



City Council Regular Meeting

Monday, October 11, 2021
6:00 p.m.

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





From left to right: Councilmember Matt Orlando, Councilmember Rene' Lopez, Vice Mayor Mark Stewart, Mayor Kevin Hartke, Councilmember OD Harris, Councilmember Christine Ellis, Councilmember Terry Roe

Our Vision

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

Our Brand

A safe, diverse, equitable and inclusive 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, October 11, 2021, at 6:00 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 disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

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



Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Legend



Economic Vitality



Mobility



Quality of Life



Innovation and Technology



Neighborhoods



General Governance

Call to Order

Roll Call

Invocation - Pastor Scott Smith, Trinity Christian Fellowship

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. September 2021 City Council Meeting Minutes

Move City Council approve the Council Meeting minutes of the Special Meeting of September 1, 2021, Special Meeting of September 9, 2021, Regular Meeting of September 20, 2021, Study Session of September 20, 2021, Special Meeting of September 23, 2021, and Regular Meeting of September 23, 2021.

Council Focus Area(s):







Development Services

- 2. **Final Adoption of Ordinance No. 4987, PLH20-0061 Parkside, located at the northwest corner of Fairview Street and Cooper Road, approximately 1/4 mile north of Pecos Road**



Move City Council adopt Ordinance No. 4987 approving PLH20-0061 Parkside, rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning and Zoning Commission.

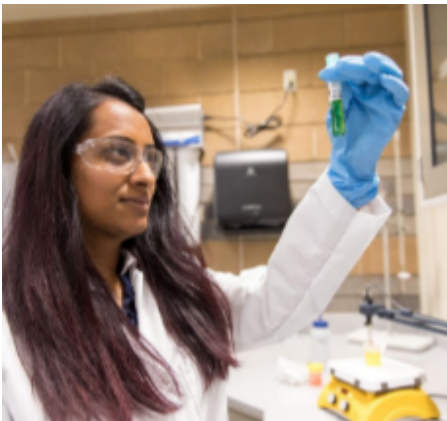
Council Focus Area(s):  

- 3. **Final Adoption of Ordinance No. 4989, PLH21-0017 Elevation AZ 87, located at southeast corner of Arizona Avenue and Elliot Road**

Rezoning

Move City Council adopt Ordinance No. 4989 approving PLH21-0017 Elevation AZ 87, Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet, subject to the conditions as recommended by Planning and Zoning Commission.


Council Focus Area(s):  



Public Works and Utilities


4. **Final Adoption of Ordinance No. 4986, Authorizing the Abandonment of a Temporary Drainage Easement No Longer Needed for Public Use at the Northwest Corner of Arizona Avenue and Germann Road**

Move City Council approve final adoption of Ordinance No. 4986, authorizing the abandonment of a temporary drainage easement no longer needed for public use at the northwest corner of Arizona Avenue and Germann Road.

Council Focus Area(s): 

5. **Final Adoption of Ordinance No. 4988, Authorizing the Sale of City Property Located West of the Southwest Corner of Cooper Road and Pecos Road**

Move City Council approve final adoption of Ordinance No. 4988, authorizing the sale of City property located west of the southwest corner of Cooper Road and Pecos Road to Felix E. Vivas III and Elva G. Vivas for the sum of \$221,000.

Council Focus Area(s): 

Adjourn



City Council Memorandum City Clerk's Office Memo No.

Date: October 11, 2021
To: Mayor and Council
From: Dana DeLong, City Clerk
Subject: September 2021 City Council Meeting Minutes

Proposed Motion:

Move City Council approve the Council Meeting minutes of the Special Meeting of September 1, 2021, Special Meeting of September 9, 2021, Regular Meeting of September 20, 2021, Study Session of September 20, 2021, Special Meeting of September 23, 2021, and Regular Meeting of September 23, 2021.

Attachments

Minutes of the Special Meeting of September 1, 2021
Minutes of the Special Meeting of September 9, 2021
Minutes of the Regular Meeting of September 20, 2021
Minutes of the Study Session of September 20, 2021
Minutes of the Special Meeting of September 23, 2021
Minutes of the Regular Meeting of September 23, 2021

Meeting Minutes

City Council Special Meeting

September 1, 2021 | 8:15 a.m.
Cameron Conference Room
Arizona Biltmore
2400 E. Missouri Ave., Phoenix, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 8:15 a.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris
Councilmember René Lopez
Councilmember Terry Roe
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Josh Wright, Acting City Manager
Kelly Schwab, City Attorney

Others in Attendance

Representative Jennifer Pawlik
Representative Jennifer Jermaine
Representative Mitzi Epstein
Senator Sean Bowie
Madeline Ramirez, Assistant to Senator Bowie
Ryan Peters, Strategic Initiatives Director
Alexis Apodaca, Governmental Relations Coordinator

Discussion

1. Welcome and Introductions – Mayor Kevin Hartke

MAYOR HARTKE welcomed everyone and said Chandler has had a busy year including hiring a new City Manager and a Presiding City Magistrate. Mayor Hartke said they are also starting a Veterans Commission to address their needs in the community. Mayor Hartke said the City is working through what the Intel expansion will mean in terms of utilities. Mayor Hartke said Chandler has done a lot of

water planning but there are a lot of concerns in the State about water. Mayor Hartke is also working with MAG on transportation policy and Prop 400.

2. 2021 Legislative Session – Chandler City Council & Legislators
3. Chandler Updates – Chandler City Council

MAYOR HARTKE said they have been working with the Governor to secure an \$8 million commitment to the watermain under the Loop 101 202 that did not get caught in time. Mayor Hartke said the infrastructure under there is not good and it would be a significant disruption for Chandler and the entire East Valley. Mayor Hartke said the state income housing tax credit was on the agenda this year and were appreciative that it was passed to address low-income housing. There is concern on the number of law enforcement bills as Chandler likes to retain local control. Mayor Hartke said Chandler has a police oversight board that is advisory and not regulatory and did not think the proposed legislative was appropriate for situations like this. Cities want to get it right the first time instead of spending the next few years tweaking it to work well.

COUNCILMEMBER ORLANDO said there is a dramatic shortage of police officers and public safety in general. Councilmember Orlando asked for them to consider a way to allow retired officers who are eligible, to be allowed to work as a part time officer in the school system. They could free up seven or eight officers. Councilmember Orlando said they have been aggressive in recruiting officers to build up the police force.

REPRESENTATIVE JERMAINE said she has been working with PSPRS to address the restrictions in the law. They have been working with the advisors and lobbyists in order to fix the issue that prohibits them from working 24 months after separation.

COUNCILMEMBER ORLANDO asked what the timeframe was on that.

REPRESENTATIVE JERMAINE said they tried to introduce it last year and it did not get a hearing. It was a House Bill and there was so many election items that there was not time for retirement items in the Government Committee. This needs to be prioritized.

COUNCILMEMBER ORLANDO said he would like to see what the City could do to help.

SENATOR BOWIE asked who the chair was.

REPRESENTATIVE JERMAINE said the chair was John Kavanaugh and he is retired law enforcement so he should understand. Schools have a similar program called Smart Schools where retirees can continue to work. The problem was fixed in ASRS but not PSPRS so there needs to be a similar fix.

SENATOR BOWIE said they have talked to Southwest Gas regarding the explosion that happened in west Chandler and asked if there were any additional updates on the investigation.

MAYOR HARTKE said he did tour the outside of the site and it has been declared that natural gas was the issue. Southwest Gas has sent a number of things over to test as they still do not know what happened or the conditions that caused this to happen. Mayor Hartke said there are bigger issues concerning why this happened and if it could happen somewhere else which Southwest Gas is also concerned about. There were four people who were dramatically hurt in the explosion. There is also concern regarding the library as there were beams that were shifted in the roof because of the force of the explosion so the library has been closed while they review the structural issues. Mayor Hartke said the whole area by the gym may need to be rebuilt. Mayor Hartke said the issue that caused the leak happened underground and the ground took away the sulfur smell and that is why no one smelled the leak but there are still a lot of questions around this event.

REPRESENTATIVE EPSTEIN would like the legislators to receive the press releases directly and wondered if it calls for legislation to prevent this from happening in the future.

MAYOR HARTKE said the video was released from the library's vantage point.

They discussed that Southwest Gas has said every three years they do a leak survey and said there are questions about whether that should be done more often.

MAYOR HARTKE said this happened in our City but Southwest Gas has lines all over.

VICE MAYOR STEWART asked if there are natural gas alarms.

MAYOR HARTKE said it is usually the smell.

SENATOR BOWIE thanked Chandler Fire and Police for responding.

Discussion was held on the five cities that responded instantly because of the regional system. The crisis response team that Chandler is a part of is really the gold standard and should be rolled out across the State.

MAYOR HARTKE said it is great how people respond to each other.

REPRESENTATIVE PAWLIK asked for an update on the Intel expansion as they have received a lot of correspondence from residents. There has been a lot of concerns from the Pinelake community by the railroad tracks about the voltage and the lines not being undergrounded.

MAYOR HARTKE said the City Manager just had a meeting with the neighbors and the HOA and they have been in close communication with SRP.

JOSHUA WRIGHT, City Manager, said it is a small section about 8/10ths of a mile where there are already powerlines there. Mr. Wright said the City's preference from the beginning has been to underground as much as possible. This section did not have a clear engineering solution but the City

has committed to those neighbors to do another review to see what solutions there might be. Intel is on some pretty tight deadlines and SRP is trying to meet those goals. Mr. Wright said we are trying to work around all of the constraints, but it has been a positive conversation to find a solution.

MR. WRIGHT said SRP has talked to Union Pacific and the area is a permit not an easement so it could be complicated depending on what Union Pacific is willing to do.

REPRESENTATIVE PAWLK said she is trying to meet with Union Pacific on the issue and has heard that the railroads can be difficult to deal with.

COUNCILMEMBER LOPEZ said it took eight years to do concrete modifications for a bike crossing.

RYAN PETERS said Union Pacific typically will not look at plans until it is approved by the Line Siting Commission, and they do not have jurisdiction over whether something is underground or not. It is hard to get something approved without that information and then to even get the railroad to look at it.

REPRESENTATIVE PAWLIK asked if it would be helpful to pull in Congressman Stanton because he is on the congressional transportation committee which has oversight.

COUNCILMEMBER ORLANDO said the residents want more information and why it was determined to do this route. Councilmember Orlando said there may be other options today that they did not have before and then cost will be a driver as well. Councilmember Orlando said the residents are also contacting the Arizona Corporation Commission and Intel's Board of Directors.

COUNCILMEMBER LOPEZ said there were a lot of citizens at the Council meeting, and they are open to the discussion, and everyone seems receptive. Councilmember Lopez said they need to get power from A to B and they need to figure out how to do it and make the impact as minimal as possible. Councilmember Lopez said when they go back to the table it needs to be the last time as Intel has a master plan.

MAYOR HARTKE said Intel has the capacity to put several more Fabs that would require more power. Mayor Hartke said his concern was if this gets rejected that they would consider overhead along Ocotillo and that is something nobody wants. SRP has been working with the City to mitigate neighbor's concerns and find a good solution.

MR. PETERS said all of these considerations and input would be submitted when they go to the Corporation Commission.

COUNCILMEMBER LOPEZ encouraged residents to go the Arizona Corporation Commission meeting to ensure their voice is heard.

REPRESENTATIVE EPSTEIN said Maricopa County has an ozone problem and they need to do something about it. She chaired the sustainability work group and they started looking at garbage and fire trucks being electric because there is substantial cost savings for maintenance and the trucks are quiet. There are a lot of really great metrics to improve the situation and the fire trucks are ready and encouraged the City to look into it. These trucks run all day long so we can start to have an impact.

MAYOR HARTKE said Waste Management is doing natural gas which is a good step forward.

VICE MAYOR STEWART asked if there were any tax credits coming up for electric vehicles.

REPRESENTATIVE EPSTEIN said electric transportation is going to happen but the problem is the power stations that need to generate the power. She said in the budget package there was funding to begin building more electric vehicle charging stations.

COUNCILMEMBER LOPEZ said the City asks developers to put in charging stations.

REPRESENTATIVE EPSTEIN said there are conversations between manufactures because Tesla owns most of the charging stations and Tesla's plugs are different from all of the other plugs. There is conversations on building adapters and how to standardize things.

SENATOR BOWIE said another issue has been short term rentals and there were two bills this year, neither of which got through. Senator Bowie asked how short-term rentals were going in Chandler.

MAYOR HARTKE said the legislation that was passed a year ago was a relief to have some authority to address noise. Mayor Hartke said the State has a housing shortage and to have someone turn these houses into party houses it is a problem.

REPRESENTATIVE EPSTEIN asked if Chandler consider doing different zoning to help with this issue.

MAYOR HARTKE said they would consider any tool that would help with this.

COUNCILMEMBER ELLIS said she was not sure about telling people what they could do with their property but there have been complaints about noise specifically fireworks. Councilmember Ellis said she would like to address the use of fireworks especially since it can be difficult for those with mental health issues.

REPRESENTATIVE JERMAINE said the fireworks play into climate issues and having the extra sulfur in the air. Maricopa County has come down pretty hard saying they would like the timeframe to set off fireworks shortened. She said there is a bill ready to go.

MAYOR HARTKE said they would be supportive of that and curtail the excessive use of fireworks.

MR. PETERS said on the short term rental issue another concern is a timeshare of short term rentals that is starting to happen in other states. Mr. Peters said it is adding more to the issue and the City would like as much control as possible over this.

REPRESENTATIVE JERMAINIE said they also need to determine when it crosses over from a small family business to a corporate venture and how that impacts property tax rates. She said there is the option to count it by transactions which changes the tax brackets could be beneficial.

SENATOR BOWIE asked about low-income housing and homelessness in Chandler.

MAYOR HARTKE said they have hired a number of homeless navigators to understand why someone is experiencing homelessness and find solutions specific to their needs. Mayor Hartke said they are also furthering the mental health court in Chandler to hopefully help as well. Housing is an issue overall and they do not have a handle on it. They are looking at possibilities, but it is hard to address the need across the Valley.

COUNCILMEMBER ELLIS said she serves on the Domestic Violence Commission and there are concerns about when the victims go to the shelter the perpetrator is allowed to see the children in the shelter and that defeats the purpose. A bill would be introduced to have supervised visitation off the property in a different area and asked they take the time to look into it. The people who are in the shelters oftentimes go back to the situation because of the children but if they are able to stay safely in the shelter, they can find a way to move forward with their lives.

REPRESENTATIVE JERMAINE said there is an issue in the family courts as the judges do not get the same training as they do in other courts. They are working with the Arizona Supreme Court Domestic Violence Council and the AG's office to see if they can get the family court judges that training. This is an administrative process so it should go pretty quickly.

4. Conclusion

MAYOR HARTKE thanked everyone for attending and looked forward to their next conversation.

Adjourn

The meeting was adjourned at 9:01 am.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

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 1st day of September, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2021.

City Clerk

Meeting Minutes

City Council Special Meeting

September 9, 2021 | 4:00 p.m.

City Hall 2nd Floor Training Rooms A and B
175 S. Arizona Ave., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:02 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris
Councilmember René Lopez
Councilmember Terry Roe
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Josh Wright, Acting City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Action Agenda and Discussion

1. Presentation by Employee Organizations on wages, hours, benefits and other conditions of employment for negotiation in the meet and confer process pursuant to Chandler City Code 2- 13.8.
D

MAYOR HARTKE welcomed everyone to the meeting and called for a presentation.

- a. Chandler Lieutenants and Sergeants Association (CLASA)

TOM LOVEJOY, Police Sergeant, presented the following CLASA presentation.

- CLASA 2022 Meet and Confer
- CLASA Proposal
 - Merit Increases
 - Longevity Pay
 - Move to 3rd in Total Cash Compensation
 - Specialty Compensation

- Wellness leave
- Vacation and Sick Accrual buyback
- Increase retirement sick time payout
- Holiday pay option
- Increase Equipment Stipend
- Retention
- Wellness and Stress Coaching
- Maintain Merit Increases
 - Section 3 - 1: Merit Pay
 - For FY 22/23 and FY 23/24, the City will fund a merit increase of up to 5% for eligible Sergeants effective on the first day of the pay period which includes the date of the Sergeant's current job classification or salary review date, until the Sergeant is at the top of the pay grade.
- Increase Longevity Pay 0.5%
 - Beginning in FY 22/23, the 3% will be paid in one (1) installment during the pay period of the unit member's date of classification or salary review date. This payment is not compensation for the purposes of PSPRS.
 - 4 Qualifications:
 - A Sergeant must have five (5) years as a Chandler Police Officer
 - A Sergeant must have achieved the performance rating of "meets expectations" or better in each overall job standard category on his/her latest scheduled performance evaluation on file in the Human Resources Department.
 - A Sergeant must have performed an "added value" activity.
- Increase From 4th To 3rd Using Hourly Compensation Adjustments
 - Human Resources shall determine the rank of the City of Chandler in comparison to the ranking of the seven other cities. If the City of Chandler's Total hourly Compensation is ranked at or above the Third (3rd) position in the rankings, no wage adjustments shall be made.
 - If the City of Chandler's Total hourly Cash Compensation is ranked below the Total hourly Cash Compensation of the third (3rd) highest city in the rankings, the top of the Chandler Sergeant pay scale shall be adjusted by the percentage required for Chandler's Total Hourly Cash Compensation to be equal to the midpoint between the Total Hourly Cash Compensation of the second (2nd) and third (3rd) highest cities.
 - Sergeants' wages shall be increased to correspond with any upward adjustment made to the Sergeant salary range as a result of the annual survey.
 - Any wage increase will become effective on the first day of the next full pay period after the survey data has been accepted and signed by the Association. In the event that the survey results in Chandler's being ranked above the 3rd position as defined in this Section, Chandler's range will not be decreased.
- CLASA Proposal for Compensation
 - Currently we sit at 5th in hourly compensation out of 8 cities
 - Average hourly is \$109,000 we are \$106,868
 - This proposal would take us to \$110,687
- Specialty Compensation

- Section 3-13: Special Operations Compensation
- Unit Members assigned to Specialty Units. (SAU/MFF/Motors/K-9/CAU/) will receive an additional Seven and one-half percent (7.5%) of their regular rate of pay
- Unit Members assigned to CIB will receive an additional five percent (5%) of their regular rate of pay
- Unit Members assigned to Specialty Units and CIB will receive twelve and one-half percent (12.5%)

COUNCILMEMBER HARRIS asked if the multiple duties had been outlined for hiring more officers or if that was separate.

SGT. LOVEJOY said that was separate.

SGT. LOVEJOY continued the presentation.

- Wellness Leave
 - Section 3-14 Wellness Leave
 - A unit member, completing twelve (12) years of service, will become eligible to receive an 80-hour sabbatical to be taken within three calendar years from the date awarded. The time is issued to the unit as a 'use or lose' benefit with no cash value. During the 80-hour sabbatical, the unit member is denied the right to work any extra duty or any other city work related duties, with the exception of any required court appearances. This sabbatical can be taken in conjunction with up to 80 hours of their personal time off. This benefit will be available every twelve years of service with the city. The use of sabbatical will be based on seniority and as staffing allows.

COUNCILMEMBER HARRIS asked if this is something that is already in place.

SGT. LOVEJOY said it is not in place and they are asking for it to be in place.

SGT. LOVEJOY continued the presentation.

- Remove Limitations of Vacation Buy Back (Non-Pensionable)
 - D. Effective July 1, 2022, Sergeants who have accrued 240 hours or more of unused leave (vacation, safety days and holiday accrual hours) and who have attained a minimum of seventeen (17) years of City service may elect to have the additional unused leave that he/she earns paid to them on a bi-weekly basis indefinitely. A Sergeant may draw down the current 240 hours balance. The vacation leave payout under this section is not compensation for purposes of PSPRS.
- Remove Limitations of Sick Time Buy Back (Non- Pensionable)
 - Effective July 1, 2022, Sergeants who have accrued 500 hours or more of unused sick leave and who have attained a minimum of seventeen (17) years of City service, may elect to have the additional sick leave that he/she earns to be paid to them on a bi-weekly basis indefinitely. A unit member may draw down the current 500-hour balance. The sick leave payout under this section is not compensation for the purposes of PSPRS.

- 25% Increase to Sick Time Payout at Retirement
 - At retirement, the Sergeant will have deposited into his/her Retirement Health Saving Account 75% of his/her unused sick leave calculated at their current hourly rate at the time of retirement.
 - The beneficiaries of a Sergeant, who dies prior to retirement, shall receive compensation for the Sergeant's accrued sick leave at the rate of Seventy Five percent (75%) of the accrued sick leave hours at the Sergeant's current base rate and shall receive compensation for Years of Service Pay as established by the City Manager for each twelve (12) month year of City of Chandler Service prorated for any partial year.
 - The beneficiaries of a Sergeant, who dies in the line of duty, shall receive compensation for all accrued sick leave at the rate of one hundred percent (100%) of the accrued sick leave hours at the Sergeant's current base rate and shall receive compensation for Years of Service Pay as established by the City Manager for each twelve (12) month year of City of Chandler service prorated for any partial year.
 - During the terms of this Memorandum, the City will continue its Citywide Retirement Health Savings Plan (RHSP) for all regular, benefited employees with a contribution of \$1000 for every year of City service paid into retiring employee's RHSP account provided they have five (5) or more years of service with the City.
- Sergeant Given Choice to Take Holiday Off or Receive Pay
 - When a Sergeant works on an observed holiday, the Sergeant has the option to determine whether the Sergeant will receive holiday pay or paid time off equivalent to the number of hours in their regularly scheduled work-day on an alternative day, during the pay period.
- \$300 Increase for Equipment
 - Section 5 - 9: Uniform, Clothing, and Equipment
 - The Sergeant will continue to receive uniforms and a \$500 allowance, paid the 1st pay period of the fiscal year, for equipment through the Chandler Police Department Quartermaster system, as outlined in General Orders.
 - Earpieces
 - Boots
 - Supplies

MAYOR HARTKE asked if this was automatically done or based on receipts.

SGT. LOVEJOY said it would not be based on receipts, they would just be given the amount. There is a lot of equipment that the officers buy depending on their role. With the cost of living increasing this would help accommodate the cost of these items.

SGT. LOVEJOY continued the presentation.

- Retention Bonus
 - City of Tempe recently allocated a 7% retention bonus for all current officers. This is outside its current MOU.
 - Phoenix Fire Department just received a yearly retention bonus of \$9800 over the 2-year term of their contract.

- Other states, cities and municipalities have offered similar incentives to their employees
- One-time
- Drop Retention Incentive
 - Tempe
 - 50% bonus of the City's contribution amount, had they remained in PSPRS
 - Capped at 24%
 - Chandler with Tempe application
 - Current contribution: 49.1%
 - 50% of contributions equals 24.55%

COUNCILMEMBER HARRIS asked what the current drop rate of officers not returning.

SGT. LOVEJOY said he did not know the percentage rate, but it is happening more frequently.

COUNCILMEMBER HARRIS asked for that information to be provided.

SGT. LOVEJOY said staff would get that information to Council.

SGT. LOVEJOY continued the presentation.

- CLASA Proposal
 - No additional pension liability
 - Tier 1 DROP members have already "retired"
 - Benefit has a defined sunset date (60-month DROP)
 - Does not apply to Tier II or Tier III employees
 - Currently about 10 employees
 - Maintains 31% savings to City
 - This incentive will allow the city to succession plan and retain current qualified employees while we turn our staffing issues around.

COUNCILMEMBER ROE asked about Tier II and Tier III

SGT. LOVEJOY said the State is trying to reset their retirement so it can balance itself.

COUNCILMEMBER ROE asked how long Tier II has been going.

SGT. LOVEJOY thought 2011 was the cutoff date for that but they would go into more detail in the next presentation.

COUNCILMEMBER LOPEZ asked if Tier II and Tier III had a drop program.

SGT. LOVEJOY said they do not.

COUNCILMEMBER LOPEZ asked if the pension was eligible at 20 or 25.

SGT. LOVEJOY said 25 years.

COUNCILMEMBER ELLIS asked about comparing Chandler with Tempe and Phoenix and if that is something they normally do. Councilmember Ellis said she wanted to look at cities that were more comparable and wanted research to show a true comparison.

SGT. LOVEJOY said Phoenix and Tempe are already doing some of these things. Sgt. Lovejoy said Chandler is different and wanted Chandler to be the leading edge. There are 1.26 officers for every thousand people and it is one of the lowest in the Valley. The City is asking the Department to do a lot more with a lot less. Sgt. Lovejoy said this is where they need to be and the value is in keeping some of the people because it is hard to hire people.

COUNCILMEMBER ELLIS said it takes time to train people.

SGT. LOVEJOY said it is not about training, it is that they are not hiring because they cannot find qualified people to do the job. Sgt. Lovejoy said they need to hold onto the people they have as long as they can. This provides incentive for them to stay.

SGT. LOVEJOY continued the presentation.

- Wellness and Stress Coaching
 - CLASA is requesting \$25,000, one-time money, to be used for subscriptions, training, seminars, etc., for the purpose of providing stress management resources and training.
 - Under the Shield <https://undertheshield.com/>
 - \$35 per person per year
 - Includes all CPD employees civilian and sworn

VICE MAYOR STEWART asked if this type of support is mandatory or optional and if there are any mandatory classes that we have regarding mental health.

SGT. LOVEJOY said that they are getting ready to hire someone that guides people to resources, and they are asking to add this resource to be provided from the association. Sgt. Lovejoy said it is hard to mandate this service, but they are required to hear the resources that are available to them.

COUNCILMEMBER LOPEZ said they are asking for \$25,000 one-time dollars but the Under the Shield program is an annual subscription and asked for clarification.

SGT. LOVEJOY said we want to have some seminars and resources that draw officers into and have these options through the Association.

COUNCILMEMBER ORLANDO said there are numerous wellness programs and services available but there seems to be distrust in the system or it is stigmatized. Councilmember Orlando said a program

like this allows flexibility to get help without going through the City process. Councilmember Orlando asked if this was enough for two years.

SGT. LOVEJOY said it is a start.

COUNCILMEMBER ORLANDO said he did not want the funds to run out halfway through.

SGT. LOVEJOY said this is what he is asking for, for CLASA but it incorporates everyone and it is a good start.

SGT. LOVEJOY continued the presentation.

- Closing

MAYOR HARTKE asked about the first slides shown were in total compensation currently.

SGT. LOVEJOY said a lot of it is.

MAYOR HARTKE asked if we stay on total compensation and just looked at the asks, where would that put us compared to other cities.

SGT. LOVEJOY said it would put us at about 2.

COUNCILMEMBER HARRIS asked if there were numbers on how many officers used the mental health services and asked if there were numbers that officers would participate. Councilmember Harris asked if the officers would participate and if this would really be a benefit. Councilmember Harris said he wanted the officers to get the help they need as they see a lot of things.

SGT. LOVEJOY said they remain anonymous in the program, and they cannot be shared. The officers have to know it is confidential.

b. Chandler Law Enforcement Association (CLEA)

MICHAEL COLLINS, Police Officer and CLEA President, presented the following presentation.

- FY22-FY24 Proposals
- Chandler Law Enforcement Association (CLEA)
 - We look forward to discussing several ways in which we can retain current employees, attract new employees, and promote health and wellness for our members.
- Chandler Law Enforcement Association (CLEA)
 - Merit increase
 - Specialty assignments
 - Employee retention
 - Recruitment
 - Wellness

- Merit Increase
 - Standard 5% Increases for all Eligible Employees
 - This continues the step pay scale system currently in place at the department for all reviewed & performing employees.
- Specialty Assignments
 - Include Previously Excluded Positions
 - Remainder of CIB
 - K-9's
 - Administrative positions
 - Approximately 45 People eligible
 - Purpose
 - Incentive to interest people in difficult jobs and retain experienced employees
 - Most specialty pay positions are a pay cut from patrol in a straight 2080 work year.
 - Employees lose approximately \$4000/per year depending on tenure.
- Specialty Assignments
 - Dual Specialty Pay
 - Allow dual specialty pay for anyone with two additional positions.
 - Cap total eligible at 10%
 - Example: Sex Crimes Detective on SWAT

COUNCILMEMBER ORLANDO asked if the specialty pay stayed with the position or the person.

OFFICER COLLINS said the position.

OFFICER COLLINS continued the presentation.

- Retention
 - Retaining Current Officers
 - During recent discussions regarding staffing, attraction and retention, several council members and community leaders noted the importance of retaining current officers while we attempt to locate, hire and train their replacements.
As of today, about 80 Chandler officers or approximately 25% of the department are eligible to retire.
- Retention
 - One-Time Retention Bonus
 - City of Tempe recently allocated a 7% retention bonus for all current officers. This is outside its current MOU.
Phoenix Fire Department just received a yearly retention bonus of \$9800 dollars over the 2-year term of their contract.
Other states, cities and municipalities have offered similar incentives to their employees

COUNCILMEMBER ORLANDO asked about a signing bonus that is being offered.

JOSHUA WRIGHT, City Manager, said \$5,000 for lateral and \$3,500 for others.

COUNCILMEMBER ORLANDO asked how long someone would stay to get the retention bonus.

OFFICER COLLINS said there is no tie to length of time.

OFFICER COLLINS continued the presentation.

- Retention
 - DROP Retention Incentive
 - Tempe Tier 1 DROP employee bonus
 - 50% bonus of the City's contribution amount, had they remained in PSPRS
 - Capped at 24%
 - Chandler Equivalent
 - Current contribution: 49.1%
 - 50% of contributions equals 24.55%
- Retention
 - Chandler's Proposal: 19% Retention Bonus
 - No additional pension liability
 - Tier 1 DROP members have already "retired"
 - Benefit has a defined sunset date (60-month DROP)
 - Does not apply to Tier II or Tier III employees (hired after 2012)
 - Currently about 80 eligible employees
 - Maintains 31% savings to City
 - Benefits
 - Tier 1 DROP eligible employee only benefit
 - Predictable costs for City
 - This incentive will allow the city to succession plan and retain current qualified employees while we turn our staffing issues around.
- Retention
 - Updated Sick Time at Retirement
 - Current policy caps sick payout at 50% of accrued time
 - Proposal
 - Increase to 65% at 25 years of City service
 - Increase to 75% at 30 years of City service
- Recruiting
 - Recruiting New Officers
 - The current environment makes officer recruitment incredibly competitive across the nation and in the local market.
 - To ensure Chandler continues to attract the highest quality recruits, we recommend an increased incentive and benefit package.
- Recruiting
 - Pay and Bonus Structure

- Raise and maintain Chandler to the top hourly pay rate among benchmark cities for duration of this 2-year contract.
- Increase current employee recruiting bonus and simplify the process.
- Increase recruiting and hiring bonus's as necessary to continue to attract both new and lateral officers.
- Recruiting
 - Wellness Leave
 - Eligibility at 8, 16, and 24 years of service to the Chandler Police Department as a sworn officer.
 - 40 hours of wellness leave at 8 years and 80 hours at 16 and 24 years.
 - Issued as a "use or lose" benefit with no cash value.
 - Unit member denied the right to work any extra duty, or any other city work related duties, with the exception of a required court appearance.

VICE MAYOR STEWART said private industry uses this as a retention tool and asked if it was more valuable than cash.

OFFICER COLLINS said all of it is important and this would be part of a retention package. Officer Collins said it is a great retention piece as there is something to look forward to.

OFFICER COLLINS continued the presentation.

- Recruiting
 - Wellness Leave (continued)
 - Taken in conjunction with 40 hours of personal time off.
 - Does not carry over with a unit member into the next tier. Wellness leave must be used within three years of obtaining the leave hours.
 - Leave expires if not used within the 3-year period.
 - Wellness leave cannot be used within four months of member's known retirement date.
 - Use will be based on seniority and as staffing allows.
- Stay in touch
 - Questions?

COUNCILMEMBER ORLANDO said he appreciated the strategy to retain staff and to appeal to younger people. Councilmember Orlando said at the mid-level the money is there, but other things are more important and they need to address that. It is more about wellness and keeping a person whole to move forward for the next 10 years. Now there is an older officer that they don't want to let go because of the experience and they need an incentive to stay as well. Councilmember Orlando said this is the first time he has seen this done as a holistic approach and really pinpoints what they need to do.

c. International Association of Fire Fighters Local 493 Chandler Chapter (IAFF)

SCOTT ONYETTE, Firefighter and IAFF Local 493 President, continued the presentation.

- The City's Support of the Fire Department & Citizens
 - Station 2 & Station 4
 - New employees
 - Fire training facility
 - PSPRS- Unfunded Liability
 - Apparatus and equipment
 - Department vs. Employee
- Wellness of Chandler
 - The local economy is strong
 - Financially stable, well-run City
 - "Rock solid fiscal foundation"
 - 12 years of increased revenue
 - 22 million over projection last year
- Who we represent
 - Commitment to our members
 - "equally and fairly represent all employees"
 - Firefighters 51%
 - Engineers 23%
 - Captains 26%
 - IAFF Represents over 350k firefighters worldwide.
 - Largest financial contributor in the entire country, largest voting contingent worldwide.
- What's important to our members? (1:26)
 - Pre negotiation survey of our membership
 - Top three areas our members wanted addressed
 - Wages
 - Retirement Health Benefits
 - Working Conditions i.e. contestant staff
 - 40 hr employee works approx. 2080 per yr
 - 56 hr employee works 2912 per yr

MAYOR HARTKE asked if that was average over every year.

MR. ONYETTE said yes, this is consistent each year.

MR. ONYETTE continued the presentation.

- Why are we requesting these benefits?
 - Items our members wanted addressed
 - Based our request off benefits the city already offers and supports
 - Items that help our members and their families currently and at retirement
 - Fiscally responsible
- Merits
 - Fully fund merits for all merit eligible employees for FY 22/23 and 23/24
 - Misconceptions

- Number of members not at the top of the range and would be able to receive a 5% Merit:
 - FY 20/21 50 or 25%
 - FY 21/22 48 or 24%
- Wage Comparison
 - Sprouts Cashier- \$14/hr
 - IN and Out Burger- \$15/hr
 - Starbucks Barista- \$14/hr
 - Quick Trip Cashier- \$15/hr
 - CHANDLER FIRE- \$16.67/hr
- Past Adjustment vs CPI-U Phoenix
- Payment of Sick Leave at Retirement
 - Create tiers to incentivize appropriate sick leave use and get people into work.
 - This amount is paid into the employees RHS account and is based on the amount of unused sick leave the employee has at retirement.
 - This is non-pensionable with one time funds.
- Incentive Based Changes
 - Employees with an unused sick leave balance at retirement under 1,209 hrs would be paid for 50% of those hours (current practice). (178 employees)
 - Between 1,210 and 1,749 hrs would be paid for 65% of those hours. (28 employees)
 - Between 1,750- 2289hrs would be paid for 80% of those hours. (7 employees)
 - 2290 – Up Paid at 100%. (3 employees)

COUNCILMEMBER ORLANDO asked when police and fire retire if they stay under the City or the State.

RAE LYNN NIELSEN, Human Resources Director, said they could make the choice. If they retire from the City they could stay on the City's health plan and pay the premium or they could move into the State system and there is a subsidy that comes from the retirement side.

COUNCILMEMBER ORLANDO asked what that means to the employee since it expensive.

MR. ONYETTE said health care costs are increasing and there was a healthcare system built for firefighters last year because what is currently being offered is not maintainable.

MR. ONYETTE continued the presentation.

- Sick Leave
 - 0-1400 paid at 50% (current program)
 - 1401- and Up paid at 100% (less than 25 employees)

COUNCILMEMBER ORLANDO asked if people could still donate their sick time to another employee.

MS. NIELSEN said the sick leave is to bridge until the short-term disability kicks.

COUNCILMEMBER ORLANDO said as a public safety officer who would have a higher percentage of injuries they would probably want to keep as much sick time as possible to help cover that gap.

MS. NIELSEN said if they are injured on the job it is covered by worker's compensation and they are not required to use their own leave time.

MR. ONYETTE gave an example of how there is wear and tear overtime on their bodies and not only acute injuries on the job.

COUNCILMEMBER ORLANDO said they would still want to keep a good amount of sick time.

MR. ONYETTE said yes, they tell all of the new people to keep 400 hours of sick time just for that reason.

MR. ONYETTE continued the presentation.

- Effects of Sick Leave Payout Changes at Retirement
 - Top of range Captain leaves with 1500 hrs of unused sick leave available at retirement.
 - Current Benefit: 1500 hrs @ 50% = \$22,485 into the members RHS
 - Proposed Benefit: 1500 hrs @ 75% = \$33,727 into the members RHS
 - Increase cost of \$11,242
- What if an employee uses more of their time?
 - Top of range Captain uses 500 hrs of sick leave.
 - 500 hrs used by the employee using sick leave = \$14,990
 - OT paid for filling 500 hrs of sick leave = \$22,485
 - Total Cost of \$37,475
 - $\$37,475 - \$11,242 = \$26,233$ (Cost savings)
 - The above scenario does not include Special Pays, PSPRS or City paid Deferred Comp. These would need to be added to scenario 2 which would increase the total cost even more. The previous scenario is paid from base pay and would not include these extra costs.
- Benefits of Changing Sick Leave Payout at Retirement
 - Encourage wellness throughout one's career
 - Provides an avenue to help with retirement health care cost.
 - Cost savings to the city
 - If member has no surviving beneficiaries, the money left in the RHS account returns to the city.
- Longevity Pay
 - Was removed as a pensionable benefit in 2017
 - Currently is a one time payment of 2.5% base pay once you reach top of class.
 - Used as comparison piece for 4th position
 - comparing a pensionable and non-pensionable item.
 - Goodyear, Phoenix, Glendale, Tempe all have.
- IAFF offer to the City Two year contract
 - Year 1
 - Merits for eligible employees
 - Base Wage Adjustment of \$2/hr

- Change sick leave payout at retirement to the proposed tier plan deposited to the members RHS account at retirement
- Increase Vacation Sellback to 72hrs
- Remove 5% annual cap language
- Year 2
 - Merits for eligible employees
 - 50% of CPI
 - Longevity Pay made pensionable at existing 2.5%

COUNCILMEMBER ORLANDO asked about the three new employees and how that helped the situation.

MR. ONYETTE said because there are three shifts, they are picking up one person per shift. Mr. Onyette said they would like to have staffing to cover vacations. Mr. Onyette said they are coming up on a lot of people hitting their retirement years and they could expect to start to see people retiring.

MAYOR HARTKE said after this meeting Council would no longer be able to have conversations with the unions. Mayor Hartke said there would be ongoing dialogue with Ms. Nielsen and the City Manager's Office.

MS. NIELSEN said staff would meet with the Council in executive session next week on September 23.

MAYOR HARTKE asked Council to send Ms. Nielsen any questions they have so they could be addressed later on.

COUNCILMEMBER ELLIS said this was a wonderful presentation and she always looked at things in the context of the situation, why they are doing it, and how they would do it. Councilmember Ellis said she was confident that they would come to a meeting of the minds.

COUNCILMEMBER ORLANDO said Council cannot talk to the representatives of the unions on negotiations but if other issues come up then Council could talk to them.

KELLY SCHWAB, City Attorney, said yes, as long as it is outside of these parameters.

Adjourn

The meeting was adjourned at 6:01 pm.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

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 9th day of September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2021.

City Clerk

Meeting Minutes

City Council Regular Meeting

September 20, 2021 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:02 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris
Councilmember Terry Roe
Councilmember René Lopez
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Joshua Wright, Acting City Manager
Debra Stapleton, Assistant City Manager
Dawn Lang, Deputy City Manager/ CFO
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

The Pledge of Allegiance was led by Councilmember Ellis.

Consent Agenda and Discussion

City Clerk

1. August 2021 City Council Meeting Minutes
Move City Council approve the Council Meeting minutes of the Work Session of August 23, 2021, Study Session of August 23, 2021, Work Session of August 26, 2021, and Regular Meeting of August 26, 2021.

Development Services

2. Final Adoption of Ordinance No. 4982, PLH20-0003 Arbor Square

Rezoning

Move City Council adopt Ordinance No. 4982 Arbor Square approving Rezoning from Planned Area Development (PAD) for single-family residential to PAD Amended for single-family residential, located approximately 1/2 mile east and 1/5 mile north of the intersection of Warner and Alma School roads, subject to the conditions as recommended by Planning and Zoning Commission.

3. Final Adoption of Ordinance No. 4981, PLH21-0018 Mission Center LLC
Move City Council adopt Ordinance No. 4981 approving PLH21-0018 Mission Center LLC, rezoning from Planned Industrial District (I-1) to Planned Industrial District/Planned Area Development (I-1/PAD) for light industrial uses and limited commercial uses, located at 3350 N. Arizona Avenue, approximately one quarter of a mile north of the northwest corner of Elliot Road and Arizona Avenue, subject to the conditions as recommended by Planning and Zoning Commission.

Public Works and Utilities

4. Final Adoption of Ordinance No. 4976, Correcting the Legal Description for a Non-Exclusive Power Distribution Easement Granted to Salt River Project to Accommodate the Development of Lantana Ranch Park at McQueen Road and Appleby Road
Move City Council approve final adoption of Ordinance No. 4976, correcting the legal description for a non-exclusive power distribution easement granted to Salt River Project to accommodate the development of Lantana Ranch Park at McQueen Road and Appleby Road.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the September 20, 2021, Regular City Council Meeting; Seconded by Councilmember Harris.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 6:06 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 20th day of September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2021.

City Clerk

Meeting Minutes

City Council Study Session

September 20, 2021 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:06 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris
Councilmember René Lopez
Councilmember Terry Roe
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Joshua Wright, Acting City Manager
Debra Stapleton, Assistant City Manager
Dawn Lang, Deputy City Manager/CFO
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Scheduled Public Appearances

MAYOR HARTKE invited Vice Mayor Stewart to join him for the recognitions.

1. Service Recognitions

Robert Steele – 10 Years, Management Services
Benn Hernandez – 20 Years, Community Services

2. 2021 Employee of the Year Awards

Regan Tillar – City Magistrate
Alba Trujillo – Community Services
Elizabeth Olson – Cultural Development
Jesse Fellers – Development Services
Avery Armstrong – Fire
Kristin Maier – General Government
Andy Sandoval – Information Technology
Jerry Hodge – Management Services

Lauren Koll – Neighborhood Resources

Melissa Deanda – Police

Lydia Ortiz – Public Works & Utilities

3. Proclamation - Thank a Water Hero Day

VICE MAYOR STEWART read the proclamation and invited staff to accept.

DERRICK PENILLA, Water Plant Operator, thanked the City and AMWA as they work tirelessly to provide the City with reliable drinking water.

4. Proclamation - Domestic Violence Awareness Month

MAYOR HARTKE read the proclamation and invited staff and the Domestic Violence Commission to accept.

SAMANTHA HINCHEY, Domestic Violence Commission Chair, thanked the Council and staff for their ongoing support of the Domestic Violence Commission and there would be a virtual event September 29 to bring awareness to the community about this issue.

COUNCILMEMBER ELLIS thanked those who serve on the Commission. Councilmember Ellis thanked the Police Department for always being there whenever there is a call. Councilmember Ellis said she serves on the Board at MAG regarding domestic violence and that they are working on helping with laws and bills that would help those in shelters and that victims do not return to the perpetrator.

5. SaveStation Donation by Parent Heart Watch.

MAYOR HARTKE said Parent Heart Watch has donated a lifesaving AED to the City that would be placed at the Public Training Safety Facility. Mayor Hartke thanked them for the donation.

MARTHA LOPEZ-ANDERSON, Executive Director of Parent Heart Watch, said Parent Heart Watch is a national organization that is focused on preventing sudden cardiac arrests and events in children, teens, and young adults. Each year there is a conference that is held and this year Chandler was selected to hold the conference but due to the pandemic it had to be postponed. Parents of those whose young children died or those whose child survived the cardiac event survived come together to support each other as well as medical professionals in the field. Ms. Lopez-Anderson said a SaveStation tower is an outdoor device that holds an AED that anybody can use to save a life. Ms. Lopez-Anderson said they hope it never has to be used but that it is there to save a life.

6. Team USA Recognitions

MAYOR HARTKE recognized the following Team USA members.

Lisa Spini, Desert Lights Gymnastics – Team USA Coach for MyKayla Skinner

Andrew Nicolaus – Team USA Men's Skateboarding Team Manager

Joe Jackson – Team USA Wheelchair Rugby Paralympics

7. Salt River Project's HIP Transmission Line Proposal - Meghan H. Grabel

MEGHAN GRABEL, 2929 N. Central Ave., Phoenix, Partner at Osborn Maledon, said she leads the firm's energy, water, and utility practice group regarding matters primarily before the Arizona Corporation Commission. Transmission line sighting is a significant part of her practice and several weeks ago members of the Reserve at Fulton Ranch HOA expressed concerned regarding this SRP project. The lines would be adjacent and extremely close to the residential community. Ms. Grabel said they expressed that the City planned on ungrounding a vast majority of the SRP line but that the portion of the line bisecting their community and two other neighborhoods, for reasons that did not seem to justify the disparate treatment of those three communities compared to others, would remain above ground. The Reserve at Fulton Ranch has retained Ms. Grabel to represent their interests both here and at the Arizona Corporation Commission. The Pinelake Estates and SouthShore Village HOAs have also engaged Ms. Grabel in this matter.

MS. GRABEL said her clients have asked her to appear to say thank you and they appreciate the City, SRP, and Intel's early engagement with the community and they were delighted by the announcement that Intel agreed to pay to bury line from Chandler Heights to the substation. Ms. Grabel said they are grateful to the City, SRP, and Intel for listening to them and finding a workable solution. The line is being built to serve one commercial customer and will benefit the City economically. In such circumstances, it is right that all City residents be insulated from the negative consequences associated with a visible high voltage transmission line. Ms. Grabel thanked Intel for their good corporate citizenship. Work remains to be done before Intel's commitment is realized and urged Council to do what they can to make it happen. Ms. Grabel said she had an electronic petition to bury the line along the railway that is signed by 897 people. Ms. Grabel would continue to work on behalf of the communities with SRP regarding the route to ensure that the line is constructed below ground.

MAYOR HARTKE stated two comments were sent in regarding this item.

BARB KISH, 291 E. Tonto Pl., Chandler, submitted the following comment:

I just want to say THANK YOU FOR LISTENING to our concerns about the SRP HIP Project in our backyards! We feel that our communities' concerns are being heard, and so appreciate that Josh Wright met with us so quickly, and had already reached out to SRP. Please continue to work with SRP and Intel to guarantee that all these lines get buried, to maintain the quality of life in all our Chandler neighborhoods, as well as powering Intel's plans for the future. We are glad to be working together on this and other projects!

AJAY JOSHI, 436 E. Tonto Pl., Chandler, submitted the following comment:

Bury the power lines by Arizona Ave and Ocotillo (along the railroad tracks). For the safety, health and property values of the residents of Pinelake Estates, The Reserve at Fulton Ranch and SouthShore village. KEEP OUR COMMUNITY SAFE AND BEAUTIFUL. BURY THE POWER LINES. Thank you.

Consent Agenda and Discussion

Discussion was held on items 5, 16, 22, 23, and 47

Airport

1. Purchase of Kubota Tractor

Move City Council approve the utilization of Sourcewell Contract No. 032111-KBA, for the purchase of a Kubota Tractor, from Bingham Equipment Company, in the amount of \$74,141.41.

City Clerk

2. Board and Commission Appointments

Move City Council approve the Board and Commission appointments as recommended.

City Manager

3. Resolution No. 5508 Authorizing an Amendment to the Intergovernmental Agreement with Valley Metro RPTA for FY 2021-22

Move City Council pass and adopt Resolution No. 5508 authorizing an amendment to the Intergovernmental Agreement (IGA) between the Regional Public Transportation Authority (RPTA) and the City of Chandler to provide fixed route bus, Paratransit and RideChoice service for Fiscal Year 2021-22, in an estimated amount of \$789,030.

4. Project Agreement with Maricopa Association of Governments in Fiscal Year 2022-23 of Proposition 400 Funds for Improvements to Chandler Heights Road (Gilbert Road to Val Vista Drive)

Move City Council approve a Project Agreement with Maricopa Association of Governments (MAG) for regional reimbursement of construction improvements to Chandler Heights Road (Gilbert Road to Val Vista Drive), in the amount of \$7,699,462.18.

Communications and Public Affairs

5. Resolution No. 5512, Authorizing the Submittal of a \$119,000 Pass-Through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Gila River Indian Community

Move City Council pass and adopt Resolution No. 5521 authorizing the submittal of a \$119,000 pass-through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Gila River Indian Community for the purchase of one Extra-Corporeal Membrane Oxygenation (ECMO) Life Support Pump.

COUNCILMEMBER ELLIS asked for information regarding why it was important to receive this grant at this time during COVID-19.

MATT BURDICK, Communications and Public Affairs Director, said this is part of the Arizona Gaming Compact that was amended in April 2021 and this allocates 12% of the gaming revenues towards services that benefit local and county facilities. Mr. Burdick said the City's role is to review the applications that have connections to Chandler and forward it to the appropriate tribal gaming agencies that the nonprofit is seeking funds from. Gila River Indian Community elected to fund the grant for an ECMO Life Support Pump and this would allow treatment to occur at Chandler Regional Hospital. This is very important for cardiac and respiratory patients.

COUNCILMEMBER ELLIS said this machine is not currently in Chandler.

MR. BURDICK said that was correct.

COUNCILMEMBER ELLIS said she was thankful that the City was part of this process.

Community Services

6. Agreement No. CS0-988-4215, Amendment No. 1, with BrightView Landscape Services, Inc., for Park Mowing Services
Move City Council approve Agreement No. CS0-988-4215, Amendment No. 1, with BrightView Landscape Services, Inc., for park mowing services, in an amount not to exceed \$450,000, for a one-year period, October 1, 2021, through September 30, 2022.
7. Purchase of Additional Software Modules of BiblioCommons for Online Services for the Chandler Public Library
Move City Council approve the purchase of additional software modules for online services for the Chandler Public Library, from BiblioCommons, in a combined amount not to exceed \$180,234, for a three-year period beginning October 1, 2021, through September 30, 2024.
8. Agreement No. CS9-988-4086, Amendment No. 2, with Grounds Control, LLC, for City Parks Landscape Services
Move City Council approve Agreement No. CS9-988-4086, Amendment No. 2, with Grounds Control, LLC, for City parks landscape services, in amount not to exceed \$1,585,000, for a one-year period, October 1, 2021, through September 30, 2022.

Development Services

9. Introduction and Tentative Adoption of Ordinance No. 4987, PLH20-0061/PLT21-0018 Parkside Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4987 approving PLH20-0061 Parkside, Rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for Single-family Residential, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH20-0061 Parkside for subdivision layout and housing product, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT21-0018 Parkside, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the condition as recommended by Planning and Zoning Commission.

10. Introduction and tentative adoption of Ordinance No. 4989, PLH21-0017/PLT21-0025 Elevation AZ 87
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4989 approving PLH21-0017 Elevation AZ 87, Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet, located at southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH21-0017 Elevation AZ 87 for site layout and building architecture, located at southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT21-0025 Elevation AZ 87, located at southeast corner of Arizona Avenue and Elliot Road, subject to the condition recommended by Planning and Zoning Commission.
11. Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park (Request for Withdrawal)
Move City Council withdraw PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park as recommended by Planning and Zoning Commission.
12. Preliminary Development Plan PLH21-0009 Phoenician Medical Center
Move City Council approve Preliminary Development Plan PLH21-0009 Phoenician Medical Center for site layout and building architecture for a one-story medical office building located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads, subject to the conditions as recommended by Planning and Zoning Commission.
13. Preliminary Development Plan, PLH21-0048 Alma 202 Comprehensive Sign Plan
Move City Council approve Preliminary Development Plan PLH21-0048 Alma 202 Comprehensive Sign Plan, for a comprehensive sign plan for an office/retail development, located on the northeast corner of Santan Freeway (Loop 202) and Alma School Road, subject to the conditions as recommended by Planning and Zoning Commission.
14. Preliminary Development Plan PLH21-0034 Woodspring Suites Hotel
Move City Council recommend approval of PLH21-0034 Woodspring Suites Hotel, Preliminary Development Plan for site layout and building architecture for a four-story hotel on approximately 2.7 acres, located in the Chandler Airport Center at the northeast corner of Cooper and Germann roads, subject to the conditions as recommended by Planning and Zoning Commission.
15. Preliminary Development Plan, PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package

Move City Council approve Preliminary Development Plan PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package for a car wash and offices, located east of the southeast corner of Chandler Boulevard and McQueen Road subject to the conditions as recommended by Planning and Zoning Commission.

16. Preliminary Development Plan, PLH21-0043 Chandler Airpark 202
Move City Council approve Preliminary Development Plan PLH21-0043 Chandler Airpark 202 for site layout and building architecture for four flex industrial buildings located at the northwest corner of Germann Road and Northrop Boulevard, approximately one third of a mile west of Cooper Road, subject to the conditions as recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO said the applicant has a robust landscape which is normal for the area.

DAVID DE LA TORRE, Planning Manager, said yes, the applicant is proposing above and beyond the code requirements along the Paseo Trail.

COUNCILMEMBER ORLANDO said these buildings are close to the trail so the trees would help mitigate the opposing activity of the buildings.

MR. DE LA TORRE said yes.

COUNCILMEMBER ORLANDO asked what the thought was to reduce the foliage.

MR. DE LA TORRE said the Planning and Zoning Commission first considered a proposal to increase the number of trees on the property and then discussed the possibility of reducing the number. In the end the Commission voted to adopt stipulation nine which would reduce the density of trees on the property.

COUNCILMEMBER ORLANDO said he would reach out to the Planning and Zoning Commissioners for their thoughts and asked that staff provide a proposed alternative motion regarding that stipulation.

MAYOR HARTKE said was going to suggest moving the stipulation as well but agreed with having further conversation. Mayor Hartke said he wanted significant coverage along the trail.

COUNCILMEMBER ROE said he was impressed with this project, and they have come up with a very nice architectural product. Councilmember Roe said many communities would not worry about what is on the back of the property, but you could walk around this whole facility and be proud of it.

MR. DE LA TORRE thanked Councilmember Roe for the comments and thanked staff for their work.

17. Mountain View Estates Final Plat
Move City Council approve Final Plat PLT20-0014, Mountain View Estates located at the northeast corner of Riggs and Lindsay roads, as recommended by Development Services Staff.

18. Use Permit, PLH21-0045 SanTan Brewing Company, Inc
Move City Council approve Use Permit and Entertainment Use Permit, PLH21-0045 SanTan Brewing Company, Inc., for a patio expansion with a Series 7 Beer and Wine Bar License and to allow outdoor speakers and acoustic live entertainment, located at 495 E. Warner Road, approximately half a mile east of Arizona Avenue on the south side of Warner Road, subject to the conditions recommended by Planning and Zoning Commission.
19. Use Permit, PLH21-0042 Sugar Bar
Move City Council approve Use Permit PLH21-0042 Sugar Bar for a Series 7 Beer and Wine license, located at 960 E. Warner Road, Suite 6, generally located at the northwest corner of McQueen and Warner roads, subject to the conditions recommended by Planning and Zoning Commission.
20. Use Permit PLH21-0059 Soho63 Outdoor Patio Extension
Move City Council recommend approval of Use Permit PLH21-0059 Soho63 Outdoor Patio Extension for a Series 6 bar liquor license extension of premise, located at 63 E. Boston Street, generally located on the southeast corner of Arizona Avenue and Boston Street, subject to the conditions as recommended by Planning and Zoning Commission.
21. Use Permit Extension, PLH21-0037 Pro Edge Performance Training, LLC
Move City Council approve PLH21-0037 Pro Edge Performance Training, LLC, a Use Permit Extension request for the continued operation of a personal training fitness business on a property zoned Planned Industrial District (I-1), located at 500 N. 56th Street, and more generally located on the southwest corner of Galveston and 56th streets, subject to the conditions as recommended by Planning and Zoning Commission.

Economic Development

22. Agreement No. ED0-918-4196, Amendment No. 1, Innovations Incubator Management Services
Move City Council approve Agreement No. ED0-918-4196, Amendment No. 1, with Northern Arizona Technology and Business Incubator, dba Moonshot at NACET, for Innovations Incubator management services, in an amount not to exceed \$250,000 for the period of one year, beginning October 1, 2021, through September 30, 2022.

COUNCILMEMBER ORLANDO asked staff for a presentation and asked what would have to be done to take this to the next level.

MICAH MIRANDA, Economic Development Director, said they are in the first year of the second option contract year with NACET. They provide technology oriented entrepreneurial support services in the incubator on behalf of the City. In the first year of the contract, they really wanted to increase the visibility of what was being provided to the community. Mr. Miranda said they wanted to increase attendance, visibility, and impressions in the media. Mr. Miranda said Council and staff really want the incubator to be recognized as the incubator of choice in the southwest. There is a long way to go and

there is a lot that needs to be done to get there. This is a City service geared towards the tech entrepreneurs. Mr. Miranda said they were expecting to see more applications this year because of the job layoffs due to COVID-19 but they have not seen that so staff is trying to better understand what is happening in the tech ecosystems.

COUNCILMEMBER ORLANDO said he appreciated what Vice Mayor Stewart has done with this. Councilmember Orlando said he wanted to see what it would take for venture capitalists to come in and fund some of these projects and take the entrepreneurs to the next step.

MR. MIRANDA said he would follow-up with more information.

COUNCILMEMBER ELLIS said during COVID-19 there was not a place open for people to come with those ideas. Six years into the program there is still not a home for the program and have a place where people know where it is instead of it moving around. Councilmember Ellis said the City never shut down but other places did and it has an impact on our services. Councilmember Ellis said she would like to see that as part of the next phase.

MAYOR HARTKE said when the incubator did have a home it was not accomplishing the goals and would like to see recommendations from NACET and other experts on the next steps. Mayor Hartke suggested having a Council work session to discuss this further and Council goals around this.

VICE MAYOR STEWART said it is exciting to hear the rest of Council take notice and they are now getting angel investors, support from the community, and getting entrepreneurial community to engage.

COUNCILMEMBER HARRIS said this was great and they want to ensure we continue to be a City of innovation and have a place for people to come. Councilmember Harris said he wanted to look at other entrepreneurs outside of the tech space, so it is equitable for everyone in Chandler.

Facilities and Fleet

23. Purchase of Vehicles

Move City Council approve the utilization of the State of Arizona Contract No. ADSP017-166120 with Courtesy Chevrolet, No. ADSP017-166119 with Larry H. Miller Toyota, No. ADSP017-166122 with Midway Chevrolet, and No. ADSP017-166124 with San Tan Ford for the purchase of vehicles, in the amount of \$1,364,023.98.

COUNCILMEMBER ORLANDO asked if they are looking at electric vehicles.

MIKE HOLLINGSWORTH, Facilities and Fleet Director, said yes but they need to have the infrastructure put in place first. They have identified 31 preliminary locations for charging stations and staff is looking at where electric vehicles would be useful.

COUNCILMEMBER ORLANDO said it has been challenging to get local Chandler vendors to bid on some of these projects to keep the sales tax dollars in Chandler. Councilmember Orlando asked if there was anything else they could do.

DAWN LANG, Deputy City Manager/Chief Financial Officer, said it is important to try to engage local vendors and that is an effort that is done every time there is a vehicle purchase. Ms. Lang said they have contacts at all of the local dealerships but unfortunately there has been an inventory shortage and the state contract seems to make the most sense at this point. Ms. Lang said the local vendors typically turn them down because of the types of specialty vehicles the City needs to purchase.

COUNCILMEMBER ORLANDO said some of them do not have a fleet set up where they carry excess inventory to satisfy some of these contracts.

MAYOR HARTKE said as long as they are reaching out to the local vendors then that is the best they can do.

Fire Department

24. Resolution No. 5513 Authorizing an Agreement with the City of Phoenix for Technical Rescue and Hazardous Material Training for Chandler Fire Department Firefighters
Move City Council pass and adopt Resolution No. 5513, authorizing the Chandler Fire Department (CFD) to enter into an agreement with the City of Phoenix to train Chandler Fire Department Firefighters in Technical Rescue Training (TRT) and Hazardous Material Technical (HZM) Certification Training.
25. Resolution No. 5516, Affirming the Intent to Use Awarded Funds for an Indian Gaming Revenue Sharing Grant to the Gila River Indian Community on behalf of the Chandler Fire Department
Move City Council pass and adopt Resolution No. 5516, affirming the intent to use awarded funds in the manner described within the submitted application for an Indian Gaming Revenue Sharing Grant to the Gila River Indian Community on behalf of the Chandler Fire Department in the amount of \$42,971.74.

Human Resources

26. Agreement No. 1193, Calendar Year 2022 Amendment, with Delta Dental Plan of Arizona, Inc., for Dental Insurance Benefit
Move City Council approve Agreement No. 1193, Calendar Year 2022 Amendment, with Delta Dental Plan of Arizona, Inc., for dental insurance benefit, in an amount not to exceed \$118,240, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee to extend the Agreement for an additional one-year term of January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
27. Agreement No. HR0-918-4163, Amendment No. 1, with Flexible Benefit Administrators, Inc., for Flexible Spending Account and COBRA Administration

Move City Council approve Agreement No. HR0-918-4163, Amendment No. 1, with Flexible Benefit Administrators, Inc., for Flexible Spending Account administration in an amount not to exceed \$12,000 for the period of one year beginning January 1, 2022, through December 31, 2022, and for COBRA Administration in an amount not to exceed \$12,000 for the period beginning November 1, 2021, through December 31, 2022, and authorize the City Manager to sign any amendment to this agreement for the additional terms.

28. Agreement No. AS7-936-3803, Calendar Year 2022 Amendment, with ReliaStar Life Insurance Company (Voya Financial), for Life and Accidental Death and Dismemberment Insurance
Move City Council approve Agreement No. AS7-936-3803, Calendar Year 2022 Amendment, with ReliaStar Life Insurance Company (Voya Financial), for life and accidental death and dismemberment insurance, in an amount not to exceed \$850,000, for a period of one year, beginning January 1, 2022, through December 31, 2022.
29. Agreement No. 4049, Calendar Year 2022 Amendment, with Vision Service Plan Insurance Company, for Vision Insurance Benefit
Move City Council approve Agreement No. 4049, Calendar Year 2022 Amendment, with Vision Service Plan Insurance Company, for the vision insurance benefit, for the period of January 1, 2022, through December 31, 2022, and authorize the City Manager or designee to extend the Agreement for an additional year from January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
30. Agreement No. HR0-918-4162, Amendment No. 1, with United Behavioral Health, for the Employee Assistance Program
Move City Council approve Agreement No. HR0-918-4162, Amendment No. 1, with United Behavioral Health, for the Employee Assistance Program, in an amount not to exceed \$47,000, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager or designee to extend the Agreement for an additional year beginning January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
31. Agreement No. AS8-952-3849, Amendment No. 1, with Cerner Corporation, for Wellness Program Services and a Wellness Portal
Move City Council approve Agreement No. AS8-952-3849, Amendment No. 1, with Cerner Corporation, for wellness program services and the wellness portal, in an amount not to exceed \$138,624, for the period of one year, beginning September 28, 2021, through September 27, 2022.
32. Agreement No. 4046, Calendar Year 2022 Amendment, with Anthem Life Insurance Company, for Public Safety Personnel Long-Term Disability Insurance
Move City Council approve Agreement No. 4046, Calendar Year 2022 Amendment, with Anthem Life Insurance Company, for the long-term disability insurance benefit for public safety personnel, in an amount not to exceed \$200,000, for the period of January 1, 2022, through December 31, 2022.

33. Agreement No. 3111, Calendar Year 2022 Amendment, with International City Management Association Retirement Corporation, dba ICMA-RC, for 457(b) Deferred Compensation Plan and Retirement Health Savings Plan Administrative Services
Move City Council approve Agreement No. 3111, Calendar Year 2022 Amendment, with International City Management Association Retirement Corporation, dba ICMA-RC, for 457(b) Deferred Compensation Plan and Retirement Health Savings Plan Administrative Services, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee, to sign any amendment to this agreement for the additional terms.
34. Agreement No. 4388, with The Hartford Financial Services Group, Inc., for Business Travel Accident Insurance
Move City Council approve Agreement No. 4388, with The Hartford Financial Services Group, Inc., for business travel accident insurance, in an amount not to exceed \$17,860, for the period of one year, beginning January 1, 2022, through December 31, 2022, with the option of two one-year extensions, and authorize the City Manager, or designee, to sign any amendment to this agreement for the additional terms.
35. Agreement No. 4118, Amendment No. 2, with The Segal Company (Western States), Inc., for Employee Benefits Consulting Services
Move City Council approve Agreement No. 4118, Amendment No. 2, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed \$120,000, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee to agree to extend the Agreement for an additional year from January 1, 2023, through December 31, 2023 (CY2023).
36. Agreement No. HR5-948-3502, Calendar Year 2022 Amendment, with Blue Cross Blue Shield of Arizona, for Group Medical and Pharmacy Benefit
Move City Council approve Agreement No. HR5-948-3502, Calendar Year 2022 Amendment, with Blue Cross Blue Shield of Arizona, for group medical and pharmacy benefits, in an amount not to exceed \$2,190,000 for the period of one year, beginning January 1, 2022, through December 31, 2022.

Information Technology

37. Purchase of Hardware Support and Maintenance
Move City Council approve the purchase of hardware support and maintenance, from vCore Technology Partners, utilizing Arizona State Contract No. ADSPO16-100284, in the amount of \$92,000, for the period of September 25, 2021, through September 24, 2022.
38. Agreement No. IT9-208-4034, Amendment No. 2, with CCG Systems, Inc., DBA FASTER Asset Solutions, for Fleet Management System
Move City Council approve Agreement No. IT9-208-4034, Amendment No. 2, with CCG Systems, Inc., DBA FASTER Asset Solutions, for the fleet management system in an amount not to exceed

\$77,509.68, for the period of one year, beginning September 30, 2021, through September 29, 2022.

Management Services

39. Agreement No. MS2-918-4395 for a Comprehensive System Development/Impact Fee Study
Move City Council approve Agreement No. MS2-918-4395, with James Duncan and Associates, Inc., dba Duncan Associates, for a Comprehensive System Development/Impact Fee Study, in an amount not to exceed \$131,800.

Neighborhood Resources

40. Resolution No. 5514 Approving the Program Year 2020–2021 Chandler Consolidated Annual Performance and Evaluation Report (CAPER)
Move City Council pass and adopt Resolution No. 5514 approving the Program Year 2020–2021 Chandler Consolidated Annual Performance and Evaluation Report (CAPER) and authorizing the City Manager or his designee to submit the CAPER to the United States Department of Housing and Urban Development (HUD).
41. Resolution No. 5522 for Approval and Authorization to Accept and Allocate Emergency Rental Assistance Program (ERA 2.0) Funds to AZCEND to Assist Chandler Residents in Need Due to the Impact of COVID-19
Move City Council pass and adopt Resolution No. 5522 approving and authorizing an agreement between the US Department of the Treasury and the City of Chandler in the Amount of \$6,287,370.40 for the Emergency Rental Assistance Program (ERA 2.0); authorizing an agreement between the City of Chandler and AZCEND to administer and distribute funds in an amount up to \$6,287,370.40 to assist Chandler households in need due to COVID-19; authorizing the Neighborhood Resources Department to utilize up to ten percent of the funds to administer the Emergency Rental Assistance Program and the Chandler Cares Team; and authorizing the City Manager or designee to sign agreements and all related documents on behalf of the City of Chandler.

Police Department

42. Resolution No. 5518 authorizing the submittal of a \$108,840 pass-through Indian Gaming Grant Application from the Chandler Police Department to the Gila River Indian Community
Move the City Council pass and adopt Resolution No. 5518 authorizing the submittal of a \$108,840 Pass-Through Indian Gaming Grant Application from the Chandler Police Department to the Gila River Indian Community.
43. Purchase of Mobile Communication Services
Move City Council approve the purchase of mobile communication services, from Verizon Wireless, utilizing the State of Arizona Contract No. CTR049877, in an amount not to exceed \$80,000.

44. Purchase of Annual Maintenance and Support Services for the Police Records Management System (RMS) and Computer Aided Dispatch (CAD) System
Move City Council approve the purchase of annual maintenance and support services from Versaterm Public Safety, Inc., for the Police RMS, for the period of September 1, 2021, through August 31, 2022; and for the CAD system, for the period of August 1, 2021, through July 31, 2022, in an amount not to exceed \$465,207.

Public Works and Utilities

45. Introduction of Ordinance No. 4986, Authorizing the Abandonment of a Temporary Drainage Easement No Longer Needed for Public Use at the Northwest Corner of Arizona Avenue and Germann Road
Move City Council introduce and tentatively adopt Ordinance No. 4986, authorizing the abandonment of a temporary drainage easement no longer needed for public use at the northwest corner of Arizona Avenue and Germann Road.
46. Introduction of Ordinance No. 4988, Authorizing the Sale of City Property Located West of the Southwest Corner of Cooper Road and Pecos Road
Move City Council introduce and tentatively adopt Ordinance No. 4988, authorizing the sale of City property located west of the southwest corner of Cooper Road and Pecos Road to Felix E. Vivas III and Elva G. Vivas for the sum of \$221,000.
47. Design and Construction Agreement No. WA1704.502, with Salt River Project, for the Knox Well Design and Construction
Move City Council award Design and Construction Agreement No. WA1704.502 to Salt River Project, for the Knox Well Design and Construction, in an amount not to exceed \$458,030.

COUNCILMEMBER ORLANDO asked for a staff presentation.

JOHN KNUDSON, Public Works and Utilities Director, introduced the item and said over the last 30 years they have partnered with SRP for nine current water wells that produce potable water for the City. The true benefit is as SRP loses agricultural land within the City they have the wells that still exist. SRP allows the City to use the well on a priority basis and the total cost is only the difference between an agricultural well to a potable well. Mr. Knudson said during the drilling process we pay for water quality sampling and some different materials of construction. During the equipping process the wells are equipped to City standards for potable wells. If the City were to create a well on its own it would cost around \$3 million. When we partner with SRP the total cost is usually between \$500,000 and \$750,000 so there is a tremendous savings. SRP pays for and does all of the maintenance on the well and gives the City a discount on the electricity for the well. This well would be a backup well to one of the chip suppliers in City.

COUNCILMEMBER ORLANDO said there is a lot of good done in local government and they try to save money as much as possible and thanked staff for their work.

48. Professional Services Agreement No. WW1901.201, Amendment No 3, with Wilson Engineers, LLC, for Additional Design Services, for the Water Reclamation Facilities Improvements
Move City Council award Professional Services Agreement No. WW1901.201, Amendment No. 3, to Wilson Engineers, LLC, for additional design services, for the Water Reclamation Facilities Improvements, in the amount of \$313,560, for a revised contract amount not to exceed \$4,435,940.
49. Professional Services Agreement No. WA2105.201, with Water Works Engineers, LLC, for the Water Facilities Optimization Improvements Design Services
Move City Council award Professional Services Agreement No. WA2105.201 to Water Works Engineers, LLC, for the Water Facilities Optimization Improvements Design Services, in an amount not to exceed \$1,263,410.
50. Pre-Construction Services Construction Manager at Risk Contract No. WA2103.251, with Quantum, for the Pecos Surface Water Treatment Plant SCADA Upgrade
Move City Council award Pre-Construction Services Construction Manager at Risk Contract No. WA2103.251 to Quantum, for the Pecos Surface Water Treatment Plant SCADA Upgrade, in an amount not to exceed \$568,524.
51. Purchase of an XBroom Street Sweeper
Move City Council approve the purchase of an XBroom Street Sweeper, from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of \$297,804.25.
52. Purchase of Traffic Paint
Move City Council approve the purchase of traffic paint, from Ennis-Flint, Inc., utilizing City of Mesa Contract No. 2020047, in an amount not to exceed \$85,000.
53. Purchase of Onsite Testing and Repair of Large Water Meters
Move City Council approve the purchase of onsite testing and repair of large water meters, from Metering Services, Inc., utilizing City of Phoenix Contract No.147870, in an amount not to exceed \$85,000.

Informational

54. Study Session and Regular Minutes of August 4, 2021, Planning and Zoning Commission
55. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
56. Study Session & Regular Meeting Minutes of August 18, 2021, Planning and Zoning Commission

Adjourn

The meeting was adjourned at 7:06 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

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 20th day of September, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2021.

City Clerk

Meeting Minutes

City Council Special Meeting

September 23, 2021 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris,
Councilmember Terry Roe
Councilmember René Lopez
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Josh Wright, Acting City Manager
Debra Stapleton, Assistant City Manager
Dawn Lang, Deputy City Manager/CFO
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Staff in Attendance

Rae Lynn Nielsen, Human Resources Director
Rowena Laxa, Assistant City Attorney

Set an Executive Session

1. Meet and Confer--A.R.S. § 38-431.03(A)(5) – Discussion and consultation with designated representatives of the City in order to consider its position and provide instruction to its representatives regarding meet and confer and memorandum of understanding discussion with employee organizations.

Action Agenda Motion and Vote

Councilmember Lopez moved to hold an Executive Session Meeting immediately following the Special Meeting; Seconded by Councilmember Harris.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 4:01 pm.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

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 September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2021.

City Clerk

Meeting Minutes

City Council Regular Meeting

September 23, 2021 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:01 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Mark Stewart
Councilmember OD Harris
Councilmember Terry Roe
Councilmember René Lopez
Councilmember Christine Ellis
Councilmember Matt Orlando

Appointee Attendance

Joshua Wright, Acting City Manager
Debra Stapleton, Assistant City Manager
Dawn Lang, Deputy City Manager/ CFO
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Invocation

The invocation was given by Pastor Mark Rossington, Epiphany Lutheran Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Orlando.

Consent Agenda and Discussion

Airport

1. Purchase of Kubota Tractor
Move City Council approve the utilization of Sourcewell Contract No. 032111-KBA, for the purchase of a Kubota Tractor, from Bingham Equipment Company, in the amount of \$74,141.41.

City Clerk

2. Board and Commission Appointments
Move City Council approve the Board and Commission appointments as recommended.

City Manager

3. Resolution No. 5508 Authorizing an Amendment to the Intergovernmental Agreement with Valley Metro RPTA for FY 2021-22
Move City Council pass and adopt Resolution No. 5508 authorizing an amendment to the Intergovernmental Agreement (IGA) between the Regional Public Transportation Authority (RPTA) and the City of Chandler to provide fixed route bus, Paratransit and RideChoice service for Fiscal Year 2021-22, in an estimated amount of \$789,030.
4. Project Agreement with Maricopa Association of Governments in Fiscal Year 2022-23 of Proposition 400 Funds for Improvements to Chandler Heights Road (Gilbert Road to Val Vista Drive)
Move City Council approve a Project Agreement with Maricopa Association of Governments (MAG) for regional reimbursement of construction improvements to Chandler Heights Road (Gilbert Road to Val Vista Drive), in the amount of \$7,699,462.18.

Communications and Public Affairs

5. Resolution No. 5512, Authorizing the Submittal of a \$119,000 Pass-Through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Gila River Indian Community
Move City Council pass and adopt Resolution No. 5521 authorizing the submittal of a \$119,000 pass-through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Gila River Indian Community for the purchase of one Extra-Corporeal Membrane Oxygenation (ECMO) Life Support Pump.

Community Services

6. Agreement No. CS0-988-4215, Amendment No. 1, with BrightView Landscape Services, Inc., for Park Mowing Services
Move City Council approve Agreement No. CS0-988-4215, Amendment No. 1, with BrightView Landscape Services, Inc., for park mowing services, in an amount not to exceed \$450,000, for a one-year period, October 1, 2021, through September 30, 2022.
7. Purchase of Additional Software Modules of BiblioCommons for Online Services for the Chandler Public Library
Move City Council approve the purchase of additional software modules for online services for the Chandler Public Library, from BiblioCommons, in a combined amount not to exceed \$180,234, for a three-year period beginning October 1, 2021, through September 30, 2024.
8. Agreement No. CS9-988-4086, Amendment No. 2, with Grounds Control, LLC, for City Parks Landscape Services

Move City Council approve Agreement No. CS9-988-4086, Amendment No. 2, with Grounds Control, LLC, for City parks landscape services, in amount not to exceed \$1,585,000, for a one-year period, October 1, 2021, through September 30, 2022.

Development Services

9. Introduction and Tentative Adoption of Ordinance No. 4987, PLH20-0061/PLT21-0018 Parkside Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4987 approving PLH20-0061 Parkside, Rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for Single-family Residential, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH20-0061 Parkside for subdivision layout and housing product, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT21-0018 Parkside, located at the northwest corner of Fairview Street and Cooper Road, approximately one quarter of a mile north of Pecos Road, subject to the condition as recommended by Planning and Zoning Commission.
10. Introduction and tentative adoption of Ordinance No. 4989, PLH21-0017/PLT21-0025 Elevation AZ 87
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4989 approving PLH21-0017 Elevation AZ 87, Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet, located at southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH21-0017 Elevation AZ 87 for site layout and building architecture, located at southeast corner of Arizona Avenue and Elliot Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT21-0025 Elevation AZ 87, located at southeast corner of Arizona Avenue and Elliot Road, subject to the condition recommended by Planning and Zoning Commission.
11. Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park (Request for Withdrawal)

Move City Council withdraw PLH21-0023/PLH21-0005/PLT21-0004 The Village at Hamilton Park as recommended by Planning and Zoning Commission.

12. Preliminary Development Plan PLH21-0009 Phoenician Medical Center
Move City Council approve Preliminary Development Plan PLH21-0009 Phoenician Medical Center for site layout and building architecture for a one-story medical office building located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads, subject to the conditions as recommended by Planning and Zoning Commission.
13. Preliminary Development Plan, PLH21-0048 Alma 202 Comprehensive Sign Plan
Move City Council approve Preliminary Development Plan PLH21-0048 Alma 202 Comprehensive Sign Plan, for a comprehensive sign plan for an office/retail development, located on the northeast corner of Santan Freeway (Loop 202) and Alma School Road, subject to the conditions as recommended by Planning and Zoning Commission.
14. Preliminary Development Plan PLH21-0034 Woodspring Suites Hotel
Move City Council recommend approval of PLH21-0034 Woodspring Suites Hotel, Preliminary Development Plan for site layout and building architecture for a four-story hotel on approximately 2.7 acres, located in the Chandler Airport Center at the northeast corner of Cooper and Germann roads, subject to the conditions as recommended by Planning and Zoning Commission.
15. Preliminary Development Plan, PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package
Move City Council approve Preliminary Development Plan PLH21-0044 Quick Qlean Car Wash and Office Buildings Comprehensive Sign Package for a car wash and offices, located east of the southeast corner of Chandler Boulevard and McQueen Road subject to the conditions as recommended by Planning and Zoning Commission.
16. Preliminary Development Plan, PLH21-0043 Chandler Airpark 202
Move City Council approve Preliminary Development Plan PLH21-0043 Chandler Airpark 202 for site layout and building architecture for four flex industrial buildings located at the northwest corner of Germann Road and Northrop Boulevard, approximately one third of a mile west of Cooper Road, subject to the conditions as recommended by Planning and Zoning Commission.

Alternative Motion:

Move City Council approve Preliminary Development Plan PLH21-0043 Chandler Airpark 202 for site layout and building architecture for four flex industrial buildings located at the northwest corner of Germann Road and Northrop Boulevard, subject to conditions 1-8 recommended by Planning and Zoning Commission and excluding condition number 9.

COUNCILMEMBER ORLANDO said he spoke with three Planning and Zoning Commissioners and the goals was to have more indigenous trees. Councilmember Orlando wanted staff to work with the applicant on this project to keep the area lush but with water conservation in mind.

17. Mountain View Estates Final Plat
Move City Council approve Final Plat PLT20-0014, Mountain View Estates located at the northeast corner of Riggs and Lindsay roads, as recommended by Development Services Staff.
18. Use Permit, PLH21-0045 SanTan Brewing Company, Inc
Move City Council approve Use Permit and Entertainment Use Permit, PLH21-0045 SanTan Brewing Company, Inc., for a patio expansion with a Series 7 Beer and Wine Bar License and to allow outdoor speakers and acoustic live entertainment, located at 495 E. Warner Road, approximately half a mile east of Arizona Avenue on the south side of Warner Road, subject to the conditions recommended by Planning and Zoning Commission.
19. Use Permit, PLH21-0042 Sugar Bar
Move City Council approve Use Permit PLH21-0042 Sugar Bar for a Series 7 Beer and Wine license, located at 960 E. Warner Road, Suite 6, generally located at the northwest corner of McQueen and Warner roads, subject to the conditions recommended by Planning and Zoning Commission.
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Move City Council recommend approval of Use Permit PLH21-0059 Soho63 Outdoor Patio Extension for a Series 6 bar liquor license extension of premise, located at 63 E. Boston Street, generally located on the southeast corner of Arizona Avenue and Boston Street, subject to the conditions as recommended by Planning and Zoning Commission.
21. Use Permit Extension, PLH21-0037 Pro Edge Performance Training, LLC
Move City Council approve PLH21-0037 Pro Edge Performance Training, LLC, a Use Permit Extension request for the continued operation of a personal training fitness business on a property zoned Planned Industrial District (I-1), located at 500 N. 56th Street, and more generally located on the southwest corner of Galveston and 56th streets, subject to the conditions as recommended by Planning and Zoning Commission.

Economic Development

22. Agreement No. ED0-918-4196, Amendment No. 1, Innovations Incubator Management Services
Move City Council approve Agreement No. ED0-918-4196, Amendment No. 1, with Northern Arizona Technology and Business Incubator, dba Moonshot at NACET, for Innovations Incubator management services, in an amount not to exceed \$250,000 for the period of one year, beginning October 1, 2021, through September 30, 2022.

Fleet and Facilities

23. Purchase of Vehicles
Move City Council approve the utilization of the State of Arizona Contract No. ADSP017-166120 with Courtesy Chevrolet, No. ADSP017-166119 with Larry H. Miller Toyota, No. ADSP017-166122 with Midway Chevrolet, and No. ADSP017-166124 with San Tan Ford for the purchase of vehicles, in the amount of \$1,364,023.98.

Fire Department

24. Resolution No. 5513 Authorizing an Agreement with the City of Phoenix for Technical Rescue and Hazardous Material Training for Chandler Fire Department Firefighters
Move City Council pass and adopt Resolution No. 5513, authorizing the Chandler Fire Department (CFD) to enter into an agreement with the City of Phoenix to train Chandler Fire Department Firefighters in Technical Rescue Training (TRT) and Hazardous Material Technical (H2M) Certification Training.
25. Resolution No. 5516, Affirming the Intent to Use Awarded Funds for an Indian Gaming Revenue Sharing Grant to the Gila River Indian Community on behalf of the Chandler Fire Department
Move City Council pass and adopt Resolution No. 5516, affirming the intent to use awarded funds in the manner described within the submitted application for an Indian Gaming Revenue Sharing Grant to the Gila River Indian Community on behalf of the Chandler Fire Department in the amount of \$42,971.74.

Human Resources

26. Agreement No. 1193, Calendar Year 2022 Amendment, with Delta Dental Plan of Arizona, Inc., for Dental Insurance Benefit
Move City Council approve Agreement No. 1193, Calendar Year 2022 Amendment, with Delta Dental Plan of Arizona, Inc., for dental insurance benefit, in an amount not to exceed \$118,240, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee to extend the Agreement for an additional one-year term of January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
27. Agreement No. HR0-918-4163, Amendment No. 1, with Flexible Benefit Administrators, Inc., for Flexible Spending Account and COBRA Administration
Move City Council approve Agreement No. HR0-918-4163, Amendment No. 1, with Flexible Benefit Administrators, Inc., for Flexible Spending Account administration in an amount not to exceed \$12,000 for the period of one year beginning January 1, 2022, through December 31, 2022, and for COBRA Administration in an amount not to exceed \$12,000 for the period beginning November 1, 2021, through December 31, 2022, and authorize the City Manager to sign any amendment to this agreement for the additional terms.
28. Agreement No. AS7-936-3803, Calendar Year 2022 Amendment, with ReliaStar Life Insurance Company (Voya Financial), for Life and Accidental Death and Dismemberment Insurance

Move City Council approve Agreement No. AS7-936-3803, Calendar Year 2022 Amendment, with ReliaStar Life Insurance Company (Voya Financial), for life and accidental death and dismemberment insurance, in an amount not to exceed \$850,000, for a period of one year, beginning January 1, 2022, through December 31, 2022.

29. Agreement No. 4049, Calendar Year 2022 Amendment, with Vision Service Plan Insurance Company, for Vision Insurance Benefit
Move City Council approve Agreement No. 4049, Calendar Year 2022 Amendment, with Vision Service Plan Insurance Company, for the vision insurance benefit, for the period of January 1, 2022, through December 31, 2022, and authorize the City Manager or designee to extend the Agreement for an additional year from January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
30. Agreement No. HR0-918-4162, Amendment No. 1, with United Behavioral Health, for the Employee Assistance Program
Move City Council approve Agreement No. HR0-918-4162, Amendment No. 1, with United Behavioral Health, for the Employee Assistance Program, in an amount not to exceed \$47,000, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager or designee to extend the Agreement for an additional year beginning January 1, 2023, through December 31, 2023 (CY2023), subject to the same terms and conditions.
31. Agreement No. AS8-952-3849, Amendment No. 1, with Cerner Corporation, for Wellness Program Services and a Wellness Portal
Move City Council approve Agreement No. AS8-952-3849, Amendment No. 1, with Cerner Corporation, for wellness program services and the wellness portal, in an amount not to exceed \$138,624, for the period of one year, beginning September 28, 2021, through September 27, 2022.
32. Agreement No. 4046, Calendar Year 2022 Amendment, with Anthem Life Insurance Company, for Public Safety Personnel Long-Term Disability Insurance
Move City Council approve Agreement No. 4046, Calendar Year 2022 Amendment, with Anthem Life Insurance Company, for the long-term disability insurance benefit for public safety personnel, in an amount not to exceed \$200,000, for the period of January 1, 2022, through December 31, 2022.
33. Agreement No. 3111, Calendar Year 2022 Amendment, with International City Management Association Retirement Corporation, dba ICMA-RC, for 457(b) Deferred Compensation Plan and Retirement Health Savings Plan Administrative Services
Move City Council approve Agreement No. 3111, Calendar Year 2022 Amendment, with International City Management Association Retirement Corporation, dba ICMA-RC, for 457(b) Deferred Compensation Plan and Retirement Health Savings Plan Administrative Services, for the

period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee, to sign any amendment to this agreement for the additional terms.

34. Agreement No. 4388, with The Hartford Financial Services Group, Inc., for Business Travel Accident Insurance
Move City Council approve Agreement No. 4388, with The Hartford Financial Services Group, Inc., for business travel accident insurance, in an amount not to exceed \$17,860, for the period of one year, beginning January 1, 2022, through December 31, 2022, with the option of two one-year extensions, and authorize the City Manager, or designee, to sign any amendment to this agreement for the additional terms.
35. Agreement No. 4118, Amendment No. 2, with The Segal Company (Western States), Inc., for Employee Benefits Consulting Services
Move City Council approve Agreement No. 4118, Amendment No. 2, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed \$120,000, for the period of one year, beginning January 1, 2022, through December 31, 2022, and authorize the City Manager, or designee to agree to extend the Agreement for an additional year from January 1, 2023, through December 31, 2023 (CY2023).
36. Agreement No. HR5-948-3502, Calendar Year 2022 Amendment, with Blue Cross Blue Shield of Arizona, for Group Medical and Pharmacy Benefit
Move City Council approve Agreement No. HR5-948-3502, Calendar Year 2022 Amendment, with Blue Cross Blue Shield of Arizona, for group medical and pharmacy benefits, in an amount not to exceed \$2,190,000 for the period of one year, beginning January 1, 2022, through December 31, 2022.

Information Technology

37. Purchase of Hardware Support and Maintenance
Move City Council approve the purchase of hardware support and maintenance, from vCore Technology Partners, utilizing Arizona State Contract No. ADSPO16-100284, in the amount of \$92,000, for the period of September 25, 2021, through September 24, 2022.
38. Agreement No. IT9-208-4034, Amendment No. 2, with CCG Systems, Inc., DBA FASTER Asset Solutions, for Fleet Management System
Move City Council approve Agreement No. IT9-208-4034, Amendment No. 2, with CCG Systems, Inc., DBA FASTER Asset Solutions, for the fleet management system in an amount not to exceed \$77,509.68, for the period of one year, beginning September 30, 2021, through September 29, 2022.

Management Services

39. Agreement No. MS2-918-4395 for a Comprehensive System Development/Impact Fee Study

Move City Council approve Agreement No. MS2-918-4395, with James Duncan and Associates, Inc., dba Duncan Associates, for a Comprehensive System Development/Impact Fee Study, in an amount not to exceed \$131,800.

Neighborhood Resources

40. Resolution No. 5514 Approving the Program Year 2020–2021 Chandler Consolidated Annual Performance and Evaluation Report (CAPER)
Move City Council pass and adopt Resolution No. 5514 approving the Program Year 2020–2021 Chandler Consolidated Annual Performance and Evaluation Report (CAPER) and authorizing the City Manager or his designee to submit the CAPER to the United States Department of Housing and Urban Development (HUD).
41. Resolution No. 5522 for Approval and Authorization to Accept and Allocate Emergency Rental Assistance Program (ERA 2.0) Funds to AZCEND to Assist Chandler Residents in Need Due to the Impact of COVID-19
Move City Council pass and adopt Resolution No. 5522 approving and authorizing an agreement between the US Department of the Treasury and the City of Chandler in the Amount of \$6,287,370.40 for the Emergency Rental Assistance Program (ERA 2.0); authorizing an agreement between the City of Chandler and AZCEND to administer and distribute funds in an amount up to \$6,287,370.40 to assist Chandler households in need due to COVID-19; authorizing the Neighborhood Resources Department to utilize up to ten percent of the funds to administer the Emergency Rental Assistance Program and the Chandler Cares Team; and authorizing the City Manager or designee to sign agreements and all related documents on behalf of the City of Chandler.

Police Department

42. Resolution No. 5518 authorizing the submittal of a \$108,840 pass-through Indian Gaming Grant Application from the Chandler Police Department to the Gila River Indian Community
Move the City Council pass and adopt Resolution No. 5518 authorizing the submittal of a \$108,840 Pass-Through Indian Gaming Grant Application from the Chandler Police Department to the Gila River Indian Community.
43. Purchase of Mobile Communication Services
Move City Council approve the purchase of mobile communication services, from Verizon Wireless, utilizing the State of Arizona Contract No. CTR049877, in an amount not to exceed \$80,000.
44. Purchase of Annual Maintenance and Support Services for the Police Records Management System (RMS) and Computer Aided Dispatch (CAD) System
Move City Council approve the purchase of annual maintenance and support services from Versaterm Public Safety, Inc., for the Police RMS, for the period of September 1, 2021, through

August 31, 2022; and for the CAD system, for the period of August 1, 2021, through July 31, 2022, in an amount not to exceed \$465,207.

Public Works and Utilities

45. Introduction of Ordinance No. 4986, Authorizing the Abandonment of a Temporary Drainage Easement No Longer Needed for Public Use at the Northwest Corner of Arizona Avenue and Germann Road
Move City Council introduce and tentatively adopt Ordinance No. 4986, authorizing the abandonment of a temporary drainage easement no longer needed for public use at the northwest corner of Arizona Avenue and Germann Road.
46. Introduction of Ordinance No. 4988, Authorizing the Sale of City Property Located West of the Southwest Corner of Cooper Road and Pecos Road
Move City Council introduce and tentatively adopt Ordinance No. 4988, authorizing the sale of City property located west of the southwest corner of Cooper Road and Pecos Road to Felix E. Vivas III and Elva G. Vivas for the sum of \$221,000.
47. Design and Construction Agreement No. WA1704.502, with Salt River Project, for the Knox Well Design and Construction
Move City Council award Design and Construction Agreement No. WA1704.502 to Salt River Project, for the Knox Well Design and Construction, in an amount not to exceed \$458,030.
48. Professional Services Agreement No. WW1901.201, Amendment No 3, with Wilson Engineers, LLC, for Additional Design Services, for the Water Reclamation Facilities Improvements
Move City Council award Professional Services Agreement No. WW1901.201, Amendment No. 3, to Wilson Engineers, LLC, for additional design services, for the Water Reclamation Facilities Improvements, in the amount of \$313,560, for a revised contract amount not to exceed \$4,435,940.
49. Professional Services Agreement No. WA2105.201, with Water Works Engineers, LLC, for the Water Facilities Optimization Improvements Design Services
Move City Council award Professional Services Agreement No. WA2105.201 to Water Works Engineers, LLC, for the Water Facilities Optimization Improvements Design Services, in an amount not to exceed \$1,263,410.
50. Pre-Construction Services Construction Manager at Risk Contract No. WA2103.251, with Quantum, for the Pecos Surface Water Treatment Plant SCADA Upgrade
Move City Council award Pre-Construction Services Construction Manager at Risk Contract No. WA2103.251 to Quantum, for the Pecos Surface Water Treatment Plant SCADA Upgrade, in an amount not to exceed \$568,524.
51. Purchase of an XBroom Street Sweeper

Move City Council approve the purchase of an XBroom Street Sweeper, from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of \$297,804.25.

52. Purchase of Traffic Paint

Move City Council approve the purchase of traffic paint, from Ennis-Flint, Inc., utilizing City of Mesa Contract No. 2020047, in an amount not to exceed \$85,000.

53. Purchase of Onsite Testing and Repair of Large Water Meters

Move City Council approve the purchase of onsite testing and repair of large water meters, from Metering Services, Inc., utilizing City of Phoenix Contract No.147870, in an amount not to exceed \$85,000.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the September 23, 2021, Regular City Council Meeting, with the Consent Agenda Item No. 16 Alternative Motion which excluded condition number 9.; Seconded by Councilmember Lopez.

Motion carried unanimously (7-0).

Informational

54. Study Session and Regular Minutes of August 4, 2021, Planning and Zoning Commission

55. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

56. Study Session & Regular Meeting Minutes of August 18, 2021, Planning and Zoning Commission

Unscheduled Public Appearances

None.

Current Events

Mayor's Announcements

MAYOR HARTKE said Chandler Contigo began September 15 and goes through October 15. Mayor Hartke said this is a series of events and encouraged everyone to attend.

MAYOR HARTKE said the City would hold a special bond election on November 2 and encouraged everyone to register to vote. Mayor Hartke said the deadline to register is October 4.

Council's Announcements

COUNCILMEMBER LOPEZ announced the 22nd annual Chandler Mariachi and Folklorico Festival at the Center for the Arts.

VICE MAYOR STEWART said For Our City Day is on October 23 and encouraged people to volunteer as it is a great event.

VICE MAYOR STEWART said Chandler has two nationally ranked high school football teams which is a great accomplishment.

VICE MAYOR STEWART said Moon Festival would be held at Tumbleweed Park on October 2 and October 3.

COUNCILMEMBER ROE thanked staff for all they do to keep things going.

COUNCILMEMBER ELLIS said she wanted to address the people of Chandler regarding what is happening in El Paso with 15,000 migrants and out of them 10,000 to 11,000 Haitians. Councilmember Ellis said for the last two weeks they have watched horrifically what has happened under that bridge. Councilmember Ellis said she was speaking on behalf of the National Haitian American Elected Official Network that this needs to stop. Councilmember Ellis said they have been in communication with the White House and the White House has said they are stopping the individuals who are whipping the Haitians on horses. As far as stopping the expulsion of the Haitians, because they are not receiving due process, they have not heard from the White House. Many of the Haitians are coming from Chile and Brazil because they have left Haiti under dire circumstances. This Country has changed the rules in Haiti to where it is impossible for someone to leave there. The President of Haiti was just assassinated in July.

COUNCILMEMBER ELLIS said they need to stop the expulsion, stop sending them back and saying it is because of COVID-19, and asked for the United States to be returned to the countries they came from and not back to Haiti. Refugees need to have due process and was shocked that these things are still happening. Councilmember Ellis said she was elected to serve the people of Chandler and there are Haitians living in this City and asked to go, as an elected official, to help do testing and vaccinations to the people of Haiti. Councilmember Ellis said she has spoken with congressmen and policy makers and asked those who have it in their hearts to stand up and ensure due process is given to all.

City Manager's Announcements

None.

Adjourn

The meeting was adjourned at 6:19 p.m.

ATTEST: _____

City Clerk

Mayor

Approval Date of Minutes: October 11, 2021

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 23rd day of September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October 2021.

City Clerk



City Council Memorandum Development Services Memo No. 21-045FA

Date: October 11, 2021
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
 Debra Stapleton, Assistant City Manager
 Derek D. Horn, Development Services Director
From: Susan Fiala, Senior Planner
Subject: PLH20-0061 Parkside
 Final Adoption of Ordinance No. 4987
Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential
Location: Northwest corner of Fairview Street and Cooper Road, approximately 1/4 mile north of Pecos Road
Applicant: Tom Durant, ABLA

Proposed Motion:

Move City Council adopt Ordinance No. 4987 approving PLH20-0061 Parkside, rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Approximately 4.2 acres
- Site is currently vacant
- Current zoning is Agricultural District (AG-1)

Surrounding Land Use Data:

North	Future City Park (Homestead North Park)	South	Place of Worship (Church of Jesus Christ of Latter Day Saints)
East	Across Cooper Road, Single-family residential (Kempton Crossing)	West	Private recreation facility (Church of Jesus Christ of Latter Day Saints ball fields)

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No change

Proposed Development

	Single-family subdivision (not gated)
# of Lots	35 single-family lots
Density	8.3 dwelling units per acre
Building Setbacks (min.)	Cooper Road: Lots 20 ft. min. from property line Front: 10 ft. Sides: 5 ft. with a 5 ft. Use and Benefit Easement (UBE) Rear: 5 ft.
Lot size (min.)	2,550 sq. ft.
Building Height	30 ft.
Architectural Styles	Spanish, Farm House and Desert Modern per plan
# of Floor plans	3 plans
Parking	Two-vehicle garage per lot Guest parking: 20 spaces
Amenities	Shaded tot lot Game table

Review and Recommendation

Planning staff finds the proposal consistent with the General Plan designation of Neighborhoods. Planning staff supports the request citing the property is considered an infill property since all adjacent properties are developed. The General Plan allows medium-density residential (3.5-12 du/acre) to be considered as a transitional land use on infill parcels when located adjacent to an arterial street.

The development provides an undulating landscape setback (from 37 ft. to 49 ft.) from the property line along Cooper Rd. to the proposed residences. Site driveway locations are constrained on both Cooper Rd. and Fairview St. due to existing intersection alignments and required driveway spacing. The Cooper Rd. entrance aligns with the Kempton Crossing entrance located to the east side. New residences in Parkside face Cooper Rd. along with no perimeter subdivision wall creating an inviting architectural street frontage. Staff worked with the applicant to add stone veneer and more articulation and design details such as stucco pop-outs, corbels, varied garage doors and roof forms, decorative shutters, and cantilevered projections, thus providing architectural design that meets Chandler's high quality expectations.

For these reasons, staff finds the proposed subdivision is a compatible design and layout with existing lower intensity land uses including the place of worship and parks. Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of development standards and residential design guidelines. The Planning and Zoning Commission recommends approval of Parkside single-family subdivision subject to conditions.

This Ordinance was introduced and tentatively adopted by City Council on September 23, 2021.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A virtual neighborhood meeting was held on March 23, 2021. Seven property owners attended in addition to the applicant's team and Planning staff. No questions were voiced by the residents.
- As of the writing of this memo, Planning staff is not aware of opposition to the request.

Planning and Zoning Commission Vote Report

In Favor: 4 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Planning and Zoning Commission recommends the City Council approve rezoning from AG-1 to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Parkside” and kept on file in the City of Chandler Planning Division, in File No. PLH20-0061, 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. 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.
3. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
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 building setbacks shall be as follows:

Front yard setback	10 ft.
Side yard setback	5 ft. with 5 ft. Use and Benefit Easement
Rear yard setback	5 ft.
6. 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.
7. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Attachments

Ordinance No. 4987

Vicinity maps

Development Booklet

ORDINANCE NO. 4987

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 SINGLE-FAMILY RESIDENTIAL AS SHOWN IN CASE PLH20-0061 (PARKSIDE) LOCATED AT THE NORTHWEST CORNER OF COOPER ROAD AND FAIRVIEW STREET 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 the 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 property is hereby rezoned from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Parkside" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0061, 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. 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.

3. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
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 building setbacks shall be as follows:

Front yard setback	10 ft.
Side yard setback	5 ft. with 5 ft. Use and Benefit Easement
Rear yard setback	5 ft.

6. 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.
7. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. The covenants, conditions, and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

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 _____, 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4987 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TA

Published:

EXHIBIT "A"

Page 1 of 3

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

EXCEPT THE SOUTH 31.00 FEET OF THE WEST 248.00 FEET OF THE EAST 461.00 FEET OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THAT PART DESCRIBED IN DEED RECORDED MARCH 21, 1990 RECORDED IN DOCUMENT NO. 90-124372; AND

EXCEPT THAT PART THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, 517.53 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 307.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL RECORDED IN DOCUMENT NO. 90-124372, MARICOPA COUNTY RECORDER:

THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 345.01 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL RECORDED IN DOCUMENT NO 90-124372 TO THE NORTHWEST CORNER OF SAID PARCEL AND TO THE EASTERLY RIGHT OF WAY OF THE CONSOLIDATED CANAL; AND THE END OF THIS LINE DESCRIPTION;

EXCEPT THE PORTION CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION RECORDED MARCH 12, 2007 RECORDED IN DOCUMENT NO. 2007-293744 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1:

THE PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2003-1369175, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

THE WEST 32.00 FEET OF THE EAST 65.00 FEET OF THE FOLLOWING PARCEL:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

EXHIBIT "A"

Page 2 of 3

EXCEPT THE NORTH AND EAST 33.00 FEET AND EXCEPT THE SOUTH 31.00 FEET OF THE WEST 248.00 FEET OF THE EAST 461.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE NORTH, 1329.55 FEET ALONG THE EAST LINE OF SAID SECTION 35;

THENCE WEST 468.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 296.33 FEET TO THE EAST RIGHT OF WAY OF THE CONSOLIDATE CANAL;

THENCE NORTH 22 DEGREES 54 MINUTES EAST, 63.19 FEET;

THENCE NORTH 17 DEGREES 33 MINUTES EAST, 135.23 FEET;

THENCE NORTH 8 DEGREE 28 MINUTES EAST, 163.25 FEET;

THENCE NORTH 2 DEGREES 45 MINUTES EAST, 465.28 FEET;

THENCE EAST, 345.11 FEET;

THENCE SOUTH, 762.00 FEET;

THENCE WEST, 161.58 FEET;

THENCE SOUTH, 50.00 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT AREA RECORDED IN DOCUMENT NO. 97-237662 AND RECORDED IN DOCUMENT NO. 97-237663.

AREA 2:

THAT PORTION OF A PARCEL OF LAND AS RECORDED IN DOCUMENT NO. 2003-1369175, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SECTION 35 BEARS NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 2,659.20 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE, NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,329.60 FEET, TO THE PROLONGATION OF THE SOUTH DEED LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2003-1369175;

EXHIBIT "A"

Page 3 of 3

THENCE, SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH DEED LINE, A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST DEED LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2003-1369175;

THENCE, CONTINUING ALONG SAID SOUTH DEED LINE, SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH DEED LINE, SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE, NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST, PARALLEL TO AND 80.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 50.00 FEET;

THENCE, NORTH 44 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 21.34 FEET;

THENCE, SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, PARALLEL TO AND 65.00 FEET WEST TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THE PORTION CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA, MUNICIPAL CORPORATION RECORDED MARCH 12, 2007 RECORDED IN DOCUMENT NO. 2007-293745 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 33.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

EXCEPT THE SOUTH 31.00 FEET OF THE WEST 248.00 FEET OF THE EAST 461.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THAT PART DESCRIBED IN DEED RECORDED MARCH 21, 1990 RECORDED IN DOCUMENT NO. 90-124372;

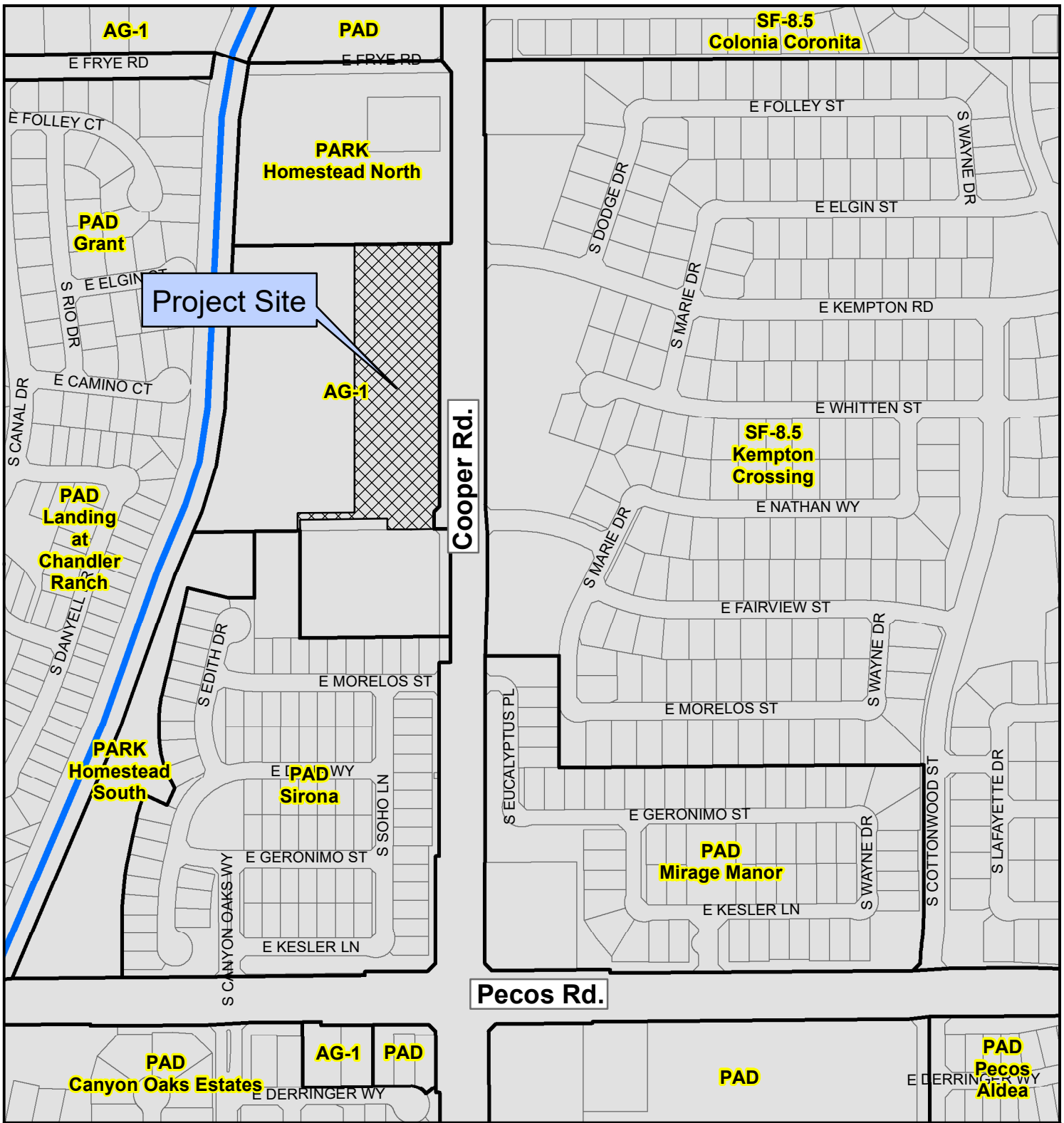
AND EXCEPT THAT PART THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, 517.53 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES, 24 MINUTES, 22 SECONDS WEST, 307.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL RECORDED IN DOCUMENT NO. 90-124372, MARICOPA COUNTY RECORDER:

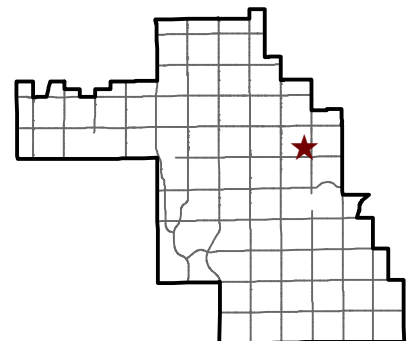
THENCE CONTINUING SOUTH 89 DEGREES, 24 MINUTES, 22 SECONDS WEST, 345.01 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL RECORDED IN DOCUMENT NO. 90-124372 TO THE NORTHWEST CORNER OF SAID PARCEL AND TO THE EASTERLY RIGHT OF WAY OF THE CONSOLIDATED CANAL; AND THE END OF THIS LINE DESCRIPTION.

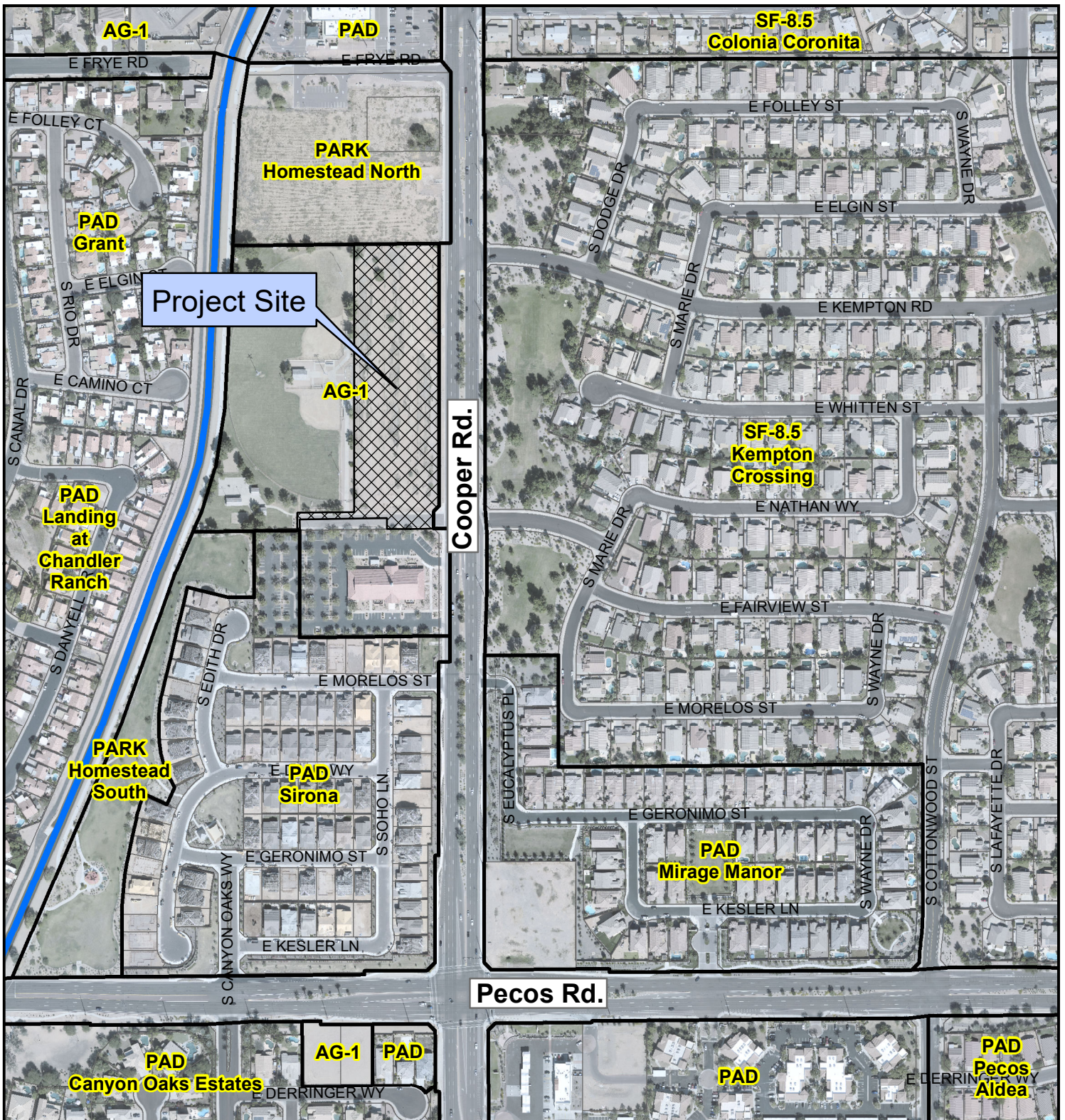


PLH20-0061/PLT21-0018 Parkside



Proposed Project Details
REZONE/PDP/PRE-PLAT
Approx. 4.2 Acres
35 Single-family lots
8.3 dwelling units per acre (du/ac)



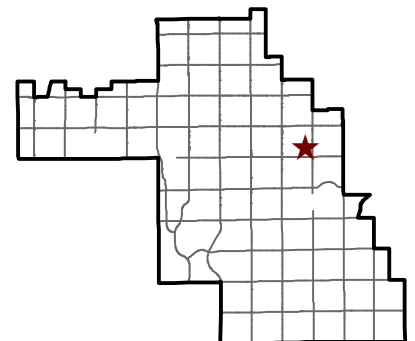


PLH20-0061/PLT21-0018 Parkside

Proposed Project Details
REZONE/PDP/PRE-PLAT
 Approx. 4.2 Acres
 35 Single-family lots
 8.3 dwelling units per acre (du/ac)



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PARKSIDE

INNOVATION COMMUNITIES AT PARKSIDE VILLAS, LLC

Rezoning with Preliminary Development Plan, PLH 20-0061
Parkside, Preliminary Plat, PLT 21-0018 Parkside

JULY 2021



DEVELOPER:

Innovation Communities at Parkside Villas, LLC

Robert Watt and Ronald Smith

10446 N. 74th Street, Suite 200

Scottsdale, AZ 85258

P: (480) 945-9292

Bob@innovation-communities.com and

Ron@matrix-equities.com

PROJECT TEAM:

AB  LA

Tom Durant, RLA, LEED AP

310 East Rio Salado Parkway,

Tempe, AZ 85281

P: (480) 530-0077

Tom.Durant@ablastudio.com



Joe Petrucci

1130 North Alma School, Suite 120

Mesa, AZ 85201

P: (480) 503-2250

Joe.Petrucci@epsgruoinc.com

PROJECT INFORMATION:

Project Location:

Northwest corner of Cooper Road and Fairview Street

Request:

Rezoning with Preliminary Development Plan (PDP) &

Preliminary Plat (PPT)

Pre-Tech No. PRE20-0039

Case No. PLH 20-0061

PLT Case No. PLT 21-0018

General Plan Designation:

Neighborhoods

Existing Zoning:

AG-1

Proposed Zoning:

PAD

Existing Use:

Vacant

Gross Area

5.04 Ac.

Net Area:

4.23 Ac.

Maximum Proposed Dwelling Units:

35 Du.

Maximum Proposed Density:

8.27 Du./Ac.

Open Space:

1.48 Ac. (35.0% of Net)

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Introduction

Innovation Communities at Parkside Villas, LLC, ("Innovation Communities") is excited to bring Parkside, an approximate 5-gross acre (4.23 net acre) community located in the City of Chandler (the "City") at the northwest corner of Cooper Road and Fairview Street. Innovation Communities intends for the Parkside development (the "Site") to become a point of pride within the City, offering architecturally distinct housing choices and a uniquely themed community to current and future residents of the City of Chandler. (See **Exhibit A: Vicinity Map**).

The Parkside site is a remnant parcel sandwiched between Cooper Road and Chandler Paseo Trail/canal. The proximity of the Site to shopping and employment allows for the creation of a unique environment that responds to the housing needs of the surrounding area. Parkside is anticipated to have 35 residences and will implement a single-family detached housing type on 34'x75' lots, for an overall density of approximately 8.27 du/ac.

Innovation Communities believes this Site is an appropriate location to introduce this unique housing product and community. The proposed architecture for Parkside reflects the character of the vibrant and growing City, while incorporating the historical agricultural origins of the area. Additionally, throughout the community, thematic architectural and landscape elements will be designed and implemented. The quality and proposed aesthetics of Parkside reflects Innovation Communities commitment to progressive community design and development.



Background

Under the City of Chandler's General Plan, the Site is designated as Neighborhoods and is currently zoned AG-1. The site is not within any of Chandler's Area Plan districts. The immediate area has been developed with a variety of residential densities and housing products. The Parkside project meets the objectives of the City's General Plan, and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible lot size and product type.

With its unique and creative theming, Parkside embraces the proximity of the Airport and its location within the Area Plan. This development meets the goals, policies, and intent of the General Plan and Area Plan, is compatible with neighboring developments, and provides an attractive presence in the area.

Request

In order to develop this remnant parcel, Innovation Communities is requesting:

- The Site be rezoned to Planned Area Development (PAD) for single-family residential;
- Approval of the Preliminary Development Plan (PDP); and
- Approval of the Preliminary Plat (PLT).



Rezoning Request

The Site is currently zoned AG-1 and Innovation Communities is requesting the Site be rezoned to PAD for single-family residential. Parkside will be a distinctive example of New Urban Design, providing a unique housing type with a slightly higher density, promoting walkable neighborhoods, and offering accessible common open spaces. Unique architecture and complementary details will be utilized throughout the community (see **Exhibit B: Existing & Proposed Zoning Map**).

The proposed Development Plan will establish a prominent and accessible community, with an intimate and amenable atmosphere (see **Exhibit C: Development Plan, Exhibit D: Landscape Plan**). Parkside will include a total of 35 residences, at a net density of approximately 8.27 dwelling units per acre (6.94-gross du/ac.). The boundaries of the site adjacent to existing development have been designed with additional buffering. There is an average of 35-foot open space buffer along the westerly edge of the site and a 35-foot open space buffer along the easterly edge of the site adjacent to Cooper Road. The Site plan provides approximately 1.48 acres of open space, or 35.0% of the total development's net acreage. The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A centralized, community amenity area is prominently featured within the community (see **Exhibit E: Amenity Plan and Exhibit F: Amenity Area Detail**). This amenity area will be easily accessible to all of the residents of Parkside, supporting recreational activity and social interaction. As a major component of the community's identity, the amenity area will complement the architectural style of the homes. The amenity area will feature a shade structure with seating, shade trees, play structure, and turf; integrating amenities that provide both active and passive recreational opportunities. Additionally, the project provides

a generous open space corridor along a significant portion of the eastern and western boundary that connect to the centralized open space and amenity within the middle of the community. These open space areas are linked by two four-foot attached sidewalks throughout the community, an six-foot sidewalk adjacent to Cooper Road, and a five-foot sidewalk adjacent to Fairview Street, to encourage pedestrian connectivity and provide an active street scene (see **Exhibit G: Pedestrian Circulation Plan and Exhibit H: Decorative Pavement Crossing Detail**).

The interior and exterior landscape theming of Parkside will feature motifs which will help reflect the community's distinct style while maintaining an aesthetic balance with the surrounding area. The design of the perimeter walls reflects the quality and character of the community. The primary entrance to the community is located along Fairview Street, with an additional secondary ingress/egress located along Cooper Road. The community entrance will include a signage monument, employing a regional contemporary style. The entry is accentuated with enhanced ornamental desert plantings organized in formal massings and patterns. A corner monument located at the northwest corner of Cooper Road and Fairview Street provides for a community announcement in order to establish the project character and theming (see **Exhibit H: Wall Plan and Exhibit I: Wall & Entry Details**).



Housing Product

The architecture and character of Parkside will provide diversity and originality throughout the community and the surrounding area. The planned Parkside housing product orients the front of the homes toward Cooper Road and open space located along the projects western boundary, and the garages toward the center of the project. This orientation creates an active street scene not ordinarily found within the City of Chandler. Passer-byers on Cooper Road will enjoy the site of front facing architecture as apposed to a perimeter wall and garage dominant architecture. The proposed single-family detached product emphasizes sustainability and creates a pedestrian-friendly street scene. The available floor plans offer two-story homes with two-car garages. The front elevations provide desirable building articulation between the front setbacks and living spaces. Additionally, no two identical elevations or architectural styles shall be placed side-by-side in order to create a diverse street scene. The overall concept is to provide marketable traditional single-family detached homes to a wide range of home-buyers. Some key product features include:

- Functional, open floor plans.
- 3-bedroom floor plan configurations, large kitchens and great rooms, catering to diverse group of families, working professionals and mature buyers.
- Two-car garages provide ample parking and storage.
- Spanish, Farm House, and Desert Modern architectural style reflecting the character of the community.
- Flexible living spaces provide alternative living arrangements for different buyer profiles.
- Enhanced streetscape plan and color

criteria.

PAD Development Standards

Parkside will follow the Development Standards as stated within this document without variation (see **Exhibit J: Lot Fit Diagrams, Exhibit K: Elevations & Floor Plans, and Exhibit L: Color & Materials Palette**). Please note that accessory structures are not permitted. Use and Benefit Easements (UBE) grant beneficial use and ingress/egress to adjacent lots for the purpose of repair, maintenance, drainage, and improvement to any lots contiguous to the easement.

Development Standards	
Category	Proposed PAD
Minimum Lot Size	2,550
Minimum Lot Width	34'
Minimum Lot Depth	75'
Front Setback	10'
Side Setback	5'
Rear Setback	5'
Minimum Height	30'

Parking & Refuse

Parkside incorporates planning and design elements that provide proper parking and access management. Ample parking is available throughout the development through centralized parking areas, as well as two garage spaces per unit. The need for guest parking is anticipated to be a minimum of one guest space per every two units, with the development having 20 spaces. Utilizing various parking options and spreading the parking spaces evenly across the site will help create an active street scene and encourage interaction in a pedestrian friendly environment. In addition to providing adequate parking, the layout of the community gives residents the ability to properly locate their trash receptacles behind individual gated side yards which will be brought out on trash pick-up days and will stay out for no longer than 24 hours allowing waste management services to collect them efficiently and with ease (see **Exhibit M: Street Section**).

Preliminary Plat

See **Exhibit N: Preliminary Plat**.

Grading and Drainage

All storm water will be managed on-site within the large eastern and western retention basins (see **Appendix A: Preliminary Grading & Drainage Report**).

Conclusion

Parkside will be a high quality, sustainable, and dynamic development on this currently undeveloped remnant Site. The proposed rezoning and PDP meet the goals of the City by providing a vibrant community that is visually attractive and provides a unique residential community. Further, Parkside satisfies the goals of the General Plan by providing varied housing that will provide additional support to the existing and planned retail and employment uses in the area. Parkside is a project that incorporates a compatible transitioning density. The proposed amenities will help to create a close community by providing a creative and unique central amenity for families, friends and neighbors to enjoy together. The layout of Parkside provides principles of traditional neighborhoods, by placing the amenities at the center of the community and providing a unique housing product that complements the existing developments in the area. Cohesive pedestrian connectivity throughout the development reinforces a desirable lifestyle and embraces place-making principles. The innovative architectural design, ample landscaped open space, and engaging thematic elements assure that Parkside will be a valuable asset to the City and immediate area. We request your approval.



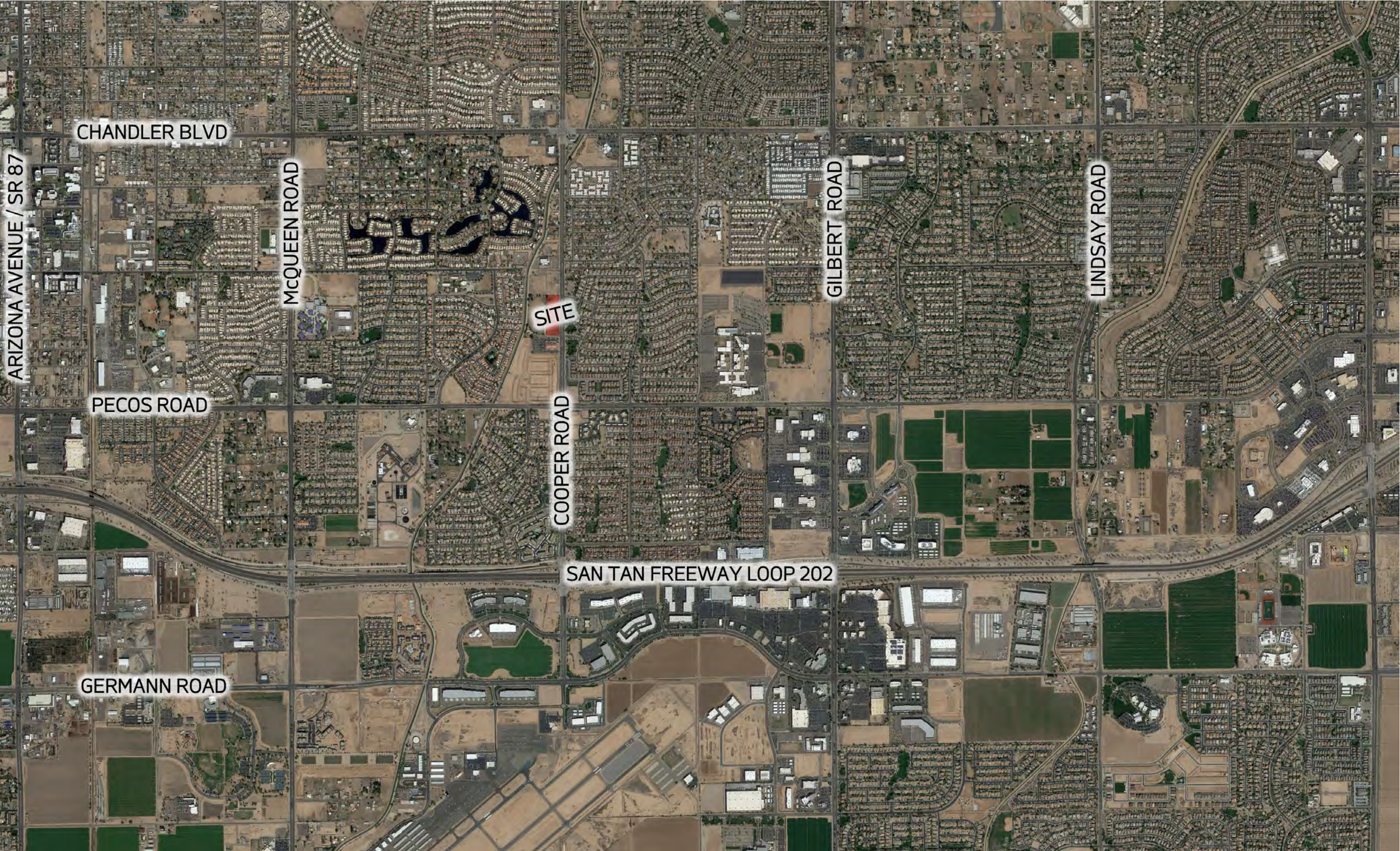


EXHIBIT A: VICINITY MAP





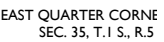
EXISTING



PROPOSED



EXHIBIT C: DEVELOPMENT PLAN

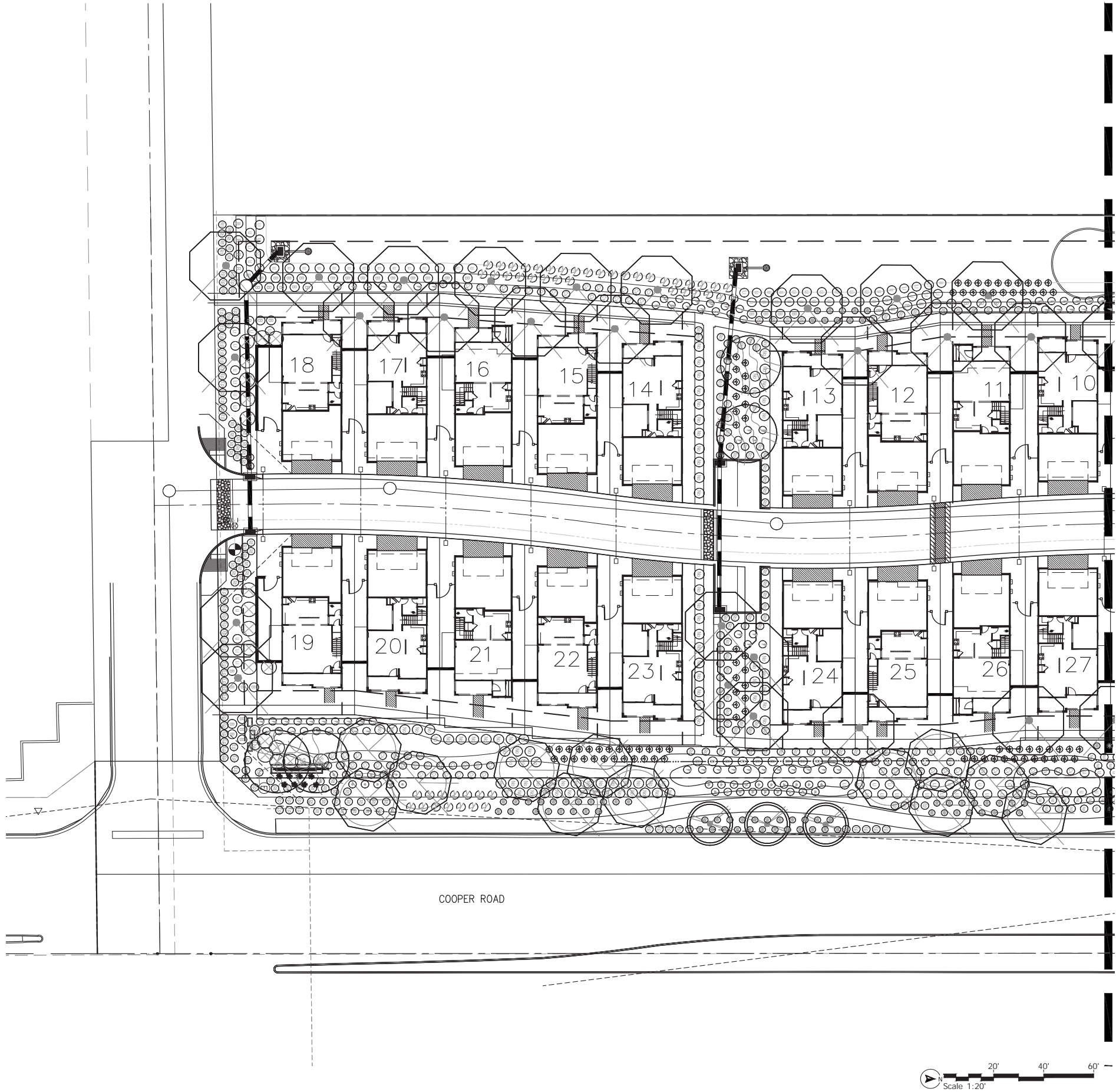


Parking Data		
Parking Required		
* Resident	x 2.0 Spaces/DU	70 Spaces
Guest	x 0.5 Spaces/DU	18 Spaces
Total Required	88 Spaces	
Parking Provided		
Garage Spaces	70 Spaces	77.78%
Guest	20 Spaces	22.22%
Total Provided	90 Spaces	

Note: Two (2) 30"x30" concrete pads provided on each lot near curb and/or driveway for trash receptacle pickup. Refer to Wall Plan, Exhibit H.



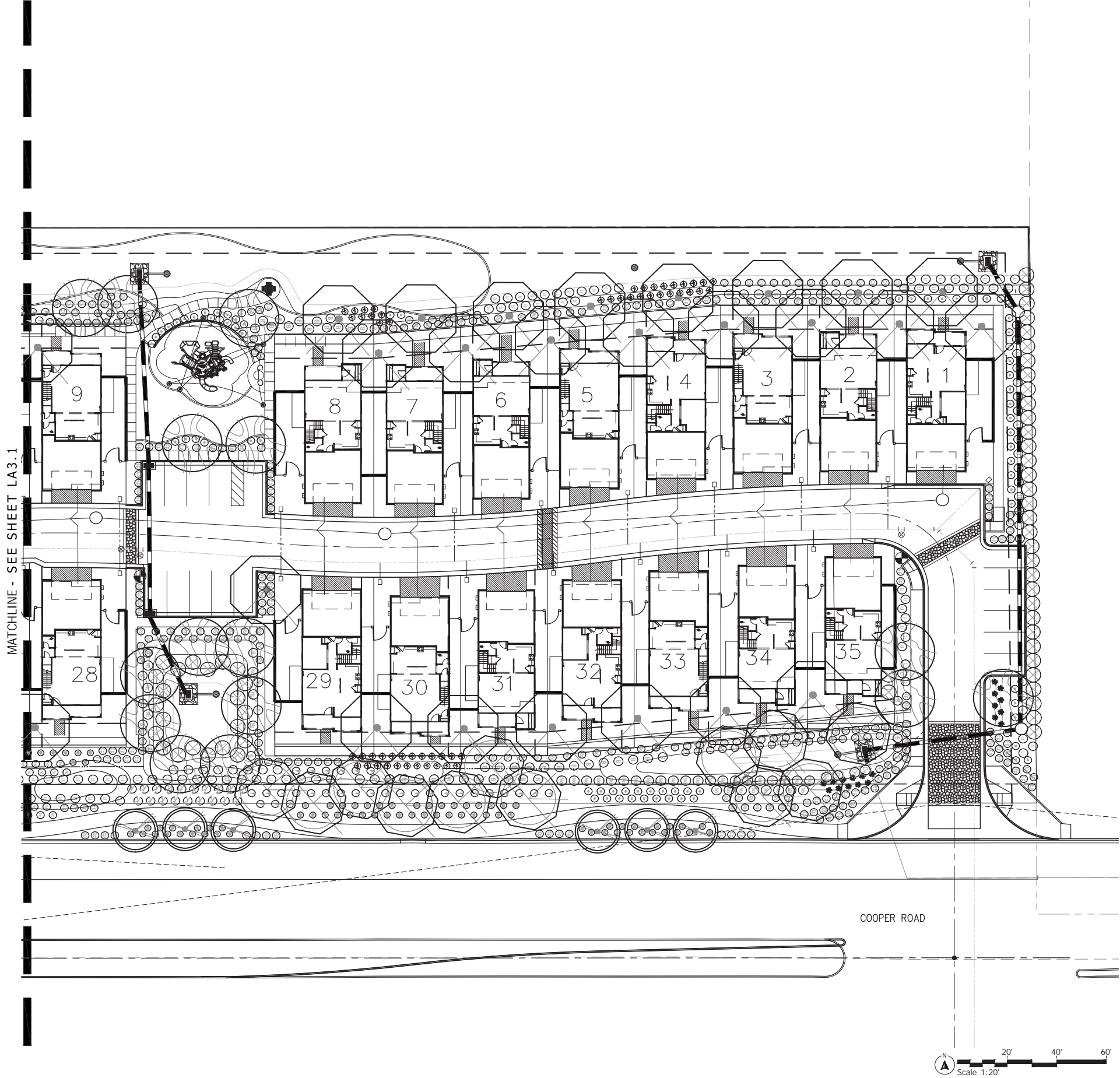
EXHIBIT D: LANDSCAPE PLAN



PLANT MATERIALS LEGEND				
Botanical Name Common Name	Size	Qty.	Height (in feet)	Width (in inches)
Trees				
Acacia aneura Mulga Acacia	15 Gal.			
Olea europaea 'Wilsoni' Olive	36" Box			
Olneya tesota Ironwood	36" Box			
Pinus edulis Mondel Pine	24" Box			
Pistacia x 'Red Push' Red Push Pistache	24" Box			
Havardia mexicana Mexican Ebony	24" Box			
Ulmus parvifolia 'Bosque' Elm	24" Box			
Quercus virginiana Southern Live Oak	24" Box			
Extra Large Shrubs				
Cassipoula pulcherrima Red Bird of Paradise	5 gal.	20		
Bougainvillea 'San Diego Red' Bougainvillea	5 gal.	-		
Dodonaea viscosa Hopbush	5 gal.	38		
Duranta erecta 'sweet memory' Duranta	15 gal.	22		
Tecoma hyb. 'Sparky' Sparky Tecoma	5 gal.	25		
Tecoma Stans Yellow Bells	5 gal.	22		
Vaguelia californica Arizona Rosewood	15 gal.	64		
Large Shrubs				
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	281		
Simmondsia chinensis Jojoba	15 gal.	89		
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	-		
Ligustrum japonicum Japanese Privet	5 gal.	-		
Medium Shrubs				
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	65		
Eremophila glabra spp. carnea Winter Blaze	5 gal.	-		
Nandina domestica Heavenly Bamboo	15 gal.	-		
Rosmarinus officinalis Rosemary	5 gal.	-		
Rosmarinus officinalis 'Tuscan Blue' Rosemary	5 gal.	-		
Ruellia perfoliata Desert Ruellia	5 gal.	-		
Small Shrubs				
Eremophila hygrophana Blue Bells	5 gal.	284		
Accents				
Agave americana 'Marginata' Century Plant	5 gal.	10		
Dasylirion longissimum Mexican Grass Tree	5 gal.	4		
Hesperaloe parviflora Giant Hesperaloe	5 gal.	39		
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	117		
Muhlenbergia capillaris 'Regal Mist'	5 gal.	64		
Opuntia violacea 'Santa Rita' Purple Prickly Pear	5 gal.	59		
Pachycereus marginatus Mexican Fence Post Cactus	5 gal.	12		
Yucca pallida Pale Leaf Yucca	5 gal.	223		
Groundcovers				
Bougainvillea 'Monika' Och la la Bougainvillea	5 gal.	52		
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal.	434		
Lantana sp. 'New Gold' Lantana	1 gal.	157		
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	425		
Vines				
Bougainvillea sp. Bougainvillea	15 gal.	18		
Rosa banksiae Lady Bank's Rose	15 Gal.	4		
Inerts				
Wood Fiber See Detail 7, Sheet LA6.6		1,297 S.F.		
Sod / Midiron See Detail 3 & 4, Sheet LA7.2		55,715 S.F.		
2" Deep Decomposed Granite - See Detail 2, Sheet LA 7.2 7/8" Screened Apache Brown in all non-turf areas		67,095 S.F.		
6" Concrete Header See Detail 5, Sheet LA6.6		1,155 L.F.		
Header Turndown See Detail 6, Sheet LA6.6		113 L.F.		

*All trees shall comply with the latest amended edition of the
"Arizona Nursery Association - Recommended Tree Specifications".
see section 1903(b)(6), zoning code.





PLANT MATERIALS LEGEND				
Botanical Name Common Name	Size	Qty.	Height (in feet)	Width (in inches)
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Acacia aneura Mulga Acacia	15 Gal.			
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Quercus virginiana Southern Live Oak	24" Box			
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Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	20		
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Semmonia chinensis Japilia	15 gal.	89		
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Ligustrum japonicum Japanese Privet	5 gal.	-		
Medium Shrubs				
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	65		
Eremophila glabra spp. carnea Winter Blaze	5 gal.	-		
Nandina domestica Heavenly Bamboo	15 gal.	-		
Rosmarinus officinalis Rosemary	5 gal.	-		
Rosmarinus officinalis 'Tuscan Blue' Rosemary	5 gal.	-		
Ruellia peninsularis Desert Ruellia	5 gal.	-		
Small Shrubs				
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Accents				
Agave americana 'Marginata' Century Plant	5 gal.	10		
Dasylistron longisimium Mexican Grass Tree	5 gal.	4		
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2" Deep Decomposed Granite - See Detail 2, Sheet LA 7.2 7/8" Screened Apache Brown in all non-turf areas		67,095 S.F.		
6" Concrete Header See Detail 5, Sheet LA6.6		1,155 L.F.		
Header Turndown See Detail 6, Sheet LA6.6		113 L.F.		

*All trees shall comply with the latest amended edition of the
"Arizona Nursery Association - Recommended Tree Specifications",
see section 1903(b)(a), zoning code.



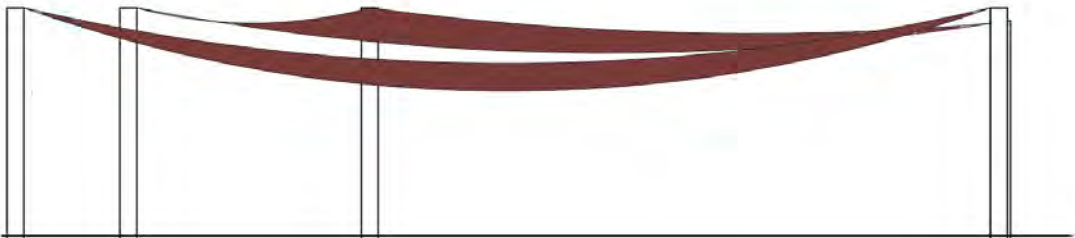
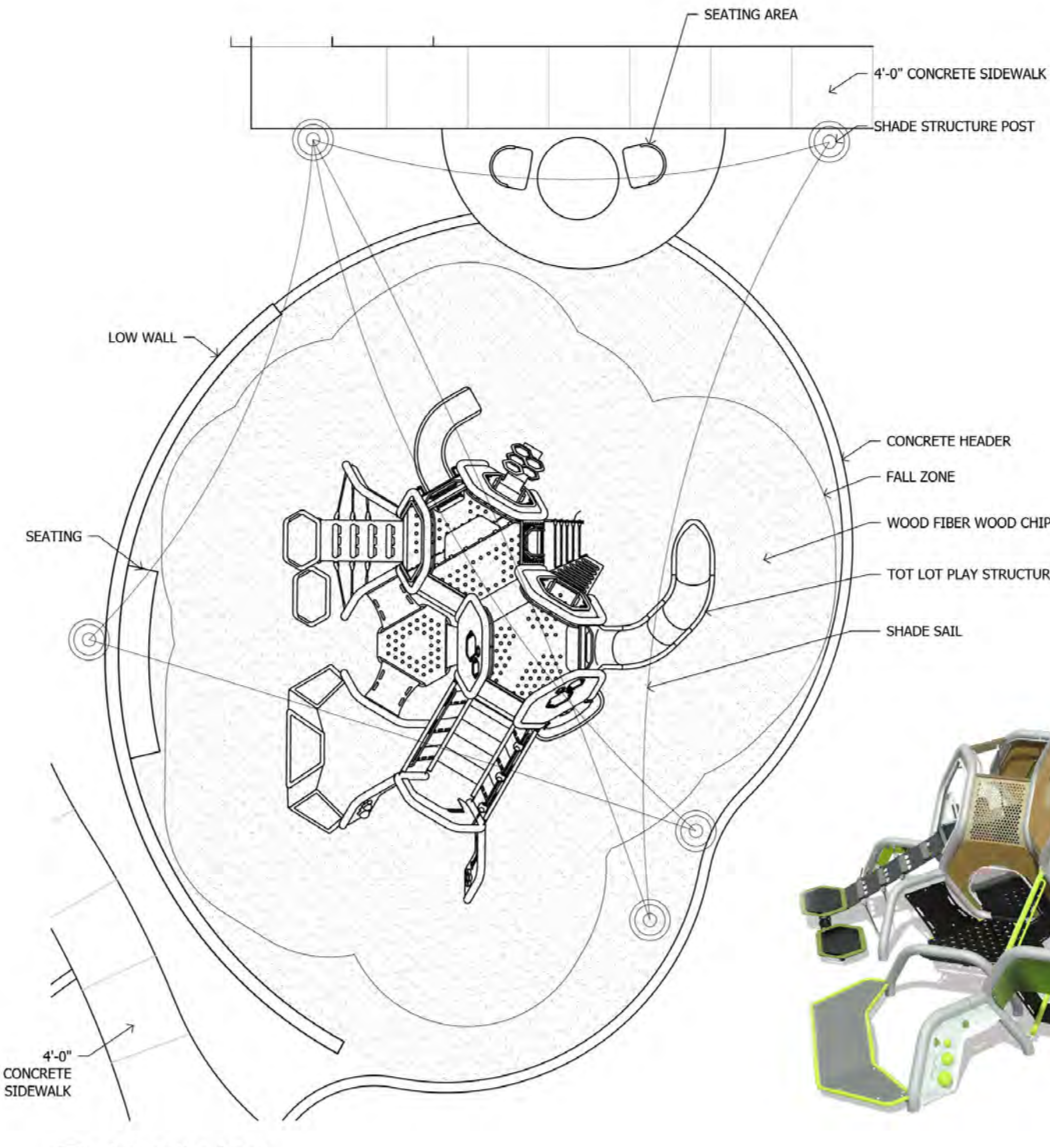
KEYNOTES

- A ACCESS TO TURF
- B GAME TABLE ON CONCRETE PAD
- C USEABLE TURF
- D FABRIC SHADE STRUCTURE
- E TOT LOT WITH WOOD FIBER WOOD CHIPS FOR ADA ACCESS
- F DECORATIVE STAMPED ASPHALT CROSSWALK
- G PRIVATE COURTYARD
- H COMMUNITY CIRCULATION PATH
- I GUEST PARKING



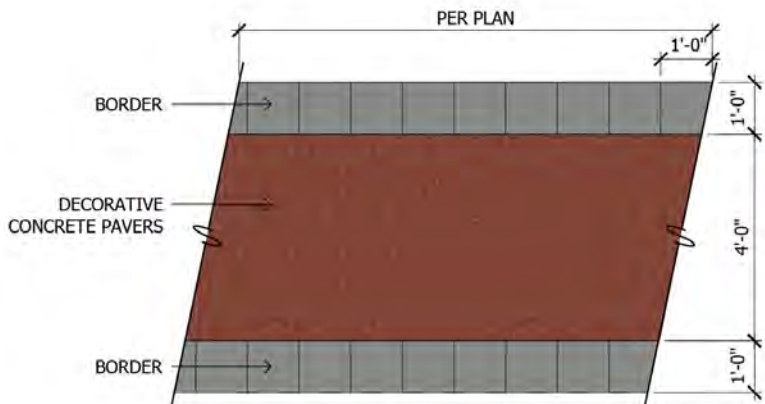
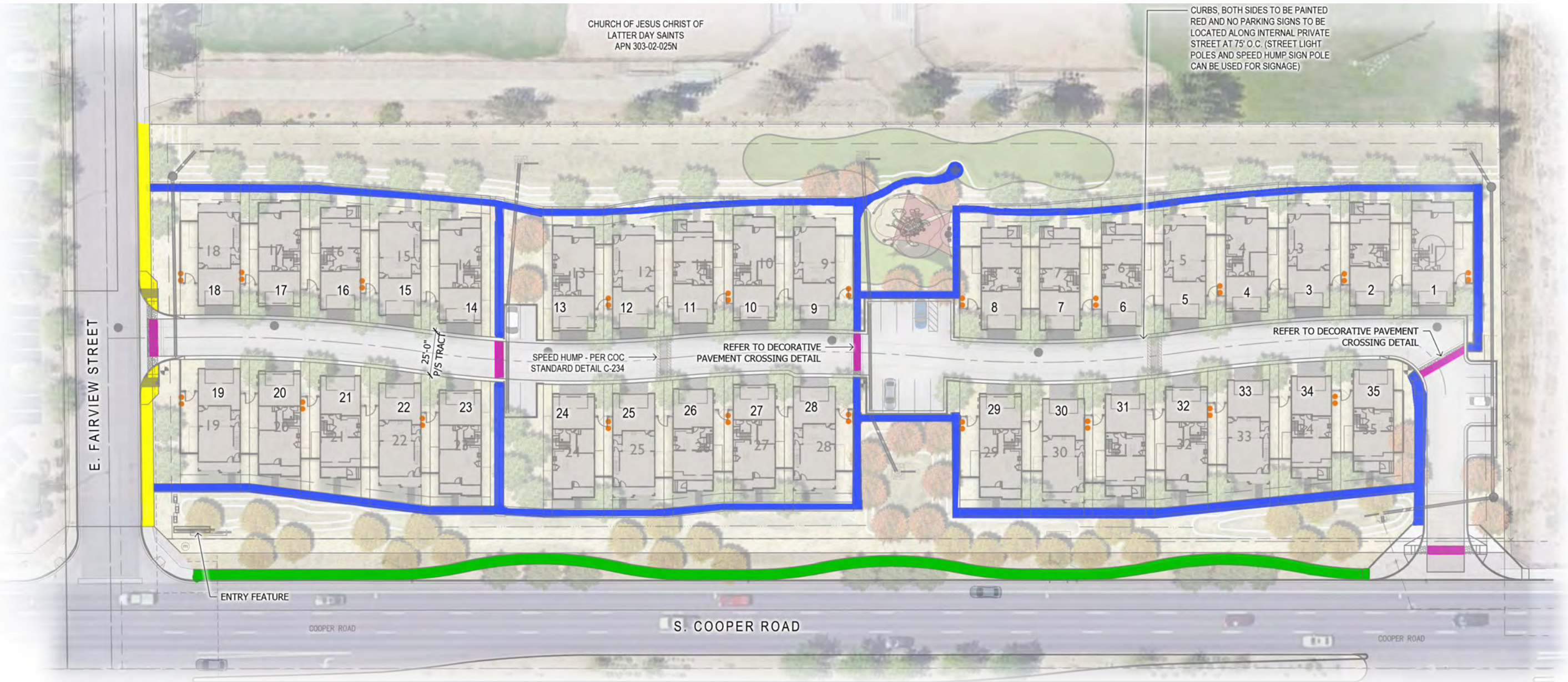
EXHIBIT E: AMENITY PLAN



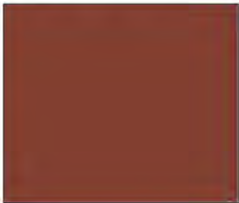


NOTES:
HEIGHT FOR SHADE SAILS TO BE DETERMINED WITH FINAL HEIGHTS FOR THE PLAY STRUCTURE TO ENSURE REQUIRED VERTICAL CLEARANCE.





CENTER PATTERN
PATTERN: ASHLAR
COLOR: TERRA COTTA



BORDER
PATTERN: RUNNING BOND
COLOR: GRAY



CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	4' WIDE CONCRETE SIDEWALK (5'X5' TURNAROUND AREAS AT 200' O.C.)
	6' MEANDERING CONCRETE SIDEWALK
	DECORATIVE PAVEMENT CROSSING
	EXISTING SIDEWALK
	TRASH RECEPTACLES

PARKING CALCULATION	
35 LOTS X 0.5 SPACES PER LOT	
SPACES REQUIRED =	18
SPACES PROVIDED =	20

1 Stamped Concrete Pavement
SCALE: 1/2"=1'-0"

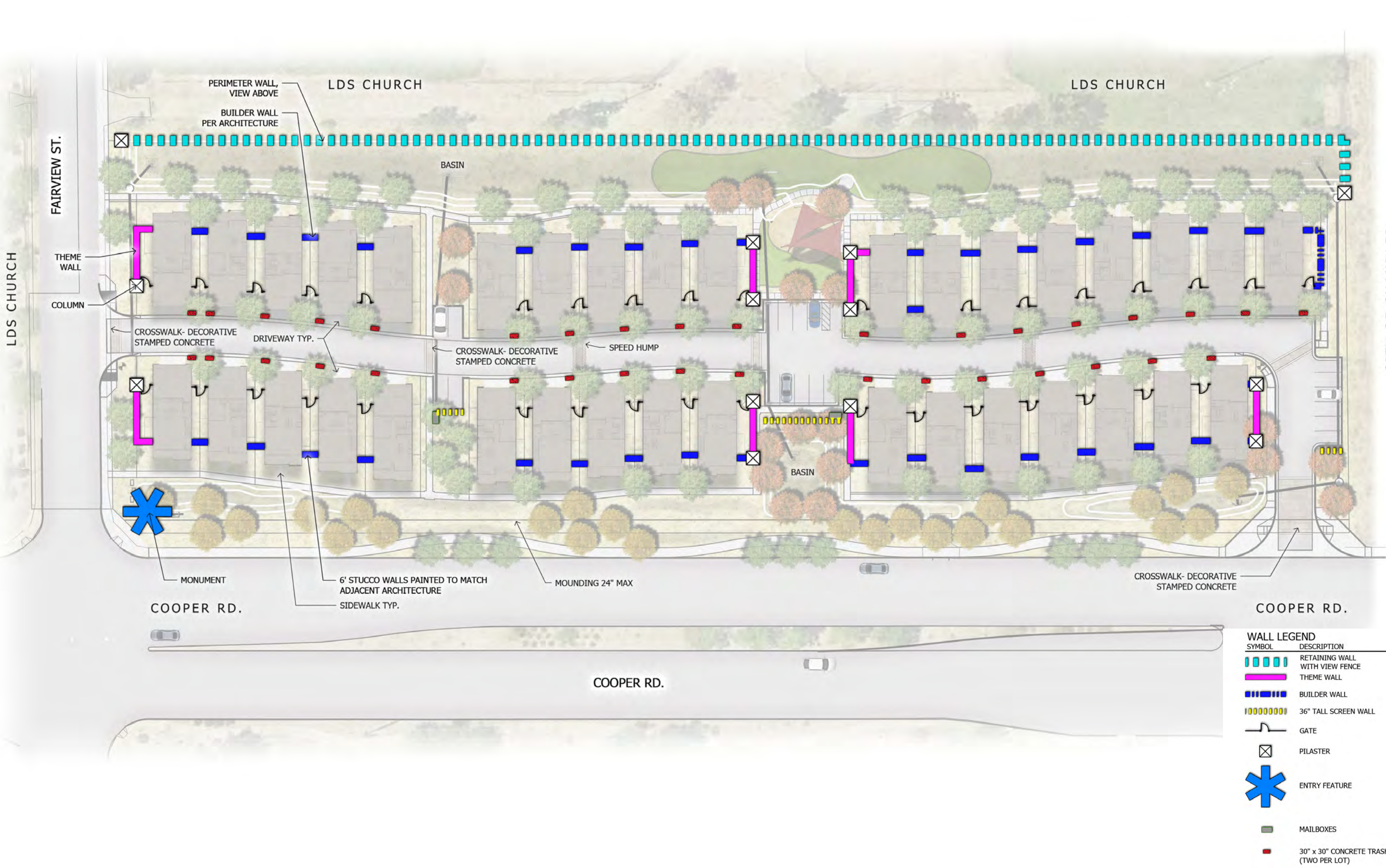
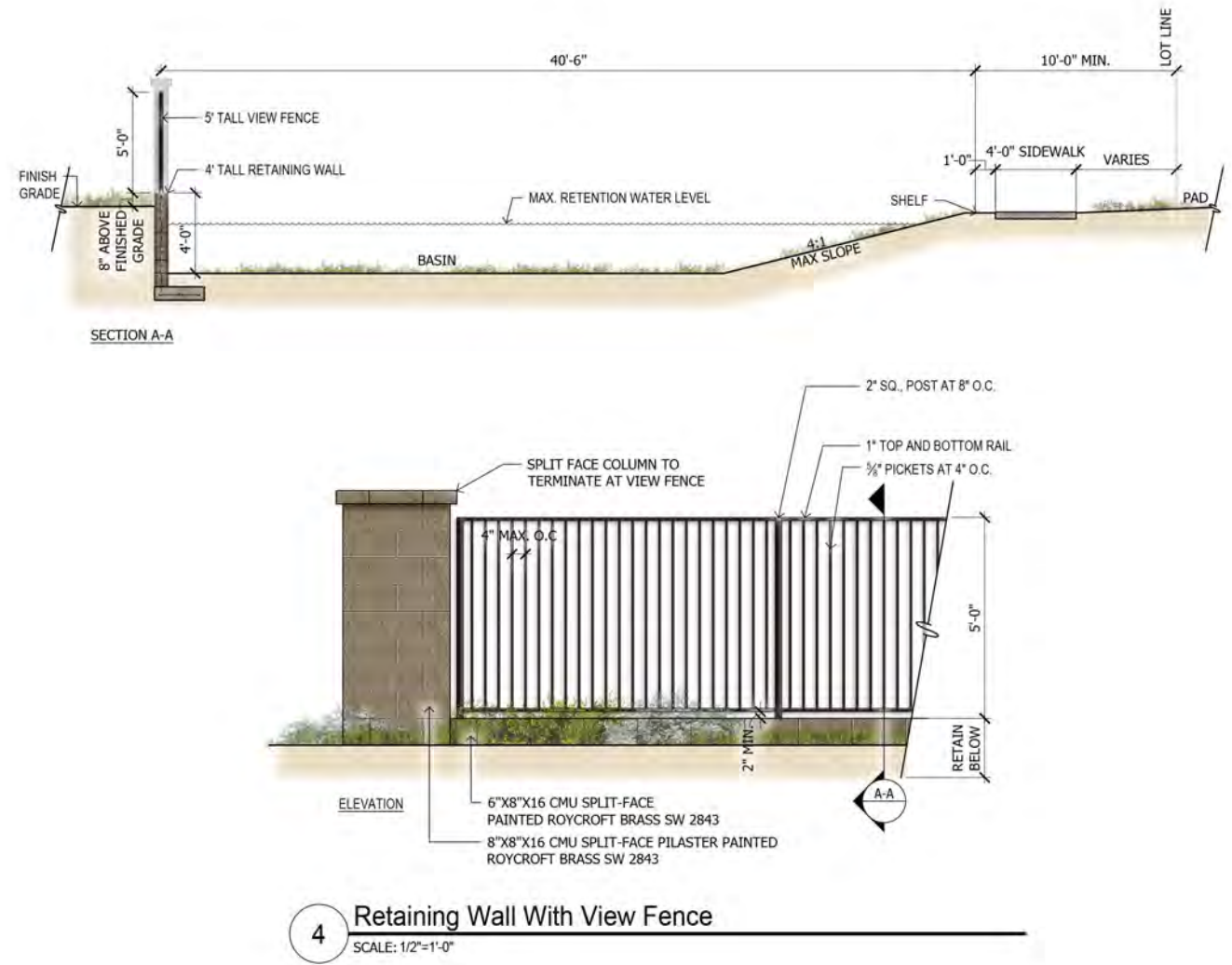
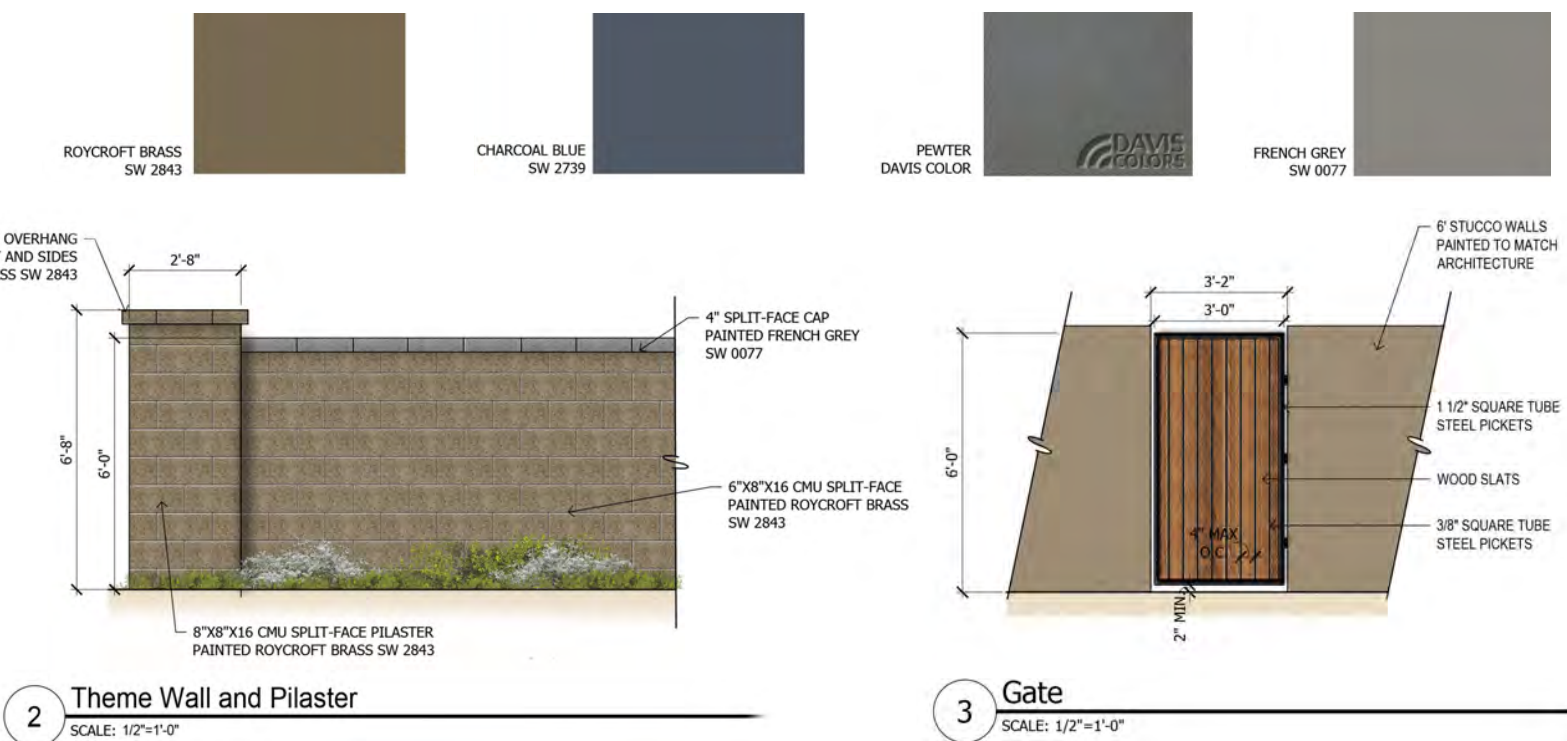
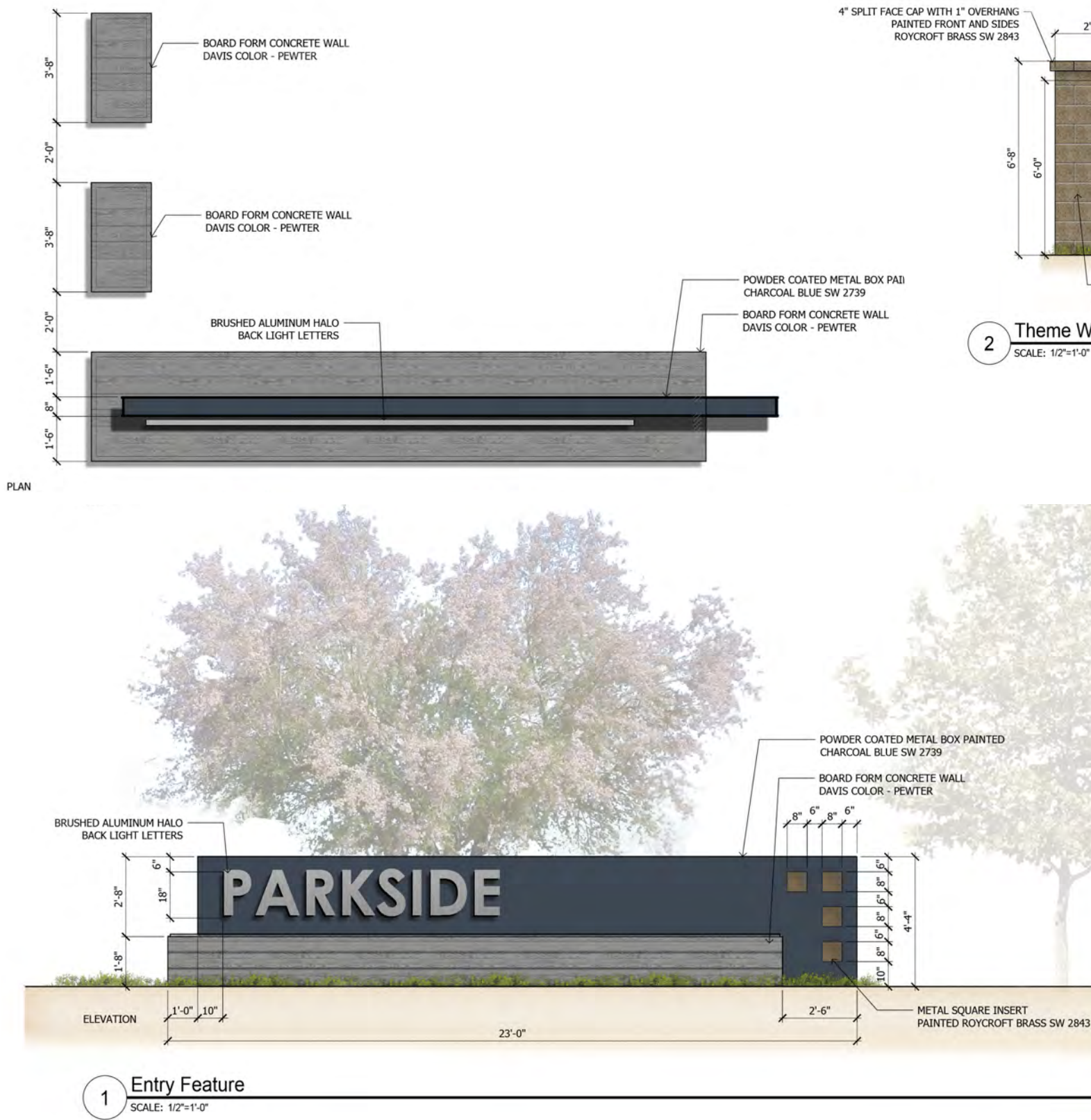
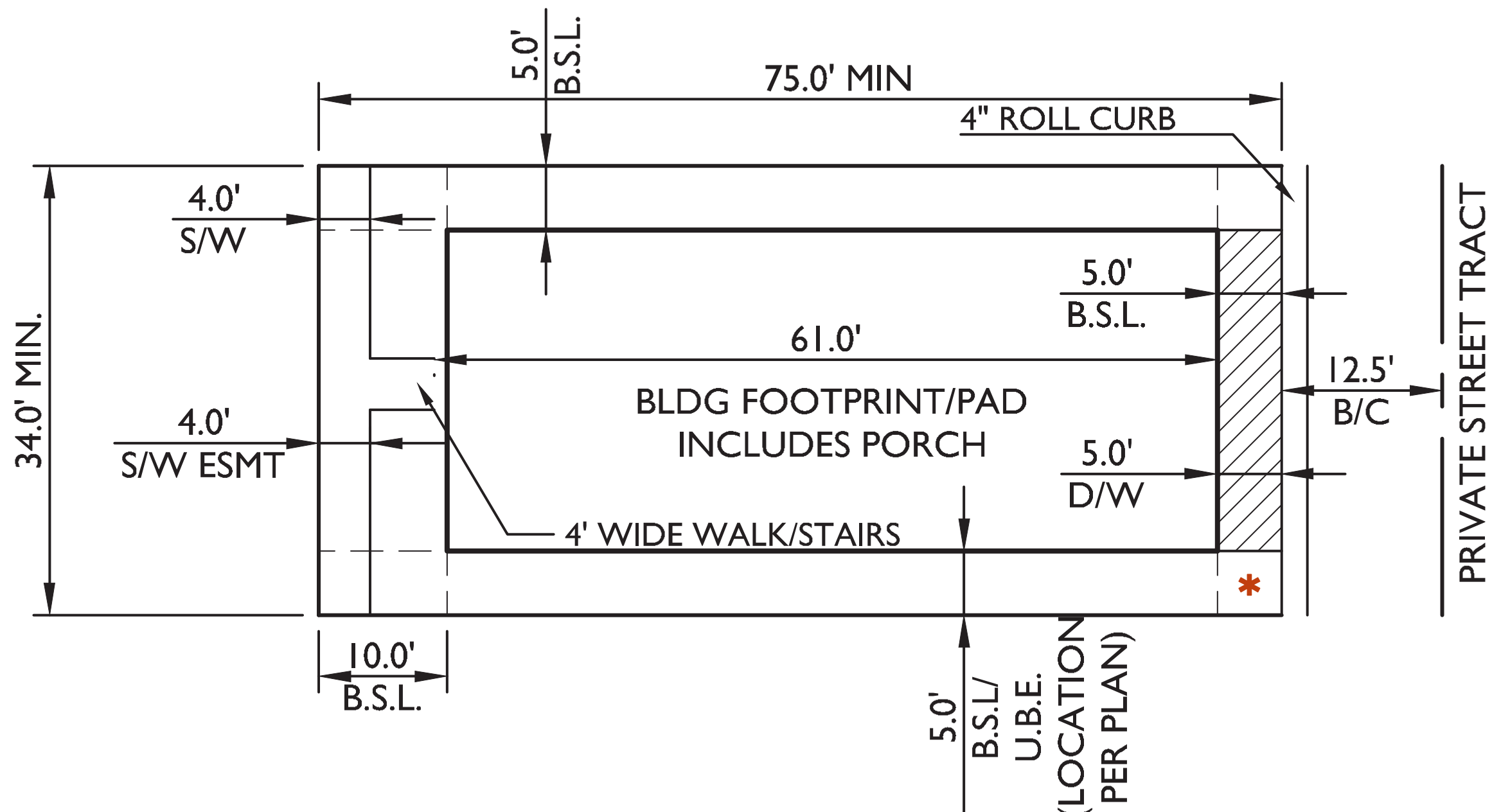


EXHIBIT H: WALL PLAN







PRIVATE STREET TRACT

TYPICAL LOT DIAGRAM

N.T.S

* Two (2) 30"x30" Concrete pads located adjacent to curb and/or driveway for trash can receptacle placement for pick up. Refer to Wall Plan, Exhibit H.



REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



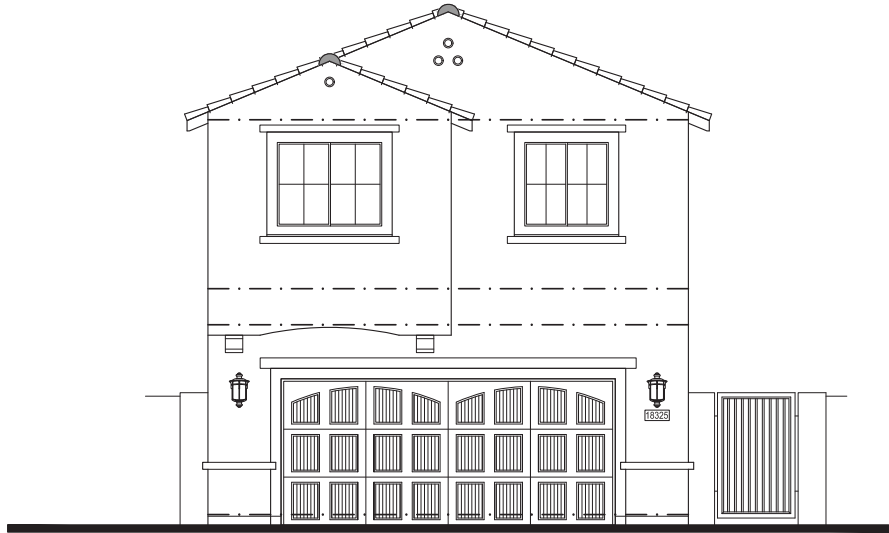
RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



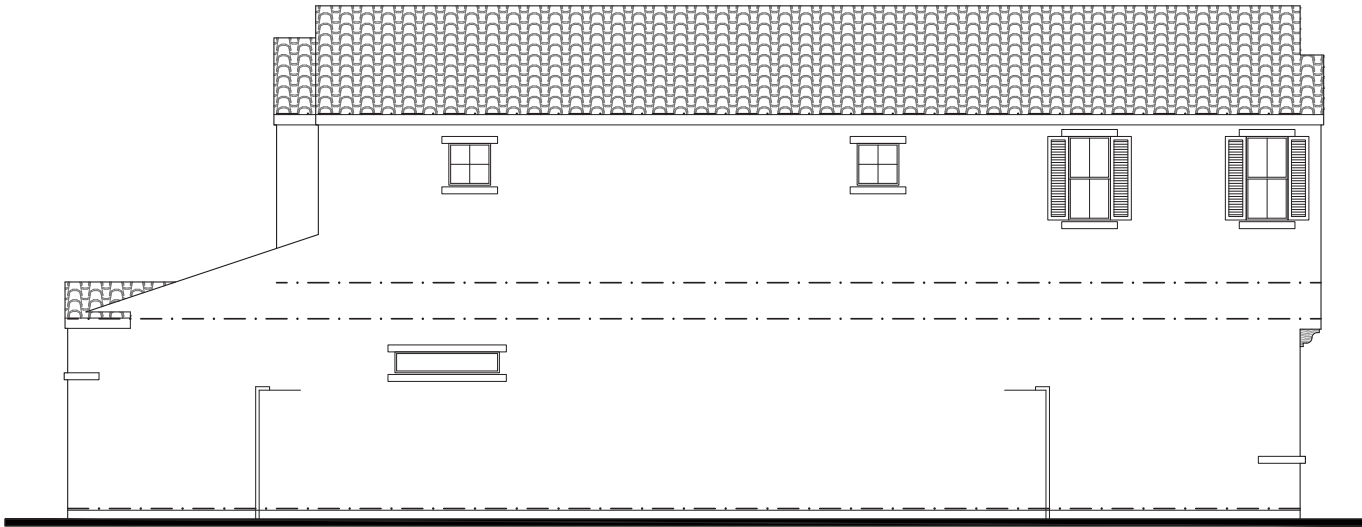
LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



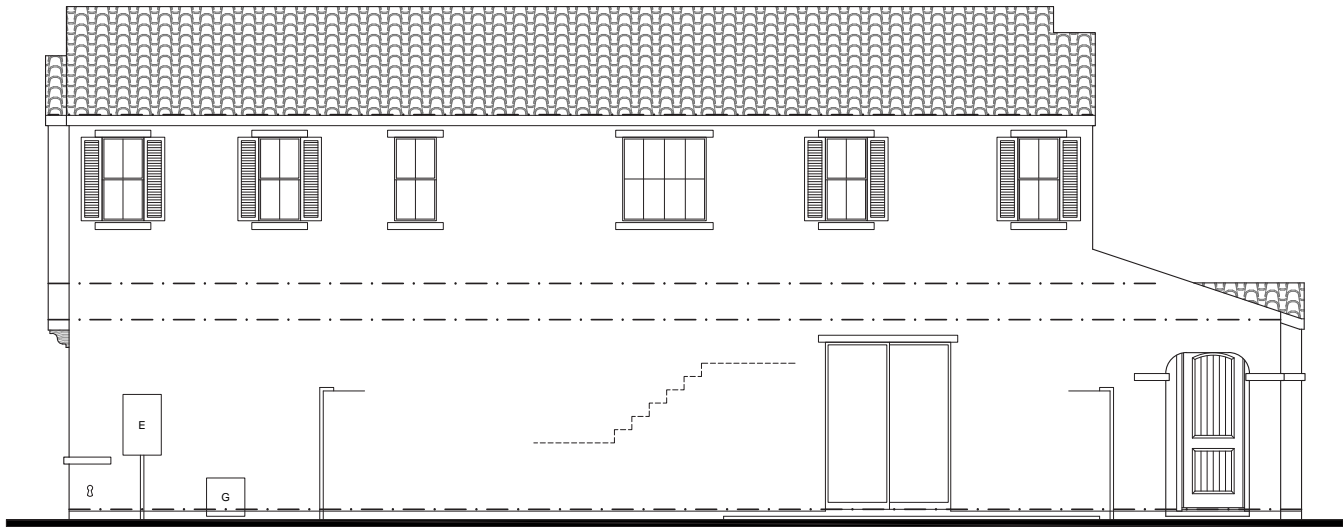
FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



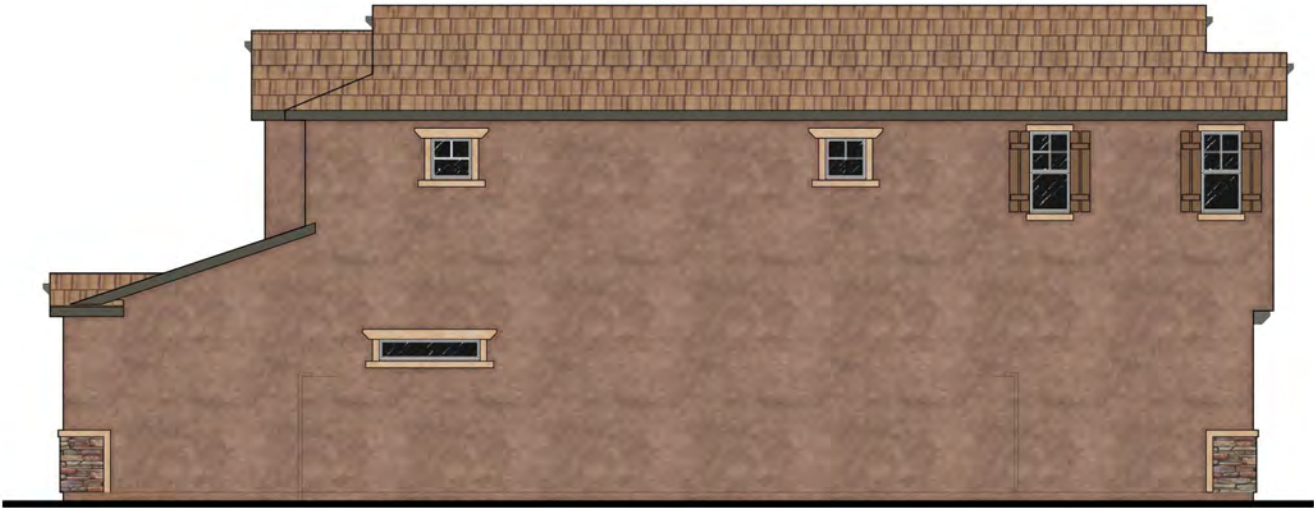
FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"

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REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



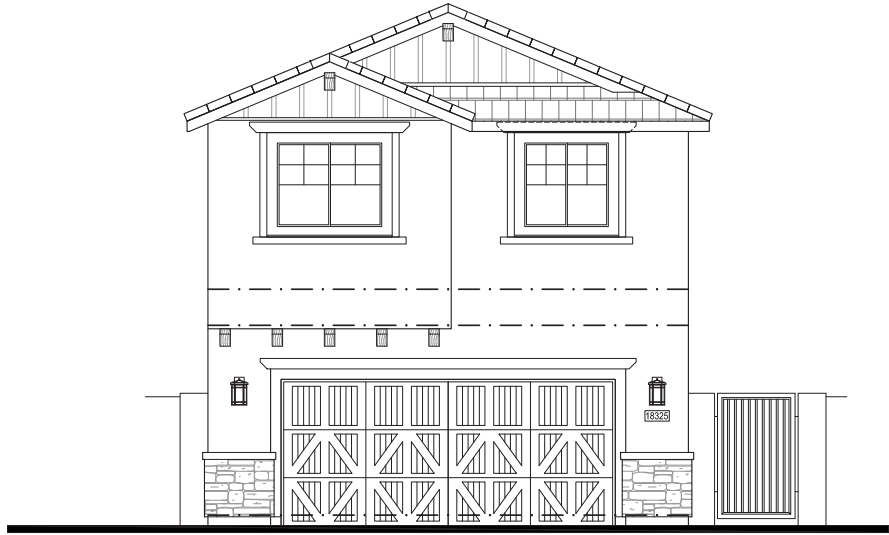
RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



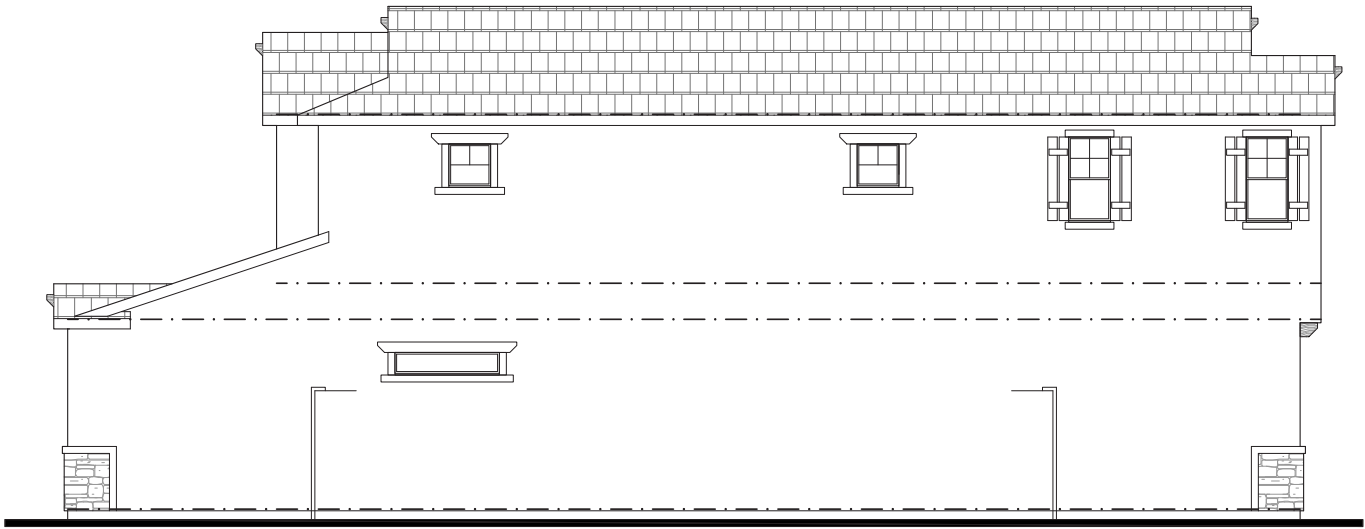
LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



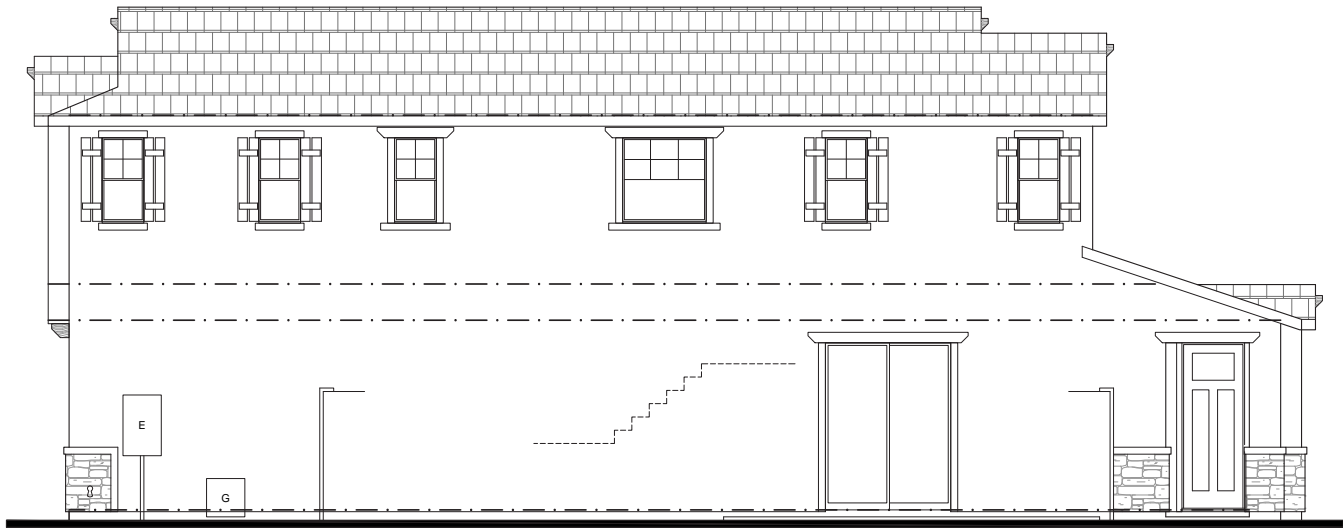
FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



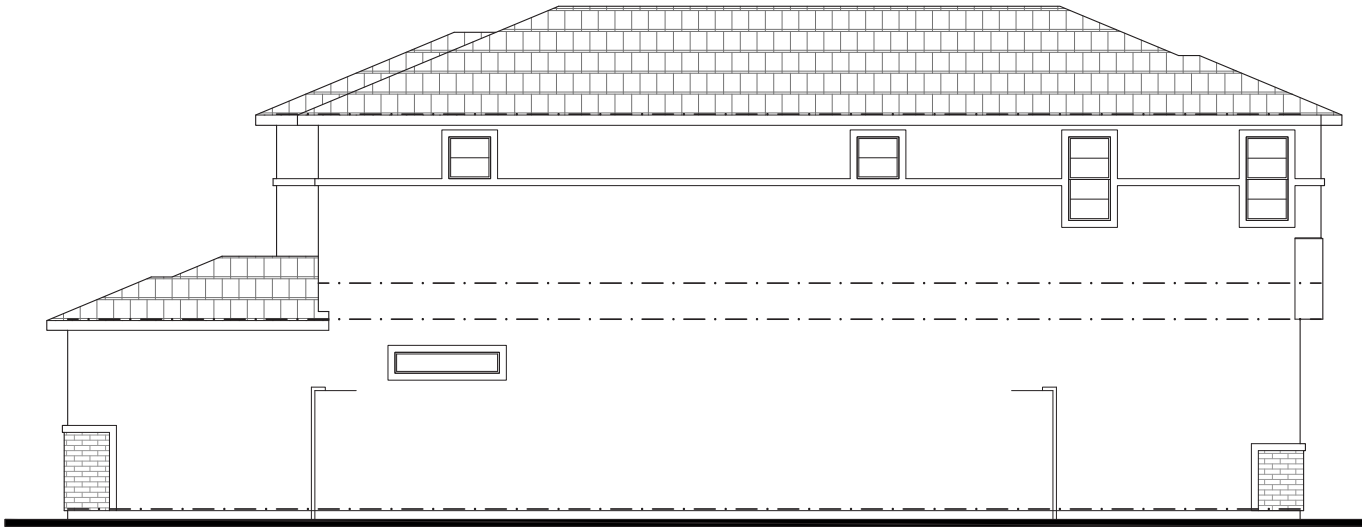
LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



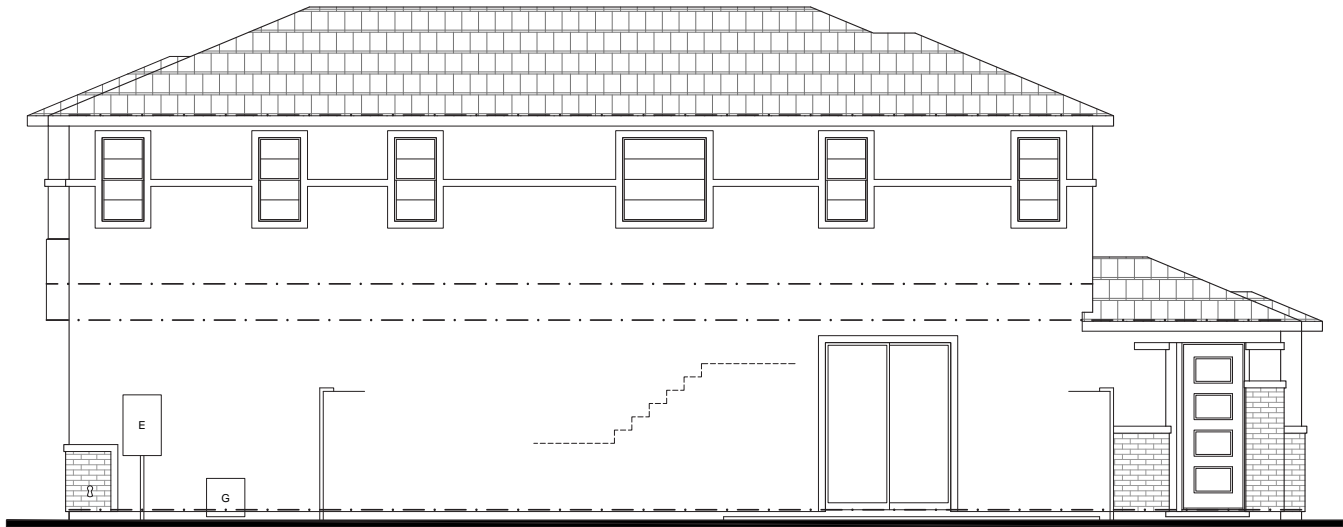
FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



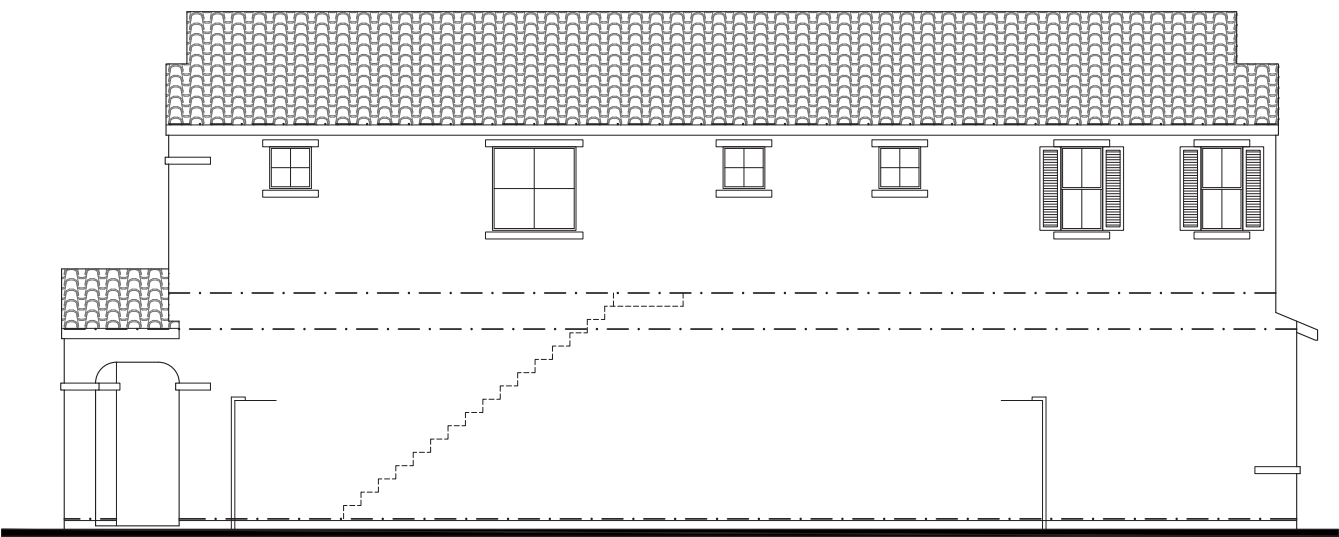
LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



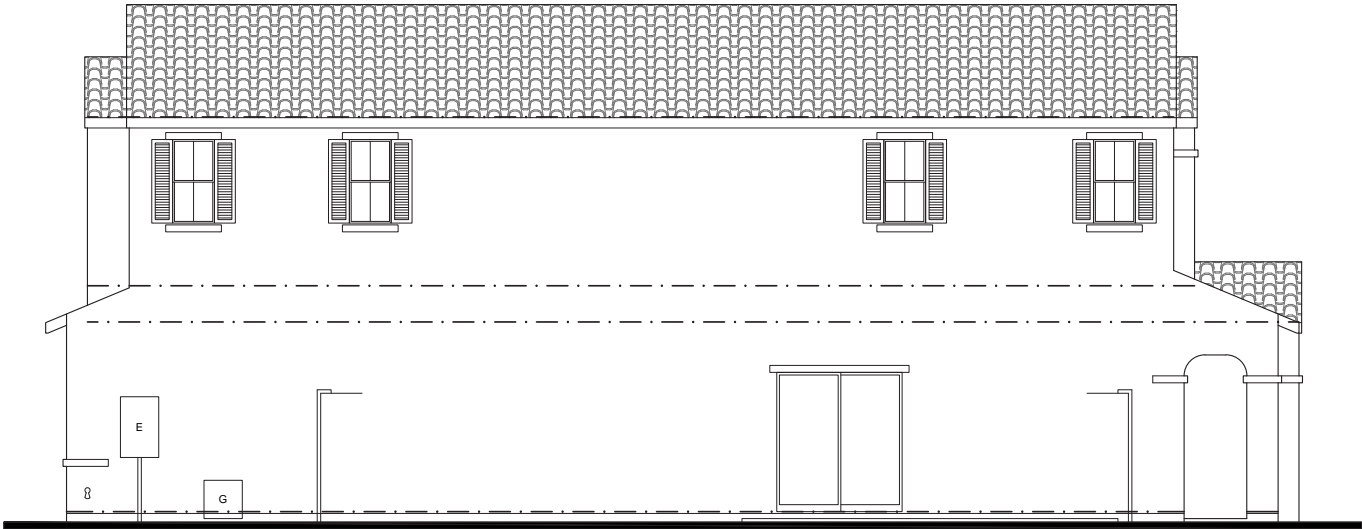
FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"

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REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



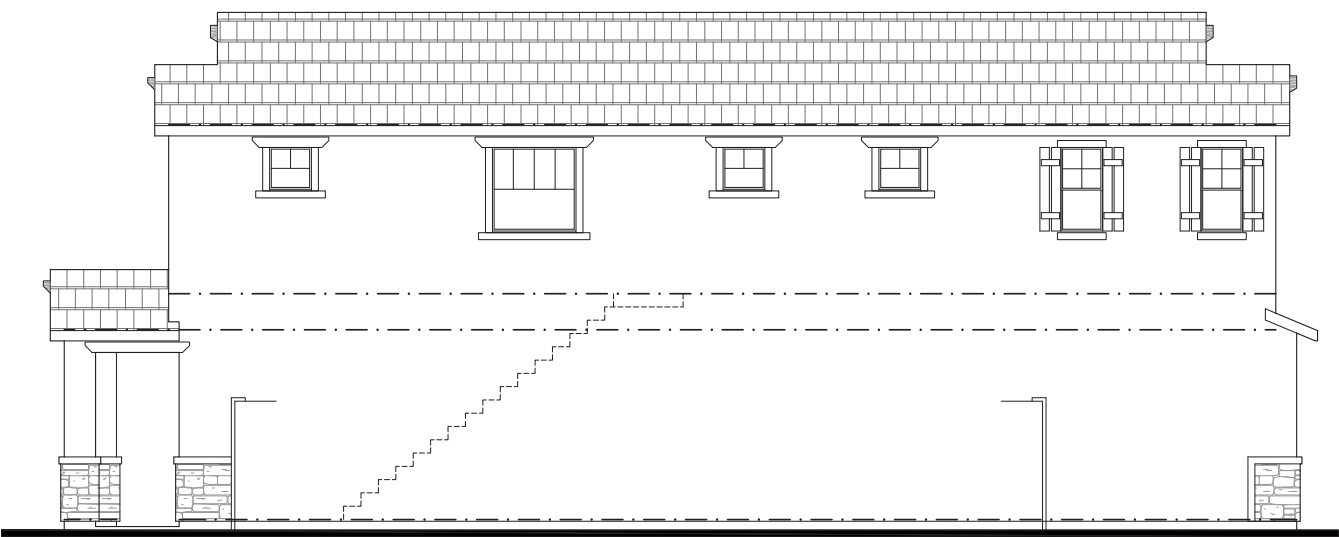
FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"

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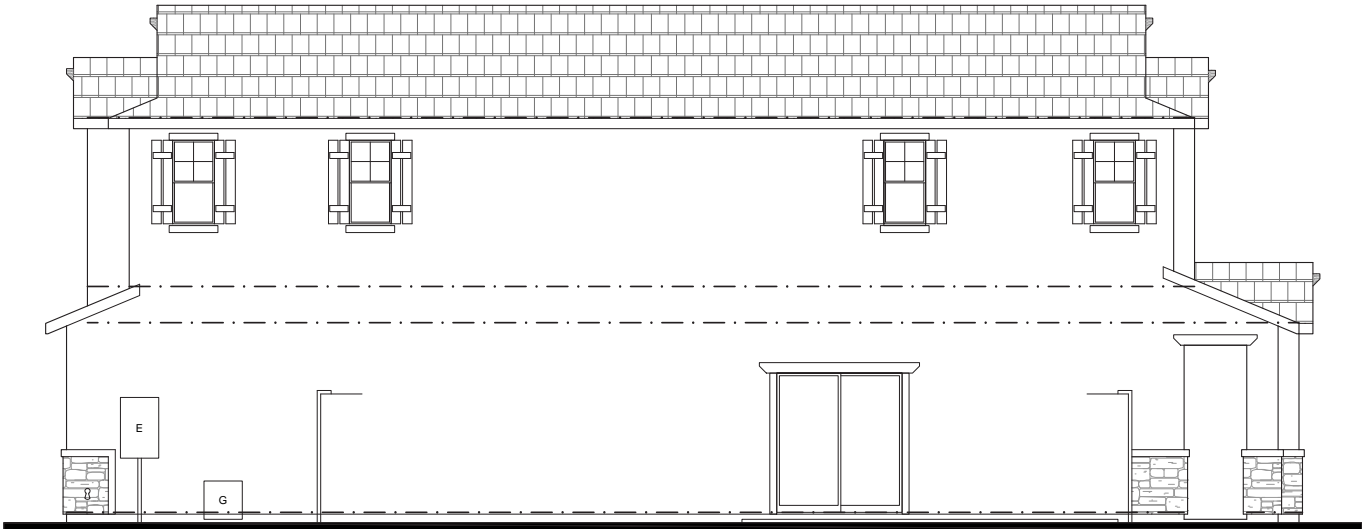
3-15-2021



REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



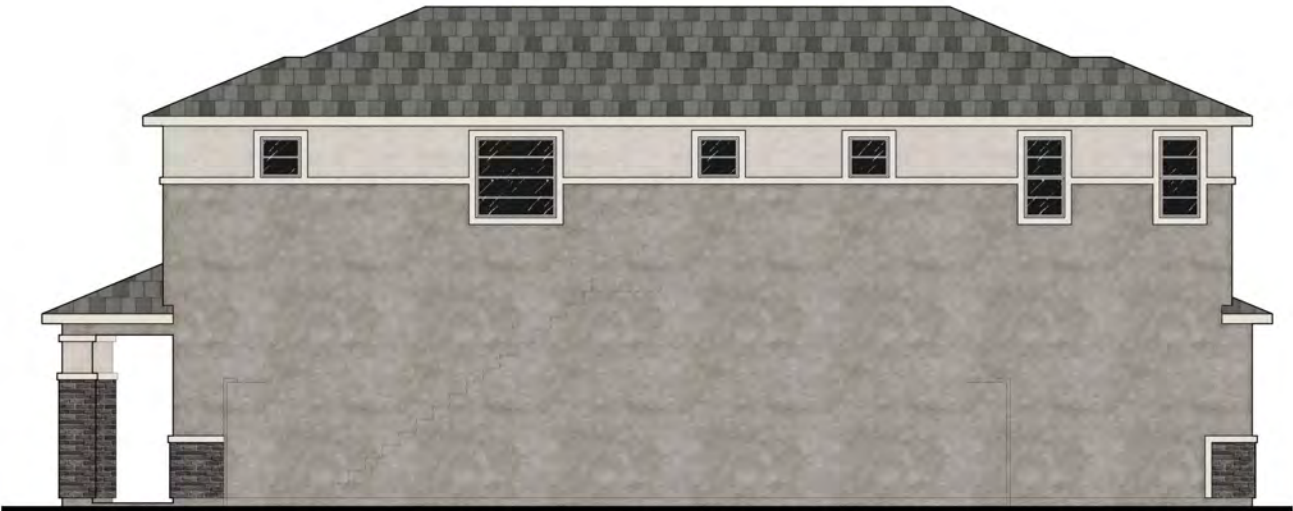
LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



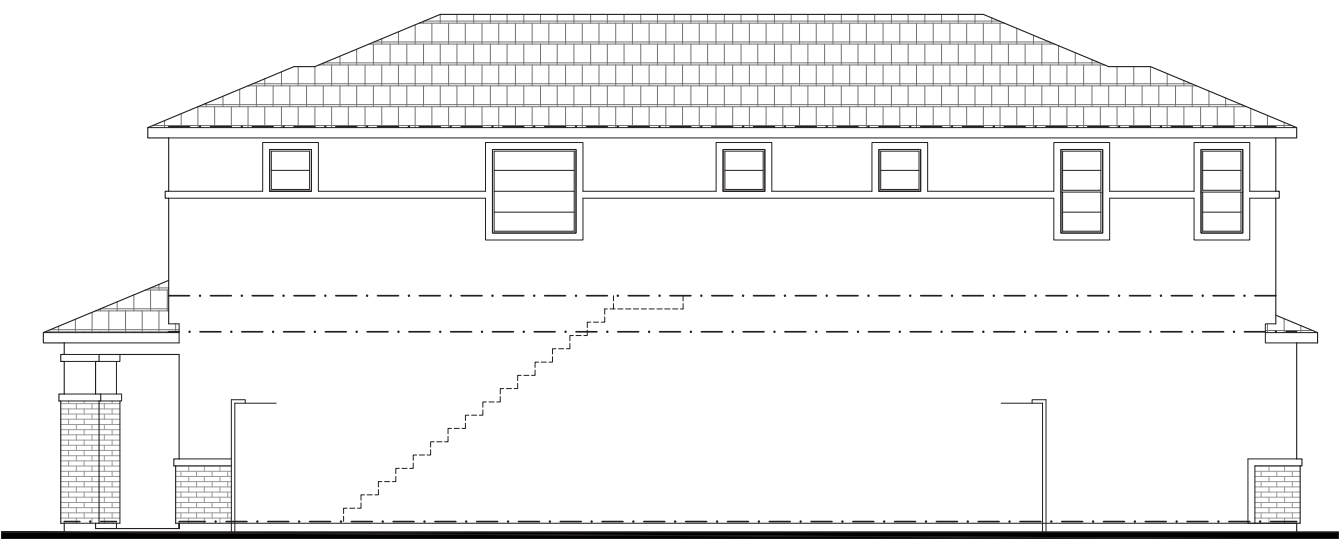
LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



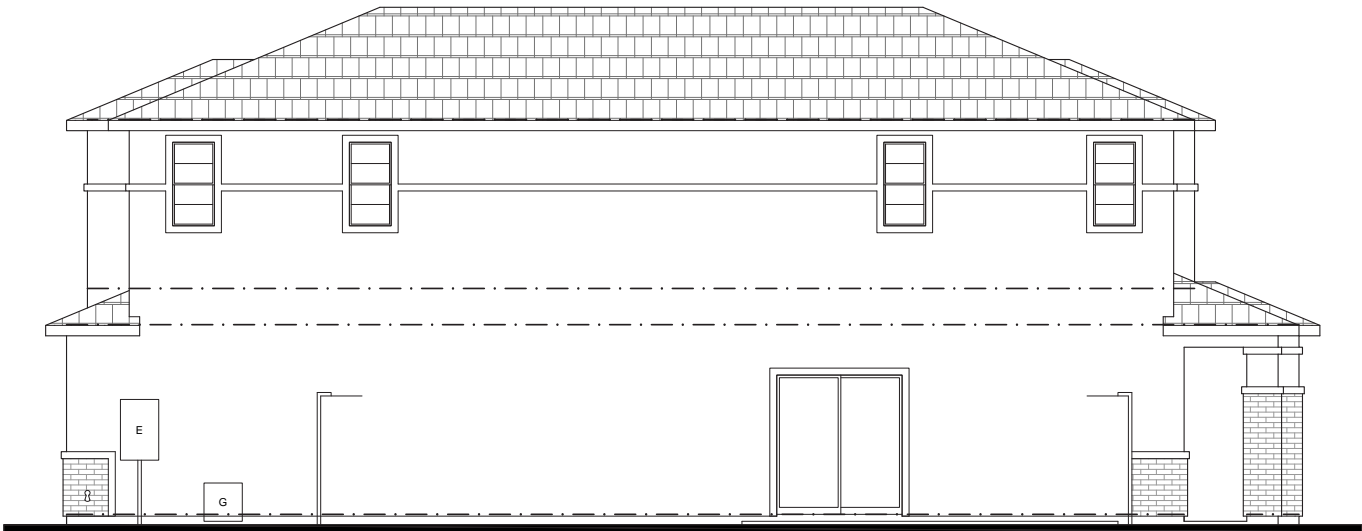
FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



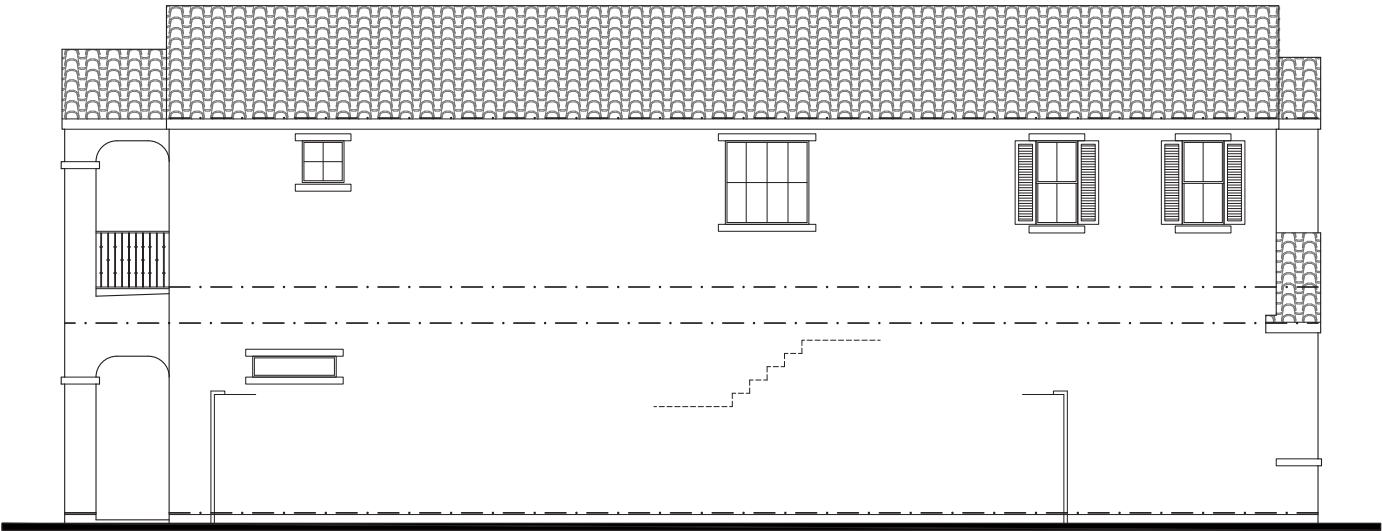
FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"

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REAR ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"

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3-11-2021



REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



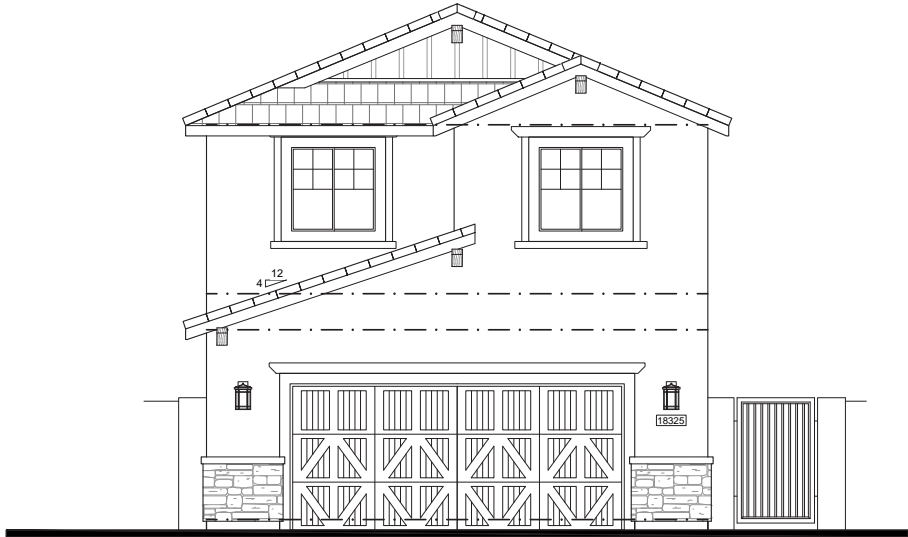
LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



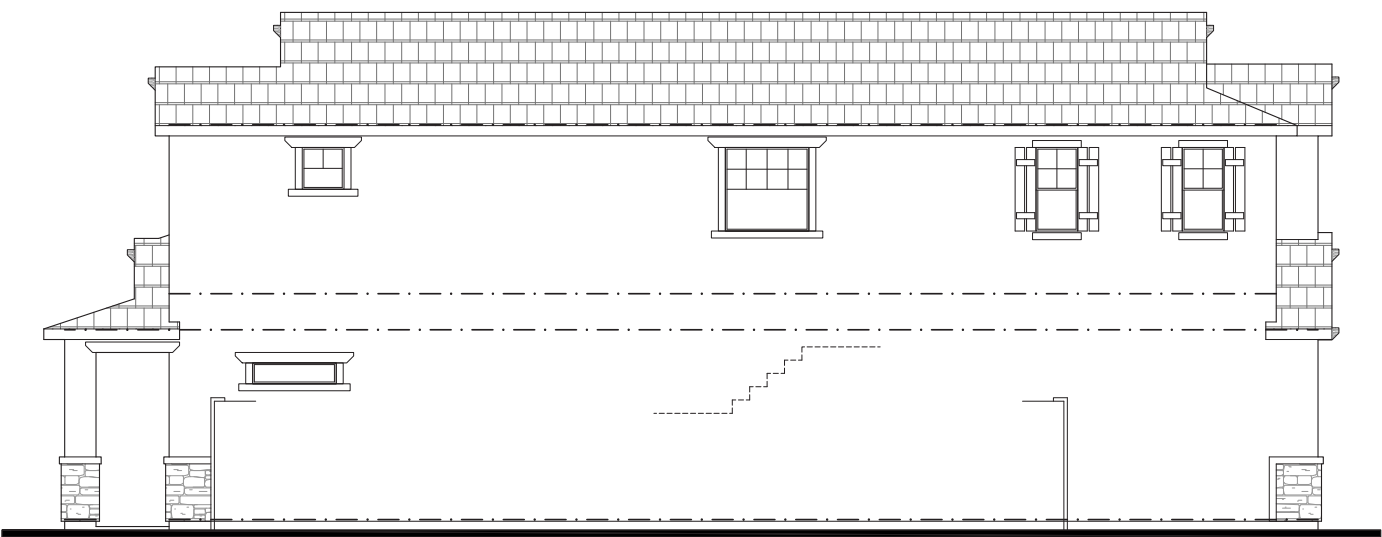
FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"

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REAR ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



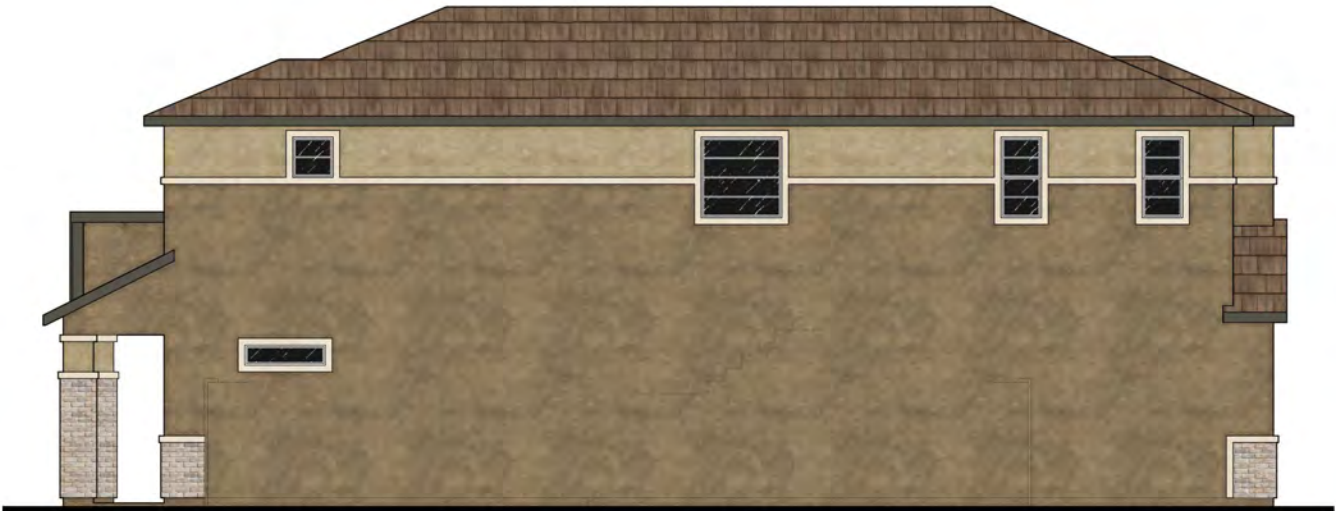
LEFT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



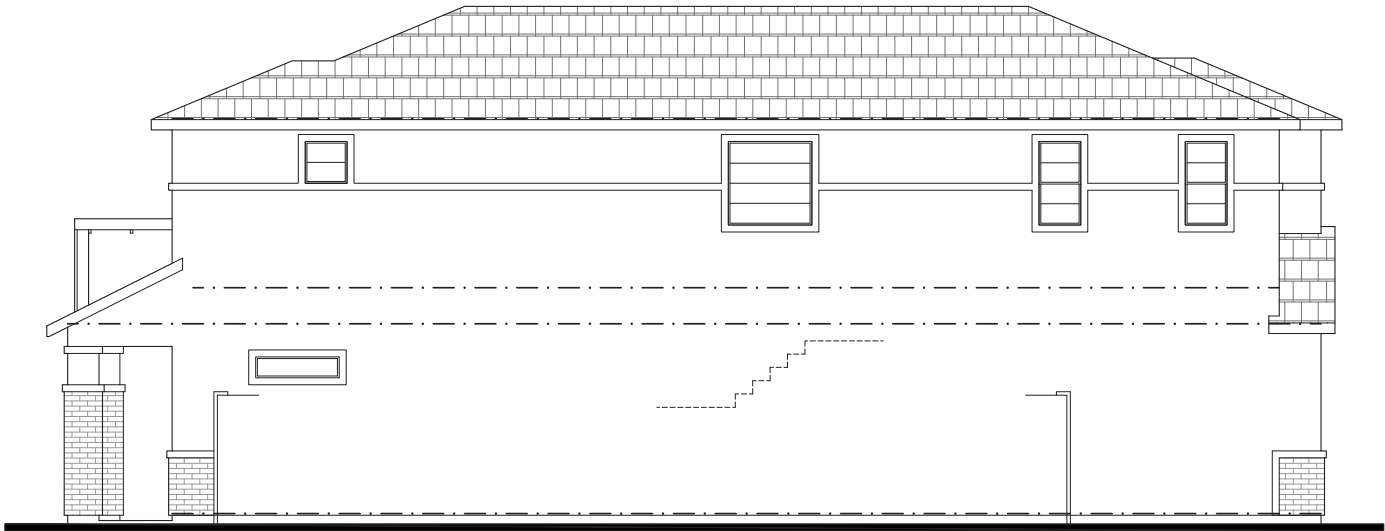
FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"

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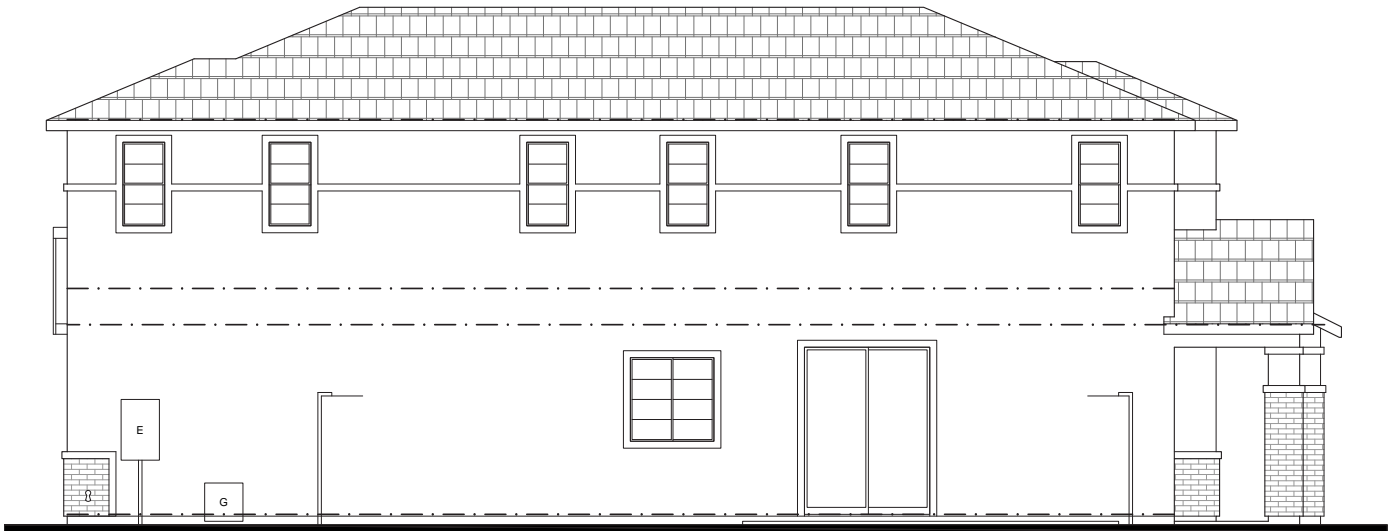
3-15-2021



REAR ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



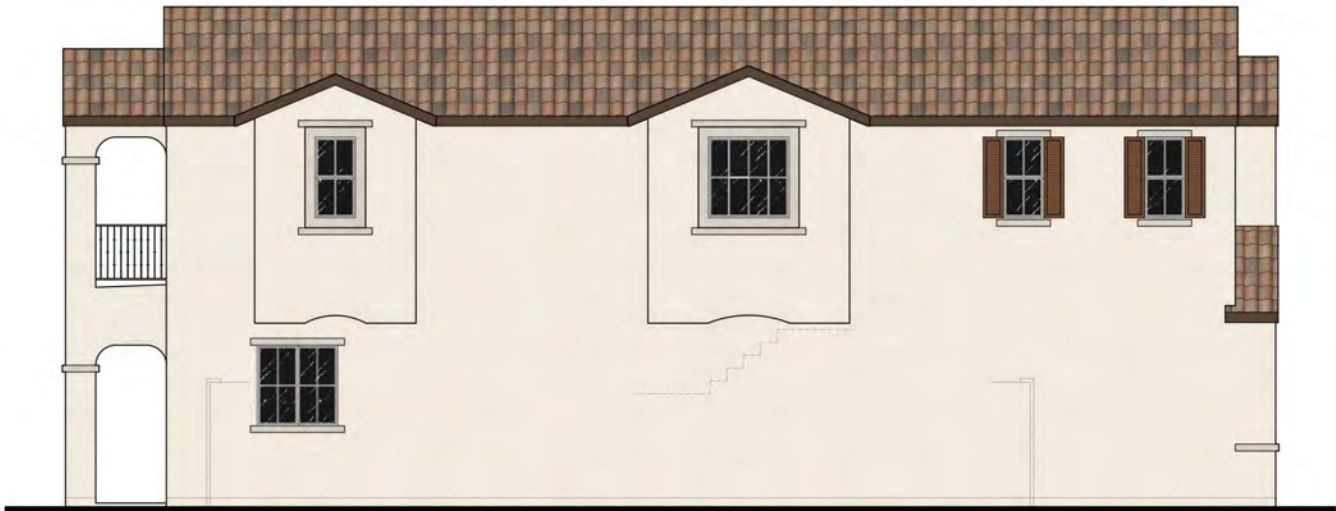
RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



LEFT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



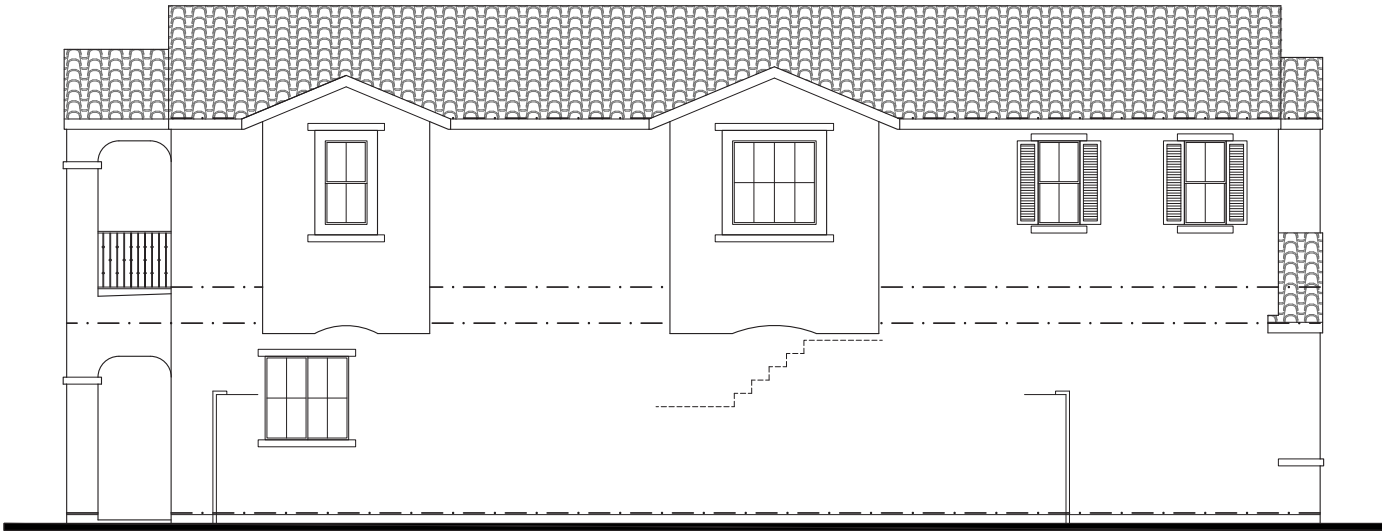
ENHANCED LOT
RIGHT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"



ENHANCED LOT
FRONT ELEVATION
ELEVATION A - SPANISH 1/4" = 1'-0"

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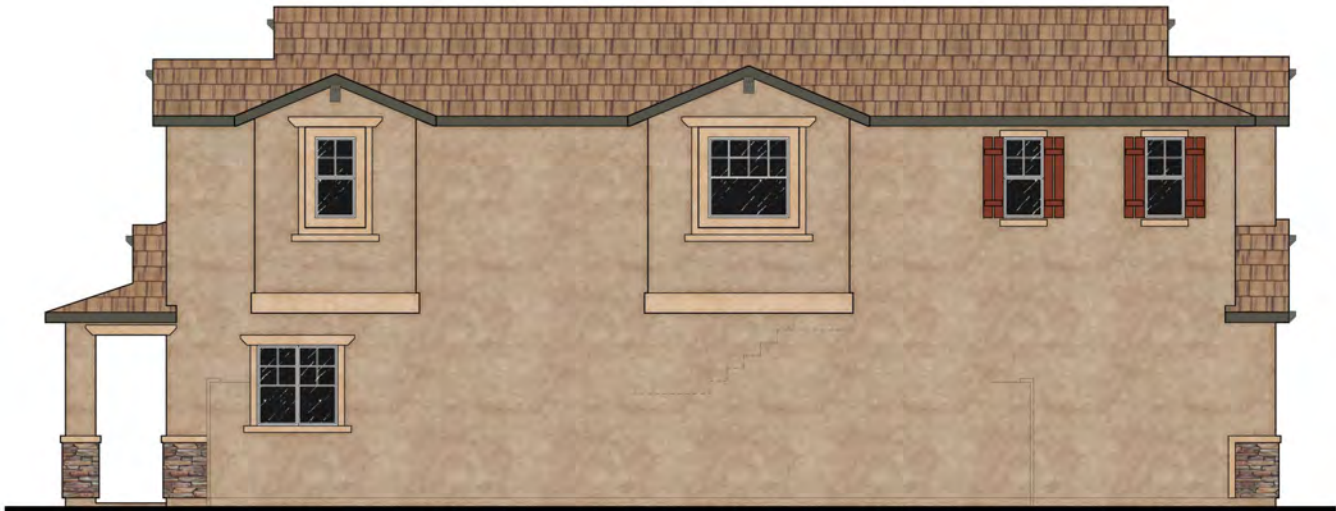
ENHANCED LOT
RIGHT ELEVATION

ELEVATION A - SPANISH 1/4" = 1'-0"



ENHANCED LOT
FRONT ELEVATION

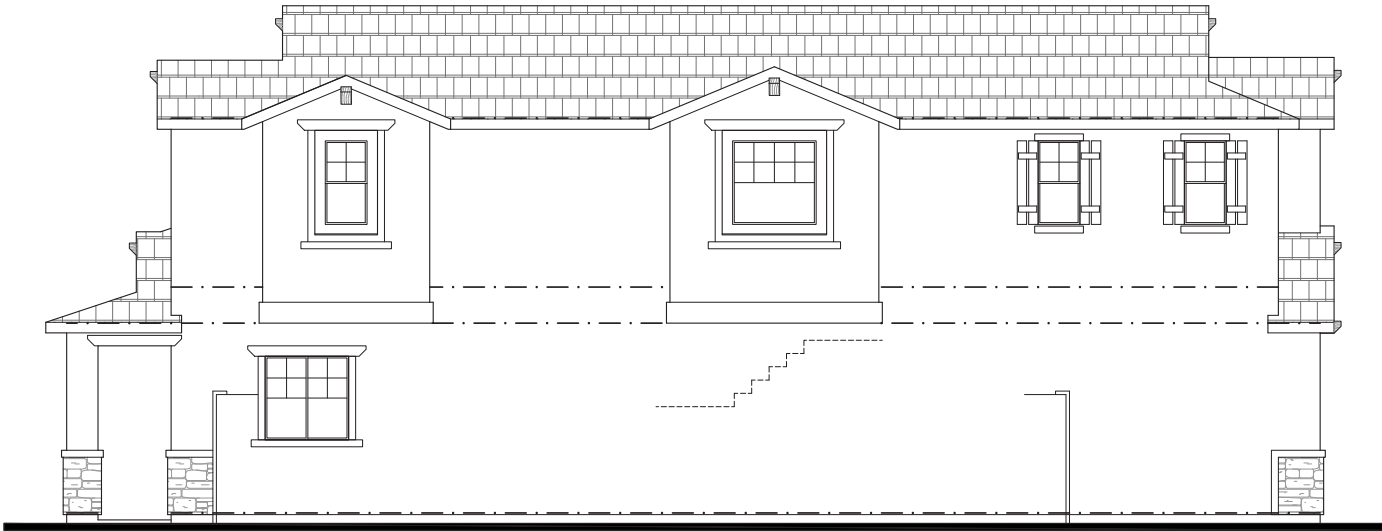
ELEVATION A - SPANISH 1/4" = 1'-0"



ENHANCED LOT
RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



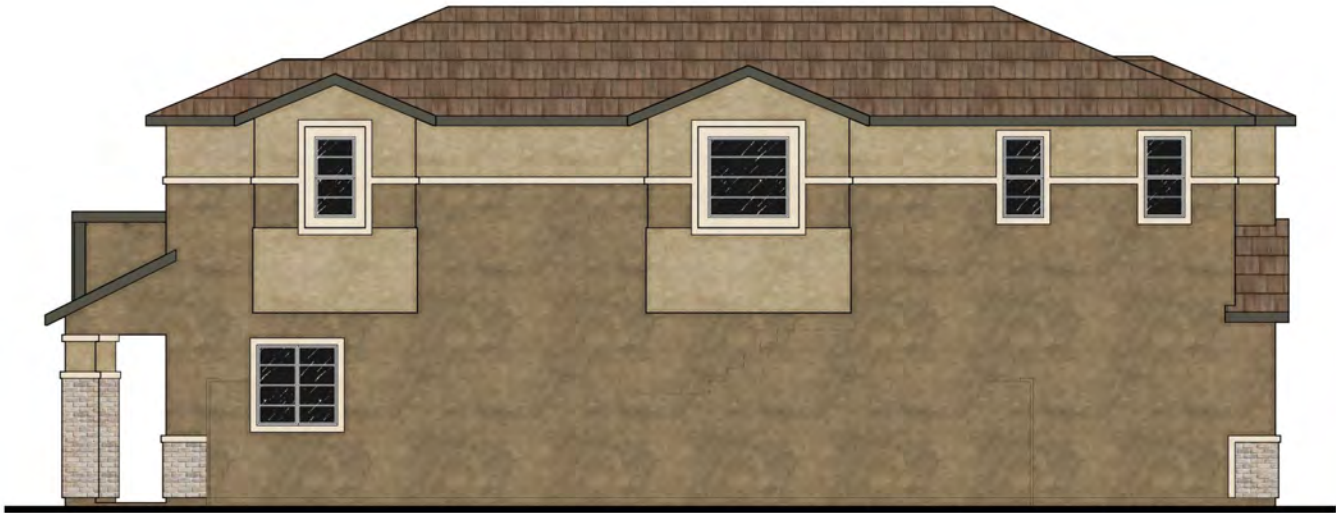
ENHANCED LOT
FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



ENHANCED LOT
RIGHT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



ENHANCED LOT
FRONT ELEVATION
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



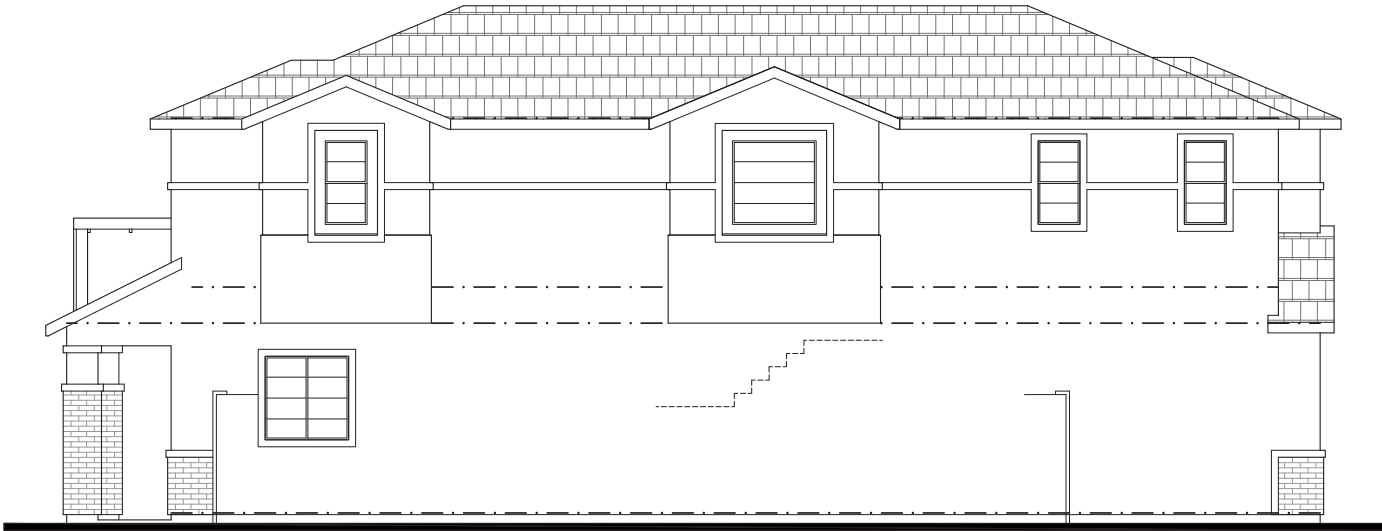
ENHANCED LOT
RIGHT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



ENHANCED LOT
FRONT ELEVATION
ELEVATION C - DESERT MODERN 1/4" = 1'-0"

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3-15-2021



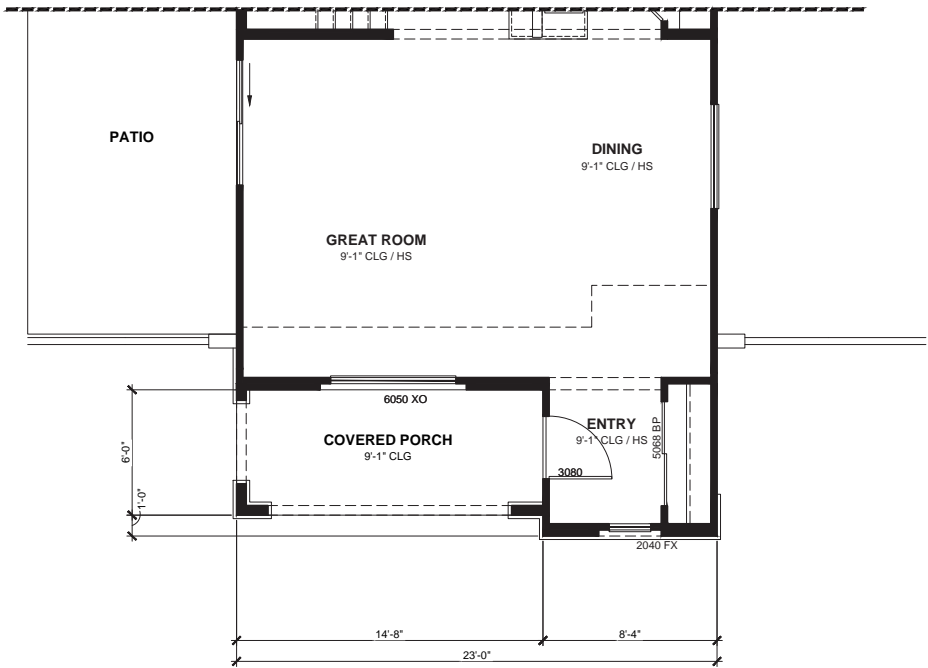
ENHANCED LOT
RIGHT ELEVATION

ELEVATION C - DESERT MODERN 1/4" = 1'-0"

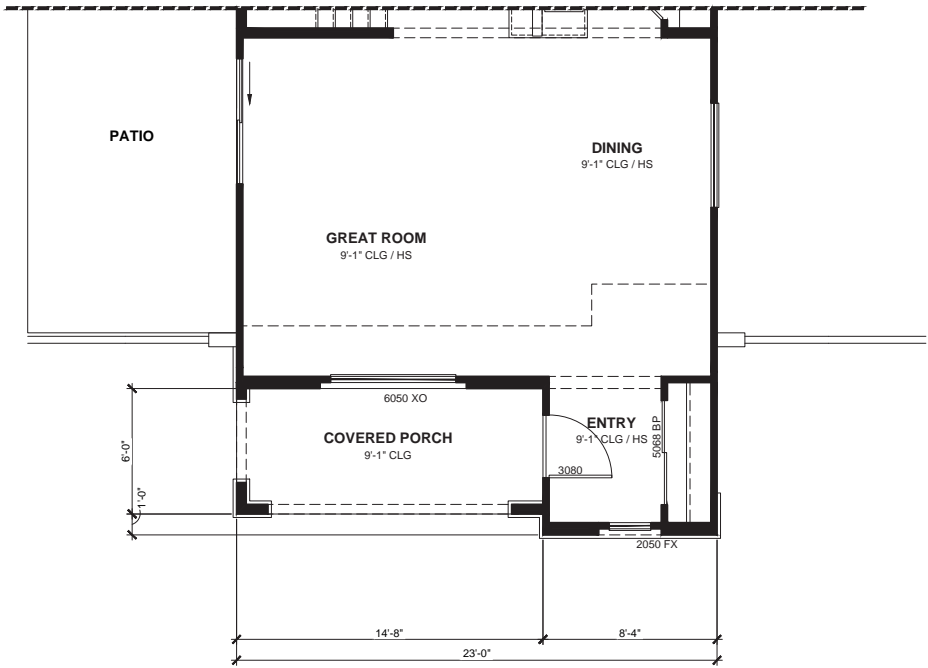


ENHANCED LOT
FRONT ELEVATION

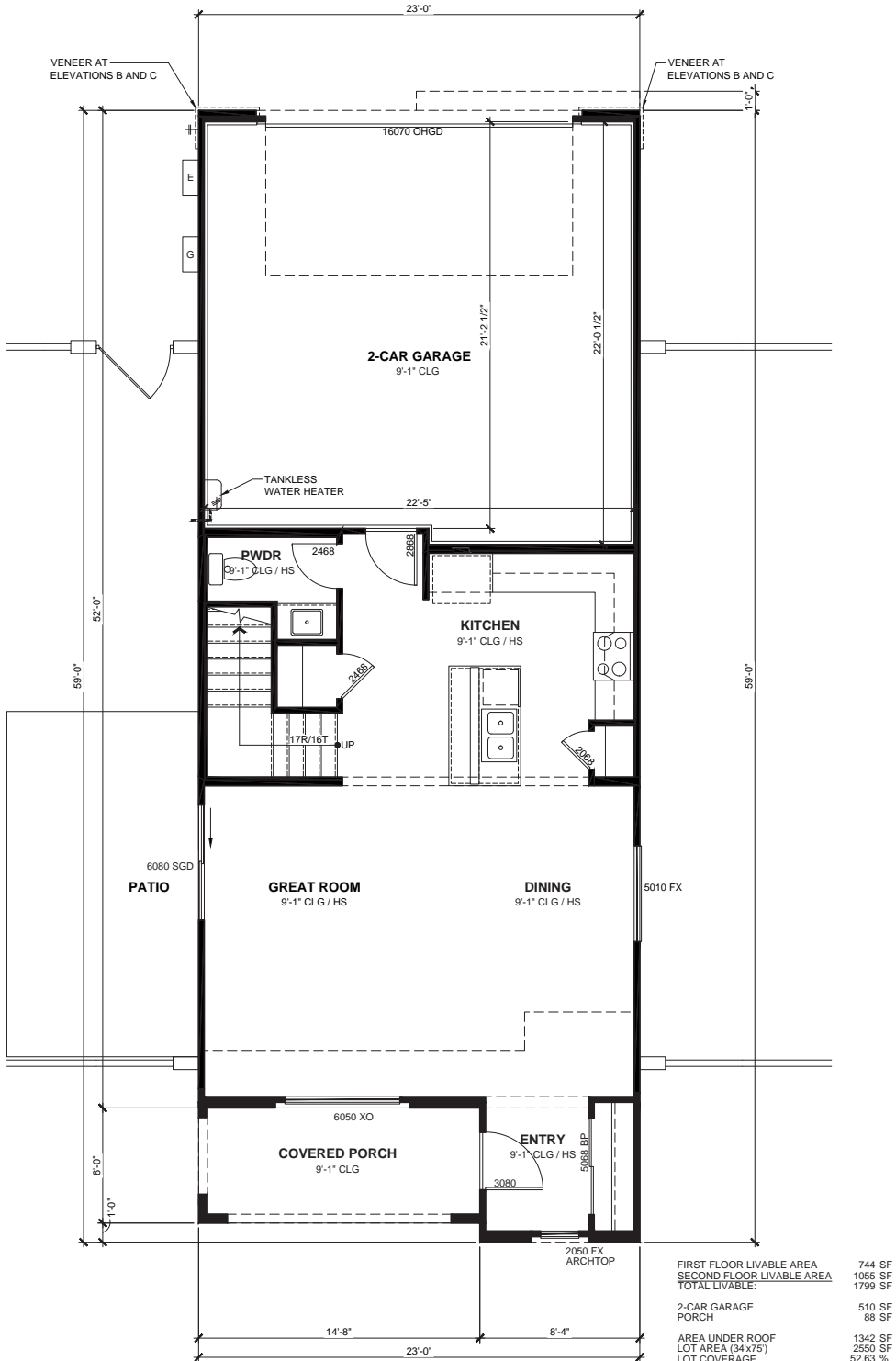
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B - FARMHOUSE
1/4" = 1'-0"

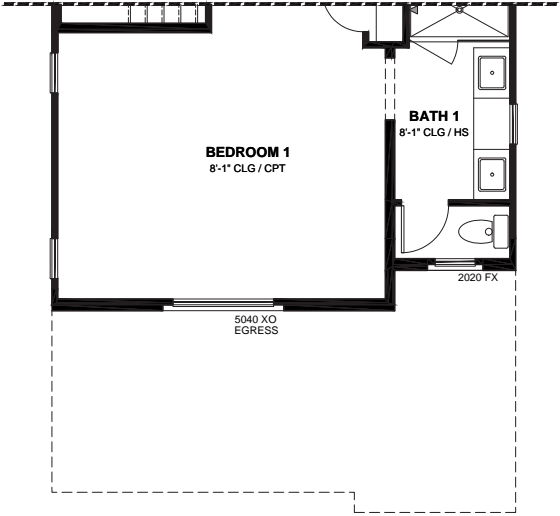


FIRST FLOOR PLAN
ELEVATION C - DESERT MODERN
1/4" = 1'-0"

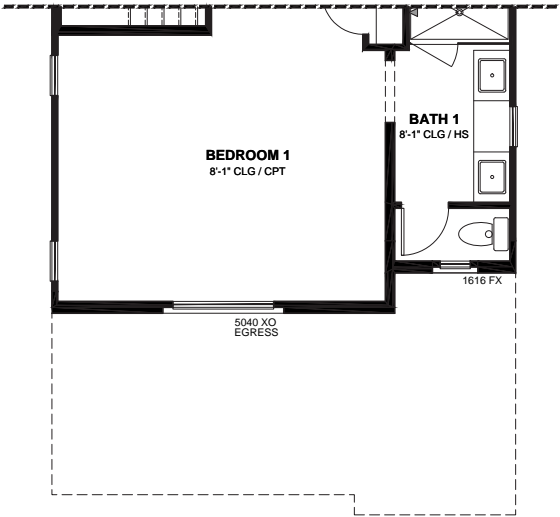


FIRST FLOOR PLAN
ELEVATION A - SPANISH
1/4" = 1'-0"

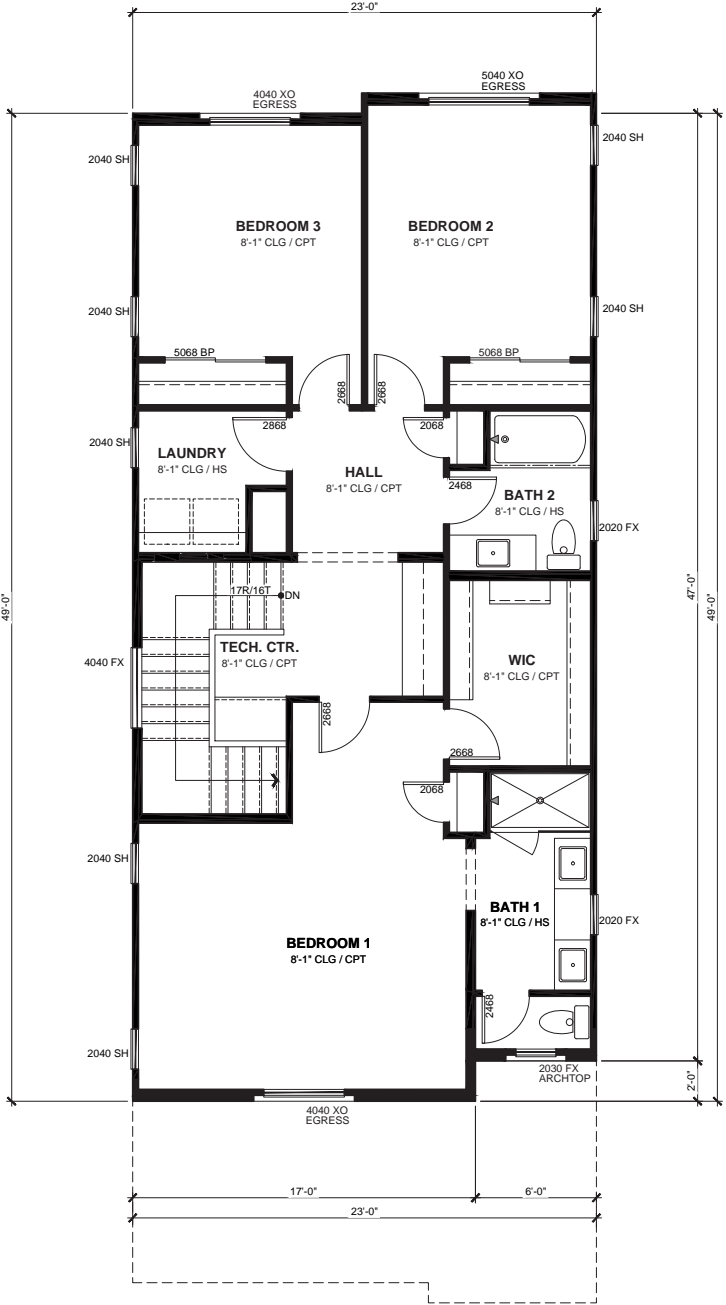
FIRST FLOOR LIVABLE AREA	744 SF
SECOND FLOOR LIVABLE AREA	1055 SF
TOTAL LIVABLE	1799 SF
2-CAR GARAGE	510 SF
PORCH	88 SF
AREA UNDER ROOF	1342 SF
LOT AREA (34'x75')	2550 SF
LOT COVERAGE	52.63 %



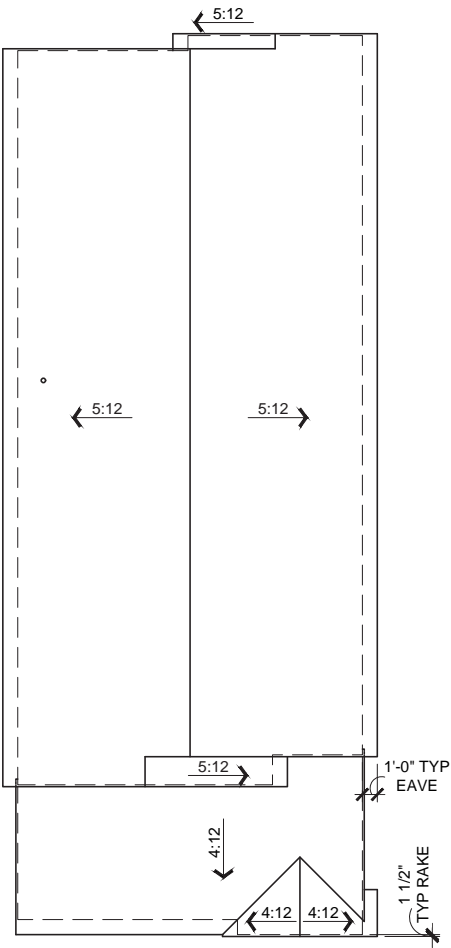
SECOND FLOOR PLAN
ELEVATION B - FARMHOUSE
1/4" = 1'-0"



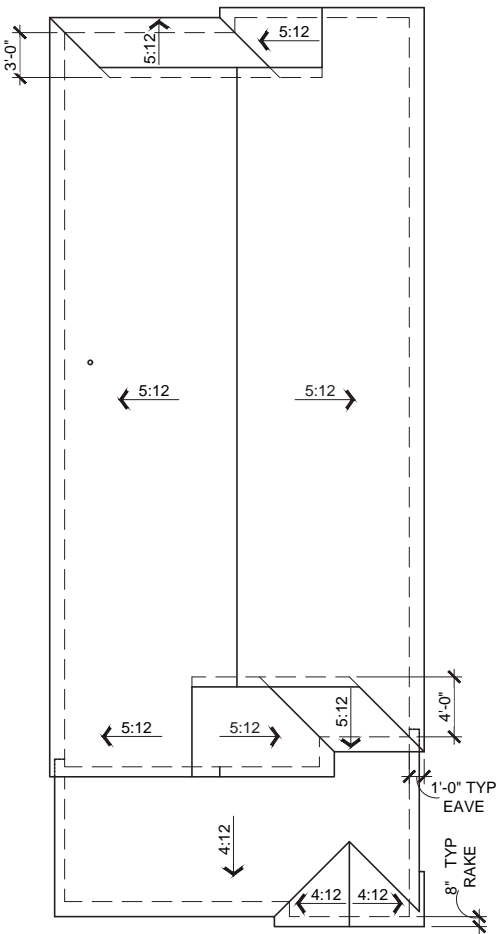
SECOND FLOOR PLAN
ELEVATION C - DESERT MODERN
1/4" = 1'-0"



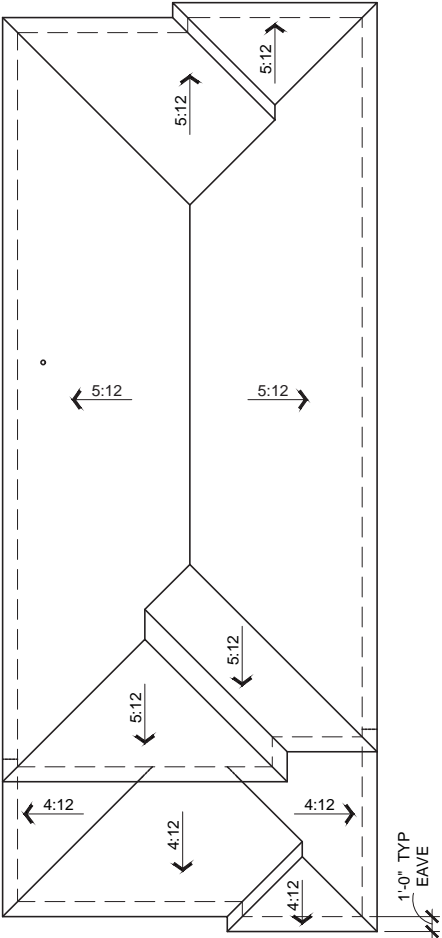
SECOND FLOOR PLAN
ELEVATION A - SPANISH
1/4" = 1'-0"



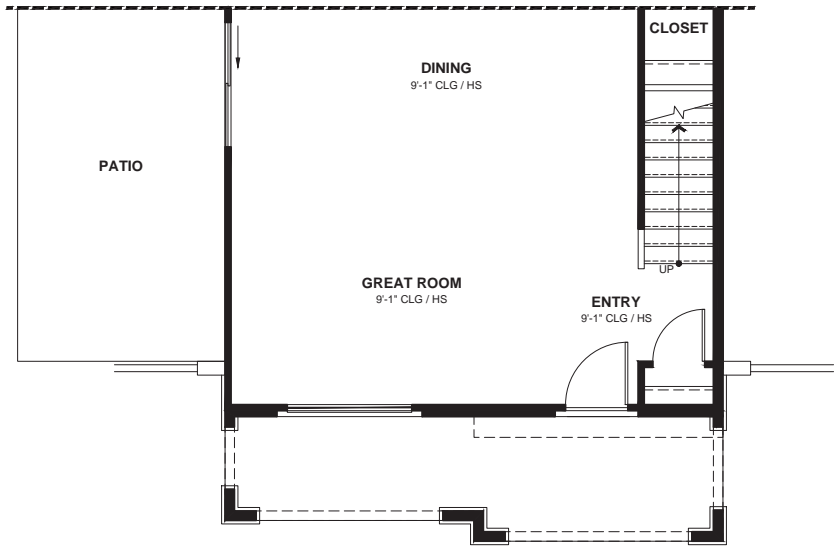
ROOF PLAN
ELEVATION A - SPANISH 3/16" = 1'-0"



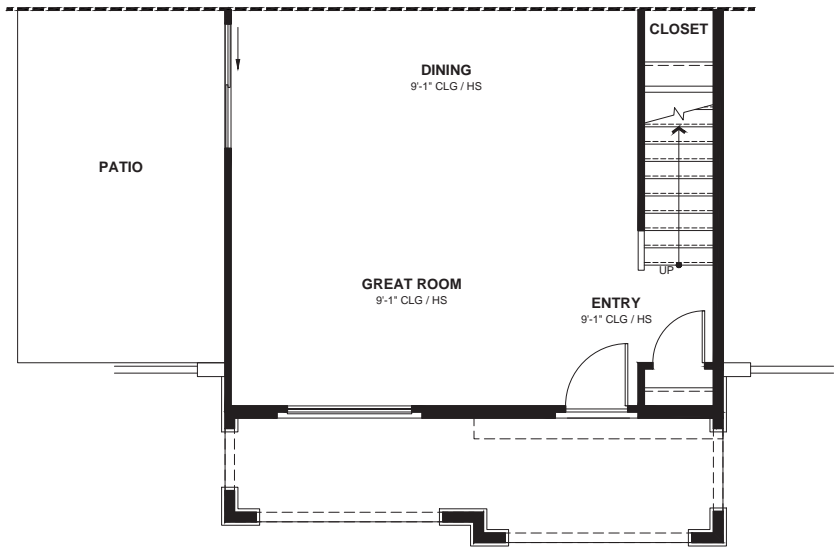
ROOF PLAN
ELEVATION B - FARMHOUSE 3/16" = 1'-0"



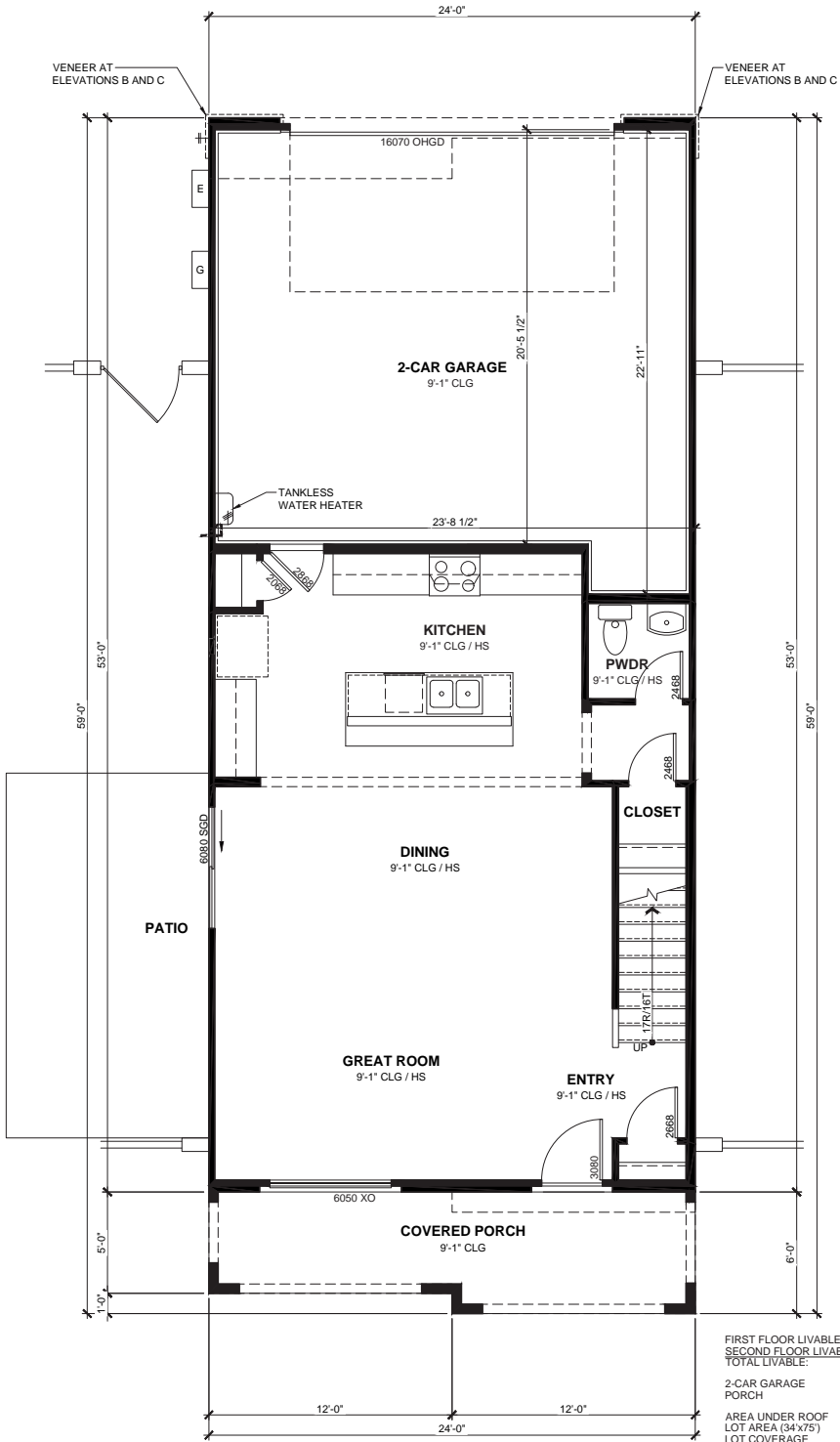
ROOF PLAN
ELEVATION C - DESERT MODERN 3/16" = 1'-0"



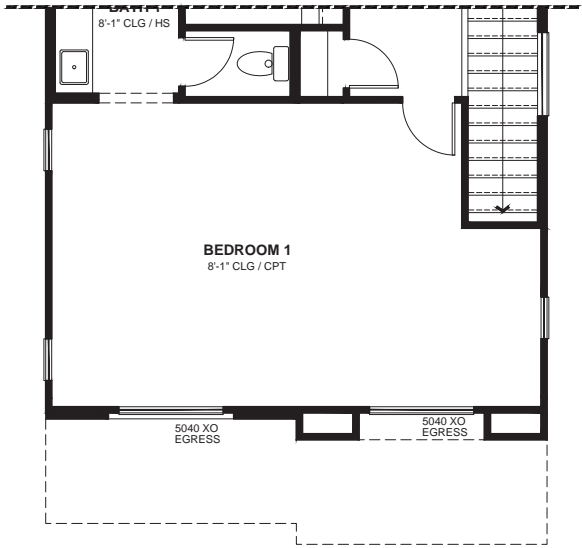
FIRST FLOOR PLAN
ELEVATION B - FARMHOUSE 1/4" = 1'-0"



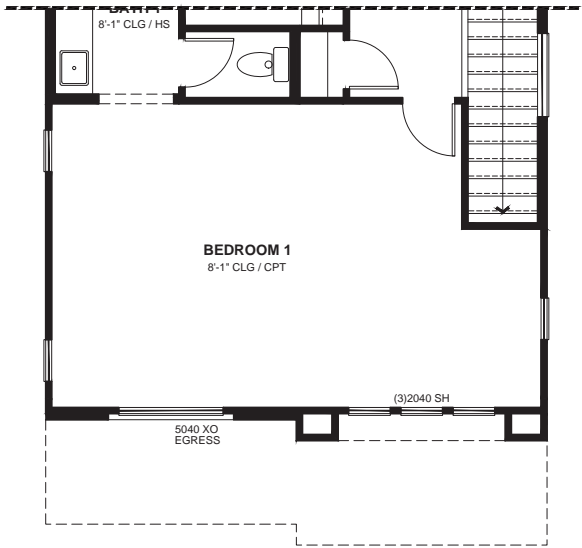
FIRST FLOOR PLAN
ELEVATION C - DESERT MODERN 1/4" = 1'-0"



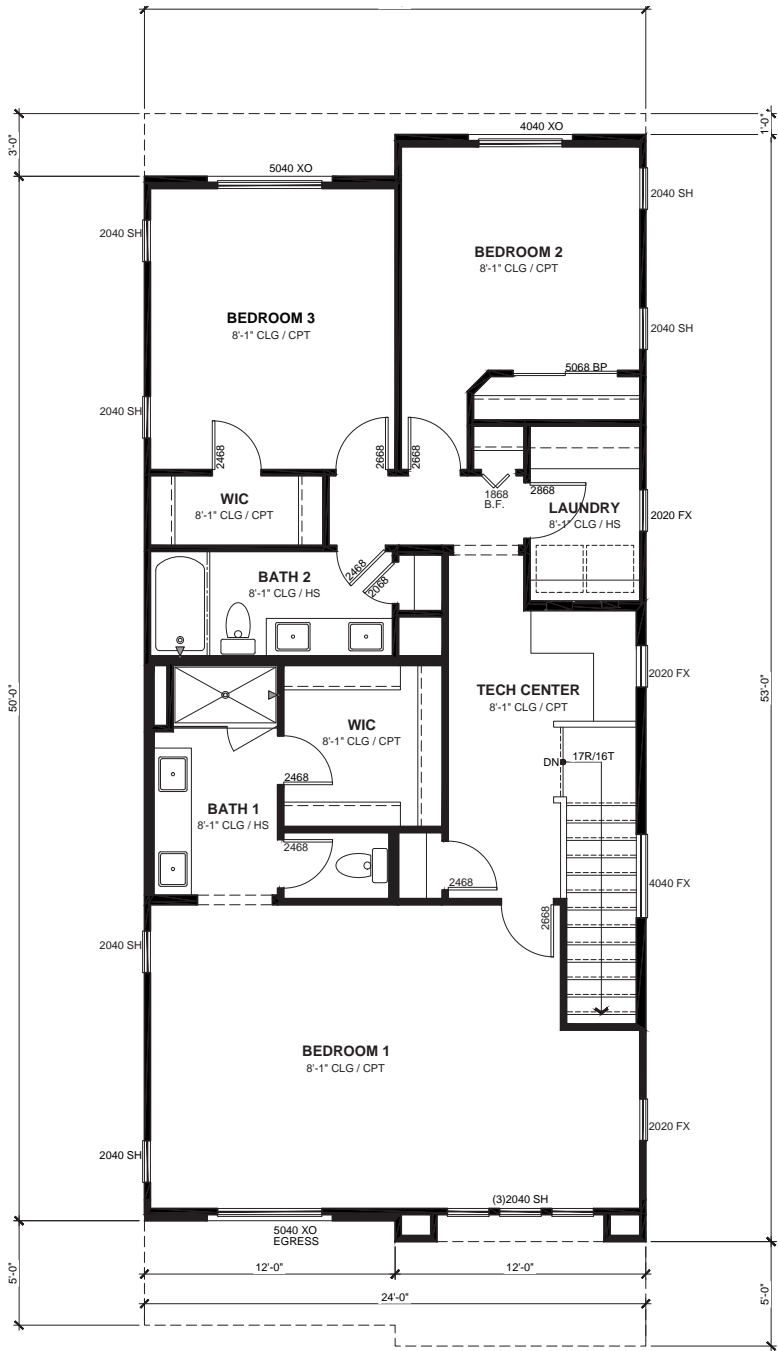
FIRST FLOOR PLAN
ELEVATION A - SPANISH 1/4" = 1'-0"



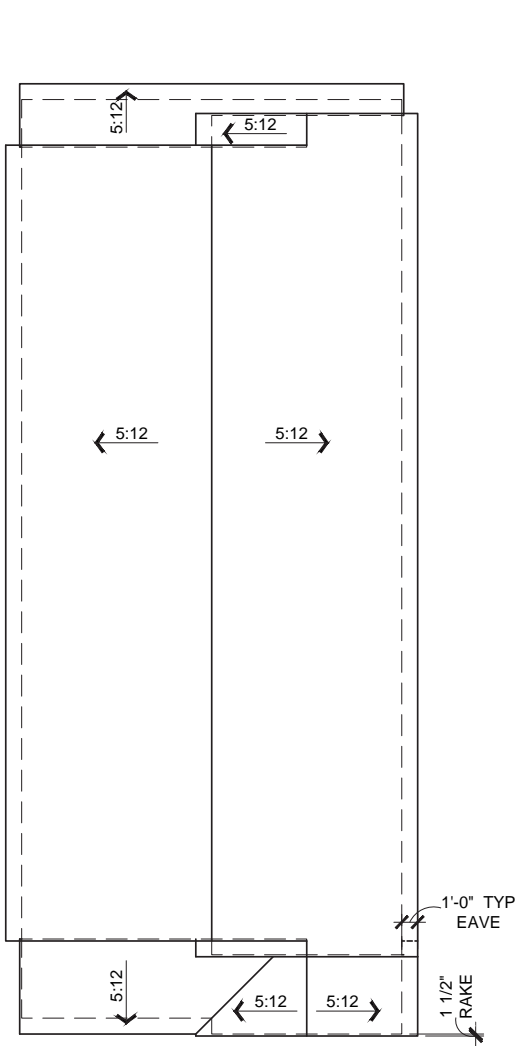
SECOND FLOOR PLAN
ELEVATION B - FARMHOUSE
1/4" = 1'-0"



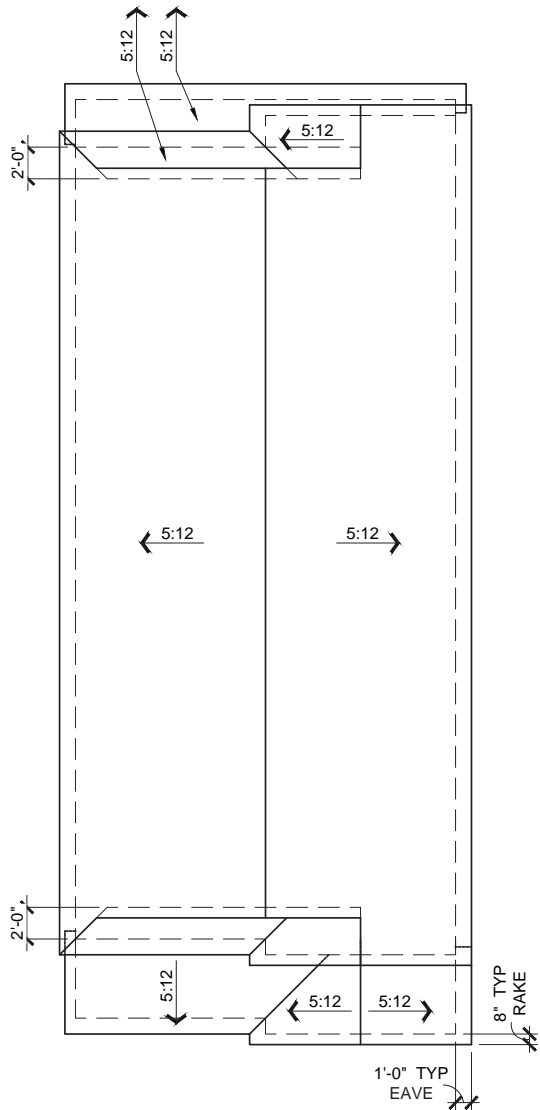
SECOND FLOOR PLAN
ELEVATION C - DESERT MODERN
1/4" = 1'-0"



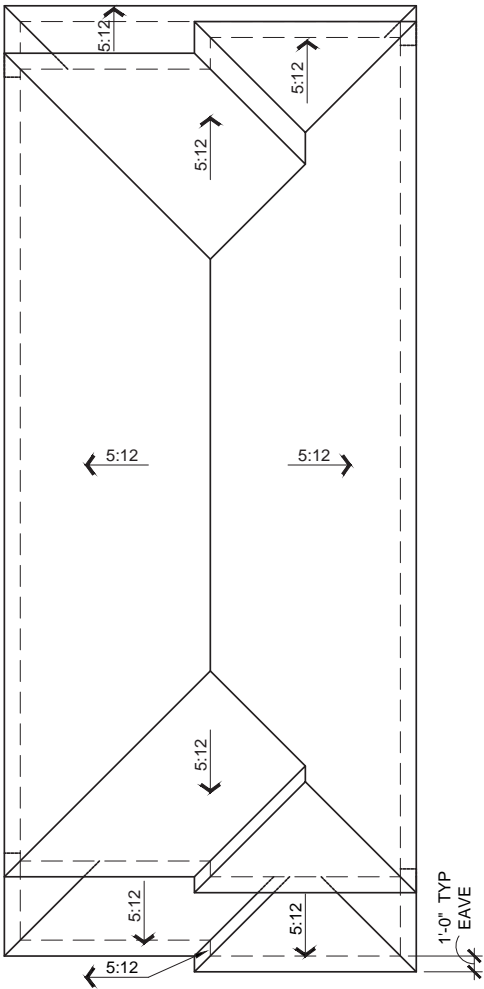
SECOND FLOOR PLAN
ELEVATION A - SPANISH
1/4" = 1'-0"



ROOF PLAN
ELEVATION A - SPANISH 3/16" = 1'-0"

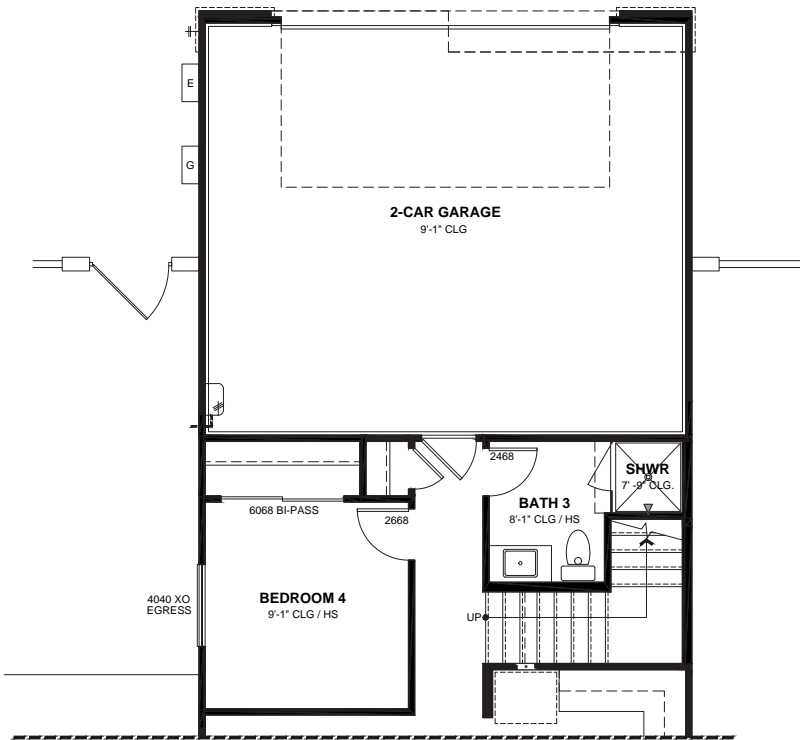


ROOF PLAN
ELEVATION B - FARMHOUSE 3/16" = 1'-0"

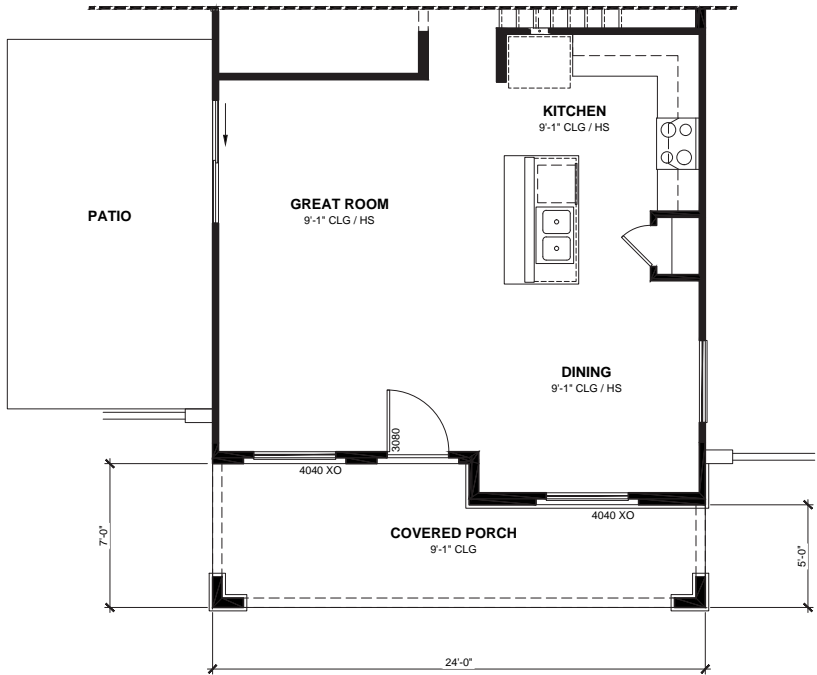


ROOF PLAN
ELEVATION C - DESERT MODERN 3/16" = 1'-0"

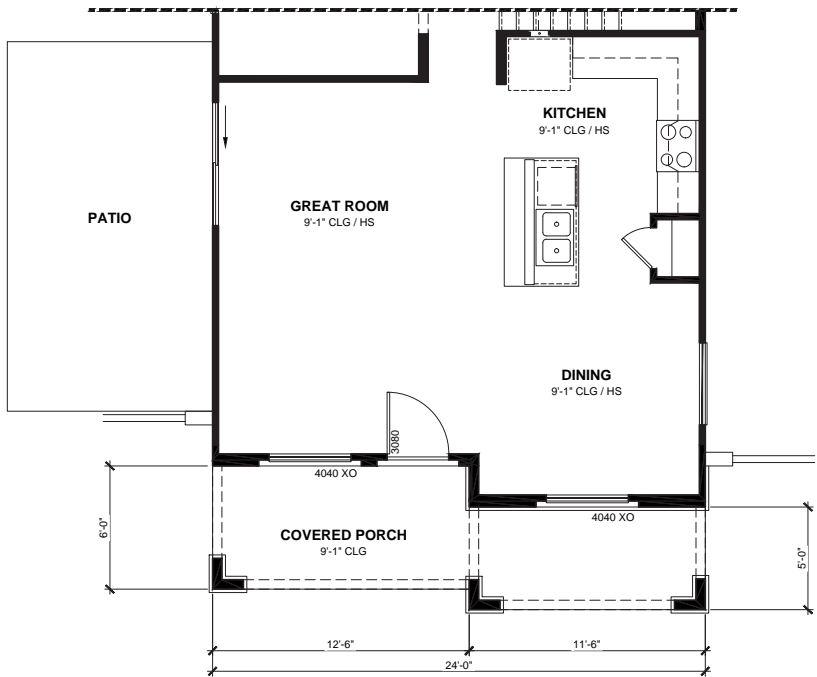
ELEVATIONS & FLOOR PLANS



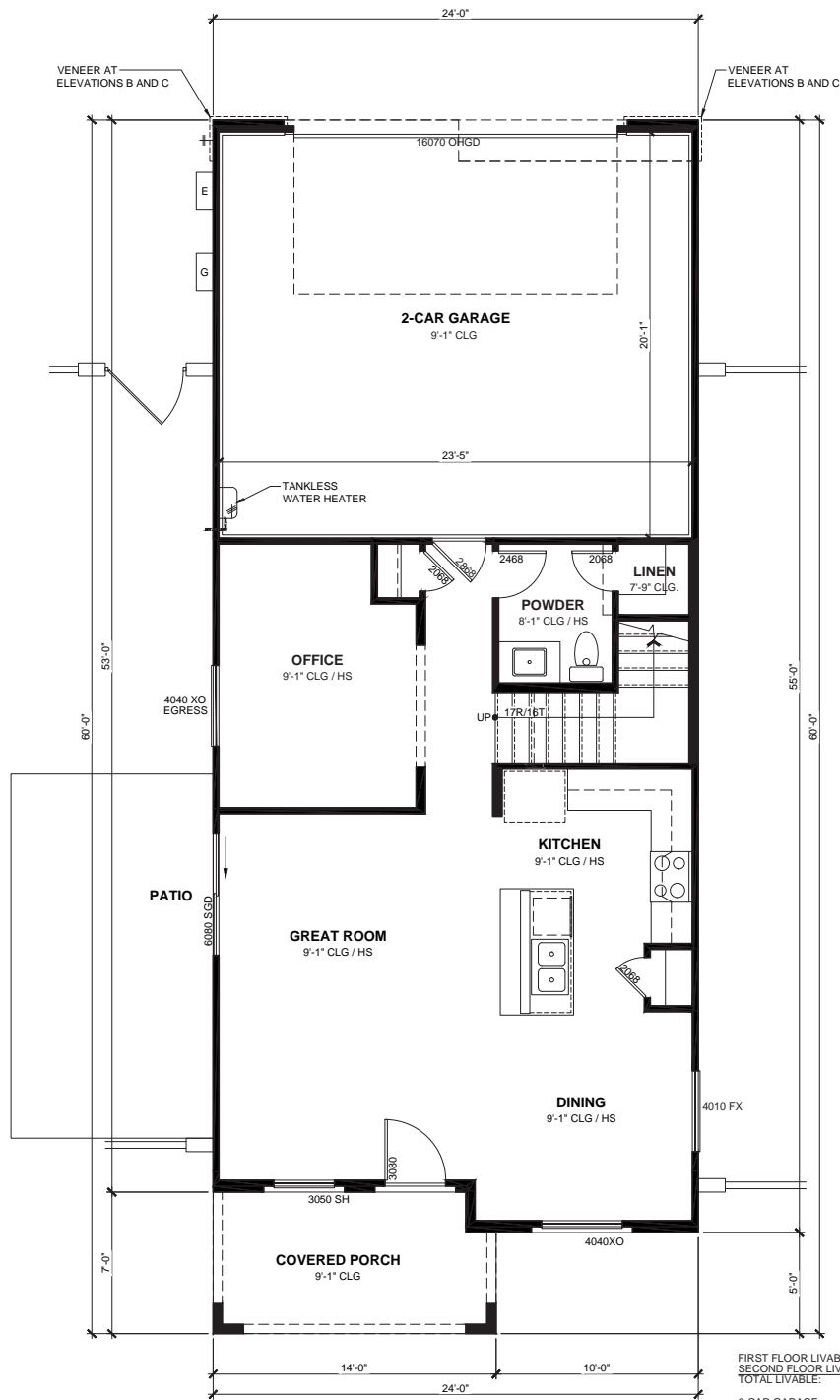
OPTIONAL BEDROOM 4 \ BATH 3
ALL ELEVATIONS 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B - FARMHOUSE 1/4" = 1'-0"

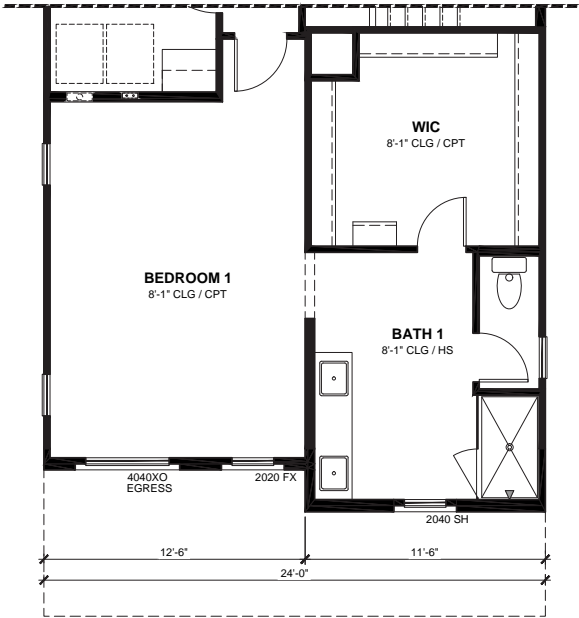


FIRST FLOOR PLAN
ELEVATION C - DESERT MODERN 1/4" = 1'-0"

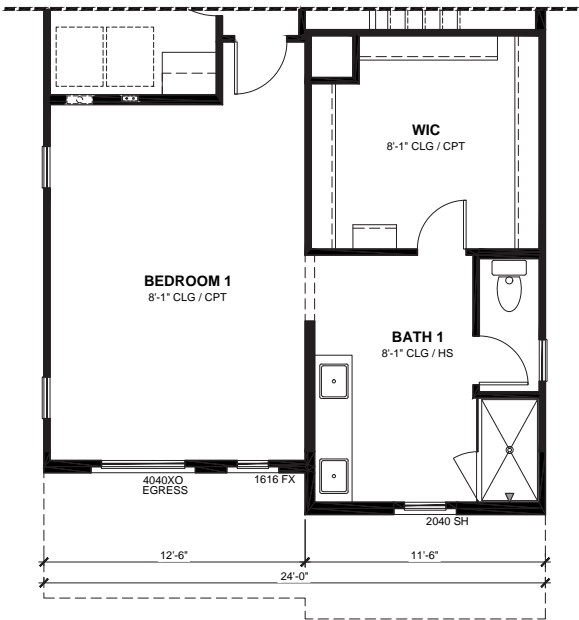


FIRST FLOOR PLAN
ELEVATION A - SPANISH 1/4" = 1'-0"

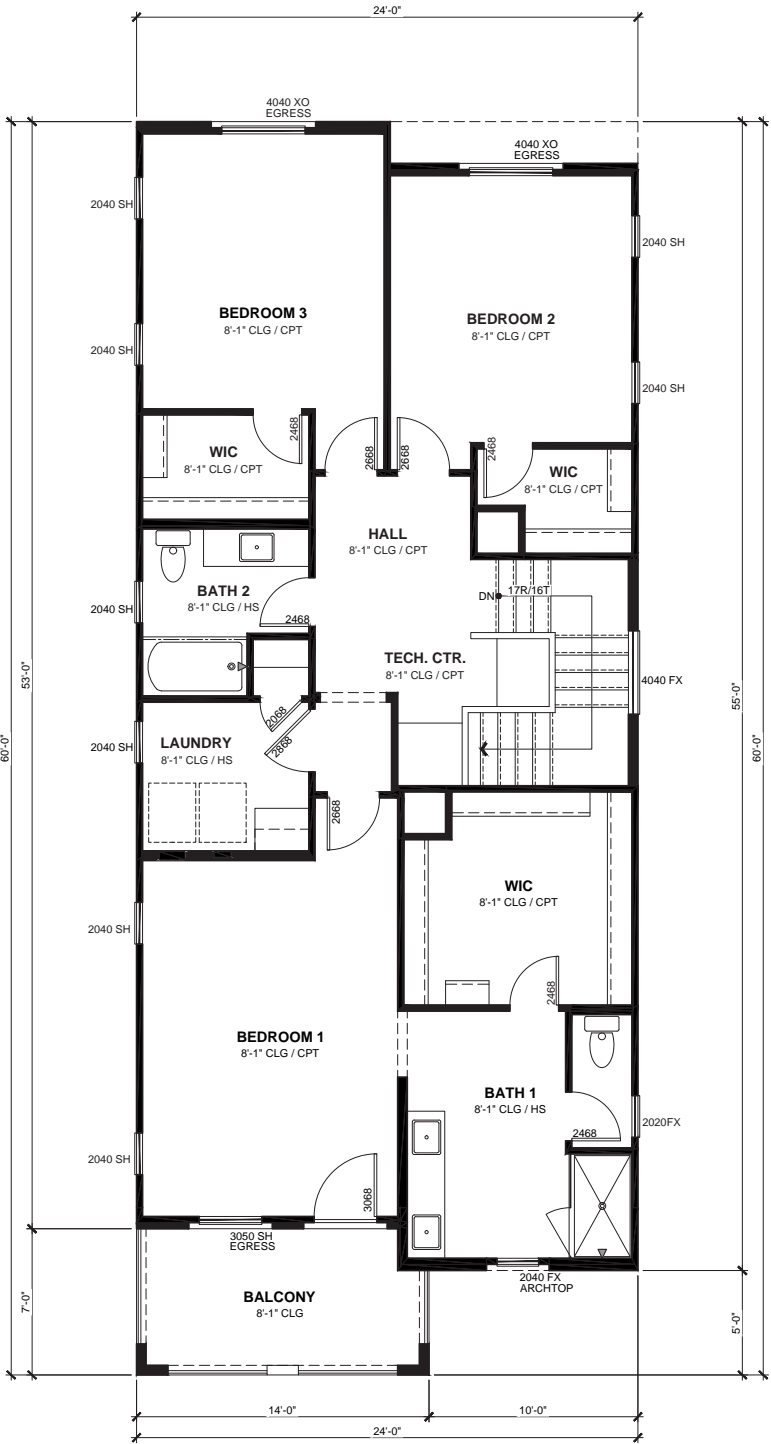
FIRST FLOOR LIVABLE AREA	799 SF
SECOND FLOOR LIVABLE AREA	1204 SF
TOTAL LIVABLE	2003 SF
2-CAR GARAGE	496 SF
PORCH	95 SF
BALCONY	95 SF
AREA UNDER ROOF	1390 SF
LOT AREA (34x75)	2550 SF
LOT COVERAGE	54.51 %



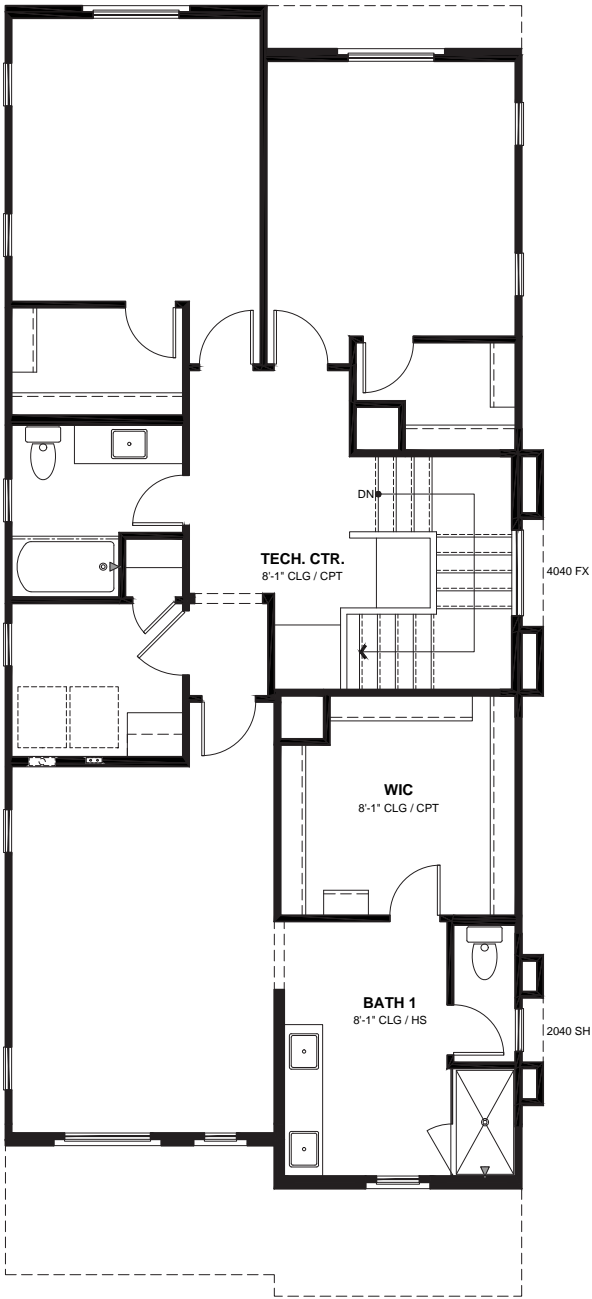
SECOND FLOOR PLAN
ELEVATION B - FARMHOUSE
1/4" = 1'-0"



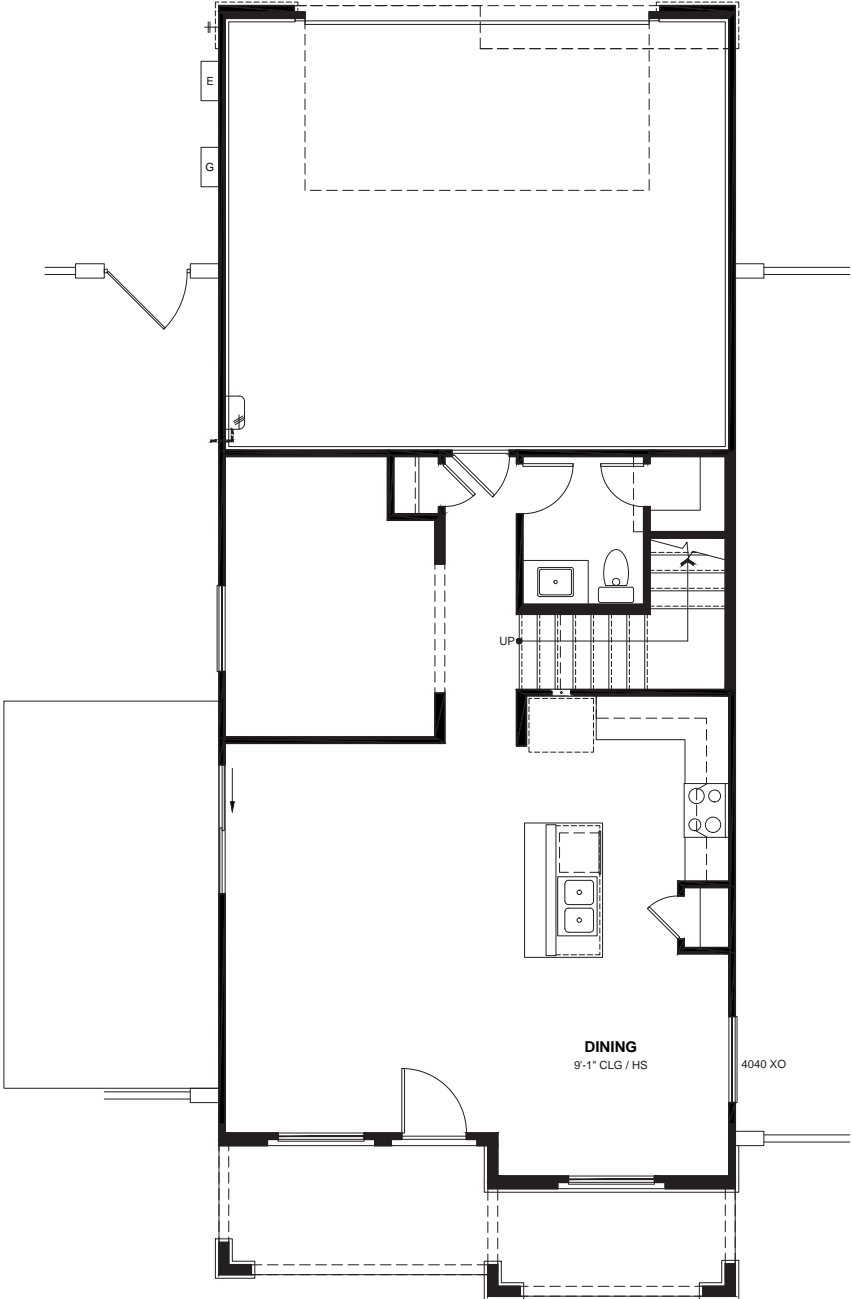
SECOND FLOOR PLAN
ELEVATION C - DESERT MODERN
1/4" = 1'-0"



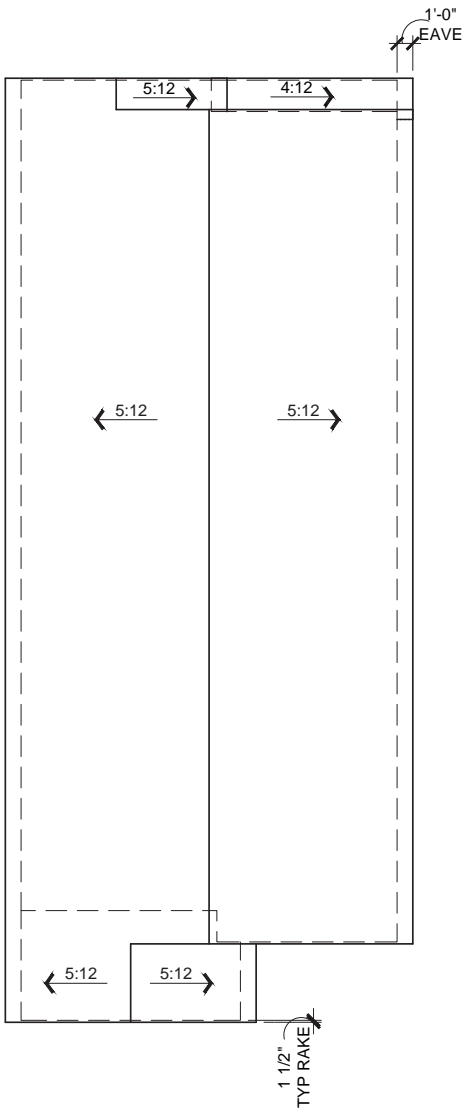
SECOND FLOOR PLAN
ELEVATION A - SPANISH
1/4" = 1'-0"



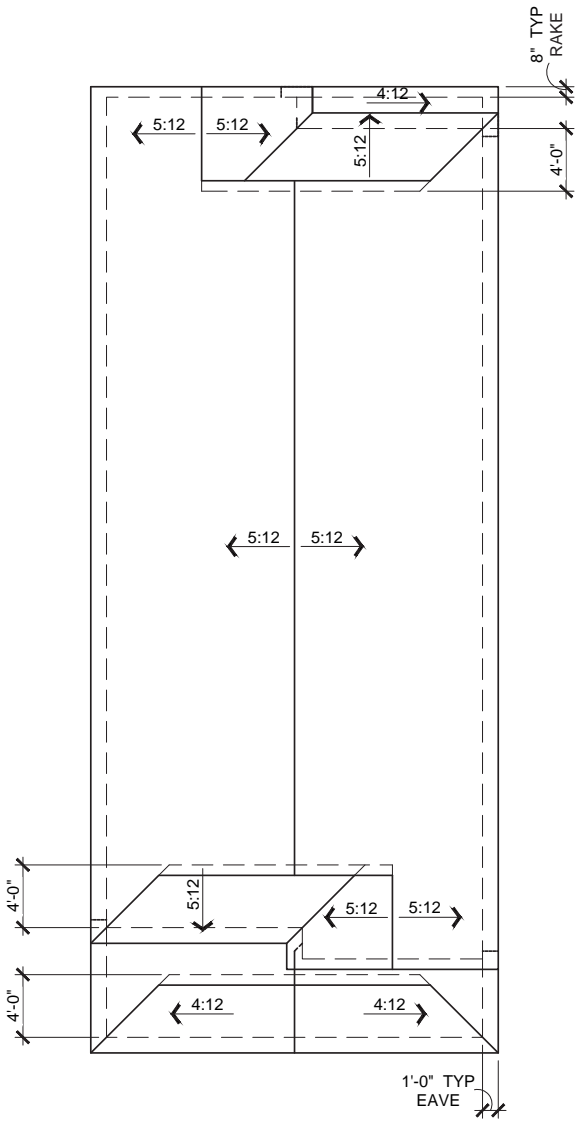
SECOND FLOOR PLAN
ENHANCED LOT
ALL ELEVATIONS 1/4" = 1'-0"



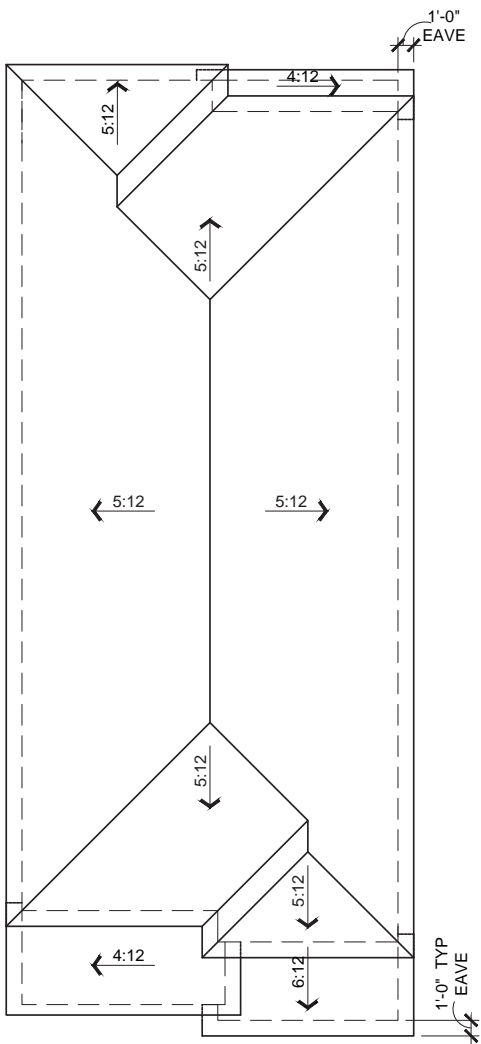
FIRST FLOOR PLAN
ENHANCED LOT
ALL ELEVATIONS 1/4" = 1'-0"



ROOF PLAN
ELEVATION A - SPANISH 3/16" = 1'-0"



ROOF PLAN
ELEVATION B - FARMHOUSE 3/16" = 1'-0"

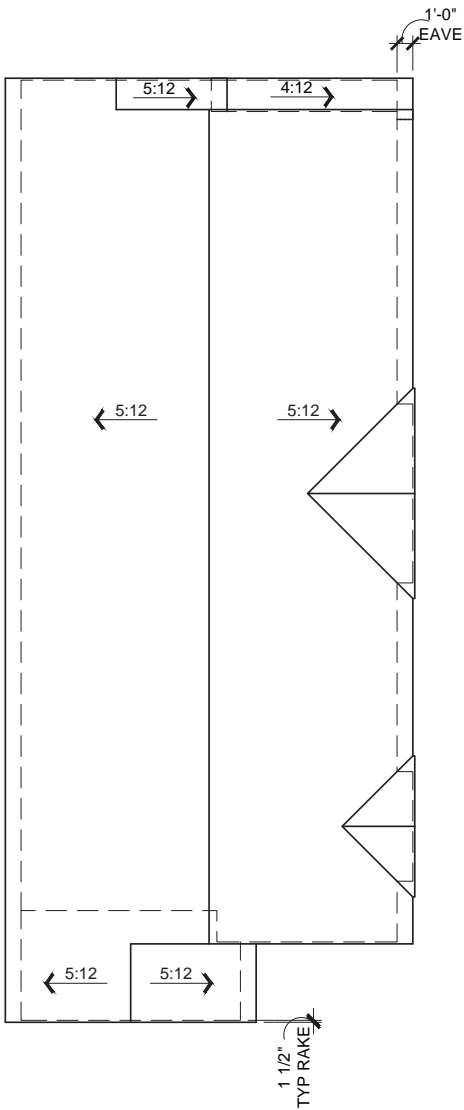


ROOF PLAN
ELEVATION C - DESERT MODERN 3/16" = 1'-0"

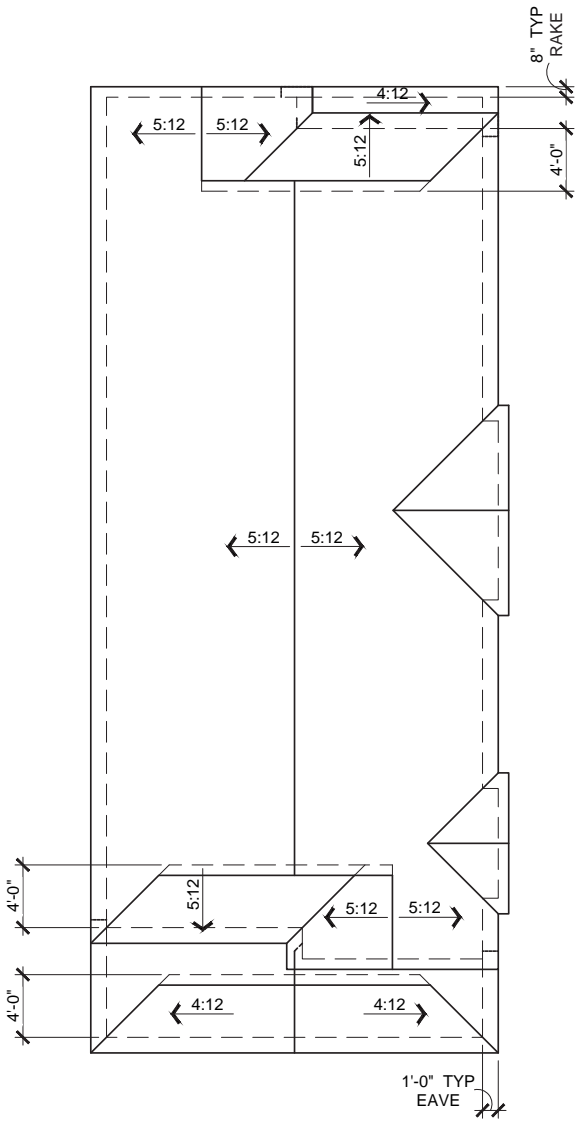
ELEVATIONS & FLOOR PLANS

Plan 3 | Parkside | Chandler, Arizona

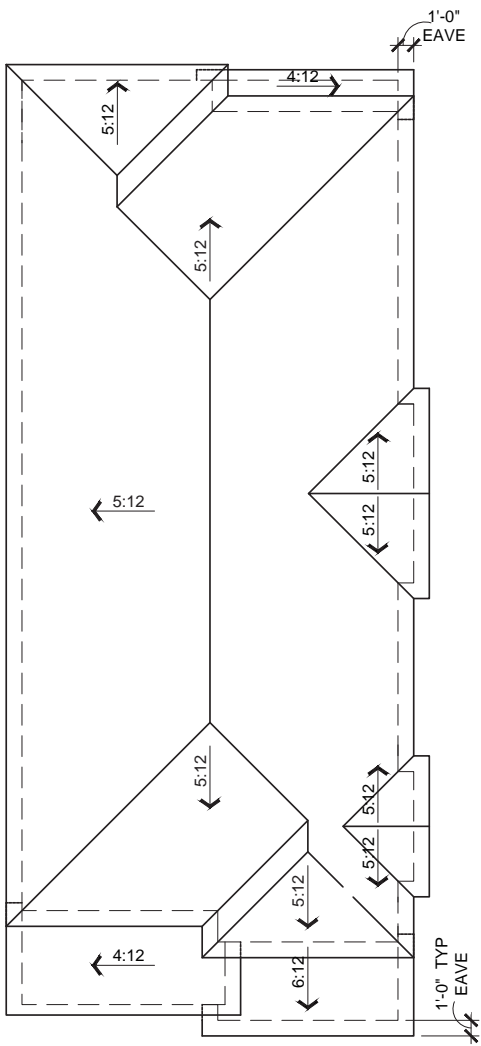
3-11-2021



ENHANCED LOT
ROOF PLAN
ELEVATION A - SPANISH 3/16" = 1'-0"

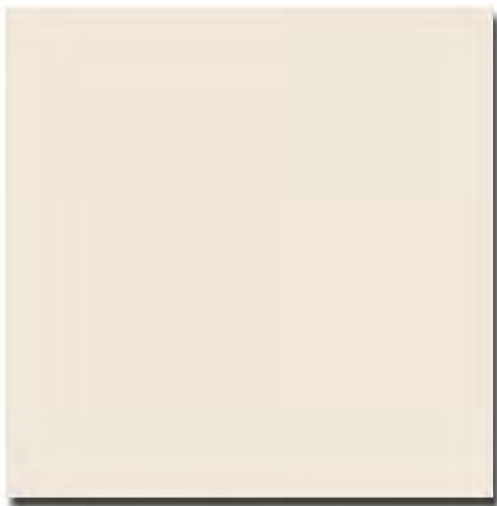


ENHANCED LOT
ROOF PLAN
ELEVATION B - FARMHOUSE 3/16" = 1'-0"



ENHANCED LOT
ROOF PLAN
ELEVATION C - DESERT MODERN 3/16" = 1'-0"

Color Scheme 1 - Spanish



Main Body - Creamy
(SW 7012)
Mfg: Sherwin Williams



Trim- Modern Gray
(SW 7632)
Mfg: Sherwin Williams



Front Door & Shutters - Umber Rust
(SW 9100)
Mfg: Sherwin Williams



Garage Door - Griffin
(SW 7026)
Mfg: Sherwin Williams



Fascia - Well-Bred Brown
(SW 7027)
Mfg: Sherwin Williams

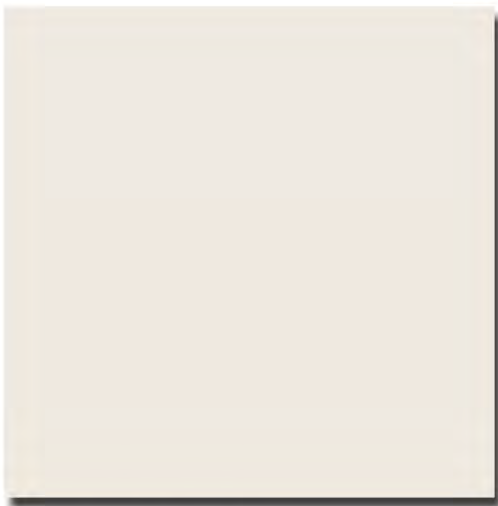


Roof
Mission “S” - Salerno Clay
Mfg: Boral Roofing

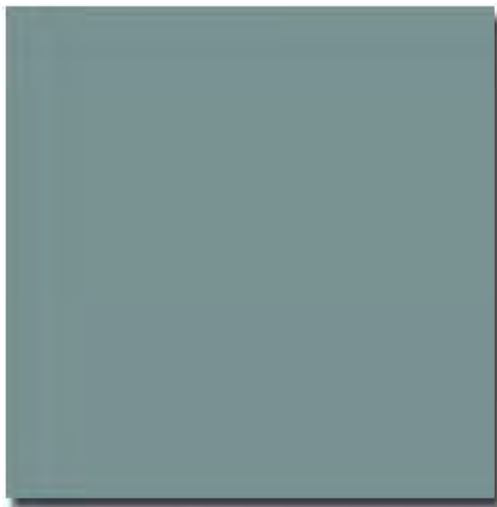
Color Scheme 2 - Spanish



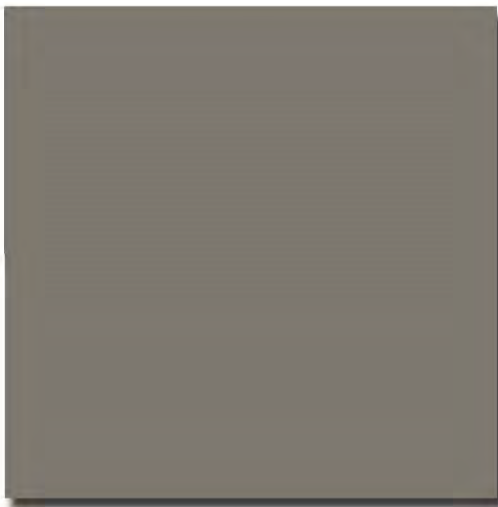
Main Body - Modern Gray
(SW 7632)
Mfg: Sherwin Williams



Trim- Marshmallow
(SW 7001)
Mfg: Sherwin Williams



Front Door & Shutters - Moody Blue
(SW 6221)
Mfg: Sherwin Williams



Garage Door - Settlement
(SW 9594)
Mfg: Sherwin Williams



Fascia - Iron Ore
(SW 7069)
Mfg: Sherwin Williams



Roof
Mission "S"- Charcoal Brown Blend
Mfg: Boral Roofing

Parkside

03-03-2021

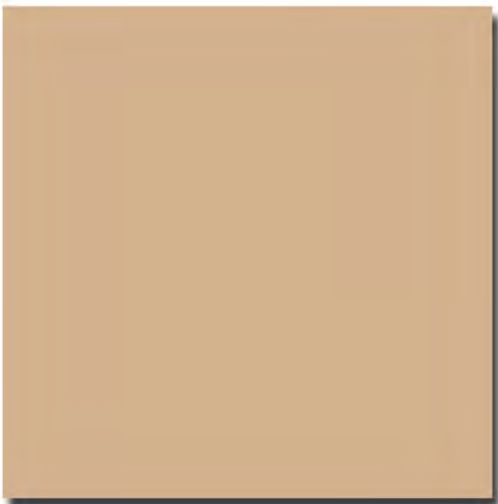
Color Scheme 3 - Farmhouse



Main Body - Craftsman Brown
(SW 2835)
Mfg: Sherwin Williams



Accent Body & Garage Door
Rookwood Brown (SW 2806)
Mfg: Sherwin Williams



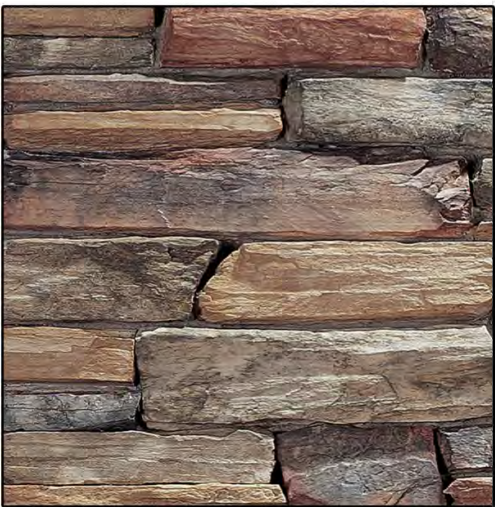
Trim - Ligonier Tan
(SW 7717)
Mfg: Sherwin Williams



Fascia - Roycroft Bronze Green
(SW 2846)
Mfg: Sherwin Williams



Front Door - Roycroft Copper Red
(SW 2839)
Mfg: Sherwin Williams



Stone
Sawtooth - Rustic Ledge
Mfg: Eldorado Stone



Roof
Saxony 900 Shake - Weathered Cedar
Mfg: Boral Roofing

Parkside

03-03-2021

Color Scheme 4 - Farmhouse



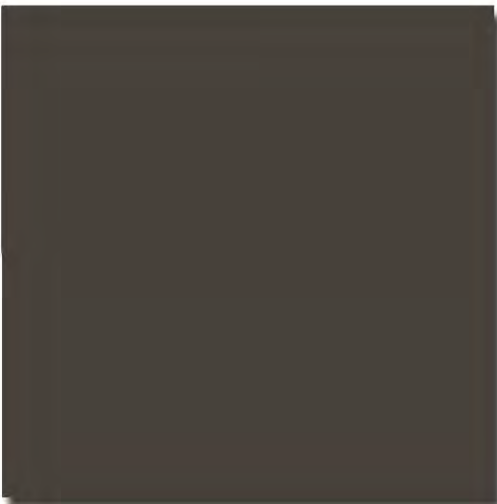
Main Body - Hammered Silver
(SW 2840)
Mfg: Sherwin Williams



Accent Body - Carriage Door
(SW 7594)
Mfg: Sherwin Williams



Trim - Cool Beige
(SW 9086)
Mfg: Sherwin Williams



Fascia - Sealskin
(SW 7675)
Mfg: Sherwin Williams



Front Door & Garage Door
Roycroft Bronze Green (SW 2846)
Mfg: Sherwin Williams



Stone
York - Limestone
Mfg: Eldorado Stone



Roof
Saxony 900 Shake - Charcoal Blend
Mfg: Boral Roofing

Parkside

03-03-2021

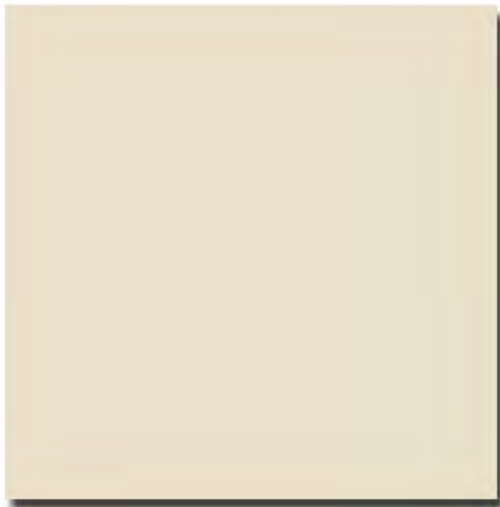
Color Scheme 5 - Desert Modern



Main Body - Roycroft Brass
(SW 2843)
Mfg: Sherwin Williams



Accent Body & Garage Door
Roycroft Suede (SW 2842)
Mfg: Sherwin Williams



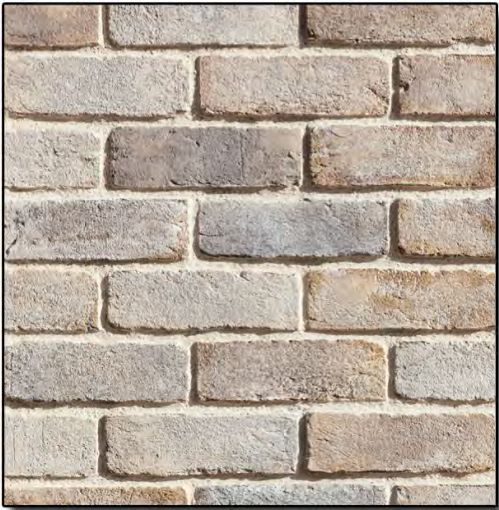
Trim - Muslin
(SW 6133)
Mfg: Sherwin Williams



Fascia - Roycroft Bronze Green
(SW 2846)
Mfg: Sherwin Williams



Front Door - Polished Mahogany
(SW 2838)
Mfg: Sherwin Williams



Stone
TundraBrick - Latigo
Mfg: Eldorado Stone

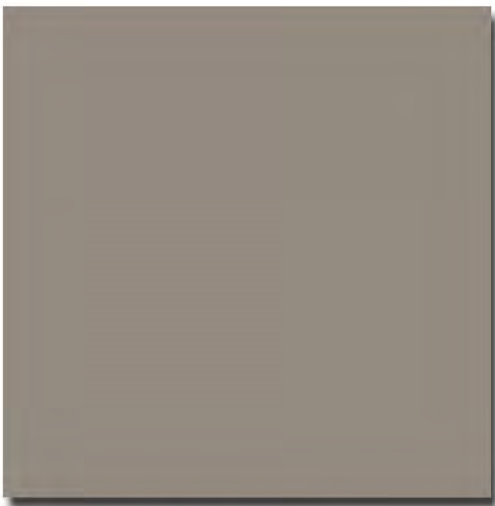


Roof
Saxony 900 Slate - Sierra Cove Brown
Mfg: Boral Roofing

Parkside

03-03-2021

Color Scheme 6 - Desert Modern



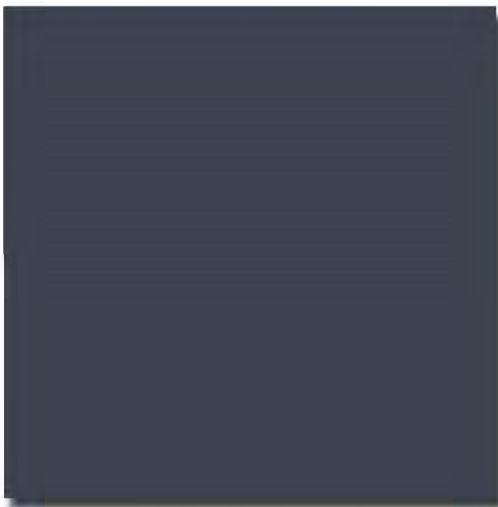
Main Body - Dovetail
(SW 7018)
Mfg: Sherwin Williams



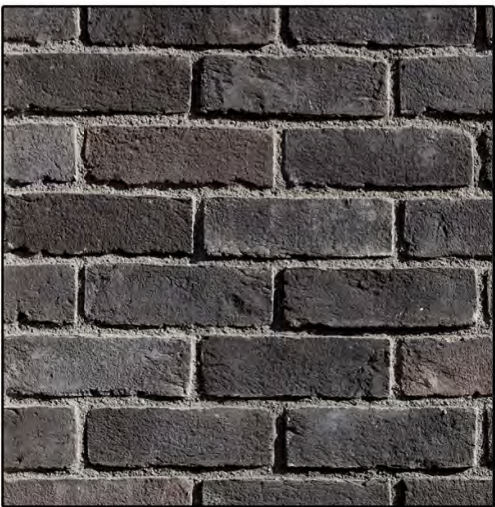
Accent Body & Garage Door
Alpaca (SW 7022)
Mfg: Sherwin Williams



Trim & Fascia - Heron Plume
(SW 6070)
Mfg: Sherwin Williams



Front Door - Charcoal Blue
(SW 2739)
Mfg: Sherwin Williams



Stone
TundraBrick - Ironside
Mfg: Eldorado Stone



Roof
Saxony 900 Slate-Stone Mountain Dark
Mfg: Boral Roofing

Parkside

03-03-2021



COOPER RD LOOKING NORTH

EXHIBIT L: STREET SCENE



INTERIOR LOOKING NORTH

STREET SCENE

20-0381

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LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

EXCEPT THE SOUTH 31.00 FEET OF THE WEST 248.00 FEET OF THE EAST 461.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THAT PART DESCRIED IN DEED RECORDED MARCH 21, 1990 AT DOCUMENT NO. 90-124372, AND EXCEPT THAT PART THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, 517.53 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 307.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 90-124372, MARICOPA COUNTY RECORDER;

THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 345.01 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 90-124372 TO THE NORTHWEST CORNER OF SAID PARCEL AND TO THE EASTERLY RIGHT OF WAY OF THE CONSOLIDATED CANAL; AND THE END OF THIS LINE DESCRIPTION;

EXCEPT THE PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION RECORDED MARCH, 12, 1007 AS 1007-293744 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1:

THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED #03-1369175, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 32.00 FEET OF THE EAST 65.00 FEET OF THE FOLLOWING PARCEL:

THAT PART OF HE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE NORTH, 1329.55 FEET ALONG THE EAST LINE OF SAID SECTION 35;

THENCE WEST 468.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 296.33 FEET TO THE EAST RIGHT OF WAY OF THE CONSOLIDATED CANAL;

THENCE NORTH 22 DEGREES 54 MINUTES EAST, 63.19 FEET;

THENCE NORTH 17 DEGREES 33 MINUTES EAST, 135.23 FEET;

THENCE NORTH 8 DEGREES 28 MINUTES EAST, 163.25 FEET;

THENCE NORTH 2 DEGREES 45 MINUTES EAST, 465.28 FEET;

THENCE EAST, 345.11 FEET;

THENCE SOUTH 762.00 FEET;

THENCE WEST 161.58 FEET;

THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT AREA DESCRIBED PER DOCKET NO. 97-237662 AND PER DOCKET NO. 97-237663.

AREA 2:

THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED # 03-1369175, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE FROM WHICH THE EAST QUARTER CORNER OF SECTION 35 BEARS NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 2659.20 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1329.60 FEET, TO THE PROLONGATION OF THE SOUTH DEED LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED #03-1369175;

THENCE SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH DEED LINE, A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST DEED LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED #03-1369175;

THENCE, CONTINUING ALONG SAID SOUTH DEED LINE, SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH DEED LINE, SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST, PARALLEL TO AND 80.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 50.00 FEET;

THENCE NORTH 44 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 21.34 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THE PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION RECORDED MARCH 12, 2007 AS 2007-293745 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 33.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;

EXCEPT THE SOUTH 31.00 FEET OF THE WEST 248.00 FEET OF THE EAST 461.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THAT PART DESCRIBED IN DEED RECORDED MARCH 21, 1990 AT DOCUMENT NO. 90-124372;

AND EXCEPT THAT PART THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST, 517.53 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 345.01 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 90-124372 TO THE NORTHWEST CORNER OF SAID PARCEL AND TO THE EASTERLY RIGHT OF WAY OF THE CONSOLIDATED CANAL; AND THE END OF THIS LINE DESCRIPTION;

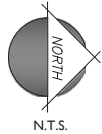
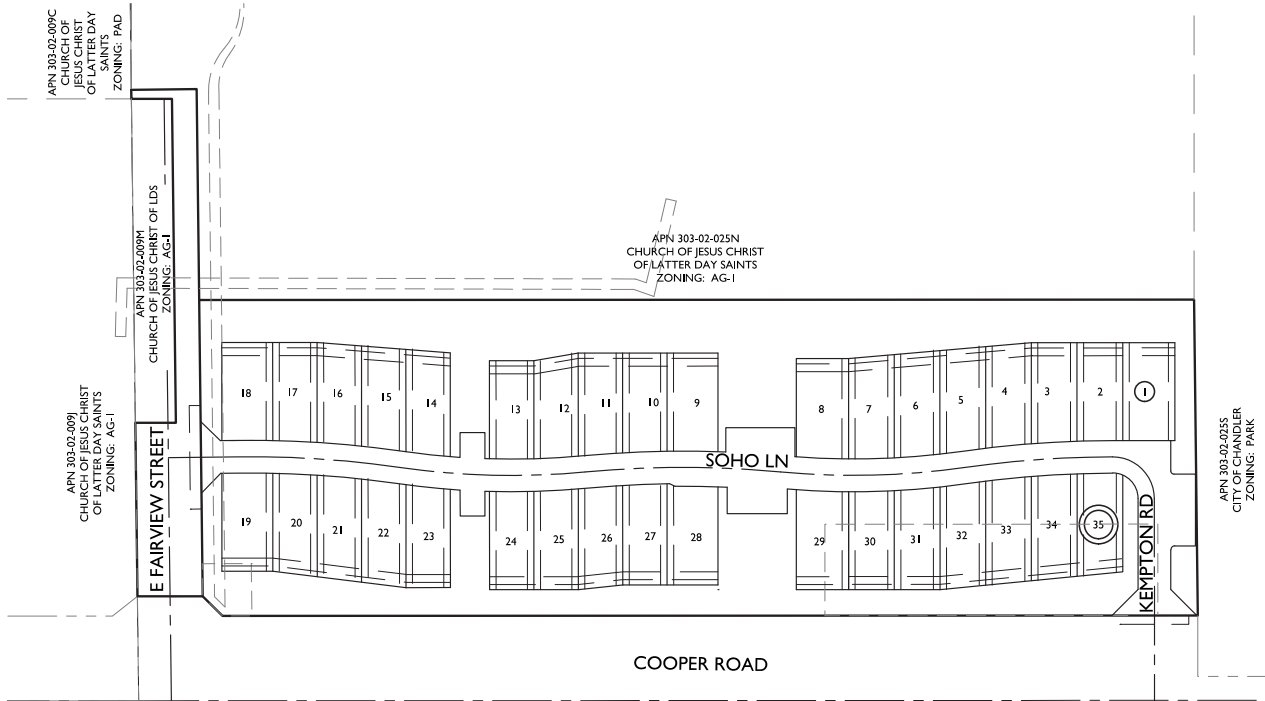
CONTAINING 4.5000 ACRES [196,020 SQUARE FEET] MORE OR LESS.

GENERAL NOTES

- THE IMPROVEMENTS ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY 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 LESS THAN 6' ABOVE GROUND.

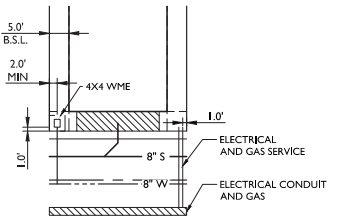
PRELIMINARY PLAT
FOR
PARKSIDE

BEING A PORTION OF THE SOUTHEAST QUARTER, SECTION 35, TOWNSHIP 1
SOUTH, RANGE 5, OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

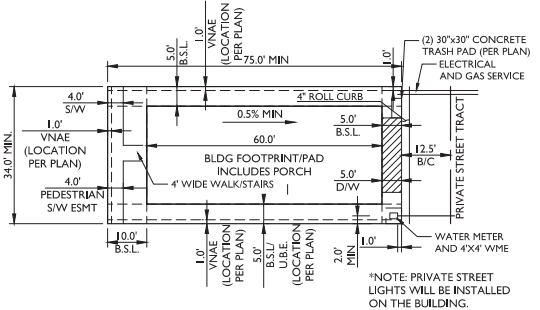


LEGEND

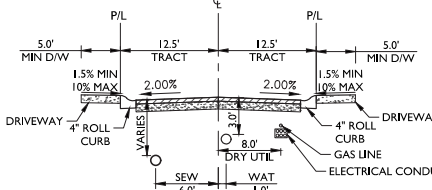
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- PROPERTY EASEMENT LINE
- WATERLINE
- PROPOSED CONTOUR
- BERM
- STORM DRAIN
- SEWERLINE
- SIDEWALK
- SCUPPER
- EXISTING GRADE ELEVATION
- USE BENEFIT EASMENT
- BUILDING SETBACK LINE
- LANDSCAPE EASEMENT
- PUBLIC UTILITY EASMENT
- RIGHT OF WAY
- EASEMENT
- SIDEWALK
- TOP OF CURB
- BACK OF CURB
- HIGHWATER
- BOTTOM
- WATER METER EASEMENT
- VEHICLE NON-ACCESS EASEMENT



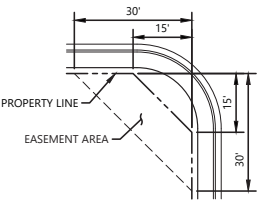
TYPICAL UTILITIES



TYPICAL LOT DIAGRAM

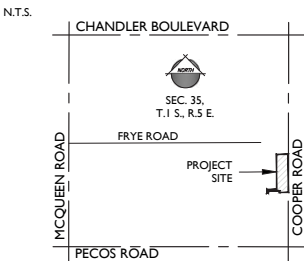


TYPICAL PRIVATE STREET SECTION



TYPICAL VISIBILITY EASEMENT DETAIL

VICINITY MAP



PROJECT TEAM

DEVELOPER
INNOVATION COMMUNITIES AT
PARKSIDE VILLAS, LLC
C/O MATRIX EQUITIES, INC.
10446 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
CELL: (214)-789-6088
DIRECT: (480)-540-5292
CONTACT: RONALD SMITH
RON@MATRIX-EQUITIES.COM

ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI
JOE.PETRUCCI@EPSGROUPINC.COM

LANDSCAPE ARCHITECT

ABLA
310 E RIO SALADO PARKWAY
TEMPE, AZ 85281
CELL: (480)-772-5321
OFFICE: (480)-530-0077
CONTACT: TOM DURANT
tom.durant@ablstudio.com

PROJECT DATA

A.P.N.: 303-20-025W
EXISTING ZONING: AG-1
PROPOSED ZONING: PAD
GROSS AREA: +/- 5.04 ACRES
NET AREA: +/- 4.23 ACRES
NO. OF LOTS: 35
NET DENSITY: 8.27 DU / AC.
OPEN SPACE: +/- 1.48 ACRES
OPEN SPACE (%): +/- 35% OF NET AREA
AVG. LOT AREA: 2,711 SQ. FT.
MIN. LOT AREA: 2,554 SQ. FT.
MAX. LOT AREA: 3,050 SQ. FT.
*NOTE
INFRASTRUCTURE WILL BE BUILT ALL AT ONCE.

BENCHMARK

BRASS CAP IN CONCRETE FOUND 130' NORTH & 50' EAST THE INTERSECTION OF COOPER ROAD & PECOS ROAD, LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1237.82' (NAVD 88 DATUM)

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BEARING N00°01'32"W, (ASSUMED BEARING)

UTILITIES

WATER CITY OF CHANDLER
RECLAIMED WATER CITY OF CHANDLER
SEWER CITY OF CHANDLER
GAS SOUTHWEST GAS
ELECTRIC SALT RIVER PROJECT
TELEPHONE CENTURYLINK / COX COMMUNICATION
REFUSE CITY OF CHANDLER
CABLE TV CENTURYLINK / COX COMMUNICATION

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE RATE MAP NUMBER 0401C2741M, EFFECTIVE DATE OF NOVEMBER 04, 2015

ZONE "AH": THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "AH" DEFINED AS: THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RETENTION CALCULATIONS

B1: VP= 78.129
B2: VP=2.592
B3: VP=4.210
B4: VP=1.235
TOTAL VOLUME PROVIDED = 86,164
VOLUME REQUIRED FOR SITE = 81,498

SHEET INDEX

SHEET 1 PP01 COVER SHEET
SHEET 2 PP02 PRELIMINARY PLAT

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION	25828	0.592
TRACT B	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	38629	0.887
TOTAL OPEN SPACE		64457	1.479
TRACT PS	WATER SEWER ACCESS EASEMENT / PRIVATE STREET TRACT	24562	0.564
TOTAL OPEN SPACE		89019	2.043

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com



Preliminary Plat for Parkside

Cover Sheet

Project: Chandler, AZ

Revisions:

AUGUST 12, 2020 - 1ST PRELIMINARY PLAT SUB.	
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Designer:
Drawn by: EPS



Job No.
20-0381

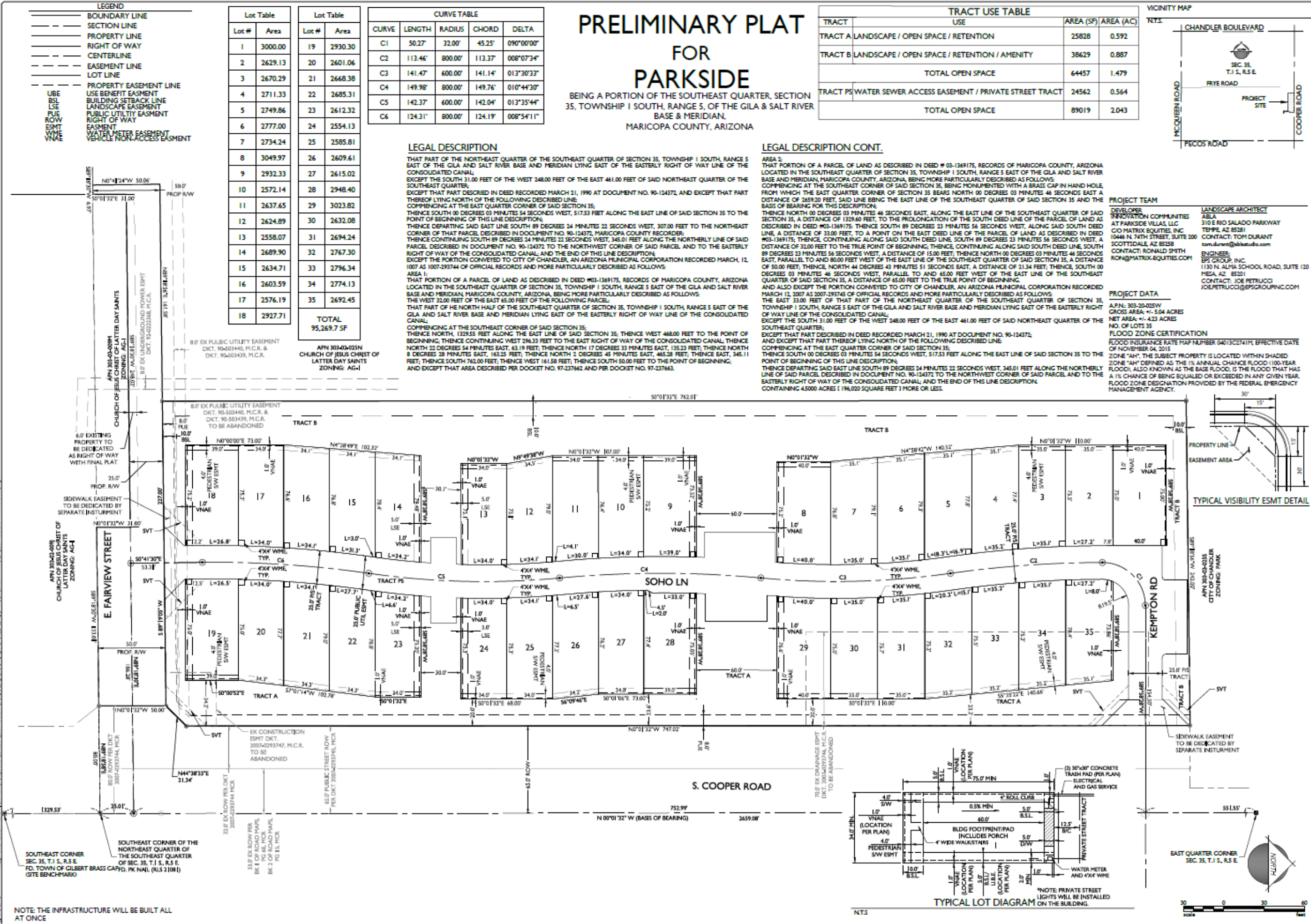
PP01

Sheet No.
1
of 2

C.O.C. LOG NO. PLT71-0018

20-0381

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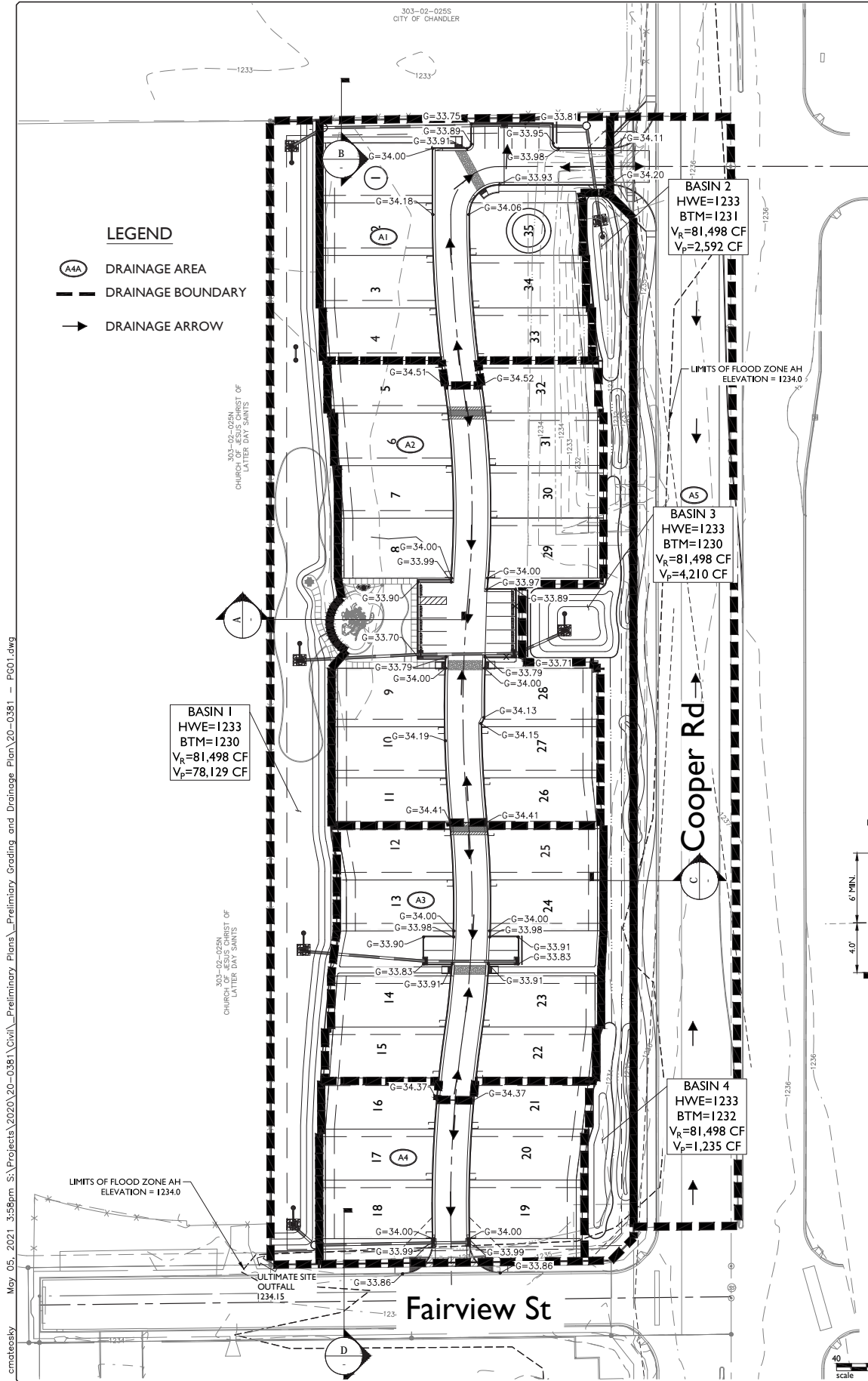


Preliminary Plat for Parkside
Preliminary Plat

August 12, 2020 - LIST PRELIMINARY PLAT SUB
Revisions:
Designed by: EPS
Drawn by: EPS
Job No. 20-0381
PP01
Sheet No. 1 of 1
C.O.C. LOG NO PLT21-0018

20-0381

May 05, 2021 3:58pm S:\Projects\2020\20-0381\Civil\Preliminary Plans\20-0381 - PG01.dwg



Retention Calculations

Project:

Parkside Villas

Storm Event:

100 yr 2 Hr

Prepared by:

Sara Toovey

Date:

8/12/2020

$V = C \cdot A \cdot P / 12^{(1)}$

Where:

V = Runoff Volume

C = Runoff Coefficient

A = Drainage Area

P = 2.20 in

Surface Retention Basin Volume Calculations

Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
B1				
	1230	19,953		
	1231	23,986	21,970	
	1232	28,096	26,042	
	1233	32,136	30,117	78,129
B2				
	1231	159		
	1232	1,033	1,033	
	1233	2,084	1,559	2,592
B3				
	1230	254		
	1231	811	533	
	1232	1,612	1,212	
	1233	3,319	2,466	4,210
B4				
	1232	620		
	1233	1,849	1,235	1,235

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub-Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)
B1-B4		Ex Cooper Rd (2)	-	-	24,970	
		Displaced Flood Plain (3)	-	-	22,611	
		Onsite	183,296	0.85	28,564	
		10% additional	-	-	5,353	
		Total	-	-	81,498	86,164

(1) Equation 3.3 taken from Hydrology Manual of the Flood Control District of Maricopa County

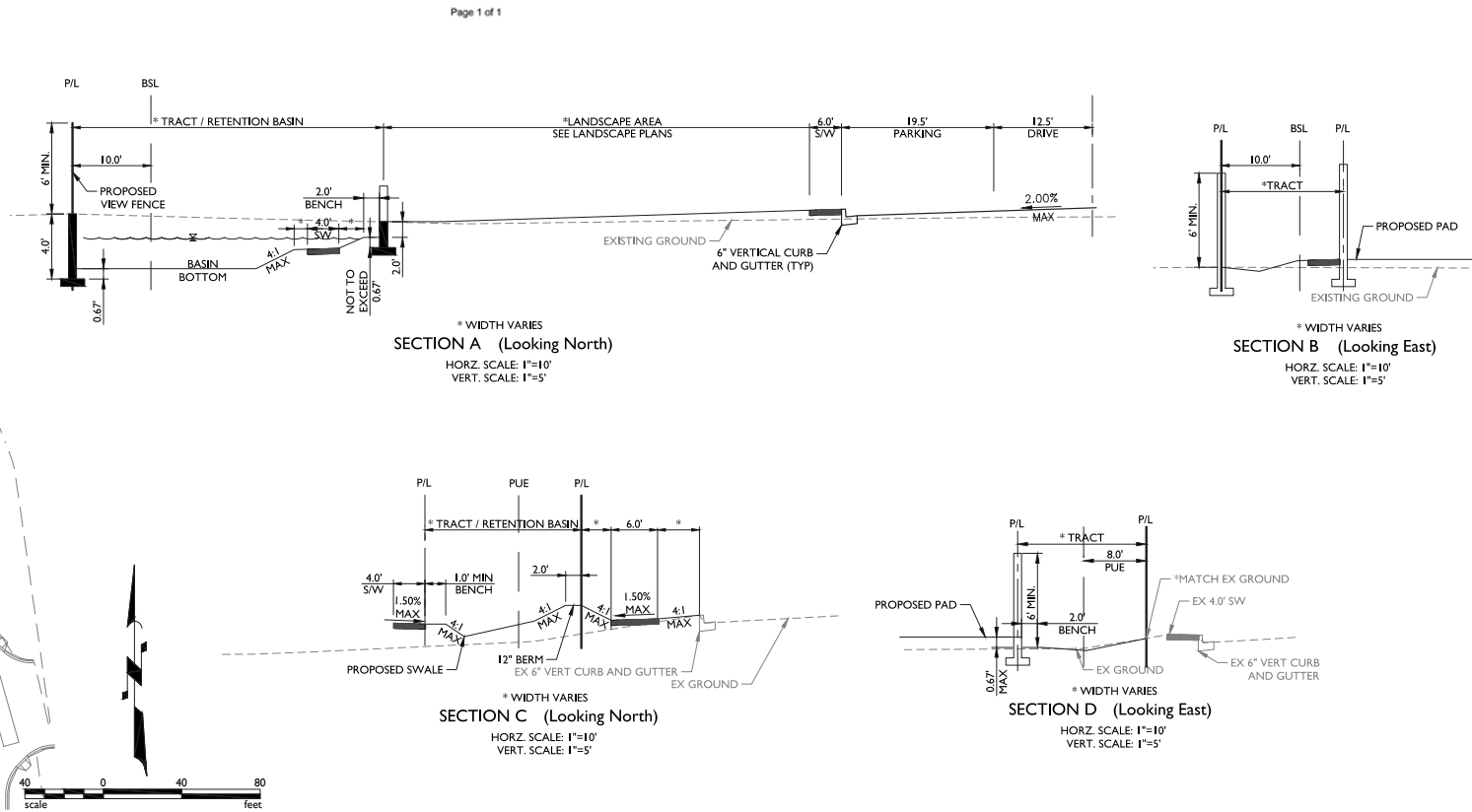
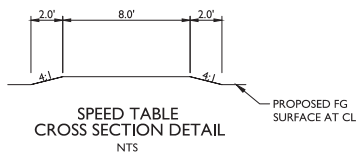
(2) Calculation based on off-site improvement plans for Cooper Rd

(3) Total volume for existing flood plain is 81,270CF based on an elevation 1234 and Flood Control Topography. The displaced volume accounts for what can continue to be stored on the proposed site up to the 1234 elevation. Volume stored on site up to 1ft above new retention 58,659CF

BRASS CAP IN CONCRETE FOUND 130' NORTH AND 50' EAST THE INTERSECTION OF COOPER ROAD AND PECOS ROAD, LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NAVD 88 ELEVATION 1237.82

NOTE:
THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "AH" DEFINED AS "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED" PER FIRM MAP NO. 04013C2741M DATED NOVEMBER 4, 2015.



Project: Parkside
Chandler, AZ

Preliminary Grading and Drainage Plan

Revisions:

Design: SET
Drawn by: SET

Professional Engineer Seal: J. W. PETRUCCI, No. 54540, State of Arizona

Job No. 20-0381
PG01
Sheet No. 1 of 1



City Council Memorandum Development Services Memo No. 21-055A

Date: October 11, 2021
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
 Debra Stapleton, Assistant City Manager
 Derek D. Horn, Development Services Director
From: Lauren Schumann, Senior Planner
Subject: PLH21-0017/PLT21-0025 Elevation AZ 87
 Final Adoption of Ordinance No. 4989
Request: Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet
Location: Southeast corner of Arizona Avenue and Elliot Road
Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

Proposed Motion:

Rezoning

Move City Council adopt Ordinance No. 4989 approving PLH21-0017 Elevation AZ 87, Rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Subject site is vacant - approximately 7 acres
- Site has been zoned for industrial uses on south portion and commercial on north portion since 1983
- Current zoning I-1/PAD for retail, light industrial, office and showroom; approved 2006
- General Plan's North Arizona Avenue Growth Area, High Capacity Transit Corridor: residential can be considered within the Employment designation
- Project consist of 199 units totaling 28.1 units per acre

Surrounding Land Use Data:

North	Elliot Road then vacant parcel zoned for multi-family (32.9 du/ac)	South	Comstock Drive then business park
East	Office (Arizona Department Economic Security) and business park	West	Arizona Avenue then fuel station and car wash

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	<ul style="list-style-type: none">• Multi-family dwelling units• 199 Units• 28.1 dwelling units per acre (du/ac)
Building Setbacks	<ul style="list-style-type: none">• Arizona Avenue (west): 20 ft. for clubhouse & 25 ft. for all other structures• Elliot Road (north) : 25 ft.• Comstock Drive (south): 25 ft.• East: 10 ft. to parking shade structures and other ancillary single-story structures, 50 ft. to primary structures and structures taller than one story
Height	<ul style="list-style-type: none">• Mid-Rise Overlay requesting heights up to fifty-five (55) feet: four-stories
Roof Design	<ul style="list-style-type: none">• Flat parapets of varying heights
Façade Materials	Modern architectural style <ul style="list-style-type: none">• Stucco• Smooth & split face CMU block• Composite siding
Building Accents	<ul style="list-style-type: none">• Composite screens to mimic wood• Metal canopies• Metal accents• Vibrant painted soffits on patios
Site Design & Open Space	<ul style="list-style-type: none">• Two buildings encroaching into building setbacks to activate Arizona Avenue & Elliot Road by providing a multi-modal path, common open spaces with seating areas, and doorways to internal corridors• Exterior open space 74,212 sq. ft. of landscaping, outdoor common areas, and clubhouse• Pool, outdoor kitchen, fire pit, ramadas, yoga area and 1-story, clubhouse with common spaces, and bike storage & repair

Parking	<ul style="list-style-type: none"> • 324 parking spaces required • 346 parking spaces provided including private garages, covered and uncovered spaces, and guest parking
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Review and Recommendation

The subject site, which has been zoned for commercial uses since 1983 and has yet to develop, is located within the General Plan's North Arizona Avenue Growth Area that encourages higher densities to support future transit efforts along Arizona Avenue, a high capacity transit corridor. This guidance supports the consideration of multi-family within the larger northern Chandler 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 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 provide pedestrian entrances along Arizona Avenue, Elliot Road, and Comstock Drive to encourage pedestrian usage to adjacent businesses and public transit. Additionally, the proposed multi-family will serve as an integral component of Uptown Chandler by adding more residents to the area in North Chandler who may become employees and customers of the existing business parks and commercial centers. For these reasons, staff finds the proposed multi-family development aligns with the goals and policies within the General Plan.

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 \$657,898 over 10 years. This figure 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. The City's Economic Development Division is in support of approving the rezoning request. The Mayor's 4-Corner Retail Committee Report, initiated 10 years ago, determined the area was already oversaturated with retail uses. The current COVID-19 pandemic and rise of e-commerce also raise concerns regarding the long-term viability of traditional retail. While the southern parcel is entitled for industrial space, which is in high demand, the proposed multifamily project would provide benefits that would make up for the loss of potential employment uses. Bringing in additional residents would expand the customer base for existing shops and restaurants and enhance the labor pool for Chandler employers.

This Ordinance was introduced and tentatively adopted by City Council on September 23, 2021.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- Two neighborhood meetings were required due to the Mid-Rise Overlay request and were held on June 30, 2021, and July 7, 2021. No one attended other than the applicant.
- As of the writing of this memo, Planning staff has been contacted by one resident with concerns about increased traffic at the intersection.

- Planning staff is not aware of any opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting September 1, 2021

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning staff finds the request is in compliance with the General Plan. Planning and Zoning Commission recommends the City Council approve rezoning from Planned Industrial/Planned Area Development (I-1/PAD) for retail, light industrial, office and showroom to PAD for multi-family residential with Mid-Rise Overlay for heights up to 55 feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elevation AZ 87" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0017, 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 up to a maximum density of thirty (30) dwelling units per acre.
3. Building heights shall be limited to a maximum of fifty-five (55) 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
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 landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
Arizona Avenue	20 feet for clubhouse; 25' other structures
Elliot Road	25 feet
Comstock Drive	25 feet

East Property Line

10 feet for parking shade structures and
other ancillary single-story structures
50 feet for primary structures and structures
taller than one story

Attachments

Ordinance No. 4989

Vicinity Maps

Development Booklet

ORDINANCE NO. 4989

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL/PLANNED AREA DEVELOPMENT (I-1/PAD) FOR RETAIL, LIGHT INDUSTRIAL, OFFICE AND SHOWROOM TO PAD FOR MULTI-FAMILY RESIDENTIAL WITH MID-RISE OVERLAY ALLOWING HEIGHTS UP TO FIFTY-FIVE (55) FEET IN CASE PLH21-0017 (ELEVATIONS AZ 87) LOCATED AT THE SOUTHEAST CORNER OF ARIZONA AVENUE AND ELLIOT ROAD 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 the 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 I-1/PAD for retail, light industrial, office and showroom to PAD for multi-family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elevation AZ 87" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0017, 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 up to a maximum density of thirty (30) dwelling units per acre.
3. Building heights shall be limited to a maximum of fifty-five (55) 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
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 landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
Arizona Avenue	Arizona Avenue 20 feet for clubhouse; 25 feet other structures
Elliot Road	25 feet
Comstock Drive	25 feet
East Property Line	10 feet for parking shade structures and other ancillary single-story structures 50 feet for primary structures and structures taller than one story

- 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 _____, 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4989 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2021, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

“Exhibit A”

SURVEYORS DESCRIPTION

LEGAL DESCRIPTION (Report no. 5349TAZ)

LOTS 2, 3 AND THE WEST 15 FEET OF LOT 4, OF ARIZONA CORPORATE PARK UNIT ONE - AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13.

EXCEPT THAT PROPERTY AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED AS 2006-0380826 OF OFFICIAL RECORDS.

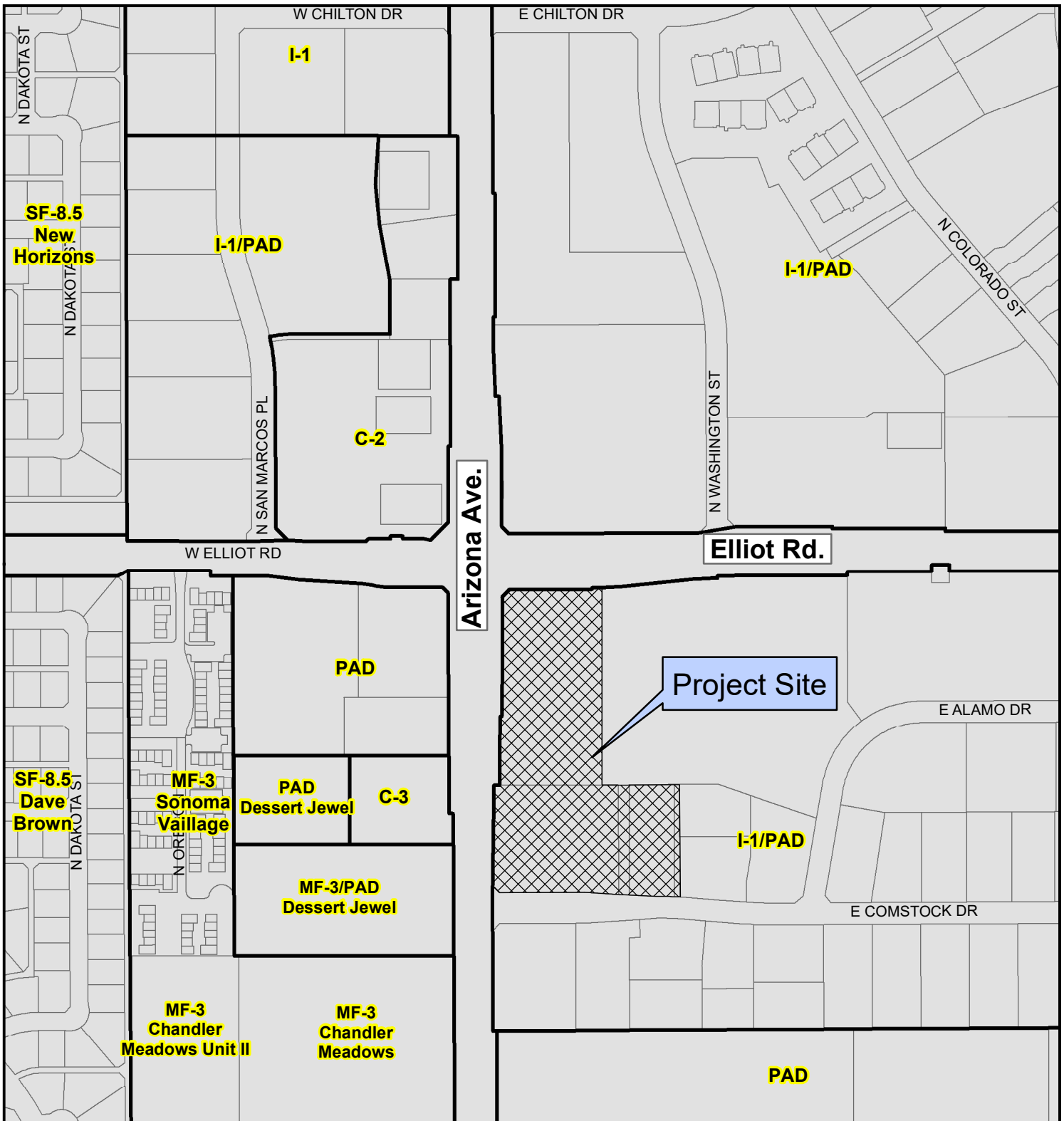
LEGAL DESCRIPTION (REPORT NO. 5271TAZ)


PARCEL NO. 1:

LOT 2, CHANDLER DES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1286 OF MAPS, PAGE 2.

PARCEL NO. 2:

RECIPROCAL EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2007-0538751 OF OFFICIAL RECORDS AND ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2016-0123120 OF OFFICIAL RECORDS.



 **PLH21-0017/PLT21-0025 Elevation AZ 87**

Proposed Project Details

Rezoning with Mid-Rise Overlay, PDP,
Preliminary Plat

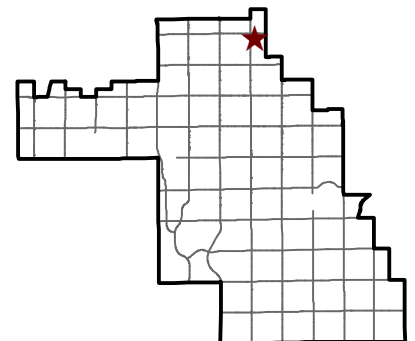
7 Acres

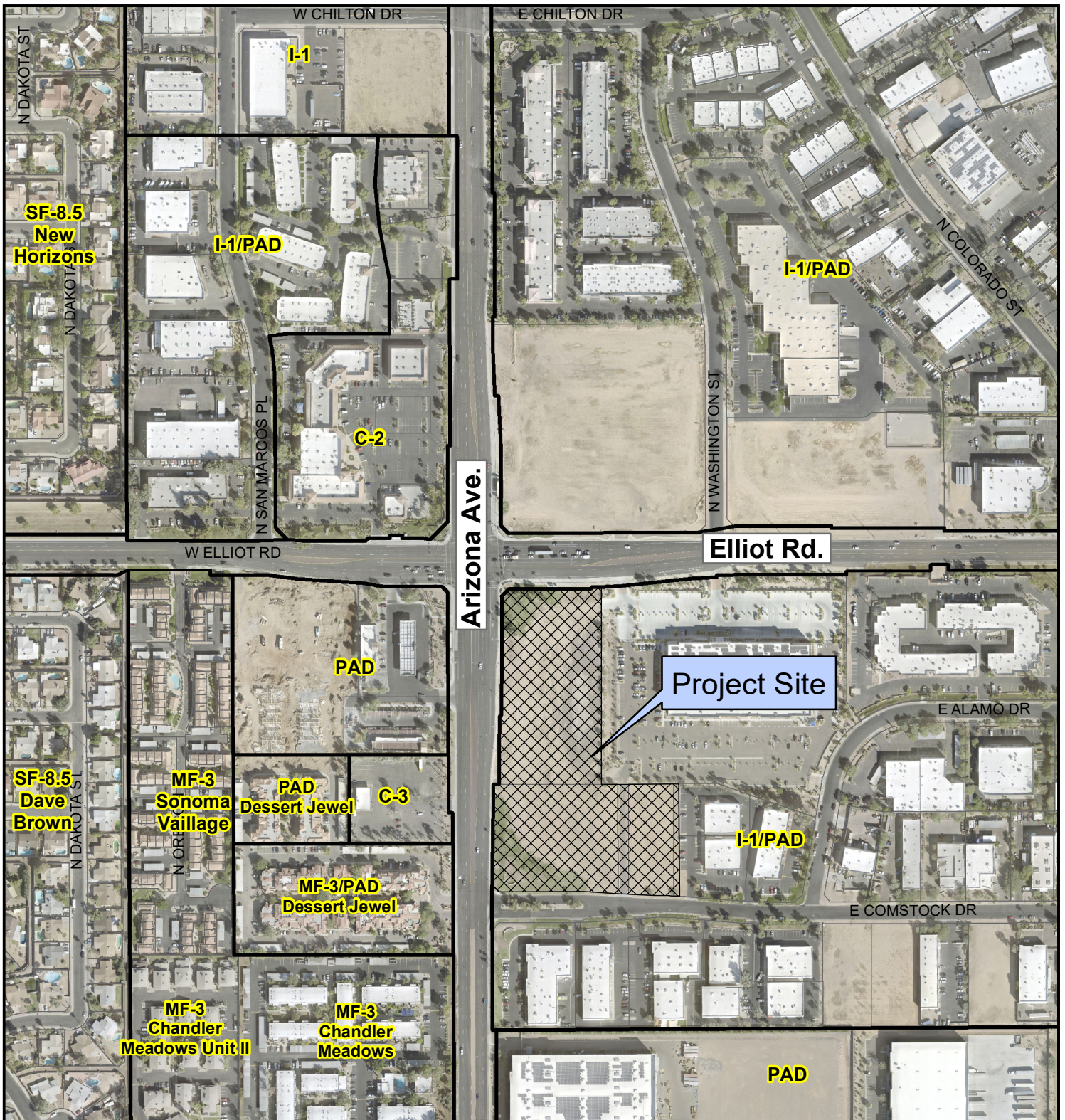
199 Unit Multi-Family

28.1 dwelling units per acre (du/ac)



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





PLH21-0017/PLT21-0025 Elevation AZ 87



Proposed Project Details

Rezoning with Mid-Rise Overlay, PDP,
Preliminary Plat

7 Acres

199 Unit Multi-Family

28.1 dwelling units per acre (du/ac)



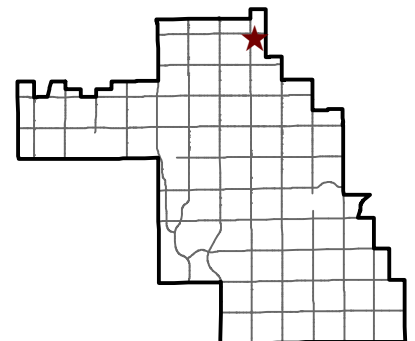
Chandler, Arizona
Where Values Make The Difference

City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

<https://gis.chandleraz.gov/planning>



Planned Area Development
and
Preliminary Development Plan

for

Elevation AZ 87

**Southeast Corner of
Arizona Avenue and Elliot Road**

by:

Vedura Residential

Case No.: PLH21-0017

Submitted: March 9, 2021

Updated: July 8, 2021

Updated: August 26, 2021

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TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Site Plan
3	Landscape Plans
4	Amenity Enlargement
5	Perspective
6	Building Elevations
7	Floor Plans
8	Colors & Materials
9	Wall Plan & Elevations
10	Monument Sign, Parking Canopies, & Solid Waste Enclosure
11	Preliminary Grading & Drainage

ELEVATION AZ 87

I. INTRODUCTION

Vedura Residential (“Vedura”) is in escrow to acquire 9.89± gross (7.09± net) acres at the southeast corner of Arizona Avenue and Elliot Road (the “Site”) and develop it with a high-quality residential community known as “Elevation AZ 87.” Vedura anticipates developing the Site as an urban multi-family community with approximately 199± dwellings (28.07 du/net ac) that will be an attractive presence in the area, providing an amenity-rich living alternative 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, Vedura requests the Site be zoned Planned Area Development (PAD) for residential uses and Preliminary Development Plan (PDP) and Mid-Rise Overlay approvals.

Elevation AZ 87 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, the Arizona Department of Economic Security and industrial buildings to the east, and Comstock Drive on the south. Additionally, northwest of the Site is a commercial development and north is a future multi-family development known as “Uptown Commons”. The Site is current undeveloped and is zoned PAD for retail shops space, restaurant drive-thru, and bank drive-thru.

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 Vedura 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 retail uses since approximately 2006 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 Elevation AZ 87. The *Site Plan* for Elevation AZ 87 is provided at ***Exhibit 2***. Vedula has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this Site. Elevation AZ 87 is a gated community that will consist of approximately 199 residences at a density of approximately 28.07 du/net ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Elevation AZ 87. 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 to create an environment of luxury resort living at the Elevation AZ 87. ***See Exhibit 3, Landscape Plans***. As shown on the Landscape Plans, 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 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. Tree and shrub selections shall be of semi-arid nature utilized to complement the contemporary building architecture, define points of entry/egress, provide shaded pedestrian walkways and gathering

areas, and to define amenity use areas via plant selections, spacings, and use of color and texture. The landscape theme shall be of a semi-arid nature utilizing plant materials that are on the Arizona Department of Water Resources Low Water Use List to create transitional zones within the development that promote the Sonoran Desert environment. Use of turf shall be minimal and limited to the amenity use areas, if incorporated at all. The irrigation system shall be a point delivery drip system with a smart controller to monitor water use and flow and to provide water budgeting capabilities. Special attention will be paid to providing shading to pedestrian walkways, amenity use areas, and parking lots. Tree locations shall take into consideration solar orientation of the building structures to provide shade to reduce energy consumption.

C. *Amenities*

Elevation AZ 87 has been planned with quality amenities consistent with Vedula's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. ***See Exhibit 4, Amenity Enlargement.*** The amenity areas within Elevation AZ 87 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. Elevation AZ 87 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 and game room, resident community room, a ride share waiting lounge, a resort style swimming pool/spa and expansive sun deck, an outdoor kitchen, seating areas, fire table and outdoor game activity area, a bike storage / repair room, pet wash and a dog park.

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.

D. *Building Elevations*

Elevation AZ 87 consists of luxurious, upscale living in four-story residential buildings. The architectural character of the development is Desert Contemporary. The design projects an image of sophistication, and luxury living through its use of quality materials and carefully considered proportions. ***See Exhibit 5, Perspective and Exhibit 6, Building Elevations.*** The building massing is broken into smaller elements and forms that are in keeping with human scale and help the facades relate to the adjacent streetscapes. The massings 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. This is accomplished through undulations in the floor plans that articulate and provide shade to the elevations, as well as stepping of the roof parapets that produce a varied skyline. There are three floor plans (Studio, 1-, and 2-bedroom units) ranging in square footage from 630 square feet to 1,254 square feet. ***See Exhibit 7, Floor Plans.***

The principal corners of the buildings receive special treatments in the use of full height corner windows and lattice screens. The mid-building entrances are accentuated through special use of color and materials, additional glazing and expressed vertical circulation towers. Horizontal lattice screens provide solar shading and visual interest. The screens are located at strategic locations along the street elevations, as well as helping identify the primary building entrance along Arizona Avenue. These screens are constructed using aluminum battens with a simulated wood

finish that will require minimal maintenance and stand up to prolonged exposure to the harsh desert sun.

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. Colors and materials reference the local Sonoran Desert environment in both tone and texture. The smooth, sharp cornered stucco wall planes in a palette of warm grays contrast with the texture provided by stack bond CMU masonry blocks. Warm, earthy Yellow Ochre is used as an accent color to provide visual interest in the composition and connect the buildings with the surrounding desert landscape. *See Exhibit 8, Color and Material Palette.*

Elevations of the parking canopies and solid waste enclosures are included at *Exhibit 10.*

E. Walls and Entry Monumentation

The entry monument, theme walls, and view fencing have been designed to be consistent with the elevations and landscaping theme. *See Exhibit 9, Wall Plan & Elevations and Exhibit 10, Monument Sign.* These site elements are a mixture of accent metal, wrought iron fencing, and exposed masonry walls. These elements transition into the landscape with the use of a strong foundation planting palette. There is a hierarchy of three wall types that will be used in various locations throughout Elevation AZ 87:

- Main Entry: security steel fence/masonry pilasters and concrete caps.
- Perimeter privacy: steel fence and masonry pilasters concrete caps.
- Perimeter wall: masonry wall and pilasters.

F. Development Standards

Vedura is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	55 ft.
Building Setback (min.)	
- West (Arizona Avenue)	20 ft. for clubhouse & 25 ft. for all other structures
- North (Elliot Rd.)	25 ft.
- East	10 ft.
- South (Comstock Dr.)	25 ft.
Landscape Setback (min.)	
- West (Arizona Avenue)	25 ft.
- North (Elliot Rd.)	25 ft.
- East	10 ft.
- South (Comstock Dr.)	25 ft.

Vedura 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.

G. Parking

The development will have 91 open parking spaces, 150 covered parking spaces, 50 enclosed private garage spaces and 50 open tandem spaces for a total of 341 residential parking spaces (where 341 are typically required in a suburban setting).

H. Phasing

Elevation AZ 87 will be constructed in one phase.

I. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 11***. 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. Elevation AZ 87 provides the following:

1. Open Space

Private and common open space areas are provided as follows:

- Elevation AZ 87 contains approximately 74,212 square feet of usable common open space, an average of approximately 373 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 65 ± 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. Elevation AZ 87 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 Arizona Avenue 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 10-inch minimum fascia (all four sides). ***See Exhibit 10, Parking Canopies.***

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, Amenity Enlargement*, 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 Vedula as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Elevation AZ 87 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, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is more than sufficient intensity to create a pleasant and comfortable living environment. Special attention is given to the streetscape, the main entry, the office/clubhouse, and amenity area to create an upscale landscape experience.

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:

Vedula Residential
Attn: Bruce Hart
Jason O’Clair
6720 North Scottsdale Road, Suite 109
Scottsdale, Arizona 85253

Architect:

Todd & Associates
Attn: Anthony Jaurigue
4019 North 44th Street
Phoenix, Arizona 85018

Civil Engineer

HilgartWilson
Attn: Leslie Kland
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016

Landscape:

Todd & Associates
Attn: Brad Winkler
4019 North 44th Street
Phoenix, Arizona 85018

Zoning:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
1850 North Central Avenue, 17th Floor
Phoenix, Arizona 85004
Phone: (602) 234-8794

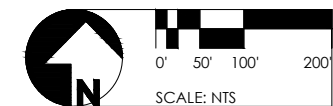
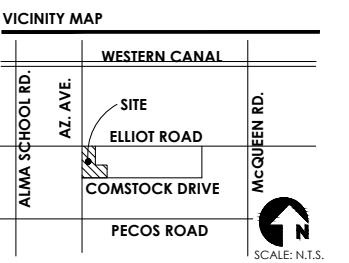
VI. CONCLUSION

Elevation AZ 87 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 Elevation AZ 87 to accommodate the growing demands of an employment base that the City continues to foster in the North Arizona Avenue corridor. Elevation AZ 87 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.

Vedura Residential



Maricopa County Assessor's Office





TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

20-2010-01

VEDURA
RESIDENTIAL

Elevation AZ 87

Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

DESIGN TEAM

DEVELOPER: VEDURA RESIDENTIAL
6720 N. SCOTTSDALE RD., #109
SCOTTSDALE, AZ. 85253
BRUCE HART

ARCHITECT: TODD & ASSOCIATES, INC.
4019 N. 44th STREET
PHOENIX, AZ. 85018
602-952-8280
ANTHONY JAURIGUE

CIVIL: HILGARTWILSON
2141 E. HIGHLAND AVE. STE. 250
PHOENIX, AZ 85016
LESLIE KLAND

SITE SYMBOLS

- 1 BUILDING NUMBER
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING SPACE

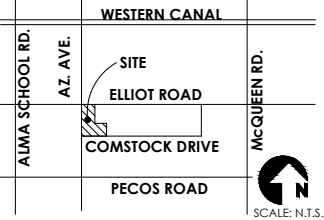
FIRE CODE:
APPENDIX D: THE CITY OF CHANDLER HAS INCLUDED SOME OF THE
APPENDIX D FIRE CODE, SECTION D105.3, PROXIMITY TO BUILDING:
ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS
CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT
GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED
PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE
BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS
POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

FIRE HYDRANT PLACEMENT, HEIGHTS AND CLEARANCES TO BE INSTALLED
PER C-303 AND C-305 GUIDELINES.

CITY OF CHANDLER SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE
CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF
OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY
SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE
HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER
THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO
PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY
UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE
PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRED SEPARATE PERMIT.
- 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 A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC
EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY
EQUIPMENT NOT ABLE TO BE 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.

VICINITY MAP



SITE DATA

PROJECT NAME & ADDRESS:
APARTMENTS
NEAR SEC ARIZONA AVE. AND ELLIOT RD.
CHANDLER, ARIZONA 85286

NARRATIVE:
A NEW 4-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH
CLUBHOUSE, FITNESS AND GARAGES TUCKED UNDER ON THE FIRST
FLOORS OF THE BUILDINGS. THE PROJECT WILL CONSIST OF ONE
AND TWO BEDROOM UNITS, THE AMENITIES TO INCLUDE FITNESS,
POOL, BBQ AREAS, AND CABANAS.

ACCESSOR'S PARCEL NUMBER:
302-35-330
302-29-016A
302-27-017A
(ACCESS DRIVE) PART OF 302-35-529*

ZONING:
EXISTING: PAD
PROPOSED: PAD (MULTI-FAMILY)

SITE AREA:
± 7.09 NET ACRES (308,840.40 S.F.)
± 9.89 GROSS ACRES (430,808.40 S.F.)

LOT COVERAGE:
PROVIDED: ±25.23% (±178,344 SF ± ±706,983 SF)

UNIT MIX:
S STUDIO 12 D.U. (6%)
A1 1 BEDROOM 125 D.U. (63%)
B 2 BEDROOM 62 D.U. (31%)
TOTAL 199 D.U. (100%)

DENSITY:
ALLOWED: MF-2 18 D.U./GROSS ACRE
PROVIDED: ±28.1 D.U./GROSS ACRE

BUILDING HEIGHT:
ALLOWED: 45 FEET
PROPOSED: 4-STORY (55 FEET)

CONSTRUCTION TYPE:
BUILDING 1 V-A (WOOD CONSTRUCTION)
BUILDING 2 V-A (WOOD CONSTRUCTION)

COMMON OPEN SPACE:
REQUIRED:
STUDIO (12 UNITS x 1 BED) = 12 BEDS
1 BR (125 UNITS x 1 BED) = 125 BEDS
2 BR (62 UNITS x 2 BED) = 124 BEDS
TOTAL BEDS 261 BEDS

261 BEDS x 150 SF/BED = 39,150 SF

PROVIDED:
EXTERIOR OPEN SPACE = 74,212 SF (= 69,113 SF
LANDSCAPE AND POOL AREA + 5,099 SF CLUBHOUSE
AND FITNESS)

PRIVATE OPEN SPACE:
PROVIDED: QTY TYPE SF TOTAL FIRST
1st LEVEL UNITS 34 PATIOS 76 2,584 SF
UPPER LEVEL UNITS 165 BALCONIES 84 13,860 SF
TOTAL PRIVATE OPEN SPACE 16,444 SF

BUILDING SETBACK:
MINIMUM SETBACK REQUIRED PROVIDED
FRONT (WEST - ARIZ. AVE.) 50' 20'
SIDE (NORTH - ELLIOT) 50' 25'
SIDE (SOUTH - COMSTOCK) 50' 25'
REAR (EAST) 10' 10'

LOADING ZONES:
REQUIRED: 2 - 10'x22' LOADING ZONE
(1 LOADING ZONE PER 150 DU)
PROVIDED: 2 - 10'x22' LOADING ZONE

LANDSCAPE AREA:
PROVIDED: 120,120.5 SF (27.6 AC)
120,120.5 SF = 27.8% GROSS
308,840.4 SF = 38.9% NET

REQUIRED PARKING:
STUDIO (12 UNITS x 1.0 P.S./D.U.) = 12 P.S.
1 BR (125 UNITS x 1.5 P.S./D.U.) = 188 P.S.
2 BR (62 UNITS x 2.0 P.S./D.U.) = 124 P.S.
TOTAL REQUIRED 324 P.S.

PROVIDED PARKING:
COVERED CARPORT 150 P.S.
SURFACE OPEN 96 P.S.
TANDEM OPEN 50 P.S.
GARAGE 50 P.S.
TOTAL (1.71 P.S./D.U.) 346 P.S.
(TOTAL INCLUDES 7 ACCESSIBLE P.S.)

ACCESSIBLE PARKING REQ. 351 P.S. x .02 7 P.S.
ACCESSIBLE PARKING PROVIDED 7 P.S.
SURFACE OPEN 3 P.S.
COVERED CARPORT 2 P.S.
GARAGE 2 P.S.

GENERAL PARKING DIMENSIONS:
PARKING SPACE 9' x 19'
(9' x 16'-6" w/ 2'-6" OVERHANG)
ACCESSIBLE SPACE 11' x 19'
AISLE WIDTH 25'
FIRE LANE WIDTH 26'
GARAGE 12'x22'

AMENITY REQUIRED:
180 TO 260 UNITS - 5 OR MORE AMENITIES
POOL, CLUBHOUSE, YOGA, OUTDOOR KITCHEN, FIRE PIT,
BIKE STORAGE/REPAIR, RAMADAS

BUILDING AREAS (GROSS):
BUILDING TYPE 1 ±121,914 S.F. x 1 = 121,914 S.F.
FITNESS 1st FLOOR = 1,221 S.F.
2nd FLOOR = 475 S.F.

BUILDING TYPE 2 ±132,202 S.F. x 1 = 132,202 S.F.
TOTAL BUILDING AREA ±253,404 S.F.
= 58.8% GROSS
= 82.0% NET



SITE PLAN

A1.2



**TODD +
ASSOCIATES**

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20-2010-01

**VEDURA
RESIDENTIAL**

Elevation AZ 87

Chandler, Arizona

PAD/PDP SUBMITTAL

August 25, 2021

**OVERALL
LANDSCAPE PLAN**

L1.1



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	ACACIA ANEURA	MULGA ACACIA	24" BOX/ 2" CAL
	ACACIA SALICINA 'DORIS D'	HYBRID WEeping ACACIA	36" BOX/ 2" CAL
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX/ 1" CAL
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX/ 1" CAL
	FRAXINUS VELUTINA	VELVET ASH	36" BOX/ 1" CAL
	PARKINSONIA AZT HYBRID	HYBRID PALO VERDE	36" BOX/ 2" CAL
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX/ 2" CAL
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX/ 2" CAL
	CITRUS SPP.	CITRUS	15 GAL/ 1" CAL
PALMS	PHOENIX DACTYLIFERA	DATE PALM	18 TRUNK FOOT
	PHOENIX ROEBELII	PYGMY DATE PALM	15 GAL
SHRUBS	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	* CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL
	EREMOPHILA x SUMMERTIME BLUE	SUMMERTIME BLUE	5 GAL
	RUPELLIA PENINSULARIS	DESERT RUPELLIA	5 GAL
	RUSSELLIA EGUSSETIFORMIS	CORAL FOUNTAIN	5 GAL
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL
	TECOMA STANS 'ANGUSTA'	YELLOW BELLS	5 GAL
ACCENTS	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL
	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL
	* DIETES VEGETA	FORTNIGHT LILY	5 GAL
	HESPERALOE FUNIFERA 'CHANGII'	GIANT YUCCA	15 GAL
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL
	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL
	PEDILANTHUS MACROCARPUS (w/pots)	LADY'S SLIPPER	15 GAL
	OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	7 GAL
	MUHLENBERGIA CAPILLARIS	REGAL MIST MUHLY	5 GAL
VINES	* BIGNONIA CAPREOLATA	CROSS VINE	5 GAL
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA (NOTE: TIE TO TREE TRUNK WHERE NEXT TO PALMS)	5 GAL
GROUNDCOVERS	LANTANA x 'DALLAS RED'	DALLAS RED LANTANA	1 GAL
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL
	ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	5 GAL
	HUNTINGTON CARPET		
TURF	* SETCREASEA PALLIDA	PURPLE HEART	5 GAL
	TETRANEURIS ACAAULIS	ANGELITA DAISY	1 GAL
DECOMPOSED GRANITE	ALL NON-TURF LANDSCAPE	2" DEPTH OF 3/4" WASHED 'EXPRESS BROWN'	
		3"-8" GRANITE COBBLE, 'EXPRESS BROWN'	

* NOTE: INDICATES MATERIALS NOT ON THE AWA LOW WATER USE LIST, THUS ATTRIBUTED TO THE WATER INTENSIVE LANDSCAPE CALCULATIONS.

PET TURF SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT DOG PARKS

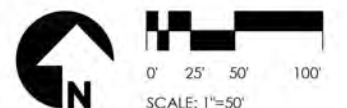
NYLON 'HEAT MAX' SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT POOL AREA

DECOMPOSED GRANITE

ALL NON-TURF LANDSCAPE

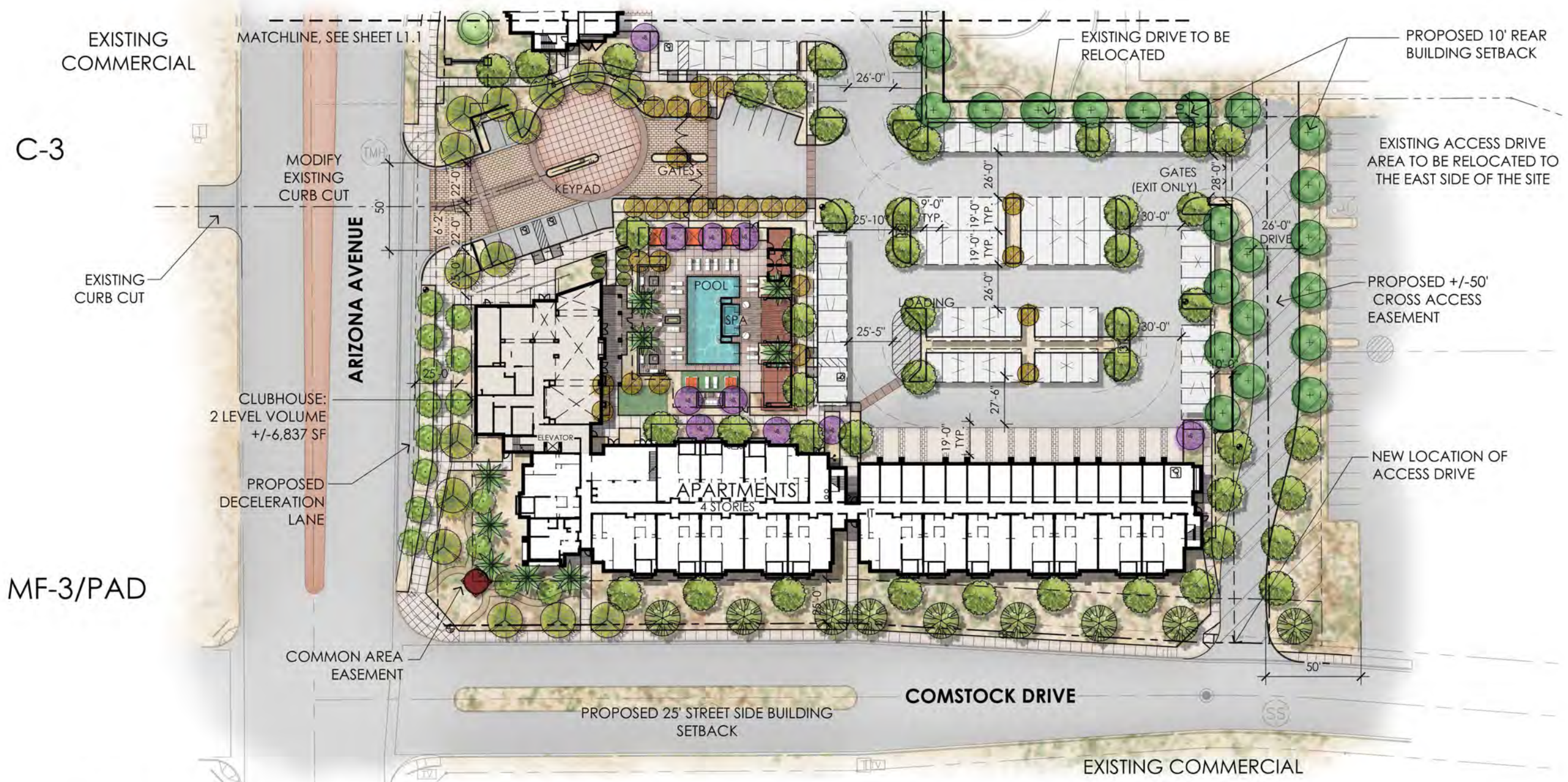
2" DEPTH OF 3/4" WASHED 'EXPRESS BROWN'

3"-8" GRANITE COBBLE, 'EXPRESS BROWN'



VICINITY MAP























C-3

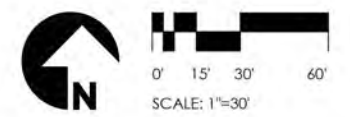
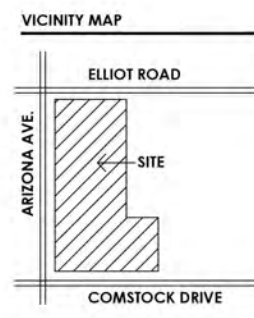
MF-3/PAD

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACACIA ANEURA	MULGA ACACIA	24" BOX/ 2" CAL.
	ACACIA SALICINA 'DORIS D'	HYBRID WEeping ACACIA	36" BOX/ 2" CAL.
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX/ 1" CAL.
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX/ 1" CAL.
	FRAXINUS VELUTINA	VELVET ASH	36" BOX/ 1" CAL.
	PARKINSONIA AZI HYBRID	HYBRID PALO VERDE	36" BOX/ 2" CAL.
	OLEA EUROPAEA 'WILSONI'	FRUITLESS OLIVE	36" BOX/ 2" CAL.
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX/ 2" CAL.
	CITRUS SPP.	CITRUS	15 GAL/ 1" CAL.
	PHOENIX DACTYLIFERA	DATE PALM	18 TRUNK FOOT
	PHOENIX ROEBELII	PYGMY DATE PALM	15 GAL.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	* CARISSA MACROCARPA 'TUTTLE'	TUTTLEI NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
	EREMOPHILA x SUMMERTIME BLUE	SUMMERTIME BLUE	5 GAL.
	RUELIIA PENINSULARIS	DESERT RUELIIA	5 GAL.
	RUSSELLIA EQUESETIFORMIS	CORAL FOUNTAIN	5 GAL.
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.
	TECOMA STANS 'ANGUSTA'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.
	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.
	* DIETES VEGETA	FORTNIGHT LILY	5 GAL.
	HESPERALOE FUNIFERA 'CHIANGI'	GIANT YUCCA	15 GAL.
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.
	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL.
	PEDILANTHUS MACROCARPUS (sp.)	LADY'S SLIPPER	15 GAL.
	OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	7 GAL.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY	5 GAL.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	* BIGNONIA CAPREOLATA	CROSS VINE	5 GAL.
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL.
	LANTANA x 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	5 GAL.
	* SETCREASEA PALLIDA	PURPLE HEART	5 GAL.
	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.
	* BERMUDA 'MIDIRON' SOD AT E. BOSTON STREET FRONTAGE		1,020 SF.
* NOTE: INDICATES MATERIALS NOT ON THE AWA LOW WATER USE LIST, THUS ATTRIBUTED TO THE WATER INTENSIVE LANDSCAPE CALCULATIONS.			
* PET TURF SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT DOG PARKS			
* NYLON 'HEAT MAX' SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT POOL AREA			

DECOMPOSED GRANITE
ALL NON-TURF LANDSCAPE
2" DEPTH OF 3/4" WASHED 'EXPRESS BROWN'
3"-8" GRANITE COBBLE, 'EXPRESS BROWN'



TODD+ ASSOCIATES

602-952-8280 / TODDASSOC.COM

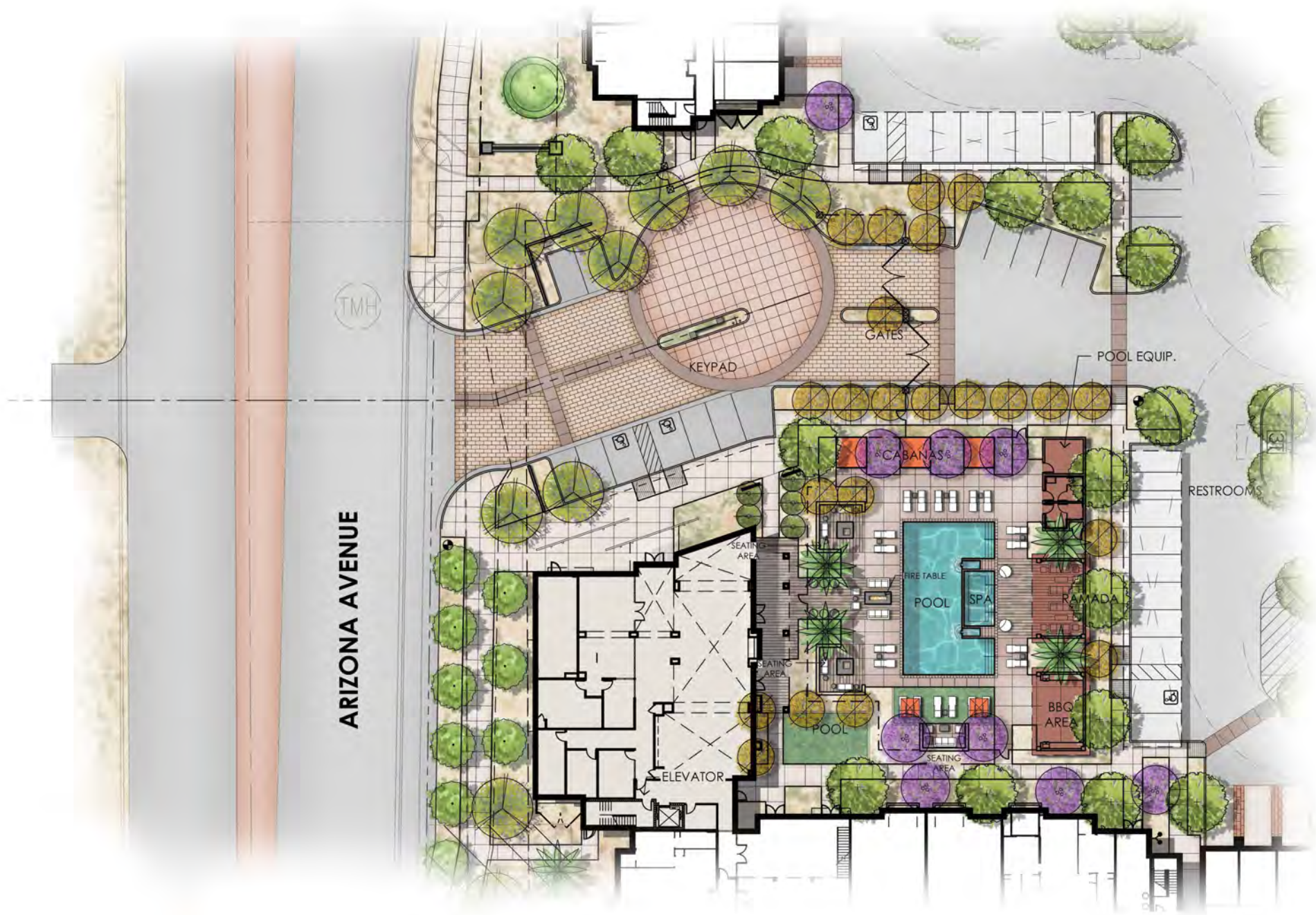
20-2010-01



Elevation AZ 87
Chandler, Arizona
PAD/PDP SUBMITTAL
August 25, 2021

LANDSCAPE PLAN


L1.3



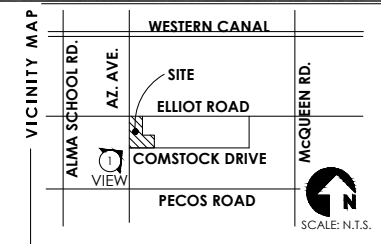
PLANT LEGEND

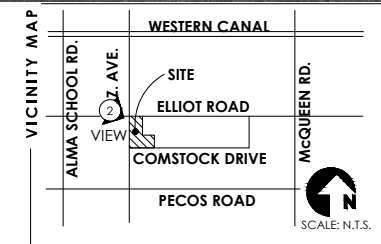
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
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	ACACIA SALICINA 'DORIS D'	HYBRID WEEPING ACACIA	36" BOX/ 2" CAL.
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX/ 1" CAL.
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX/ 1" CAL.
	FRAXINUS VELUTINA	VELVET ASH	36" BOX/ 1" CAL.
	PARKINSONIA AZT HYBRID	HYBRID PALO VERDE	36" BOX/ 2" CAL.
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX/ 2" CAL.
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX/ 2" CAL.
	CITRUS SPP.	CITRUS	15 GAL/ 1" CAL.
PALMS			
	PHOENIX DACTYLIFERA	DATE PALM	18 TRUNK FOOT
	PHOENIX ROEBELINII	PYGMY DATE PALM	15 GAL.
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	* CARISSA MACROCARPA 'TUTTLEY'	TUTTLEY NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
	EREMOPHILA x SUMMERTIME BLUE	SUMMERTIME BLUE	5 GAL.
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.
	RUSSELLIA EQUESETIFORMIS	CORAL FOUNTAIN	5 GAL.
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.
	TECOMA STANS 'ANGUSTA'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.
	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.
	* DIETES VEGETA	FORTNIGHT LILY	5 GAL.
	HESPERALOE FUNIFERA 'CHIANGI'	GIANT YUCCA	15 GAL.
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.
	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL.
	PEDILANTHUS MACROCARPUS (hippo)	LADY'S SLIPPER	15 GAL.
	OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	7 GAL.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY	5 GAL.
VINES			
	* BIGNONIA CAPREOLATA	CROSS VINE	5 GAL.
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA (NOTE: TIE TO TREE TRUNK WHERE NEXT TO PALMS)	5 GAL.
GROUNDCOVERS			
	LANTANA x 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	5 GAL.
	* SETCREASEA PALLIDA	PURPLE HEART	5 GAL.
	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.
TURF			
	* BERMUDA 'MIDIRON' SOD AT E. BOSTON STREET FRONTAGE		1,020 SF.
* NOTE: INDICATES MATERIALS NOT ON THE AWA LOW WATER USE LIST, THUS ATTRIBUTED TO THE WATER INTENSIVE LANDSCAPE CALCULATIONS.			
	PET TURF SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT DOG PARKS		
	NYLON 'HEAT MAX' SYNTHETIC TURF BY SYNTHETIC TURF SYSTEMS AT POOL AREA		
DECOMPOSED GRANITE			
	2" DEPTH OF 3/4" WASHED 'EXPRESS BROWN'		
	3"-8" GRANITE COBBLE, 'EXPRESS BROWN'		

VICINITY MAP









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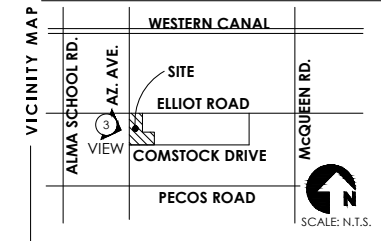
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

PERSPECTIVE VIEW 2

A3.4





1 SOUTH ELEVATION

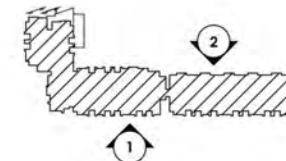
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K ACCENT COLOR TO BE INSTALLED AT ALL PATIO AND BALCONY SOFFITS

COLOR SCHEDULE

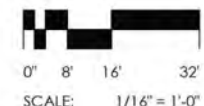
LOCATION	MANUFACTURER	COLOR
A PAINT 1	SHERWIN WILLIAMS	SW 7626 "ZURICH WHITE"
B PAINT 2	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
C PAINT 3	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
D PAINT 4	SHERWIN WILLIAMS	SW 6130 "MANNERED GOLD"
E CMU	SUPERLITE	"OPAL" 8x16
F METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
G COMPOSITE SCREEN	ALUMABOARD	DARK KNOTTY PINE
H ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE
J COMPOSITE SIDING	WOODTONE	OLD CHERRY
K PAINT ACCENT	SHERWIN WILLIAMS	SW ---

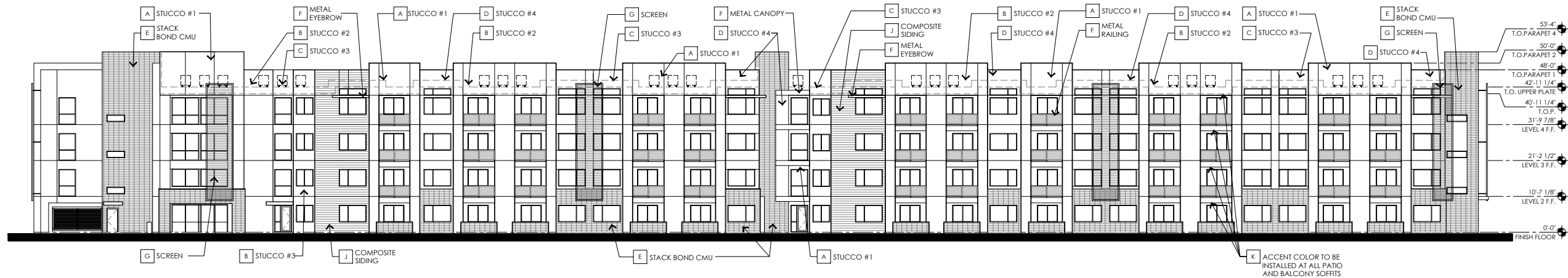
FLOOR KEYMAP MAP



2 NORTH ELEVATION

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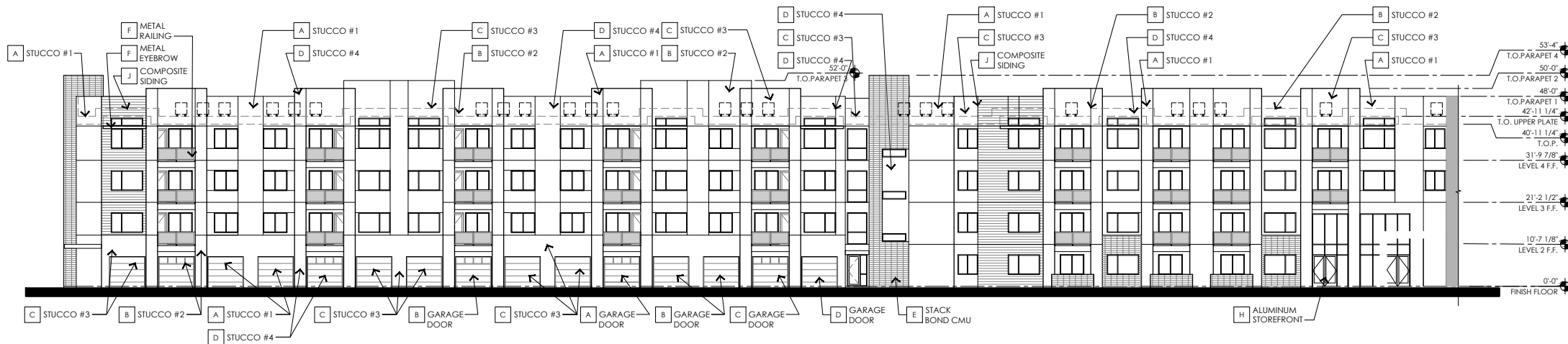




1 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

K ACCENT COLOR TO BE
INSTALLED AT ALL PATIO
AND BALCONY SOFFITS

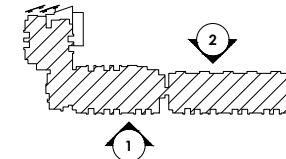


2 NORTH ELEVATION

SCALE: 1/16"=1'-0"

LOCATION	MANUFACTURER	COLOR
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B PAINT 2	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
C PAINT 3	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
D PAINT 4	SHERWIN WILLIAMS	SW 6130 "MANNERED GOLD"
E CMU - STACKED BOND	SUPERLITE	"OPAL" 8x8x16
F METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
G COMPOSITE SCREEN	ALUMABOARD	DARK KNOTTY PINE
H ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE
J COMPOSITE SIDING	WOODTONE	OLD CHERRY
K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"

FLOOR KEYMAP MAP

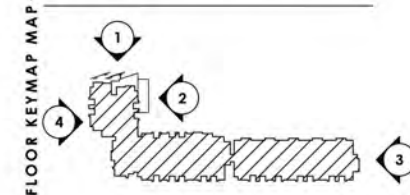


SCALE: 1/16"=1'-0"





LOCATION	MANUFACTURER	COLOR
A PAINT 1	SHERWIN WILLIAMS	SW 7626 "ZURICH WHITE"
B PAINT 2	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
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K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"

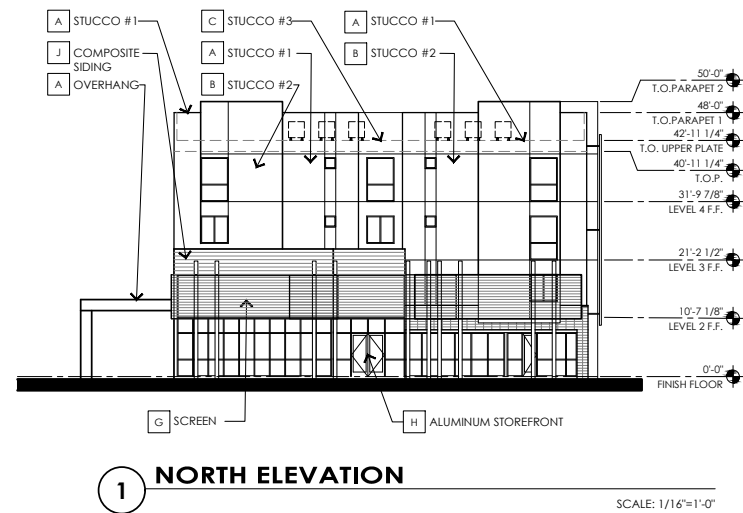
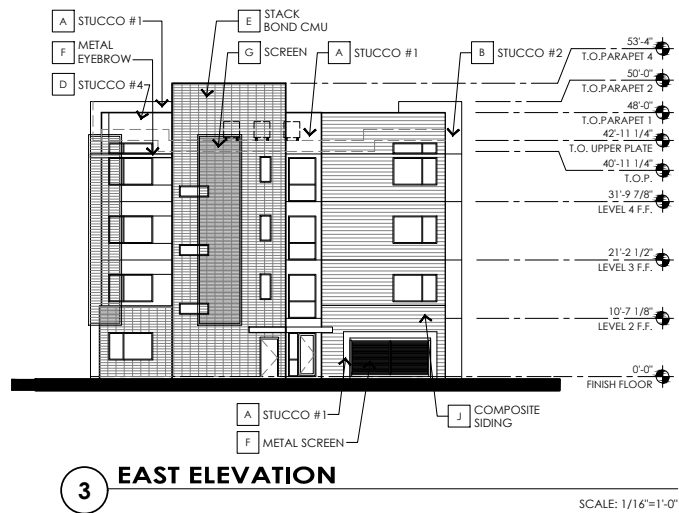


K ACCENT COLOR TO BE INSTALLED AT ALL PATIO AND BALCONY SOFFITS

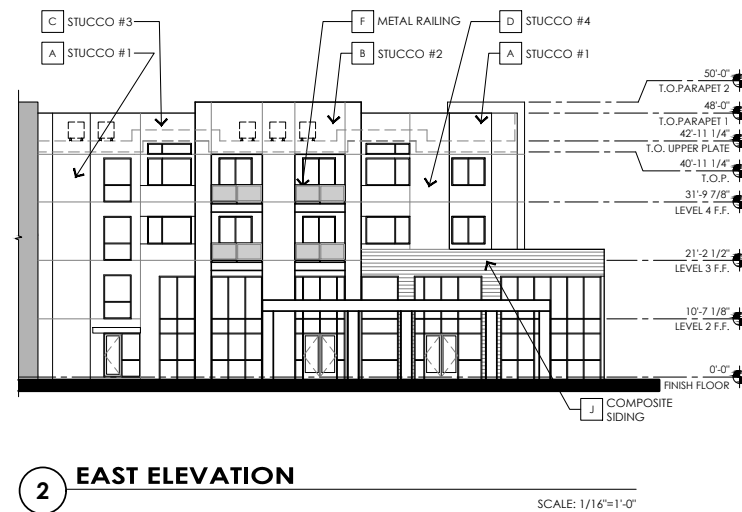
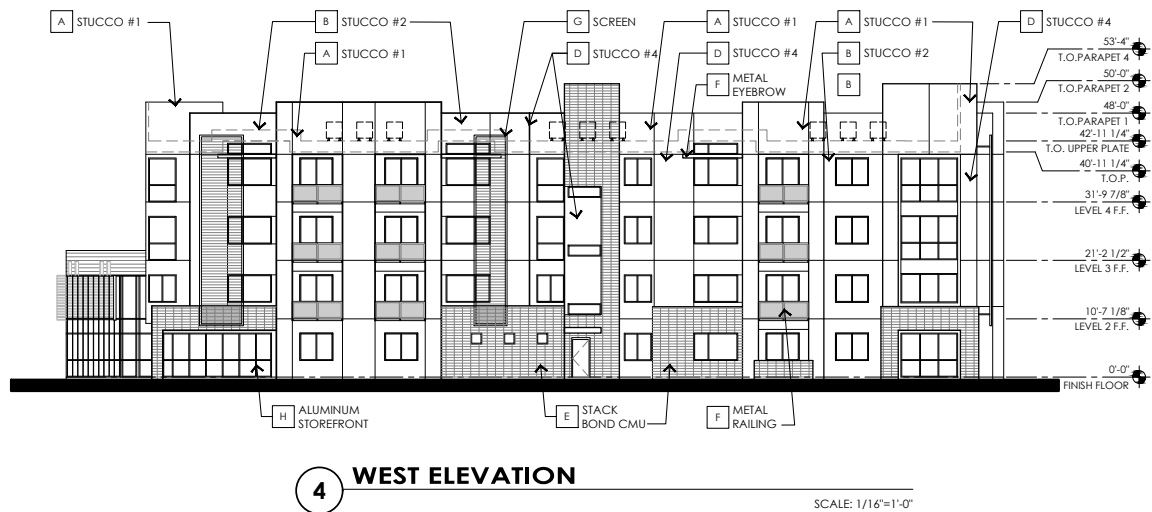


0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

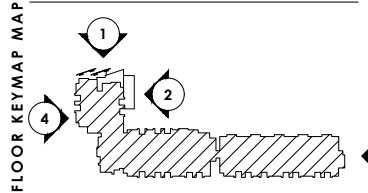




ACCENT COLOR TO BE
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AND BALCONY SOFFITS



LOCATION	MANUFACTURER	COLOR
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K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"





1 WEST ELEVATION

SCALE: 1/16"=1'-0"

K ACCENT COLOR TO BE INSTALLED AT ALL PATIO AND BALCONY SOFFITS



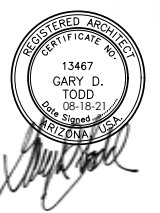
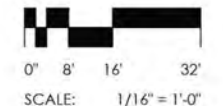
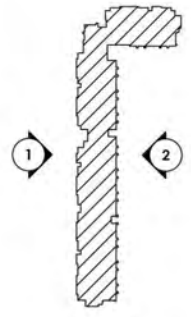
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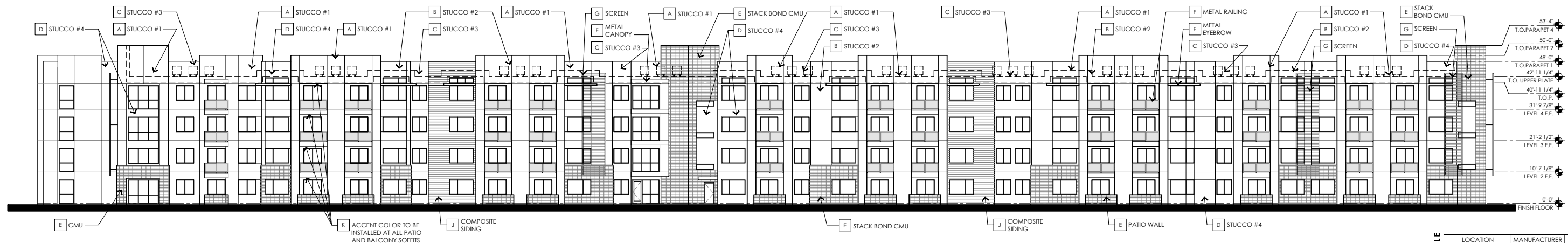
SCALE: 1/16"=1'-0"

COLOR SCHEDULE

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E CMU	SUPERLITE	"OPAL" 8x8x16
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G COMPOSITE SCREEN	ALUMABOARD	DARK KNOTTY PINE
H ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE
J COMPOSITE SIDING	WOODTONE	OLD CHERRY
K PAINT ACCENT	SHERWIN WILLIAMS	SW "..."

FLOOR KEYMAP MAP

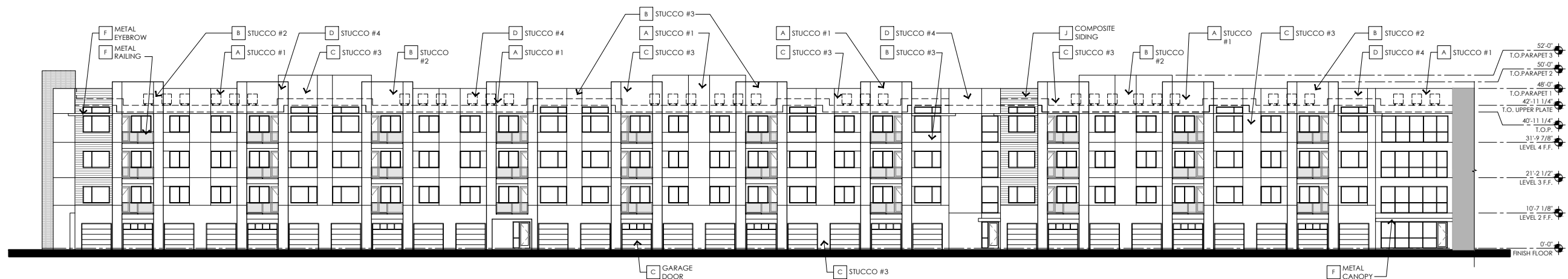




1 WEST ELEVATION

SCALE: 1/16"=1'-0"

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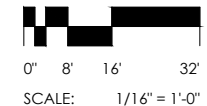
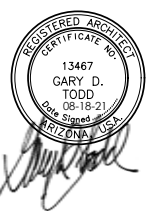
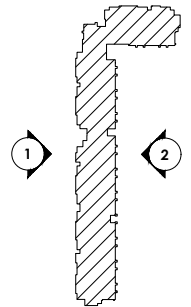


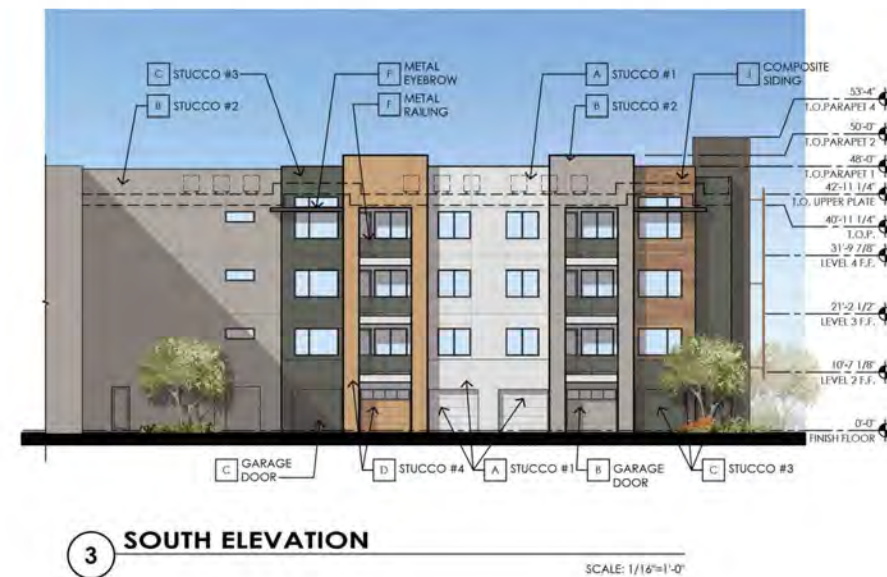
2 EAST ELEVATION

SCALE: 1/16"=1'-0"

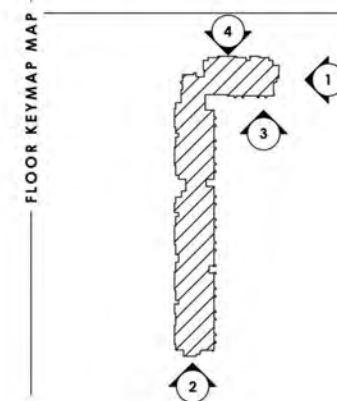
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K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"

FLOOR KEYMAP MAP

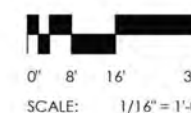


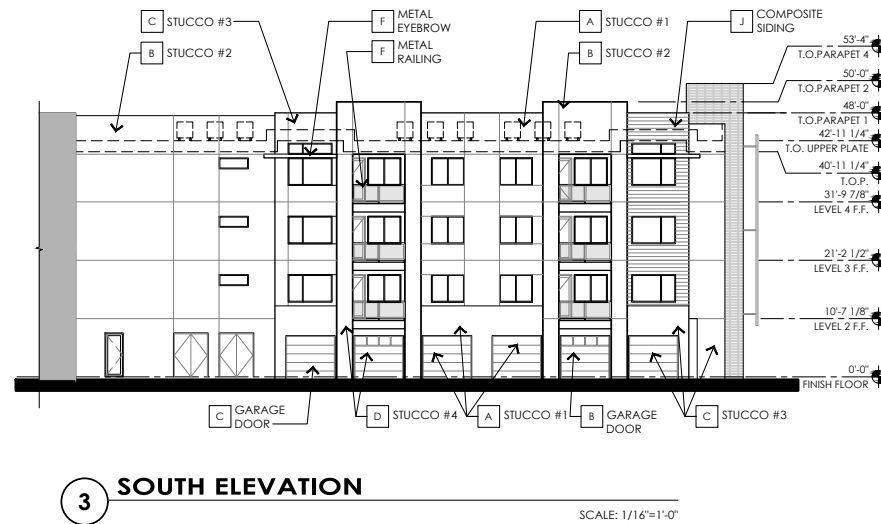
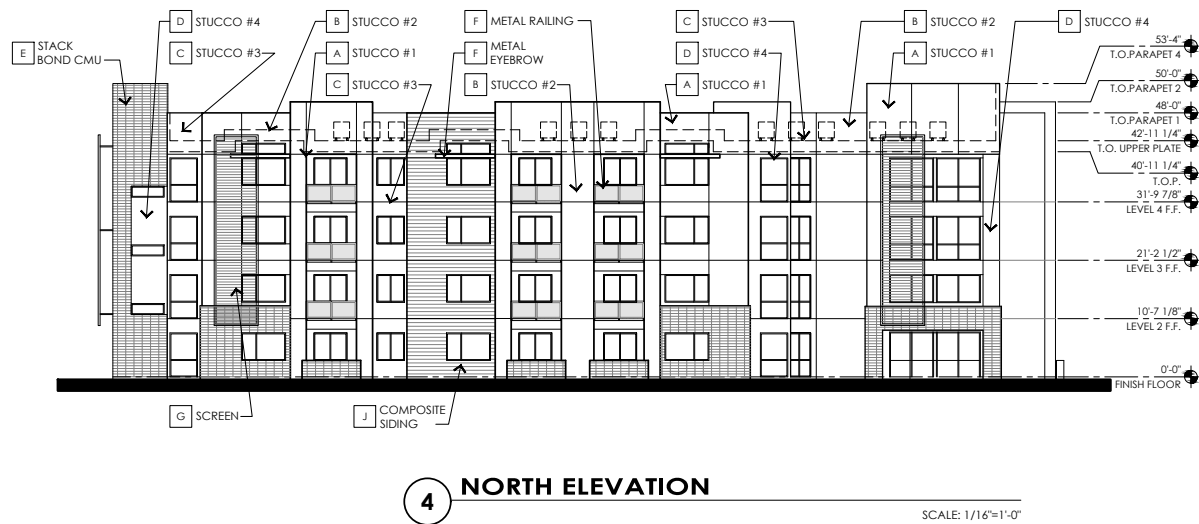
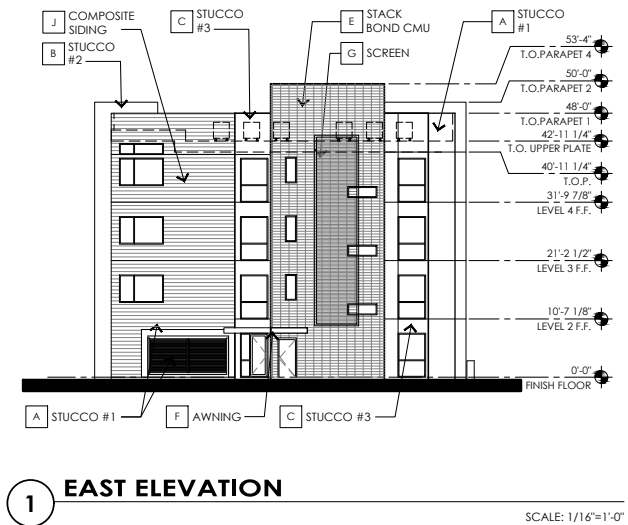
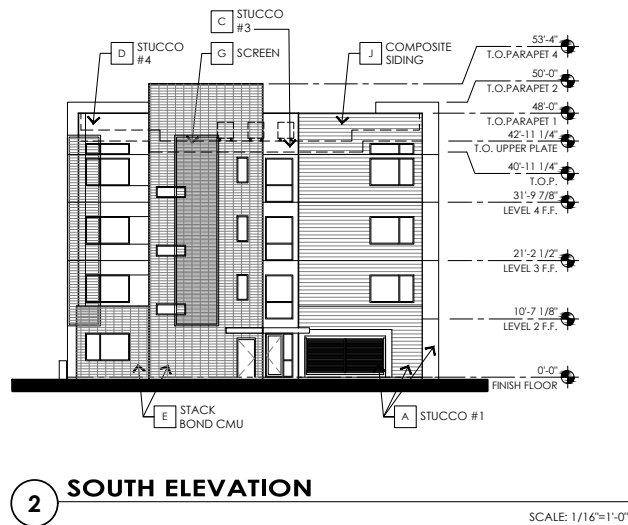


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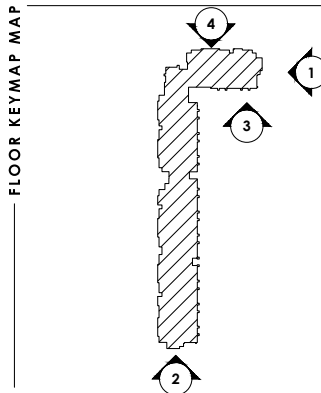


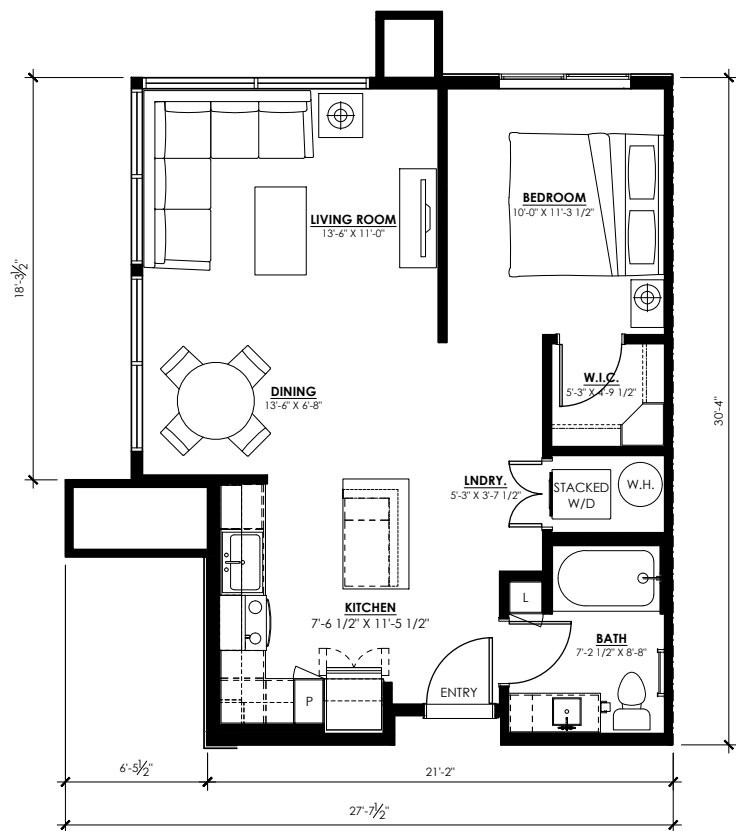
K ACCENT COLOR TO BE INSTALLED AT ALL PATIO AND BALCONY SOFFITS





COLOR SCHEDULE		
LOCATION	MANUFACTURER	COLOR
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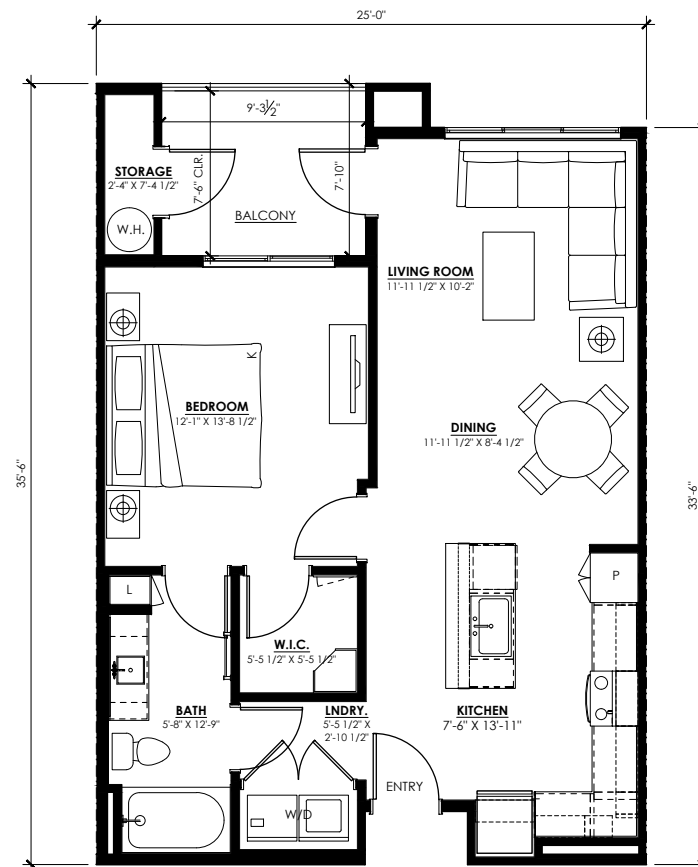




UNIT S2

GROSS LIVABLE	700 SF
BALCONY	0 SF
STORAGE	0 SF
TOTAL	700 SF

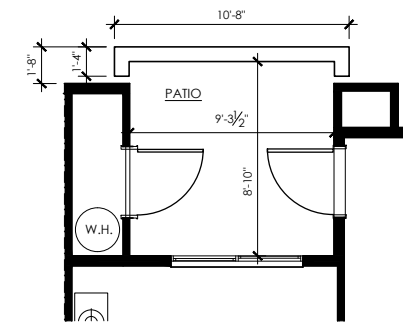
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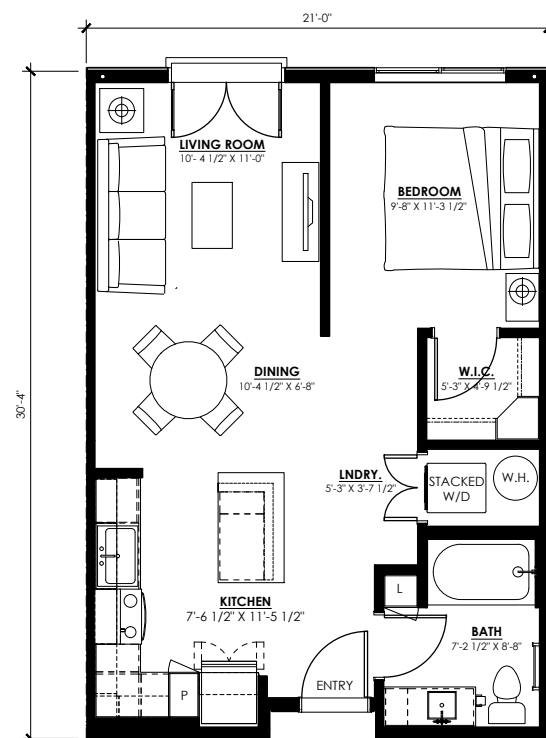
UNIT A2

GROSS LIVABLE	755 SF
BALCONY	73 SF
STORAGE	23 SF
TOTAL	851 SF

SCALE: 1/4" = 1'-0"



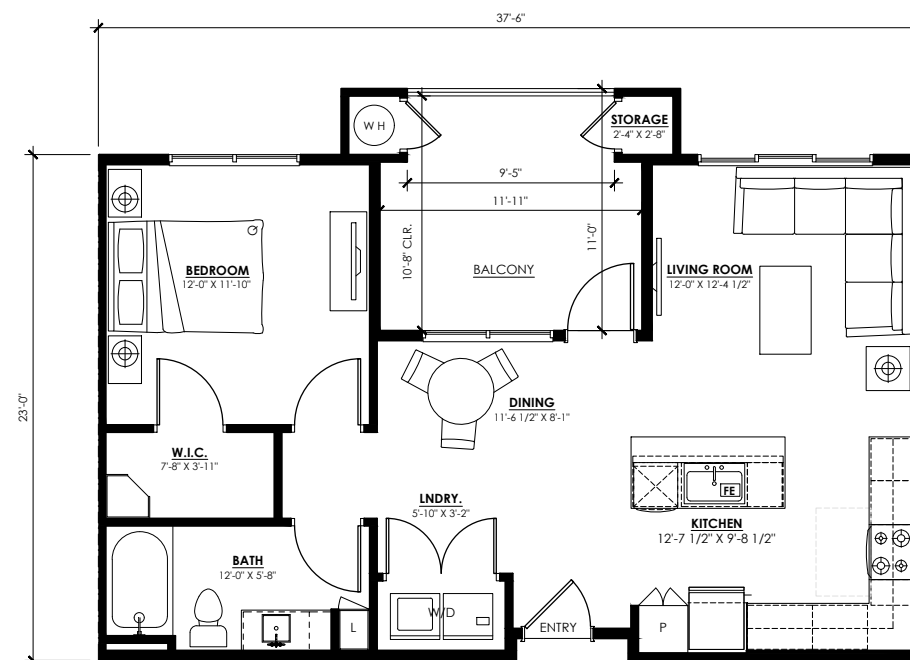
UNIT A2 PATIO



UNIT S1

GROSS LIVABLE	630 SF
BALCONY	0 SF
STORAGE	0 SF
TOTAL	630 SF

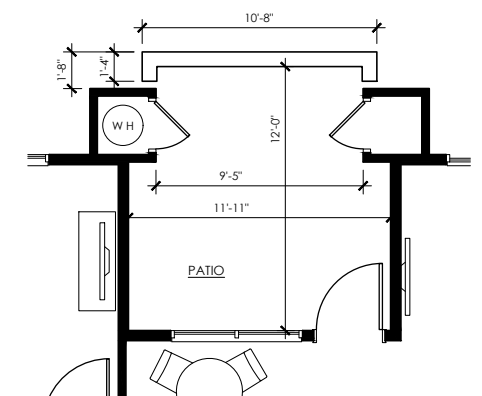
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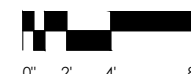
UNIT A1

GROSS LIVABLE	762 SF
BALCONY	123 SF
STORAGE	19 SF
TOTAL	904 SF

SCALE: 1/4" = 1'-0"



UNIT A1 PATIO



SCALE: 1/4" = 1'-0"



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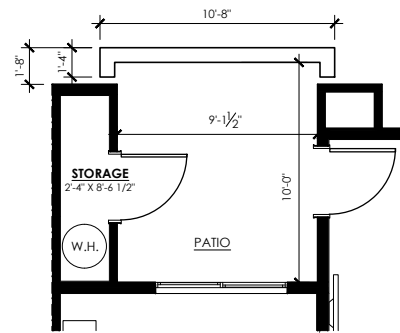
Chandler, Arizona

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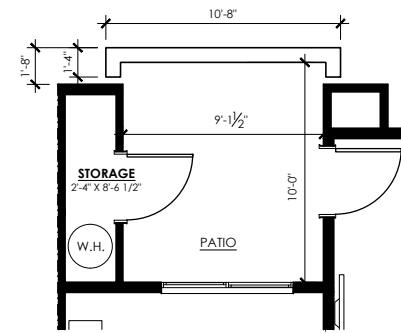
June 29, 2021

LIVING UNITS

A4.2



UNIT B2 PATIO



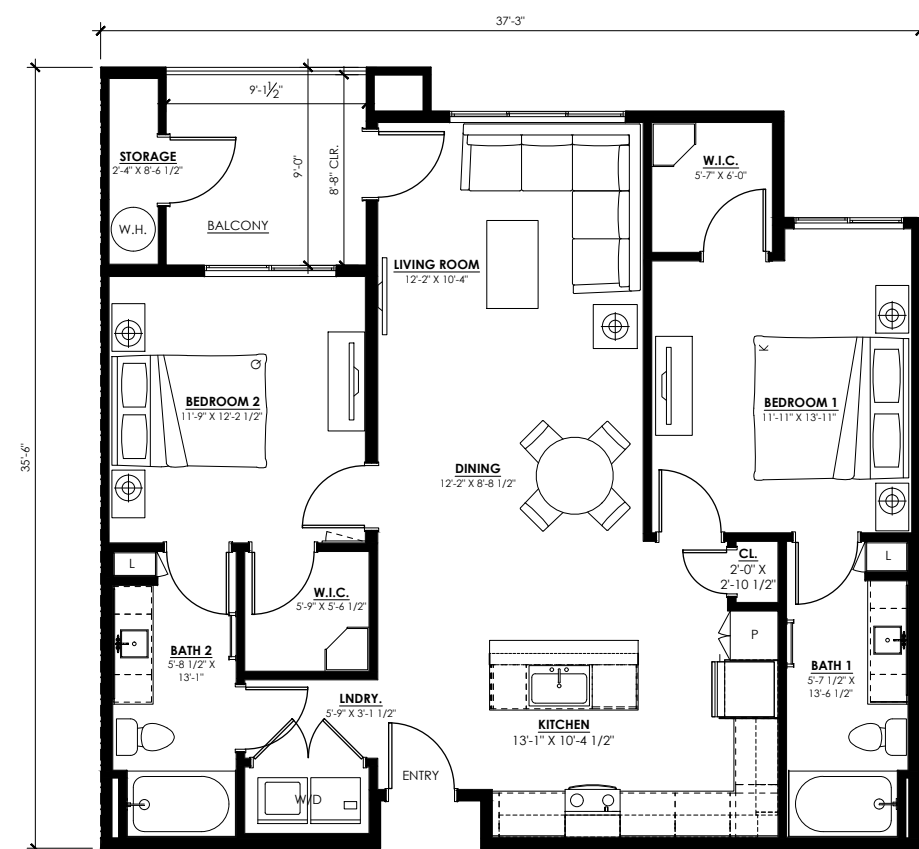
UNIT B1 PATIO



UNIT B2

GROSS LIVABLE 1145 SF
BALCONY 82 SF
STORAGE 27 SF
TOTAL 1254 SF

SCALE: 1/4" = 1'-0"



UNIT B1

GROSS LIVABLE 1123 SF
BALCONY 82 SF
STORAGE 27 SF
TOTAL 1232 SF

SCALE: 1/4" = 1'-0"



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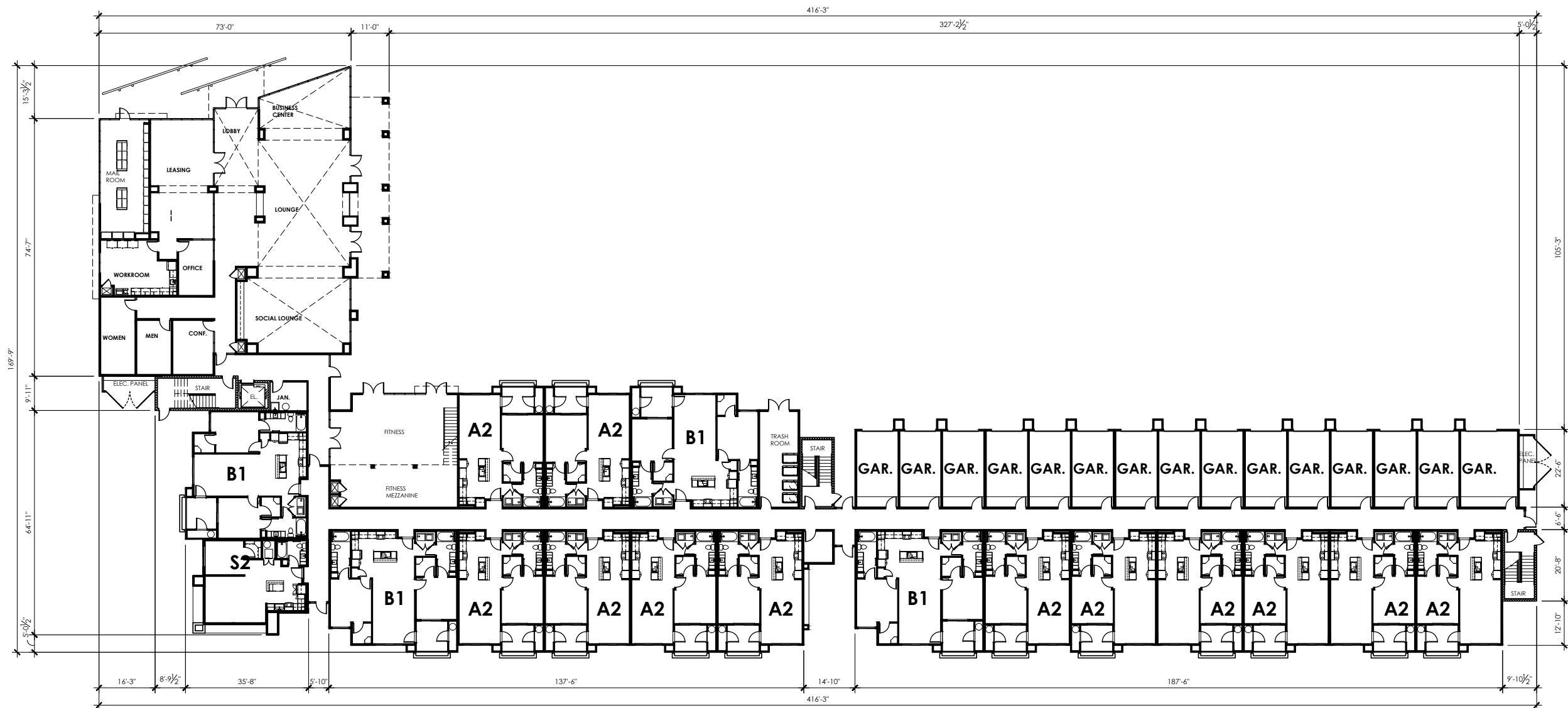
Chandler, Arizona

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June 29, 2021

LIVING UNITS

A4.3



BUILDING 1 - 1ST FLOOR

4 STORY

SCALE: 1/16"=1'-0"

BUILDING 1 SUMMARY

TOTAL GROSS S.F.:	±121,914 S.F.
UNIT MIX:	
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	15 D.U.
UNIT A2 (1 BED - 1 BATH)	50 D.U.
UNIT B1 (2 BED - 2 BATH)	21 D.U.
UNIT B2 (2 BED - 2 BATH)	5 D.U.
TOTAL	95 D.U.

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



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RESIDENTIAL

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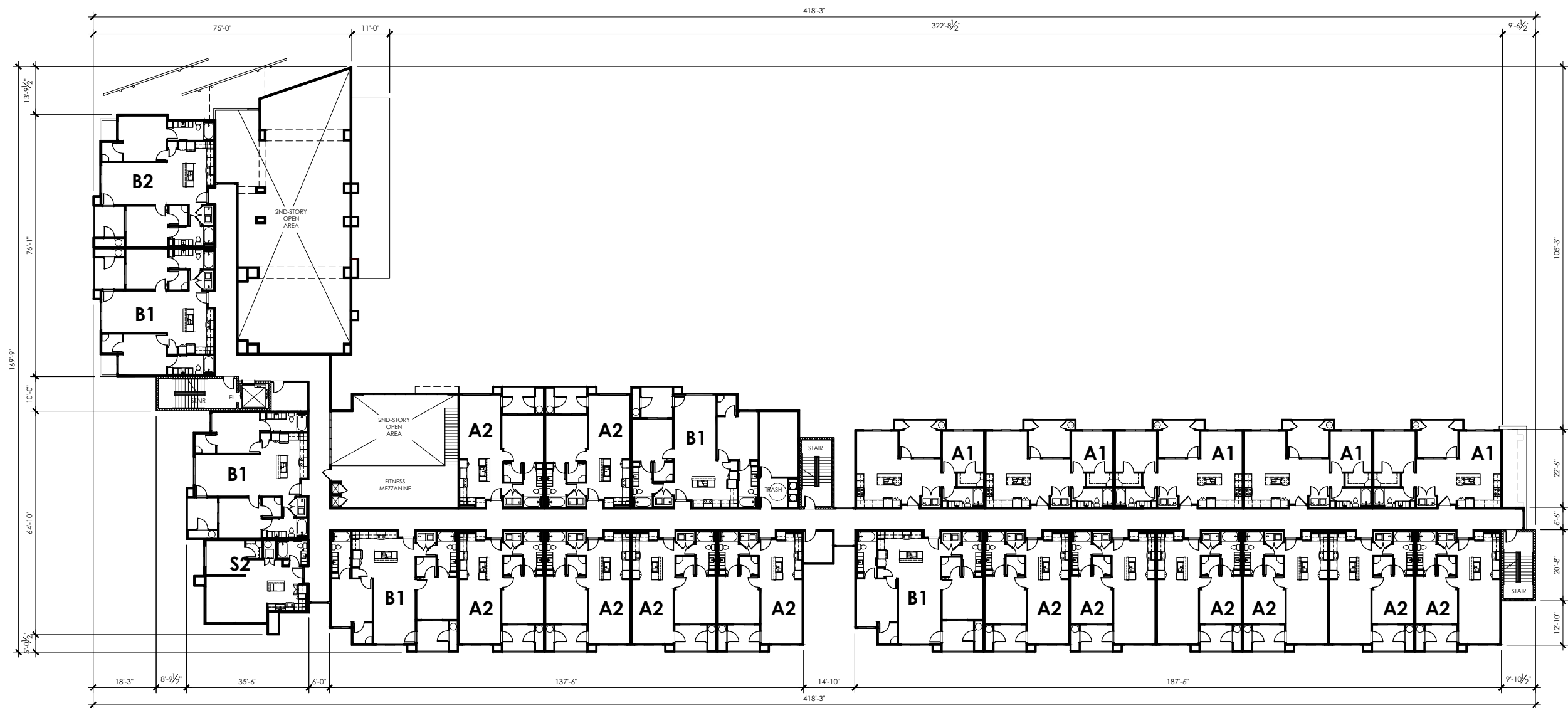
Chandler, Arizona

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BUILDING 1
FIRST FLOOR PLAN

A2.1



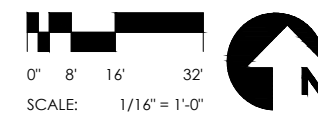
BUILDING 1 - 2ND FLOOR

4 STORY

SCALE: 1/16"=1'-0"

BUILDING 1 SUMMARY

TOTAL GROSS S.F.:	±121,914 S.F.
UNIT MIX:	
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	15 D.U.
UNIT A2 (1 BED - 1 BATH)	50 D.U.
UNIT B1 (2 BED - 2 BATH)	21 D.U.
UNIT B2 (2 BED - 2 BATH)	5 D.U.
TOTAL	95 D.U.



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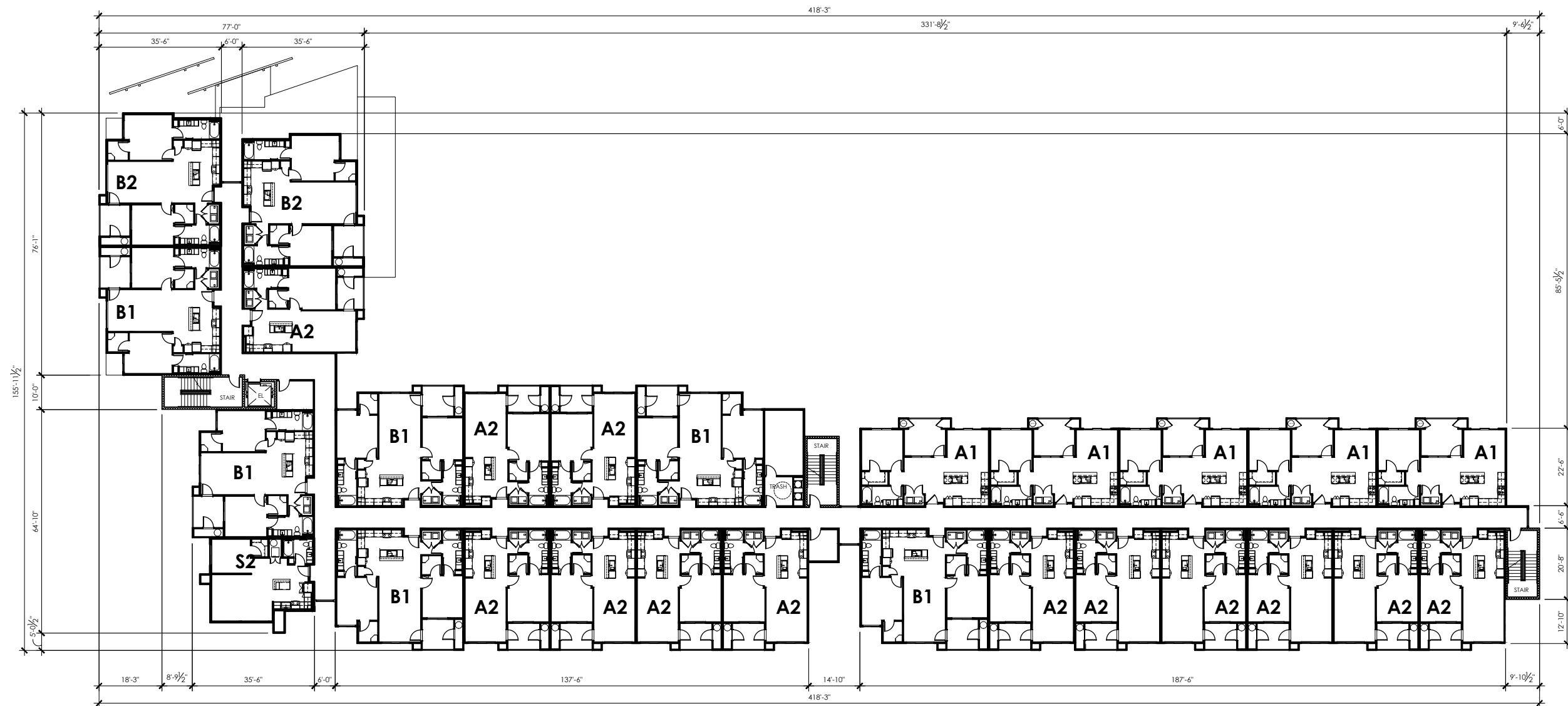
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

BUILDING 1
SECOND FLOOR PLAN

A2.2



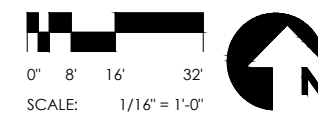
BUILDING 1 - 3RD FLOOR

4 STORY

SCALE: 1/16"=1'-0"

BUILDING 1 SUMMARY

TOTAL GROSS S.F.:	±121,914 S.F.
UNIT MIX:	
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	15 D.U.
UNIT A2 (1 BED - 1 BATH)	50 D.U.
UNIT B1 (2 BED - 2 BATH)	21 D.U.
UNIT B2 (2 BED - 2 BATH)	5 D.U.
TOTAL	95 D.U.



**TODD +
ASSOCIATES**

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20-2010-01

VEDURA
RESIDENTIAL

Elevation AZ 87

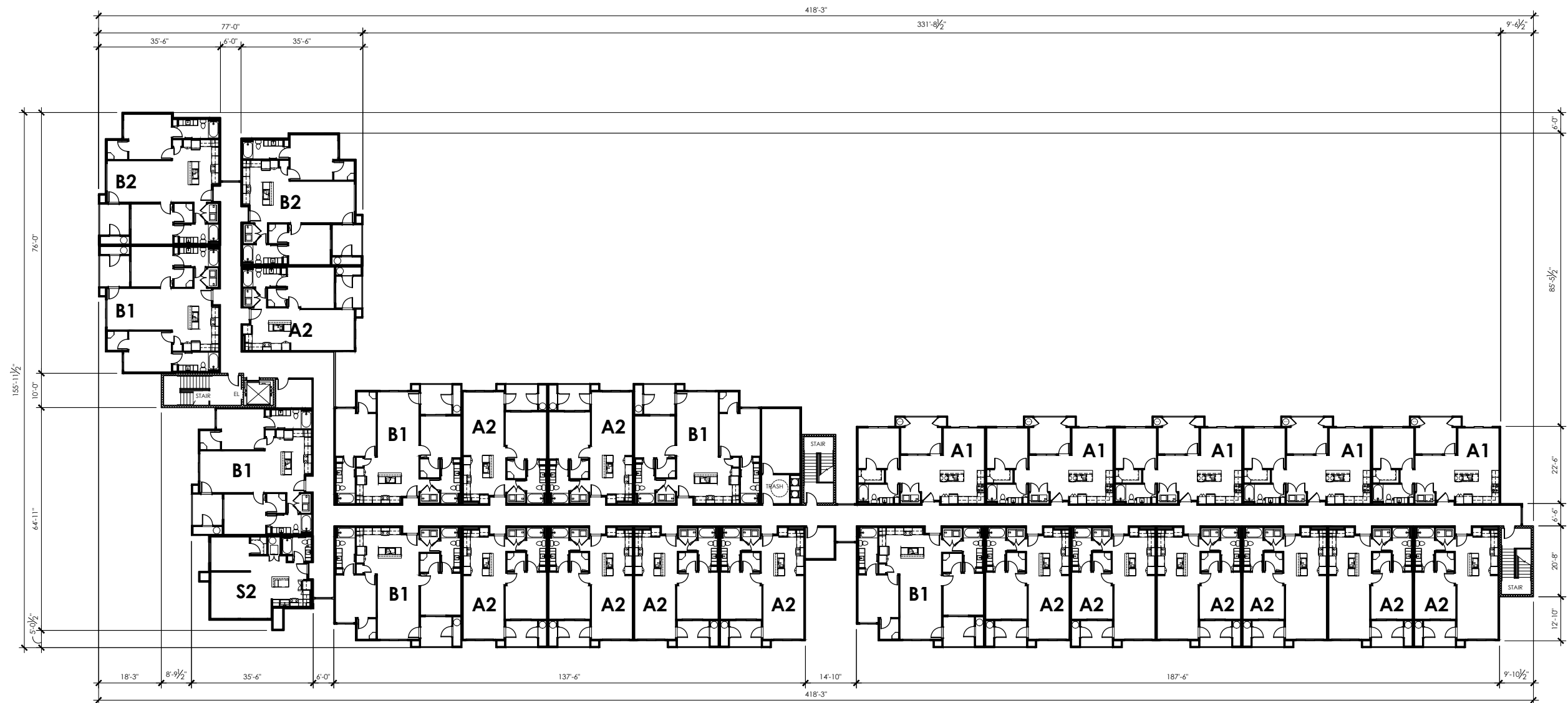
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

BUILDING 1
THIRD FLOOR PLAN

A2.3



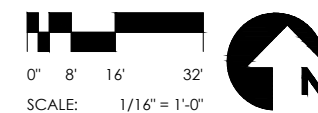
BUILDING 1 - 4TH FLOOR

4 STORY

SCALE: 1/16"=1'-0"

BUILDING 1 SUMMARY

TOTAL GROSS S.F.:	±121,914 S.F.
UNIT MIX:	
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	15 D.U.
UNIT A2 (1 BED - 1 BATH)	50 D.U.
UNIT B1 (2 BED - 2 BATH)	21 D.U.
UNIT B2 (2 BED - 2 BATH)	5 D.U.
TOTAL	95 D.U.



**TODD +
ASSOCIATES**

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20-2010-01

VEDURA
RESIDENTIAL

Elevation AZ 87

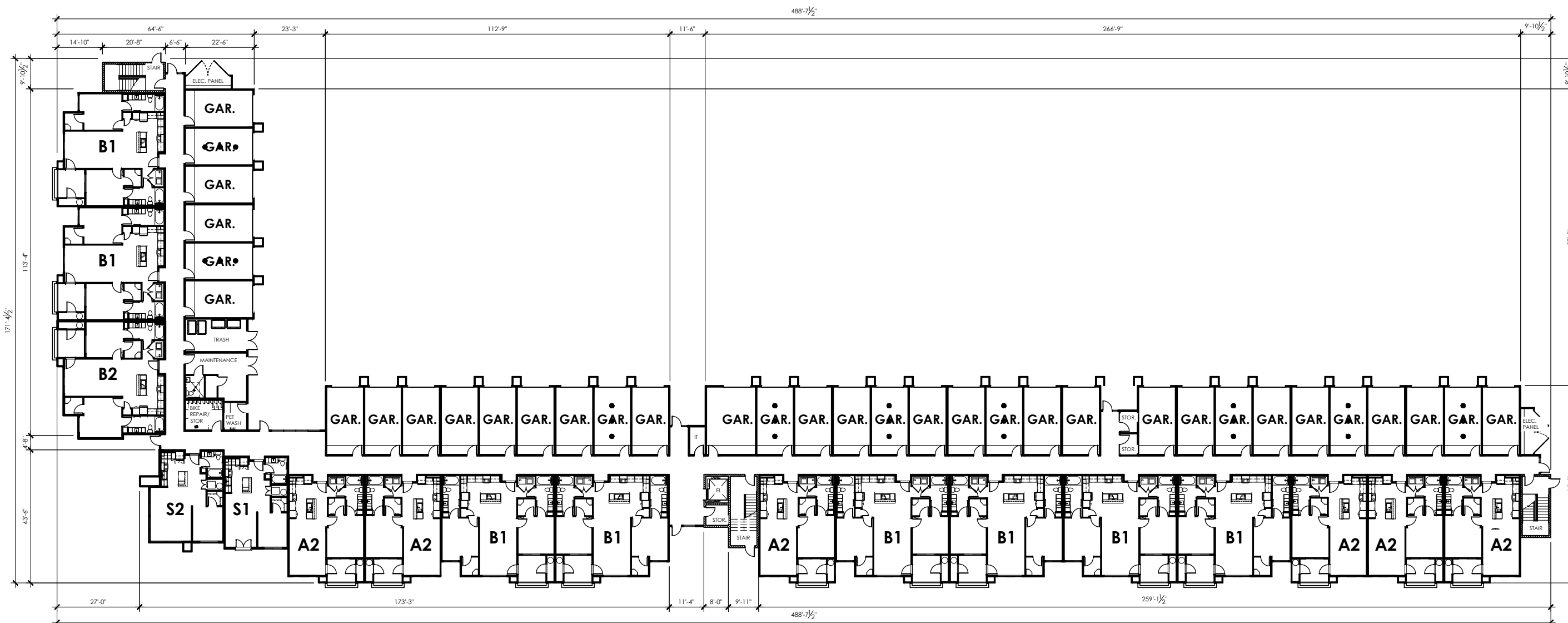
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

BUILDING 1
FOURTH FLOOR PLAN

A2.4



BUILDING 2 - 1ST FLOOR

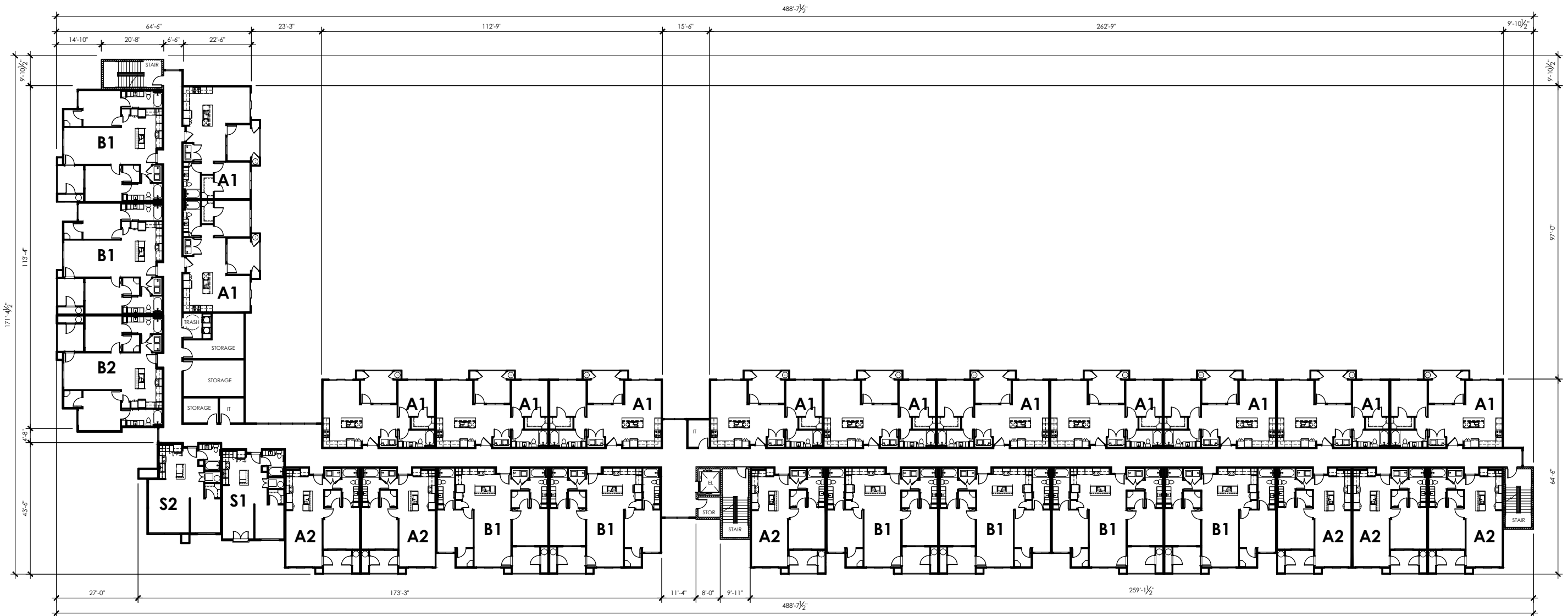
4 STORY

SCALE: 1/16"=1'-0"

BUILDING 2 SUMMARY

TOTAL GROSS S.F.:	±132,202 S.F.
UNIT MIX:	
UNIT S1 (1 BED - 1 BATH)	4 D.U.
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	36 D.U.
UNIT A2 (1 BED - 1 BATH)	24 D.U.
UNIT B1 (2 BED - 2 BATH)	32 D.U.
UNIT B2 (2 BED - 2 BATH)	4 D.U.
TOTAL	104 D.U.





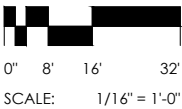
BUILDING 2 - 2ND FLOOR

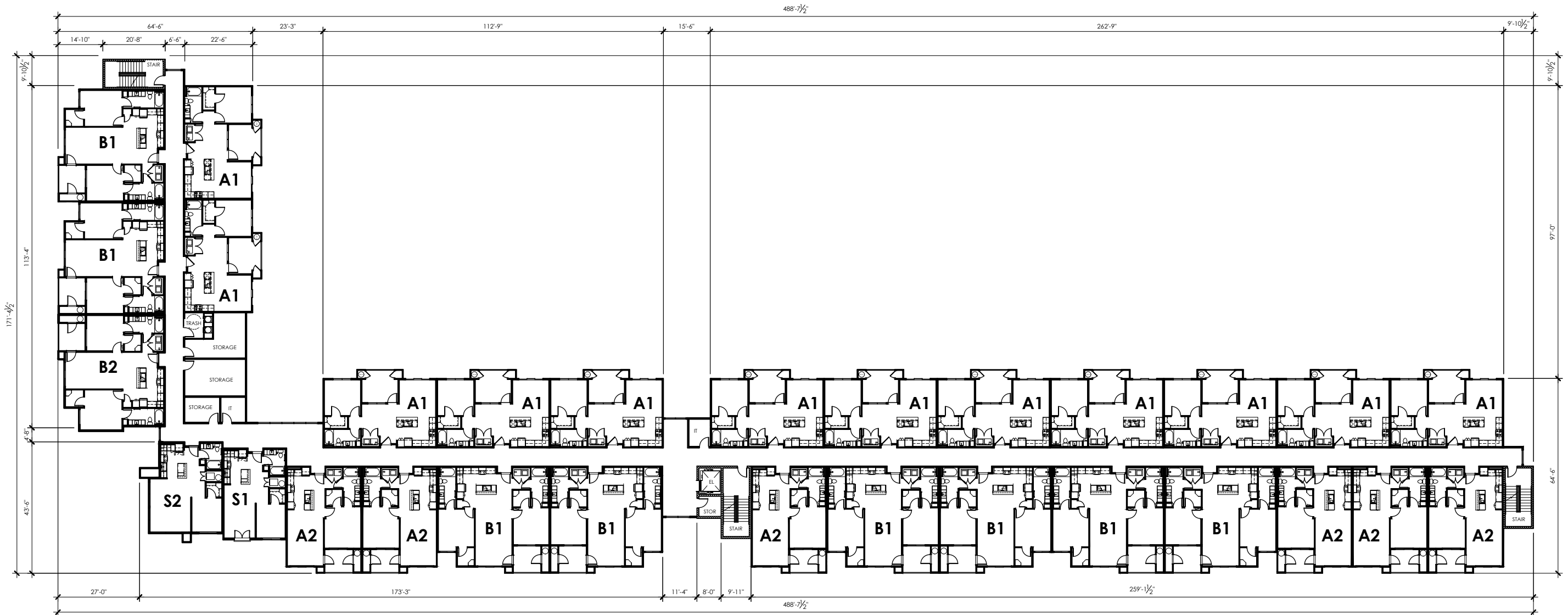
4 STORY

SCALE: 1/16"=1'-0"

BUILDING 2 SUMMARY

TOTAL GROSS S.F.:	±132,202 S.F.
UNIT MIX:	
UNIT S1 (1 BED - 1 BATH)	4 D.U.
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	36 D.U.
UNIT A2 (1 BED - 1 BATH)	24 D.U.
UNIT B1 (2 BED - 2 BATH)	32 D.U.
UNIT B2 (2 BED - 2 BATH)	4 D.U.
TOTAL	104 D.U.





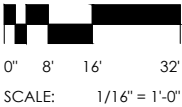
BUILDING 2 - 3RD FLOOR

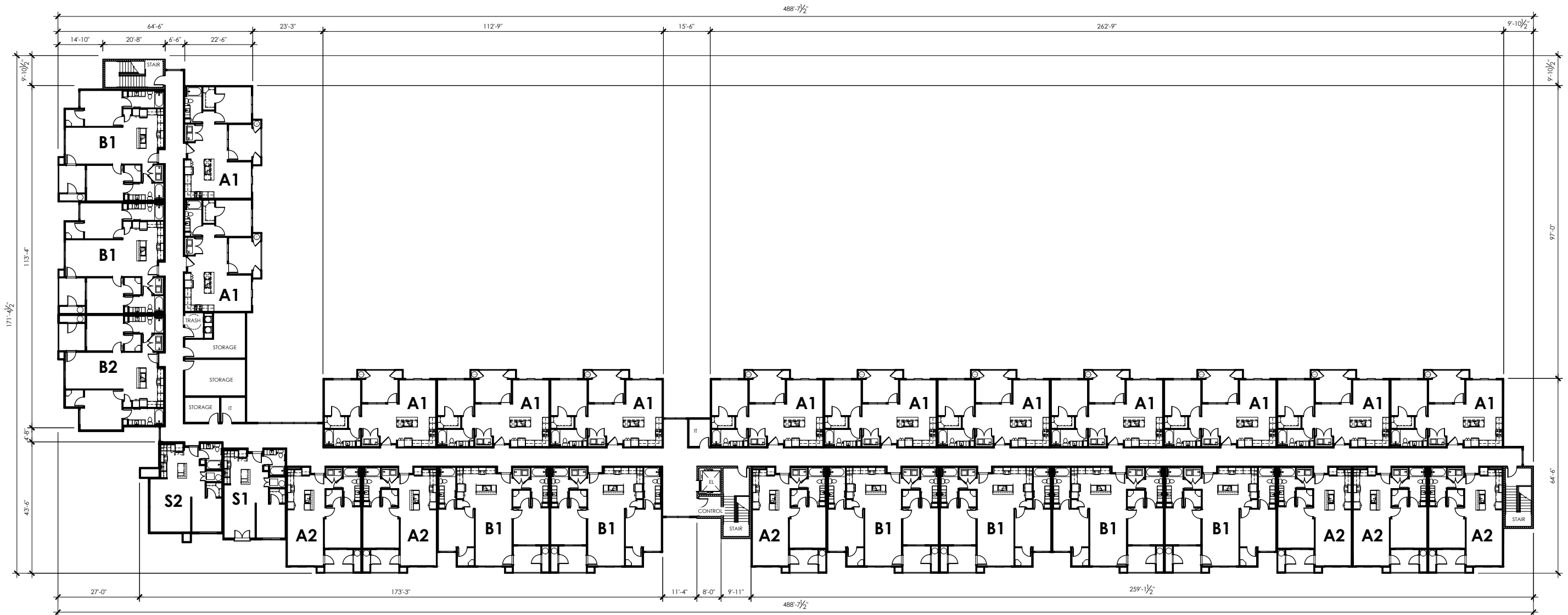
4 STORY

SCALE: 1/8"=1'-0"

BUILDING 2 SUMMARY

TOTAL GROSS S.F.:	±132,202 S.F.
UNIT MIX:	
UNIT S1 (1 BED - 1 BATH)	4 D.U.
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	36 D.U.
UNIT A2 (1 BED - 1 BATH)	24 D.U.
UNIT B1 (2 BED - 2 BATH)	32 D.U.
UNIT B2 (2 BED - 2 BATH)	4 D.U.
TOTAL	104 D.U.





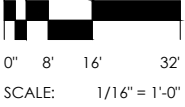
BUILDING 2 - 4TH FLOOR

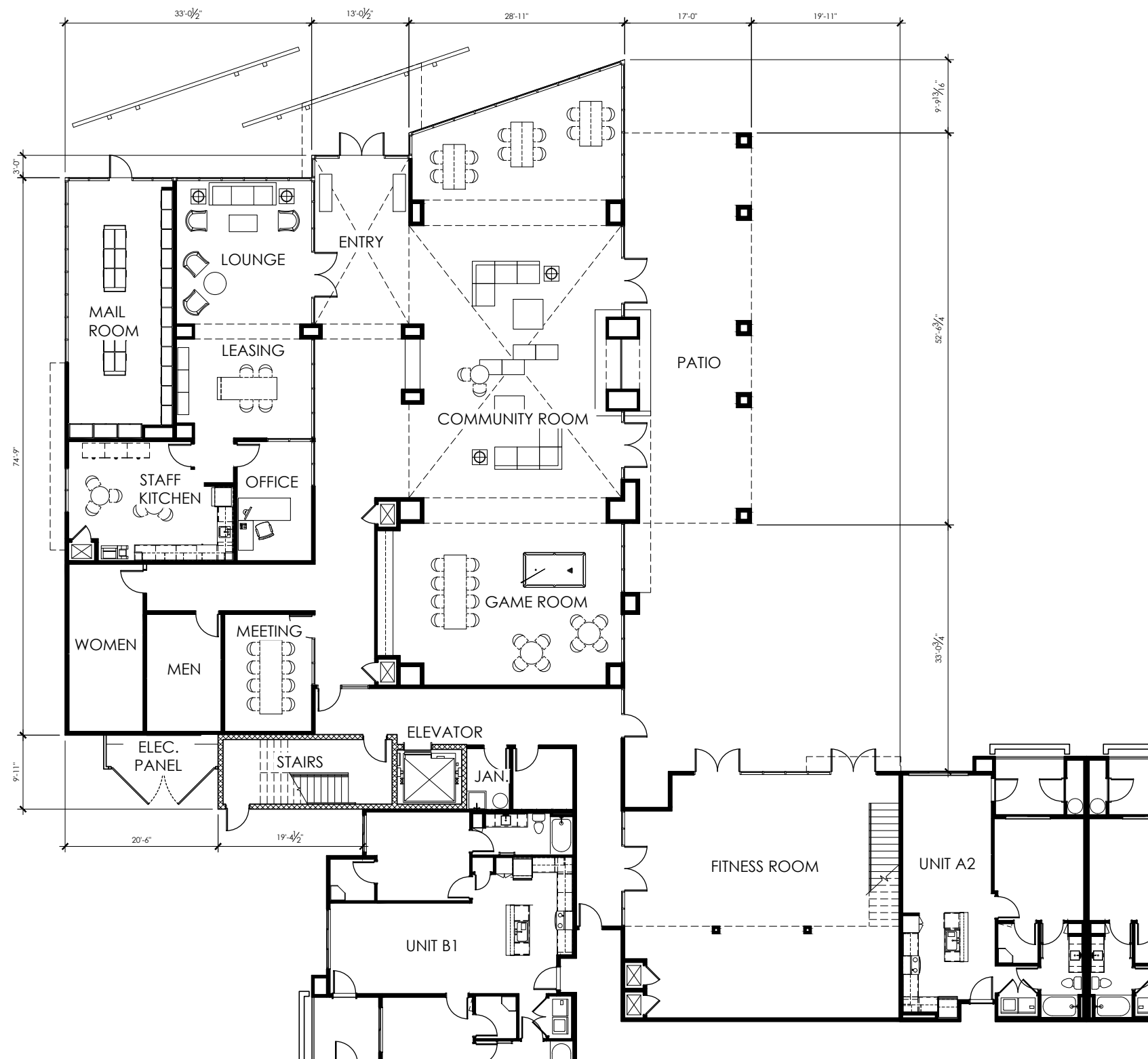
4 STORY

SCALE: 1/16"=1'-0"

BUILDING 2 SUMMARY

TOTAL GROSS S.F.:	±132,202 S.F.
UNIT MIX:	
UNIT S1 (1 BED - 1 BATH)	4 D.U.
UNIT S2 (1 BED - 1 BATH)	4 D.U.
UNIT A1 (1 BED - 1 BATH)	36 D.U.
UNIT A2 (1 BED - 1 BATH)	24 D.U.
UNIT B1 (2 BED - 2 BATH)	32 D.U.
UNIT B2 (2 BED - 2 BATH)	4 D.U.
TOTAL	104 D.U.





BUILDING 1 - CLUBHOUSE

4 STORY

SCALE: 1/8" = 1'-0"



**TODD+
ASSOCIATES**

602-952-8280 / TODDASSOC.COM

20-2010-01

VEDURA
RESIDENTIAL

Elevation AZ 87

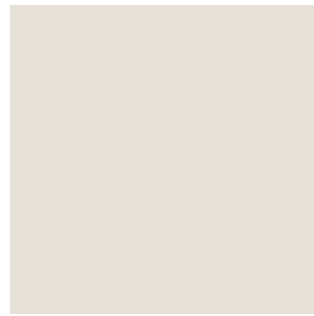
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

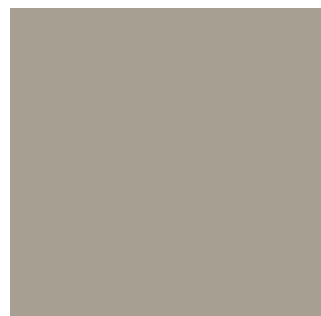
COMMUNITY CLUBHOUSE
& LEASING

A4.1



A PAINT #1

COLOR: SW 7626 ZURICH WHITE
MFG: SHERWIN WILLIAMS



B PAINT #2

COLOR: SW 7045 INTELLECTUAL GRAY
MFG: SHERWIN WILLIAMS



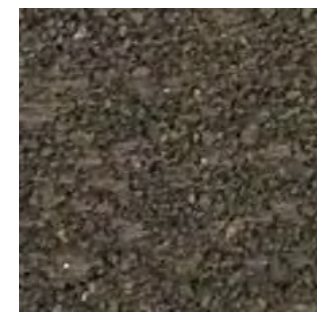
C PAINT #3

COLOR: SW 7048 URBANE BRONZE
MFG: SHERWIN WILLIAMS



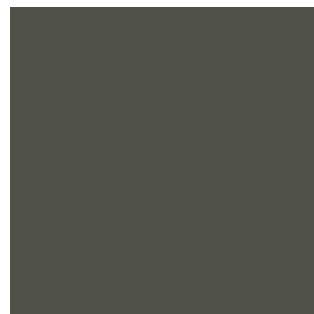
D PAINT #4

COLOR: SW 6130 MANNERED GOLD
MFG: SHERWIN WILLIAMS



E CMU 8X8X16

INTEGRATED COLOR: OPAL
MFG: SUPERLITE



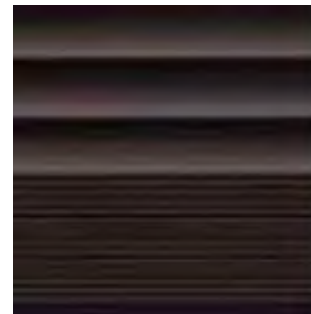
F METAL RAILINGS, AWNINGS & CANOPIES

COLOR: SW 7048 URBANE BRONZE
MFG: SHERWIN WILLIAMS



G COMPOSITE SCREEN

COLOR: DARK KNOTTY PINE
MFG: ALUMABOARD



H WINDOW FRAME

COLOR: DARK BRONZE
MFG: ARCADIA



J COMPOSITE SIDING

COLOR: OLD CHERRY
MFG: WOODTONE



K ACCENT PAINT / SOFFIT

COLOR: SW 6840 "EXUBERANT PINK"
MFG: SHERWIN WILLIAMS



**TODD +
ASSOCIATES**

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20-2010-01

VEDURA
RESIDENTIAL

Elevation AZ 87

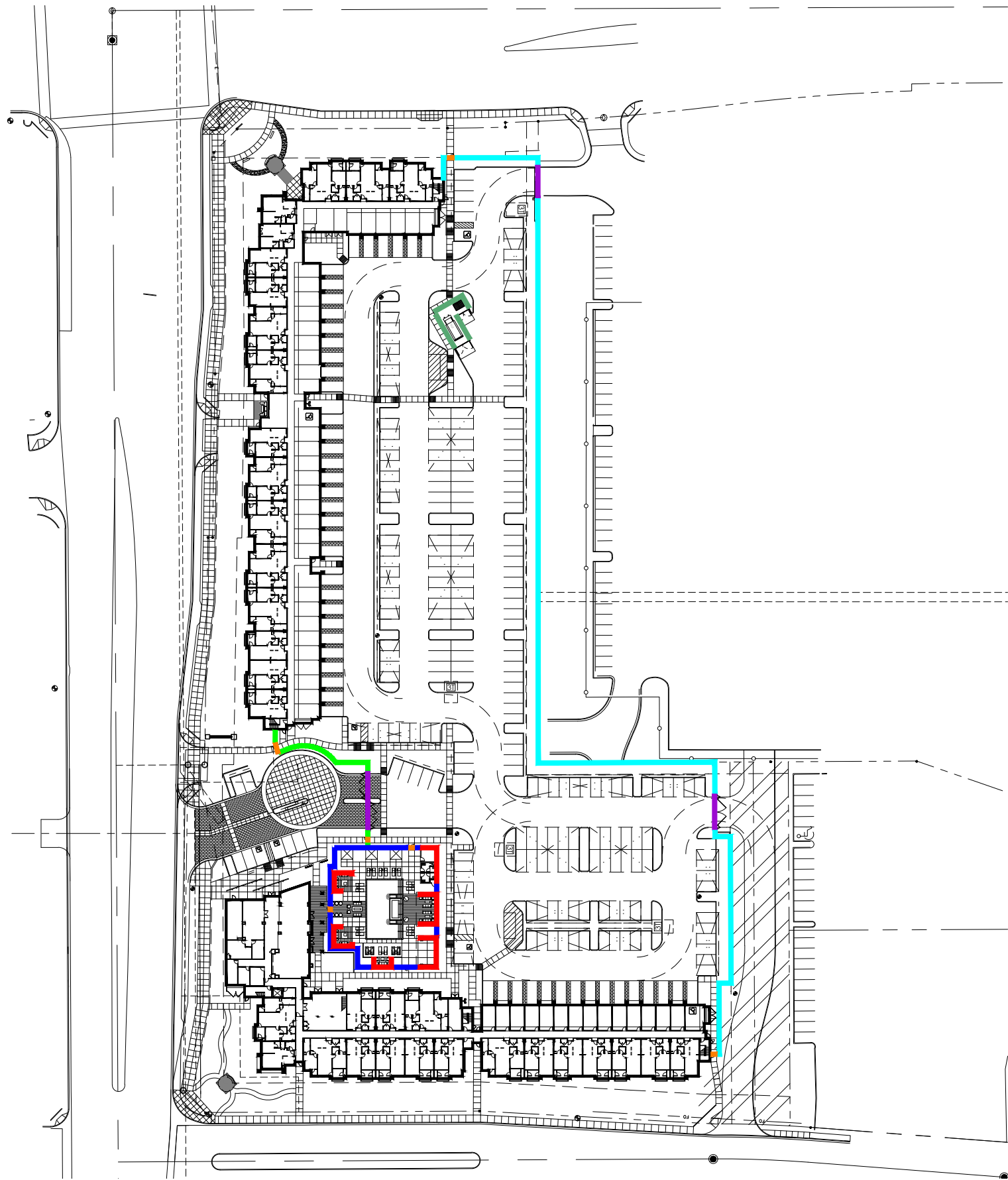
Chandler, Arizona

PAD/PDP SUBMITTAL

June 29, 2021

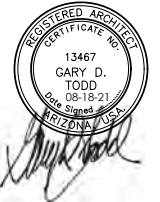
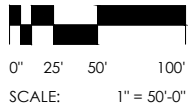
MATERIAL BOARD

A5.1

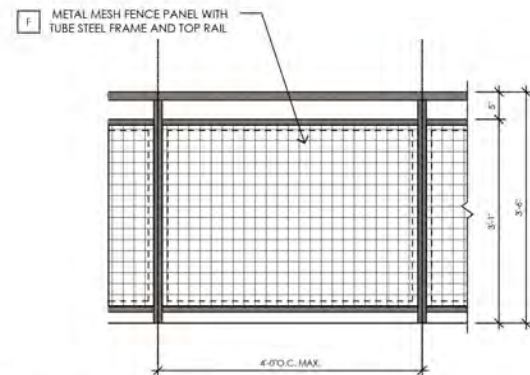


LEGEND

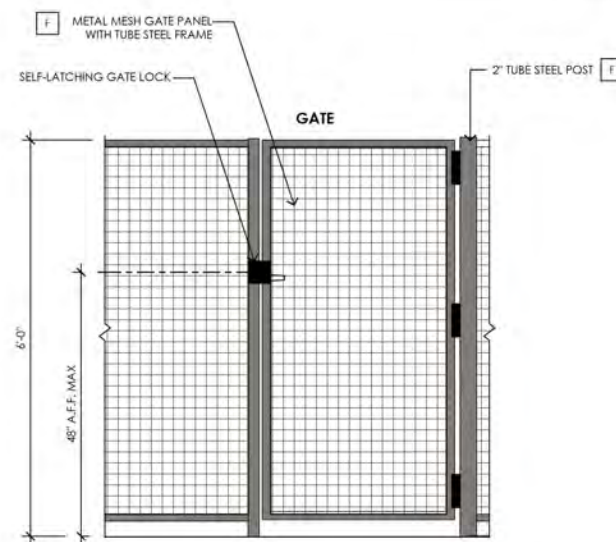
- WALLS**
- ① 6'-0" METAL VIEW FENCE WITH CMU COLUMNS.
SEE DETAIL #3 ON SHEET A6.02
 - ② 6'-0" PAINTED CMU WALL WITH COLUMNS.
SEE DETAIL #4 ON SHEET A6.02
 - ③ DECORATIVE CMU WALL, HEIGHT AND FINISH MAY VARY.
 - ④ PEDESTRIAN GATE.
SEE DETAIL #7 ON SHEET A6.02
 - ⑤ 5'-0" METAL POOL FENCE, SIM.
SEE DETAIL #3 ON SHEET A6.02
 - ⑥ VEHICULAR GATE.
SEE DETAILS #1 & #2 ON SHEET A6.02
 - ⑦ COMPACTOR 9'-0 CMU WALL
SEE DETAIL #2 (SIM.) ON SHEET A6.01



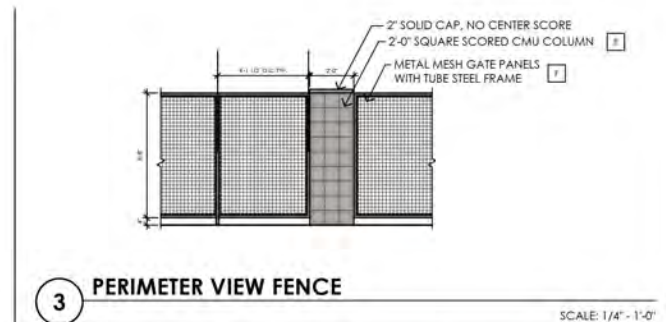
LOCATION	MANUFACTURER	COLOR
A PAINT 1	SHERWIN WILLIAMS	SW 7626 "ZURICH WHITE"
B PAINT 2	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
C PAINT 3	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
D PAINT 4	SHERWIN WILLIAMS	SW 6130 "MANNERED GOLD"
E CMU - STACKED BOND	SUPERLITE	"OPAL" 8x8x16
F METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
G COMPOSITE SCREEN	ALUMABOARD	DARK KNOTTY PINE
H ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE
J COMPOSITE SIDING	WOODTONE	OLD CHERRY
K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"



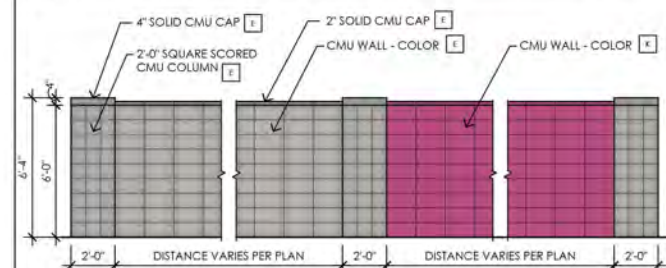
6 BALCONY FENCE
SCALE: 3/4" = 1'-0"



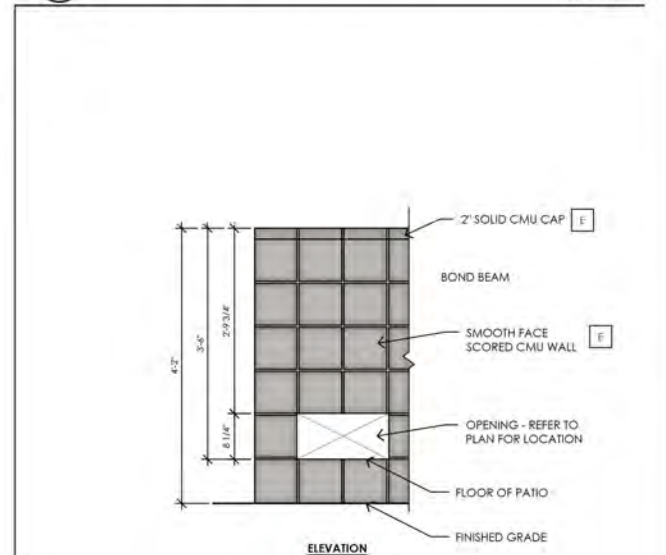
7 PEDESTRIAN GATE
SCALE: 3/4" = 1'-0"



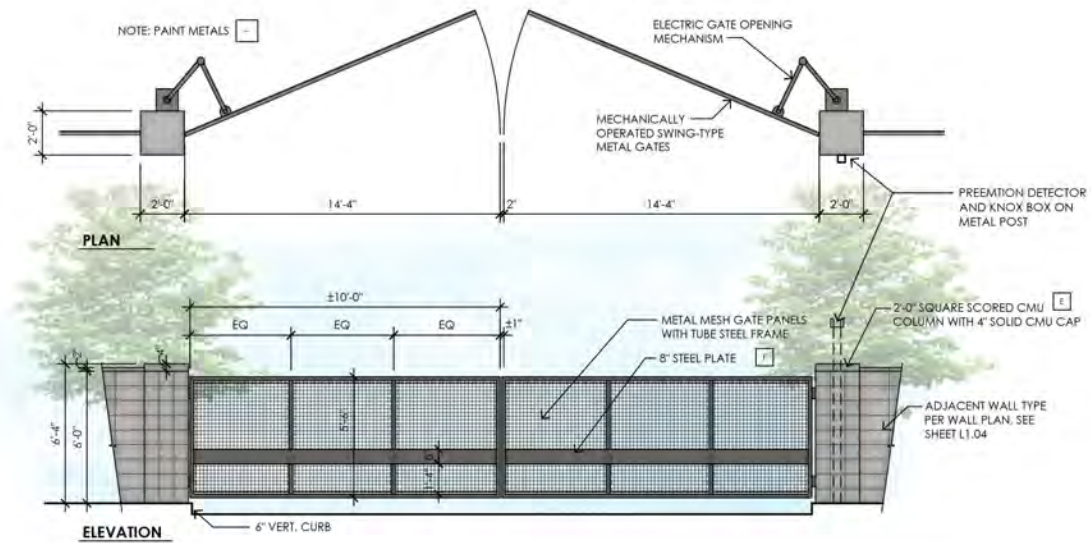
3 PERIMETER VIEW FENCE
SCALE: 1/4" = 1'-0"



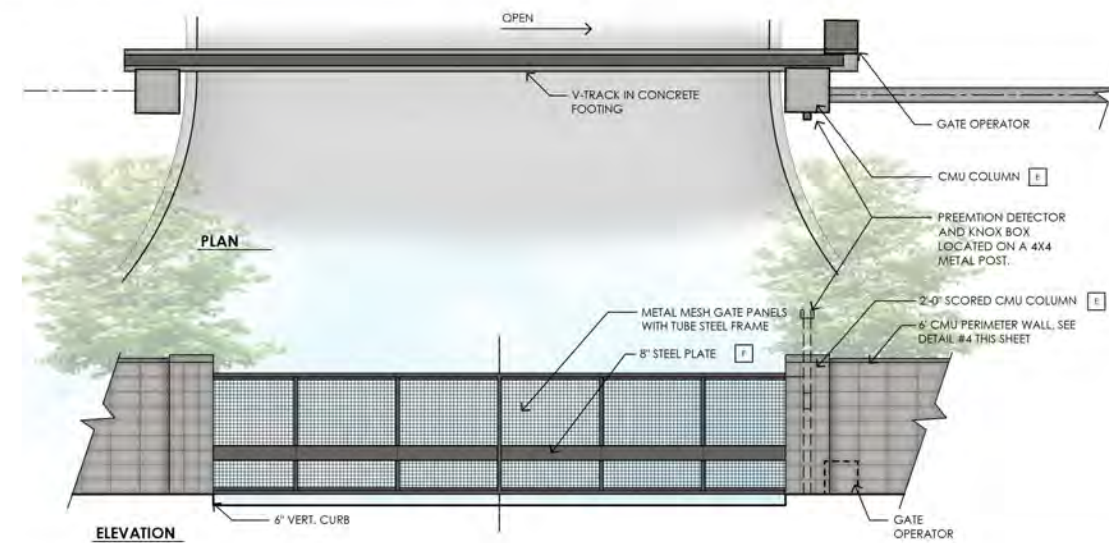
4 CMU PERIMETER WALL
SCALE: 1/4" = 1'-0"



5 PATIO WALL
SCALE: 3/4" = 1'-0"



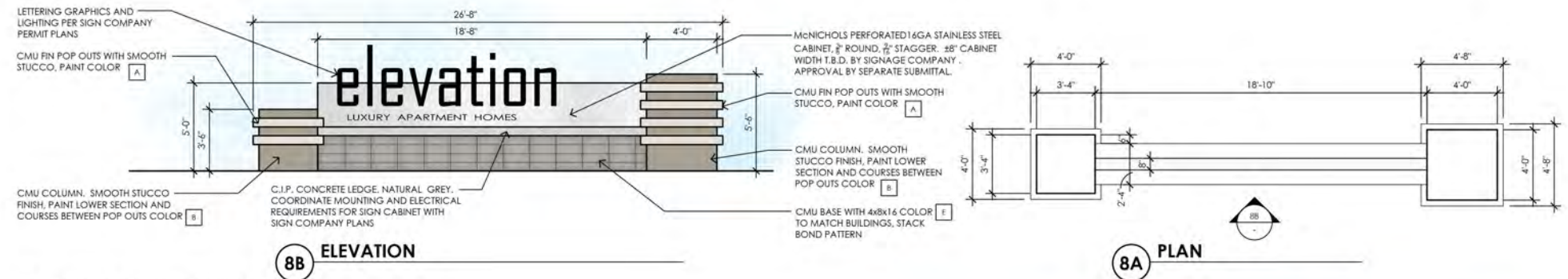
1 VEHICULAR SWING GATES
SCALE: 1/4" = 1'-0"



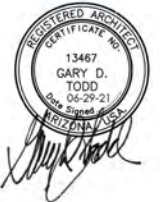
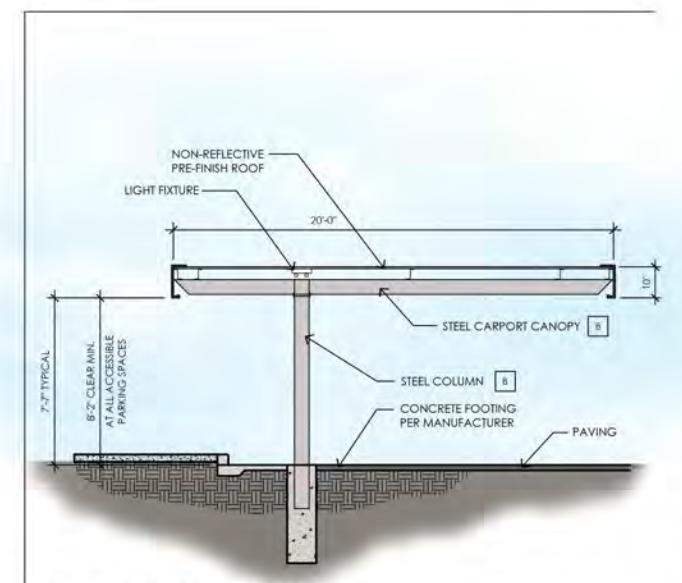
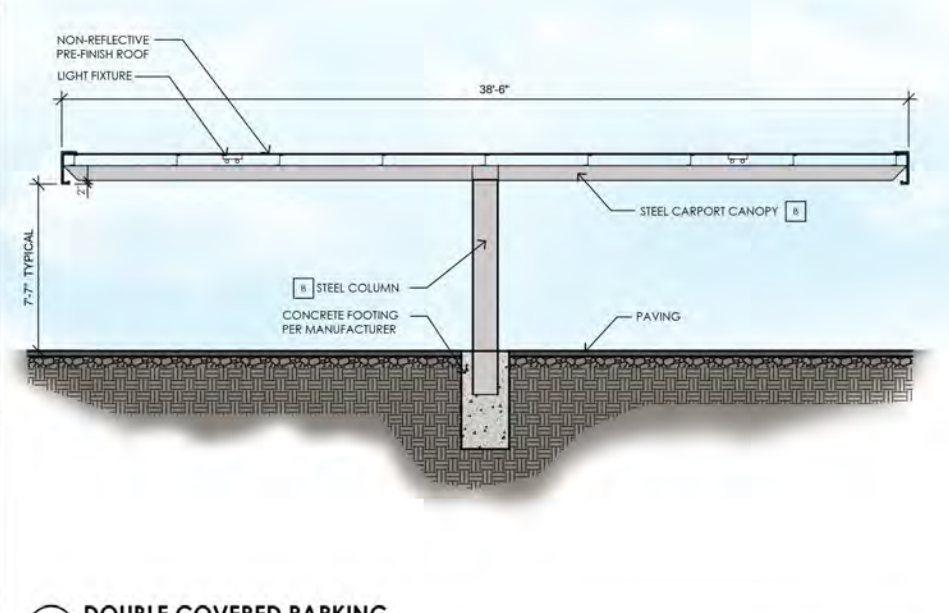
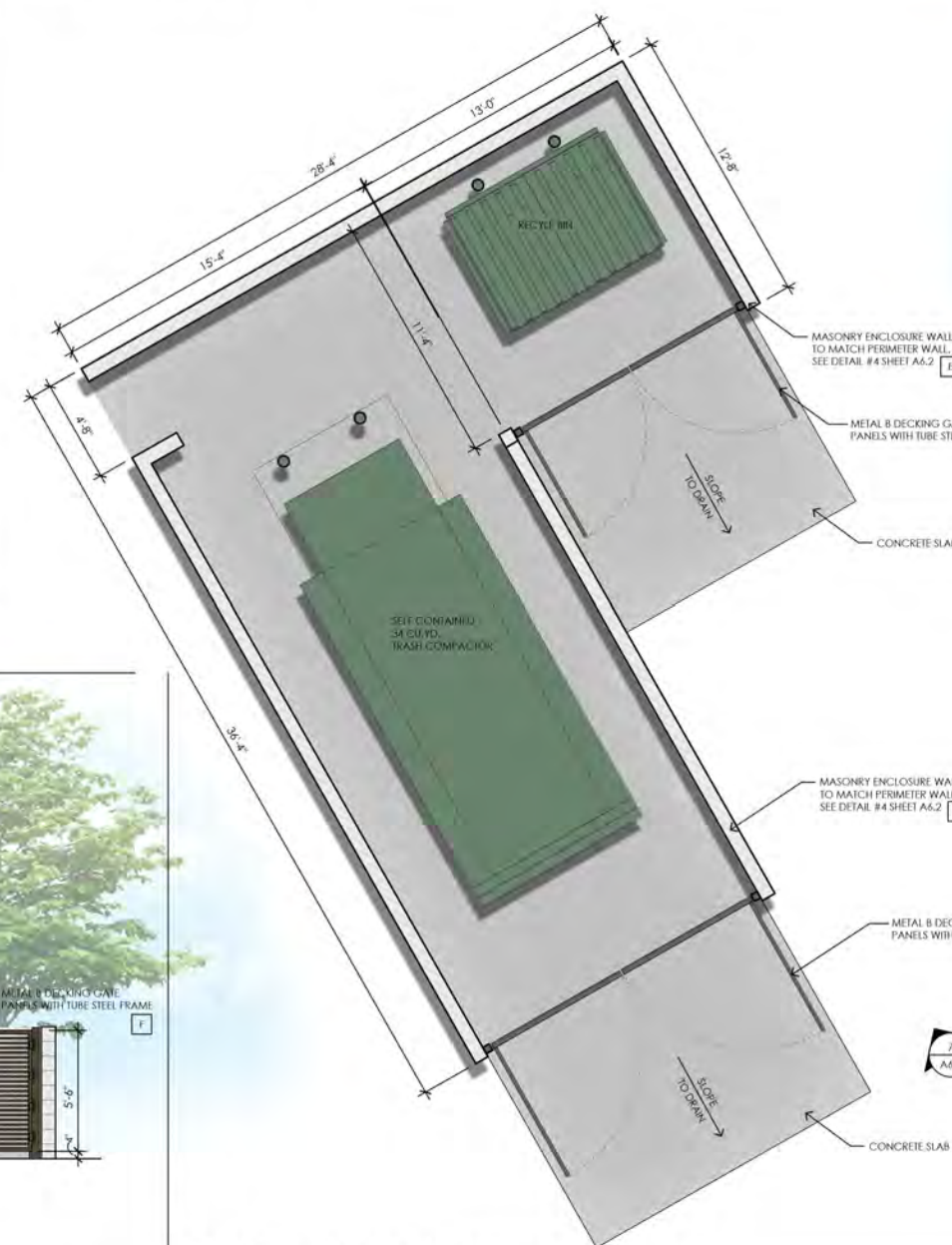
2 VEHICULAR SLIDING GATES
SCALE: 1/4" = 1'-0"



LOCATION	MANUFACTURER	COLOR
A PAINT 1	SHERWIN WILLIAMS	SW 7626 "ZURICH WHITE"
B PAINT 2	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
C PAINT 3	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
D PAINT 4	SHERWIN WILLIAMS	SW 6130 "MANNERED GOLD"
E CMU	SUPERLITE	"OPAL" 8x8x16
F METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
G COMPOSITE SCREEN	ALUMABOARD	DARK KNOTTY PINE
H ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE
J COMPOSITE SIDING	WOODTONE	OLD CHERRY
K PAINT ACCENT SOFFIT	SHERWIN WILLIAMS	SW 6840 "EXUBERANT PINK"



8 ENTRY MONUMENT SIGN
ALL SIGNS SHALL BE UNDER A SEPERATE PERMIT



A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TC=	TOP OF CURB
C=	CONCRETE
P=	PAVEMENT
G=	GUTTER
GR=	GRATE
RIM=	RIM
FF=	FINISHED FLOOR
HW	HIGH WATER ELEVATION
BOT	BOTTOM
Vp	VOLUME PROVIDED
PUE	PUBLIC UTILITY EASEMENT
CL	CENTER LINE
PL	PROPERTY LINE
ROW	RIGHT OF WAY
DW	DOMESTIC WATER
FL	FIRE LINE
SD	STORM DRAIN
DIP	DUCTILE IRON PIPE
ACP	ASBESTOS CLAY PIPE
VCP	VITRIFIED CLAY PIPE
CIPP	CURED IN PLACE PIPE

ELLIOT ROAD

ARIZONA AVENUE

SECTION 15

MCQUEEN ROAD

WARNER ROAD

VICINITY MAP

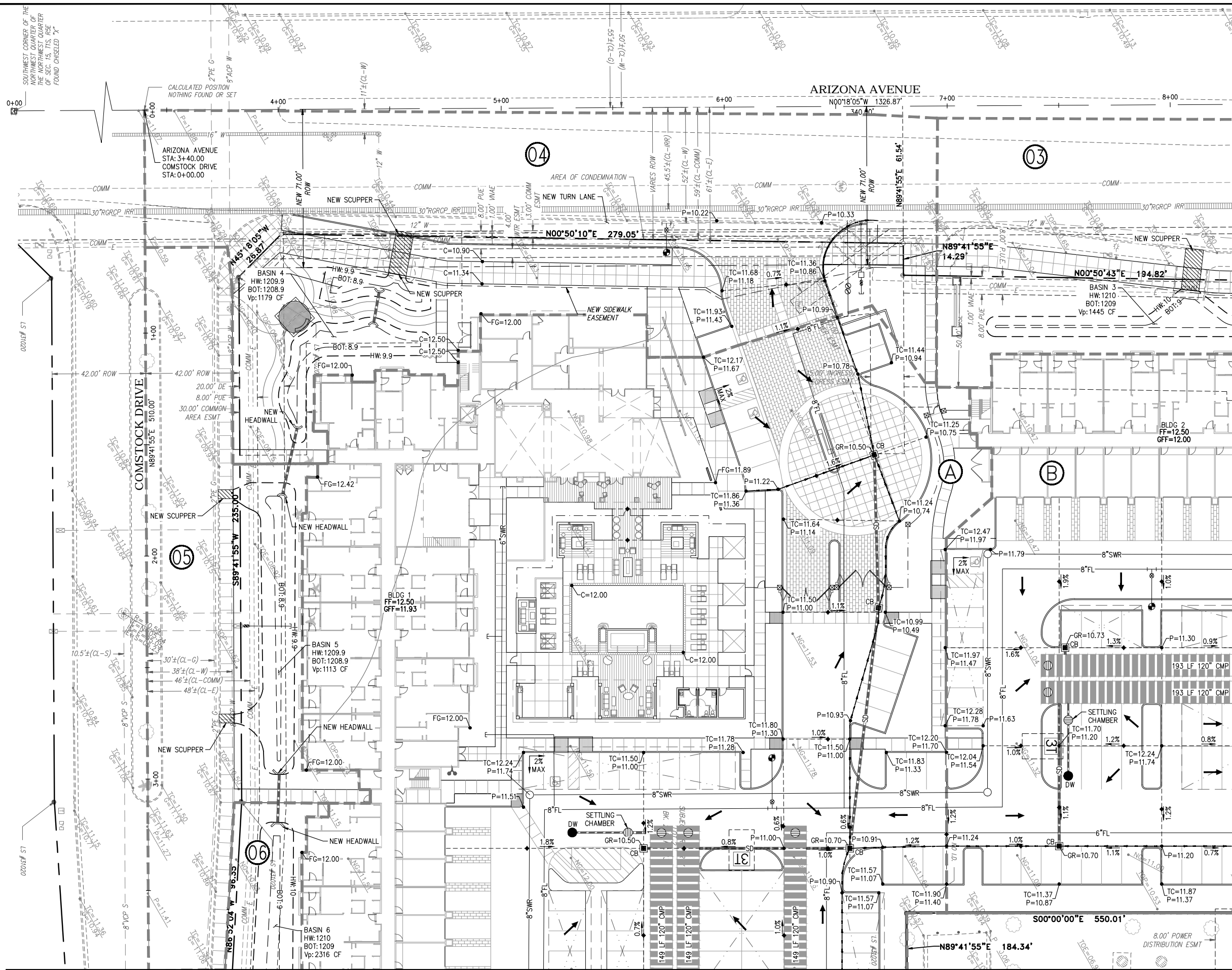
NTS

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013CC2427M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE; 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.

GROSS AREA = 299,527 SQFT,
OR 6.876 ACRES,
MORE OR LESS

* Plus 10%

* Plus 10%



SEE C1.1

SEE C1.2

20 10 0 20 40
SCALE: 1" = 20'

31895
J. K. KIANG
Professional Engineer
State of Arizona

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
CALL 811 or click Arizona811.COM

C.O.C. Log No. CIV21-0025

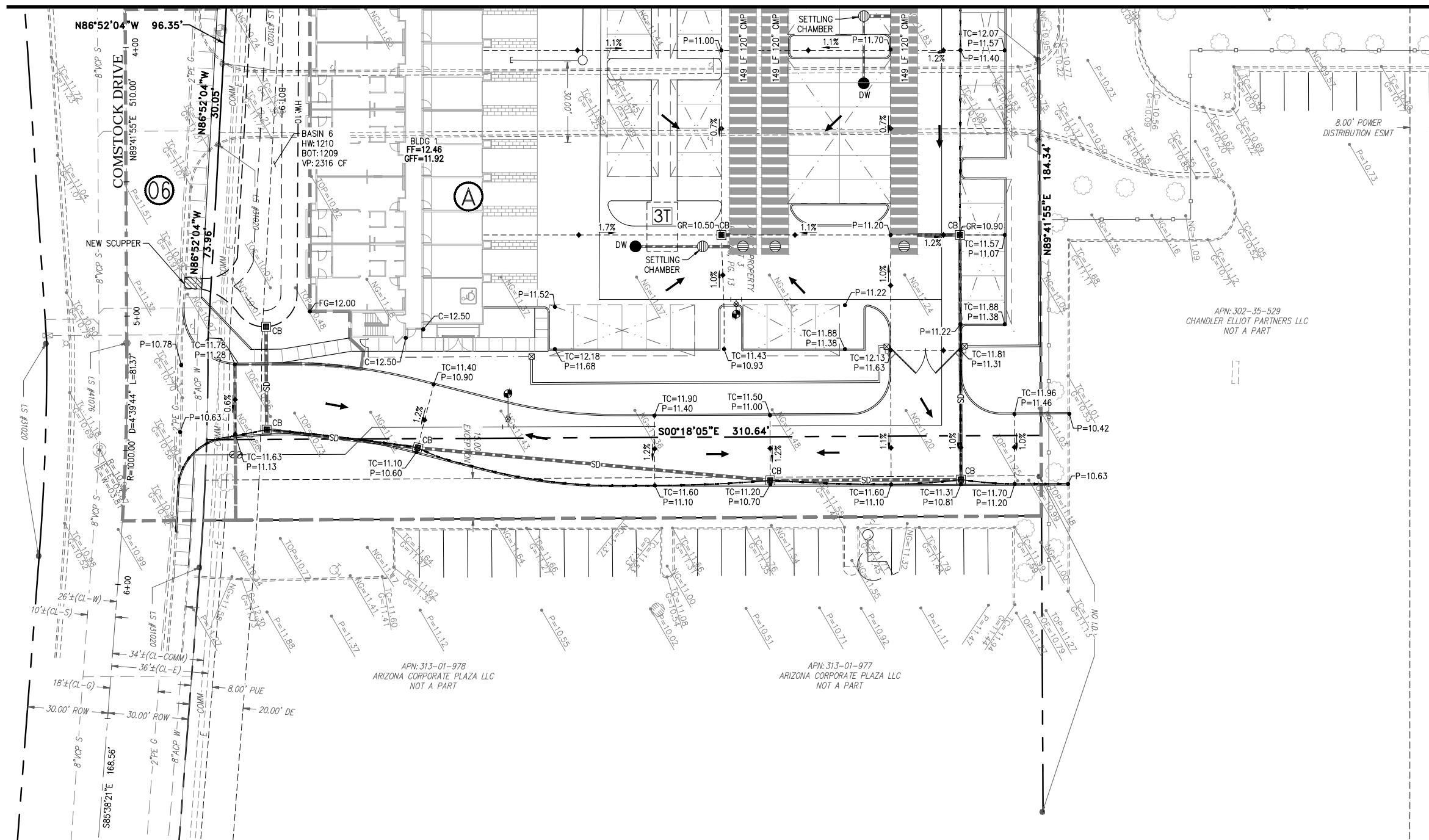
ELEVATION AZ 87
SEC ARIZONA AVENUE & ELLIOT ROAD
CHANDLER, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

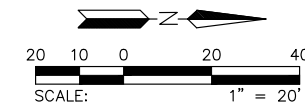
PROJ. NO.	2325.01	
DATE:	8/24/21	
SCALE:	1" = 20'	
DESIGNED: TMZ	DRAWN: MF HC	APPROVED: LK
REV.		

DWG. NO.	C1.0
SHT.	2 OF 7

SEE C1.1



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Contact Arizona 811 at least two full working days before you begin excavation.

ARIZONA811

CALL 811 or click Arizona811.COM

C.O.C. Log No. CIV21-0026

ELEVATION AZ 87

SEC ARIZONA AVENUE & ELLIOT ROAD
CHANDLER, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

PROJ. NO.	2325.01
-----------	---------

DATE: 8/24/21

SCALE: 1" = 20'

DESIGNED: TMZ	DRAWN
---------------	-------

REV.



HILGARTWILSON

DWG. NO.

C10

CI.2

SHT. 4 OF

U:\2300\2325\ENGR\PLANS\PRELIMINARY\2325.01 - C1.2 - GD.dwg 8/24/2021 3:19 PM



City Council Memorandum Public Works & Utilities Memo No. RE22-006

Date: October 11, 2021
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Debra Stapleton, Assistant City Manager
John Knudson, Public Works and Utilities Director
Andrew Goh, Capital Projects Manager
From: Erich Kuntze, Real Estate Manager
Subject: Final Adoption of Ordinance No. 4986, Authorizing the Abandonment of a Temporary Drainage Easement No Longer Needed for Public Use at the Northwest Corner of Arizona Avenue and Germann Road

Proposed Motion:

Move City Council approve final adoption of Ordinance No. 4986, authorizing the abandonment of a temporary drainage easement no longer needed for public use at the northwest corner of Arizona Avenue and Germann Road.

Background:

Arden Park Owner, LLC, is developing real property located at the northwest corner of Arizona Avenue and Germann Road (the Property). The City holds a temporary drainage easement (TDE) over the Property which was recorded on June 19, 2007, as Document No. 2007-0705215, in the records of the Maricopa County Recorder. The Developer has submitted minor land division number PLT20-0011, providing for all water retained under the TDE to be retained elsewhere on the Property. For this reason, the Developer requests that the City abandon the TDE.

Staff has reviewed and approved the request, legal description, and supporting documents.

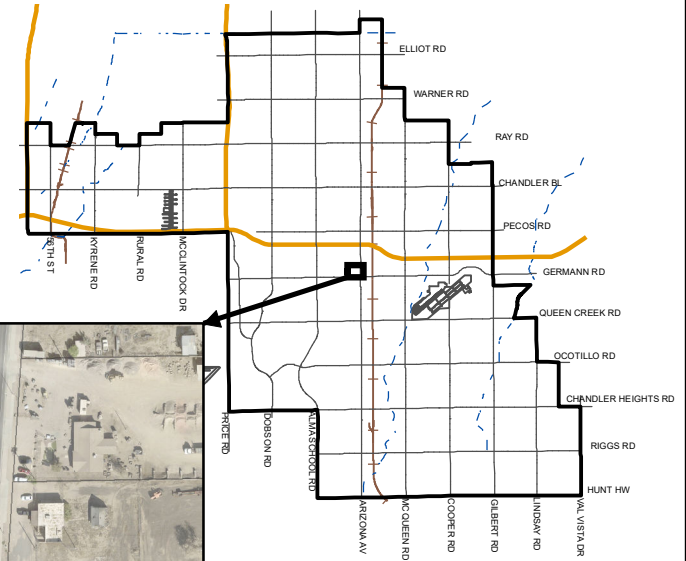
This Ordinance was introduced and tentatively adopted on September 23, 2021.

Attachments

Location Map
Ordinance No. 4986



**ORDINANCE NO. 4986 AUTHORIZING THE
EXTINGUISHMENT OF A TEMPORARY
DRAINAGE EASEMENT ("TDE") NO LONGER
NEEDED FOR PUBLIC USE AT THE NORTHWEST
CORNER OF ARIZONA AVENUE AND GERMANN
ROAD RECORDED JUNE 19, 2007 AS DOCUMENT
NO. 2007-0705215 MARICOPA COUNTY RECORDS**



MEMO NO. RE22-006

ORDINANCE 4986

 EASEMENT



ORDINANCE NO. 4986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE ABANDONMENT OF A TEMPORARY DRAINAGE EASEMENT NO LONGER NEEDED FOR PUBLIC USE AT THE NORTHWEST CORNER OF ARIZONA AVENUE AND GERMANN ROAD.

WHEREAS, Arden Park Owner, LLC, a Delaware limited liability company duly authorized to conduct business in Arizona ("Developer") is developing real property located at the northwest corner of Arizona Avenue and Germann Road (the "Property"); and

WHEREAS, the City holds a temporary drainage easement over the Property which was recorded on June 19, 2007, as Document No. 2007-0705215 in the records of the Maricopa County Recorder (Exhibit "A"); and

WHEREAS, Developer has submitted minor land division number PLT20-0011 providing for all water retained under the temporary drainage easement to be retained elsewhere on the Property; and

WHEREAS, Developer has requested that the City abandon the temporary drainage easement which is 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. Approving the abandonment of the temporary drainage easement recorded on June 19, 2007, as Document No. 2007-0705215 in the records of the Maricopa County Recorder.
- Section 2. The abandonment shall be in the form attached to this Ordinance as Exhibit "B".
- Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the abandonment and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this
_____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4986 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
_____ day of _____, 2021, and that the vote was _____ ayes, and _____ nays.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



EXHIBIT "A"
Recorded Temporary Drainage Easement

When recorded, mail to:
City of Chandler
City Clerk
P.O. Box 4008, Mail Stop 606
Chandler, AZ 85244-4008

298727-4-2-2--
hoyp

APN: 303-27-017Q
Section 5, Township 2 South, Range 5 East

This document is exempt from Affidavit and Fee requirement pursuant to A.R.S. § 11-1134(A)(2).

NCS-298727
2/2

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,

ZIGGY'S ENTERPRISES, LTD., an Arizona Limited Partnership

("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, 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. 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. 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 6th day of June, 2007.

**GRANTOR: ZIGGY'S ENTERPRISES, LTD., an
Arizona Limited Partnership**

By: Ziggy Trust, dated October 1, 1978
General Partner

By: Siegfried L. Wauro
Siegfried L. Wauro, Co-Trustee of Ziggy Trust,
dated October 1, 1978.

By: Marie J. Wauro
Marie J. Wauro, Co-Trustee of Ziggy Trust, dated
October 1, 1978

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing Temporary Drainage Easement was acknowledged before me this 7th day of June, 2007, by Siegfried L. Wauro and Marie J. Wauro, Co-Trustees of Ziggy Trust, dated October 1, 1978 being authorized to do so.

Delcine J. Morrisette
Notary Public

My Commission Expires:

6-4-09

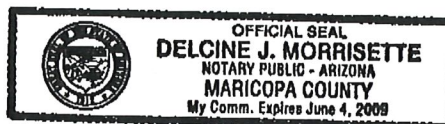


EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
APN 303-27-017-Q
GERMANN ROADWAY IMPROVEMENTS
TEMPORARY DRAINAGE EASEMENT**



Shawn A. Berkram

The following is a description for a SALT RIVER PROJECT EASEMENT within a portion of a parcel of land as described in Deed #92-0623859, records of MARICOPA COUNTY, ARIZONA located in the SOUTHEAST QUARTER of SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the SOUTH QUARTER CORNER of SECTION 4, being monumented with a Brass Cap flush, from which the SOUTHEAST CORNER of SECTION 4, being monumented with a Brass Cap in Handhole, bears NORTH 88° 54' 40" EAST a distance of 2603.53 FEET, said line being the South line of the Southeast Quarter of said Section 4 and the basis of bearing for this description;

THENCE, NORTH 88° 54' 40" EAST, along the South line of the Southeast Quarter of said Section 4, a distance of 1,459.18 FEET;

THENCE, NORTH 01° 05' 20" WEST, a distance of 85.00 FEET, to a point on the proposed South temporary drainage easement line of Germann Road, also being the TRUE POINT OF BEGINNING;

THENCE, Continuing NORTH 01° 05' 20" WEST, a distance of 44.00 FEET;

THENCE, NORTH 88° 54' 40" EAST, a distance of 230.00 FEET;

THENCE, SOUTH 01° 05' 20" EAST, a distance of 44.00 FEET;

THENCE, SOUTH 88° 54' 40" WEST, a distance of 230.00 FEET to the TRUE POINT OF BEGINNING.

Containing an area of 10,120 SQUARE FEET or 0.23 ACRES, more or less.
See Exhibit "B"

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.

LINE	BEARING	DISTANCE
L1	N 88°54'40" E	1459.18'
L2	N 01°05'20" W	85.00'
L3	N 01°05'20" W	44.00'
L4	N 88°54'40" E	230.00'
L5	S 01°05'20" E	44.00'
L6	S 88°54'40" W	230.00'

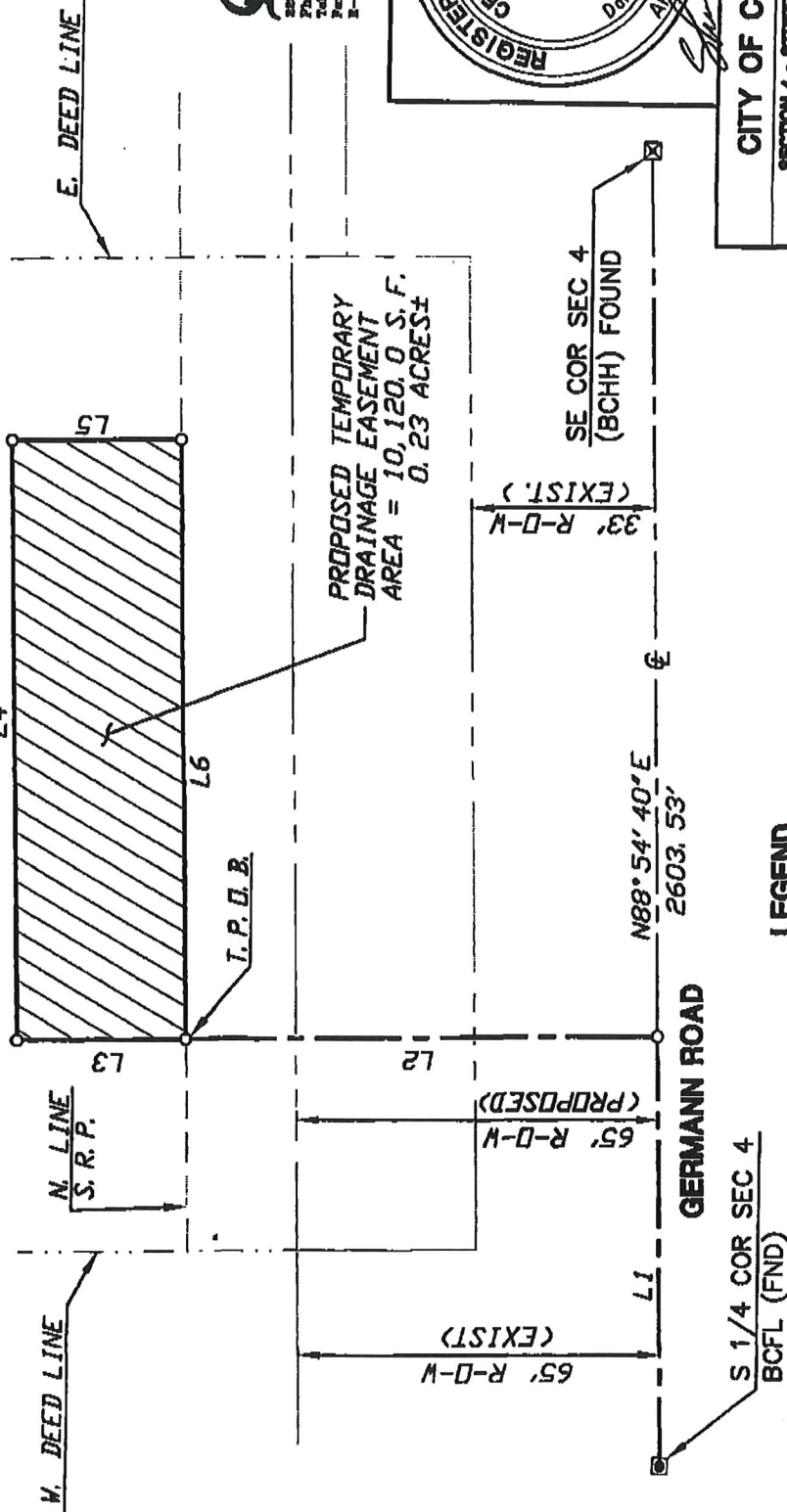
EXHIBIT "B"

APN# 303-27-017-Q

TEMPORARY DRAINAGE EASEMENT

APN# 303-27-017-Q

SCALE: N.T.S.



LEGEND

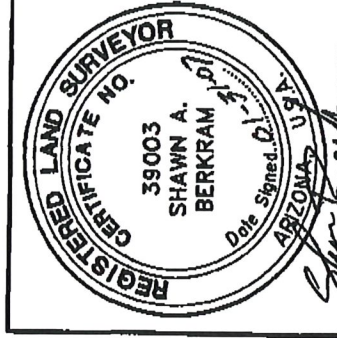


BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4 BEARING N 88°54'40" E

NOTE: THIS EXHIBIT IS BASED ON RECORDED DOCUMENTS SUCH AS THE SUBJECT PARCEL'S DEED, AND ADJACENT DEEDS AND/OR PLATS. IT IS NOT BASED ON A BOUNDARY SURVEY OF THE SUBJECT PARCEL.

Entellus
2205 N. 44th Street, Suite 125
Phoenix, AZ 85018-5279
Tel: 602.244.2968
Fax: 602.244.8047
E-Mail: www.entellus.com



CITY OF CHANDLER

SECTION 4 - STREET IMPROVEMENTS

SECTION 4, T2S, R1E

PROPOSED TEMPORARY DRAINAGE EASEMENT

DATE: / / REV'D: / /

DRAWN BY: RT CHK'D: SB PAGE: 2 OF 2

FILE: P/SS/APROJ/615043/LGLS/3032701QTDE

EXHIBIT "B"

Abandonment of Easement

When recorded, mail to:

Chandler City Clerk's Office
P.O. Box 4008, MS 606
Chandler, AZ 85244-4008

ABANDONMENT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the CITY OF CHANDLER, an Arizona municipal corporation ("City"), does hereby release, extinguish, and abandon any and all right, title and interest that it may have in that certain Temporary Drainage Easement recorded on July 19, 2007, as Document No. 2007-0705215 in the records of Maricopa County Recorder. This Abandonment of Easement is not intended to release, extinguish or abandon any other interest that the City may have in any portion of the subject real property arising 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.

CITY OF CHANDLER, an Arizona
municipal corporation

By _____
Mayor Kevin Hartke

APPROVED AS TO FORM:

Assistant City Attorney



STATE OF ARIZONA)
) ss.
County of Maricopa)

Executed before me this ____ day of _____, 2021, by Kevin Hartke, Mayor of the City of Chandler, Arizona.

Notary Public

My Commission Expires:

A.R.S. § 41-313(C) DISCLOSURES

Description of document this notarial certificate is being attached to:	
Type/Title	Abandonment of Easement
Date of Document	
Number of Pages	2
Add'l Signers (other than those named in the notarial certificate.)	None



City Council Memorandum Public Works & Utilities Memo No. RE22-007

Date: October 11, 2021
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Debra Stapleton, Assistant City Manager
John Knudson, Public Works and Utilities Director
Andrew Goh, Capital Projects Manager
From: Erich Kuntze, Real Estate Manager
Subject: Final Adoption of Ordinance No. 4988, Authorizing the Sale of City Property Located West of the Southwest Corner of Cooper Road and Pecos Road

Proposed Motion:

Move City Council approve final adoption of Ordinance No. 4988, authorizing the sale of City property located west of the southwest corner of Cooper Road and Pecos Road to Felix E. Vivas III and Elva G. Vivas for the sum of \$221,000.

Background:

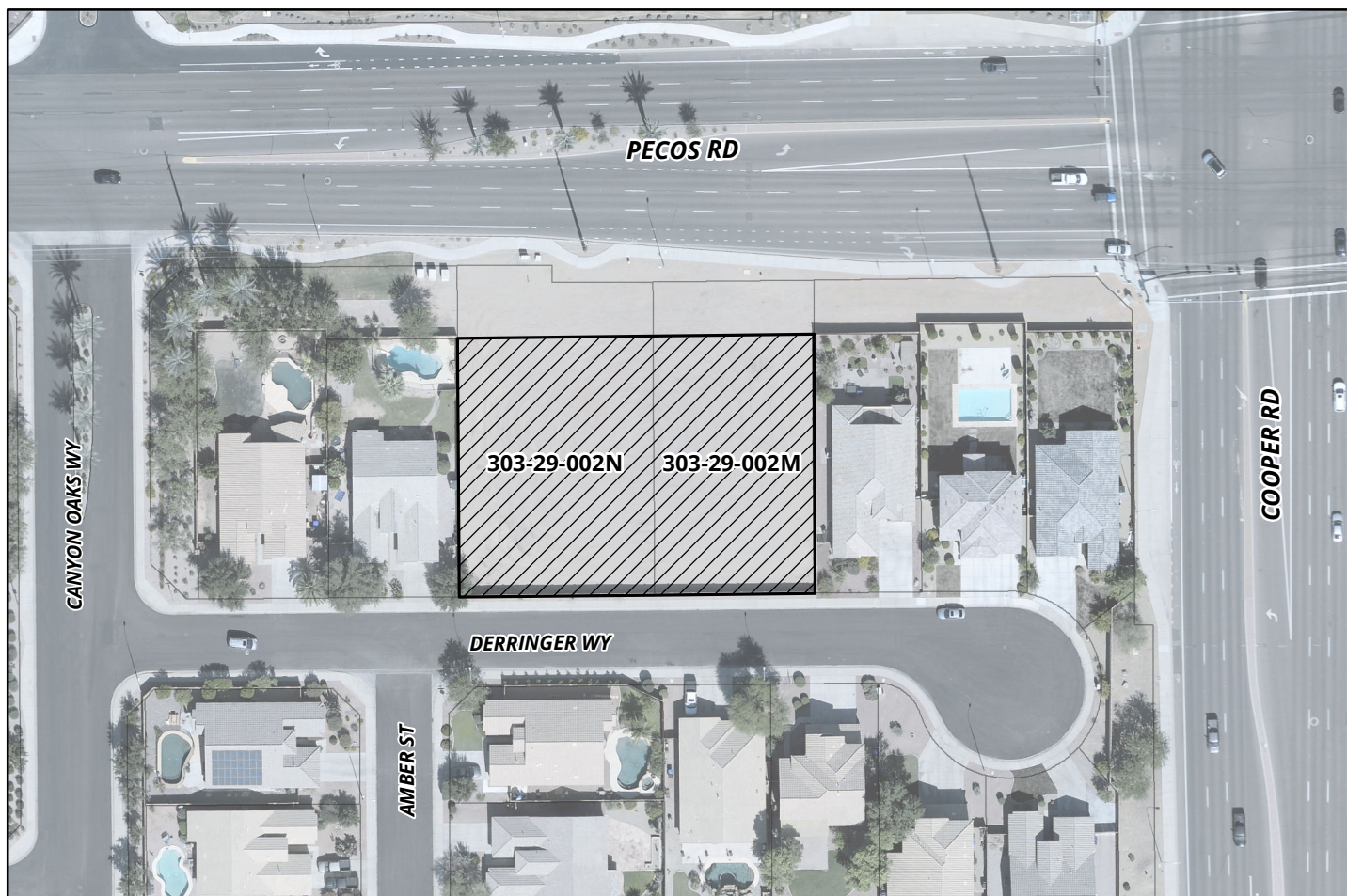
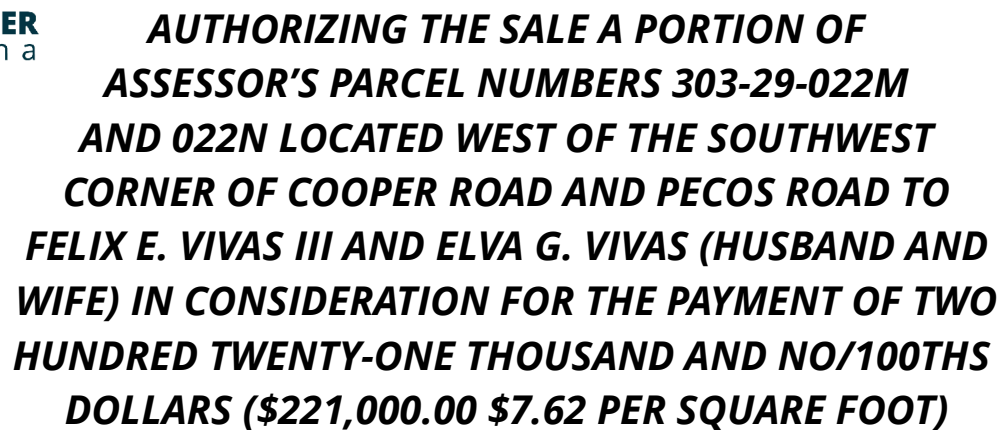
The City owns two parcels of land located west of the southwest corner of Cooper and Pecos roads. The parcels were originally purchased for the Cooper and Pecos roads improvement project constructed in 2007-2008. Since the purchase, the parcels were accepted into the Canyon Oaks Property Owners Association. The City needs to retain a portion of the property adjacent to Pecos Road for a future water pressure relief valve facility. The remaining portion of the property recently appraised for \$220,000 or \$7.59 per square foot. The City has received an offer from Felix and Elva Vivas to purchase the remaining portion of the property for \$221,000 or \$7.62 per square foot. Mr. and Mrs. Vivas are currently going through the City's pre-technical review process to develop the properties.

Staff has reviewed and approved the purchase agreement and legal descriptions.

This Ordinance was introduced and tentatively adopted on September 23, 2021.

Attachments

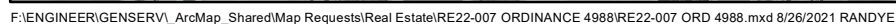
Location Map
Ordinance No. 4988



ORDINANCE 4988



SALE PARCELS



ORDINANCE NO. 4988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE SALE OF CITY PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF COOPER ROAD AND PECOS ROAD TO FELIX E. VIVAS III AND ELVA G. VIVAS FOR THE SUM OF \$221,000.

WHEREAS, the City of Chandler owns two parcels of land located west of the southwest corner of Cooper Road and Pecos Road on which the City intended to locate future City facilities; and

WHEREAS, the City has determined that it does not require all of the land included in the two parcels for its future facilities; and

WHEREAS, the City has offered a portion of the land as described in the attached Exhibit "A" (the "Property") for sale at the appraised value of \$220,000 or \$7.59 per square foot; and

WHEREAS, Felix E. Vivas, III and Elva G. Vivas, husband and wife, have offered to purchase the Property from the City for \$221,000 or \$7.62 per square foot.

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

- Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the sale of the real property located at the southwest corner of Cooper Road and Pecos Road and described in the attached Exhibit "A" (the "Property") to Felix E. Vivas, III and Elva G. Vivas, husband and wife, for the sum of \$221,000.
- Section 2. That the deed transferring ownership of the Property to Mr. and Mrs. Vivas shall be in a form approved by the City Attorney.
- Section 3. That the City's Real Estate Manager, or any City real estate officer acting on the Real Estate Manager's behalf, is authorized to execute, deliver and deposit into escrow the approved purchase agreement along with all other documents and instructions necessary to consummate the sale of the Property.
- Section 4. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the deed and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4988 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2021 , and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



Published in the Arizona Republic on:

EXHIBIT "A"



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 303-29-022M

EXHIBIT A

LEGAL

A PARCEL OF LAND BEING THE REMAINDER OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 303-29-022M WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0621065, MARICOPA COUNTY RECORDS (MCR) AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 2 (CALCULATED) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (CALCULATED) BEARS S89°29'21"W A DISTANCE OF 2644.94 FEET;

THENCE S89°29'21"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 253.00 FEET;

THENCE S00°22'41"E, PARTLY ACROSS THE RIGHT-OF-WAY OF PECOS ROAD, AND PARTLY ALONG THE SOUTH RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 106.00 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT FOR CANYON OAKS TWO RECORDED IN BOOK 593, PAGE 39, MCR, WITH SAID LOT BEING CONVEYED TO CESAR AND ROSEMARIE SUAYAN LAGARGE BY DEED OF RECORD IN INSTRUMENT NUMBER 2020-0597861, MCR WITH SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°22'41"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DERRINGER PLACE;

THENCE S89°29'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF APN 303-29-022N WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 2007-0621065, MCR.

THENCE N00°22'41"W, ALONG THE EAST LINE OF SAID APN 303-29-022N, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER THEREOF BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE N89°29'21"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

Page 1 of 3

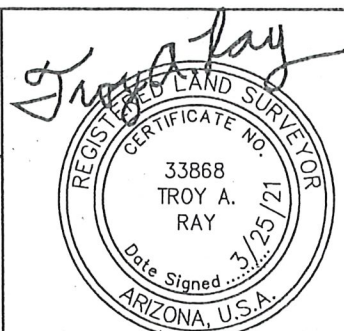
Date: 3/25/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022M REMAINDER

Preparing Firm:



RITTOCH-POWELL
& Associates
602-263-1177
www.rpaeng.com





Chandler • Arizona
Where Values Make The Difference

PARCEL No. 303-29-022M

EXHIBIT A

LEGAL

THE ABOVE DESCRIBED PARCEL CONTAINS 13,049.96 SQUARE FEET (0.2996 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS S89°29'21"W FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 589, PAGE 48, MCR.

Page 2 of 3

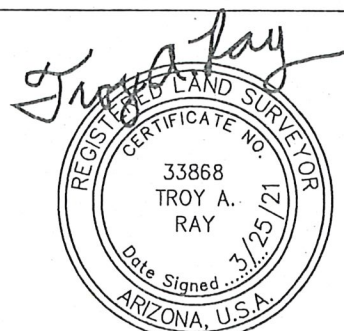
Date: 3/25/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022M REMAINDER

Preparing Firm:



RITTOCH-POWELL
& Associates
602-263-1177
www.rpaeng.com



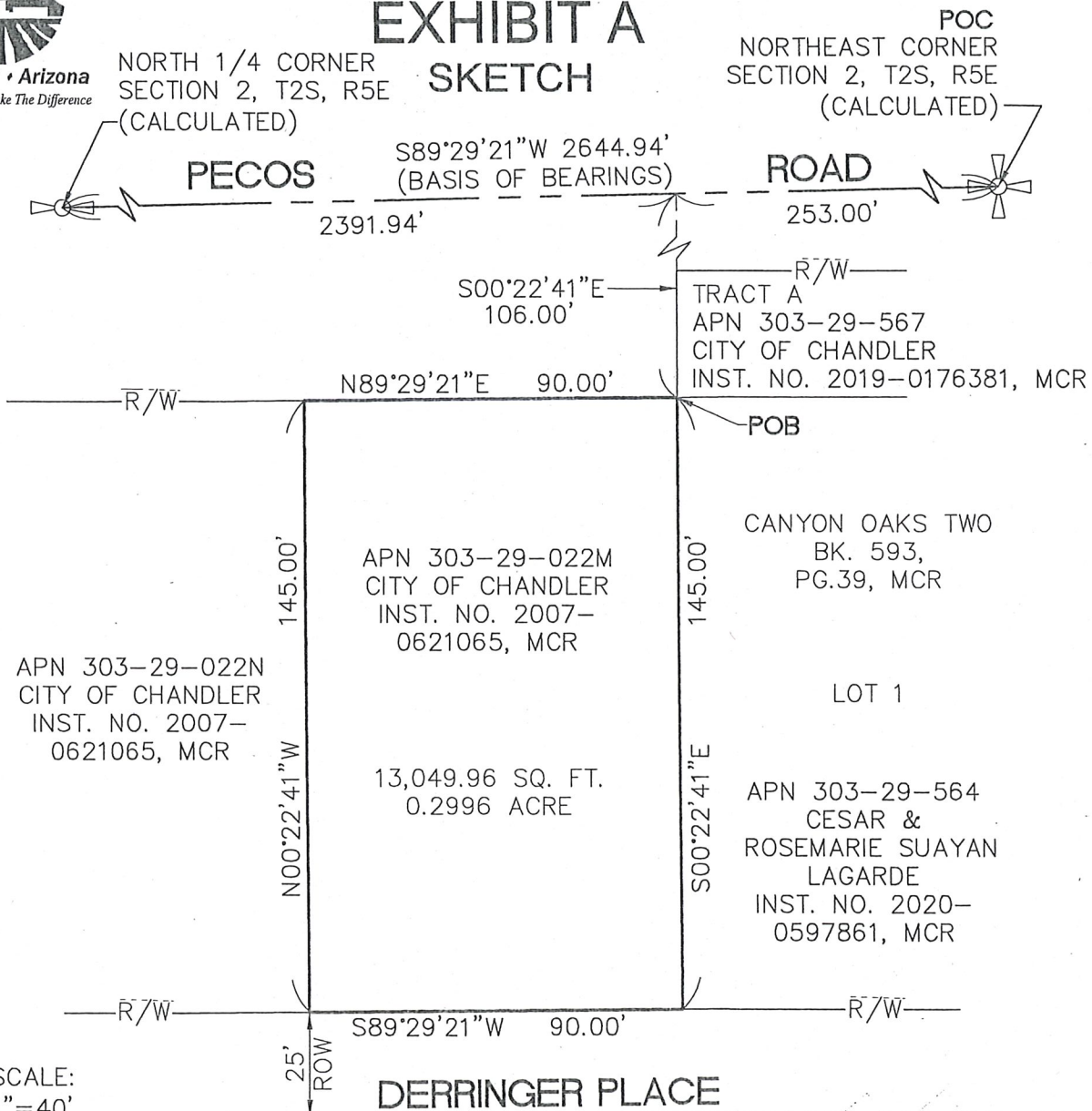


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PARCEL No. 303-29-022M

EXHIBIT A

SKETCH



SCALE:
1"=40'
NE 1/4
SEC 2
T 2 S
R 5 E

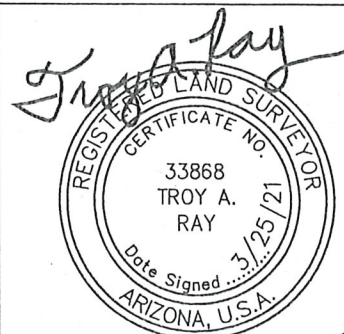
Page 3 of 3

Date: 3/25/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022M REMAINDER

Preparing Firm:

RPA
RITOCH-POWELL
& Associates
602-263-1177
www.rpaeng.com



REMAINDER OF APN 303-29-022M

NORTH: 833733.9677' EAST: 733371.5279'

SEGMENT #1 : LINE

COURSE: S0° 22' 41"E LENGTH: 145.00'
NORTH: 833588.9708' EAST: 733372.4846'

SEGMENT #2 : LINE

COURSE: S89° 29' 21"W LENGTH: 90.00'
NORTH: 833588.1684' EAST: 733282.4882'

SEGMENT #3 : LINE

COURSE: N0° 22' 41"W LENGTH: 145.00'
NORTH: 833733.1653' EAST: 733281.5315'

SEGMENT #4 : LINE

COURSE: N89° 29' 21"E LENGTH: 90.00'
NORTH: 833733.9677' EAST: 733371.5279'

PERIMETER: 470.00'

AREA: 13,049.96 SQ. FT. (0.2996 ACRE)

ERROR CLOSURE: 0.0000' COURSE: N0° 00' 00"E

ERROR NORTH: 0.00000' EAST: 0.00000'

PRECISION 1: 470,000,000.00





Chandler • Arizona
Where Values Make The Difference

PARCEL No. 303-29-022N

EXHIBIT A

LEGAL

A PARCEL OF LAND BEING THE REMAINDER OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 303-29-022N WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0621065, MARICOPA COUNTY RECORDS (MCR) AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2 (CALCULATED) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (CALCULATED) BEARS S89°29'21"W A DISTANCE OF 2644.94 FEET;

THENCE S89°29'21"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 343.00 FEET;

THENCE S00°22'41"E, ACROSS THE RIGHT-OF-WAY OF PECOS ROAD, A DISTANCE OF 106.00 FEET TO A POINT ON THE SOUTH LINE THEREOF BEING THE NORTHWEST CORNER OF THE REMAINDER OF APN 303-29-022M WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 2007-0621065, MCR AND THE POINT OF BEGINNING;

THENCE S00°22'41"E, ALONG THE WEST LINE OF SAID APN 303-29-022M, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ON THE NORTH RIGHT-OF-WAY LINE OF DERRINGER PLACE;

THENCE S89°29'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF LOT 19 AS SHOWN ON THE FINAL PLAT FOR CANYON OAKS ESTATES RECORDED IN BOOK 521, PAGE 6, MCR WITH SAID LOT BEING CONVEYED TO MOHAMMAD Y. AND SARA NASSER SULTAN BY DEED OF RECORD IN INSTRUMENT NUMBER 2011-0090607, MCR;

THENCE N00°22'41"W, ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER THEREOF BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE N89°29'21"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

Page 1 of 3

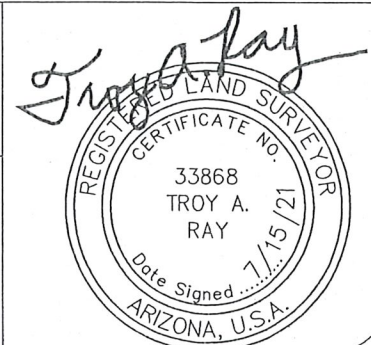
Date: 7/15/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022N REMAINDER

Preparing Firm:



RITOCH-POWELL
& Associates
602-263-1177
www.rpaeng.com





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PARCEL No. 303-29-022N

EXHIBIT A

LEGAL

THE ABOVE DESCRIBED PARCEL CONTAINS 15,949.96 SQUARE FEET (0.3662 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS S89°29'21"W FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 589, PAGE 48, MCR.

Page 2 of 3

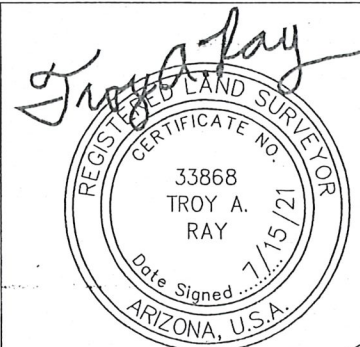
Date: 7/15/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022N REMAINDER

Preparing Firm:



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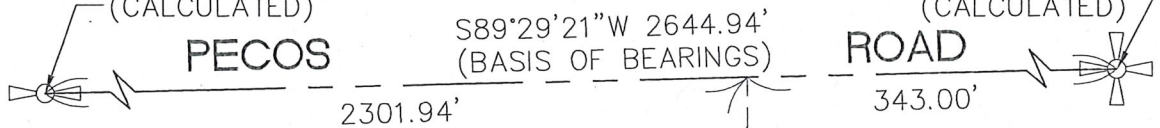
Chandler • Arizona
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PARCEL No. 303-29-022N EXHIBIT A

SKETCH

NORTH 1/4 CORNER
SECTION 2, T2S, R5E
(CALCULATED)

POC
NORTHEAST CORNER
SECTION 2, T2S, R5E
(CALCULATED)



R/W
APN 303-29-469
TRACT E

CANYON OAKS
ESTATES
BK. 521,
PG.6, MCR

LOT 19

APN 303-29-196
MOHAMMAD Y &
SARA NASSER SULTAN
INST. NO. 2011-
0090607, MCR

APN 303-29-022N
CITY OF CHANDLER
INST. NO. 2007-0621065, MCR

15,949.96 SQ. FT.
0.3662 ACRE

APN 303-29-022M
CITY OF CHANDLER
INST. NO. 2007-
0621065, MCR

R/W

25'
ROW

S89°29'21"W 110.00'

DERRINGER PLACE

R/W



SCALE:
1"=40'
NE 1/4
SEC 2
T 2 S
R 5 E

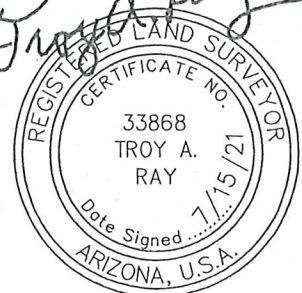
Page 3 of 3

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022N REMAINDER

Date: 7/15/21

Preparing Firm:

**RITOCH-POWELL
& Associates**
602-263-1177
www.rpaeng.com



REMAINDER OF APN 303-29-022N

NORTH: 833733.1654' EAST: 733281.5315'

SEGMENT #1 : LINE

COURSE: S0° 22' 41"E LENGTH: 145.00'
NORTH: 833588.1686' EAST: 733282.4882'

SEGMENT #2 : LINE

COURSE: S89° 29' 21"W LENGTH: 110.00'
NORTH: 833587.1878' EAST: 733172.4926'

SEGMENT #3 : LINE

COURSE: N0° 22' 41"W LENGTH: 145.00'
NORTH: 833732.1847' EAST: 733171.5358'

SEGMENT #4 : LINE

COURSE: N89° 29' 21"E LENGTH: 110.00'
NORTH: 833733.1654' EAST: 733281.5315'

PERIMETER: 510.00'

AREA: 15,949.96 SQ. FT. (0.3662 ACRE)

ERROR CLOSURE: 0.0000' COURSE: N0° 00' 00"E

ERROR NORTH: 0.00000' EAST: 0.00000'

PRECISION 1: 510,000,000.00

