

[“The Marco”, 355 S. Nebraska St.](#)

Project Narrative- City of Chandler Rezoning/PDP Re-Submittal

8/25/21

Site Overview:

The property includes one parcel (APN 303-07-008M) representing approximately 59,084 sf, located mid-block, on the east side of Nebraska St., south of Frye Rd., and north of Elgin St. This property is located just south of the iconic San Marcos Hotel and just north of many downtown redevelopment sites, and we are excited to propose a small, infill residential project for this site which will be a bridge between the density and uses of both the existing and proposed redevelopment of the immediate area.

It was important to be deliberate and thoughtful about the scale of this project. With just 16 units on a little over an acre and adjacent to well-established single family residential lots, we wanted to bring forward an infill residential project that could provide a critical transition between the existing neighborhood and the future downtown Chandler. We wanted this project to be intimate in scale, size, lushly landscaped and not over designed so as to be accessible to the current residential homes surrounding it, but to also reflect an elevated and more streamlined design quality to build that bridge to the energy, youth and character the City has developed and is aspiring to in downtown Chandler. Accessible to the existing community and aspirational to the future downtown development.

The site is currently zone SF-8.5 which allows for up to 8.5 dwelling units per acre. Our project is proposing up to 12 du/acre, which is consistent with the City’s General Plan for this area but will require a PAD rezoning to accommodate the 12 du/acre.

Site Proposal:

Our proposal is to develop the following:

- 16-unit, 3-story community which complements and enhances the surrounding area, while maximizing development in an infill site and also allowing for internal open space and amenities
- Request for PAD rezoning to accommodate the increase in 8.5 to 12 du/acre
- 12 du/acre, as approved through the City’s General Plan
- Variety of unit sizes includes 1- and 2-bedroom units
- Maximum height not to exceed 27’
- Unit and property design will be focused on street engagement
- Landscape and building form will enhance the pedestrian experience and provide critical shade along pedestrian walkways to maximize walkability
- Units allow for both public and private open space, an element that is critical in this current COVID landscape

The project's goal is to create an attractive, high-quality project that fulfills the need in Downtown Chandler for a variety of housing types, provides access to surrounding downtown amenities and improves walkability. The additional housing will help support the existing restaurants and retail, and take a vacant, eyesore parcel and turn it into true community development.

Architecture, Landscape + Site Design:

We seek the following site and architectural features/design as part of our PAD/PDP:

- Buildings will front on the primary street vs. being oriented to the interior or rear or side lot lines of the site to encourage interaction and activation on the street. Garage or parking access will not front on the public street.
- Durable and hand-scaled materials and accents like the wood-trim of the Shou Sugi Ban wood siding, usable balconies, operable windows, exposed rafters, eaves, live plant vines along building frontages, etc. will be used to provide a more human scale to the development and produce a residential neighborhood aesthetic vs. commercial one.
- Pitched roofs will be used to relate better to the surrounding residential development
- Overhanging rooflines create a more neighborhood, intimate scale.
- All HVAC equipment, other mechanical equipment, and trash enclosures will be screened from view.
- Street-facing facades will have +/- 21% transparency to support a safe street environment. This is slightly undersized from the 25%, but due to the full west-east facing design of the units, it was important to reduce glare and heat absorbent materials. However, additional façade design detail of the wood siding and live vine plantings helps to break up the building facades without contributing to the heat and glare.
- Deep porches and balconies should be provided for passive solar benefits to the units facing the street, and to provide outdoor usable space.
- The front door of each unit is clearly visible from the street-fronting or internal site sidewalk, and directly accessible from the sidewalk.
- Each unit is distinct from the sidewalk by means of materials, massing, and façade design, patio wall treatment and landscaping.
- The massing of the proposed buildings are designed so as to not overpower the surrounding single-story neighborhood. The façade of the second floor will be recessed from the façade of the first floor. Trees, vines and setbacks will also help reduce the perceived massing.
- Private outdoor amenity space will be provided per unit.
- Nebraska Street frontage improvements will increase the safety and comfort of the sidewalk and street through the use of street trees, pedestrian lighting, benches, landscaping, etc.

Unit Count, Building Area, Open Space + Parking:

We are requesting in this proposal a total of 16 units for the 1.357 acre site, which equates to 12 du/acre. This unit count assumes the following room breakdown:

- 1 Bed: 5 units
- 2 Bed/1 Bath: 3 units
- 2 Bed/2 Bath: 8 units
- TOTAL: 16 units

This project assumes 2 levels of units, with the first level gross sf of 12,295 sf and the second level at 12,921 sf, for a total gross square feet of 25,216 sf.

We more than exceed the required open space of 150 sf for each unit (at the 16 total units), with an open space of 8,945 sf. We will have two large open space areas to serve as amenities for the residents and to enhance the quality of the project. Specifically, we are programming the following in the two open space areas:

- Fenced dog park/run in the NE corner of the site
- Large center park with ramada, outdoor seating, grill, lush landscape and a large programmable open lawn for movies in the park and resident gatherings

The project is required to provide a total of 29.5 parking spaces, and exceeds this standard with providing 39 parking spaces, including conveniently located guest parking in the center of the project. Resident parking will be in ground floor garages, tucked under the units, and internally facing, so as not to expose garage facades to the public street and right-of-way.

Project Benefits:

Additionally, the development of this vacant property into a vibrant residential development will fulfill the City's 2021 State of the City goals and objectives, specifically in the realm of Infill Redevelopment in the following ways:

- Develop infill and undeveloped parcels in the Downtown to reduce blight and increase redevelopment;
- Introduce a new to market product that helps transition the immediate neighborhood from single family residential and provides a bridge product to the larger-scale development offerings in the Downtown;
- Develop additional residential backbone in the Downtown to support existing businesses (especially those hit hard by the impacts of Covid-19);

- Increase the downtown population to support the growing arts, entertainment, restaurant and retail offerings in the Downtown;
- Encourage the support of a Vibrant City in the Downtown;
- Encourage people living in the downtown with easy access to the growing Downtown employment opportunities;
- Encourage these residents to also utilize alternative transportation to access their jobs and recreations amenities in downtown through walking, riding a bike, etc;
- Allow for a mixture of uses designed to attract people to the Downtown;

How Development Complies with Proposed Zoning Code Requirements:

If we are successful in obtaining a rezoning from SF-8.5 to Planned Area Development (PAD) , our project meets the PAD zoning designation as a small-scale, urban infill multi-family project which requires flexibility because of tight site and immediate surrounding residential uses. This project serves as a transition area between the growing urban core in Chandler's downtown district and the existing single family residential housing stock. The importance of the PAD overlay district allows for flexibility in an otherwise established land use district. We are not asking for any density over 12 du/acre in order to maintain a more natural transition in the existing adjacent densities.

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PRELIMINARY SITE PLAN

EVOLVE VENTURES

A100

PROJECT DESCRIPTION

NEW MULTIFAMILY W/ 1 & 2 BED UNITS. UNITS SHALL BE 2 STORY W/ ATTACHED GARAGE AT LEVEL 1.

PARCEL INFO

PARCEL: 303-07-008M
OWNER: EVOLVE VENTURES
ADDRESS: NEBRASKA ST, CHANDLER AZ
LOT AREA: 59,123 SF / 1.357 ACRES

CURRENT ZONING DATA

ZONING DISTRICT CURRENT = SF 8.5
ZONING DISTRICT PROPOSED = PAD

FRONT SETBACK = 25'
REAR SETBACK = 10'
SIDE SETBACK = 5' MIN. (SUM OF BOTH 15')
MAX BLDG HEIGHT = 28'
MAX DENSITY = 12 UNITS/ACRE
UNIT COUNT 1.357 * 12 = 16.28 UNITS
MAX LOT COVERAGE = 50% / 29,542 SF

UNIT COUNT & AREAS

1 BED = 5
2 BED / 1 BA = 3
2 BED / 2 BA = 8
TOTAL = 16

GARAGES = 16

GROSS AREAS
LEVEL 1 GROSS AREA = 13,397 SF
LEVEL 2 GROSS AREA = 12,931 SF
TOTAL GROSS SF = 26,328 SF

NET AREAS
1 BED = 647 SF
GARAGE = 466 SF

2 BED / 1 BATH = 865 SF
GARAGE = 447 SF

2 BED / 2 BATH = 1,111 SF
GARAGE = 447 SF

OPEN SPACE

COMMON OPEN SPACE RECD 150 SF * 16 = 2,400 SF
COMMON OPEN SPACE PROVIDED = 4,931 SF

PRIVATE OPEN SPACE PROVIDED 5,453 SF / 16 = 340 SF AVG PER UNIT

2. PRIVATE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. SUCH SPACES SHALL HAVE AN UNENCUMBERED AREA AT LEAST TWELVE (12) FEET IN DIAMETER WHEN LOCATED ON THE GROUND FLOOR

PARKING

STUDIO = 1 SPACE
1 BED = 1.5 SPACES
2 BED = 2 SPACES
EA. ADDTL BED = .25 SPACES

TOTAL RECD = (11*2) + (5*1.5) = 29.5 SPACES
TOTAL PROVIDED = 39



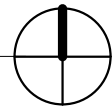
VICINITY MAP

SITE PLAN NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO C OF O FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECH. EQUIP. SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR HIGHER THAN, THE HIGHEST POINT ON THE MECH. EQUIP.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECH. EQUIP. SHALL SCREEN ALL GROUND MOUNTED MECH. EQUIP.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. SIGNS REQUIRE SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A C OF O FOR A PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIP., BACK FLOW DEVICES, OR ANY OTHER UTILITY EQUIP. NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
9. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.



1 PRELIM SITE PLAN
1" = 20'-0"



ROOF PLAN

EVOLVE VENTURES

A105

Date 9/24/21

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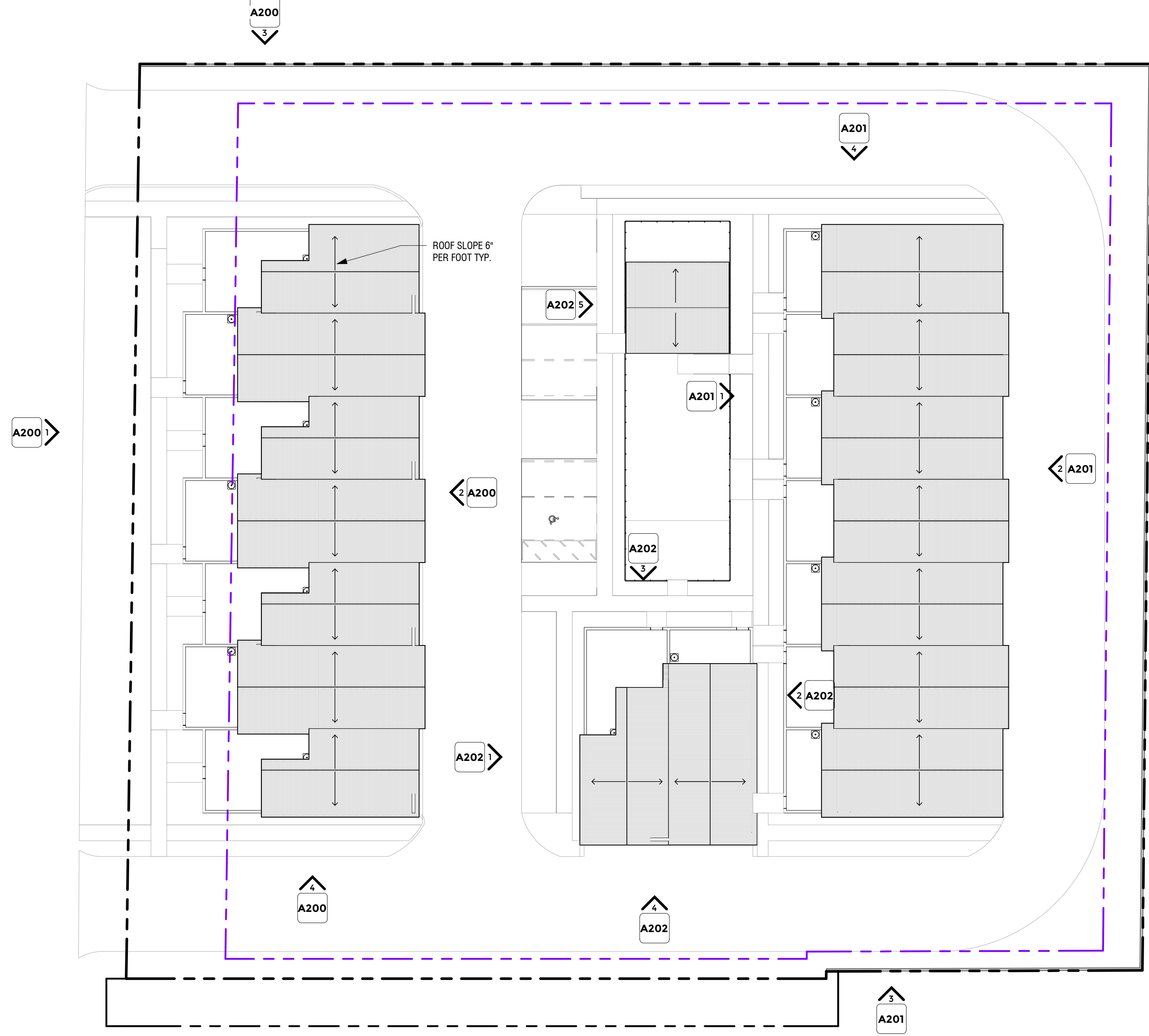
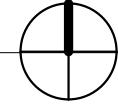
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1 ROOF PLAN
1" = 20'-0"



1BD

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A120

Date

9/24/21

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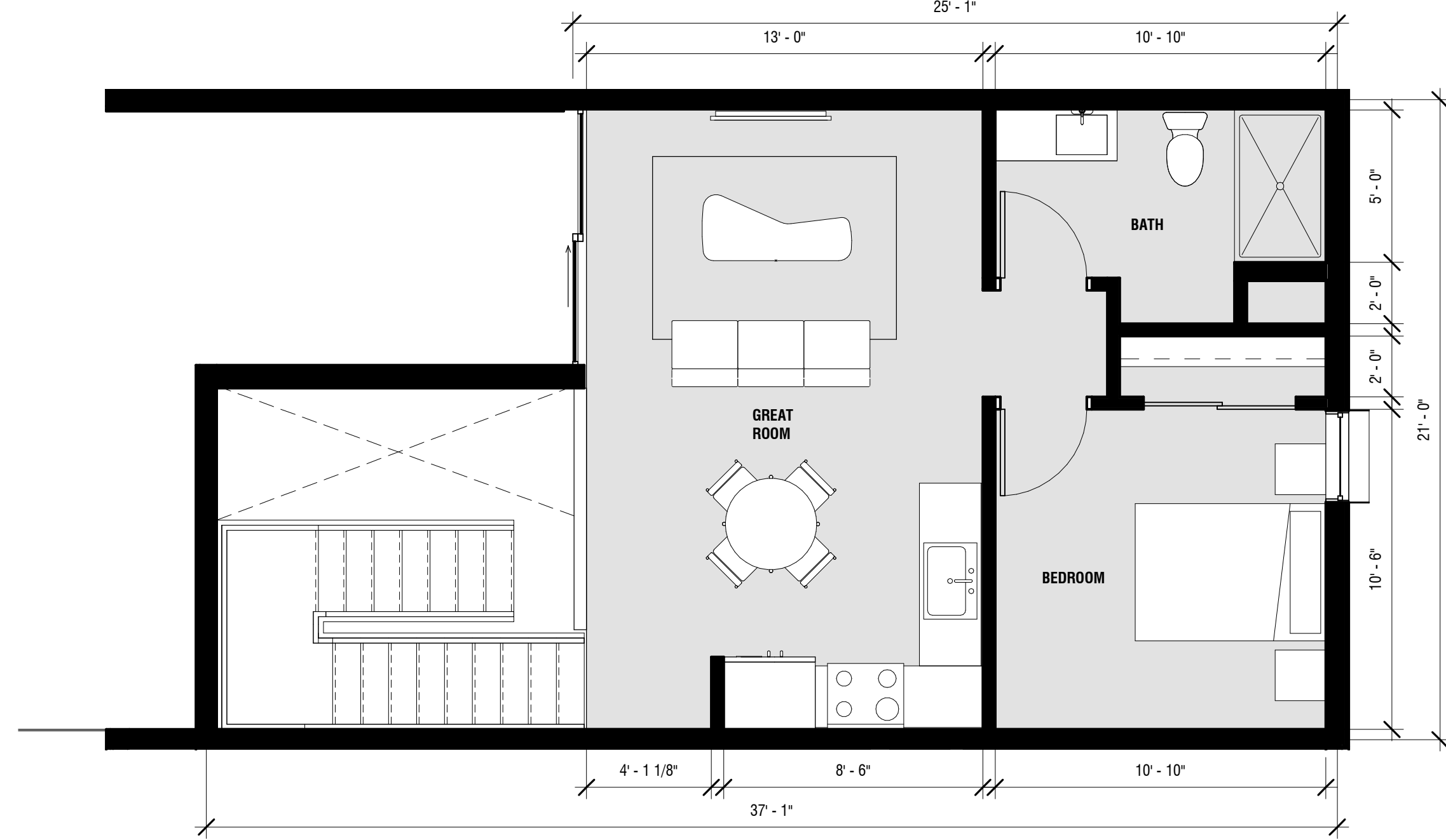
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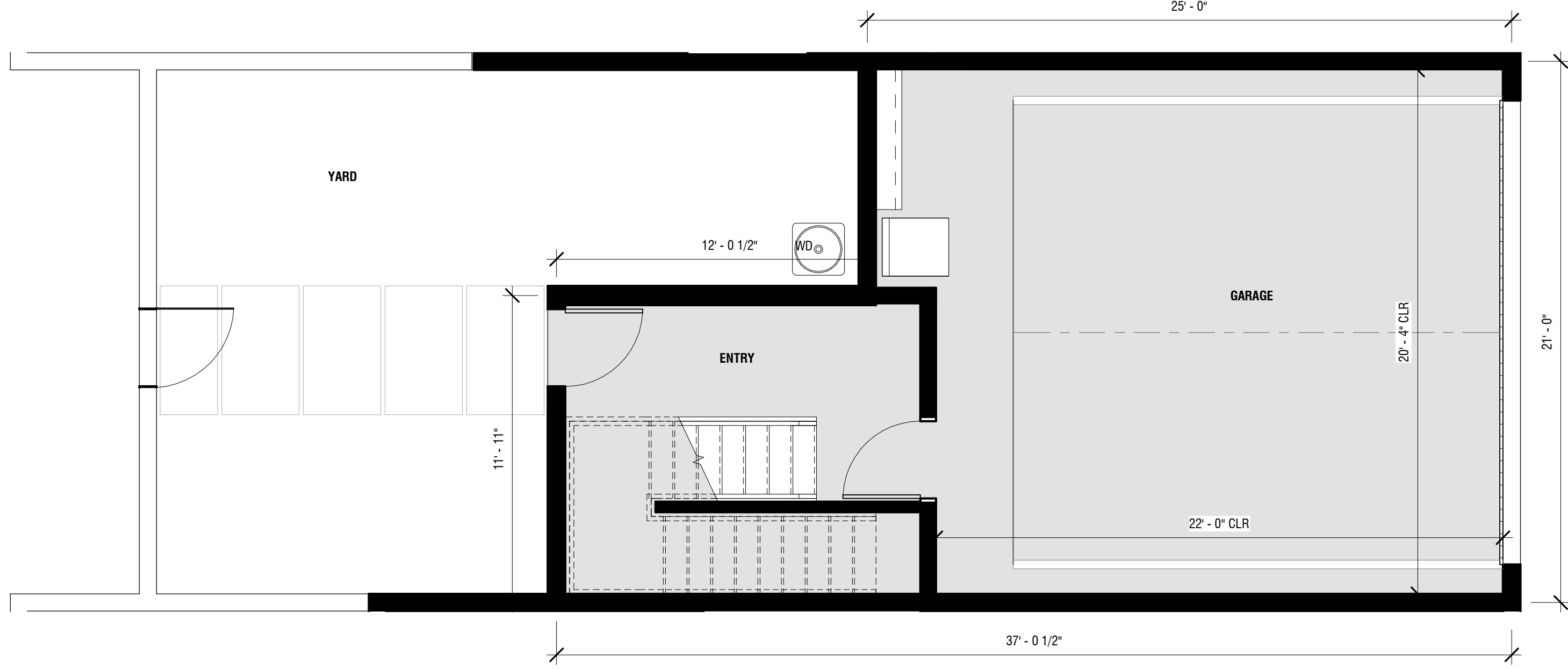
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2 EN-FP 1BD L2
1/4" = 1'-0"



1 EN-FP 1BD
1/4" = 1'-0"

2BD 1BA

EVOLVE VENTURES

A121

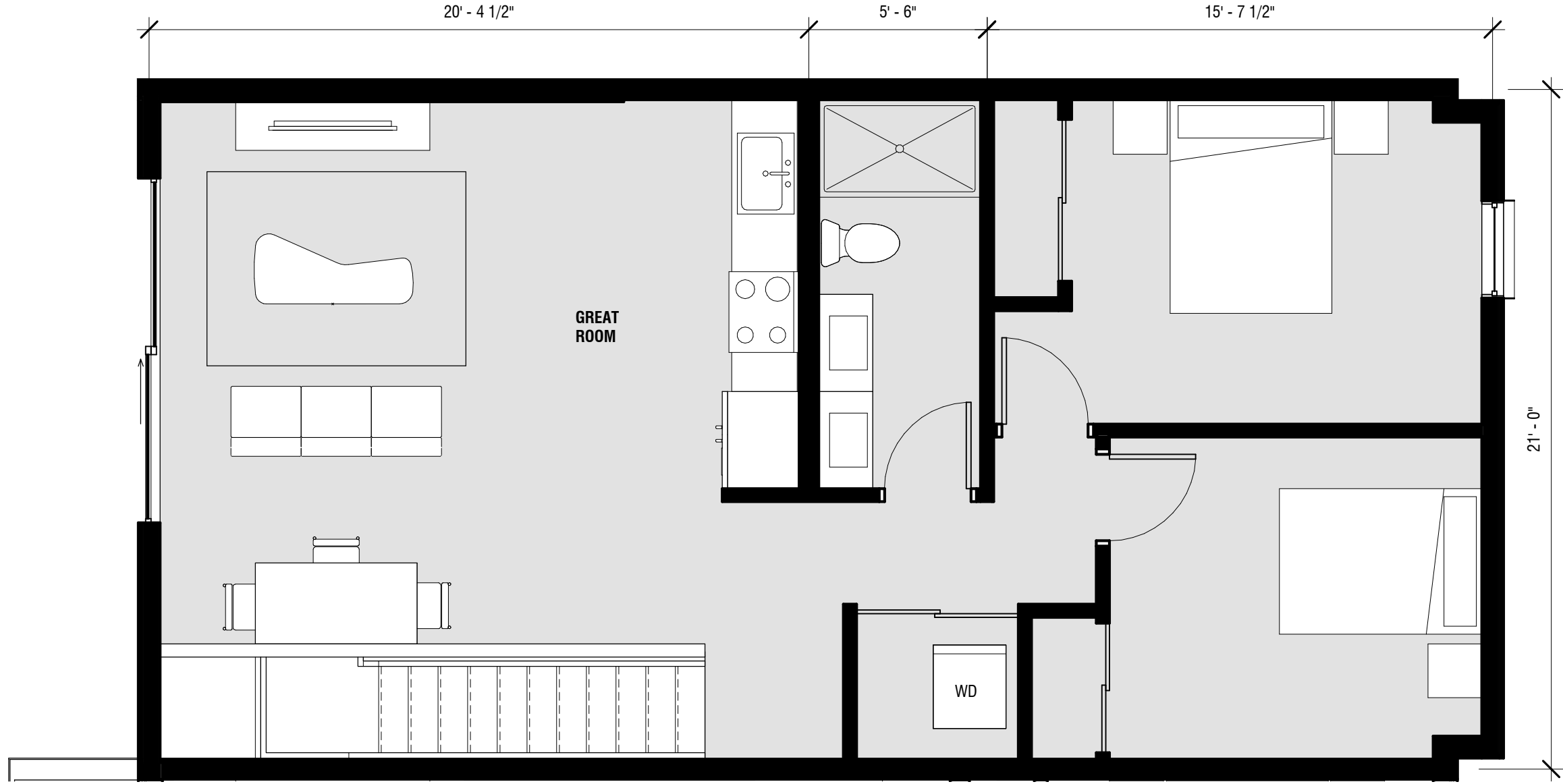
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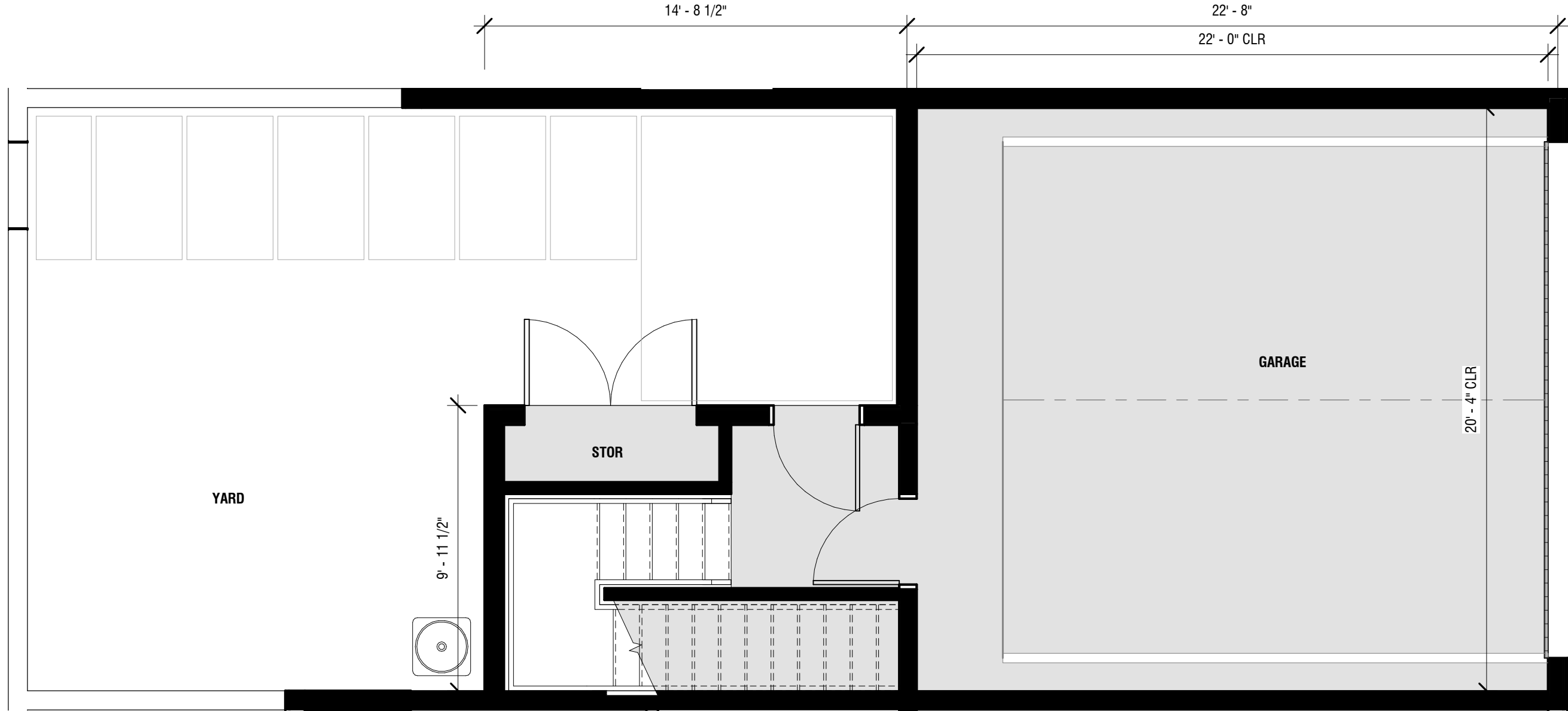
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2 EN-FP 2BD 1BA L2
1/4" = 1'-0"



1 EN-FP 2BD 1BA
1/4" = 1'-0"

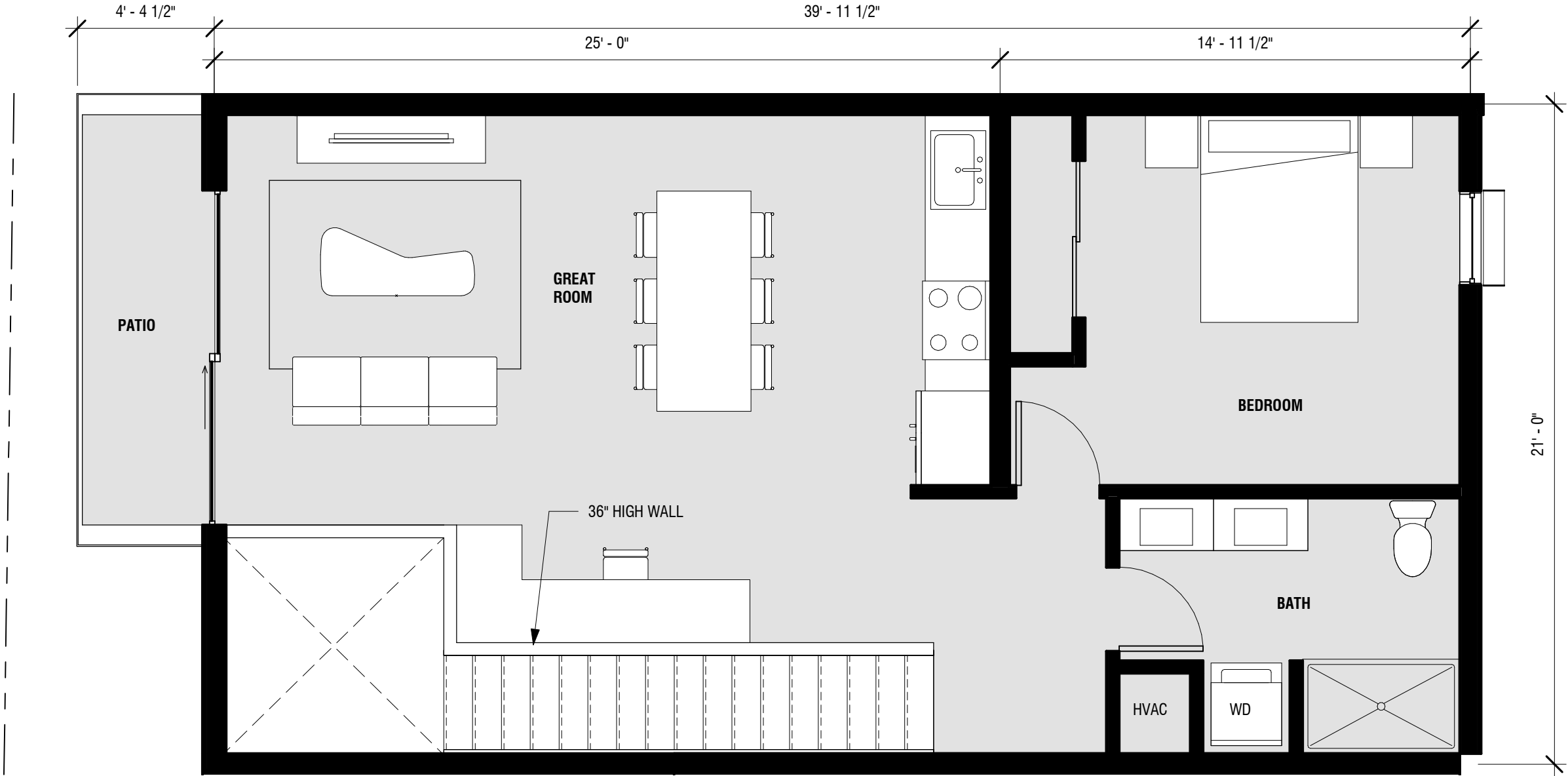


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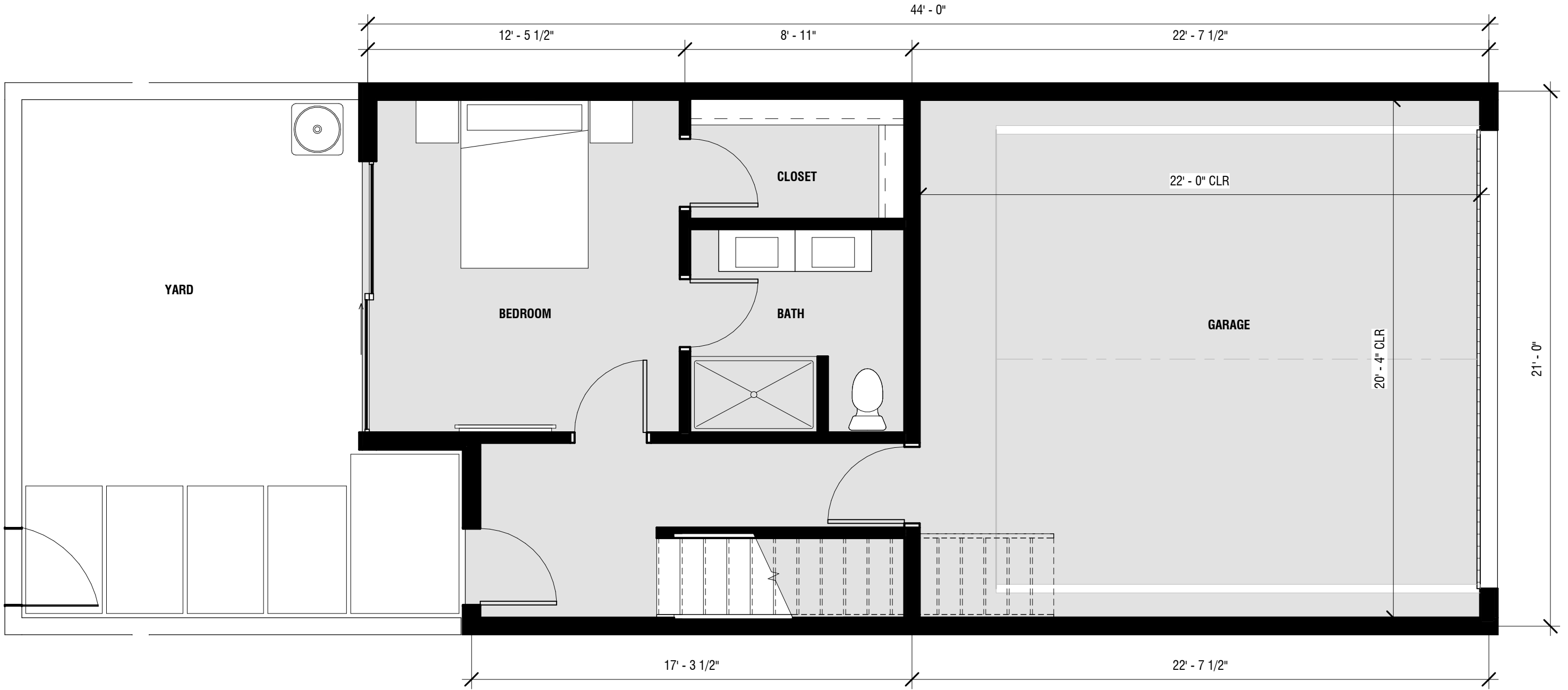
2 EN-FP 2BD 2BA L2

1/4" = 1'-0"



1 EN-FP 2BD 2BA

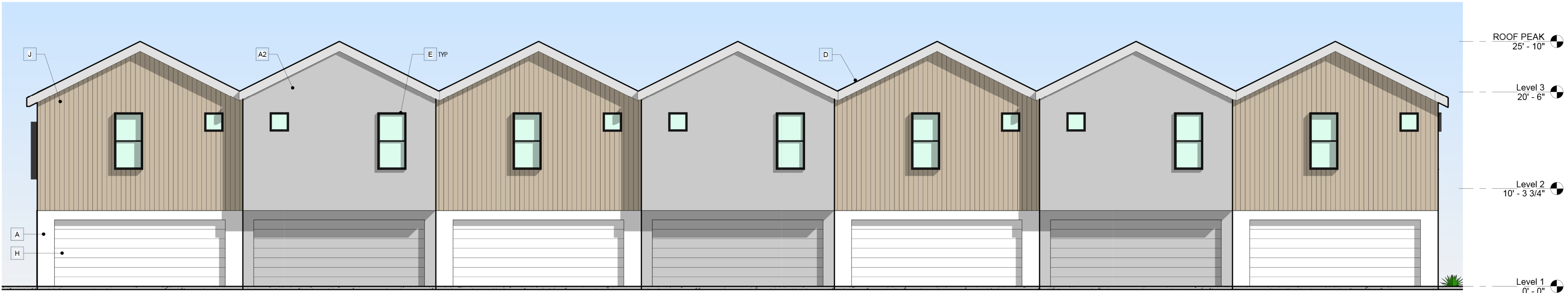
1/4" = 1'-0"



STREET FACING FACADE = 3,476 SF
TRANSPARENCY REQ'D = 25% OR 869 SF
TRANSPARENCY PROVIDED = 21% OR 741 SF



1 WEST ELEVATION (FRONT UNITS)
3/16" = 1'-0"



2 EAST ELEVATION (FRONT UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

- A SMOOTH COAT WHITE STUCCO
- A2 SMOOTH COAT GREY STUCCO
- B VINES/GROWING WALL. SEE LANDSCAPE.
- C HOT ROLLED STEEL PLATE GUARDRAIL
- D 7/8" CORRUGATED METAL ROOFING, COLOR SILVER
- E STEEL PLATE WINDOW BUCKET
- G 8X8X16 GREY MASONRY SITE WALL
- H GARAGE DOOR, COLOR WHITE
- I CUSTOM PERFORATED STEEL GATE
- J SHOU SUGI BAN SIDING WOOD SIDING 1X6

ELEVATION NOTES:

- ALL ROOF MOUNTED MECH. EQUIP. SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECH. EQUIP.
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- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
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- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



4 SOUTH ELEVATION (FRONT UNITS)
3/16" = 1'-0"



3 NORTH ELEVATION (FRONT UNITS)
3/16" = 1'-0"



1 WEST ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"



2 EAST ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

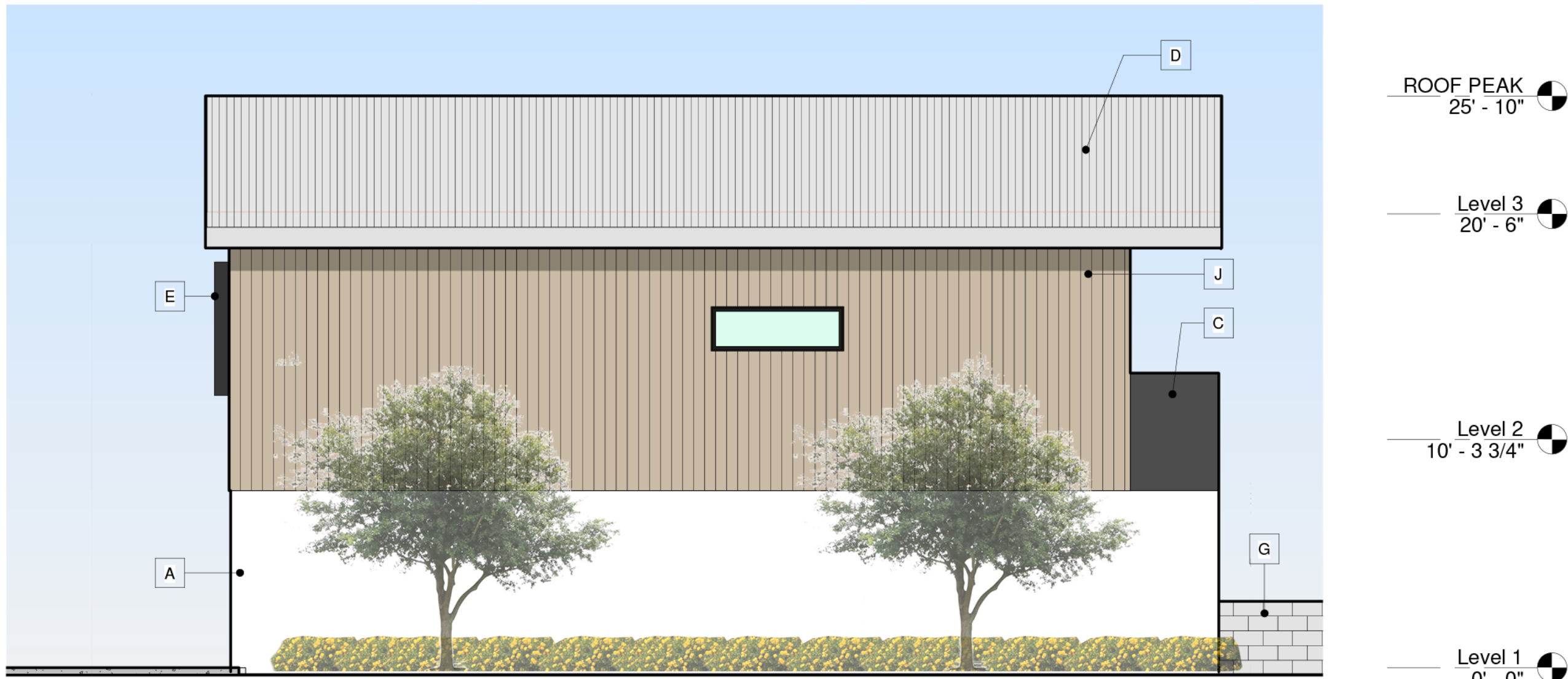
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G 8X8X16 GREY MASONRY SITE WALL
H GARAGE DOOR, COLOR WHITE
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



3 SOUTH ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"



4 NORTH ELEVATION 2 (REAR UNITS)
3/16" = 1'-0"

ELEVATIONS

EVOLVE VENTURES

A201

Date

9/24/21

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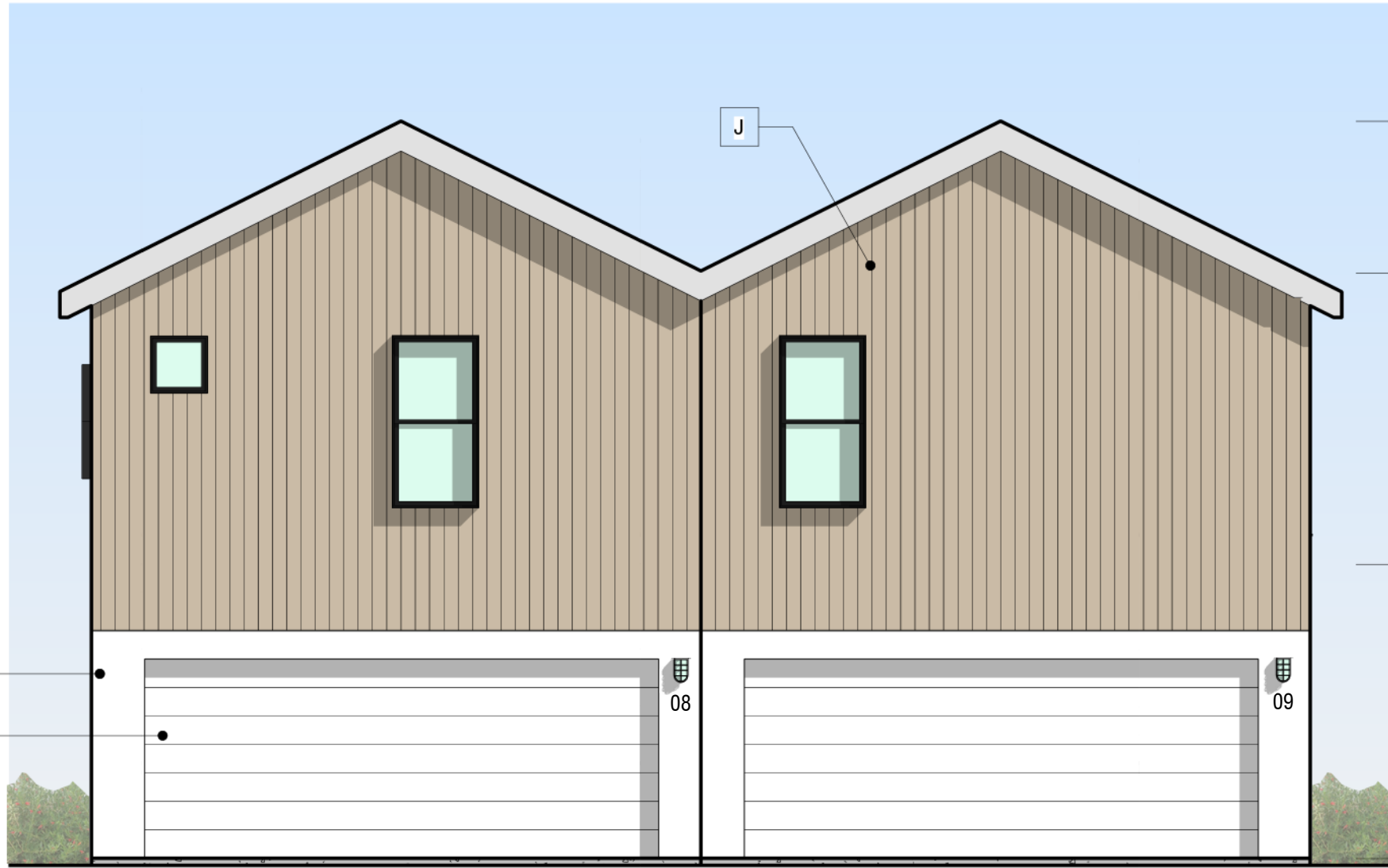
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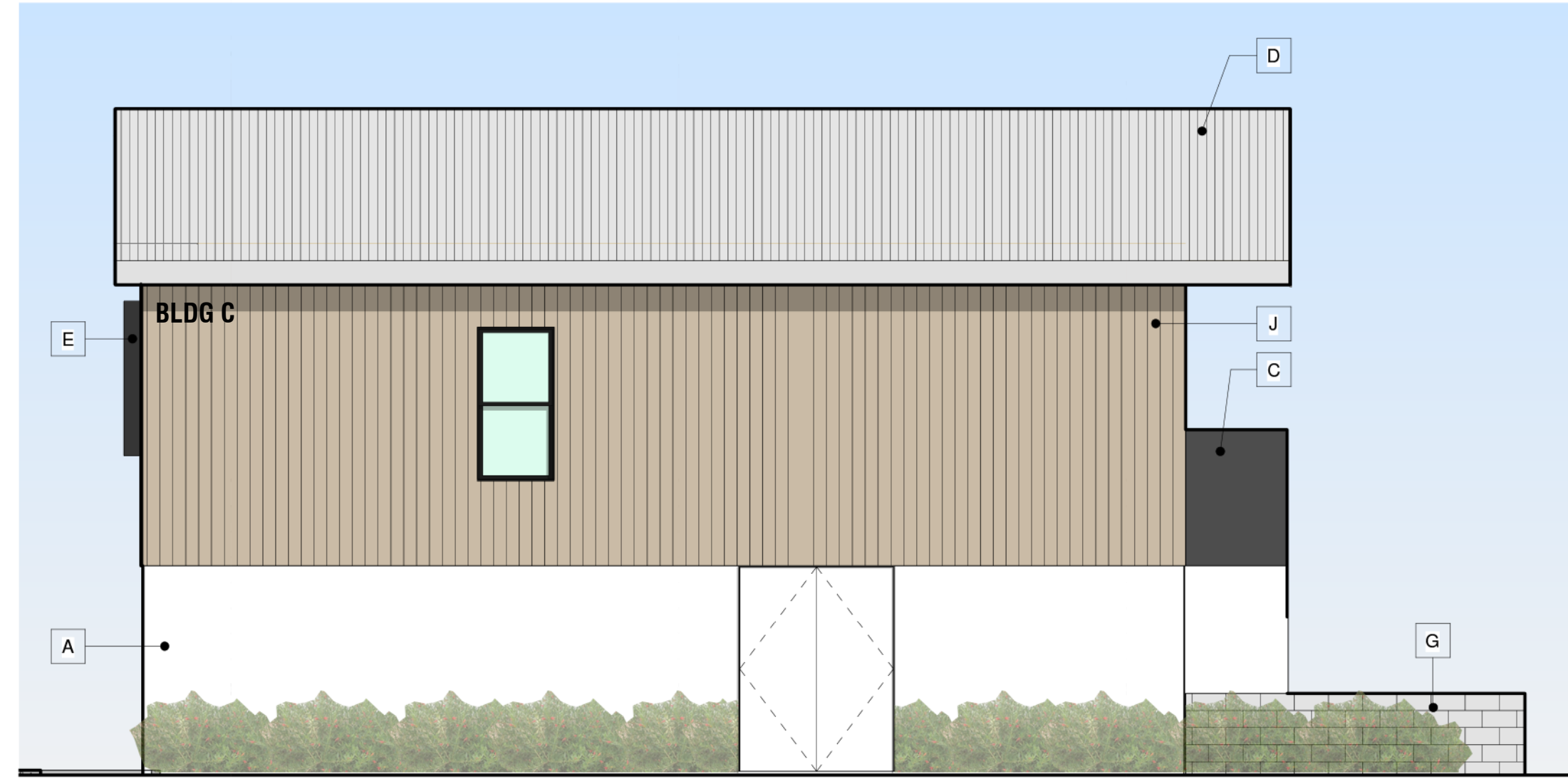
3 NORTH ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



1 WEST ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



4 SOUTH ELEVATION 3 (MID UNITS)
3/16" = 1'-0"



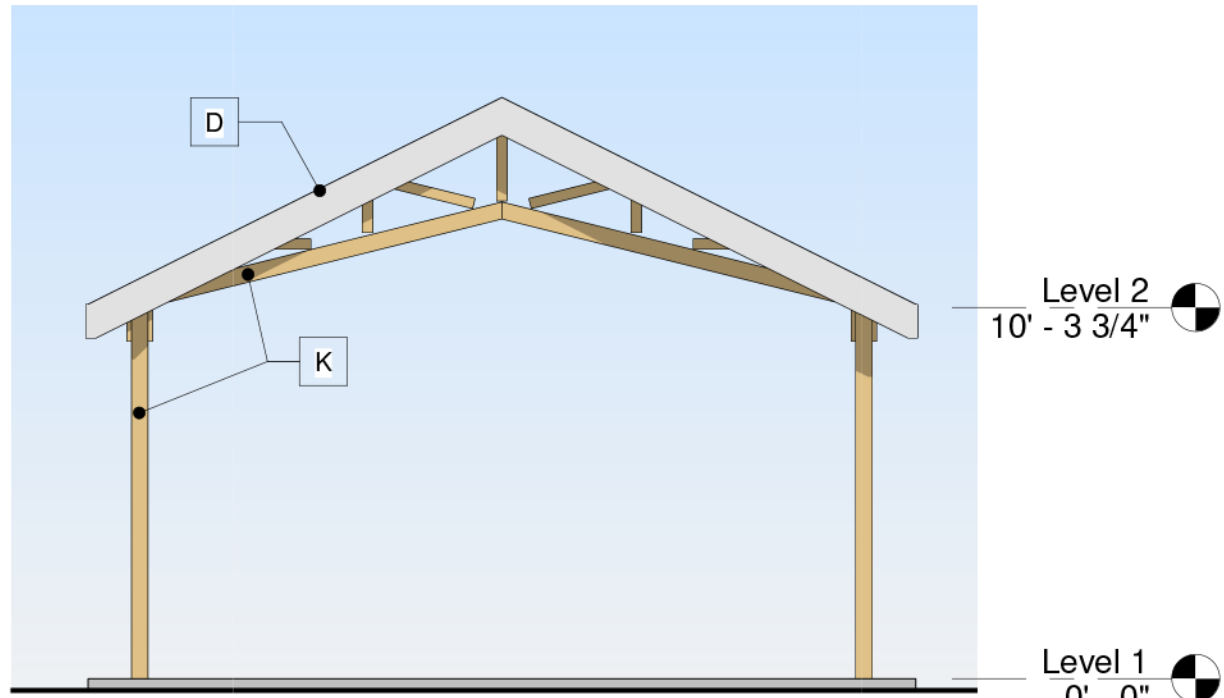
2 EAST ELEVATION 3 (MID UNITS)
3/16" = 1'-0"

MATERIAL LEGEND

- A SMOOTH COAT WHITE STUCCO
- A2 SMOOTH COAT GREY STUCCO
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- H GARAGE DOOR, COLOR WHITE
- I CUSTOM PERFORATED STEEL GATE
- J SHOU SUGI BAN SIDING WOOD SIDING 1X6
- K SEALED EXPOSED WOOD SCISSOR TRUSS & WOOD POST

ELEVATION NOTES:

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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



5 PATIO COVER ELEVATION
3/16" = 1'-0"

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3D VIEW

EVOLVE VENTURES

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3D VIEW

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3D VIEW

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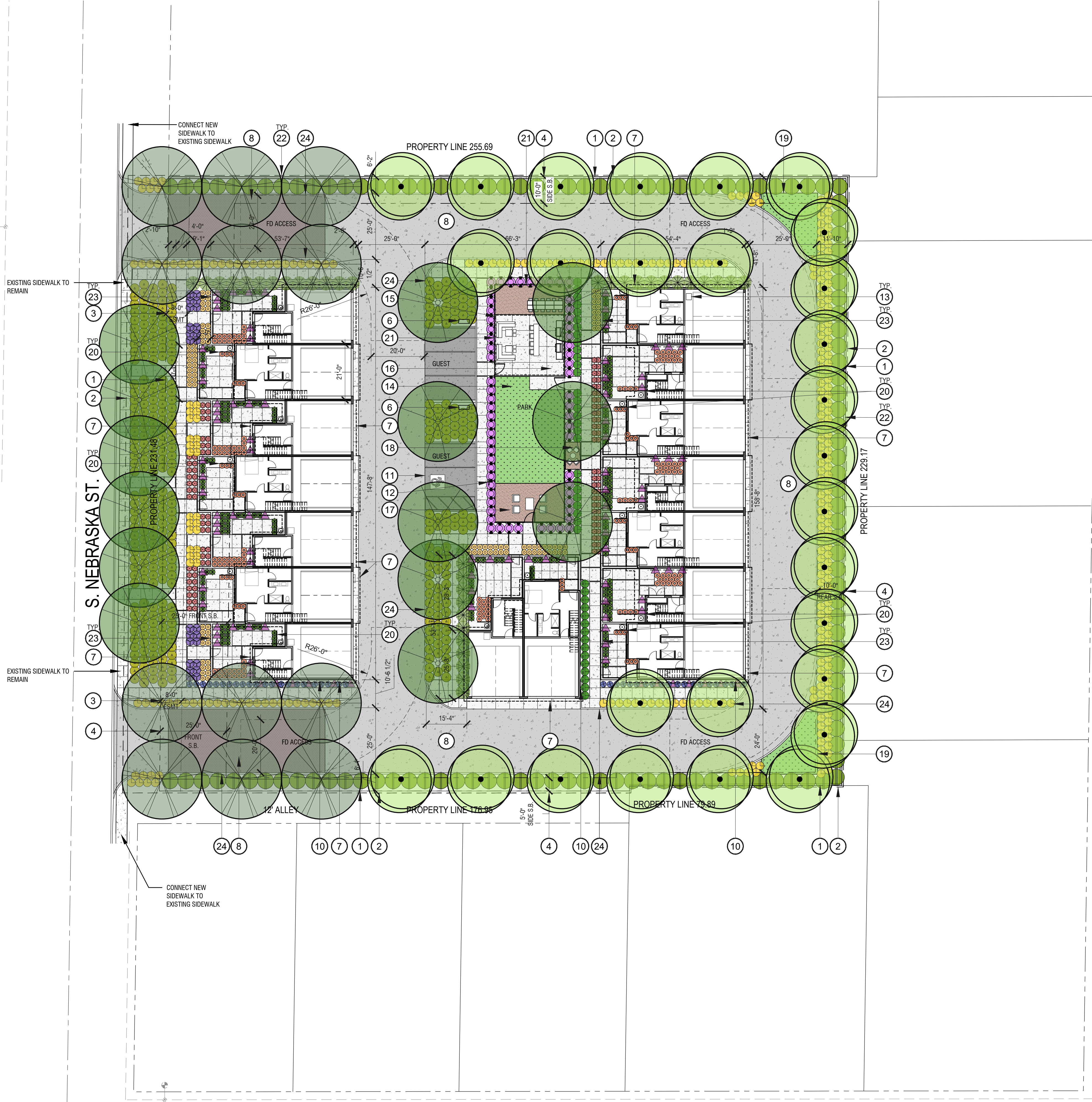
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PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W
TREES			
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	24" BOX SINGLE	1.5" CAL 9' H X 4' W
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	1.5" CAL 9' H X 4' W
	QUERCUS VIRGINIANA LIVE OAK	36" BOX	2.5" CAL 12' H X 7' W
SHRUBS			
	CARISSA MACROCARPA NATAL PLUM NATAL PLUM	5 GAL	
	DODONAEA VISCOSA HOPBUSH	5 GAL	
	EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL	
	RUELLIA X SIMPLEX MEXICAN PETUNIA	5 GAL	
ACCENTS			
	ALOE BARBADENSIS MEDICINAL ALOE YELLOW	1 GAL	
	ALOE BARBADENSIS MEDICINAL ALOE ORANGE	1 GAL	
	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUNDCOVER			
	LANTANA X 'NEW GOLD' LANTANA NEW GOLD	1 GAL	
	LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GAL	
VINE			
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	
* VINE TO BE ATTACHED TO WALL WITH STAINLESS STEEL WIRE SUPPORT. SEE DTL 4 / L-201			

TURF
ARTIFICIAL TURF AT COURTYARDS.

TOPDRESS / DUST CONTROL
1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS.
U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESERT
ROCKPROS.COM. 602.818.0723

STABILIZED DECOMPOSED GRANITE.
1/4" MINUS DECOMPOSED GRANITE. COLOR: PAINTED DESERT.
ROCKPROS.COM. 602.818.0723

KEYNOTES

- PROPERTY / R.O.W LINE
- LIMIT OF CONSTRUCTION / DISTURBANCE
- ACCESS / UTILITY EASEMENT
- SETBACK
- NOT USED
- ELECTRIC CHARGING STATION
- LINE OF BUILDING OVERHANG
- FIRELANE - SEE CIVIL
- FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING
- ELECTRICAL METER. SEE ELECTRICAL
- ADA PARKING
- ADA SIGN POST
- INDIVIDUAL TRASH BINS IN GARAGE, TYP. - SEE ARCHITECTURE
- PARK AREA
- SHADE ARBOR
- OUTDOOR KITCHEN
- OUTDOOR LIVING ROOM
- SEATING AREA
- PET RELIEF AREA
- STEEL SCREEN
- MESH FENCE AT AMENITY AREA, SEE DETAIL 2/L-201.
- SITE WALL, SEE ARCH
- PATIO WALL, SEE DETAIL 1/L-201.
- CONCRETE CURB - SEE CIVIL DRAWINGS.

HARDSCAPE LEGEND

- [CONCRETE AT WALKS / PATIOS / AMENITY AREA]
FINISH: DAYTON SUPERIOR- 03 TOPCAST
COLOR: NATURAL GREY
- [CONCRETE AT PARKING]
FINISH: DAYTON SUPERIOR- 15 TOPCAST
COLOR: NATURAL GREY
- [CONCRETE AT DRIVE AISLE]
FINISH: SAND FINISH
COLOR: NATURAL GREY
- [PAVER AT ENTRY] - VEHICULAR
ACKER-STONE 4'X12" PRECAST CONCRETE PAVERS
COLOR: MOCHA BROWN FM. FINISH: FM STANDARD
THICKNESS: 10 CM. NO CHAMFER. RUNNING BOND

FLOOR
a s s o c i a t e s

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

OWNER
EVOLVE VENTURES
AMY MALLOY

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

THE MARCO
NEBRASKA ST
CHANDLER, ARIZONA

PROJECT NO. 21012
DRAWN BY IC
CHECKED BY KF

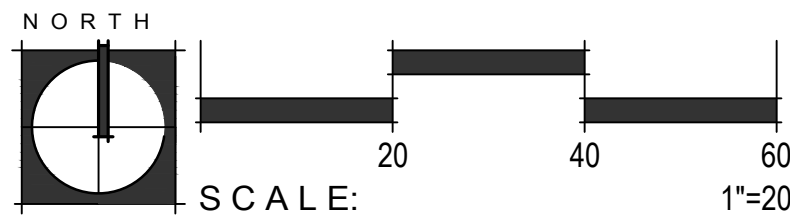
SUBMITTAL
NO. DATE ISSUED FOR
1 05.21.21 PAD REZONING SUBMITTAL
2 07.12.21 PAD REZONING SUBMITTAL
3 08.20.21 PAD REZONING SUBMITTAL
4 09.29.21 PAD REZONING SUBMITTAL

ISSUED FOR
PAD REZONING

OVERALL LANDSCAPE PLAN
L-100

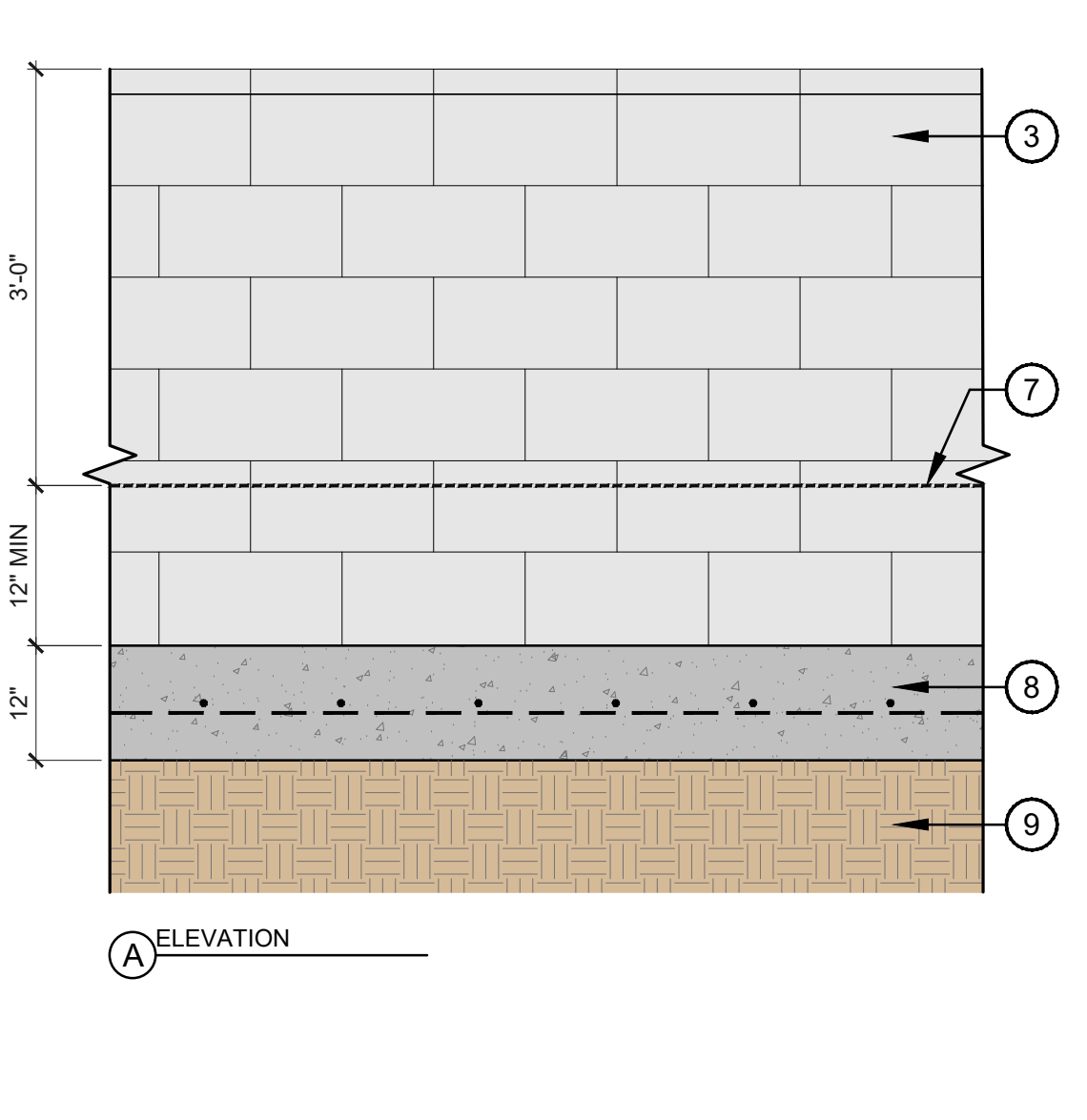
SHEET 1 OF 1

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com



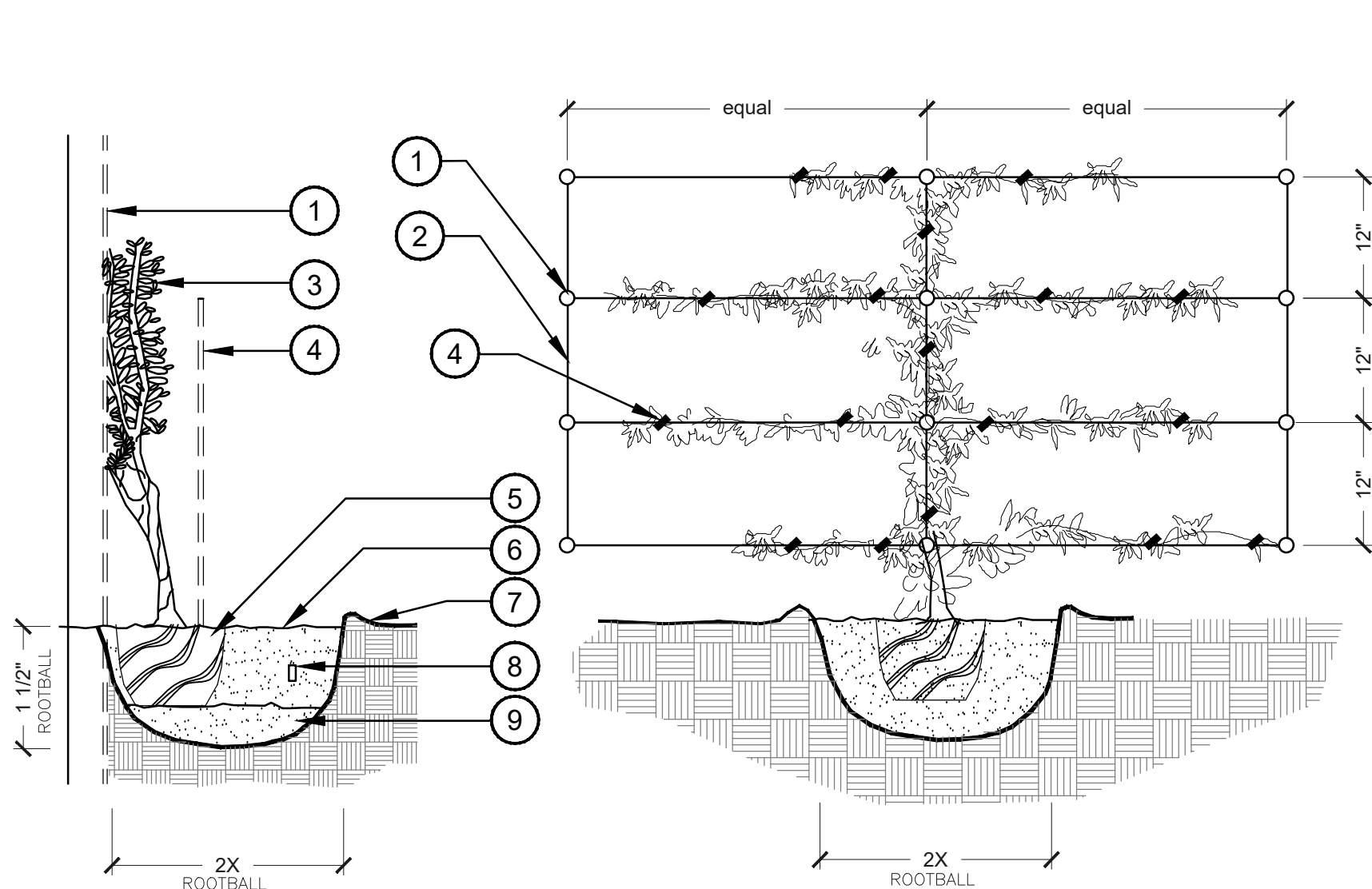
CITY TRACKING #15 PER MUNICIPALITY CHECKLIST

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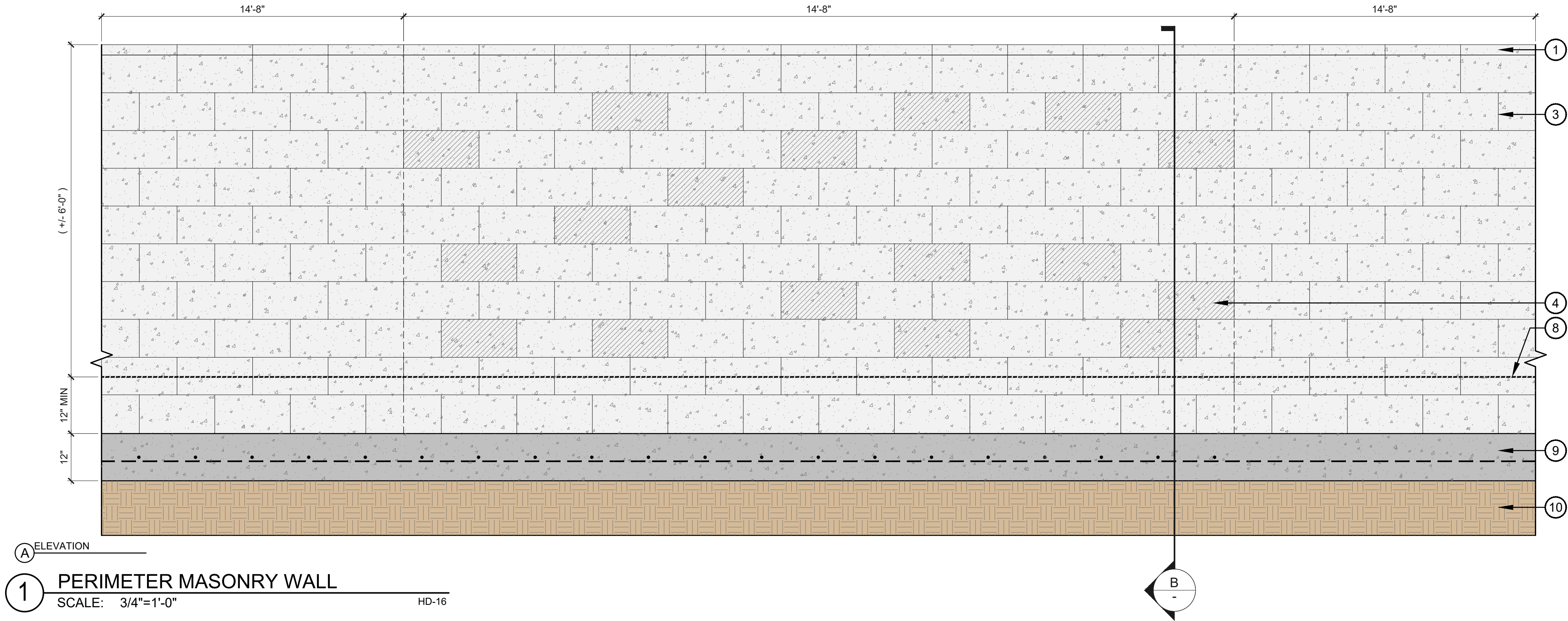
1 MASONRY WALL AT PATIOS
SCALE: 3/4"=1'-0" HD-16

- 1 2x8x16 CMU CAP.
COLOR: GREY
- 2 8X8X16 CMU BOND BEAM
WITH NO. 4 CONT.
- 3 8X8X16 CMU BLOCK;
PATTERN: RUNNING BOND
COLOR: GREY; GROUT ALL
CELLS SOLID; HORIZONTAL
JOINT REINFORCING @16"
O.C.
- 4 NO. 4 VERT. @ 16" O.C.
- 5 NO. 4 L @ 16" O.C.;
ALTERNATE BENDS
- 6 NO. 4 CONT. @ 16" O.C.
- 7 FG OF LANDSCAPE AREA
- 8 REINFORCED CONCRETE
FOOTING
- 9 COMPACTED SUBGRADE

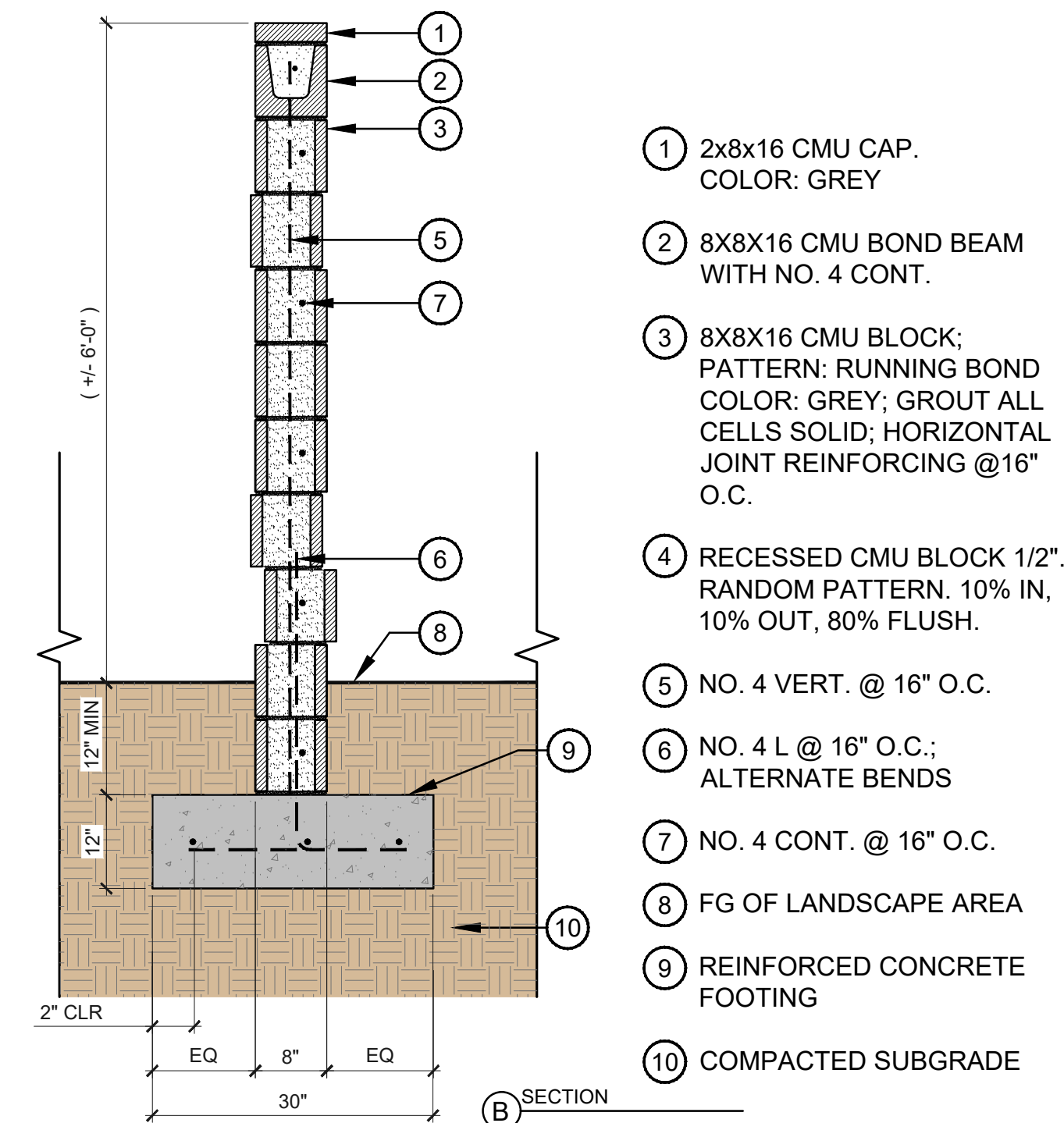


3 VINE PLANTING
SCALE: NTS LD-SHRUB

- 1 ATTACH NO.6 STAINLESS
STEEL. EYE SCREW TO WALL
- 2 STAINLESS STEEL NO.12
WIRE - TWIST CONNECT TO
EYE SCREWS
- 3 SPREAD ON WALL AND
SECURE.
- 4 REMOVE NURSERY STAKE.
ATTACH MAJOR VINE
LEADERS W/ GREEN
NURSERY TIE
- 5 SET ROOTBALL TIGHT TO
FOOTING. REMOVE ANY
EXCESS TRASH CONCRETE
AT PLANTING HOLES.
- 6 3" WATERING BASIN
- 7 FINISHED GRADE
- 8 PLANT TABLET PER
SPECIFICATIONS
- 9 PLANTING BACKFILL PUDDLE
AND SETTLE TO SET @
PLANTING FIN. GRADE.



1 PERIMETER MASONRY WALL
SCALE: 3/4"=1'-0" HD-16



- 1 2x8x16 CMU CAP.
COLOR: GREY
- 2 8X8X16 CMU BOND BEAM
WITH NO. 4 CONT.
- 3 8X8X16 CMU BLOCK;
PATTERN: RUNNING BOND
COLOR: GREY; GROUT ALL
CELLS SOLID; HORIZONTAL
JOINT REINFORCING @16"
O.C.
- 4 RECESSED CMU BLOCK 1/2".
RANDOM PATTERN. 10% IN,
10% OUT, 80% FLUSH.
- 5 NO. 4 VERT. @ 16" O.C.
- 6 NO. 4 L @ 16" O.C.;
ALTERNATE BENDS
- 7 NO. 4 CONT. @ 16" O.C.
- 8 FG OF LANDSCAPE AREA
- 9 REINFORCED CONCRETE
FOOTING
- 10 COMPACTED SUBGRADE

