

The Wayne

Dobson Road at Rockwell Alignment
Chandler, Arizona
Rezoning, Preliminary Development Plan and
Preliminary Plat
PLH22-0034 and PLT-22-0024



Prepared for:

Porter-Kyle

Submitted by:

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Submitted to:

The City of Chandler

May 25, 2023

The Wayne Development Team

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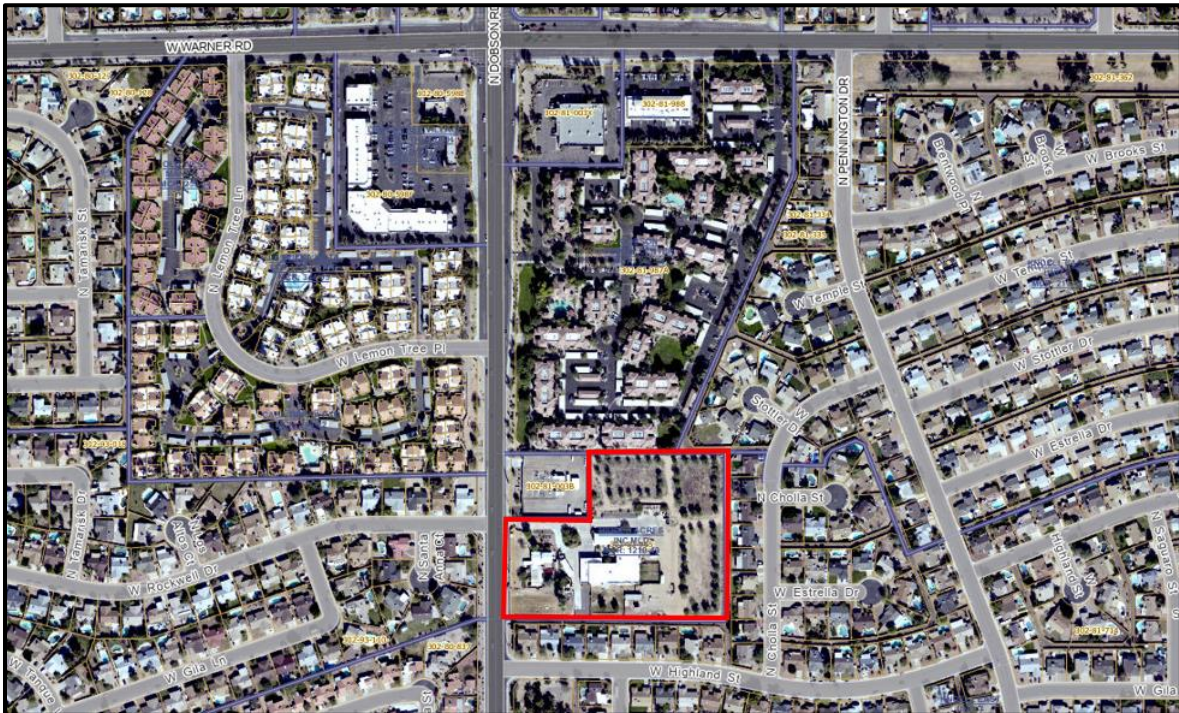
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Project Overview

On behalf of Porter Kyle, Pew & Lake, PLC is pleased to submit this project narrative and related exhibits for The Wayne, a proposed multifamily development on 6.32 acres located on the east side of Dobson Road, just south of Warner Road, in the City of Chandler (the "City"). The small, infill site is known as Maricopa County Parcel Number 302-83-965 (the "Property") and the approximate boundaries of the proposed development site are shown below.



About Porter Kyle

Based in Scottsdale, Arizona, Porter Kyle is a vertically integrated, multifamily developer that specializes in the design and build of modern and sustainable townhome communities. The Porter Kyle team has been involved in the development and construction of over 5,000 multi-family units with construction values in excess of \$500 million. Porter Kyle is currently developing The Ashley, a 78-Unit multi-family development located at the southeast corner of Arizona Avenue and Appleby Road in the City of Chandler. Porter Kyle has identified Chandler as one of the most dynamic cities in the East Valley and is excited to bring a new housing option to this part of the City.

Relationship to Surrounding Properties

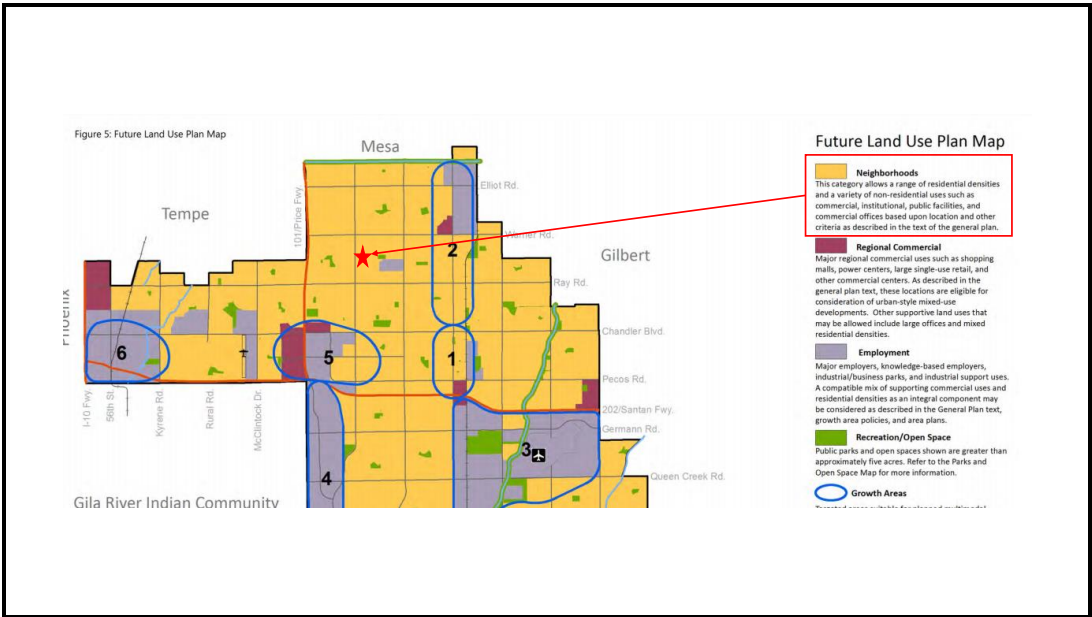
The site is currently in use as a single residential home and dog rescue facility. It is an “L-shaped”, infill parcel that wraps around an SRP substation. To the east and south it is surrounded by an alleyway and the Knoell East Unit 7 subdivision. Across Dobson Road, to the west, is the Silvergate residential subdivision.

	General Plan Designation	Zoning Classification	Existing Use
North	Neighborhoods	PAD	SRP Substation and multifamily residential
South	Neighborhoods	SF-8.5	Single family residential
East	Neighborhoods	SF-8.5	Single family residential
West	Neighborhoods	SF-8.5	Single family residential
Project Site	Neighborhoods	PAD (dog rescue facility)	Single Family residence and dog rescue facility.

Existing General Plan Designation and Zoning Classification

As shown above and in the graphic below, the site is currently designated in the General Plan as a “Neighborhood”. It is currently zoned PAD. There is no Area Plan applicable to this part of the City.

City of Chandler General Plan Map



Our Requests

Our requests to the City of Chandler are:

1. Rezoning of the property from Planned Area Development (PAD) in support of a dog rescue facility to a Planned Area Development (PAD) in support of multi-family residential.
2. Preliminary Development Plan for the community layout and housing product;
3. Preliminary Plat approval.

If approved, these requests will allow for the development of a 100-unit townhome development.

General Plan Analysis

The site is designated on the City of Chandler's General Plan as *Neighborhood*. The *Neighborhood* land use designation allows a range of residential densities including medium and high-density residential and covers most of the City land use map. High-density residential (12-18 dwelling units per acre) may be considered adjacent to arterial roads and freeways, downtown, regional commercial areas, along high-capacity transit corridors, and adjacent to employment areas. The Wayne development is accessed off Dobson Road, which is designated as an arterial roadway and is proposed at a density of 15.8 DU/AC.

The General Plan also allows Transit Oriented Development (TOD) along high-capacity transportation corridors. TOD may also be considered along fixed-route bus corridors, at a density of up to 18 DU/AC. There is a bus shelter immediately adjacent to the site on Dobson Road, and there are also approximately five bus stops within ½ mile of the project site. These bus stops are part of a regional bus route that spans the length of Dobson Road in Chandler. While not a true TOD development, this project shares many of the characteristics found in typical TOD projects—a small building envelope with site constraints, existing transit/bus stops and a slightly higher density than the surrounding area. Accordingly, this project is appropriate at this location.

The proposed residential use is also compatible with the existing uses of the surrounding properties, as much of the surrounding area has been developed as residential. While the proposed density for the Wayne is higher than the nearby residential subdivisions, it is worth noting that the unique parcel shape and configuration still allows this density to be achieved at a building height of only 28-feet, which is less than the 45-feet allowed in the MF-2 zoning district. The density proposed for The Wayne, at 15.8 DU/AC, is necessary for the viability of the project, given the offsite improvements that must be installed with the development of this

property. This proposed density falls within the middle of the allowable density range in the *Neighborhood* designation.

The Development Plan

Porter Kyle is excited to develop The Wayne in Chandler. This infill parcel in an established part of the City presents the perfect opportunity for a unique multi-family development that will provide a fresh and modern residential opportunity to current and future residents of Chandler. The Wayne will feature 100 townhomes in a gated community.

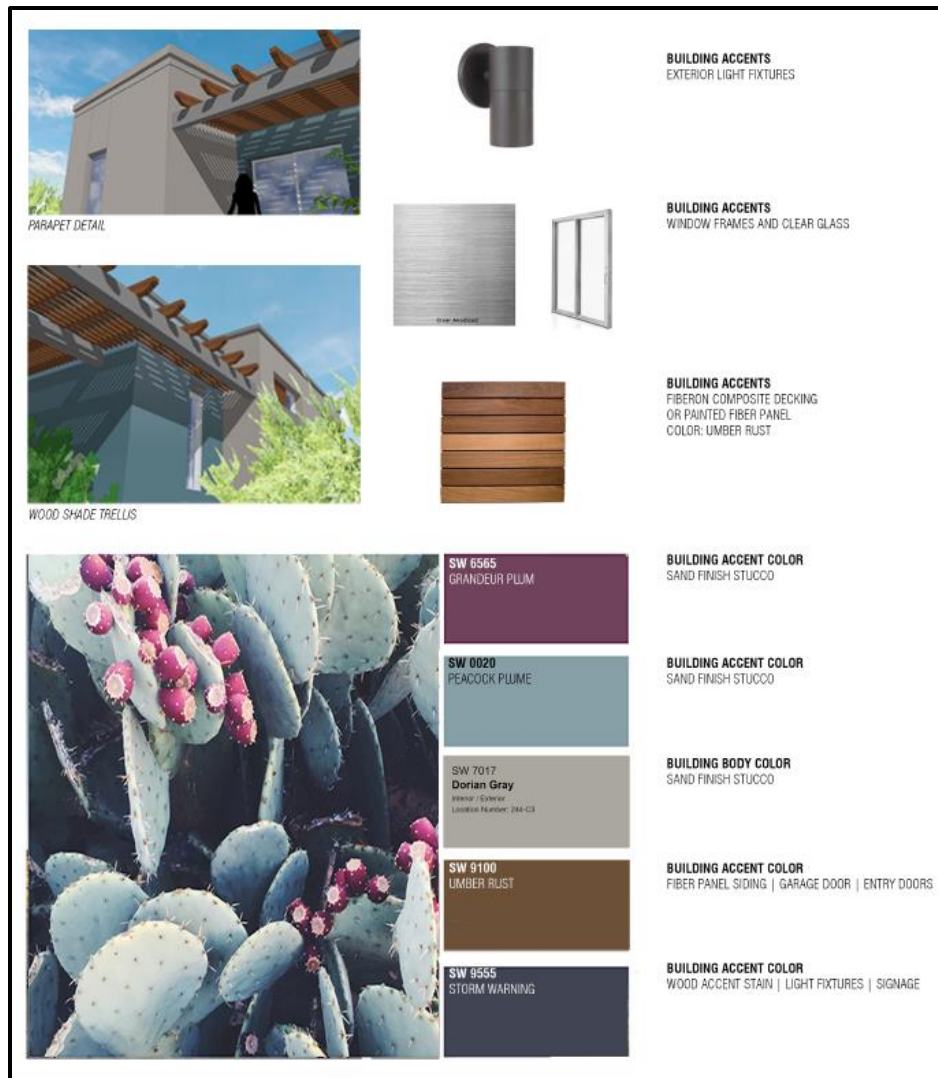
As shown on the Site Plan, The Wayne has been designed with consideration to the existing and permanent SRP substation to the north and the alignment of Rockwell Avenue to the west. These two site conditions established the perfect entry area into the site, which has been designed to provide a grand entry along Dobson Road, behind which site the clubhouse, pool and main amenity area. The 25-foot drive aisles meander through the site and provides access to nineteen different residential buildings. Each of the townhome buildings contain four to six units apiece. The units at The Wayne range in size from 812 sf to 1,438 sf livable square feet and each home features a two-car direct-access garage, a private backyard and upper-level balcony.

Design Intent

Porter Kyle designs and builds modern, energy efficient townhome communities that exude style. Designed by award winning architects, the luxury townhomes live more like a single-family home than a traditional garden-style building. Porter Kyle is known for authentic and innovative design and quality construction. Some of the features found in Porter Kyle communities include:

- Swimming Pools in every Community
- Outdoor living in private backyards
- Thoughtful landscape designs
- Interiors that include 10-foot ceilings, elegant hardwood style flooring, stainless steel appliances and attached garages
- Sustainable and environmentally friendly building materials
- Energy efficient LED fixtures throughout the property.
- 220v power in each garage for convenient at-home electric car charging.

Shown on the next page are examples of the overall design aesthetic and quality finishes proposed for The Wayne:



Zoning Analysis

As proposed, The Wayne will feature 100 dwelling units at a resulting density of 15.8 DU/AC. This density falls squarely within the density range of the multi-family (MF-2) zoning district, which provides the base development standards for this PAD request. As expressed in Section 35-901 of the Chandler Municipal Code, the MF-2 zoning district is "intended to provide a diversity of dwelling units at an appropriate density which will enable Chandler to offer a balanced housing market." As previously noted, this oddly configured infill parcel presents the perfect opportunity for a unique multi-family development that will provide a transitional use between the existing single-family residential development south and east of the parcel, and the SRP substation and apartments north of the development site. The Wayne will bring a modern, unique housing product to the City of Chandler that is not currently available in this part of the City.

The proposed development meets or exceeds many of the development standards required in the requested zoning district. The community has been designed to capitalize on the shape of the site, without coming close to the 45-foot allowed height in the underlying zoning district. The two-story, 28-foot height proposed at The Wayne is consistent with some of the homes to the south and east of the proposed development and is also less than the height that would be allowed in a commercial district.

Development Standards

The Wayne community has been thoughtfully designed with the following development standards. Shown below are the required MF-2 standards, and the manner in which The Wayne meets or exceeds those standards. Shown in red are the standards from which we are requesting a waiver or deviation. The design of this subdivision will enhance the living experience for residents of The Wayne, and also mitigate impacts to the surrounding neighborhoods.

Standard	Required- MF-2	Proposed- PAD/MF-2
Front Building Setback (Dobson Road)	50'	46-2"
Rear Setback (Eastern boundary)	10'	15'
Side Setback (SRP Substation)	10'	15'
Side Setback (Southern boundary)	10'	15'
Building Height	45'	28'
Density (maximum)	18 du/ac	15.8 net du/ac
Common Open Space	31,500 s.f. (150 s.f. per bedroom)	25,950 s.f. (123 s.f. per bedroom)
Private Open Space	11,300 s.f. (113 s.f. per unit)	37,840 s.f. (180 s.f. per unit) Balconies and

Combined Open Space	42,800 s.f.	backyards 63,790 s.f.
Lot Coverage (maximum)	45%	35%

Requested Deviations and Justification

With this PAD request, we are requesting deviations from the following development standards/requirements.

1. A reduction in the building setback along Dobson Road from 50-feet to 46'-2".

Justification: The property line from which the setback is measured is approximately 20-feet from the required deceleration lane and new back-of-sidewalk. On paper, the building setback will be 46'-2", but in reality the building closest to Dobson Road will range from approximately 50-feet to 60-feet from the existing back-of-sidewalk. This distance is greater than the 30-foot distance from the sidewalk to the residential home south of the site, and will not be discernible from the front of the property.

2. A reduction in the amount of common open space from 150 s.f. per bedroom to 123 s.f. per bedroom.

Justification: This reduction of common open space has been requested to allow each of the units to be provided with a private backyard. Porter Kyle's development experience has provided the marketing insight that residents of its communities, while they enjoy the common amenities, still prefer having a private backyard space. The backyards range from 240 to 300 square feet. The combined open space (private and public) is nearly 50 percent more than what is required.

3. A request to allow refuse containers within the landscape setback.

Justification: This request to allow the refuse containers within the landscape setback since they will be located on the side of a boundary wall that is shared with a 16-foot wide public alleyway in which the City of Chandler collects refuse. Typically, a prohibition against refuse containers in a landscape buffer is to protect nearby property owners from the noise of a refuse collection vehicle and the unsightly aesthetic of the refuse enclosures. The wall separating The Wayne from the adjacent alleyway is 8-feet in height, obscuring the view into The Wayne community from the nearby properties. Additionally, the refuse trucks currently pick up trash closer to the nearest homeowners, than those that will be servicing The Wayne. This deviation has been previously discussed with City staff, who agree that this deviation will not create an intrusion on nearby property owners. Trees in the landscape setback will be planted at 20-feet on center around the proposed enclosures

4. A reduction in the amount of perimeter landscape buffer outside of the 6-foot wall along Dobson Road from 20-feet to 16'-6".

Justification: This deviation is requested to accommodate the plethora of site constraints along Dobson Road. As shown on the Site Plan, the small amount of frontage along Dobson Road is encumbered by proposed SRP transmission poles (along with associated restrictions on what may be placed near them), a bus pull out and shelter, a required deceleration lane and an 8-foot wide public utility easement. Moreover, the Property line from which the landscape buffer is measured is approximately 20-feet from the back of the existing sidewalk. While on paper this would appear that the landscape setback is only 16'-6", the project will be built with a landscaped buffer along Dobson Road that will be 40-feet at the widest point, and taper to 31-feet at the narrowest point, as measured from the back of the sidewalk. There will be no discernible difference in the modified landscape setback.

Landscaping and Open Spaces

As shown in the graphic on the previous page, The Wayne provides an abundance of private and common open space. The Wayne will have 197 trees and 948 groundcovers and shrubs. The caliper and container sizes for the chosen plants and trees are in compliance with the zoning code. Also, as provided by the zoning code, special attention has been paid to the perimeter of the site. A densely planted boundary is proposed for the northern, eastern, and southern boundaries, adjacent to the residential properties that lie across the alleyway. The site design of The Wayne provides a lot coverage of 35%, which is well below the 45% coverage allowed in the MF-2 zoning district. Finally, the amenities provided in The Wayne include a fitness center, co-working space, pool, outdoor barbecues, play area and a dog park creating a modern, livable multifamily community.



Parking

As shown below, parking at The Wayne meets the Code requirements for multifamily developments in the City of Chandler. Each home has a two-car garage, and there is plenty of surface parking.

Parking Analysis			
Resident Parking Required	# of Units	Required Spaces	The Wayne PAD-Provided
1 Bedroom (1.5 spaces per unit)	25	38	50 garage spaces
2 Bedroom (2 per unit)	40	80	80 garage spaces
3 Bedroom (2.25 Spaces per unit)	35	79	70 garage spaces
Sub Total		197	200 Spaces
Visitor/Guest Parking Required	.25 Spaces per Unit	25	25 spaces
Clubhouse	3,400 s.f./200	17	17 spaces
Total Required Parking		239	242 Spaces
Garage Parking			200 spaces
Surface Parking			42 spaces
Total Parking Provided			242 spaces

Neighborhood Outreach

As required by the City's Municipal Code, two neighborhood meetings were held regarding this proposed development. The required 1320' notification distance yielded a notification list of 252 property owners, including HOA's from a list provided by the City of Chandler. At the first meeting on June 20, 2022, four interested residents attended. The second meeting, on October 18, 2022, was attended by only a single interested neighbor. Of primary interest to the neighbors was the treatment of the perimeter of the Property, especially on the eastern and southern boundaries. The site has been planned with this interest in mind and a landscape buffer is provided adjacent to the boundary wall, which is shared with the adjacent 16-foot-wide alleyway.

Conclusion

Porter Kyle has identified the City of Chandler as a dynamic community in need of a diversity of housing options for its current and future residents and is excited to develop The Wayne multifamily residential community at this unique, infill location.

Exhibit A- Site Plan

fire access notes

FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE

DRIVE AISLES DESIGNED TO AASHTO WB-50 TEMPLATE

DEAD END DRIVEWAYS 150 FT ALLOWABLE
125 FT MAXIMUM PROVIDED

PROPOSED FIRE HYDRANT (REFER TO CIVIL PLANS)

PROPOSED FDC LOCATIONS AT EACH BUILDING

VEHICLES OF ALL OWNERS, TENANTS, LESSEES, AGENTS, GUESTS AND INVITEES ARE TO BE KEPT IN DESIGNATED PARKING SPACE. OWNER'S GUEST AND INVITEES MAY PARK VEHICLES IN DESIGNATED AREAS ONLY AS DETERMINED BY THE CITY OF CHANDLER ORDINANCES. CITY OF CHANDLER CODE REQUIRES THERE SHALL BE NO PARKING OR OTHER OBSTRUCTION IN DESIGNATED FIRE LANES. THE BOARD OF DIRECTORS, PROPERTY MANAGER WILL ENFORCE THE NO PARKING REQUIREMENT AND THE MAINTENANCE THEREOF WILL FALL TO PROPERTY OWNER AND/OR MANAGEMENT.

ELECTRICALLY OPERATED OR LOCKED GATES INSTALLED ACROSS REQUIRED FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITH PRE-EMPTION DEVICES AND KEY SWITCH. THE GATE(S) WITH THE PRE-EMPTION DEVICES SHALL REMAIN OPEN FOR 30 MINUTES AFTER THE FIRST UNIT ENTERS, TO ALLOW OTHER UNITS OR AMBULANCES TO ENTER DURING EMERGENCIES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200

open space

GENERAL OPEN SPACE REQUIREMENTS
MULTIFAMILY (150 SF PER BEDROOM)

ONE BDRM	25 x 1	25
TWO BDRM	40 x 2	80
THREE BDRM	35 x 3	105

TOTAL BEDROOMS 210x150 SF 31,500 SF REQUIRED

COMMON SPACE CALCULATIONS

PEDESTRIAN PATH	15,425 SF
CLUBHOUSE / GYM	3,400 SF
POOL	4,905 SF
PLAY AREA	1,000 SF
DOG PARK	1,200 SF
	25,930 SF PROVIDED (82.4%)

PRIVATE OPEN SPACE MULTIFAMILY (113 SF PER UNIT)

PRIVATE BACKYARDS 28,800 SF PROVIDED (255%)

BALCONIES	
2ND FLOOR BALCONY 1 BDRM 72 SF x 25	1,800 SF
2ND FLOOR BALCONY 2 BDRM 125 SF x 40	5,000 SF
2ND FLOOR BALCONY 3 BDRM 64 SF x 35	2,240 SF

9,040 SF BALCONY SPACE PROVIDED

TOTAL OPEN SPACE CALCULATIONS 42,800 SF TOTAL REQUIRED
63,790 SF TOTAL PROVIDED (149%)

parking

MULTI-FAMILY UNIT TYPES

QUANTITY	REQUIRED	PROVIDED
ONE BEDROOM 25	1.5 SPACES/UNIT 37.50	50
TWO BEDROOM 40	2 SPACES/UNIT 80.00	80
THREE BEDROOM 35	2.25 SPACES/UNIT 78.75	70
TOTAL	196.25 SPACES REQUIRED	200 SPACES PROVIDED

COVERED PARKING 1.0 COVERED SPACE/UNIT 100 SPACES REQUIRED 200 GARAGE SPACES PROVIDED

VISITOR PARKING 0.25 SPACES/UNIT 100 x 0.25 = 25.00 25 SPACES REQUIRED

CLUBHOUSE 3400 SF / 200 17 SPACES REQUIRED 42 SPACES PROVIDED 42 GUEST SPACES PROVIDED

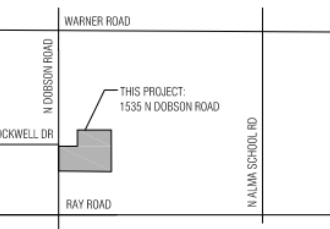
TOTAL PARKING 238.25 SPACES REQUIRED 242 TOTAL SPACES PROVIDED

ACCESSIBLE PARKING ADA 2010 TABLE 208.2
25 VISITOR PARKING + 17 CLUBHOUSE =
42 TOTAL NUMBER OF PARKING SPACES PROVIDED
2 ACCESSIBLE SPACES PROVIDED

REFUSE ENCLOSURES

MULTIFAMILY	1 ENCLOSURE / 24 UNITS
100 UNITS / 24	4.17 ENCLOSURES REQUIRED
	5 ENCLOSURES PROPOSED

location plan



project description

CHANDLER PLAN NO.: PLH22-0034

SCOPE OF WORK: NEW CONSTRUCTION FOR 100 MULTIFAMILY RESIDENTIAL UNITS WITH SHARED COMMUNITY BUILDING.

ALL CONSTRUCTION TO ADHERE TO IBC 2018 R-2 RESIDENTIAL CONSTRUCTION (APARTMENTS)

125,000 GSF NEW CONSTRUCTION - APARTMENTS
3,400 GSF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

zoning

1535 N DOBSON ROAD
CHANDLER, AZ 85224 (MARICOPA COUNTY)
302-83-965 (275,302 SF)

HIDDEN ACRES INC MLD MCR 1210-49
TOWNSHIP 1S, RANGE 5E, SECTION 20

275,302 SF TOTAL LOT SIZE (6.32 ACRES)

ZONING: PAD (EXISTING)
PAD/MF-2 (PROPOSED)

SETBACKS	SEC. 35-1003	REQUIRED	PROPOSED
FRONT SETBACK (DOBSON ROAD):	30'-0"	30'-0"	30'-0"
REAR SETBACK (SF-8.5):	10'-0"	10'-0"	15'-0"
SIDE SETBACK (NORTH):	10'-0"	10'-0"	15'-0"
SIDE SETBACK (SOUTH):	10'-0"	10'-0"	15'-0"

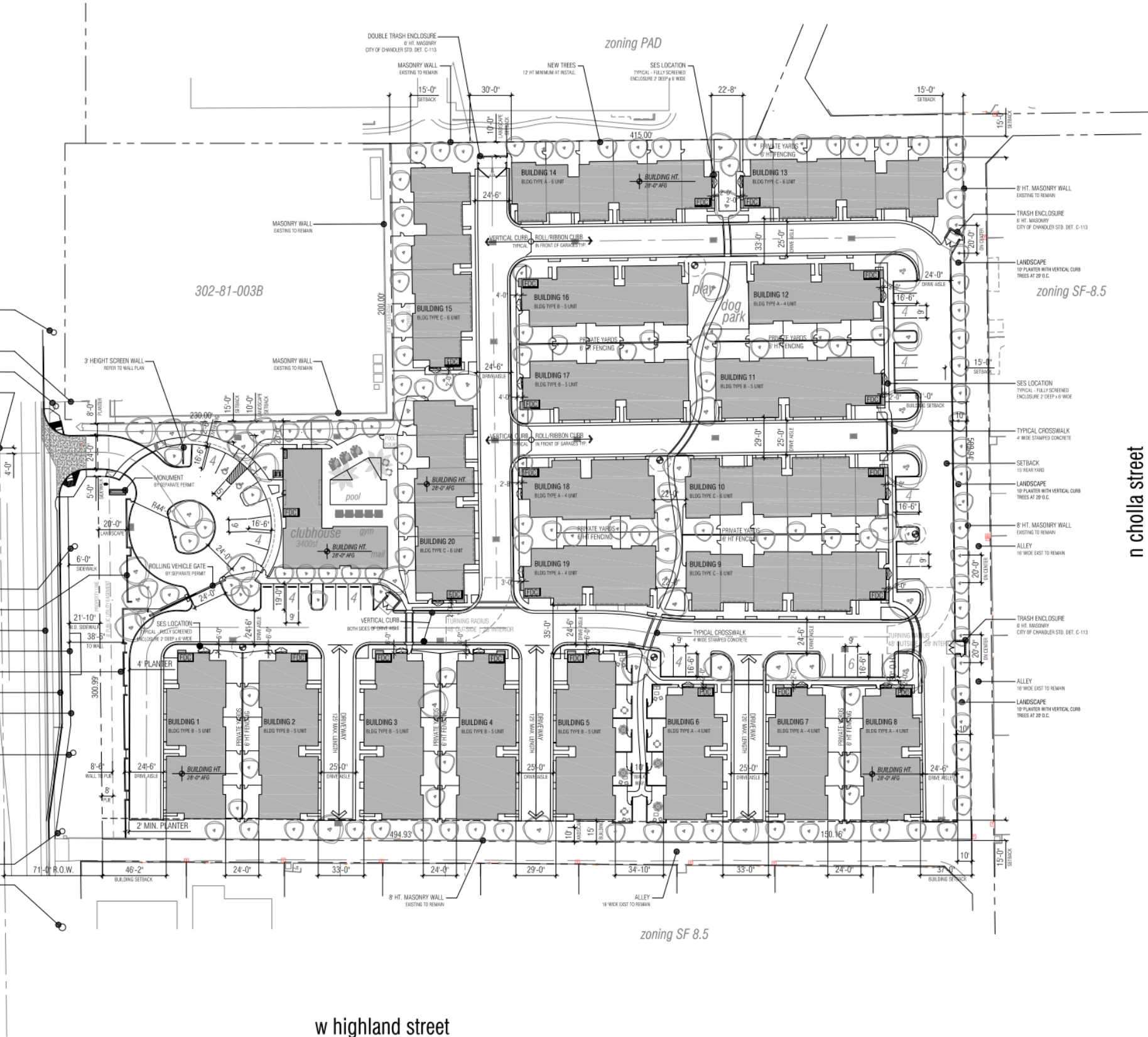
HEIGHT LIMIT: 45'-0" 28'-0"

DENSITY SEC. 35-1003
MULTIFAMILY 18.0 DWELLING UNITS/ACRE ALLOWED
100 UNITS / 6.32 ACRES 15.8 DWELLING UNITS/ACRE PROPOSED

LOT COVERAGE 45% MAXIMUM
275,302 SF x 45% 123,886 SF ALLOWABLE
95,812 SF PROVIDED (35%)

MULTIFAMILY AMENITIES REQUIREMENTS SEC. 35-1902

GYM
POOL
OUTDOOR BBQ AT POOL AREA
PARK / PLAY AREA
DOG PARK



n cholla street

w rockwell drive

w highland street

1 site plan

1" = 40'-0"

MAY 24 2023
PRELIMINARY SITE PLAN

DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224
PEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204
PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

the wayne
luxury living

a001
site design review

Exhibit B- Perspective Renderings



Exhibit C- Elevations



side elevation



Private yard fencing extends to screen the electrical meters and SES Panels



side elevation



2 private yard elevation

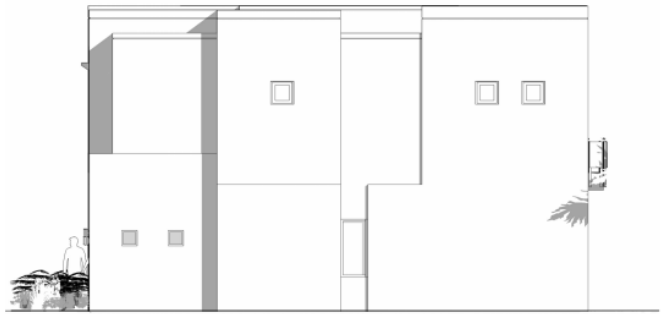


1 4-unit building elevation

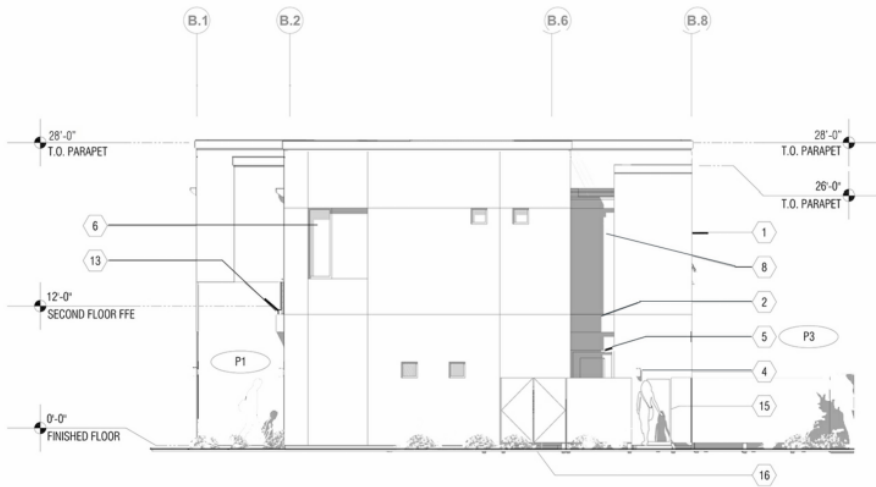
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luxury living



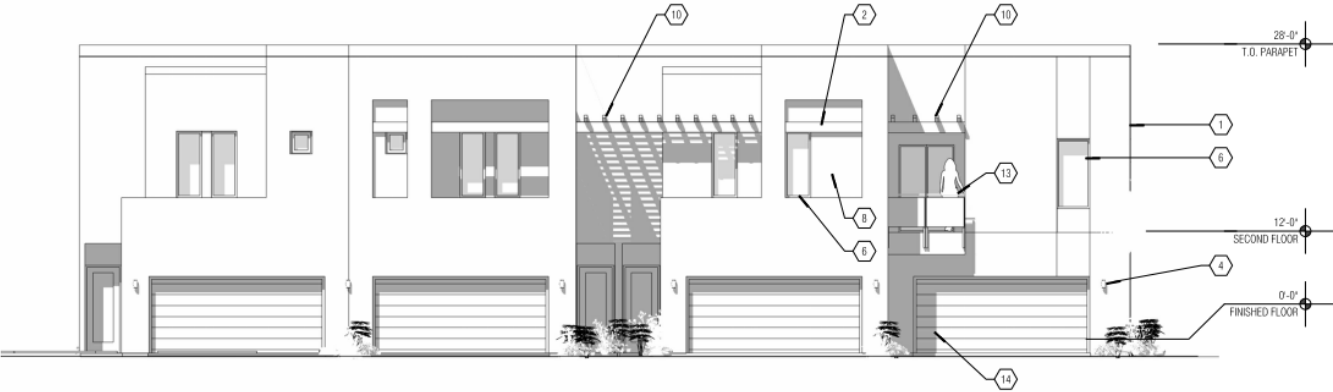
4 end unit elevation



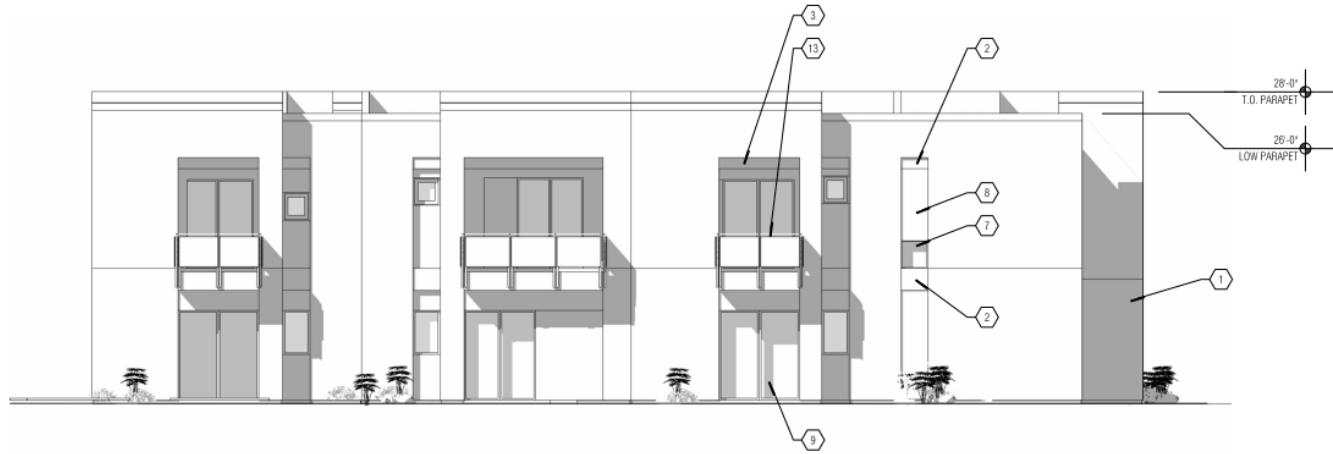
3 one bedroom elevation

elevation keynotes

1. CEMENTITIOUS EXTERIOR STUCCO - SAND FINISH
2. FLAT PANEL METAL ACCENT
3. RECESSED EXTERIOR PATIO
4. EXTERIOR LIGHT FIXTURE
5. RECESSED FRONT ENTRY DOOR
6. INSULATED SINGLE HUNG WINDOWS
7. INSULATED FIXED WINDOW
8. INSET WALL FRAMING WITH COMPOSITE WOOD RAINSCREEN
9. INSULATED SLIDER DOOR
10. WOOD TRELLIS
11. WOOD BEAM - METAL SHEATHING
12. PARAPET
13. BALCONY WITH GUARDRAIL
14. GARAGE DOOR IN ACCORDANCE WITH UL 325-16x7 NON-INSULATED METAL PANEL
15. COMPOSITE WOOD PATIO FENCING
16. ELECTRICAL PANELS AND METERS SCREENED BEHIND OPERABLE FENCING PANELS
17. ROOF DRAIN PIPING - ROUTING IN WALL FURROUT OR WALL CHASE



2 garage exterior elevation



1 private yard exterior elevation



side elevation



Private yard fencing extends to screen the electrical meters and SES Panels



side elevation



2 private yard elevation

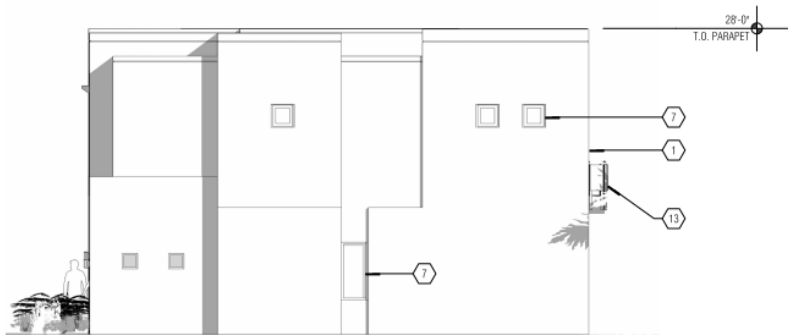


1 5-unit building elevation

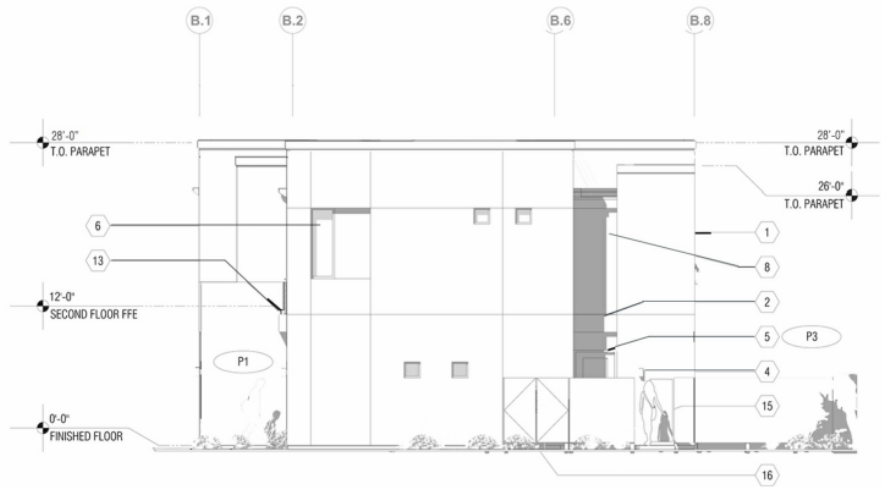
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luxury living



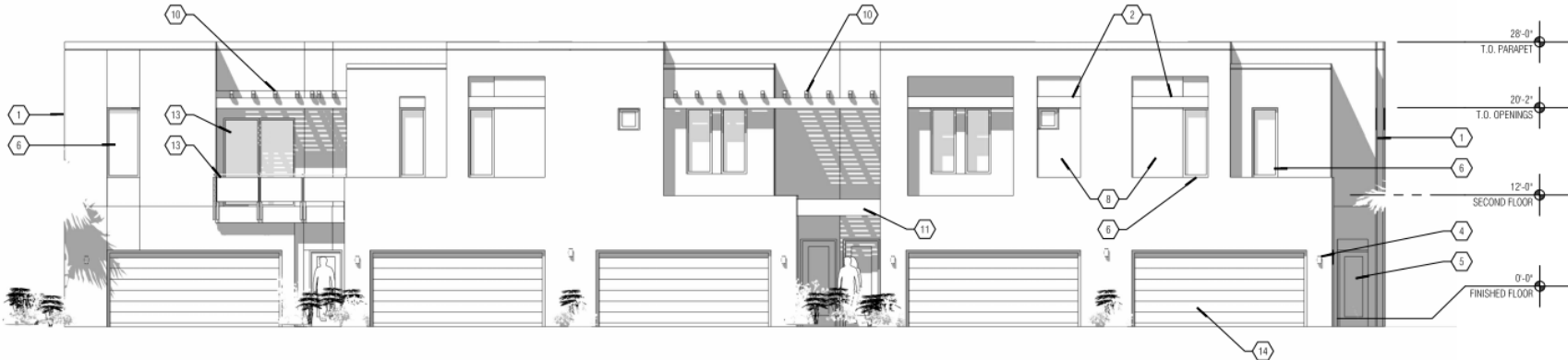
4 end unit elevation



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2 garage exterior elevation



1 private yard exterior elevation



side elevation



Private yard fencing extends to screen the electrical meters and SES Panels



side elevation



2 private yard elevation



1 6-unit building elevation

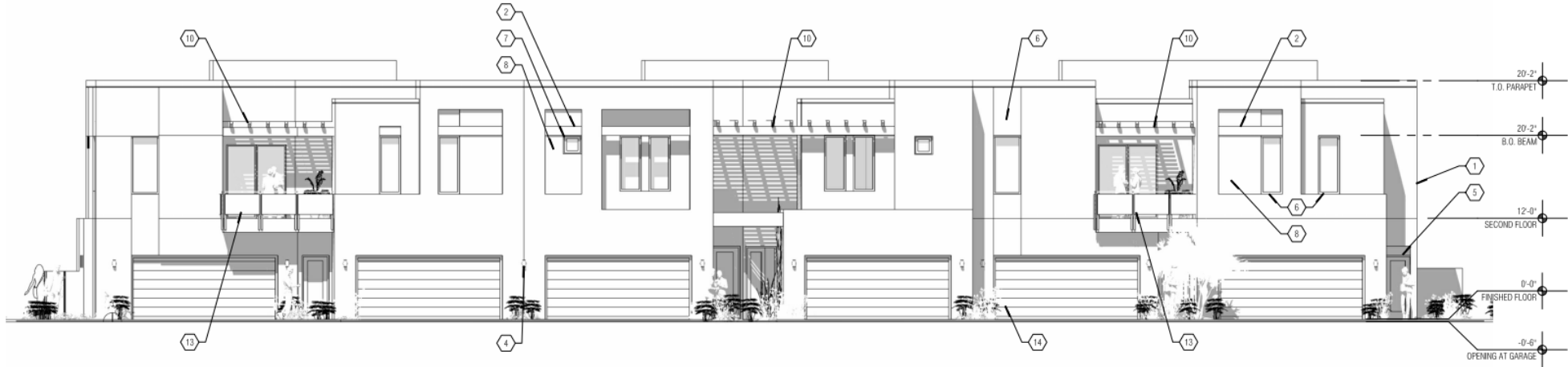
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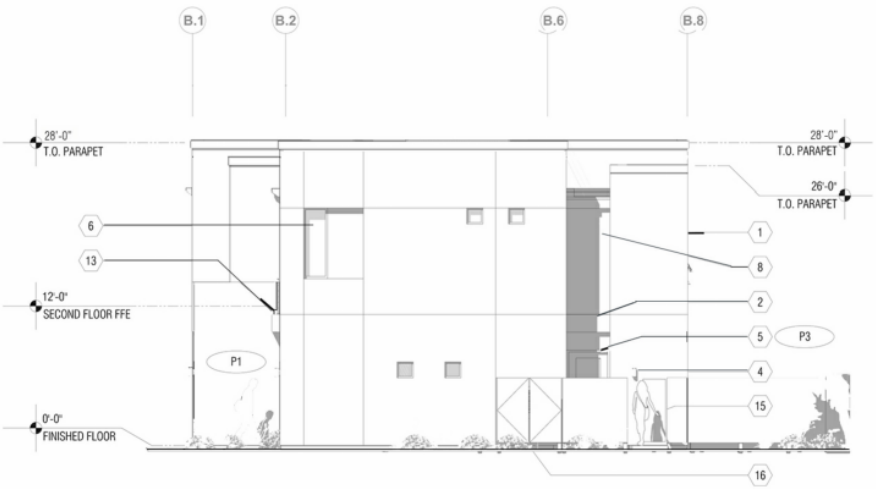
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elevation keynotes

- 1. CEMENTIOUS EXTERIOR STUCCO - SAND FINISH
- 2. FLAT PANEL METAL ACCENT
- 3. RECESSED EXTERIOR PATIO
- 4. EXTERIOR LIGHT FIXTURE
- 5. RECESSED FRONT ENTRY DOOR
- 6. INSULATED SINGLE HUNG WINDOWS
- 7. INSULATED FIXED WINDOW
- 8. INSET WALL FRAMING WITH COMPOSITE WOOD RAINSCREEN
- 9. INSULATED SLIDER DOOR
- 10. WOOD TRELLIS
- 11. WOOD BEAM - METAL SHEATHING
- 12. PARAPET
- 13. BALCONY WITH GUARDRAIL
- 14. GARAGE DOOR IN ACCORDANCE WITH UL 325 - 16x7' NON-INSULATED METAL PANEL
- 15. COMPOSITE WOOD PATIO FENCING
- 16. ELECTRICAL PANELS AND METERS SCREENED BEHIND OPERABLE FENCING PANELS
- 17. ROOF DRAIN PIPING - ROUTING IN WALL FURROUT OR WALL CHASE



4 end unit elevation



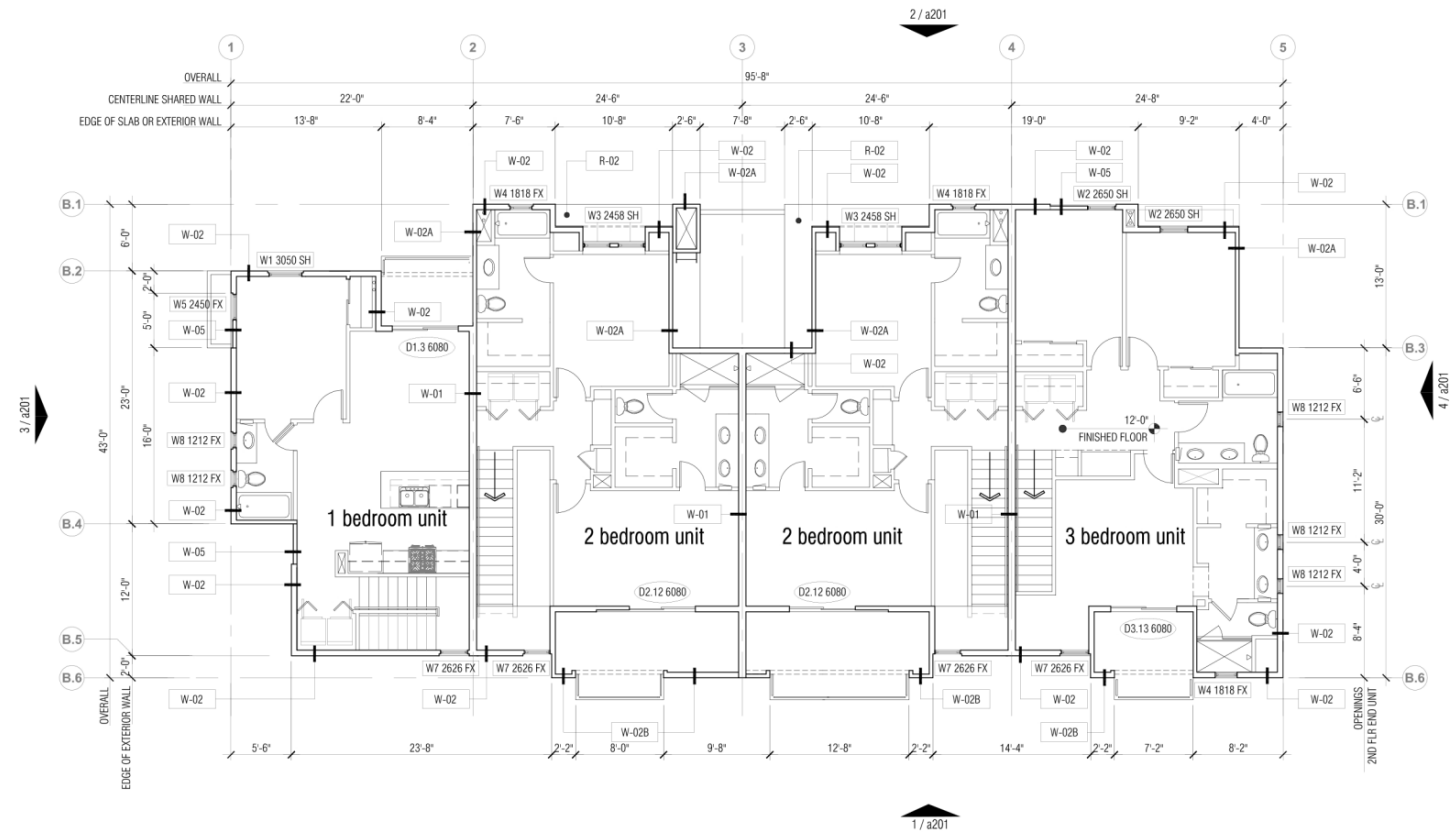
3 one bedroom elevation

2 garage exterior elevation

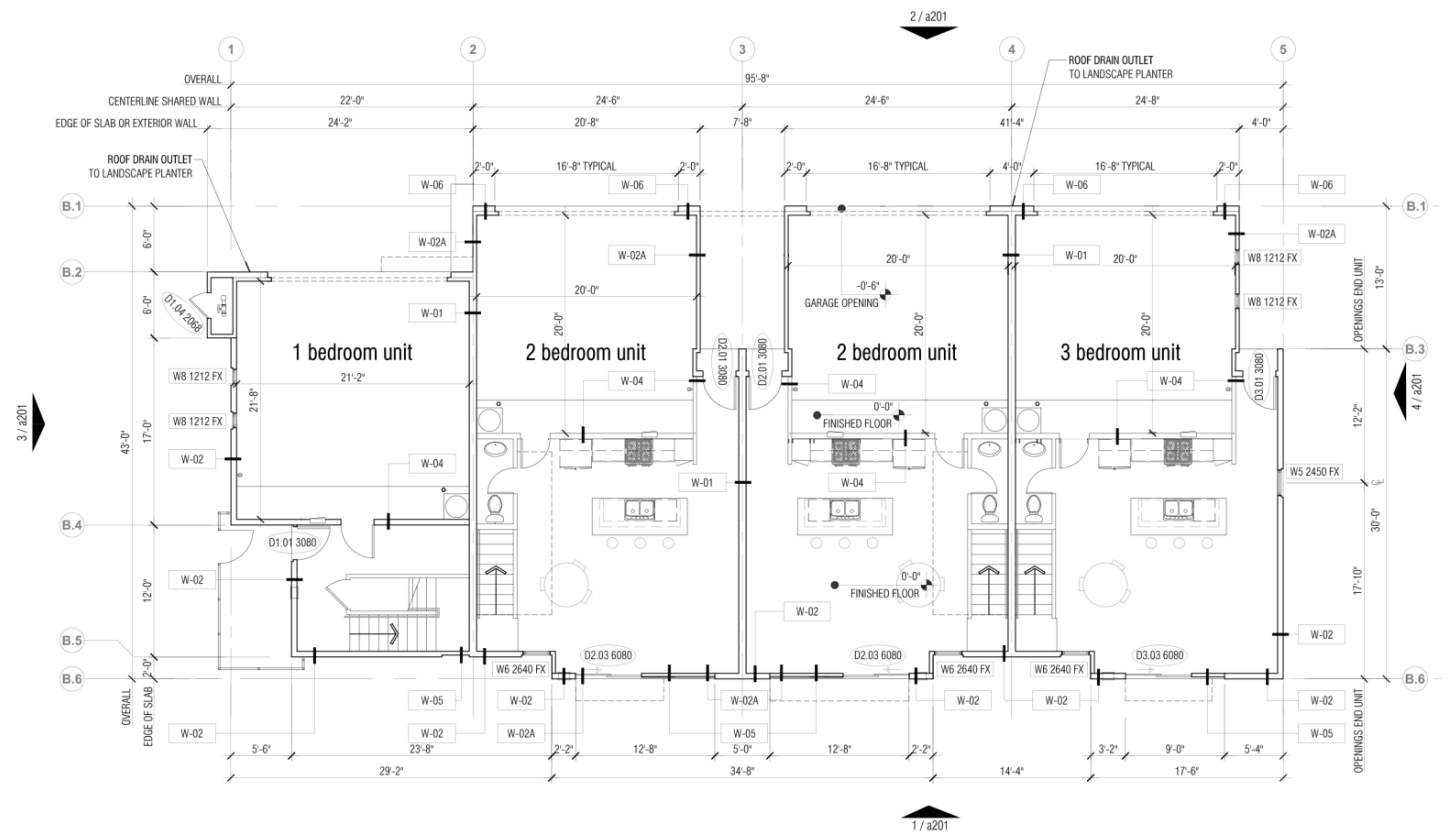


1 private yard exterior elevation

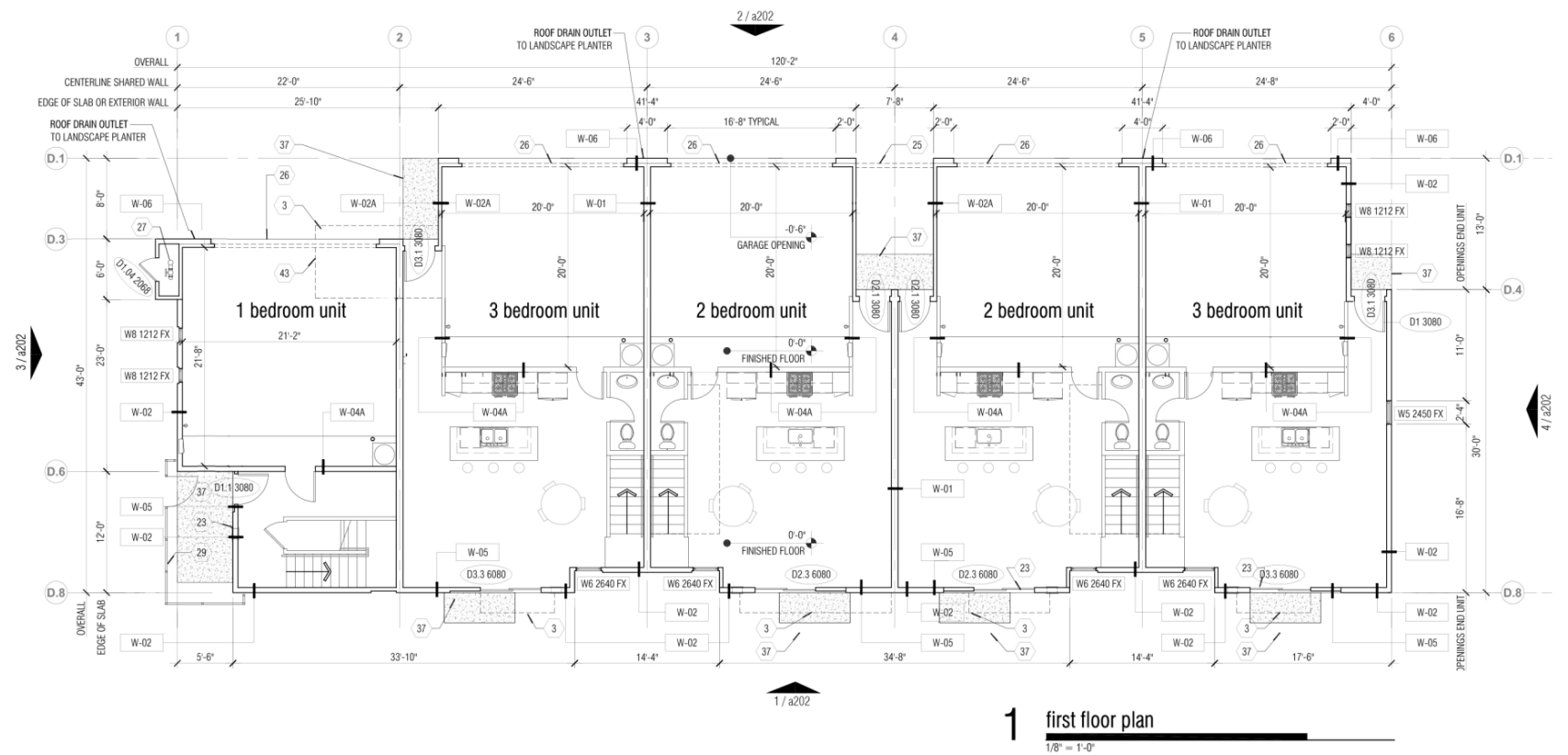
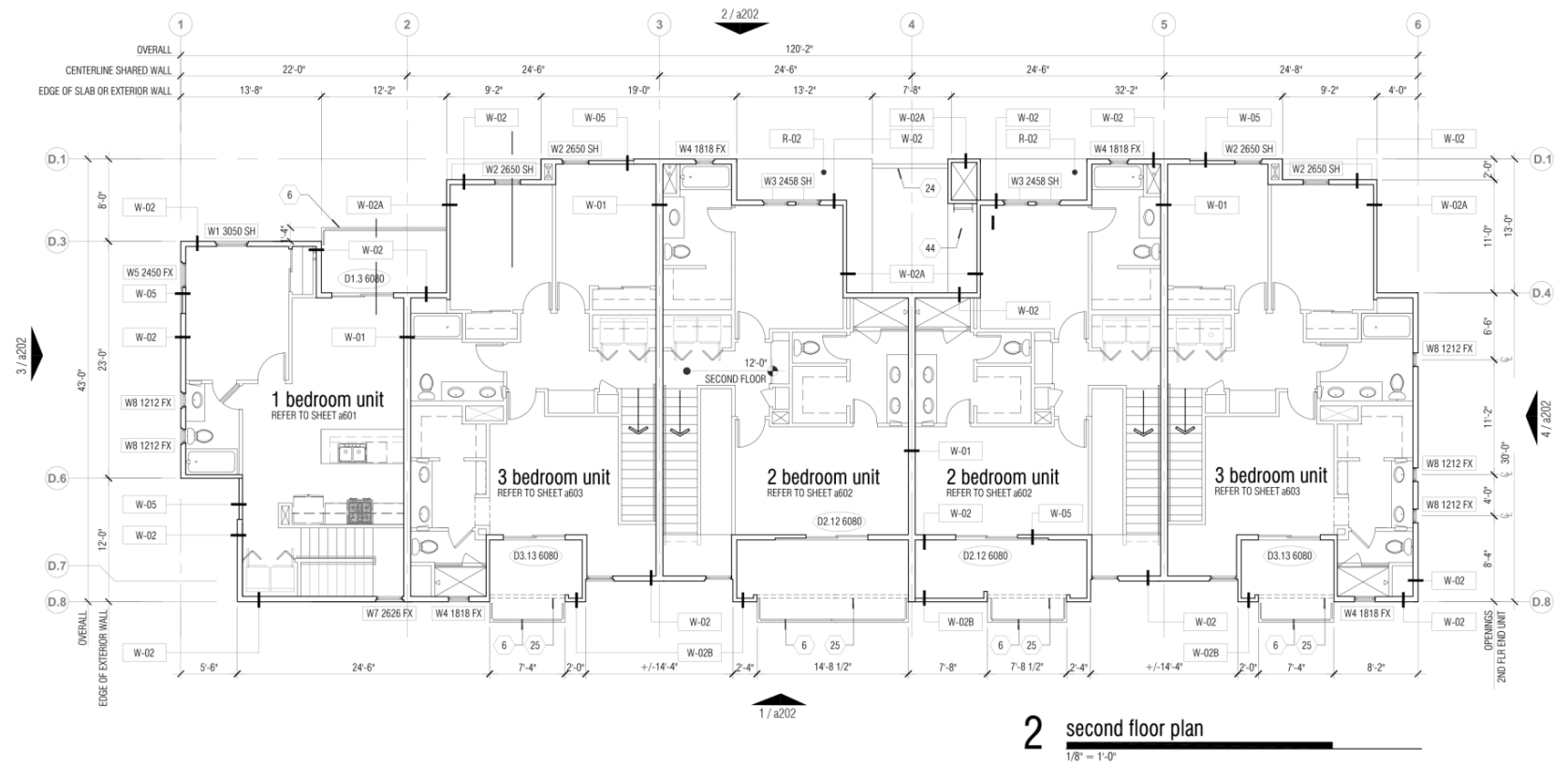
Exhibit D- Unit Floorplans



2 second floor plan
1/8" = 1'-0"



1 first floor plan
1/8" = 1'-0"



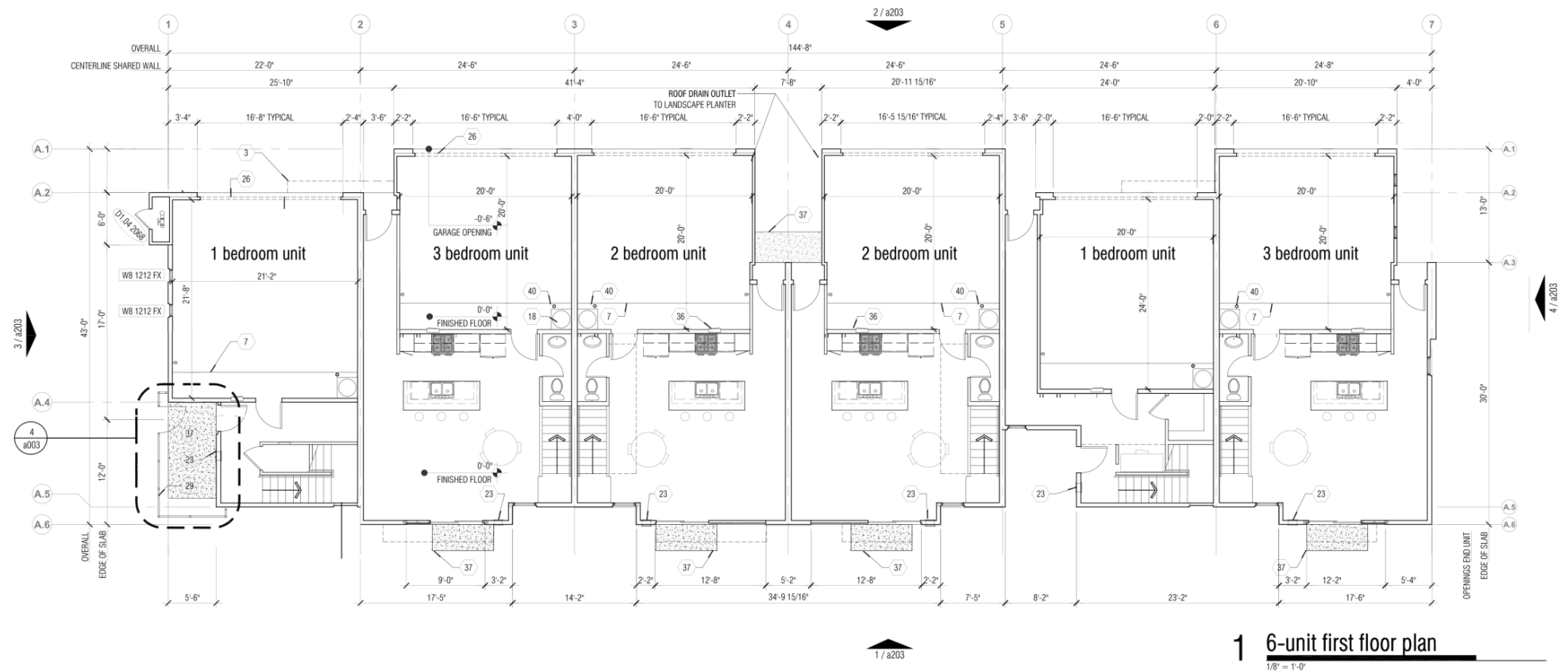
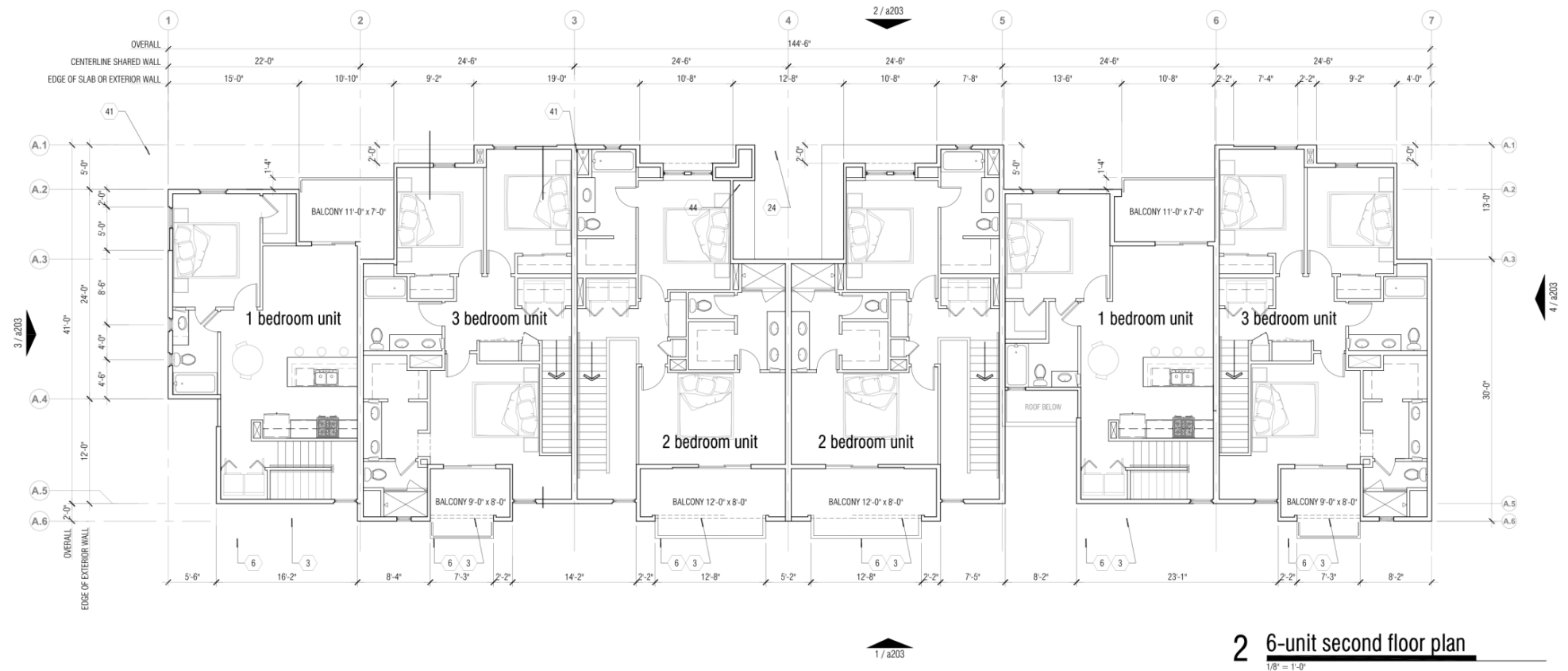


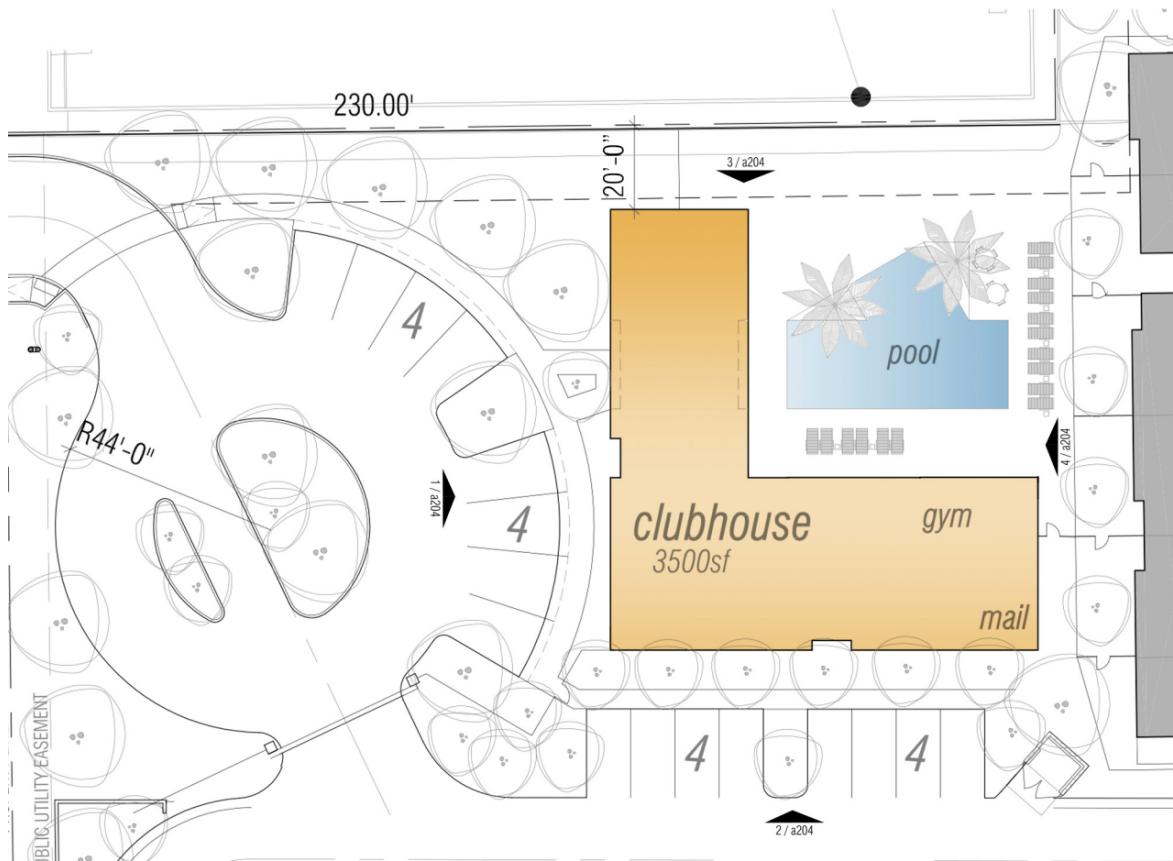
Exhibit E- Clubhouse Floorplan



4 east elevation



3 north elevation

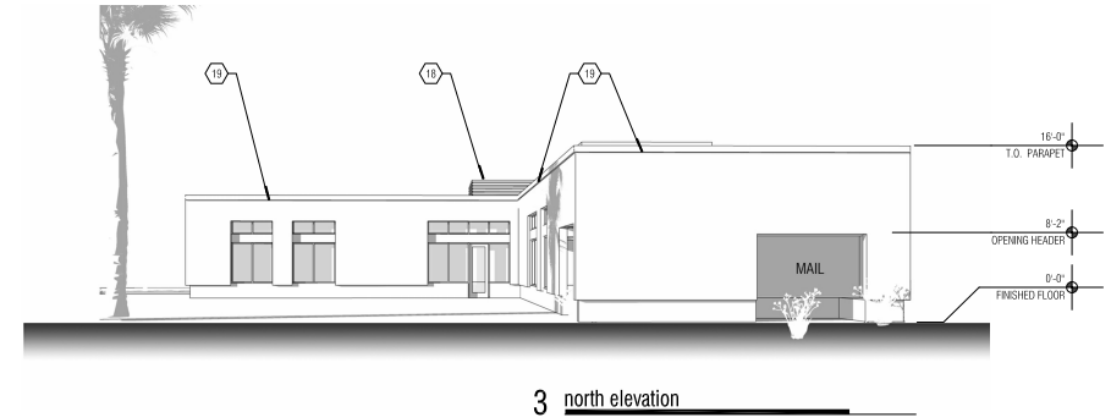
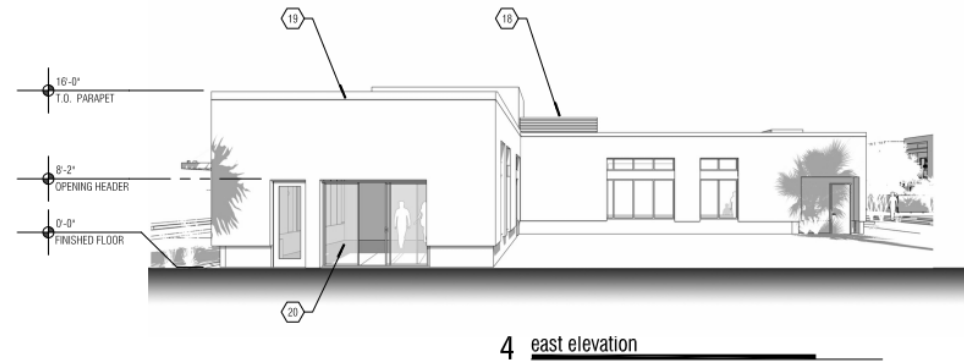


2 south elevation



1 west elevation

a204
rezoning submittal



elevation keynotes

1. CEMENTITIOUS EXTERIOR STUCCO - SAND FINISH
2. FLAT PANEL METAL ACCENT
3. RECESSED EXTERIOR PATIO
4. EXTERIOR LIGHT FIXTURE
5. RECESSED FRONT ENTRY DOOR
6. INSULATED SINGLE HUNG WINDOWS
7. INSULATED FIXED WINDOW
8. INSET WALL FRAMING WITH COMPOSITE WOOD RAINSCREEN
9. INSULATED SLIDER DOOR
10. WOOD TRELLIS
11. WOOD BEAM - METAL SHEATHING
12. PARAPET
13. BALCONY WITH GUARDRAIL
14. GARAGE DOOR IN ACCORDANCE WITH UL 325 - 16x7' NON-INSULATED METAL PANEL
15. COMPOSITE WOOD PATIO FENCING
16. ELECTRICAL PANELS AND METERS SCREENED BEHIND OPERABLE FENCING PANELS
17. ROOF DRAIN PIPING - ROUTING IN WALL FURROUT OR WALL CHASE
18. COMPOSITE WOOD SCREEN WALL
19. STUCCO REVEAL
20. STOREFRONT WINDOWS
21. EXTRUDED STUCCO WITH SIGNAGE

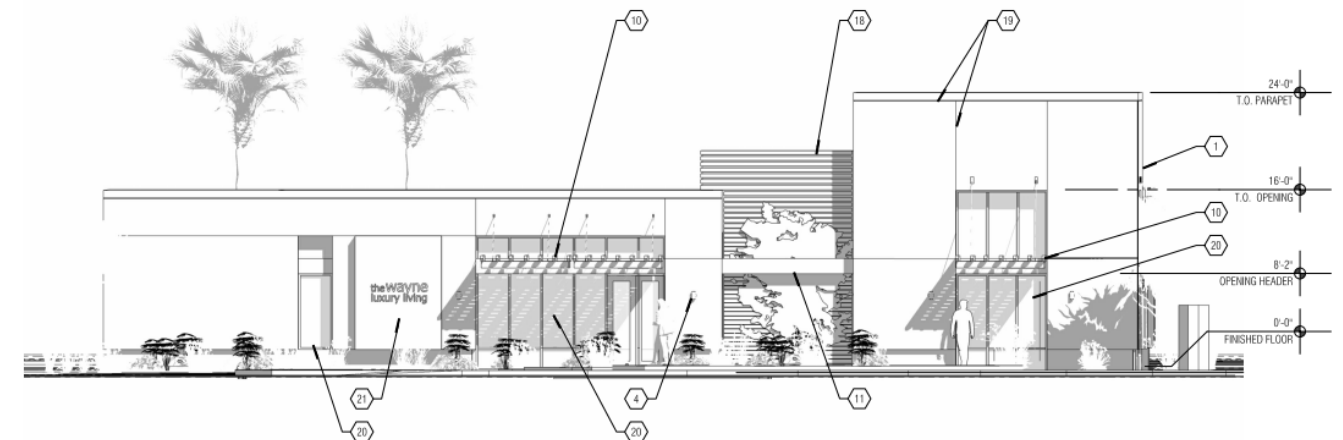
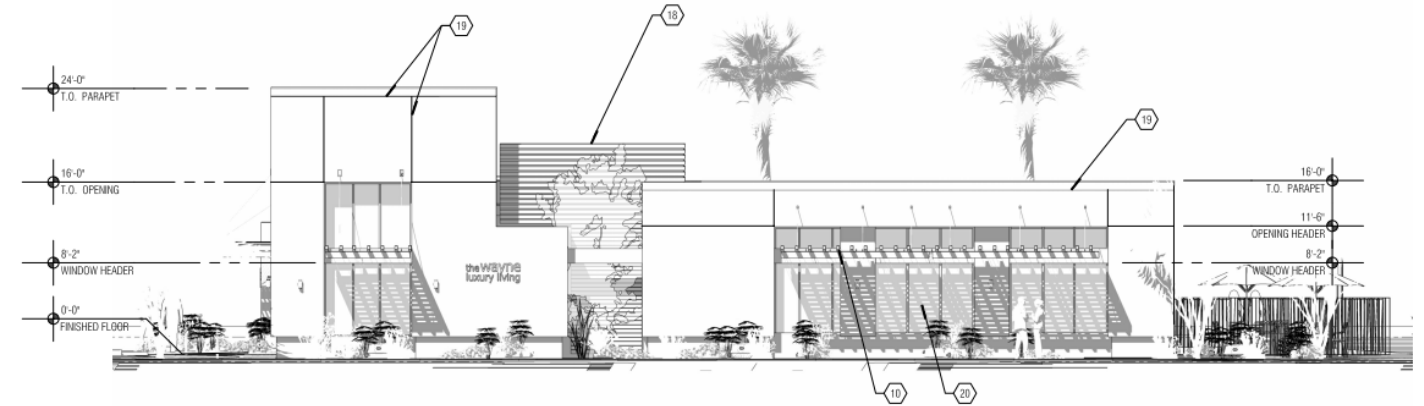
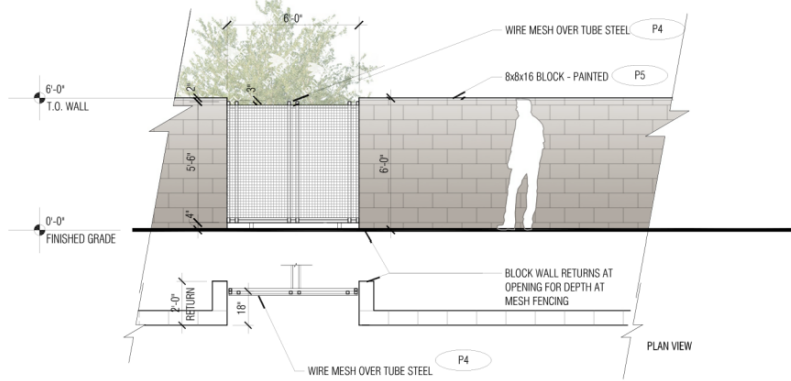
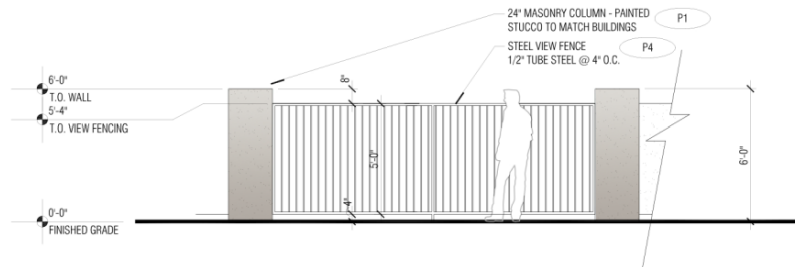


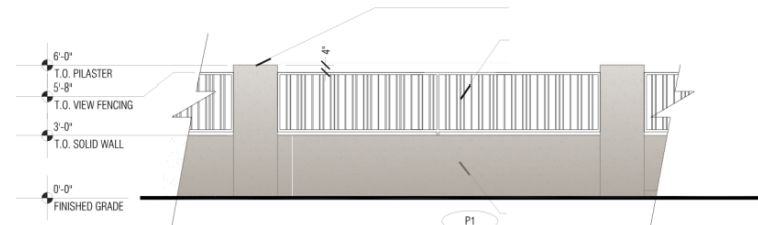
Exhibit F- Wall Plan



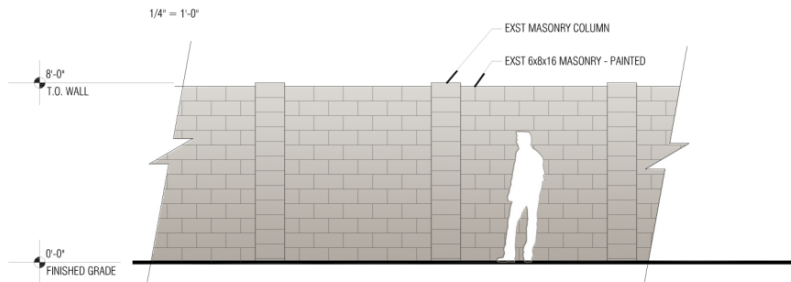
A west masonry wall — P5 MASONRY WALL COLOR SW 7018 - DOVETAIL
1/4" = 1'-0"



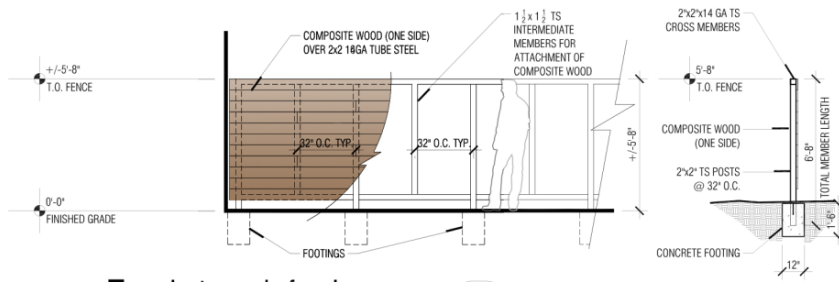
B view fencing — P1 STUCCO COLOR SW 7017 - DORIAN GRAY
1/4" = 1'-0"



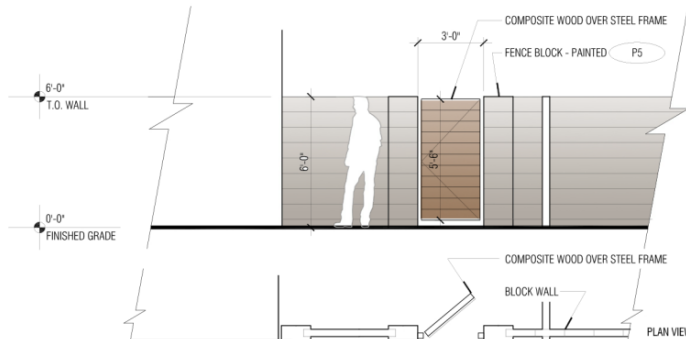
C private patio yards — P5 MASONRY WALL COLOR SW 7018 - DOVETAIL
1/4" = 1'-0"



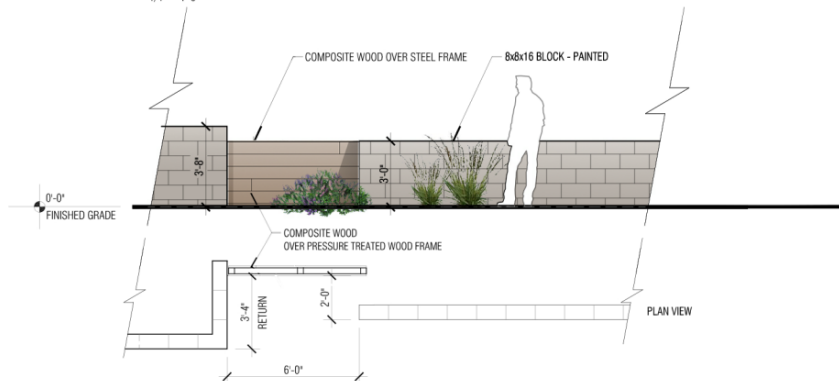
D exst perimeter wall — P5 MASONRY WALL COLOR SW 7018 - DOVETAIL
1/4" = 1'-0"



E private yards fencing — P2 ACCENT MATERIAL SW 9100 - UMBER RUST
1/4" = 1'-0"



F private yards — P5 MASONRY WALL COLOR SW 7018 - DOVETAIL
1/4" = 1'-0"



G screen wall — P5 MASONRY WALL COLOR SW 7018 - DOVETAIL
1/4" = 1'-0"

w rockwell drive

n dobson road

SCREEN WALL
WALL TYPE 'G'
WEST MASONRY WALL
WALL TYPE 'A'
WEST MASONRY WALL
WALL TYPE 'A'

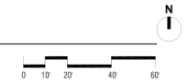


painting legend

P1	STUCCO WALL COLOR	SW 7017 - DORIAN GRAY
P3	WALL ACCENT COLOR	SW 9100 - UMBER RUST
P4	STEEL OR METAL PAINT	SW 7048 - URBANE BRONZE
P5	MASONRY WALL COLOR	SW 7018 - DOVETAIL

1 conceptual wall plan

1" = 40'-0"



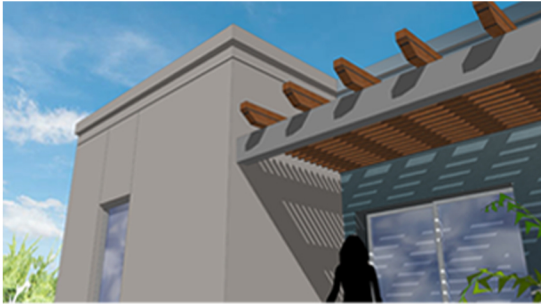
MAY 01 2023
CONCEPTUAL WALL PLAN

DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224
PEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204
PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

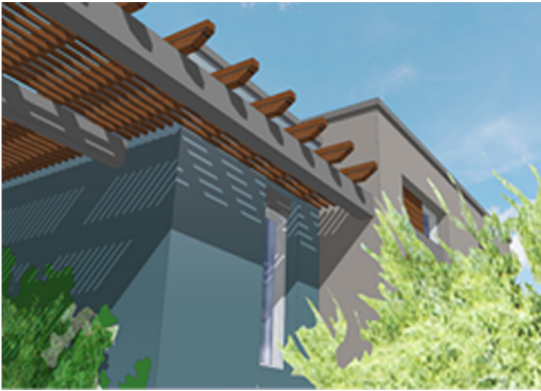
a002
site design review

the wayne
luxury living

Exhibit G- Material and Color Palette



PARAPET DETAIL



WOOD SHADE TRELLIS



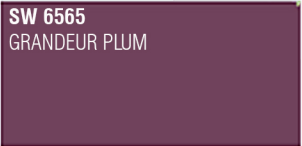
BUILDING ACCENTS
EXTERIOR LIGHT FIXTURES



BUILDING ACCENTS
WINDOW FRAMES AND CLEAR GLASS



BUILDING ACCENTS
FIBERON COMPOSITE DECKING
OR PAINTED FIBER PANEL
COLOR: UMBER RUST



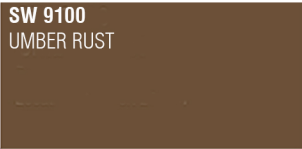
BUILDING ACCENT COLOR
SAND FINISH STUCCO



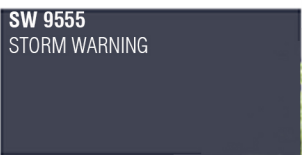
BUILDING ACCENT COLOR
SAND FINISH STUCCO



BUILDING BODY COLOR
SAND FINISH STUCCO



BUILDING ACCENT COLOR
FIBER PANEL SIDING | GARAGE DOOR | ENTRY DOORS



BUILDING ACCENT COLOR
WOOD ACCENT STAIN | LIGHT FIXTURES | SIGNAGE

BUILDING MATERIAL AND COLOR PALETTE

DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224
 PEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204
 PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

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Exhibit H- Preliminary Landscape Plan

REFERENCE NOTES SCHEDULE

SYMBOL	Site Furnishings DESCRIPTION
■	Anova BH1835RBT 35-gallon receptacle with recycled plastic planks, bonnet top, plastic liner and rubber feet
■	Bench: Anova INF24L4R 2' x 4' Recycled Plastic.

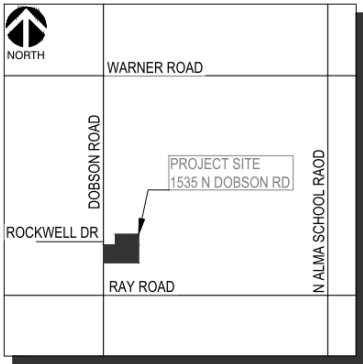
SYMBOL	Aggregate Surfacing DESCRIPTION
■	1/2" Screened - 2" Depth Color: Mahogany

SYMBOL	Athletic and Recreational Surfacing DESCRIPTION
■	Artificial Turf K9 Grass Classic

SYMBOL	Inert Materials DESCRIPTION
■	1/4" Minus Stabilized Decomposed Granite Color: Desert Tan

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L0.00	LANDSCAPE COVER SHEET
L1.01	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	SITE AMENITY DETAILS
L1.52	SITE AMENITY DETAILS



VICINITY MAP

CITY OF CHANDLER
N.T.S.

PLANT SCHEDULE

TREES



QTY BOTANICAL / COMMON NAME

14	Caesalpinia cacaalaco Cascalote
75	Eucalyptus papuana Ghost Gum
57	Mariosousa willardiana Palo Blanco
13	Phoenix dactylifera 'Medjool' Date Palm
38	Pistacia x 'Red Push' Red Push Pistache

ACCENTS & GRASSES



QTY BOTANICAL / COMMON NAME

135	Aloe vera Medicinal Aloe
161	Asclepias subulata Desert Milkweed
35	Hesperaloe parviflora 'Sandia Glow' Sandia Glow Red Yucca
15	Muhlenbergia dubia Pine Muhly
85	Muhlenbergia rigida 'Nashville' Nashville Purple Muhly

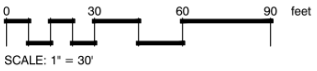
GROUNDCOVER & SHRUBS



QTY BOTANICAL / COMMON NAME

9	Caesalpinia mexicana Mexican Bird of Paradise
141	Dodonaea viscosa Hopseed Bush
44	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush
297	Eremophila hygrophana Blue Bells
123	Lantana montevidensis Purple Trailing Lantana
320	Lantana x 'New Gold' New Gold Lantana
28	Antigonon leptopus Queens Wreath
83	Parthenocissus 'Hacienda Creeper' Hacienda Creeper

VINES



PORTER KYLE
BUILDERS

LANDSCAPE PLAN

THE WAYNE LUXURY LIVING
PREPARED FOR
1535 N. DOBSON ROAD
CHANDLER, ARIZONA

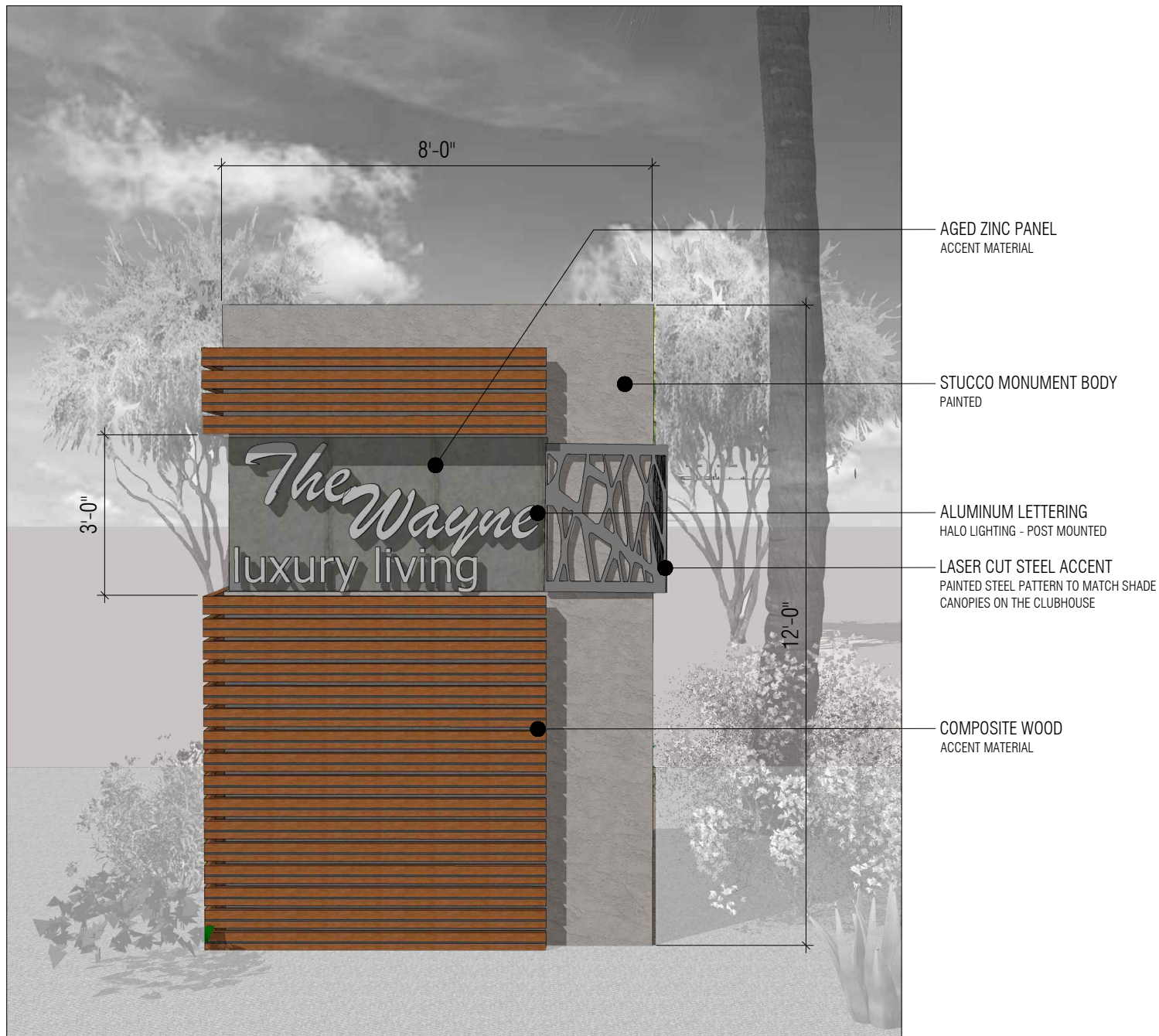
PROJECT No.
22024

SCALE (H):	1" = 30'
SCALE (V):	NONE
DRAWN BY:	BAPO
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	05/11/2023



L1.01
2 OF 5 SHEETS

Exhibit I- Signage

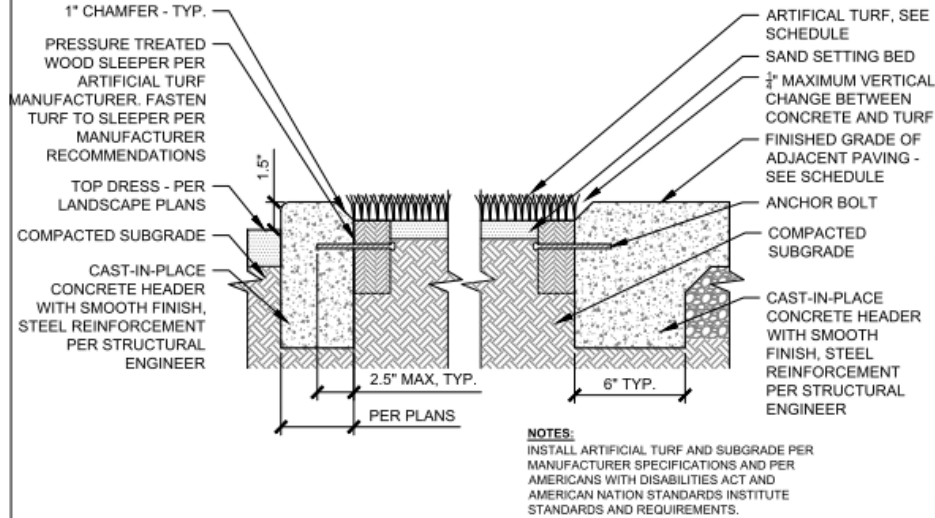


SEPTEMBER 16 2022
MONUMENT

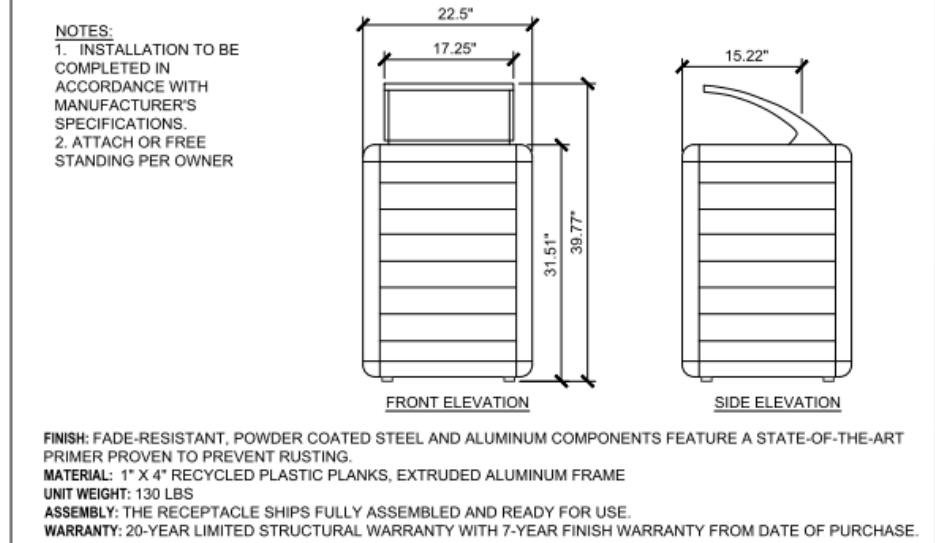
DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224
PEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204
PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

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luxury living

Exhibit J- Site Details and Amenities



1 CONCRETE HEADER
NTS



4 RECEPTACLE - BEACON HILL - 35G
MODEL: BH1835RBT

Boulders Bench Boulder
Product: ZZBD0012

\$2,378

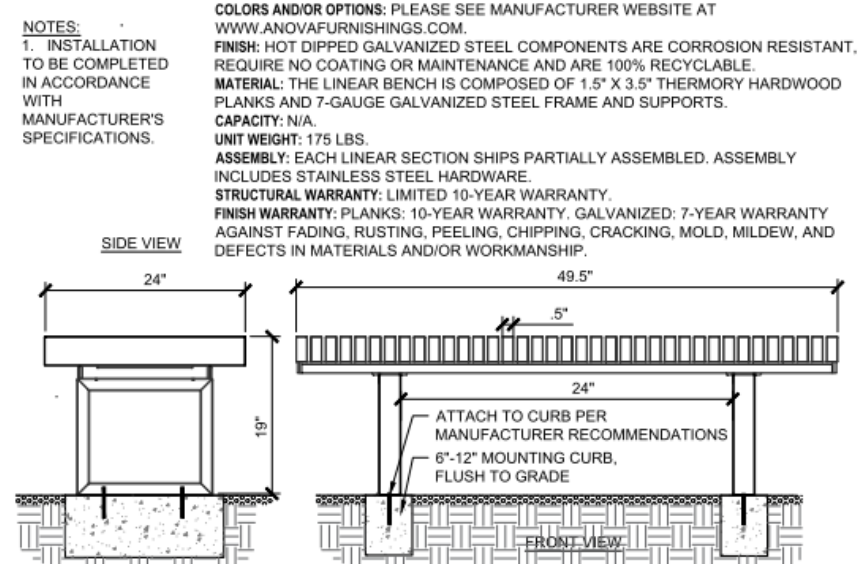
Ages 2-12 Space Required
14' 5" x 15' 3"
(4.4m x 4.65m)

Product Description
The Bench Boulder has easy-to-climb activities for younger children and is a natural alternative to commercial seating. The Bench Boulder is part of our full line of fun Boulders, which boast the look and feel of real rock, and challenges kids of all ages to conquer new heights. Patented PolyFiberCrete® creates a durable, non-slip climbing surface.

7 PLAYGROUND EQUIPMENT - BENCH BOULDER
NTS PRODUCT #ZZBD0012



2 PET WASTE STATION
NTS



5 BENCH - INFINITY LINEAR BENCH - 2' X 4'
MODEL: INF24L4R

2. Freestanding Glide Slide
Design & Description

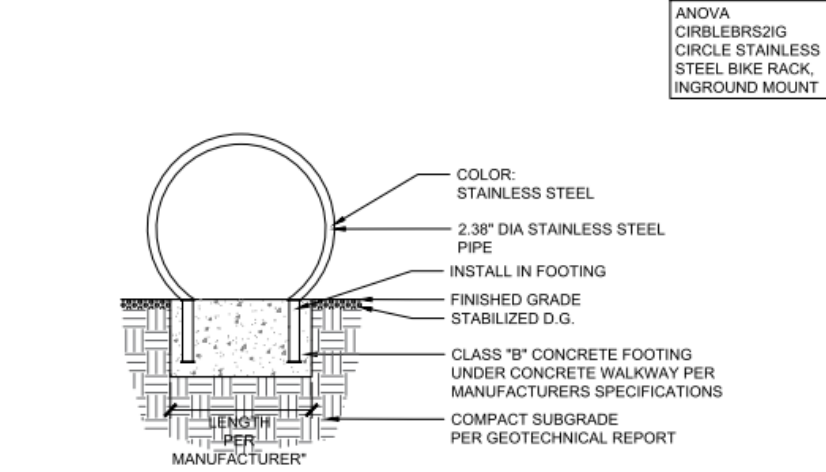
Slides Freestanding Glide Slide (48in Deck)
Product: ZZCH3536

~~\$4,702~~ **\$5,500**

Ages 2-12 Space Required
15' 2" x 24' 6"
(4.61m x 7.48m)

Product Description
Durable, one-piece design. Features coated, perforated steel stairs and deck. Available from three deck heights: 4' (1.22m, shown), 5' (1.52m) and 6' (1.83m).

8 PLAYGROUND EQUIPMENT - SLIDE
NTS PRODUCT #ZZCH3536



3 BIKE RACK SECTION
NTS



6 DRINKING FOUNTAIN
NTS

Werk, a design
WERK, LLC
7520 E 2nd Street, Suite 1054
Phoenix, AZ 85041
T: 602.429.9822
www.werkchandler.com

PORTER KYLE
BUILDERS

REV	DESCRIPTION	BY	DATE	APP

SITE AMENITY
DETAILS

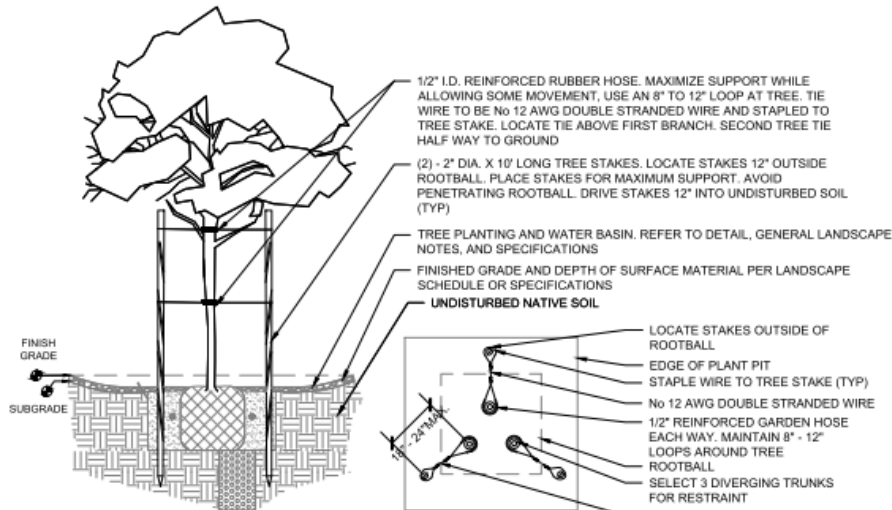
THE WAYNE
CHANDLER, AZ 85224 (MARICOPA COUNTY)
302-83-965 (280,700 SF)

ARIZONA
CHANDLER

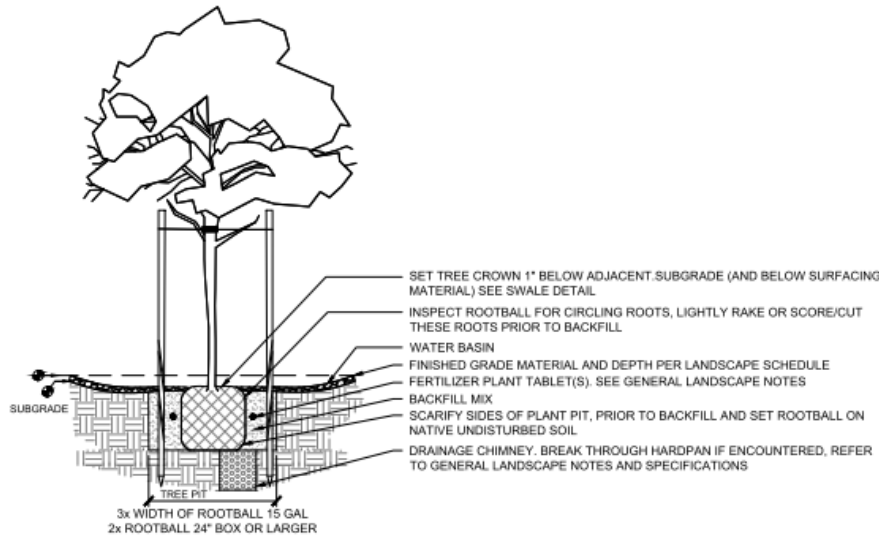
PROJECT No.
22024

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SCALE (V):	NONE
DRAWN BY:	BAPO
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	08/18/2022

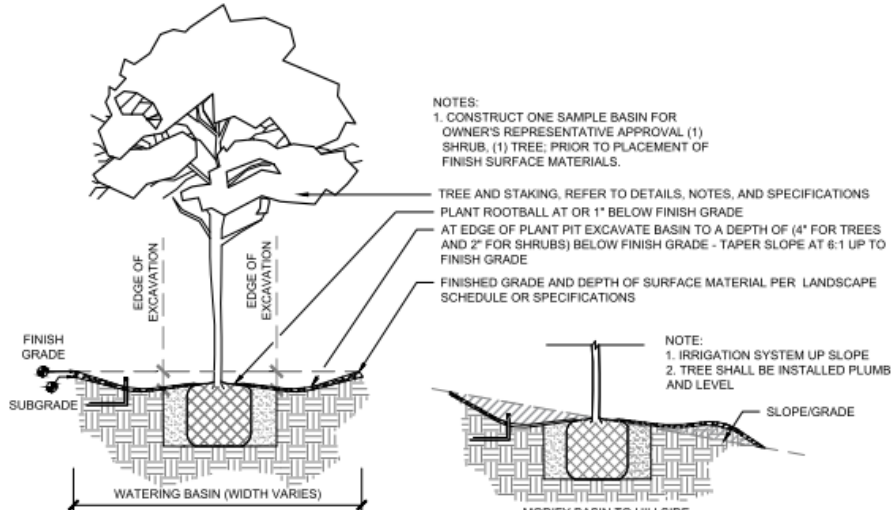
11.51
4 OF 5 SHEETS



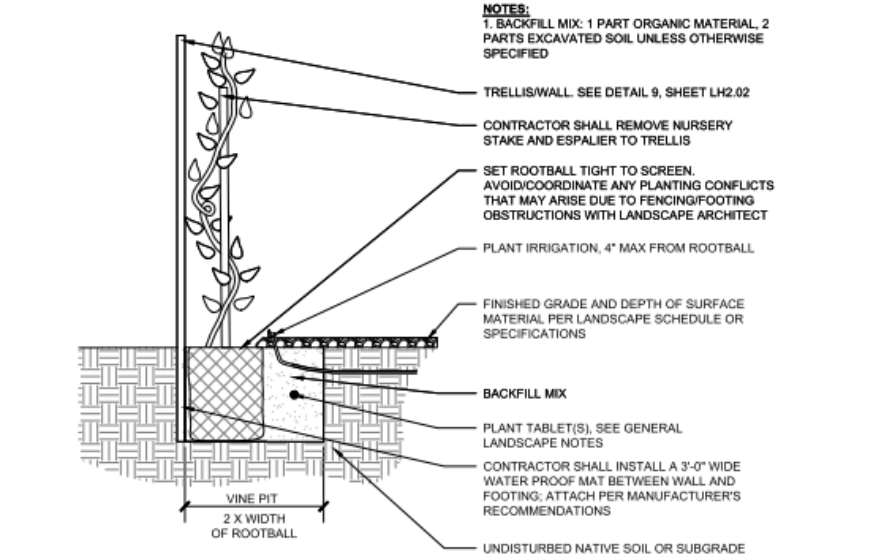
1 TREE STAKING
NTS



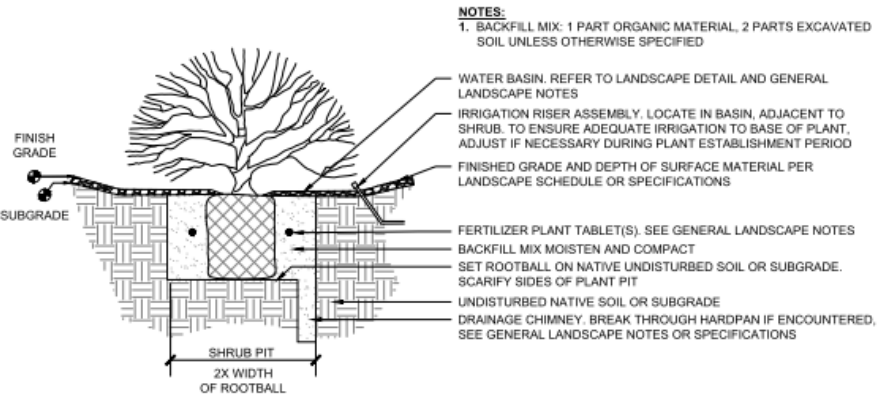
2 TREE PLANTING
NTS



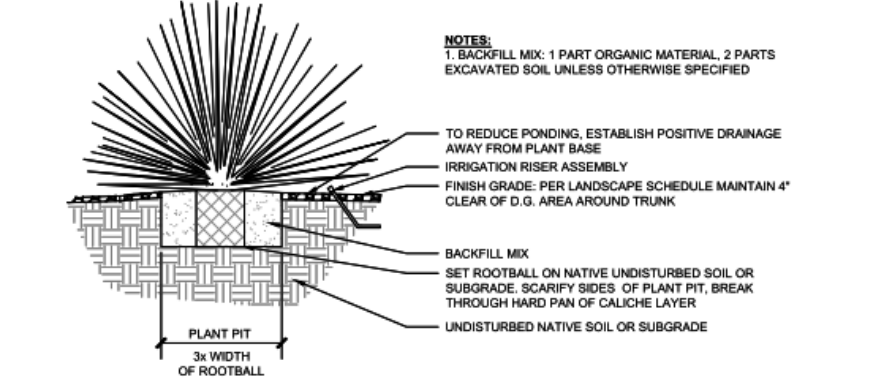
3 WATER BASIN TREE/SHRUB
NTS



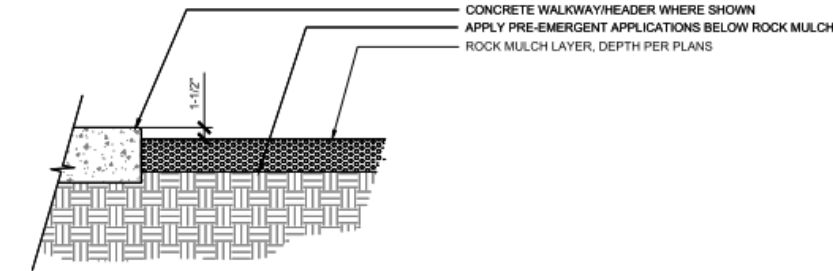
4 VINE PLANTING
NTS



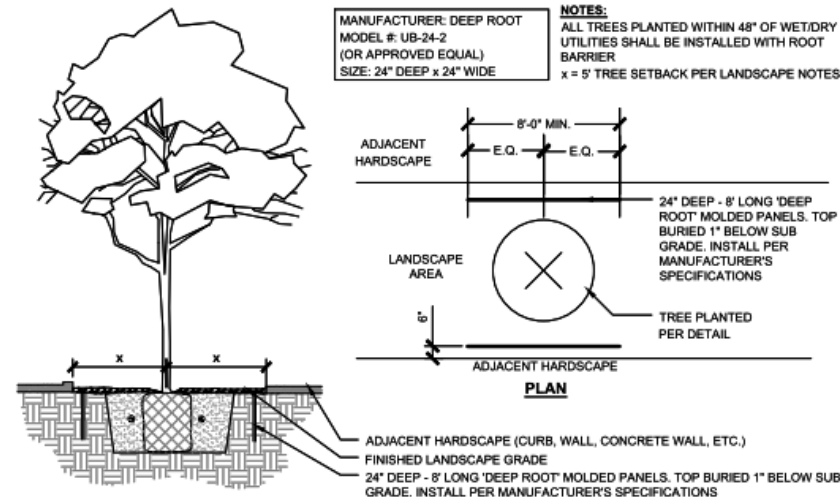
5 SHRUB/GRASS PLANTING
NTS



6 ACCENT PLANTING
NTS



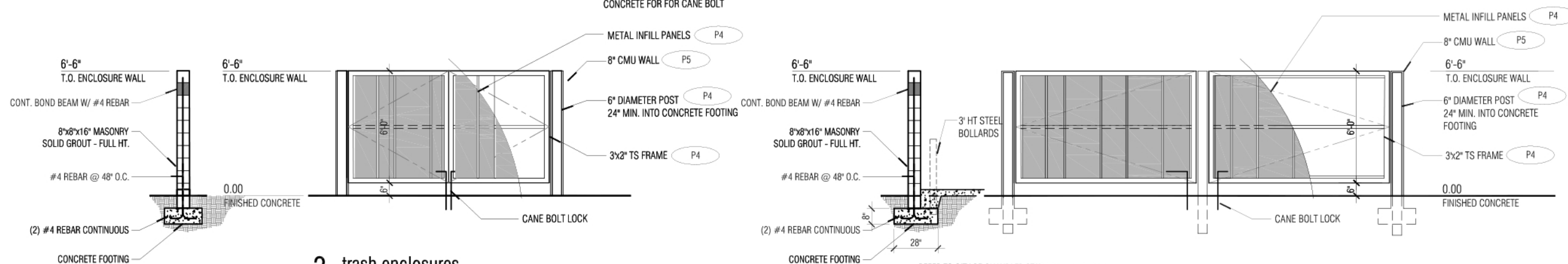
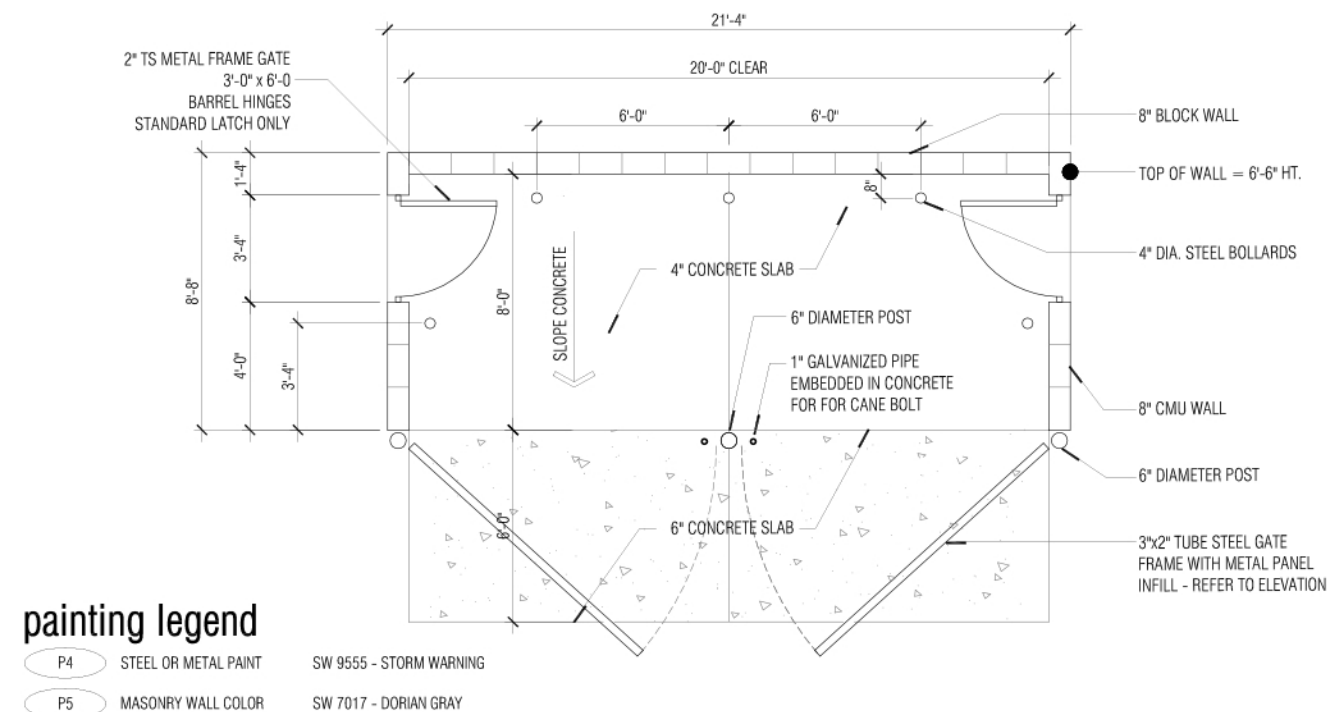
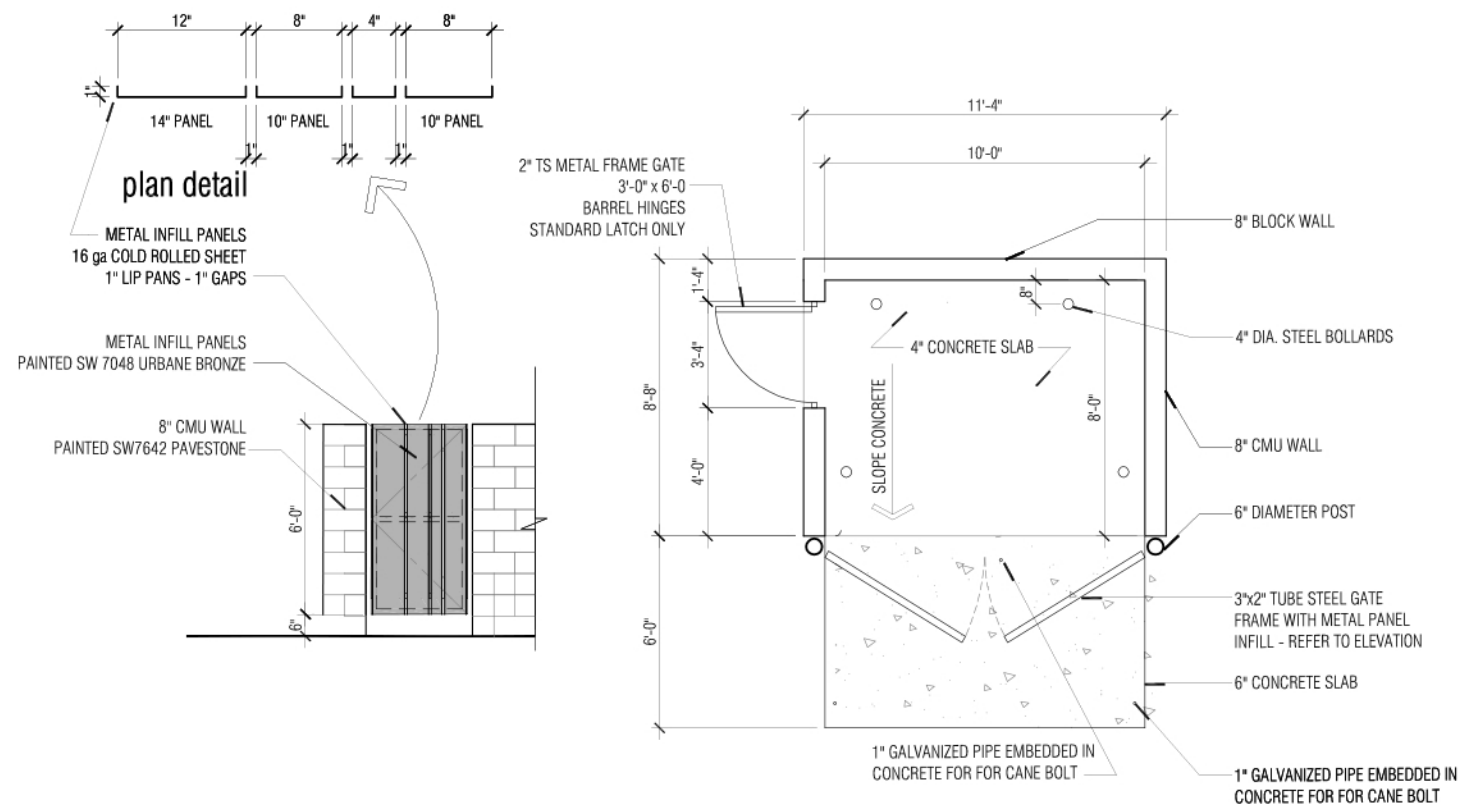
7 ROCK MULCH
NTS



8 ROOT BARRIER
NTS

REV	DESCRIPTION	BY	DATE	APP

PROJECT No.	22024
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	BAPO
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	09/16/2022



3 trash enclosures

1/4" = 1'-0"

SEPTEMBER 16 2022
TRASH ENCLOSURE DETAILS

DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224
PEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204
PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

the wayne
luxury living

Exhibit K- Preliminary Grading and Drainage Plan

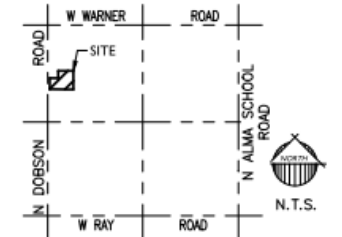
RETENTION CALCULATIONS

REQUIRED RETENTION:
VOLUME: V = 110%*C*A*P/12 UGR (695 LF) Vr = 54,087 CF Vp = 54,585 CF EXCESS VOLUME = 498 CF
AREA = 298,000 SF
C = 0.90
P = 2.20 IN
Vr = 54,087 CF
TOTALS = Vr = 54,087 CF Vp = 54,585 CF EXCESS VOLUME = 498 CF

PRELIMINARY GRADING & DRAINAGE PLAN

FOR The Wayne Luxury Living

A PORTION OF NORTHWEST (NW) 1/4,
SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



SEC. 20
T.1 S., R.5 E.
VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER:
COMPANY: PORTER KYLE
ADDRESS: 8149 E. EVANS ROAD, STE. 8
SCOTTSDALE, AZ 85260
PHONE: 480-542-1221
CONTACT: MIKE STEPHAN
EMAIL: mstephan@porterkyle.com

ARCHITECT:
COMPANY: PORTER KYLE
ADDRESS: 8149 E. EVANS ROAD, STE. 8
SCOTTSDALE, AZ 85260
PHONE: 480-542-1225
CONTACT: ANDREW HESSE
EMAIL: ahesse@porterkyle.com

PLANNER:
COMPANY: UPRONT PLANNING
ADDRESS: 3514 N. POWER ROAD, STE. 115
MESA, AZ 85207
PHONE: 480-221-6150
CONTACT: JESSICA SARKISSIAN
EMAIL: jessica@upfrontplanning.com

CIVIL ENGINEER/SURVEYOR:
COMPANY: EPS GROUP, INC.
ADDRESS: 1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
PHONE: 480-503-2250
CONTACT: DAN "OX" AUXIER
EMAIL: dan.auxier@epsgruppinc.com

LANDSCAPE ARCHITECT:
COMPANY: WERK URBAN DESIGN
ADDRESS: 51 W. 3RD STREET, STE. 450
TEMPE, AZ 85281
PHONE: 602-429-9922
CONTACT: JESSE WESTAD
EMAIL: jesse@werkurbandesign.com

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THAT MINOR
LAND DIVISION RECORDED IN BOOK 1210, PAGE 49 OF MARICOPA
COUNTY RECORDS.

BEARING: NORTH 00°42'00" WEST

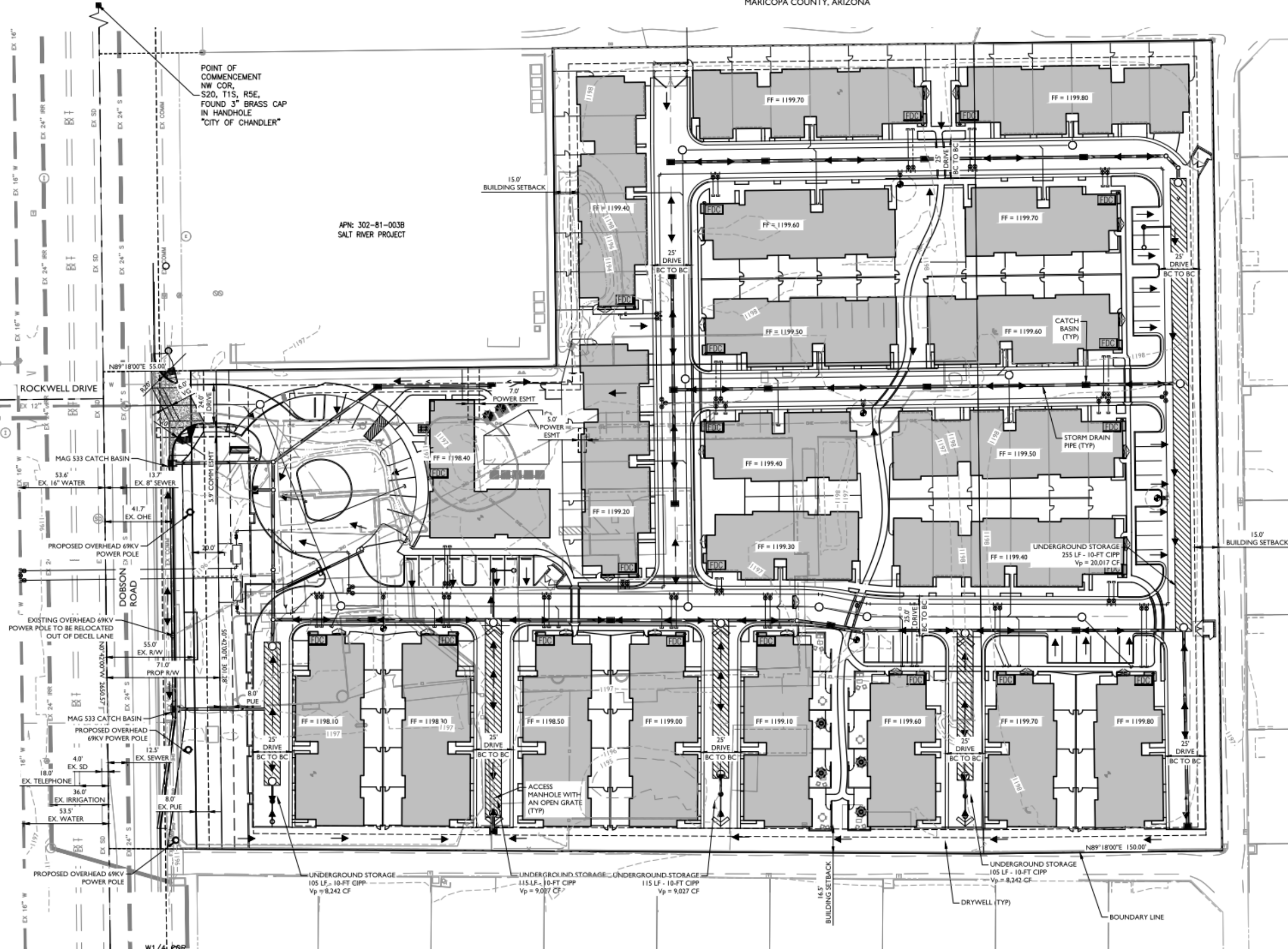
BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 11, BEING A 3" CITY OF
CHANDLER BRASS CAP FLUSH AT THE INTERSECTION OF KNOX ROAD
AND SANTA ANNA COURT.

ELEVATION: 1193.85' (NAVD'88)

LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- FINISHED FLOOR
- SLOPE DIRECTION
- STORM DRAIN PIPE
- CATCH BASIN
- DRYWELL
- GUTTER

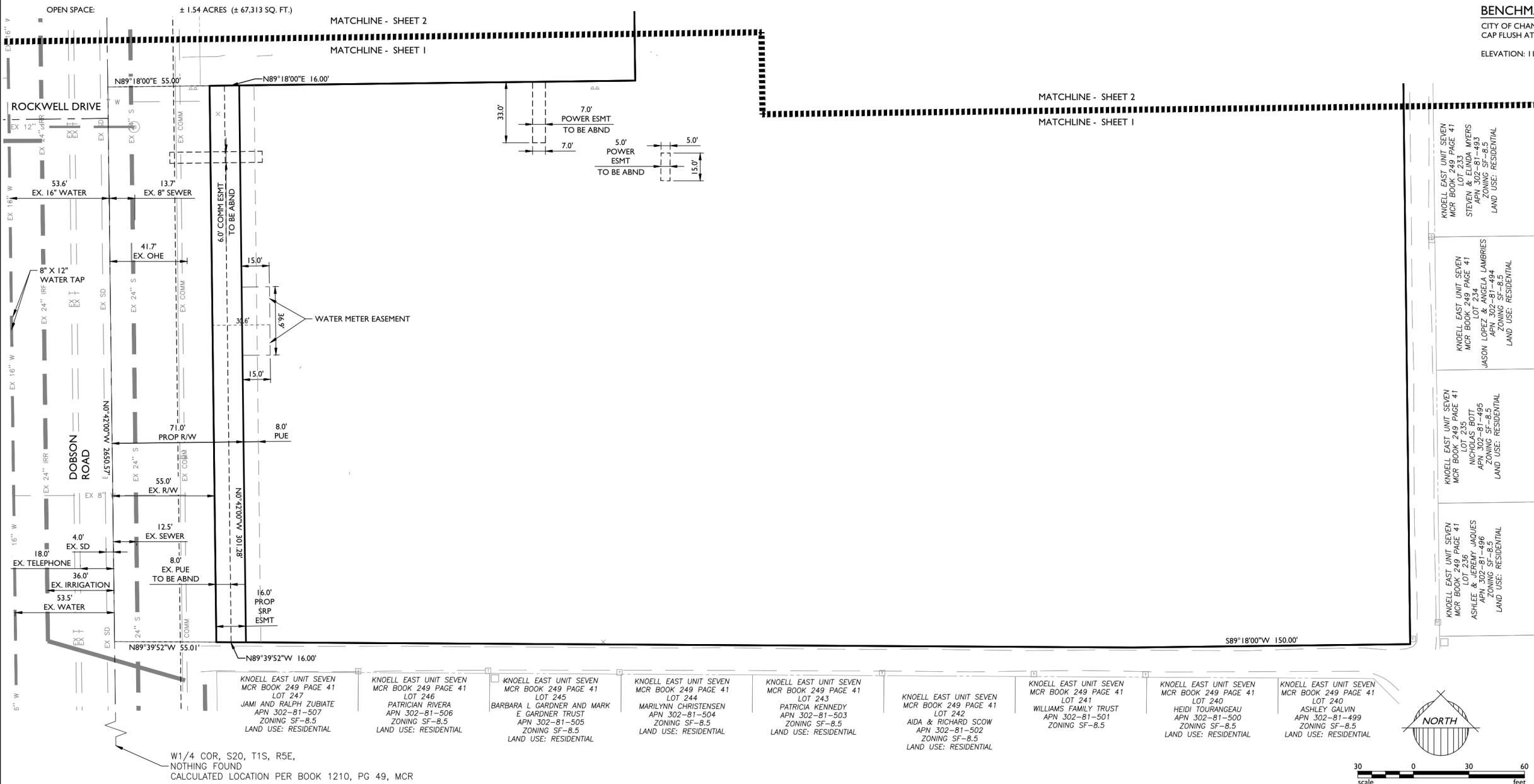


NOTE:
UNDERGROUND RETENTION ARE CONNECTED BY EQUALIZER PIPES.
UNDERGROUND RETENTION TANKS ARE 10' DIA. CAST-IN-PLACE CONCRETE PIPES.

W1/4 COR.
S20, T1S, R5E.
NOTHING FOUND
CALCULATED LOCATION PER
BOOK 1210, PG 49, MCR

Exhibit L- Preliminary Plat

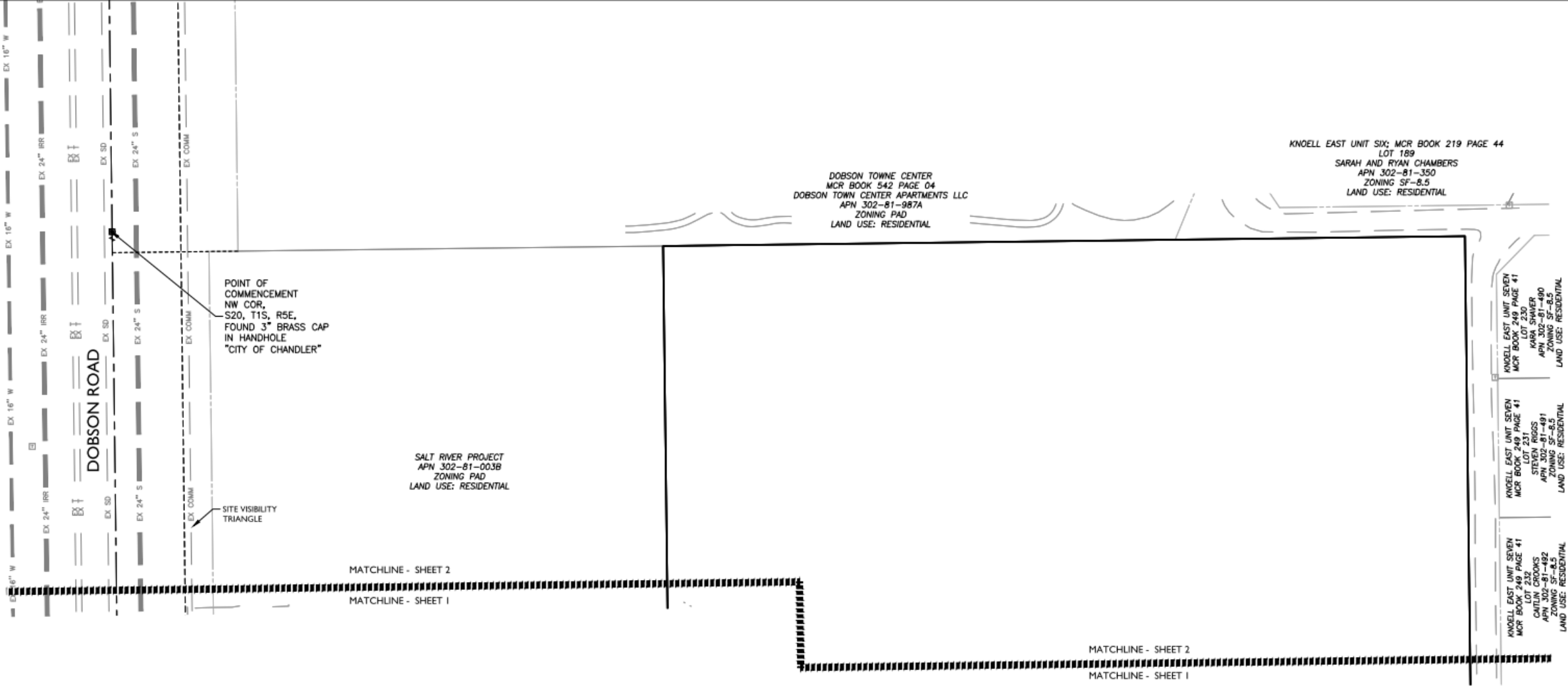
COC Log No. PLT22-0024



22-0195 - Dobson Road at Rockwell Drive - Preliminary

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Igorcia



Project:

The Wayne Luxury Living

Chandler, Arizona

Preliminary Plat

Revisions:

Design:

EPS

Drawn by:

EPS

Professional Engineer

CERTIFICATE

50291

DANIEL B. AUXIER

ARIZONA, U.S.A.

Job No.

22-0195

Sheet No.

2

of 2

SP02

COC Log No. PLT22-0024

1130 N Alma School Road

Suite 120

Mesa, AZ 85201

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EPS

GROUP

Exhibit M- Pedestrian and Open Space Diagram

fire access notes

FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE

DRIVE AISLES DESIGNED TO AASHTO WB-90 TEMPLATE

DEAD END DRIVEWAYS 150 FT ALLOWABLE
125 FT MAXIMUM PROVIDED

PROPOSED FIRE HYDRANT (REFER TO CIVIL PLANS)

PROPOSED FDC LOCATIONS AT EACH BUILDING

VEHICLES OF ALL OWNERS, TENANTS, LESSEES, AGENTS, GUESTS AND INVITEES ARE TO BE KEPT IN DESIGNATED PARKING SPACE. OWNER'S GUEST AND INVITEES MAY PARK VEHICLES IN DESIGNATED AREAS ONLY AS DETERMINED BY THE CITY OF CHANDLER ORDINANCES. CITY OF CHANDLER CODE REQUIRES THERE SHALL BE NO PARKING OR OTHER OBSTRUCTION IN DESIGNATED FIRE LANES. THE BOARD OF DIRECTORS, PROPERTY MANAGER WILL ENFORCE THE NO PARKING REQUIREMENT AND THE MAINTENANCE THEREOF WILL FALL TO PROPERTY OWNER AND/OR MANAGEMENT.

ELECTRICALLY OPERATED OR LOCKED GATES INSTALLED ACROSS REQUIRED FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITH PRE-EMPTION DEVICES AND KEY SWITCH. THE GATE(S) WITH THE PRE-EMPTION DEVICES SHALL REMAIN OPEN FOR 30 MINUTES AFTER THE FIRST UNIT ENTERS. TO ALLOW OTHER UNITS OR AMBULANCES TO ENTER DURING EMERGENCIES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200

open space

GENERAL OPEN SPACE REQUIREMENTS
MULTIFAMILY (150 SF PER BEDROOM)

ONE BDRM	25 x 1	25
TWO BDRM	40 x 2	80
THREE BDRM	35 x 3	105

TOTAL BEDROOMS 210x150 SF 31,500 SF REQUIRED

COMMON SPACE CALCULATIONS

PEDESTRIAN PATH	15,425 SF
CLUBHOUSE / GYM	3,400 SF
POOL	4,925 SF
PLAY AREA	1,000 SF
DOG PARK	1,200 SF
	25,950 SF PROVIDED (82.4%)

PRIVATE OPEN SPACE

MULTIFAMILY (113 SF PER UNIT)

PRIVATE BACKYARDS 28,800 SF PROVIDED (255%)

BALCONIES	
2ND FLOOR BALCONY 1 BDRM 72 SF x 25	1,800 SF
2ND FLOOR BALCONY 2 BDRM 125 SF x 40	5,000 SF
2ND FLOOR BALCONY 3 BDRM 64 SF x 35	2,240 SF

9,040 SF BALCONY SPACE PROVIDED

TOTAL OPEN SPACE CALCULATIONS 42,800 SF TOTAL REQUIRED

63,730 SF TOTAL PROVIDED (149%)

parking

MULTI-FAMILY

UNIT TYPES

ONE BEDROOM

TWO BEDROOM

THREE BEDROOM

TOTAL

COVERED PARKING

VISITOR PARKING

CLUBHOUSE

ACCESSIBLE PARKING

25 VISITOR PARKING = 17 CLUBHOUSE =

42 TOTAL NUMBER OF PARKING SPACES PROVIDED

2 ACCESSIBLE SPACES PROVIDED

REFUSE ENCLOSURES

MULTIFAMILY

100 UNITS / 24

1 ENCLOSURE / 24 UNITS

4.17 ENCLOSURES REQUIRED

5 ENCLOSURES PROPOSED

w rockwell drive

n dobson road

w highland street

n cholla street

location plan



project description

CHANDLER PLAN NO.: PLH22-0034

SCOPE OF WORK: NEW CONSTRUCTION FOR 100 MULTIFAMILY RESIDENTIAL UNITS WITH SHARED COMMUNITY BUILDING.

ALL CONSTRUCTION TO ADHERE TO IBC 2018 R-2 RESIDENTIAL CONSTRUCTION (APARTMENTS)

125,000 GSF NEW CONSTRUCTION - APARTMENTS

3,400 GSF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

zoning

1535 N DOBSON ROAD

CHANDLER, AZ 85224 (MARICOPA COUNTY)

302-83-965 (275,302 SF)

HIDDEN ACRES INC. MLD MCR 1210-49

TOWNSHIP 1S, RANGE 5E, SECTION 20

275,302 SF TOTAL LOT SIZE (6.32 ACRES)

ZONING: PAD (EXISTING)

PADMF-2 (PROPOSED)

SETBACKS SEC. 35-1009

REQUIRED

PROPOSED

FRONT SETBACK (DOBSON ROAD): 50'-0"

REAR SETBACK (SF-8.5): 15'-0"

SIDE SETBACK (NORTH): 10'-0"

SIDE SETBACK (SOUTH): 10'-0"

HEIGHT LIMIT: 40'-0"

28'-0"

DENSITY SEC. 35-1009

MULTIFAMILY

16.0 DWELLING UNITS/ACRE

15.8 DWELLING UNITS/ACRE

ALLOWED

PROPOSED

LOT COVERAGE

45% MAXIMUM

123,886 SF ALLOWABLE

95,612 SF PROVIDED (53%)

MULTIFAMILY AMENITIES REQUIREMENTS

SEC. 35-1902

GYM

POOL

OUTDOOR BBQ AT POOL AREA

PARK / PLAY AREA

DOG PARK

1 open space plan

1" = 40'

0 10 20 30 40 50

a003
site design review

MAY 15 2023

PRELIMINARY PEDESTRIAN CIRCULATION PLAN

DOBSON + ROCKWELL 1535 N. DOBSON ROAD CHANDLER ARIZONA 85224

FEW & LAKE 1744 S. VAL VISTA DRIVE SUITE 217 MESA ARIZONA 85204

PORTER KYLE BUILDERS 8149 E. EVANS ROAD SUITE 08 SCOTTSDALE ARIZONA 85260

the wayne
luxury living

Exhibit N- Preliminary Utility Plan

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A PORTION OF NORTHWEST (NW1/4),
SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



A horizontal scale bar with markings at 0, 30, and 60 feet. The bar is divided into segments, with the first segment from 0 to 30 feet being shaded black and the subsequent segments being white.



of 1
