

Honeysuckle Trail Neighborhood Meeting
January 10, 2023
Downtown Library at 6:00 PM

Summary:

The meeting started at 6:05 pm after all guests had an opportunity to sign in. Mr. Pew reviewed the PowerPoint presentation of the proposed Honeysuckle Trail development. At 6:25 PM Mr. Pew opened the meeting up to questions from the audience. The questions and answers provided are listed below. The meeting was adjourned at 7:40 PM.

Questions:

- 1. Will this development use Bullmoose Drive for parking?**
 - a. Public parking on Bullmoose Drive will remain the same as it is currently.
- 2. Please explain the ownership and maintenance responsibility of the Public Park and Retention Basin.**
 - a. The City of Chandler will own and maintain the Public Park and Retention basin after the improvements are made by K. Hovnanian. The Basin will be 5' in depth, which requires that the basin is enclosed by a fence. We are going to bring the retention basin back into working order. We have worked with the City to resolve this issue and dedicate the retention basin back to the City when complete.
- 3. Where is the parking and guest parking within the subdivision?**
 - a. Each home will have 2 car garages and 2 driveway spaces. The streets will be public streets, which allow 2 cars in front of each home per City standards.
- 4. Do I have to walk through the subdivision to access the public park?**
 - a. No, the public park can be accessed on Bullmoose Drive
- 5. There is an easement for irrigation for the homes to South, how will this project affect the irrigation easement?**
 - a. The easement is not within our project.
- 6. Another access point should open along Bullmoose Drive for emergencies and safety.**
 - a. Chandler will dictate access points and we will follow up with a potential second entry.
 - b. A secondary entrance has been included with the resubmittal.
- 7. How wide are the streets?**
 - a. The streets within the development are built to public standards, 32' wide asphalt width – they are not private streets.
- 8. Is there a way to add access along Warner Road?**
 - a. No. The City of Chandler does not support access along Warner Road.
- 9. What will happen with the sliver parcel?**
 - a. We are working with the City to resolve the sliver parcel.
 - b. The sliver parcels will be dedicated to the adjacent property owners.
- 10. What are we doing about the water supply?**
 - a. The water supply is critically important because the City of Chandler requires an assured water certificate. Residential is the least detrimental to water resources.

11. What kind of landscaping will the project have?

- a. We will provide a master landscape plan at a later date, and low water options will be provided by the builder.

12. What is the timeline for completion?

- a. We anticipate final sign off in Early 2024 and homes available in 2025.

13. Is the rezone already approved? If not, how can the public provide input regarding the proposed rezone?

- a. We are in the process of gaining rezone approval and the neighborhood meeting is the opportunity for you to present your opinion. Your comments are reported to the City and taken into consideration. Additionally, members of the public are encouraged to attend the public hearings and/or reach out to the planner for this project to communicate their opinions.

14. Will the drainage flow change?

- a. No, the water will flow exactly the same as it does today.

15. How will you prevent two families from living in one home?

- a. The Zoning code enforcement would be the best point of contact regarding multiple families living in one home.

16. Is this a gated community?

- a. No.

17. How does someone contact the HOA?

- a. When a management company is contracted the contact information will be available to the public.

18. Is parking allowed on both sides of the street?

- a. The planning and Fire department has to approve on street parking, and a parking study will be complete. We have the largest cul-de-sac for the fire truck turnaround and the cul-de-sac will not allow parking. We consciously lay out the lots, so parking is staggered.

19. What will the home prices be?

- a. We do not know at this time but estimate the \$560 - \$600k range.

20. What is the average lot size?

- a. 40 x 103
- b. Updated to 40 x 100

Comments:

- I support this case and think it is a great way to clean up the area.
- I support a well-done project and hope you continue to work through the traffic.
- How long does everyone want to look at this eyesore? This is progress and we need it to be resolved.
- We would prefer to see 30 homes instead of 48.
- We want the same zoning as Orangetree.
- Please reach out to Maricopa County property owners regarding the irrigation canal.

Honeysuckle Trail Neighborhood Meeting

4/12/2023

Sunset Chandler Library 6:00 PM

Hosted by:

Ralph Pew & Sarah Fitzgerald – Pew & Lake PLC.

Chuck Chisholm, Jessica Chisholm, Matt Mancini, and Alex Stedman were in attendance on behalf of the K. Hovnanian development team.

Lauren Schumann and Kevin Mayo were in attendance on behalf of the City of Chandler.

Summary:

Mr. Pew opened the meeting at 6:02 pm by introducing the Development Team, the project, and reminding the audience of the previous meeting held in January. Mr. Pew reviewed the PowerPoint presentation and went into detail regarding the changes to the plan from the previous meeting. Mr. Pew pointed out that this project is much more than a residential development, this project provides a drainage solution, a public park, and a residential community.

At 6:21 PM Mr. Pew completed the presentation and explained the next steps within the entitlement process, then turned the meeting around to the audience for questions & comments which are summarized below.

- 1. Will the retention pond still be the same depth?**
 - a. The retention basin will be improved and increased to 5' in depth.
- 2. Why was the park reduced by .5 acre?**
 - a. We had a lot of discussion with the City to determine where the City owned the Park and where the Community starts. We decided on a clean break to determine where City maintenance ends, and HOA ownership/maintenance begins. We eliminated all the depth/retention along Bullmoose Drive, which resulted in removing the fence behind lots 28-31.
- 3. Can you please explain who owns the retention basin and who owns the public park?**
 - a. K Hovnanian is going to pay to improve the basin and the park. Through a development agreement, there will be a conveyance from K Hovnanian to the City. The City of Chandler will own and maintain the basin and public park when the improvements are completed by K. Hovnanian.
- 4. How will the retention basin look after it is improved?**
 - a. The retention basin has been designed to be functional in purpose and decomposed granite will be used in the basin.
- 5. What if homeowners within the new project decide that they do not want to pay HOA dues to maintain the area behind lots 28-31 because it is used/accessed by the public? If I was a homeowner, I would not want to pay for public access areas.**
 - a. When people purchase homes, they will be issued a public report explaining this situation and the deed restrictions will address this issue.
 - b. K. Hovnanian is currently working with the City of Chandler on this topic.
- 6. What about the open ditches on the west side of the property?**
 - a. The irrigation ditch along the west of the property line is not part of this new development and there will be no access to the ditch from the retention basin and public park areas.
- 7. How far off the ditch will the wall be?**
 - a. The distance from the east edge of the ditch to our proposed view fence varies from 2.5' at the north end to about 25' at the south end.
- 8. Does Bullmoose have enough parking to accommodate the park.**
 - a. Bullmoose is a public street with ample parking on both sides.

- 9. The wall on the west side near the irrigation ditch, how high is it?**
 - a. The Dooley wall is 6' in height.
- 10. Will this project interfere with the utility easement for the canal?**
 - a. None of the canal utility easements encroach on our property.
- 11. Have you run this project through Maricopa County?**
 - a. We have not taken this project to Maricopa County, as it is located in the City of Chandler.
- 12. There is a CC&R restriction, how is that being handled?**
 - a. The entity that owns the property today will convey the entire property to K. Hovnanian subject to matters of public record.
- 13. What is the possibility of getting speed humps?**
 - a. The City of Chandler has a process where the neighbors can petition the City to have speed humps installed.
- 14. I think that the water retention should be put underground.**
 - a. We have been in multiple conversations with the City staff and undergrounding the water retention has not been discussed and we do not intend to underground water retention facilities.
- 15. Who holds the insurance on the park?**
 - a. The park area will be owned and operated by the City of Chandler.
- 16. What type of fence are you putting up along the retention basin?**
 - a. 6' tubular steel fence.
- 17. Is the depth of the retention basin an economic issue for the City?**
 - a. The depth is not just a City requirement; it is also a County requirement. This is not how deep the basin is, but how much water it is designed to hold. We redesigned the basin to be able to hold the necessary amount of water.
- 18. Can you be more specific regarding the traffic? Where do you come up with your statistics? What are the peak hours?**
 - a. This study came from CivTech, a local traffic engineering company. Their numbers come from industry standard traffic manuals. I do not know the exact am/pm Peak Hour used in the traffic manuals, but all traffic engineers, including the City use these numbers to create trip generation studies.
- 19. What is the targeted price of the homes? Orangetree is going for about \$250 per square foot.**
 - a. The pricing of the homes is hard to discuss because we do not have a public report. The homes will be sold for market value, and we do consider the comps in the area.
- 20. Does this study consider the traffic already on Bullmoose?**
 - a. No. Only trip generation in and out of this project.
- 21. How many homes are in the Orangetree subdivision today?**
 - a. 280
- 22. How many votes does it take to get this plan approved?**
 - a. Four votes from City Council will allow for approval.
- 23. The current turn in only accommodates 2 cars at most. You have back-to-back two car left turn lanes. It is already a nightmare.**
 - a. We all understand, including the City's Traffic Engineers, the current traffic situation.
- 24. We would like to know how the construction trucks are coming in. Do you have a restriction on construction vehicles coming through the Maricopa County islands?**
 - a. We would be happy to put a restriction on construction vehicles accessing the project through the County Island area.
- 25. Will there be shade trees in the park?**
 - a. That topic has not been fully vetted, and it will come later within landscape plans incorporated into the Development Agreement.

Random comments from citizens in attendance without development team response:

1. Traffic lights at Bullmoose are never going to happen according to the City of Chandler. – Per neighbor's son who is an engineer for the City of Chandler.
2. I work for Metro Study and survey many sites. You will not be disappointed by K Hovnanian's product.
3. If we don't get this, it would be a charter school.
4. I believe that the basin should be landscaped with desert landscaping.
5. The NW corner of the retention basin may have ownership issues.
6. We are very excited about this project, and I think that K Hovnanian is a great developer. We are looking forward to the project.
7. The problem is the density. Why can't it be developed like Orangetree? I do not think that half of these people would be here if the density was less.
8. The traffic going down Warner has tripled in 5 years, if this goes in no one on the southside will be able to get out, period. I do not care what the engineers say. They need to consider the population.
9. I think it is a great improvement.

The meeting concluded at 7:22 PM.