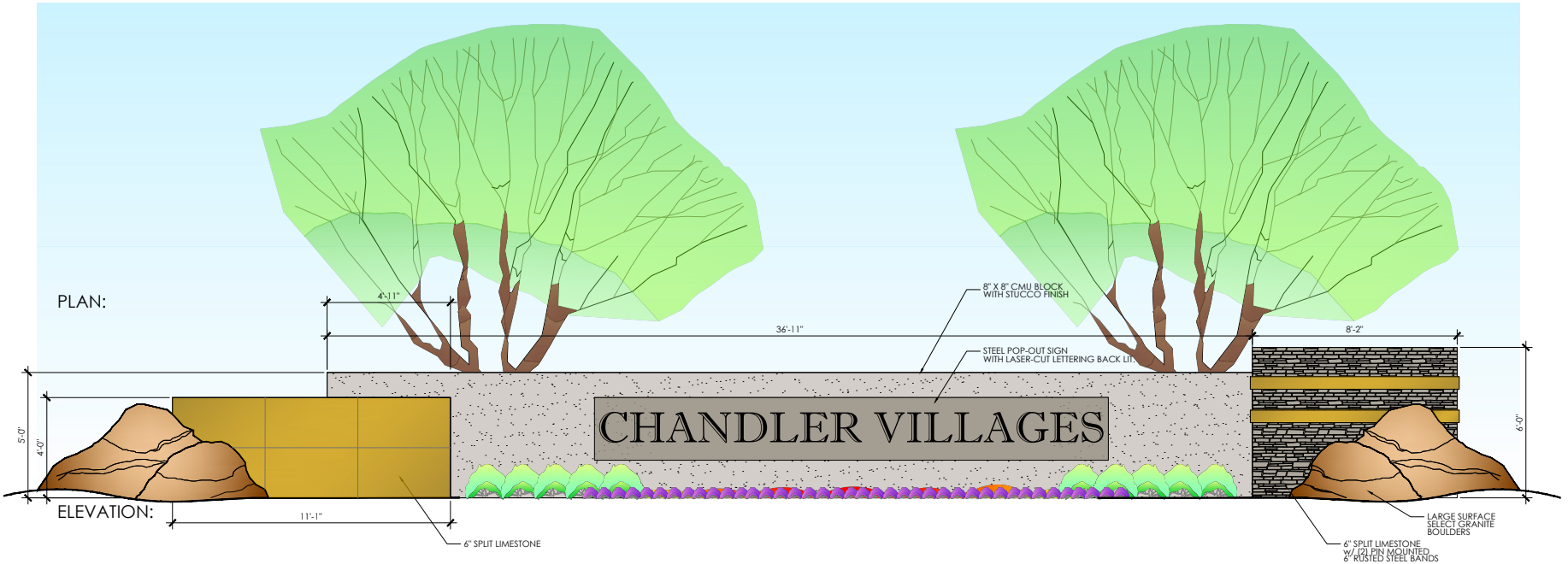
SHEET TITLE: ENTRY GATE DETAIL

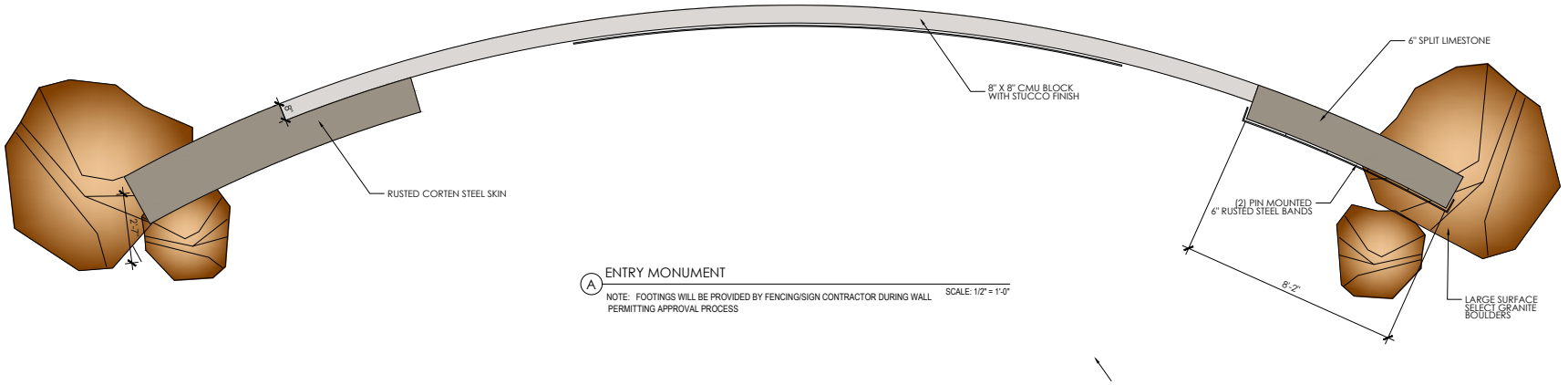
JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 11.10.2020
REVISED:

SHEET
L.05 of L.09

EXHIBIT I

Entry Monument Detail





A ENTRY MONUMENT

SCALE: 1/2" = 1'-0"

NOTE: FOOTINGS WILL BE PROVIDED BY FENCING/SIGN CONTRACTOR DURING WALL PERMITTING APPROVAL PROCESS

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CHANDLER, AZ

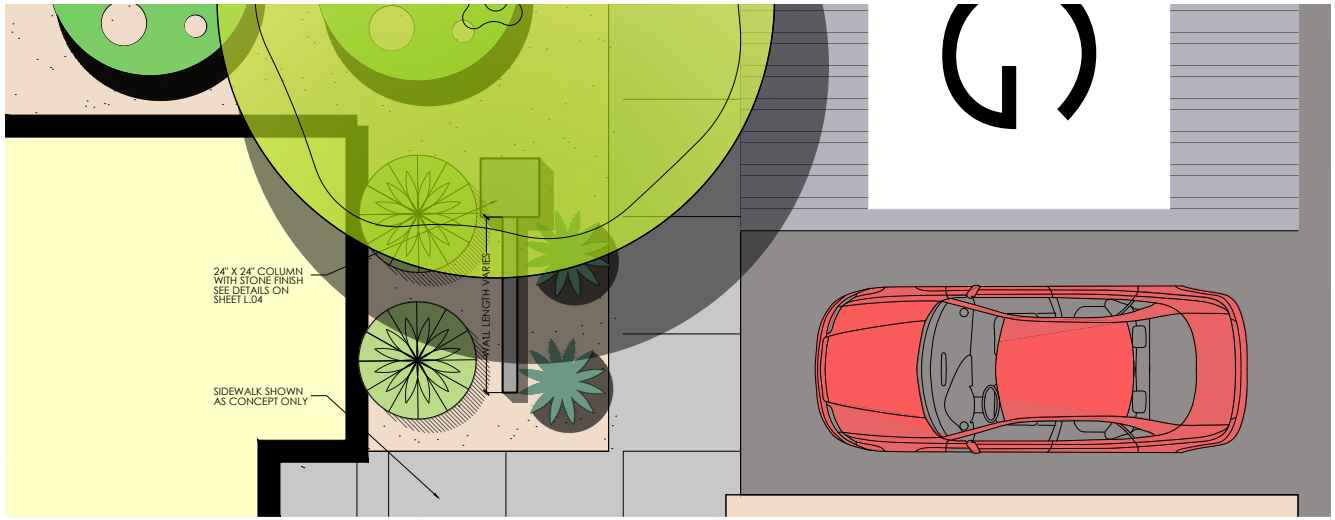
SHEET TITLE:
ENTRY MONUMENT DETAIL

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 11.10.2020
REVISED:

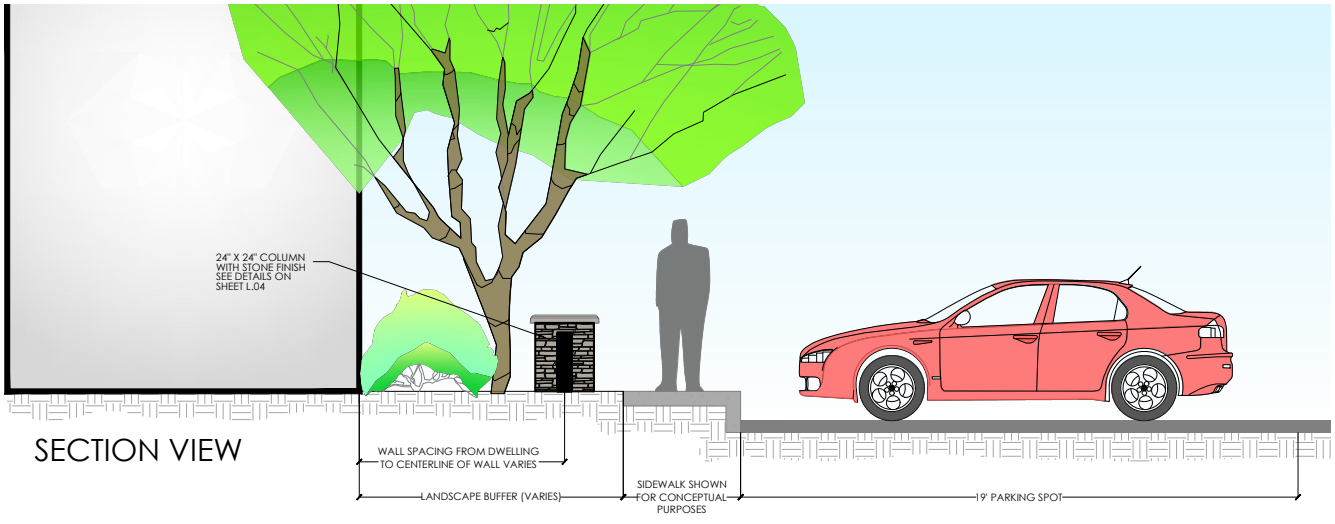
SHEET
L.06 of L.09

EXHIBIT J

Conceptual Street Section



PLAN VIEW



SECTION VIEW

A CONCEPTUAL SCREEN WALL STREET SECTION

SCALE: 1/2" = 1'-0"

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PROJECT:
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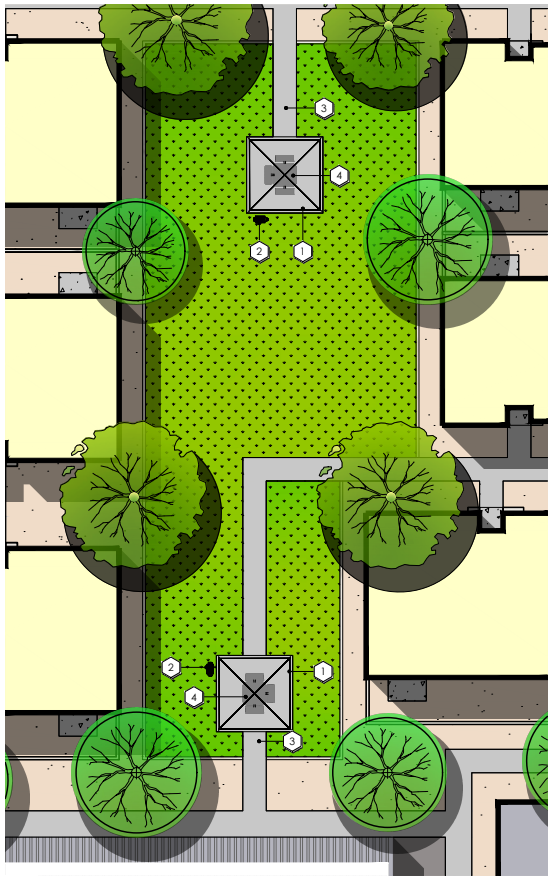
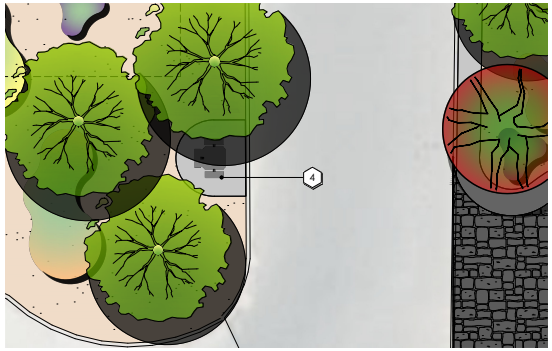
SHEET TITLE:
CONCEPTUAL STREET SECTION

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

EXHIBIT K

Conceptual Open Space Amenities

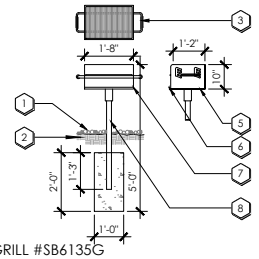




key notes

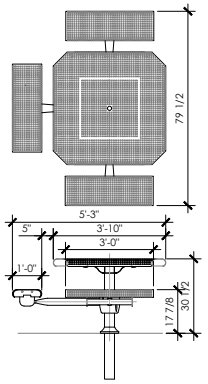
1. PIT RUN ROCK.
2. COMPACTED SUBGRADE.
3. SPRING HANDLE
4. 5/8" ROD HANDLE
5. CONT. WELD
6. 1" ASH LIP
7. ENTIRE UNIT 3/16" STEEL
8. 3.5" O.D. GALV. TUBE

NOTE: UNIT WILL BE KAY PARK GRILL #SB16-3.5 OR APPROVED EQUAL.



A KAY PARK PEDESTAL GRILL #SB6135G

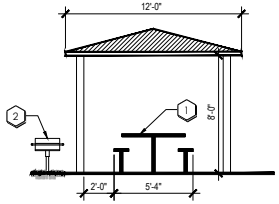
SCALE: 1/2" = 1'-0"



NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

B WABASH PORTAGE COLLECTION 46 ACCESSIBLE ADA #PODP611

SCALE: 1/2" = 1'-0"



key notes

1. PICNIC TABLE; DETAIL 'B' THIS SHEET
2. KAY PARK BBQ -SEE - 'A' THIS SHEET.

NOTES:
1. *PREFABRICATED AMERICANA 12'x12' NAVAJO SHELTER. TAN ROOF.*
2. *OWNER TO SELECT COLOR.*
3. *CONTRACTOR TO FOLLOW MANUFACTURER'S SPECS FOR INSTALLATION.*

C PREFABRICATED RAMADA

SCALE: 1/4" = 1'-0"

open space key notes

1. 12' X12' NAVAJO PREFABRICATED RAMADA WITH TAN ROOF SEE DETAIL 'C' ON THIS SHEET
2. KAY PARK BBQ -SEE - 'A' THIS SHEET.
3. 4' SIDEWALK
4. WABASH ADA ACCESSIBLE TABLE; SEE DETAIL 'B' ON THIS SHEET

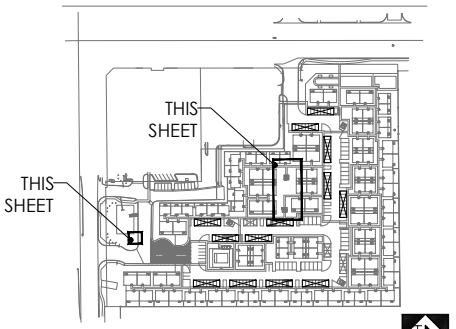


exhibit key map

not to scale

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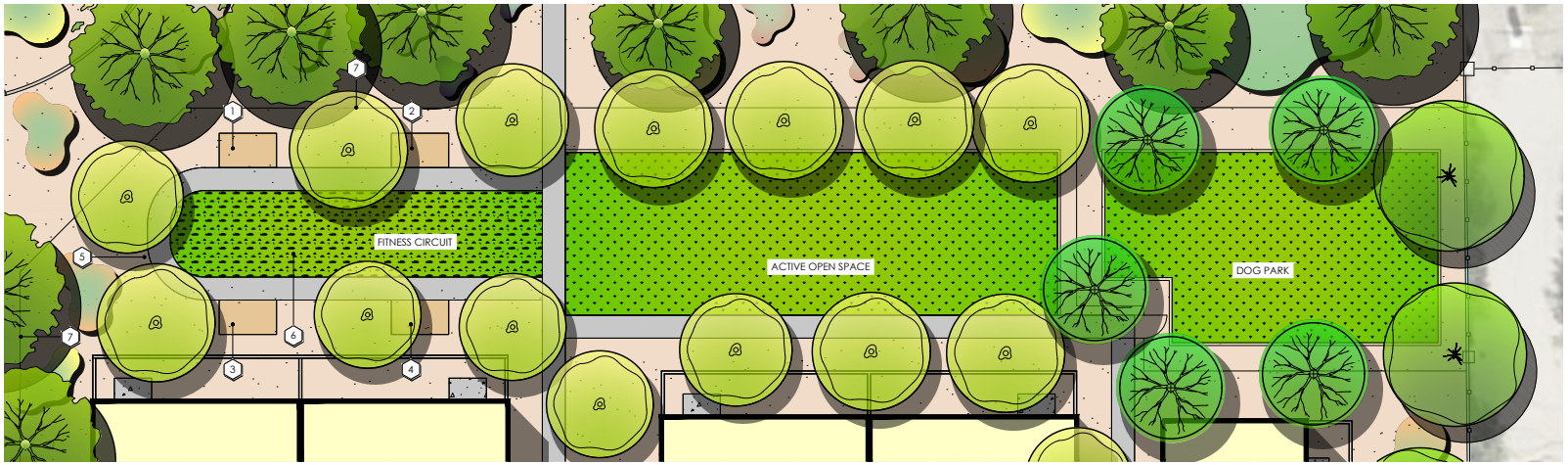
(OUTSIDE MARICOPA COUNTY)

PROJECT:
TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE:
CONCEPTUAL OPEN SPACE AMENITIES

JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

SHEET
L.08 of L.09



fitness circuit key notes

1. GAMETIME BENCH DIP STATION MODEL:13580
   SEE IMAGE 'A' ON THIS SHEET
2. GAMETIME CHIN-UP COMBO MODEL:13585i
   SEE IMAGE 'B' ON THIS SHEET
3. GAMETIME PUSH UP COMBO MODEL:13589i
   SEE IMAGE 'C' ON THIS SHEET
4. (2) GAMETIME 1 FOOT PLYOMETRIC BOX MODEL:13276
   SEE IMAGE 'D' ON THIS SHEET
5. 4' WIDE CONCRETE SIDEWALK
6. 826 S.F. ARTIFICIAL TURF AREA
7. 6'-0" HEIGHT VIEW WALL
   SEE SHEET L.04, DETAIL 'C'.

A GAMETIME BENCH DIP STATION MODEL:13580

B GAMETIME CHIN-UP COMBO MODEL:13585i

C GAMETIME PUSH UP COMBO MODEL:13589i

D (2) GAMETIME 1 FOOT PLYOMETRIC BOX MODEL:13276

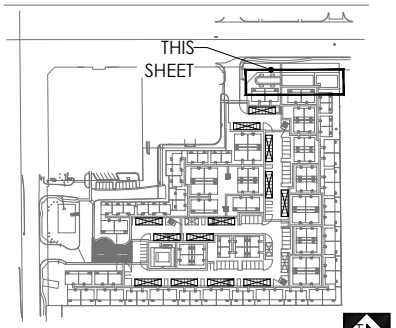


exhibit key map

not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7365 E. 6TH AVE. SCOTTSDALE, ARIZONA 85251
480.225.7077

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT: TRUVISTA RIGGS & GILBERT
CHANDLER, AZ

SHEET TITLE: CONCEPTUAL FITNESS CIRCUIT

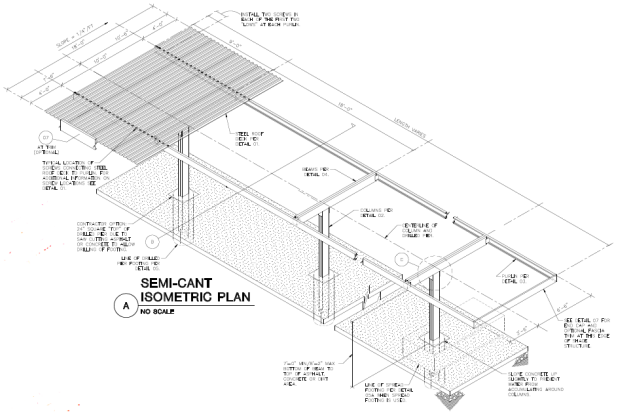
JOB NO: 19-075
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 07.23.2020
REVISED:

SHEET
L.09 of L.09

EXHIBIT L

Parking Shade Illustration

TruVista-Gilbert & Riggs
Parking Shade Cover Sample
Sample Semi-Cantilever Design Using Neutral Color Scheme



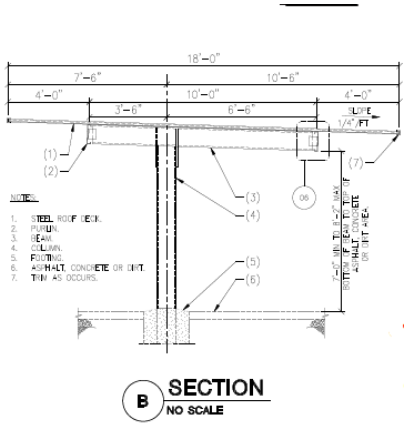
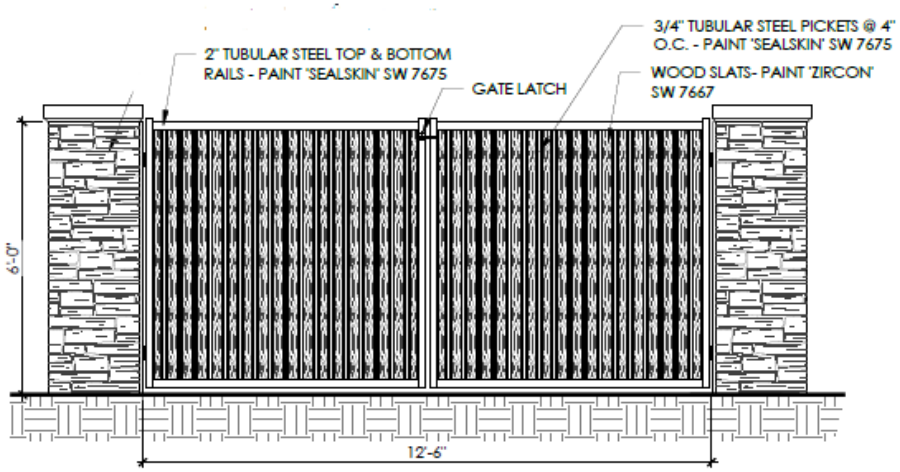


EXHIBIT M

Trash Enclosure Illustration

TruVista-Gilbert & Riggs
Sample Trash Enclosure Structure



TRASH ENCLOSURE AREA	SCALE: 1/2" = 1'-0"

EXHIBIT N
Outreach Summary

BERRY | RIDDELL LLC

6750 E. Camelback Rd., #100
Scottsdale, AZ 85251
Office: 480-385-2727
www.berryriddell.com

ap@berryriddell.com
Direct: 480-682-3916

November 18, 2020

Via Email to:

City of Chandler
Attn: Kristine Gay
215 East Buffalo Street
Chandler, Arizona 85225

Re: Villages at Chandler / PLH20-0012

Dear Kristine:

The purpose of this correspondence is to summarize the virtual Open House meetings and other neighborhood outreach that is being performed in conjunction with a pending application for a rezoning to PAD with a Preliminary Development Plan for the site shown below and located at the southeast corner of Riggs Road and Gilbert Road (the "Site") to permit a single-family rental residential development.

In February, outreach consultants with Bilsten Consulting Inc. began walking door-to-door within the community to share the revised proposal, answer questions, and seek input. Bilsten Consulting had conducted outreach within the same community in 2019 to share a similar design

by a different development team that did not proceed to a formal submittal. They found that many of the neighbors are supportive of the new design, like the elevations, appreciated that most of the units are single-story, and are eager to see the Site developed.

On July 27th, a notification letter was sent to all property owners within 600 feet of the Site and all registered neighborhood representatives, which explained the request and included a site plan, elevations, and details of a virtual Open House to be held via Zoom on August 11th. *See Exhibit A, First Notification Letter.* Only one call was received in response to the letter, which was from the HOA President for Springfield Lakes, who was generally supportive of the project, but wanted to alert us to the presence of a reclaimed water line located near the Site.

The first virtual Open House was held on August 11th from 6pm to 7pm. Representatives from TruVista Development, Bilsten Consulting, and Berry Riddell gave a presentation and were available to answer questions. A total of five people attended. Four people had questions and expressed support, and one person had concerns regarding the project. Neighbors mainly had informational inquiries about topics such as rental price ranges, phasing, funding, timing, the rezoning process, and whether the existing Sisso trees would remain. One neighbor expressed concern about the density of the project and the resulting traffic. The team explained that the Springfield Lakes Master Plan anticipated an overall density and this project results in a unit count that is still well under the anticipated build-out. Additionally, the traffic produced by this community is likely to be less than what would result from the existing entitlements that permit restaurant, retail, and office.

In mid-October we received a number of emails that had been sent to City Staff, which indicated that a large amount of misinformation was being circulated on NextDoor and Facebook regarding our project. To correct this misinformation, the development team created a website (https://ap85943.wixsite.com/villagesatchandler) to share the proposal, invite neighbors to attend a Zoom conference on October 29th to learn more about the project, and provide feedback. The website link was posted on NextDoor and emailed to the neighbors that had submitted an email. Twelve neighbors attended the Zoom conference and had questions about the layout of the site, process and timing, the landscape plan, pedestrian connectivity, traffic, and the outreach process. One neighbor expressed support for the project and three neighbors expressed concern. One neighbor who had initially been opposed to the project, emailed Bilsten Consulting after the Zoom conference stating “having attended the Zoom meeting today, I feel much better about this project.”

On November 3rd, a second notification letter was sent by first class mail to all property owners within 600 feet of the Site and all registered neighborhood representatives within a quarter-mile, and by email to all neighbors who have submitted a letter regarding this proposal. *See Exhibit B, Second Notification Letter.* The letter included a description of the request, the website address, details of the City Council hearings, and details of the second virtual Open House meeting scheduled for November 17th.

The second virtual Open House was held on November 17th from 5:30pm to 6:30pm. Representatives from TruVista Development, Bilsten Consulting, and Berry Riddell gave a presentation and were available to answer questions. Approximately 20 to 25 neighbors attended the Open House via Zoom and had questions about timing, setbacks, traffic, outreach, security, rent terms and rates, unit sizes and circulation. Three neighbors expressed support for the project and some neighbors expressed concerns about topics including traffic, density, and housing type. One neighbor in support, who lives immediately behind the Site, noted that she would much rather see this Site developed as primarily one-story residential than a commercial project that would generate much higher levels of traffic and activity. Additionally, she noted that she was pleased with the level of outreach and appreciated that Bilsten Consulting visited her home personally to share the details of the proposal and seek input.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners' associations, and other interested parties. A vital part of the outreach process is to allow people to express their concerns, understand their issues, and attempt to address them in a professional and timely matter. The team and outreach consultants will continue to engage with the community throughout this process to seek valuable feedback and be responsive to comments.

If you have any questions about our responses, please feel free to reach out to me directly.

Very truly yours,

Ashley Porter

Ashley Porter

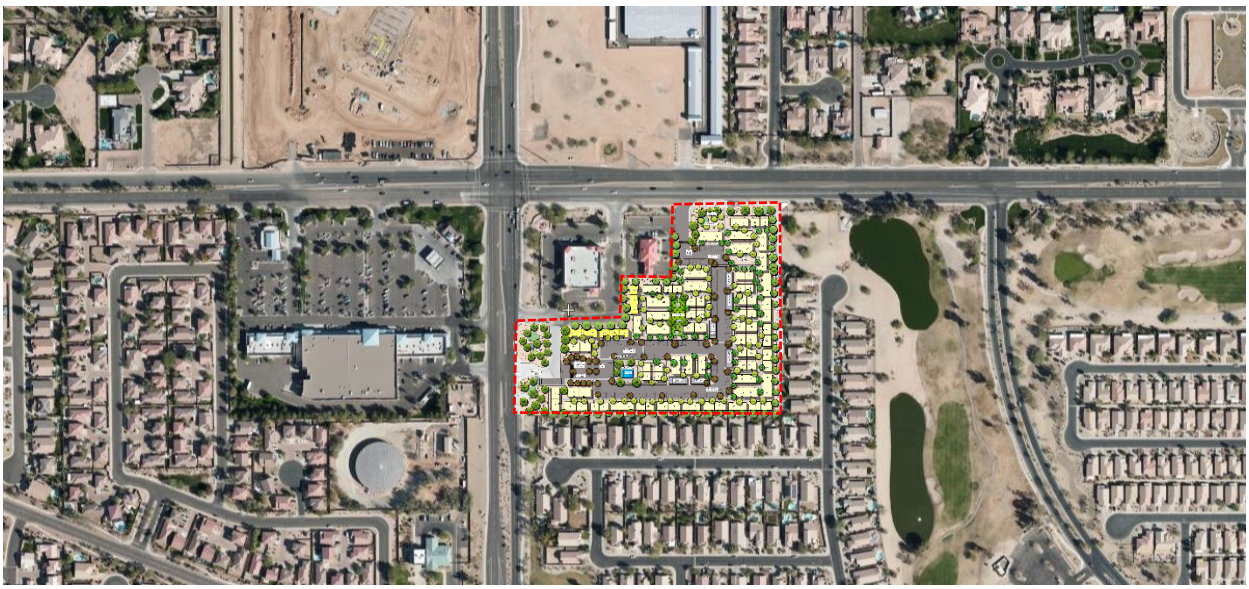
EXHIBIT A
First Notification Letter

July 24, 2020

Case No. PLH19-0012 | Villages at Chandler
SEC Riggs Road and Gilbert Road, Chandler, Arizona 85249

Dear Area Property Owner or Neighborhood Association Representative,

This letter is being sent to notify you of a request for a rezoning of an 8.9-acre site located at the southeast corner of Riggs Road and Gilbert Road to Planned Area Development ("PAD") with a Preliminary Development Plan for the proposed 108-unit residential development shown below. The Site is currently vacant and is zoned for commercial and office. The proposed one to three-bedroom residences will be renter-occupied, but in a single-family layout that gives working professionals a sense of ownership, but with the convenience of professionally managed landscaping, rear yards, and amenities like a pool and barbeque area. A copy of the conceptual site plan and elevations are attached. As shown on the attached conceptual site plan, all units will be one story in height, except units 83 through 85 and 92 through 97 will be two story.



A Virtual Neighborhood Meeting will be held to review this case as follows:

August 11, 2020 at 6:00 p.m.
Zoom: https://zoom.us/j/4806823902?pwd=Z04wSVRZWDFHZXF5d3RDaXYrTE9yQT09
Meeting ID: 480 682 3902
Password: 6750

You are invited to attend the Virtual Neighborhood Meeting to learn more about the proposal, ask questions, and provide input. If you are unable to attend, please feel free to contact me directly at ap@berryriddell.com or 480-682-3916 to discuss the proposal. You may also reach the Planner assigned to this case, Kristine Gay, with the City of Chandler's Planning Division at kristine.gay@chandleraz.gov or 480-782-3060.

Very truly yours,

Ashley Porter

Ashley Porter

TRUVISTA GILBERT & RIGGS

project consultants

owner/developer
TRUVISTA DEVELOPMENT
5665 NORTH SCOTTSDALE ROAD #130
SCOTTSDALE, ARIZONA 85250
PROJECT CONTACT: JD LEVY
PHONE: 602.214.3011

engineer
3 ENGINEERING
6370 EAST THOMAS ROAD #200
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: DANIEL MANN, P.E.
PHONE: 602.334.4387
EMAIL:dan@3engineering.com

landscape architecture
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL:bpaul@designethic.net

site data

ZONING:	PAD
GROSS SITE AREA:	10.032 ACRES
NET SITE AREA:	8.994 ACRES
NUMBER OF LOTS:	108

1-STORY
0, 1, 2, & 3 BEDROOM OPTIONS

2-STORY
2 BEDROOM

TREES ALONG PROJECT PERIMETER TO BE 50% 2" CALIPER SIZE AND 50% 1" CALIPER SIZE AT INSTALLATION.

TREES ADJACENT TO 2-STORY UNITS TO BE 50% 2" CALIPER SIZE AND 50% 1" CALIPER SIZE AT INSTALLATION.

vicinity map
not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 E 6TH AVE SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH
0' 40' 80' 120'
SCALE: 1" = 40'-0"

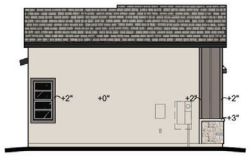
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT: TRUVISTA RIGGS & GILBERT CHANDLER, AZ

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

JOB NO:	19-075
DATE:	
DRAWN BY:	B. PAUL
SUBMITTED:	06.11.2020
REVISED:	

SHEET
L.01 of L.07



LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 1 | Gilbert Road & Riggs Road | Chandler, AZ

5-26-2020

TruVista HOLDINGS
7904 E. Chaparral Rd.
P.O. Box #A110-603
Scottsdale, AZ 85250

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PHONE: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com
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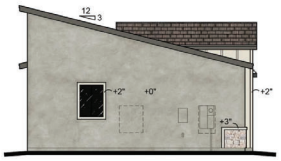
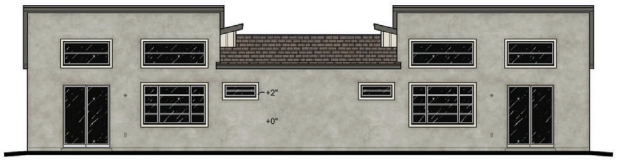
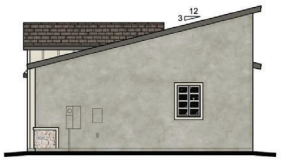


LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 2 | Gilbert Road & Riggs Road | Chandler, AZ

5-26-2020

TruVista HOLDINGS
7904 E. Chaparral Rd.
P.O. Box #A110-603
Scottsdale, AZ 85250

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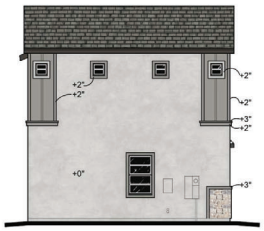

LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

Plan 4 | Gilbert Road & Riggs Road | Chandler, AZ

5-26-2020

TruVista HOLDINGS
7904 E. Chaparral Rd.
P.O. Box #A110-603
Scottsdale, AZ 85250

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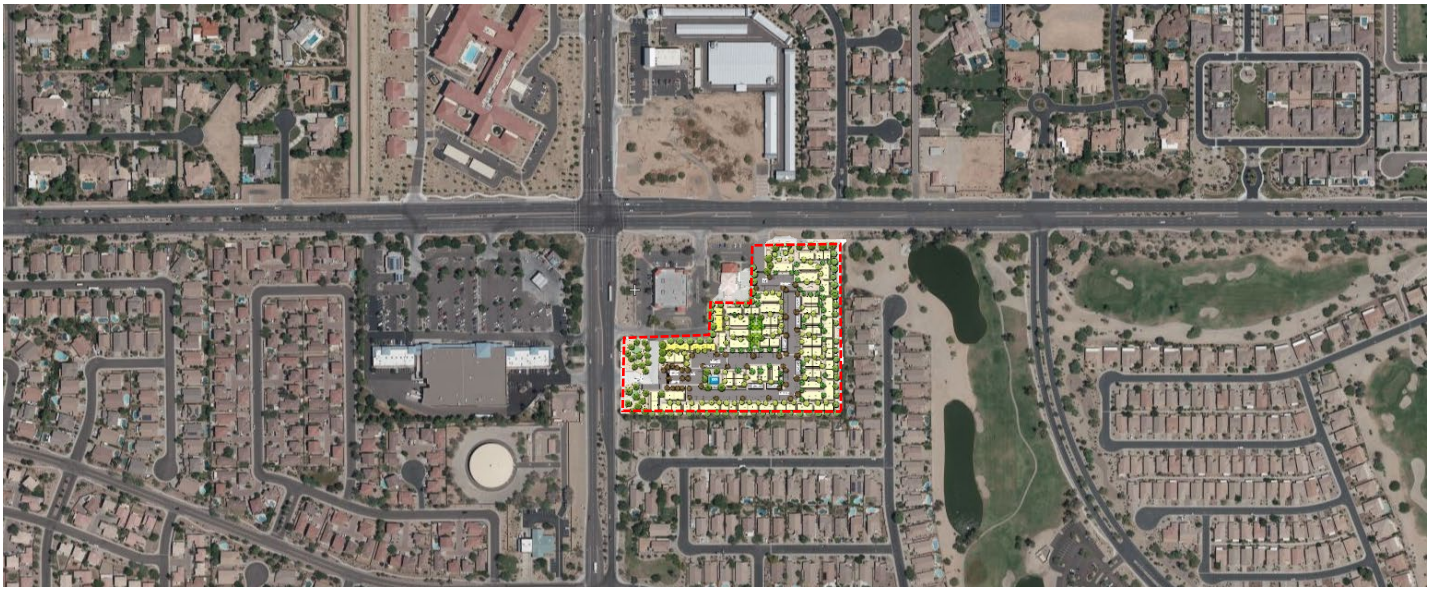
EXHIBIT B
Second Notification Letter

November 3, 2020
Case No. PLH20-0012 | Villages at Chandler
SEC Riggs Road and Gilbert Road, Chandler, Arizona 85249

Dear Area Property Owner or Neighborhood Association Representative,

This letter is being sent to notify you of a request for a rezoning of an 8.9-acre site located at the southeast corner of Riggs Road and Gilbert Road to Planned Area Development with a Preliminary Development Plan for the proposed 108-unit residential development shown below. The Site is currently vacant and is zoned for commercial and office. The proposed one to three-bedroom residences will be a gated luxury for-rent community, but in an attached single-family layout that gives residents a sense of ownership, convenience of professionally managed landscaping, rear yards, and amenities like a pool and BBQ area. Most of the residences will be one story in height with some two story units near Walgreens. You can view more information about the proposal and provide feedback at **https://ap85943.wixsite.com/villagesatchandler**.



A Virtual Neighborhood Meeting will be held to review this case as follows:

November 17, 2020 at 5:30 p.m.
https://zoom.us/j/4806823902?pwd=Z04wSVRZWDFHZXF5d3RDaXYrTE9yQT09

You are invited to attend the Virtual Neighborhood Meeting to learn more about the proposal, ask questions, and provide input. If you would like a calendar invite with the Zoom link or are unable to attend, please feel free to contact me directly at ap@berryriddell.com or 480-682-3916 to discuss the proposal. You may also reach the Planner assigned to this case, Kristine Gay, with the City of Chandler's Planning Division at kristine.gay@chandleraz.gov or 480-782-3060.

The case has been scheduled for City Council hearings on the following dates.

City Council (introduction):	December 7, 2020 at 6pm City Council Chambers, 88 E Chicago Street Chandler, Arizona 85225
City Council (adoption):	December 10, 2020 at 6pm City Council Chambers, 88 E Chicago Street Chandler, Arizona 85225

Very truly yours,

Ashley Porter

Ashley Porter
Berry Riddell LLC

PLH20-0012

VILLAGES AT CHANDLER

Input Received From Public
Collected by 11/20/2020

SUPPORT

JASON AND ELENA – 3020 E CHERRY HILLS PLACE

Kristine

Please be sure to forward my email to the decision makers on the Planning Commission and City Council to voice my support for the rezoning case, PLH20-0012, the Villages and Chandler.

I am a neighbor that abuts the property and I want to see the zoning on this land changed from commercial, as I've never looked forward to the idea of backing up to truck deliveries, bright lights, and the added traffic that commercial establishments bring.

Thank you for your time and consideration and please support this rezoning effort.

[Signed Jason and Elena]

3020 E. Cherry Hills Pl./
Chandler 85249

LIZ MANTSCH – 3060 E CHERRY HILLS PLACE

To Whom It May Concern,

I live right behind the property for sale at Gilbert and Riggs and I support the rezoning of this property to the Villages at Chandler, PLH20-0012. This has been sitting as a vacant piece of land and this rezoning would allow for a thoughtful addition to our neighborhood.

Living right behind the property, I do not want this land to be used for commercial purposes and I look forward to the mostly single story, gated development.

[Signed Liz Mantsch]

Liz Mantsch

3060 E CHERRY HILLS PL

PEGGY BILSTEN – 3615 E COUNTY DOWN DRIVE

Members of the Planning Commission and Chandler City Council,

I want to begin by thanking you for your service to our community. I served on the Phoenix City Council for 14 years and I can more than appreciate the time and dedication that you put in to improving this City for us residents. I never thought I'd move out of the great City of Phoenix, but myself and my husband Tom live at 3615 E. County Down Dr. in the beautiful community of Solera, which is the neighborhood that borders the east side of the subject site.

I wanted to express my support for this rezoning project. During my time on the Council, countless projects came across my desk similar to this one where the current zoning just didn't fit appropriate land use. I am excited about the fact that this project offers nice rental options for folks who don't quite want to live in apartments, but maybe don't know what life has in store for their future and don't want to make the long term commitment of purchasing a home either. Prior to moving into Solera, my husband and I were in this very position, as we used to share time between Chandler and Chattanooga, TN to help with our grandchildren.

This type of luxury rental housing is something that is few and far between in Chandler and will be a welcome addition. I urge you to approve this project and I am excited that a ready, willing and able developer is looking forward to improving a vacant, blighted corner in our community. Thank you again for your service and for your thoughtful consideration of this project.

--
Peggy Bilsten
Act Justly. Love Mercy. Walk Humbly

ANDREA FEYEN – MESQUITE GROVES

Kristine and Members of the Planning and Zoning Commission,

I wanted to email to express my support for the rezoning case at the SE corner of Gilbert and Riggs. I live in Mesquite Groves, which is the neighborhood directly north of the project.

I've seen some chatter on our neighborhood Facebook group about this project and I wanted to email you to make sure you knew that there were neighbors in the area that are in FAVOR of this project. I've seen the site plan and I'm pleased that these are not dense apartments, but are luxury rentals in a gated community. As a local Realtor, I understand the importance of offering a variety of housing needs and I think this is a good use for this site…seeing as no one has offered to purchase this vacant property as a commercial site for years.

I'm sure the neighbors who back up to this property are excited about the possibility that this WON'T be commercial, as I personally wouldn't want to back up to a strip mall, commercial buildings, or medical offices with deliveries, noise, lighting, and constant traffic in and out.

This seems like a fitting use for this site and I urge you to support the rezoning effort.

Thank you for your consideration of this project and I thank the Planning and Zoning Commission for their service to our community.

Andrea Feyen

Andrea Feyen,
REALTOR® FOUNDER of Chandler Gilbert Buzz
Berkshire Hathaway HomeServices
Cell: 480-329-2432
Email: OurAgentAndrea@gmail.com
"Your Neighborhood Agent!"

OPPOSITION

From: "Kimberley Cullumber-Alexander" <kimberley@buildnaz.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/26/2020 01:34 PM
Subject: Project at Gilbert & Riggs

Mayor Hartke and Councilmembers,

I would like to express my strong opposition to the apartment complex being voted on Nov. 5th. My husband and I have been involved in this part of the valley for many years; investing in lots, building homes and currently owning a home in Circle G. The Master Plan used to be one of maintaining rural character and low density. I think allowing this would be extremely short-sighted, a sacrifice of our community for tax revenue, and abandoning the promise to keep the area rural and low-density.

Thank you for your consideration and also for your hard work on behalf of Chandler.

Kimberley Cullumber Alexander
2730 E. Capricorn Place
Chandler, AZ 85249
480.330.5600

From: "Laura Cork" <lauraecork@gmail.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/24/2020 08:36 AM
Subject: Oppose new apartments at Gilbert and Riggs

Good morning,

I am writing to share my strong opposition to the proposed development of 108 apartments on the southeast corner of Gilbert and Riggs. I live across the street in Cooper Commons and feel these apartments will have a significant negative impact on our community. I'm mystified as to how a traffic study was not required as traffic has increased dramatically since we moved in 2 years ago and often I have to wait several minutes to be able to make a left turn out of my neighborhood into Gilbert road. At minimum, a traffic study needs to be conducted before this project can proceed. Thank you for reading,

Laura Cork

From: "Sue Pepper" <suepepper50@aol.com>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2020 08:23 AM
Subject: Section 8 project on Riggs and gilbert

Hello Mr. Mayer,
I am not sure why this is the first I'm hearing of a low income apartment building coming into neighborhood
I would like some information on this and when is the next meeting I can attend
Thank you

Sue Pepper
Sent from my iPhone

From: "Jane Troy" <janejoey@me.com>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2020 07:30 AM
Subject: Apartments at southeast corner of Gilbert and Riggs

I am at Solara resident. I really hate to see apartments going in at that location. I suspect someone in your zoning department received kickbacks. Apartments in this area would lower the cost of housing in Solara. it would also bring more traffic out on Gilbert Road. My neighbors and I are very much against these apartments.
Jane Troy
480-459-5834

Sent from my iPad

From: "THERESA HOEKENGA" <theresagirl@cox.net>
To: Mayor&Council@chandleraz.gov, kristine.gay@chandleraz.gov
Date: 10/24/2020 07:29 AM
Subject: PLH20-0012 - SEC Gilbert and Riggs Rds

Hello,

We are writing to ask that you do not approve for the multi-family construction on the SEC of Gilbert and Riggs Rd. So much land in the Southeast section of Chandler/Gilbert has been approved for residential sites and it needs to stop.

With all of the other homes being built, we are in need of commercial/educational facilities in this area. Also, please consider the water usage needed for each home. We live in a desert and we don't have enough water for this growth. In addition, the traffic is already extensive. Our usual commute for work used to be only 25 minutes. With the increase in vehicles, it has doubled. This area does not have highways to support this growth and we don't want one in our backyard.

As stated earlier, we live in a desert, but it sure doesn't look that way anymore.

Thank you,

Dennis and Theresa Hoekenga

Chandler, AZ

From: "fdd" <fdd@cox.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 10:03 PM
Subject: Strong concerns

Dear Mayor Hartke and members of the City Council,

My family and I have lived in the Springfield Lakes area since 2003 and we are very concerned about the proposed building of 108 apartments on the SE corner of Gilbert and Riggs.

This area was not zoned for residential apartments (as you know) and history has proven, time and time again, that these types of apartment complexes always eventually have a deleterious effect on the property values of surrounding homes.

We are quite concerned about the impact of this project and implore you to take the opinions and concerns of established residents into real and honest consideration. This neighborhood was not initially designed to handle dense population apartments and there will be issues with adding to school density, increased traffic, security concerns and negative impact on surrounding residential property.

Please ensure that a proper impact study is conducted BEFORE approving this project. At a very minimum, we deserve an explanation of exactly what the projected benefits of this project are to the neighborhood.

Thank you for considering this matter.

Frank and Nancy Daukas

3091 E Doral Dr, Chandler, AZ

602-750-0234

From: "Reinetta Moore" <ramoore81@gmail.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 06:29 PM
Subject: Apartment Complex

Hello,
I am a resident of Chandler and I oppose the thought of having an apart complex built at the Gilbert & Riggs Rd.

REINETTA Moore
Sent from my iPhone

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

From: "Daniel Lee" <kylanfan@hotmail.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 06:16 PM
Subject: Apartment at Riggs and Gilbert Rds.

Vote no on this! Apartments drop property values! It appears not one impact study was done and the commission majority is too eager to push this through($$$$$)!

Sent from my T-Mobile 4G LTE Device

From: "LARRY WALSH" <LARRYWALSH@msn.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 04:20 PM
Subject: 108 Unit Apartment Complex SE corner of Riggs and Gilbert

Dear Mayor and City Council,
I am sending this to express my request the project be denied by the Council. The land was originally zoned commercial C-2 most likely, low traffic and zero density. The 108 unit apartment will make the population density too high for the area. People move to Chandler for its reputation to provide areas conducive to family's living in Single Family Homes and maintaining safe neighborhoods. Increasing the population density with this apartment is a bad idea.

Sincerely,
Larry Walsh

From: "Larry Carli" <lc711@comcast.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 03:16 PM
Subject: New Apartment Complex Riggs& Gilbert

My wife and I live in the Springfield subdivision and upon hearing of this immediately thought this was a horrible idea. We are vehemently opposed to this building project.
There are too many of these complexes already built or planned in Chandler. We do not approve of this project nor anyone who votes for it.

Sincerely,
Larry & Kathy Carli

Sent from my iPad

From: <bugeaters@sbcglobal.net>
To: <Mayor&Council@chandleraz.gov>
Cc: <bugeaters@sbcglobal.net>
Date: 10/23/2020 04:06 PM
Subject: Riggs & Gilbert proposed apartment complex - VOTE NO

Mayor and Council Members,

The proposed 108 unit apartment complex proposed for the SE corner of Riggs and Gilbert poses several problematic situations.

First, there is no reliable transportation system in the area, for individuals that do not have access to a personal motor vehicle.

Second, addressing the units as a high end luxury product, then referring to Section 8 housing during your council meeting is not only misrepresenting, it is flat out deceitful.

Where is the traffic study to show the effects of putting in the additional rental units? Do you really believe drivers will turn on Gilbert and again on Riggs to get to the shopping area that will be directly across the street? Are you intending to put in a traffic control signal in the middle of the stretch on Gilbert Rd, to ensure the safety of the apartment dwellers to enter Gilbert Rd safely?

Where is the information for the outreach to the community individuals that are in the area? Are you willing to show how many people were contacted? Are you willing to obtain real community input, instead of only obtaining minimal or less required neighborhood input?

I live in the Solera community and have serious concerns regarding the proposed apartment complex.

I believe that leaving the area available for commercial use or use as a dog park would benefit Chandler for a much better future.

Please reject the proposed apartment complex on the SE corner of Riggs and Gilbert Rd.

Concerned citizen,

Barry Solomon
6458 S. Pinaleno Pl
Chandler, AZ 85249

From: "Fred Fahs" <fredfahs@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 03:41 PM
Subject: Apartments at Riggs and Gilbert

Aside from a few small businesses, this area is entirely residential single family homes. A apartment complex does not fit here. I am concerned about safety, traffic, my home value and the atheistic appearance of something that does not fit our landscape. I have heard the builders comments about "high end" apartments, but that won't hold up if they can't fill it at premium prices.
VOTE NO ON THIS CHANGE TO OUR COMMUNITY.

Fred Fahs
3600 E La Costa Place
Chandler, AZ 85249

From: <Lauren.Carr@Microchip.com>
To: <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 02:41 PM
Subject: Apartment Complex on Riggs and Gilbert

I am writing to you because of the proposed apartment complex. I am opposed to this gong up in the area. I feel not enough due diligence has been done and the planning and Zoning commission has not listened to residents. Please vote no.

108 unit apartment complex to be located on the southeast corner of Riggs and Gilbert Rd was approved by the Chandler Planning and Zoning (P&Z) Commission last night by a vote of 5-2.

Sent from Mail for Windows 10

Lauren Carr

From: "Cindy" <cyn7@cox.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 01:39 PM
Subject: Apartment complex Riggs and Gilbert Rds.

Not in favor of this at all. Have been a homeowner at Springfield Lakes for almost 20 years. There is too much traffic on that intersection as it is. Apartment complexes need to stay within their own "like" communities. Apartment designed buildings do not belong in these residential communities.

Please reconsider your thought processes about this.

Rob and Cindy Hatch
Springfield Lakes
Chandler Az 85249

Sent from my iPhone

From: "Lynda Langford" <lynda.langford@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 09:37 AM
Subject: Riggs and Gilbert

I oppose the construction of apartments at Riggs and Gilbert in Chandler. This is an area that needs more businesses, not housing. Apartments will change the whole tranquil area. Accidents will increase on that corner. It is primarily a retirement a area.
Please vote no.
Lynda Langford

Sent from my iPad

From: "k_ldodson" <k_ldodson@cox.net>
To: mayor&council@chandleraz.gov
Date: 10/23/2020 10:52 AM
Subject: Proposed build @ Riggs & Gilbert roads

I am a resident of the 55+ community of Solera Chandler. The proposed build fails to uphold the community aesthetic, fails to address the needs of this far south community and will only bring additional traffic to an area that has ever increasing traffic due to the demands of new housing in this high-end area. Please reconsider to lesser units and a different style of architecture.

Laura Dodson
3120 E County Down Dr
Chandler 85249
Sent from my Samsung Galaxy smartphone.

From: "Kimberley Cullumber-Alexander" <kimberley@buildnaz.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/26/2020 01:34 PM
Subject: Project at Gilbert & Riggs

Mayor Hartke and Councilmembers,

I would like to express my strong opposition to the apartment complex being voted on Nov. 5th. My husband and I have been involved in this part of the valley for many years; investing in lots, building homes and currently owning a home in Circle G. The Master Plan used to be one of maintaining rural character and low density. I think allowing this would be extremely short-sighted, a sacrifice of our community for tax revenue, and abandoning the promise to keep the area rural and low-density.

Thank you for your consideration and also for your hard work on behalf of Chandler.

Kimberley Cullumber Alexander
2730 E. Capricorn Place
Chandler, AZ 85249
480.330.5600

From: "Ron B" <ron@ronbogner.com>
To: Mayor&Council@chandleraz.gov, kristine.gay@chandleraz.gov
Cc: "Lisa Marie Humphreys" <lisahumphreys0217@gmail.com>
Date: 10/23/2020 10:49 AM
Subject: Re: Rezone VILLAGES AT CHANDLER Case #: PLH20-0012

Mr. Mayor, Councilmembers and City Staff.

I wish to express that I oppose the rezoning for this parcel.
VILLAGES AT CHANDLER
Case #: PLH20-0012

Location: SOUTHEAST CORNER OF RIGGS RD. & GILBERT RD.
Request: Rezone for multifamily dwelling units.

Apartments, however 'luxury' they initially start out to be, are not a good fit for our neighborhood.

At Albertsons shopping area SW corner Riggs and Gilbert Rd.
. There are 12 businesses

- Zen Chinese restaurant
- Subway sandwich shop
- Bush St Pizza
- Edward Jones
- Kiwi Loco (Closed)
- Water & Ice
- Jewelry store
- PostNet
- Nail salon
- Dry cleaners
- Data Doctors
- Hair Salon

Chase bank and Circle K in the parking lot.

Northeast corner:

Discount tire
Storage West individual storage units
McDonalds (presumed coming)

These are all pretty utilitarian and serve their own purpose, which is fine. But I believe this inventory further highlights the need for more and better variety in this area. Any number of upscale local businesses would be a welcome addition. Given that the next closest retail area East-West is Riggs and McQueen, which somewhat mirrors the Albertsons area, I truly believe this parcel of land should remain zoned for commercial enterprise.

Thank you for your consideration

Ron Bogner
6482 S Adobe Dr Chandler AZ 85249
623-252-0562
ron@ronbogner.com

cc Lisa Bogner

From: "John Oliver" <jnojr@yahoo.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 07:58 AM
Subject: I oppose apartments at Riggs & Chandler

We do not need apartments in Chandler. We do not need more traffic. This is a community of single-family homes and should stay that way. That's what we moved here for, not to get on the track of becoming the next Phoenix or Los Angeles.

From: "Carey Wilcox" <cwsantan@gmail.com>
To: mayor&council@chandleraz.gov
Date: 10/23/2020 07:57 AM
Subject: I live in Solera...

I live in Solera. I was not told about an apt complex being discussed on our corner. Why weren't we notified directly? I'm sure you are aware of what is on the corners but it's the TYPES of establishments that just add much daily visiting: NW corner - large Assisted Living bldg..... #s of apts SW- Albertson's w separate entrance liquor store (Same as having a separate bldg with more traffic "in and out".) + 4 or 5 other businesses. SE- Solera Main Entrance 300 ft from corner, a Bank and a Walgreens! (And maybe an apartment bldg!) NE- A Storage facility, entrance Gilbert Rd. A Big O tires, entrance Gilbert Rd. AND COMING.....McDonalds! Assume Riggs entrance. I hope one of you is given the task of checking the police record of that intersection even prior to any building on the any building on the intersection.

Main future problem. That has been a busy spot already and is only about 300 ft from the Solera exit and entrance. A short distance to put a light for us and it is now often difficult to exit onto Riggs with traffic being steady. Especially very dangerous trying to make the much used left turn. Must jump into middle lane while often a car coming west makes the left turn INTO Solera! This should be studied in depth before concluding.

Mr. C Wilcox

From: "Milinda Oberly" <milindaoberly@gmail.com>
To: Mayor&council@chandleraz.gov
Date: 10/22/2020 08:27 PM
Subject: NO to the new apartment complex

To whom this may concern,

Hello I am a Chandler resident and live on Gilbert & Riggs. I have lived here since 1999 when our house was just built. We moved out here to get away from all the hustle and bustle of the city life but yet not too far. South Chandler has been home for 21 years and I'd like it to stay that way. When we first moved out here we had lots of farm land around us. One of my fond memories was being able to open the windows and smell that fresh farm smell and occasional cow smell. I miss the days of driving on the lonely way streets with no one around. I miss seeing all the animals we loved and small family farms. We have dealt with all the chaos through the years of the towns growth and have seen all the horrible accidents on Gilbert and Riggs road and all the never ending homes and buildings being built around us... but this apartment project takes the cake!! You've gone too far! I'm asking you to PLEASE consider us who have lived here since the beginning and put a stop to all this unnecessary growth of buildings and extra people. There are way too many accidents happening at that intersection and too many people/traffic on a daily basis. We don't need it. Instead what we do need is a community park to bring families in the area together or a kids splash pad to keep the kids in the surrounding neighborhoods cool during the hot summer heat or even a dog park to give our four legged friends a place to play. Anything is better than ANOTHER apparent complex and a more crowded area. 108 unit is too big for our small area. Please think about us that actually live here. We all say NO. Thank you for your time!

From: "salena7182" <salena7182@yahoo.com>
To: mayor&council@chandleraz.gov
Date: 10/22/2020 08:04 PM
Subject: Proposed apartment complex on Gilbert and Riggs

I am writing you you today with concerns about the proposed apartment complex scheduled to go up on Gilbert and Riggs.

First, aren't there enough apartment complexes around here? We have lost so much precious farm land that had been here for decades to big builders wanting to make money.

They are also raising the cost of living. I have lived in Chandler over 10 years and and am considered working class. It will soon be too expensive for me to live in this city due to the fast rising cost to live here.

There is no bussing or public transportation that comes to this side of chandler. How will Chandler remain an inclusive and diverse community when people who can't afford what the builders verbatim said at the meeting this week "high end luxury".

The amount of traffic in the area has already dramatically increased due to growth. The intersection of Gilbert and Ocotillo is now so busy and almost scary to go through due to all the accidents.

What Chandler needs is NOT another apartment complex.

Why not make the project smaller and put in something for the ENTIRE community? Like a dog park or recreation center?

I hope this email is read and makes somewhat of a difference

Signed,

An actual Chandler resident and not a corporation

Sent from my T-Mobile 5G Device

From: "Gary Popelka" <golfclubguy@gmail.com>
To: Kristine.Gay@chandleraz.gov
Date: 10/23/2020 04:43 PM
Subject: Apartment project proposal at Riggs and Gilbert

Hello Ms. Gay,

My name is Gary Popelka. I live at 1548 E Indian Wells Dr., Chandler; the SubBird Golf Resort. I recently learned about a proposed 108-unit apartment development proposal at/near the intersection of Riggs and Gilbert Roads. Apparently, the P&Z Commission is recommending approval of this development to the City Council in early November. Can you provide a link, or information about this project to me? I'd be interested in any impact analyses, renderings, or other planning information you have available. I'm retired now, but spent 42+ years as the Director of a county p&z department until a few years ago. I held my AICP certification from the APA, as well as National Development Council certification as an Economic Development Finance Professional. I'm confident that I will be able to understand the logjc of the developer's studies. What I've been reading on the NextDoor app has peaked my interest. Whatever direction you can provide would be appreciated.

Thank you.

Gary Popelka
golfclubguy@gmail.com
(715) 421-9246

Sent from my iPad

From: "John Oliver" <jnojr@yahoo.com>
To: "kristine.gay@chandleraz.gov" <kristine.gay@chandleraz.gov>
Date: 10/07/2020 10:28 AM
Subject: PLH20-0012

I am writing to ask the Planning Commission to reject this attempt to rezone this plot. Chandler is crowded enough, busy enough, has enough traffic. We do not need any more "density". We moved here for a community of single-family homes, not to watch it become Los Angeles.

From: "THERESA HOEKENGA" <theresagirl@cox.net>
To: Mayor&Council@chandleraz.gov, kristine.gay@chandleraz.gov
Date: 10/24/2020 07:29 AM
Subject: PLH20-0012 - SEC Gilbert and Riggs Rds

Hello,

We are writing to ask that you do not approve for the multi-family construction on the SEC of Gilbert and Riggs Rd. So much land in the Southeast section of Chandler/Gilbert has been approved for residential sites and it needs to stop.

With all of the other homes being built, we are in need of commercial/educational facilities in this area. Also, please consider the water usage needed for each home. We live in a desert and we don't have enough water for this growth. In addition, the traffic is already extensive. Our usual commute for work used to be only 25 minutes. With the increase in vehicles, it has doubled. This area does not have highways to support this growth and we don't want one in our backyard.

As stated earlier, we live in a desert, but it sure doesn't look that way anymore.

Thank you,

Dennis and Theresa Hoekenga

Chandler, AZ

From: "James Speed" <speedjamesb@hotmail.com>
To: "kristine.gay@chandleraz.gov" <kristine.gay@chandleraz.gov>
Date: 10/23/2020 03:48 PM
Subject: Fw: Proposed Residential Project South East Corner Gilbert & Riggs

Gentlemen:

We have just reviewed the communication sent to us and our neighbors concerning the subject proposal. If true, it would appear that the Chandler Planning & Zoning Commision treated the people who opposed this proposal in a cavalier and disrespectful manner. As tax paying and voting members of this community, we find this to be totally unacceptable. We never received any notification of this meeting either

And while we do not live within 600 feet of this proposal, we certainly will be impacted and in a negative manner. The traffic, already severe on both Riggs and Gilbert will certainly not be improved by adding a 108 unit apartment building.

Many of the people in this neighborhood, including myself, are older and disabled. Even now it is difficult to find a parking space in the Alberson's lot. Adding a 108 unit apartment certainly will not improve this situation.

Therefore, we strongly and respectfully request that you disapprove this project.

Sincerely,

Jean & James Speed

From: "Brandon Creek" <creek.brandon@yahoo.com>
To: pod@chandleraz.gov
Date: 10/22/2020 08:39 PM
Subject: Apartment Project - Riggs/Gilbert

Hello,

I recently learned of a planned apartment project near my property, we live in Sun River just South of Riggs on Gilbert Rd. The proposed change from what would have been sorely needed commercial property to medium density "luxury" apartments is very alarming. While there is new development underway near Chandler Heights our immediate community is poorly served with walkable resources that actually benefit our residents. I would ask the P&Z committee to respectfully reconsider their decision to move forward with this project without a more thorough vetting of local residents and our longer term needs. Without investment that facilitates sorely needed redevelopment in some of the aging retail/common spaces near the neighborhood we fear a reduction in the attractiveness of the area to future residents or other more desirable businesses. Thank you!

Brandon Creek
2595 E Colonial Ct
480-261-6988

From: "Cristie Brown" <cristiebrown@cox.net>
To: kristine.gay@chandleraz.gov
Cc: "Debbie Kehl" <debkehl52@gmail.com>
Date: 10/22/2020 05:47 PM
Subject: Re: Chandler change of zoning case PLH20-0012 Villages At Chandler

Hi Kristine,
Since none of my questions were answered last night, I am requesting that you answer what you can, and advise who is responsible to answer the rest.

1. What was the date the applicant first submitted their proposal to the commission?
2. When was the Notice of Public Hearing mailed to the 600' radius homes, and how many homes was that?
3. Was only one mailing done? Any other method of contact?
4. Is there a Map of the 600' radius?
5. When were the Notice of Public Hearing signs erected on Riggs and Gilbert?
6. The commissioner stated during break, that all HOA's management were notified. When was this done. I would like a date.
7. On the Public Outreach "done by applicant", how were these monitored by the City commission?
8. Were city employees involved in the invitations, and the meeting, by the applicant on Zoom August 11?
9. How does the city get verification of these Public Outreach actions by applicant? Surly not on word alone.

I Thank you in advance. You have been very professional and treated us in a fair and respectful manner. I wish I could say the same for the Chairman. We felt very dismissed and will relate same at Council.
Also, I thought you stated the City Council Meeting on this is on November 6th. The Notice states November 5th. Please confirm.

Thank You!
Cristie Brown

Susan Fowler" <suzyq1111@msn.com>

To: **"mayorandcouncil@chandleraz.gov" <mayorandcouncil@chandleraz.gov>**

Date: **10/14/2020 12:23 PM**

Subject: **#PLH20-0012, Villages at Chandler**

To Whom it may concern: I am writing to voice my concerns in regards to the proposed apartment building behind Walgreens on Riggs and Gilbert Road.
Please do not build more apartments as the noise and traffic is getting really bad. It is getting increasingly difficult to drive down this way with all the apartments
and schools that have been built.

Also, the wall in Cooper Commons is too short. We have people walking down Riggs Road and they can look over the wall and the traffic is getting very
noisy. We have had kids throw rocks over the wall into our pool. Can you please raise the wall and put in some quiet blacktop?

Thank you for your time,

Susan Fowler
2690 E Augusta Ave
Chandler, AZ 85249

From: "Michael McArthur" <mjmbuy@cox.net>
To: kristine.gay@chandleraz.gov
Date: 10/09/2020 12:18 PM
Subject: Rezone case #PLH20-0012

Dear Kristine,
I want to thank you for speaking with yesterday regarding the rezoning of the property on the SE corner of Riggs & Gilbert roads. I have attached a letter stating my concerns.
Hopefully this can be presented to the board.

Thanks again,

Susan Agee
480.357.1649

Attached Letter:

Susan Agee
2842 E Winged Foot Dr.
Chandler AZ 85249

Oct. 9.2020

I would like to voice my opposition to the plan to rezone the 8.9 acre property located on the SE corner of Riggs Rd and Gilbert Rd from commercial and office to a “Planned Area Development”.

The proposed conceptual plan of 108 residential “rental” units appears quite congested and overflowing with units. The plan also indicated only once vehicle entrance, it being off of Gilbert Rd. I wonder how much more traffic will be generated on Gilbert Rd?

I see nothing about this project that would enhance the quality of life for the current surrounding residents. I only envision more traffic, noise and problems form a transient rental community.

With an aging population and many retirement communities located in this vicinity, I believe a better use of this property would be for a business that would be more supportive of the older population.

Please consider my concerns in your deliberations.

Sincerely,

Susan Agee

From: "Deb Kehl" <debkehl52@gmail.com>
To: kristine.gay@chandleraz.gov
Date: 10/20/2020 08:30 AM
Subject: PLH20-0012 Rezoning of land on Gilbert and Riggs Rd

I oppose, in the strongest terms, the rezoning of the land located on the southeast corner of Riggs Rd and Gilbert Rd. This land is currently zoned for commercial activity. It should remain so.

We bought a house in this area with the understanding that both the northeast and southeast corners were zoned for commercial purposes. There was no indication that rezoning was in the mix or that an apartment complex would be a possible occupant on the southeast side.

Quit trying to manage social change by putting Section 8 housing where it doesn't fit. We all know that a segment of those apartments will be designated as Section 8. We all know apartment complexes in general don't do anything to upgrade a neighborhood. So stop doing social engineering with our neighborhood!

If you want more apartments, there's a large plot of land in downtown Chandler on the southeast corner of Chandler Blvd and Arizona. And it's for sale! Put your apartments there—close to jobs, restaurants and your offices.

If that won't work, rezone one your own neighborhoods and build all the apartments you want. But leave well enough alone! We need more small businesses on this end of Riggs and Gilbert Roads. We DON'T need a low grade trouble spot that will degrade our neighborhood. Especially when we bought a home with the understanding that small businesses would fill that space.

If leaving it zoned for commercial purposes does not seem reasonable, then turn it into an open space for a dog park or some other purpose where the people in the community can actually use it. We don't have any open spaces close by, and there are hundreds of dog owners here who would no doubt appreciate having a place for their animals to exercise. Either leave well enough alone or repurpose the land into something that will benefit the entire community,

Thank you

Debbie Kehl
3069 East Hazeltine Way
Chandler 85249

From: "Cristie Brown" <cristiebrown@cox.net>
To: kevin.hartke@chandleraz.gov, terry.roe@chandleraz.gov, matt.orlando@chandleraz.gov, sam.huang@chandleraz.gov, rene.lopez@chandleraz.gov, mark.stewart@chandleraz.gov, jeremy.mcclymonds@chandleraz.gov
Date: 10/13/2020 04:27 PM
Subject: Chandler change of zoning case PLH20-0012 Villages At Chandler

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Dear Mayor and Council Members,

I am totally opposed to the rezoning and use of SE corner Riggs and Gilbert.

I am a resident of Solera, which somewhat backs to this parcel. The original zoning was commercial/retail, correct? And we have been hoping for so long that more would come to us. If this zoning is changed, we will not get that opportunity.

Since our development borders the Gila Indian Reservation on the south, it allows no future options for retail/dining for miles east and west in that southerly direction. And the area along Riggs is very built out as well, with retirement communities and high-end, gated single family developments. We are already devoid of many close options.

I am opposed to any multi-family rental use of this parcel, as it will add more traffic congestion, on an already congested Gilbert Road. Apartments are also known to raise crime rates and they will devalue our properties in surrounding gated, golf course, single family developments in the immediate area.

Apartments belong in the core of the city, near freeways, airports or business/office corridors. Apartments don't belong on the fringes of Chandler, no matter how much the city thinks they need the tax revenue. We need more retail, not reduced property values. When our property values go down we will protest our property tax valuations and the city will lose that tax revenue to be sure.

I find it interesting that this proposal was launched in August, via notification of homeowners within a 600' radius of the property(per the laws?). Few, due to the intersection having Clarendale, Discount Tire, Storage, Albertsons Strip, circle K, Fire station and water tank, Walgreens, Bank and Lone Tree Golf Course in place.

I did a non-scientific plot of the number of homes that constituted and it was only 112.
This change will certainly affect more than a few thousand plus single family homes. Because this area has a lot of part year resident retirees, they are absent in August, and will be through October and November, just when your Oct 21 and Nov 5 meetings are held on this important, life-changing topic.

I feel at least this should be postponed to allow more people to have input. Shouldn't the majority rule? You are our representatives. Represent our wants and needs. Do any of you live in or near apartments? Will you vote as if they would be your neighbors? Or will you vote for more immediate tax revenue that you think changing the zoning will bring?

I plan on attending the October 21st meeting and would like to speak if given the chance. I was not one of the few who received the notice. I just heard of it myself on Nextdoor about 8 days ago. Take a look. Most of the 90 comments so far are opposed. Please at the least, consider a postponement of this decision.

Thank You!

Cristie Brown
3079 E Hazeltine Way
Chandler, AZ. 85249
602-697-3690

From: "marty" <gnzls61@aol.com>
To: "kristine.gay@chandleraz.gov" <kristine.gay@chandleraz.gov>
Date: 10/14/2020 12:41 PM
Subject: property at corner of Riggs and Gilbert

Good afternoon,

My name is Martha Gonzales and I live at 6080 S Four Peaks Place Chandler. My home backs up to the undeveloped lot at the corner of Riggs and Gilbert Road.

I would like to let it be known that myself and husband do not approve of the plan to rezone this property from commercial/business to residential. We believe that building 108 units on this property would put too many people in such a small are as each dwelling is to have between 1 to 4 people per unit. Multiply that by 108 units and it would create congestion at area, increase noise levels, and devalue home property values in the area.

Looking at the proposed plans, the builder projects placing home 3 deep along the fence between Gilbert Rd and South Four Peaks Place. If there would be a fire or emergency at one of the homes either along the back fence or in the middle of the 3 homes we are concerned that they would not be able to properly attend to the emergency.

We realize that Chandler is a growing community but believe that the property at the corner of Riggs and Gilbert Road would better serve the community remaining zoned for commercial/business.

Thanks you

Martha and Armando Gonzales

From: "KARL W KECK" <ktkeck@msn.com>
To: "kristine.gay@chandleraz.gov" <kristine.gay@chandleraz.gov>
Date: 10/06/2020 05:56 PM
Subject: RE: Chandler Zoning Case: PLH20-0012 VILLAGES AT CHANDLER

Kristine

I want to voice my opposition to the Villages being planned to Riggs and Gilbert. This type of development is not compatible with area which is exclusively single family homes. I realize that there is a senior living facility across the street but this development does not create the same issues as other high density housing in terms of traffic and disruption that and a normal complex would. 108 units in this area is just too much. My family specially moved to this neighborhood because of it being only single family homes. Please reject this development.

Karl Keck

Sent from my iPhone

From: "Kimberley Cullumber-Alexander" <kimberley@buildnaz.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/26/2020 01:34 PM
Subject: Project at Gilbert & Riggs

Mayor Hartke and Councilmembers,

I would like to express my strong opposition to the apartment complex being voted on Nov. 5th. My husband and I have been involved in this part of the valley for many years; investing in lots, building homes and currently owning a home in Circle G. The Master Plan used to be one of maintaining rural character and low density. I think allowing this would be extremely short-sighted, a sacrifice of our community for tax revenue, and abandoning the promise to keep the area rural and low-density.

Thank you for your consideration and also for your hard work on behalf of Chandler.

Kimberley Cullumber Alexander
2730 E. Capricorn Place
Chandler, AZ 85249
480.330.5600

From: "salena7182" <salena7182@yahoo.com>
To: mayor&council@chandleraz.gov
Date: 10/22/2020 08:04 PM
Subject: Proposed apartment complex on Gilbert and Riggs

I am writing you you today with concerns about the proposed apartment complex scheduled to go up on Gilbert and Riggs.

First, aren't there enough apartment complexes around here? We have lost so much precious farm land that had been here for decades to big builders wanting to make money.

They are also raising the cost of living. I have lived in Chandler over 10 years and and am considered working class. It will soon be too expensive for me to live in this city due to the fast rising cost to live here.

There is no bussing or public transportation that comes to this side of chandler. How will Chandler remain an inclusive and diverse community when people who can't afford what the builders verbatim said at the meeting this week "high end luxury".

The amount of traffic in the area has already dramatically increased due to growth. The intersection of Gilbert and Ocotillo is now so busy and almost scary to go through due to all the accidents.

What Chandler needs is NOT another apartment complex.

Why not make the project smaller and put in something for the ENTIRE community? Like a dog park or recreation center?

I hope this email is read and makes somewhat of a difference

Signed,

An actual Chandler resident and not a corporation

From: "Milinda Oberly" <milindaoberly@gmail.com>
To: Mayor&council@chandleraz.gov
Date: 10/22/2020 08:27 PM
Subject: NO to the new apartment complex

To whom this may concern,

Hello I am a Chandler resident and live on Gilbert & Riggs. I have lived here since 1999 when our house was just built. We moved out here to get away from all the hustle and bustle of the city life but yet not too far. South Chandler has been home for 21 years and I'd like it to stay that way. When we first moved out here we had lots of farm land around us. One of my fond memories was being able to open the windows and smell that fresh farm smell and occasional cow smell. I miss the days of driving on the lonely way streets with no one around. I miss seeing all the animals we loved and small family farms. We have dealt with all the chaos through the years of the towns growth and have seen all the horrible accidents on Gilbert and Riggs road and all the never ending homes and buildings being built around us... but this apartment project takes the cake!! You've gone too far! I'm asking you to PLEASE consider us who have lived here since the beginning and put a stop to all this unnecessary growth of buildings and extra people. There are way too many accidents happening at that intersection and too many people/traffic on a daily basis. We don't need it. Instead what we do need is a community park to bring families in the area together or a kids splash pad to keep the kids in the surrounding neighborhoods cool during the hot summer heat or even a dog park to give our four legged friends a place to play. Anything is better than ANOTHER apparent complex and a more crowded area. 108 unit is too big for our small area. Please think about us that actually live here. We all say NO. Thank you for your time!

From: "Lynda Langford" <lynda.langford@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 09:37 AM
Subject: Riggs and Gilbert

I oppose the construction of apartments at Riggs and Gilbert in Chandler. This is an area that needs more businesses, not housing. Apartments will change the whole tranquil area. Accidents will increase on that corner. It is primarily a retirement a area.
Please vote no.
Lynda Langford

Sent from my iPad

From: "k_ldodson" <k_ldodson@cox.net>
To: mayor&council@chandleraz.gov
Date: 10/23/2020 10:52 AM
Subject: Proposed build @ Riggs & Gilbert roads

I am a resident of the 55+ community of Solera Chandler. The proposed build fails to uphold the community aesthetic, fails to address the needs of this far south community and will only bring additional traffic to an area that has ever increasing traffic due to the demands of new housing in this high-end area. Please reconsider to lesser units and a different style of architecture.

Laura Dodson
3120 E County Down Dr
Chandler 85249
Sent from my Samsung Galaxy smartphone.

From:	"Ron B" <ron@ronbogner.com>
To:	Mayor&Council@chandleraz.gov, kristine.gay@chandleraz.gov
Cc:	"Lisa Marie Humphreys" <lisahumphreys0217@gmail.com>
Date:	10/23/2020 10:49 AM
Subject:	Re: Rezone VILLAGES AT CHANDLER Case #: PLH20-0012

Mr. Mayor, Councilmembers and City Staff.

I wish to express that I oppose the rezoning for this parcel.
VILLAGES AT CHANDLER
Case #: PLH20-0012

Location: SOUTHEAST CORNER OF RIGGS RD. & GILBERT RD.
Request: Rezone for multifamily dwelling units.

Apartments, however 'luxury' they initially start out to be, are not a good fit for our neighborhood.

At Albertsons shopping area SW corner Riggs and Gilbert Rd.
. There are 12 businesses

- Zen Chinese restaurant
- Subway sandwich shop
- Bush St Pizza
- Edward Jones
- Kiwi Loco (Closed)
- Water & Ice
- Jewelry store
- PostNet
- Nail salon
- Dry cleaners
- Data Doctors
- Hair Salon

Chase bank and Circle K in the parking lot.

Northeast corner:
Discount tire
Storage West individual storage units
McDonalds (presumed coming)

These are all pretty utilitarian and serve their own purpose, which is fine. But I believe this inventory further highlights the need for more and better variety in this area. Any number of upscale local businesses would be a welcome addition. Given that the next closest retail area East-West is Riggs and McQueen, which somewhat mirrors the Albertsons area, I truly believe this parcel of land should remain zoned for commercial enterprise.

Thank you for your consideration

Ron Bogner
6482 S Adobe Dr Chandler AZ 85249
623-252-0562
ron@ronbogner.com

cc Lisa Bogner

From: "Cindy" <cyn7@cox.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 01:39 PM
Subject: Apartment complex Riggs and Gilbert Rds.

Not in favor of this at all. Have been a homeowner at Springfield Lakes for almost 20 years. There is too much traffic on that intersection as it is. Apartment complexes need to stay within their own "like" communities. Apartment designed buildings do not belong in these residential communities.

Please reconsider your thought processes about this.

Rob and Cindy Hatch
Springfield Lakes
Chandler Az 85249

Sent from my iPhone

From: "Fred Fahs" <fredfahs@yahoo.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 03:41 PM
Subject: Apartments at Riggs and Gilbert

Aside from a few small businesses, this area is entirely residential single family homes. A apartment complex does not fit here. I am concerned about safety, traffic, my home value and the atheistic appearance of something that does not fit our landscape. I have heard the builders comments about "high end" apartments, but that won't hold up if they can't fill it at premium prices.
VOTE NO ON THIS CHANGE TO OUR COMMUNITY.

Fred Fahs
3600 E La Costa Place
Chandler, AZ 85249

From: <Lauren.Carr@Microchip.com>
To: <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 02:41 PM
Subject: Apartment Complex on Riggs and Gilbert

I am writing to you because of the proposed apartment complex. I am opposed to this gong up in the area. I feel not enough due diligence has been done and the planning and Zoning commission has not listened to residents. Please vote no.

108 unit apartment complex to be located on the southeast corner of Riggs and Gilbert Rd was approved by the Chandler Planning and Zoning (P&Z) Commission last night by a vote of 5-2.

Sent from Mail for Windows 10

Lauren Carr

From: "Larry Carli" <lc711@comcast.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 03:16 PM
Subject: New Apartment Complex Riggs& Gilbert

My wife and I live in the Springfield subdivision and upon hearing of this immediately thought this was a horrible idea. We are vehemently opposed to this building project.
There are too many of these complexes already built or planned in Chandler. We do not approve of this project nor anyone who votes for it.

Sincerely,
Larry & Kathy Carli

Sent from my iPad

From: <bugeaters@sbcglobal.net>
To: <Mayor&Council@chandleraz.gov>
Cc: <bugeaters@sbcglobal.net>
Date: 10/23/2020 04:06 PM
Subject: Riggs & Gilbert proposed apartment complex - VOTE NO

Mayor and Council Members,

The proposed 108 unit apartment complex proposed for the SE corner of Riggs and Gilbert poses several problematic situations.

First, there is no reliable transportation system in the area, for individuals that do not have access to a personal motor vehicle.

Second, addressing the units as a high end luxury product, then referring to Section 8 housing during your council meeting is not only misrepresenting, it is flat out deceitful.

Where is the traffic study to show the effects of putting in the additional rental units? Do you really believe drivers will turn on Gilbert and again on Riggs to get to the shopping area that will be directly across the street? Are you intending to put in a traffic control signal in the middle of the stretch on Gilbert Rd, to ensure the safety of the apartment dwellers to enter Gilbert Rd safely?

Where is the information for the outreach to the community individuals that are in the area? Are you willing to show how many people were contacted? Are you willing to obtain real community input, instead of only obtaining minimal or less required neighborhood input?

I live in the Solera community and have serious concerns regarding the proposed apartment complex.

I believe that leaving the area available for commercial use or use as a dog park would benefit Chandler for a much better future.

Please reject the proposed apartment complex on the SE corner of Riggs and Gilbert Rd.

Concerned citizen,

Barry Solomon
6458 S. Pinaleno Pl
Chandler, AZ 85249

From: "LARRY WALSH" <LARRYWALSH@msn.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 04:20 PM
Subject: 108 Unit Apartment Complex SE corner of Riggs and Gilbert

Dear Mayor and City Council,
I am sending this to express my request the project be denied by the Council. The land was originally zoned commercial C-2 most likely, low traffic and zero density. The 108 unit apartment will make the population density too high for the area. People move to Chandler for its reputation to provide areas conducive to family's living in Single Family Homes and maintaining safe neighborhoods. Increasing the population density with this apartment is a bad idea.

Sincerely,
Larry Walsh

From: "Daniel Lee" <kylanfan@hotmail.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/23/2020 06:16 PM
Subject: Apartment at Riggs and Gilbert Rds.

Vote no on this! Apartments drop property values! It appears not one impact study was done and the commission majority is too eager to push this through($$$$$)!

From: "Reinetta Moore" <ramoore81@gmail.com>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 06:29 PM
Subject: Apartment Complex

Hello,
I am a resident of Chandler and I oppose the thought of having an apart complex built at the Gilbert & Riggs Rd.

REINETTA Moore
Sent from my iPhone

From: "fdd" <fdd@cox.net>
To: Mayor&Council@chandleraz.gov
Date: 10/23/2020 10:03 PM
Subject: Strong concerns

Dear Mayor Hartke and members of the City Council,

My family and I have lived in the Springfield Lakes area since 2003 and we are very concerned about the proposed building of 108 apartments on the SE corner of Gilbert and Riggs.

This area was not zoned for residential apartments (as you know) and history has proven, time and time again, that these types of apartment complexes always eventually have a deleterious effect on the property values of surrounding homes.

We are quite concerned about the impact of this project and implore you to take the opinions and concerns of established residents into real and honest consideration. This neighborhood was not initially designed to handle dense population apartments and there will be issues with adding to school density, increased traffic, security concerns and negative impact on surrounding residential property.

Please ensure that a proper impact study is conducted BEFORE approving this project. At a very minimum, we deserve an explanation of exactly what the projected benefits of this project are to the neighborhood.

Thank you for considering this matter.

Frank and Nancy Daukas

3091 E Doral Dr, Chandler, AZ
602-750-0234

From:	"THERESA HOEKENGA" <theresagirl@cox.net>
To:	Mayor&Council@chandleraz.gov, kristine.gay@chandleraz.gov
Date:	10/24/2020 07:29 AM
Subject:	PLH20-0012 - SEC Gilbert and Riggs Rds

Hello,

We are writing to ask that you do not approve for the multi-family construction on the SEC of Gilbert and Riggs Rd. So much land in the Southeast section of Chandler/Gilbert has been approved for residential sites and it needs to stop.

With all of the other homes being built, we are in need of commercial/educational facilities in this area. Also, please consider the water usage needed for each home. We live in a desert and we don't have enough water for this growth. In addition, the traffic is already extensive. Our usual commute for work used to be only 25 minutes. With the increase in vehicles, it has doubled. This area does not have highways to support this growth and we don't want one in our backyard.

As stated earlier, we live in a desert, but it sure doesn't look that way anymore.

Thank you,

Dennis and Theresa Hoekenga
Chandler, AZ

From: "Jane Troy" <janejoey@me.com>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2020 07:30 AM
Subject: Apartments at southeast corner of Gilbert and Riggs

I am at Solara resident. I really hate to see apartments going in at that location. I suspect someone in your zoning department received kickbacks. Apartments in this area would lower the cost of housing in Solara. it would also bring more traffic out on Gilbert Road. My neighbors and I are very much against these apartments.
Jane Troy
480-459-5834

Sent from my iPad

From: "Sue Pepper" <suepepper50@aol.com>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2020 08:23 AM
Subject: Section 8 project on Riggs and gilbert

Hello Mr. Mayer,
I am not sure why this is the first I'm hearing of a low income apartment building coming into neighborhood
I would like some information on this and when is the next meeting I can attend
Thank you

Sue Pepper
Sent from my iPhone

From: "Laura Cork" <lauraecork@gmail.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/24/2020 08:36 AM
Subject: Oppose new apartments at Gilbert and Riggs

Good morning,

I am writing to share my strong opposition to the proposed development of 108 apartments on the southeast corner of Gilbert and Riggs. I live across the street in Cooper Commons and feel these apartments will have a significant negative impact on our community. I'm mystified as to how a traffic study was not required as traffic has increased dramatically since we moved in 2 years ago and often I have to wait several minutes to be able to make a left turn out of my neighborhood into Gilbert road. At minimum, a traffic study needs to be conducted before this project can proceed. Thank you for reading,
Laura Cork

From: "Rodney Cullumber" <rcullumber@farmersagent.com>
To: <mayor&council@chandleraz.gov>
Date: 10/26/2020 01:06 PM
Subject: Rodney Cullumber

I live at 2778 E Virgo Pl Chandler Az 85249. I am apposed to apartments at Riggs and Gilbert and ask that you stick with the original master plan from when I built in 1998. Sincerely, Rodney

Rodney Cullumber
Farmers Insurance
3185 S Price Rd
Chandler, AZ 85248-3554
480-833-1665 (Office)
480-857-0150 (Fax)
rcullumber@farmersagent.com
http://www.farmersagent.com/rcullumber

Mayor Hartke and Councilmembers,

I would like to express my strong opposition to the apartment complex being voted on Nov. 5th. My husband and I have been involved in this part of the valley for many years; investing in lots, building homes and currently owning a home in Circle G. The Master Plan used to be one of maintaining rural character and low density. I think allowing this would be extremely short-sighted, a sacrifice of our community for tax revenue, and abandoning the promise to keep the area rural and low-density.

Thank you for your consideration and also for your hard work on behalf of Chandler.

Kimberley Cullumber Alexander
2730 E. Capricorn Place
Chandler, AZ 85249
480.330.5600

From:	"Denise Chavez" <denisemchavez@icloud.com>
To:	Mayor&Council@chandleraz.gov
Date:	10/22/2020 05:48 PM
Subject:	Proposed apartment complex on Riggs & Gilbert

Hello, the residents of the surrounding area of this proposed complex are strongly opposed to this development. Please hear our voices and do the right thing- do not pass this proposal and ensure the area is zoned for detached single family residences.
Thank you, Denise and Andrew Chavez

Kristine, Mayor and City Council Members,

NO NO NO. Do NOT do this !

As an extremely concerned resident of Sun River in Chandler, I have reviewed the plans for this proposed development. Although the words are eloquently put together in support of this proposal, the fact is reality tells a different story.

Personally, I have lived in both the Chicago and Los Angeles areas for various parts of my life. Every experience (with apartment living near or within single family home developments) has been disastrous. I have seen so called "luxury apartments" and other apartment developments turn into incredibly incompatible living experiences for the homeowners of these situations. What starts out as a nicely worded lifestyle accommodation, turns into apartments that have a great vulnerability for the housing market. For instance, what would happen if we would experience another housing bust? Loss of jobs? Failing markets? Renters would be the first to move out leaving the area to find work in other locations. Vacancies would exist in said apartments forcing landlords to lower rents, thus attracting a lower income tenant who may not have the means necessary to take care of the unit, have numerous tenants within one dwelling, etc. Crime in many cases go up. Apartment renters are a more transient group and statistics show they do not get involved in the community. Most do not have families and do not mesh with the existing homeowner community.

It is stated in the development proposal that there is a need for diversity in housing options and this complex would be an example of that. I believe the term urban feel is referenced in the proposal when proposing these units. With this, I can agree. However, this is definitely the WRONG location. It is a much better choice to build these types of units near the freeways where the mobile population can utilize such amenities. For instance, McQueen and Germain intersection offers luxury units. It is also mentioned in this development proposal that the same type of apartments that are being proposed are located in Queens Creek, Peoria and Phoenix. To this I say, without offending these cities/suburbs, do we really want to imitate these locales or would we rather keep Chandler unique and maintain our own character? The proposed location is anything but urban. Urban means bars, traffic, public transportation, noise pollution and multiple commercial industries. This neighborhood does not offer that nor do the residents want that. If they did, they would be living in Phoenix!

Fyi, it was stated in the last open public meeting that the residents within a close proximity of this proposed project were notified regarding concerns they may have regarding this matter. I spoke to numerous residents in Sun River who knew nothing of this. In fact, I also was told that few residents if any were notified in the Springfield subdivision as well.

In conclusion, just wondering out loud....do any of the powers to be who will be part of this decision making process (or the owners of the development project) live right next to an apartment complex? If so, I would like to hear their true comments. This should not be a "great for thee, but not for me" moment.

Vociferously against this proposal,

Greg Dasher
Sun River Resident
Chandler, AZ.

Name
Cynthia Bakeman

Address
2776 E. Hazeltine Way
Chandler, Arizona. 85249

Phone Number
(480) 603-5928

Agenda Item No.
Apartment Complex on Riggs and Gilbert

Support/Oppose
Oppose

Comments
When we built our home, this was zoned commercial. I would never have built knowing that an apartment complex would be put in. I strongly oppose it because of what it could do to our property value and the enormous amount of traffic in an all ready congested area. Please reconsider the rezoning issue.

From:	"Steve Parrilla" <steve@parrillafamily.com>
To:	mayorandcouncil@chandleraz.gov
Date:	11/05/2020 07:21 AM
Subject:	Ordinance PLH20-0012 Villages at Chandler

Mr Mayor and City Council Members,

What is the procedure in the new COVID world for citizens to voice opinions to proposals presented to the City Council?

I am opposed to the development of multi-family housing in South Chandler. Everywhere I turn there is multi-family housing in South Chandler. The high density housing adds to traffic congestion, which is already a problem on Gilbert Road from Ocotillo to Loop 202 San Tan freeway. With the high school traffic and the additional residence the high density housing brings, Gilbert Road will be unbearable. I sent an email to Ms. Gay back on October 21 and never received a response (see attachment).

Thank you in advance,
Steve Parrilla
2026 E Buena Vista Drive 85249

From: "Maryann Clemons" <maclemonsaz@yahoo.com>
To: "kristine.gay@chandleraz.gov" <kristine.gay@chandleraz.gov>
Date: 11/07/2020 12:56 PM
Subject: Southeast corner Riggs and Gilbert Rds

Dear Kristine,

We are concerned regarding the proposed 180 residential complex on SE Corner of Riggs and Gilbert, behind Walgreens.

The traffic is a challenge just about all day. Business rush hour, of course, traditionally very hectic, but as we live close by in Sun River, this is a thorough fare for many 24/7. Hopefully a formal traffic survey will be instituted! Even so, we are concerned with regard to the pedestrian traffic in the crosswalks as well as all along Gilbert Rd, and on Riggs. There has been considerable foot traffic of folks crossing outside the designated crosswalks. We have lived here over 15 years. This has been an issue continuously.

The new Senior living complex on the NW corner is increasing in activity. The strip mall, which includes a very busy fuel station and Albertson's Market is popular and there is considerable in/out traffic merging onto Gilbert and Riggs.

We strongly support intense review/studies prior to proceeding. We request that many more residents will be surveyed.

Thank you,
Maryann and David Clemons
2707 E Westchester Drive
Chandler, AZ 85249

Name
Steve Parrilla

Address
2026 E Buena Vista Dr
Chandler, Arizona. 85249

Phone Number
(480) 721-8989

Agenda Item No.
PLH20-0012 VILLAGES AT CHANDLER

Support/Oppose
Oppose

Comments
I've read this proposal and comments about traffic congestion. Perhaps you should visit this area and observe the congestion that's already started with Snow Birds returning. Left turns lanes from Eastbound Riggs onto Gilbert, and Southbound Gilbert onto Riggs is now backed up 10 cars deep at times. Takes at least 3 lights to get through the intersection. Any now you want to add high density housing to that area. In addition, the high school at Octotillo and Gilbert Roads will significantly increase traffic even when after another lane is added. Just observe all the congestion at Germanne and Gilbert roads now. You guys must expect us to become another California with all these traffic issues.

From: "Amy McClain" <hoopmomof3girls@icloud.com>
To: Mayor&Council@chandleraz.gov
Date: 11/13/2020 11:40 PM
Subject: Apartment project - Riggs & Gilbert

To whom it may concern:

I am a resident of chandler and live off of Riggs and Cooper. It's my understanding that there is a large apartment complex being proposed that would be located on the corner or Riggs and Gilbert Rd.

Based on community members who were present at one of the last meetings, the aesthetics of the apartment complex was not cohesive with other business and residential structure nearby. There would not be enhancements made to roads to accommodate the additional traffic. One of the council members didn't believe it fit the surroundings yet voted for the project anyway. What?! The builder has buildings in QueenCreek of which are underwhelming and look like low income housing.

As it stands, there are too many apartment building complexes in south chandler. We do not need any more. It will drive our single family home property values down and will bring in people who don't have a permanent stake in the community as they are merely renters, which we do not need.

My husband and I are completely against this. More and more apartment complexes will drive stable families out of the community in search of a city or town with less apartment complexes and a more stable community.

Voting for more and more apartment buildings will eventually get you all voted out of your positions as people in this community are not going to tolerate ruining our cities with apartments that quickly become section 8 housing or at best an eye sore.

Our ask is to not allow apartments to be built on the corner of Riggs and Gilbert Rd. Find a better place to put it that is not in the middle of residential and business.

Amy and Gerald McClain

Sent from my iPhone