

Planning and Zoning Commission Regular Meeting

July 19, 2023 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Erik Morgan
Commissioner Mike Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez

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 Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a **REGULAR MEETING** open to the public on Wednesday, July 19, 2023, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission 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.

Planning and Zoning Commission Regular Meeting Agenda - July 19, 2023

Call to Order/Roll Call

Pledge of Allegiance

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

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 Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **June 7, 2023, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 7, 2023, and Regular Meeting of June 7, 2023.
2. **Rezoning and Preliminary Development Plan, PLH22-0071 One Chandler, located at the southeast corner of Chandler Boulevard and Arizona Avenue.**
Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0071 One Chandler, Rezoning from City Center District (CCD), MF-1 (Multi-family), Regional Commercial (C-3), and Planned Area Development (PAD) for a fast-food restaurant to PAD for mixed-use development including commercial, office, & multi-family with Mid-Rise Overlay for building heights up to 120 feet, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0071 One Chandler for site layout and building architecture, subject to conditions as recommended by Planning staff.

3. **Preliminary Development Plan, PLH22-0032 Crossroads Chick-Fil-A, 2900 E. Germann Road, at the southwest corner of Gilbert Road and Santan 202 Freeway**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0032 Crossroads Chick-Fil-A for the modification of an existing drive-thru restaurant, including adding a drive-thru lane and a shade canopy that encroaches into the northern building setbacks, subject to the conditions as recommended by Planning staff.
4. **Preliminary Plat, PLT21-0033 Magnolia, generally located at East of the northeast corner of Riggs and Cooper Roads**
Move Planning Commission recommend approval of Preliminary Plat PLT21-0033 Magnolia, per Planning staff recommendation.
5. **Cancellation of the August 2, 2023, Planning and Zoning Commission Hearing**
Move Planning and Zoning Commission cancel August 2, 2023, Planning and Zoning Commission Hearing.

Member Comments/Announcements

Calendar

6. The next Regular Meeting will be held on Wednesday, August 16, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
23-034**

Development Services Memo No. PZ

Date: July 19, 2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: June 7, 2023, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 7, 2023, and Regular Meeting of June 7, 2023.

Attachments

June 7, 2023 Study Session Minutes
June 7, 2023 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

June 7, 2023 | 5:00 p.m.

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



Call to Order

The meeting was called to order by Chairman Heumann at 4:35 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez

Staff Attendance

Derek Horn, Director of Development Services
Micha Miranda, Director of Economic Development
Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Harley Mehlhorn, City Planner
Ben Cereceres, City Planner
Mika Liburd, Associate Planner
Tulili Tuitelelapaga-Howard, Planning Intern
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. Study Session and Regular Meeting Minutes of May 17, 2023, Planning and Zoning Commission Meeting

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 17, 2023, and Regular Meeting of May 17, 2023.

CHAIRMAN HEUMANN confirmed there were no comments or questions from the Commission Members.

2. PLH23-0034 GOODYEAR CANAL HISTORIC LANDMARK DISTRICT

HARLEY MEHLHORN, CITY PLANNER presented details regarding a request for Historic Landmark Designation for the Goodyear Canal, located on the west side of Basha Road south of Ocotillo Road, roughly ¼ mile east of Alma School Road.

CHAIRMAN HEUMANN thanked staff for the Chandler history lesson and inquired about the possibility of installing a plaque to inform people about the significance of the palm trees.

HARLEY MEHLHORN, CITY PLANNER stated that it is something the City will be working towards, as funds have been set aside for a marker. He further stated there are no specific details to report at this time, but it is something the City is interested in pursuing.

CHAIRMAN HEUMANN mentioned that having a plaque would be a cool way for people to understand the significance and provide a summary.

3. PLH22-0034/PLT22-0024 THE WAYNE

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Rezoning from Planned Area Development (PAD) for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on 6.3 acres located ¼ mile south of the southeast corner of Dobson and Warner roads.

CHAIRMAN VELASQUEZ asked a question regarding the architectural design of the windows on the south ends of the buildings facing the single-family residential area. He noted that it seemed like the windows were minimized to prioritize privacy. He inquired if this design approach was consistent throughout those buildings.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed Commissioner Velasquez's observation was correct, the design team was indeed mindful of privacy concerns and minimized the number of windows on those side elevations.

CHAIRMAN HEUMANN brought up the topic of parking, mentioning that many apartments now have multiple residents per unit. He expressed concerns about the availability of parking spaces and whether the developer would require residents to park their cars in the garages. He presented concerns about the potential lack of parking options, which might lead people to park in nearby areas. He asked if there was a plan in place to address this issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated she spoke briefly with the Applicant before the meeting, and they stated that residents were not allowed to use their garages for storage.

CHAIRMAN HEUMANN acknowledged that this is a for rent product and will have more control over such matters. He confirmed there were no further comments or questions from the commission.

4. PLH22-0057 MCCANCE DUPLEX

BEN CERECERES, CITY PLANNER presented details regarding the request for Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex and Preliminary Development Plan approval for site layout and building architecture for a two-story duplex on approximately 0.16 acres. The subject site is located one lot south of the southeast corner of Chicago Street and Dakota Street, generally located north and west of Frye Road and Arizona Avenue.

CHAIRMAN HEUMANN asked the ownership status of the proposed 120,603 square foot space and if the units would be owned or rented.

BEN CERECERES, CITY PLANNER replied that he was not sure whether the units would be rented out or owned, as that information was not provided.

TODD THOMPSON, APPLICANT stated that one would be owner occupied and the other will be rented.

CHAIRMAN HEUMANN stated it will be a nice addition to the neighborhood and confirmed there were no further questions or comments from the Commission.

5. PLH22-0062 CHAVEZ RESIDENCE

ALISA PETTERSON, SENIOR CITY PLANNER presented details regarding the request for rezoning from SF-8.5 (Single Family District) to SF-8.5/PAD (Single Family District/Planned Area Development) and Preliminary Development Plan (PDP) approval for general site layout for a single-family home. The subject site (approximately 0.39 acres) is located east of southeast corner of Chandler Boulevard and McClintock Drive.

CHAIRMAN HEUMANN thanked staff and shared historical information about the area. He mentioned that the location was is in High Town which is one of the oldest neighborhoods in the City.

6. PLH23-0002 RAISING CANE'S

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Development Plan approval for a restaurant with a drive-thru at 7450 W. Chandler Boulevard, generally located east of the northeast corner of Chandler Boulevard and I-10 Freeway.

CHAIRMAN HEUMANN asked about the queuing for the drive-thru, mentioning that Raising Cane's restaurants are often busy. He asked for clarification on the queuing space and if there were additional areas for cars to queue.

BEN CERECERES, CITY PLANNER confirmed the proposed design met the current queuing and stacking requirements for both lanes.

CHAIRMAN HEUMANN mentioned the success of Raising Cane's restaurants and his concerns with the drive through. He asked about the potential for additional space for queuing.

BEN CERECERES, CITY PLANNER stated that he did not have that information at the moment but could look into it with the Applicant.

CHAIRMAN VELASQUEZ expressed concern about the landscape plan, specifically the number of desert museum trees proposed. He suggested reducing the number or diversifying the plant selection, as the desert museum trees could be prone to falling over during monsoons.

CHAIRMAN HEUMANN agreed and asked the applicant to work with staff to address the landscaping concerns.

7. PLH23-0012 CONCORD HOSPITALITY

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.67 acres. The subject property is located in the Chandler Airport Center, at the southeast corner of Cooper Road and Yeager Drive, approximately ¼ mile south of the Santan (202) Freeway.

CHAIRMAN VELASQUEZ suggested a reduction in the number of desert museum trees due to their weak root system.

CHAIRMAN HEUMANN requested staff work with the Applicant to address landscaping.

8. PLH22-0066 CROWN CHEVRON

BEN CERECERES, CITY PLANNER presented details regarding the request for Use Permit approval to install a wireless communication facility. The property is located at 980 N. Cooper Road at the southwest corner of Ray Road and Cooper Road.

CHAIRMAN HEUMANN inquired about the possibility of the Applicant exceeding the current height limit by an additional twenty feet through administrative approval.

BEN CERECERES, CITY PLANNER confirmed that if approved, the Applicant would have the opportunity to submit a request for an additional 20 feet, subject to administrative approval.

CHAIRMAN HEUMANN expressed his concern about exceeding the standard height limit of 65 feet and suggested considering additional trees to mitigate visual impacts. He asked for further clarification on the height issue.

DAVID DE LA TORRE, PLANNING MANAGER confirmed that the current height of the antenna was 65 feet, which was consistent with the maximum height limit in other areas.

CHAIRMAN HEUMANN reiterated his preference for adhering to the 65-foot limit and requested further clarification why 70 feet is mentioned.

BEN CERECERES, CITY PLANNER stated that the height is 70 feet to the top of the leaves.

CHAIRMAN HEUMANN thanked staff and confirmed there were no further questions or comments from the Commission.

9. PLH23-0019 GHETT YO TACO

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request Entertainment Use Permit approval to allow for live entertainment and speakers indoors and outdoors, located at 241 S Oregon Street, generally located north and west of Arizona Avenue and Frye Road.

Chairman Heumann inquired about the location of the proposed entertainment area. He expressed confusion about whether it would be situated directly on the street or further behind the property.

MIKA LIBURD, ASSOCIATE PLANNER clarified the proposed building would be located between the residential area to the west and the entertainment area, which would be to the east of the property.

CHAIRMAN HEUMANN asked about the hours of entertainment and the types of activities planned at 10 o'clock in the morning. He questioned whether there would be soloists or bands performing at 10:00 a.m. on Sundays.

MIKA LIBURD, ASSOCIATE PLANNER stated she did not have the information at hand and would need to refer that question to the Applicant.

CHAIRMAN HEUMANN stated the proposal had a one-year timeline and requested staff get clarification on the entertainment hours. He confirmed there were no further questions or comments from the Commission.

10. Cancellation of the June 21, 2023 and July 5, 2023 Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel June 21, 2023, and July 5, 2023, Planning and Zoning Commission Hearings.

Action Agenda

11. PLH22-0018/PLT22-0017 HONEYSUCKLE TRAIL

Request Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 48-lot single-family subdivision on approximately 8 acres and 4.5 acre City Park with retention located at the northwest corner of Warner Road and Bullmoose Drive, approximately ½ west of Dobson Road.

CHAIRMAN HEUMANN announced there would be a hearing and presentation on the Action Agenda at the Regular Meeting following the Study Session this date. He highlighted the importance of filling out speaker cards for those who wished to address the Planning and Zoning Commission. He stated there will be a 15-minute break will and instructed attendees to fill out yellow speaker cards if they intended to speak at the Regular Meeting.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 19, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:27 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

June 7, 2023 | 5:30 p.m.

Chandler City Council Chambers

88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:45 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann

Vice Chair Sherri Koshiol

Commissioner Erik Morgan

Commissioner Michael Quinn

Commissioner Jeff Velasquez

Commissioner Kyle Barichello

Commissioner Rene Lopez

Staff Attendance

Derek Horn, Director of Development Services

Micha Miranda, Director of Economic Development

Kevin Mayo, Planning Administrator

David de la Torre, Planning Manager

Lauren Schumann, Principal Planner

Alisa Petterson, Senior Planner

Harley Mehlhorn, City Planner

Ben Cereceres, City Planner

Mika Liburd, Associate Planner

Tulili Tuitelelapaga-Howard, Planning Intern

Thomas Allen, Assistant City Attorney

Julie San Miguel, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Koshiol.

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

CHAIRMAN HEUMANN announced that several speaker cards had been submitted for items not

on the Action Agenda. He asked Ty Shuman if he wished to share thoughts on Item No. 3, The Wayne, or if he just wanted the opposition noted.

TY SHUMAN, 2518 W EL ALBA stated he did not wish to speak and wanted his opposition noted.

CHAIRMAN HEUMANN thanked Ty Shuman and acknowledged a speaker card from Dee Dee Tapson for Item No. 5, Chavez Residence, she asked "Will this change the zoning for other properties east of the parcel on Chandler Boulevard?" He requested clarification from the staff.

DAVID DE LA TORRE, PLANNING MANAGER stated the request solely pertains to rezoning the subject site and will not affect any surrounding properties.

CHAIRMAN HEUMANN thanked the staff for their response and stated there is a speaker card from Amos Vance for Item No. 9, Gett Yo Taco, that expresses his opposition to having more music in the neighborhood. He asked Amos Vance if he would like to speak on the matter or would like his opposition noted.

AMOS VANCE, 210 S. ARIZONA AVENUE stated would like to express his concerns about the proposed entertainment permit for Item No. 9 Gett Yo Taco.

CHAIRMAN HEUMANN stated for the Action Agenda a presentation would be provided by staff, followed by the applicants' presentation, then individuals who had submitted speaker cards filled will give their input. He invited anyone else in the audience who wished to speak to fill out a speaker card and submit it to the clerk.

Consent Agenda and Discussion

1. Study Session and Regular Meeting Minutes of May 17, 2023, Planning and Zoning Commission Meeting

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 17, 2023, and Regular Meeting of May 17, 2023.

2. PLH23-0034 GOODYEAR CANAL HISTORIC LANDMARK DISTRICT

Request for Historic Landmark Designation for the Goodyear Canal, located on the west side of Basha Road south of Ocotillo Road, roughly ¼ mile east of Alma School Road.

Move Planning and Zoning Commission recommend approval of Ordinance No. 5058, PLH23-0034, Goodyear Canal Historic Preservation District Landmark zoning overly subject to the conditions as recommended by the Development Services staff.

The Historic Preservation Commission and the Development Services staff recommend the Planning and Zoning Commission move to recommend approval of Ordinance No. 5058, PLH23-0034, Goodyear Canal Historic Preservation District Landmark zoning overlay subject to the following conditions:

1. The property shall be subject to the General Design Guidelines for Historic Preservation Districts and Landmarks.
2. The property shall retain the double row of palm trees along each side of the canal and along Basha Road along Snedigar Park.

3. PLH22-0034/PLT22-0024 THE WAYNE

Request for Rezoning from Planned Area Development (PAD) for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, Preliminary Development Plan approval for site layout and building architecture, and Preliminary Plat approval on 6.3 acres located ¼ mile south of the southeast corner of Dobson and Warner roads.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0034 The Wayne, Rezoning from Planned Area Development (PAD) for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0034 The Wayne for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT22-0024 The Wayne, subject to the condition as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from to PAD for dog daycare, boarding, grooming, training, and related uses to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Wayne" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0034, 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. Multiple family residential shall be permitted at a maximum density of 16 dwelling units per acre.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
West (Dobson Road)	46 feet for building; 16 feet for fencing
North	15 feet
East	15 feet
South	15 feet

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Wayne" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
2. The site shall be maintained in a clear and orderly manner.

3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

Preliminary Plat

Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

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

4. PLH22-0057 MCCANCE DUPLEX

Request for Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex and Preliminary Development Plan approval for site layout and building architecture for a two-story duplex on approximately 0.16 acres. The subject site is located one lot south of the southeast corner of Chicago Street and Dakota Street, generally located north and west of Frye Road and Arizona Avenue.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0057 McCance Duplex, Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0057 McCance Duplex for site layout and building architecture for a two-story duplex, subject to the conditions as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a duplex, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits" kept on file in the City of Chandler Planning Division, in file PLH22-0057, modified by such conditions included at the time the rezoning was approved by the City of Chandler Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. The homebuilder/lot developer shall provide a written disclosure statement, for the signature of any potential buyer, acknowledging that the property is located adjacent to or nearby the "Entertainment District" which may contain land uses that create adverse noise and other externalities. The "Purchase Contracts" and the property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.
4. Developer shall complete 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. Landscaping in all right-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

6. Minimum setbacks shall be as provided below:

Setback	Distance
Front Yard	16'
North Side Yard	10'
South Side Yard	5'
Rear	20'

7. Maximum lot coverage shall be 50%.
8. Covered parking shall consist of a 2-car garage (side-by-side parking) and a tandem 2-car

garage.

9. In addition to a duplex, a single-family residence is also permitted and shall be subject to setbacks and lot coverage established within this ordinance. Parking and all other development standards shall be subject to Single-Family District (SF-8.5) requirements established within City of Chandler Zoning Code. Administrative Design Review approval shall be required prior to building permit issuance of any single family home.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the conceptual exhibits, entitled "Conceptual Exhibits".
2. All mechanical equipment shall be located in the side or rear yard and screened entirely from view by material(s) that are architecturally consistent with the proposed duplex.
3. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

5. PLH22-0062 CHAVEZ RESIDENCE

Request for Rezoning from SF-8.5 (Single Family District) to SF-8.5/PAD (Single Family District/Planned Area Development) and Preliminary Development Plan (PDP) approval for general site layout for a single-family home. The subject site (approximately 0.39 acres) is located east of southeast corner of Chandler Boulevard and McClintock Drive.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0062 Chavez Residence, from SF-8.5 to SF-8.5/PAD, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0062 Chavez Residence for site layout, subject to the conditions as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from SF-8.5 to SF 8.5/PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chavez Residence" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0062, 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. Uses permitted on the property shall be those permitted in the SF-8.5 zoning district, except as modified by condition herein.

3. Minimum building setbacks shall be:

Property Line Location	Minimum Building Setback
Chandler Boulevard (front)	16 feet at building, and 0 feet at view wall
East (side)	5 feet
West (side)	5 feet
South (rear)	5 feet

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Preliminary Development

Planning staff recommends Planning and Zoning Commission move to recommend approval of Preliminary Development Plan for PLH22-0062 Chavez Residence, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PLH22-0062 Chavez Residence" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0062, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.

3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Owner shall provide a minimum 6-foot-high CMU property wall along the east property line that is designed in compliance with City of Chandler standards.
5. Owner shall work with existing property owners adjacent to the south to provide a consistent minimum 6-foot-high CMU property wall along the south property line that is designed in compliance with City of Chandler standards.
6. Owner shall work with City of Chandler to make the approved changes to the existing CMU theme wall along the west property line that is designed in compliance with City of Chandler standards.
7. Owner shall provide a 6-foot-high decorative CMU view wall to match the City of Chandler owned theme wall at the west property line along Chandler Boulevard as shown on the site plan exhibit that includes a partial CMU wall with wrought iron view panels above. Pedestrian and vehicular gates shall be 6-foot-high wrought iron painted to match the view panels.

6. PLH23-0002 RAISING CANE'S

Request for Preliminary Development Plan approval for a restaurant with a drive-thru at 7450 W. Chandler Boulevard, generally located east of the northeast corner of Chandler Boulevard and I-10 Freeway.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0002 Raising Cane's for a restaurant with a drive-thru, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the conceptual exhibits entitled "Conceptual Exhibits".
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than the time of planting.

4. Landscaping plans including for open spaces, right-of-way, and street medians and perimeter walls shall be approved by the Planning Administrator.
5. Fifty percent of the trees planted along Chandler Boulevard shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

7. PLH23-0012 CONCORD HOSPITALITY

Request Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.67 acres. The subject property is located in the Chandler Airport Center, at the southeast corner of Cooper Road and Yeager Drive, approximately ¼ mile south of the Santan (202) Freeway.

Move Planning and Zoning Commission recommend approval of PLH23-0012 Concord Hospitality, Preliminary Development Plan for site layout and building architecture for a four-story hotel on approximately 2.67 acres, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Concord Hospitality" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0012, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
8. A minimum of two electric vehicle charging stations shall be provided.

8. PLH22-0066 CROWN CHEVRON

Request for Use Permit approval to install a wireless communication facility. The property is located at 980 N. Cooper Road at the southwest corner of Ray Road and Cooper Road.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

BEN CERECERES, CITY PLANNER read aloud added Stipulation No. 5: The applicant shall work with staff to provide additional trees on-site.

Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0066 Crown Chevron for the installation of a wireless communication facility, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Expansion of the wireless facility or modification of the use beyond approved exhibits shall void the Use Permit and require a new Use Permit application and approval except that any application for modification as an "eligible facilities request" under Section 6409(a) of the Spectrum Act of 2012 shall not require a new Use Permit application.
2. Use Permit does not constitute Final Development Plan approval. Compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. The facility pole that resembles a tree trunk shall use material and color that mimics tree bark.
4. The color of the leaves on the facility shall closely resemble the color of the leaves of the existing trees on the subject site.

**** Note:** Stipulation #5 was added due to discussions held by the Planning and Zoning Commission this date.

5. The applicant shall work with staff to provide additional trees on-site.

9. PLH23-0019 GHETT YO TACO

Request Entertainment Use Permit approval to allow for live entertainment and speakers indoors and outdoors, located at 241 S Oregon Street, generally located north and west of Arizona Avenue and Frye Road.

AMOS VANCE, 210 S. ARIZONA AVENUE explained the existing noise levels near residences and the potential adverse effects of additional music in the neighborhood. He stated he lives near The Perch and the music is so loud he uses foam to the line his walls and ear plugs. He further stated having more music in the neighborhood is not necessary because this location is in close proximity to The Perch.

CHAIRMAN HEUMANN asked the staff to address the concerns of Mr. Vance and asked to clarify the type of music, particularly in the early morning hours.

MIKA LIBURD, ASSOCIATE PLANNER clarified music played at 10:00 am would be limited to speakers as outlined in the application and they reassured that the volume would not be unreasonably loud to disturb the surrounding residents.

COMMISSIONER LOPEZ asked for clarification on what was meant by "speakers" and asked if it would be music played over the speakers rather than live bands.

MIKA LIBURD, ASSOCIATE PLANNER clarified it would be ambient background music played over the speakers and not live bands performing at 10:00 a.m.

CHAIRMAN HEUMANN stated there are various elements included in the proposal, such as the one-year time stipulation and the availability of a phone number to address any issues or concerns. He emphasized the need for the applicant to be a good neighbor and minimize any disturbance caused by the music, particularly in the early mornings. He highlighted the positive impact of the restaurant on the downtown entertainment area, emphasizing its success.

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH23-0019 Ghett Yo Taco for live outdoor entertainment, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use permit application and approval.
 2. The Entertainment Use Permit is non-transferable to any other location.
 3. The site shall be maintained in a clean and orderly manner.
 4. Music shall be controlled so as to not unreasonably disturb area residents.
 5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.
 6. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
- 10. Cancellation of the June 21, 2023 and July 5, 2023 Planning and Zoning Commission Hearing**

Move Planning and Zoning Commission cancel June 21, 2023, and July 5, 2023, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

CHAIRMAN HEUMANN informed the audience that a Study Session was held before the Regular Meeting to discuss Items No. 1-10 and asked if anyone in the audience, other than those who had submitted speaker cards, wished to provide input on any of the items. He confirmed there were no additional speakers or cards.

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the June 7, 2023, Regular Planning and Zoning Commission Meeting, with Stipulation No. 5 added to Consent Agenda Item No. 8; Seconded by COMMISSIONER LOPEZ.

Motion carried unanimously (7-0).

Action Agenda Item No. 11 and Discussion

11. PLH22-0018/PLT22-0017 HONEYSUCKLE TRAIL

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, Preliminary Development Plan approval for subdivision layout and

housing product, and Preliminary Plat approval for a 48-lot single-family subdivision on approximately 8 acres and 4.5 acre City Park with retention located at the northwest corner of Warner Road and Bullmoose Drive, approximately ½ west of Dobson Road.

CHAIRMAN HEUMANN sought clarification regarding the inclusion of open space in the density calculation. He highlighted that in a typical development, open space would be incorporated into the density calculation, resulting in a lower density per acre; however, in this case, the open space has been deeded to the city or subject to a development agreement, which affects the perceived density.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that is correct.

CHAIRMAN HEUMANN asked about the stipulation regarding the creation more articulation along the street as discussed earlier.

LAUREN SCHUMANN, PRINCIPAL PLANNER provided an update on the stipulation, stating the Applicant had agreed to add an additional stipulation to limit lots one through eight from having the same elevation and/or floor plan.

CHAIRMAN HEUMANN asked about the level of control the city would have if a charter school or another church were to purchase the land.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated if a publicly funded charter school acquired the property, they would not be required to meet the City's zoning standards, except for life safety and fire regulations. She explained the traffic standards would also not apply to them. She further stated if another church purchased the site, that it would likely require a new use permit since it is not permitted by right under the SF-33 zoning.

COMMISSIONER VELASQUEZ asked if there was a traffic signal at Mesquite and Dobson.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that there is only a stop sign at the intersection.

COMMISSIONER VELASQUES asked if all the homes in the development would be two stories.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed all the homes proposed were two stories.

CHAIRMAN VELASQUEZ asked about the existence of dry wells within the fenced-off basin to the north and if they can drain within 36 hours. He asked if the 1.7-acre park included other retention features beside the sidewalk and if the water would drain into the northern basin.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated to her knowledge, there were no existing dry wells in the area and the Applicant is not requesting dry wells. She presented an exhibit and explained the green line represents a portion of the subdivision that retains water as approved by the city engineer. She added all the drainage from the park will flow towards the retention basin and a portion of the subdivision's retention would also flow towards the southwest corner

COMMISSIONER LOPEZ asked about the depth and design of the new retention basin and if the new retention basin would have to be dug down an additional two and a half feet. He mentioned the previous design could not handle a 100-year storm event and asked what are the new parameters to address this.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that the basin would be a total of five feet deep, with berms and trees incorporated to mitigate visual impacts. She presented an exhibit and explained, they are preserving some mature trees and planting additional trees along Bullmoose, and berms will be constructed to break up the views. She further stated the retention basin would serve its purpose during a 100-year storm event, and the turf area in the park would also retain some water but not a majority of it.

COMMISSIONER QUINN pointed out in the diagram that it seems the park area also functions as a retention area based on the topography lines. He asked if this was just a remnant in the drawing or is the turf area in the park truly a retention area.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified it serves as a small basin for the turf area and while it will retain some water, it won't handle the majority of the drainage.

COMMISSIONER QUINN mentioned that it appeared to be around three feet deep.

KEVIN MAYO, PLANNING ADMINISTRATOR clarified any area deeper than 3.49 feet must be fenced off according to Maricopa County regulations. He further explained the park side of the city parcel will not require fencing but will function as a basin and during a 100-year storm event, the retention basin will be full, and water will rise above that level, flowing over to the city park. He stated normal storms will drain into the retention basins and will not affect the park and essentially, the entire area serves as a basin.

COMMISSIONER QUINN asked if approximately 28 to 30 acre-feet of water could be stored.

KEVIN MAYO, PLANNING ADMINISTRATOR replied that is correct.

COMMISSIONER BARICHELLO stated he was curious about the large amount of turf depicted in the park, especially since it is unlikely to be used for activities such as soccer fields. He asked if there have there been any discussions about reducing the turf area to align with our conservation objectives.

LAUREN SCHUMANN, SENIOR CITY PLANNER stated there have been extensive discussions and conversations over the past year involving the parks department, civil traffic, and other stakeholders. She explained while some considerations were given to removing the turf entirely, it was ultimately decided to retain a portion of it to ensure the park's usability and appeal for various activities.

CHAIRMAN HEUMANN confirmed there were no further questions from the Commission from staff and asked the Applicant to come forward.

RALPH PEW, APPLICANT mentioned that bringing the parcel before the meeting today has been a long and challenging endeavor and the process leading up to this point has taken a full two years. He expressed his gratitude to the staff as almost every department and discipline within the city had been involved in the project including planning, engineering, and the legal department. He stated their cooperation has been exceptional in shaping the plan and addressing its feasibility. He stated his intention is not to repeat everything that Mrs. Schumann had presented, as her comprehensive presentation covered most key points; however, he wished to highlight a few things that were raised by the Commissioners. He presented statements regarding density and explained when the 48 lots were spread across the 12-acre site, the result was approximately four units per acre, this calculation addressed a question raised earlier. He further explained the development agreement was being carefully reviewed by the City Attorney and would be presented to the City Council for consideration along with this case. He stated this agreement would define the parameters for constructing the retention basin, developing the park area, and the process for conveying the land to the city and it encompasses all the technical details related to these aspects. He addressed confusion about ambiguous language in the plat for the Orange Tree subdivision back in 1978 and stated the responsibility for retention had not been clearly defined at that time, and this situation had carried forward since then. He stated their objective was to structure a plan that worked for the current situation. He further stated benefits the city included a utilitarian retention basin, protected with a five-foot fence, designed to serve the neighborhood and prevent a repeat of the issues experienced in 2014. He explained a portion of the land, approximately two acres, would be transformed into a public park accessible to the community. He mentioned the unoccupied structure and neglected landscaping on the site would be rehabilitated at their expense and conveyed to the city, improving the overall aesthetics of the area. He exclaimed this project represents a prime example of infill development. He mentioned although the lots were smaller than neighboring properties, when considering the overall density and the land being conveyed to the City, it aligned closely with the surrounding area. He explained the traffic department, along with their traffic study, had indicated that these 48 homes would not significantly contribute to additional traffic congestion or the need for roadway improvements and the project's parking availability included ample spaces on-site, on the streets, driveways, and garages. He expressed his appreciation for the hard work that had led them to this point and urged a recommendation of approval. He stated they agree with all stipulations and

conditions, including the latest addition from the staff presentation and thanked the Commission for their time and asked if there were any questions.

CHAIRMAN HEUMANN thanked the Applicant and confirmed there were no questions from the Commission before moving on to the speaker cards. He announced that the first speaker would be Michael Barron.

MICHAEL BARRON, 2111 N. BULLMOOSE DRIVE expressed his full support for the project, emphasizing the improvement it would bring to the neighborhood and the quality of the builder's work. He advised that him and his wife who are real estate agents reside directly across the street from the site and praised the builder for their product. He thanked Duane Lidman and the City for their work on the proposed park and stated this will be a nice addition to the area.

CHAIRMAN HEUMANN thanked the speaker for their comments and confirmed there were no questions from the Commission. He advised the next speaker, Valerie Malkoff, 2302 N. Bullmoose Drive, chose not to speak but expressed opposition "to having gravel in the retention basin and suggested landscaping with plant life instead." He acknowledged the concern and asked the staff to address the issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that landscaping was planned along the street but currently, there were no plans to landscape the bottom of the basin with plant life.

CHAIRMAN HEUMANN confirmed that along the street scape there will be landscaping and asked the next speaker, Roy Pinkerton, to come forward.

ROY PINKERTON, 1918 N. BULLMOOSE DRIVE stated his opposition to the project citing concerns about traffic congestion and water availability. He expressed worries about increased traffic at Bullmoose/Warner and Ellis/Coronado and explained their potential impacts on neighboring streets and drivers attempting to reach the freeway. He also raised concerns about water and advised as a third-generation water driller, he has seen water go from 35 feet deep to 55 feet deep . He urged the City to consider the long-term effects of continued development.

CHAIRMAN HEUMANN thanked the speaker for their comments and confirmed there were no question from the Commission. He asked the next speaker, Scott Mullins, to come forward.

SCOTT MULLINS, 2317 W. MESQUITE STREET expressed opposition to the project, primarily focusing on traffic concerns and the density of the proposed development. He mentioned there is already a problem at Bullmoose/Warner with delays in entering and exiting the intersection. He believed that the high density of the proposed property would further exacerbate the congestion issue. He questioned the accuracy of the density figures mentioned, stating that the proposed houses, which are 50% larger than the current houses in the least dense area of Orange Tree, would be situated on smaller lots of 4000 square feet. He argued that this higher

density did not align with the overall plan of Orange Tree. He pointed out that there are no two-story buildings in Orange Tree, and it seemed unlikely that residents would add a second floor to their houses. In terms of parking, he expressed doubt about the feasibility of enforcing the requirement for residents to park in their garages and raised concerns about the availability of adequate parking. He mentioned that during previous meetings, the width of the streets did not appear sufficient for on-street parking while still allowing emergency vehicles to pass through.

CHAIRMAN HEUMANN acknowledged the speaker's concerns and asked the staff to address the parking issue.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that parking on both sides of the road was allowed and assured that the streets would be built to accommodate emergency vehicles.

CHAIRMAN HEUMANN he ensured there would be unobstructed access for emergency services and clarified no construction would be permitted if fire trucks or emergency vehicles could not get through. He confirmed there were no questions or comments from the Commission and asked the next speaker, Brian Campanella, to come forward.

BRIAN CAMPANELLA, 2209 W. MARICOPA STREET expressed his opposition to this project and elaborated that the City had engaged in collusion with a non-constituent to effect changes without informing the public, which he stated was unacceptable. He urged the City Council to rezone everything and cease collaboration with developers. He stated the City needs to strictly adhere to zoning regulations during the planning and approval process and raised concerns about perceived familiarity between the Chairman and the Applicant suggesting collusion with a non-constituent. He asserted that if even a single constituent opposed the project, it should not proceed. He questioned the Chairman's statements regarding inclusion of property densities in the discussion that is not allowed for consideration and stated this was another indication of the relationship between the Commission with a non-constituent. He stated the project would inevitably be pushed through despite objections and expressed the belief that it was wrong and did not align with the character of the neighborhood. He acknowledged the value of capitalism but argued against its implementation at the expense of the neighborhood. He criticized the number of units proposed, asserting that it was the maximum possible to fit into the area. Additionally, he mentioned the size of the park associated with the project, as it is much smaller than what was originally planned. He stated the abandoned canal on the property is the responsibility of the landowner to maintain and argued that it should be restored to full use. He concluded by expressing their strong disapproval of the entire project.

CHAIRMAN HEUMANN addressed the accusation of collusion with the attorney by expressing he has served on this dais for many years, and most zoning attorneys can attest that many projects have been opposed and voted in favor of others. He further stated he appreciated the speaker's comments on density and related matters but accusing this Commission or himself of collusion is entirely unfounded and such allegations are unjust. He confirmed there were no further

questions or comments from the Commission and asked the next speaker, Denise Campanella, to come forward.

DENISE CAMPANELLA, 2209 W. MARIPOSA STREET , expressed her support for cleaning up the property but voiced concerns about the proposed density and traffic impact. She highlighted the potential impact of the 48 homes, which could potentially result in four cars per home, significantly impacting the traffic at Bulmoose/ Warner intersection. She mentioned experiencing delays at the intersection and believed that the project would exacerbate the situation. She pointed out that the density of the proposed homes was much higher than the existing homes in the Orange Tree subdivision, which does not align with the neighborhood's character. She stated parking is another concern and while the developer claimed that there would be sufficient parking, she has doubts about the enforceability of ensuring everyone parks in their garages. She also noted that the streets appeared too narrow to accommodate parking, potentially posing challenges for emergency vehicles.

CHAIRMAN HEUMANN thanked the speaker for her comments and confirmed there were no questions or comments from the Commission. He asked the next speaker, Nicholas Wiest, to come forward.

NICHOLAS WIEST, 2212 W. LOS ARBOLS PLACE announced he is very pleased with the project and the quality of homes. He mentioned that he works for a company that conducts surveys of new developments in the East Valley, including Mesa, Gilbert, and Chandler and explained based on his experience surveying various builders, he can attest to the exceptional quality of K. Hovnanian Home products and the overall appeal of the neighborhoods. He stated he is consistently impressed with their work and emphasized that his comments were solely based on his professional observations and not influenced by any personal association with these builders.

CHAIRMAN HEUMANN thanked the speaker for his comments and confirmed there were no questions or comments from the Commission. He asked the next speaker, Kenneth Marks, to come forward.

KENNETH MARKS, 2533 W. EL ALBA WAY stated he resides in the county portion of the area and mentioned his appreciation for the Commission's questions regarding dry wells. He highlighted the importance of the retention basin not only in containing water during storms but also in efficiently draining it within a specific timeframe. He emphasized the need for the City to monitor this aspect to avoid mosquito breeding issues that have occurred in the past. He pointed out El Alba is an east-west street located on the westside of Bullmoose when traveling north from Warner and expressed worries about potential cut-through traffic on El Alba and 91ST Street. He explained drivers often seek alternate routes due to the challenging intersection of Bullmoose and Warner and he anticipates increased traffic if the Bullmoose intersection worsened. He stated regarding the development itself, the Applicants has a reputable

background and have been responsive to questions and he has no objections to them; however, he urged the consideration of these two specific issues.

CHAIRMAN HEUMANN acknowledged the speaker's concerns and stated the issue of the dry wells was already addressed by staff. He asked for clarification on El Alba Way as he did not see it as part of the project.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated El Alba Way is located directly north of the proposed retention basin and with the current plans, drainage would occur within 36 hours.

CHAIRMAN HEUMANN thanked the speaker and staff. He confirmed there were no questions or comments from the Commission and asked the next speaker, Vicki Marks, to come forward.

VICKI MARKS, 2533 W. EL ALBA WAY stated she resides in the county area and it presents challenges in assimilating with the City. She voiced that her primary concern focused on the retention wall along the entire project, particularly on the west side. She explained the irrigation ditches in that area currently experience some unauthorized traffic, although not significant in numbers. She expressed concern about the need for a sufficiently high wall to prevent people from the park or neighboring areas from entering their area and mentioned the church has encountered issues with campers. She highlighted the importance of preventing further trespassing along the canals and shared instances of stolen chickens and other problems caused by people crossing over into their area. She believed the project would likely be acceptable, however she worries about traffic and emphasized the narrowness of El Alba, which is frequent use by joggers, children, and horse riders, especially in the early morning. She presented concerns regarding increased traffic accessing El Alba and crossing 91ST Street. She concluded by expressing her hope that the developer would address the matter of the wall, as it would be crucial in preventing liability for individuals falling into the ditch or climbing over the fence.

CHAIRMAN HEUMANN asked staff to address the concerns raised about the irrigation ditch and wall.

VICKI MARKS, 2533 W. EL ALBA WAY stated the ditch is not a problem and emphasized the desire of homeowners to prevent people from the adjacent area from accessing the property and potentially causing issues.

CHAIRMAN HEUMANN stated the City provides assistance for campers and encouraged anyone experiencing issues to contact the City of Chandler Neighborhood Resources Department. He recommended reporting any problems to relevant city staff as they are equipped to handle such situations. He confirmed there were no questions or comments from the Commission and announced all the speaker cards have been addressed. He invited anyone else who wanted to speak to come forward at this time to ensure no one is missed.

MEL COATES, 91ST STREET stated she lives in the county area and her property backs up to the new development on Price. She presented concerns regarding the significant amount of water being used during the construction of homes and further stated it is surprising to see the water consumption for that purpose. She is also concerned with traffic on 91st Street as drivers from the south often cut through the neighborhood and have no regard for the speed limits. She explained since there are no sidewalks, it can be dangerous for pedestrians, especially children and she would like to see attention brought to this issue. She noticed when the previous property was being constructed, the equipment came close to the ditch, causing cracks and now the ditch is overgrown. She further stated it is the responsibility of the residents in the county to maintain their side of the ditches, but they have not received help or assistance from the other side. She pointed out the narrowness of the road where the new property was built and said the roads are so narrow a fire truck would have difficulty passing through. She mentioned there is a locked entrance through the adjacent condos to ensure access during emergencies, but the road is too narrow for a fire truck to go down. She further stated people from the new development are currently parking in other nearby neighborhoods due to the lack of parking on that street.

CHAIRMAN HEUMANN thanked the speaker and mentioned the strict dust control regulations enforced by Maricopa County, necessitate significant water usage to mitigate dust. He asked staff to assess the potential damages to the ditch and responsibility for its repair and to look into the parking issue as the rental should be accountable for maintaining parking on their site. He mentioned the speeding issue is a widespread problem in neighborhoods and cities, including Chandler but the county area along 91st Street, falls under the jurisdiction of the Maricopa County Sheriff's Department. He advised contacting the beat sergeant or the traffic department of Maricopa County to address speeding concerns. He asked the Applicant if he wished to rebuttal.

RALPH PEW, APPLICANT declined the opportunity for rebuttal.

CHAIRMAN HEUMANN announced to all the speakers and the audience that their comments were valued, and city staff would examine the issues raised tonight.

COMMISSIONER LOPEZ introduced himself as the newest member of the Commission and stated that he served on City Council for the past eight years. He shared his perspective on the water supply, traffic, and maintenance of the irrigation ditch. He mentioned Chandler has sufficient water resources and noted there is 15% above what is needed for a one-hundred-year build-out, he stated this growth is already factored into these water calculations and welcomed anyone who had concerns or questions regarding water to talk to him after the meeting. Regarding traffic concerns, he suggested involving the traffic department to conduct speed monitoring and evaluate possible interventions to manage traffic flow effectively. He confirmed that the traffic impact analyses were reviewed by the city's traffic engineer, considering field measurements conducted over the years. He clarified that the maintenance and ownership of

the irrigation ditch were not within the scope of the current case and confirmed that it would be maintained as it currently stands.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that not only did the Applicant's group submit a traffic impact analysis, but the city's group also submitted one. He emphasized that the city does not solely rely on the accounts and estimations provided by the applicants and instead, the City's traffic engineer meticulously reviews the data, including recent road counts and measurements conducted in the field. He stated the comprehensive analysis involves comparing the projected impacts stated by the applicants with the actual measurements taken on-site. He mentioned that the site, specifically Bullmoose, has had measurements taken eight times within an approximate four-year period.

COMMISSIONER LOPEZ expressed his appreciation for the attendees' engagement and assured them that their input was carefully considered, emphasizing that the Commission Members are also residents of the neighborhoods impacted by these decisions. He reminded everyone that the Planning and Zoning Commission is a recommending body and the final decision would be made by the City Council. He encouraged attendees to engage with the Council during the upcoming Council Meeting.

CHAIRMAN HEUMANN commended both the Applicant and the staff for their efforts throughout the lengthy process. He recognized Duane Lidman, a community member who has attended several meetings to make this project better. He acknowledged that the property had been unpleasant in the area and recognized the challenges posed by traffic as the city expanded. He noted the significant increase in traffic over time and believed the impact of the proposed 48 units would be minimal while simultaneously addressing the current unkept site. He highlighted the potential risks of future floods and the potential consequences for existing homes. He mentioned the possibility of charter schools acquiring the property and emphasized the traffic congestion associated with such institutions. He regarded the proposed project as a favorable use of the land and commended the builder for their cooperation throughout the process. He acknowledged that disagreements were inevitable but expressed his support for the project.

Action Agenda Item No. 11 Motion and Vote

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0018 Honeysuckle Trail, Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0018 Honeysuckle Trail for subdivision layout and housing product, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT22-0017 Honeysuckle Trail, subject to the condition as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Single-Family District (SF-33) to Planned Area Development (PAD) for single-family residential and a City Park, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Honeysuckle Trail" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0018, 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. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. The landscaping in all private 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.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. Minimum setbacks shall be as provided below and further detailed in the development

booklet:

Property Line	Building Setback
Front Yard	20 ft. from back of sidewalk to garage door 13 ft. from property line to livable
Side Yards	5 ft. for each side
Rear Yard	10 ft.; Accessory buildings 5 ft.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Honeysuckle Trail" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0018, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The same elevation shall not be built side-by-side or directly across the street from one another.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. The following enhanced landscape standards shall apply to the common open space and retention area along Warner Road and Bullmoose Road:
 - a. 50% of required trees shall have a minimum planting size of a 36-inch box and a minimum of 12-feet in height at the time of planting.
 - b. A minimum of one (1) tree and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.

6. 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.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. Lot numbers 1 and 42 (located along Bullmoose Drive at the Los Arboles Place intersection) shall be limited to floor plan number 3011 and 3012.

** Note: Stipulation #11 was presented by staff and accepted by the Planning and Zoning Commission.

11. The same elevation and/or floor plan shall not be built side by side on Lots 1-8, which back onto Warner Road.

Preliminary Plat

Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

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

THOMAS ALLEN, ASSISTANT CITY ATTORNEY recommended the additional stipulation be read aloud.

CHAIRMAN HEUMANN asked staff to read aloud the added stipulation.

LAUREN SCHUMANN, PRINCIPAL PLANNER read aloud added PDP Stipulation No. 11: The same elevation and/or floor plan shall not be built side by side on Lots 1-8, which back onto Warner Road.

COMMISSIONER LOPEZ moved to approve the Action Agenda No. 11 of the June 7, 2023, Regular Planning and Zoning Commission Meeting, with PDP Stipulation No. 11 added; Seconded by COMMISSIONER VELASQUEZ.

Motion carried unanimously (7-0)

CHAIRMAN HEUMANN reminded everyone that the Planning and Zoning Commission is a recommending body and the final decision would be made by the City Council and asked staff when this would be going before City Council.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded this case will go before the City Council on Thursday, June 29, 2023.

CHAIRMAN HEUMANN announced that anyone who wishes to speak before the City Council on this item can appear on Thursday, June 29, 2023. He reminded that the Planning and Zoning Commission is a recommending body and the City Council will be making the final decision.

Member Comments/Announcements

KEVIN MAYO, PLANNING ADMINISTRATOR mentioned the Chandler Cares Team is based out the Neighborhood Services Department and lead by Misty Gustafson. The team is dedicated to helping individuals experiencing homelessness find the necessary assistance. He stated they can be found on the City's website or contacted by phone at 480-782-4302. He encouraged residents who were experiencing issues to contact the Chandler Cares Team.

CHAIRMAN HEUMANN thanked the Planning Administrator for the information.

KEVIN MAYO, PLANNING ADMINISTRATOR announced this will be the last Planning and Zoning Hearing before retiring from the City of Chandler for Derek Horn, Director of Development Service. He stated Derek has been instrumental in developing the Historic Preservation Ordinance and the city appreciates his service and wishes him a happy retirement.

CHAIRMAN HEUMANN expressed the Commission's gratitude for Derek's hard work and dedication to the City of Chandler and wished him well on his retirement. He announced Planning and Zoning Commission will not meet again until July 19, 2023, and wished everyone a happy and safe Fourth of July celebration.

Calendar

The next regular meeting will be held on Wednesday, July 19, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

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



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum
Memo No. 23-030

Development Services

Date: July 19, 2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Lauren Schumann, Planning Senior Program Manager
Subject: PLH22-0071 One Chandler
Request: Rezoning from City Center District (CCD), MF-1 (Multi-family), Regional Commercial (C-3), and Planned Area Development (PAD) for a fast-food restaurant to PAD for mixed-use development including commercial, office, & multi-family with Mid-Rise Overlay for building heights up to 120 feet

Preliminary Development Plan (PDP) for site layout and building architecture on approximately 2.8 acres
Location: Southeast corner of Arizona Avenue and Chandler Boulevard
Applicant: Benjamin Tate, Withey Morris Baugh, PLC

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH22-0071 One Chandler, Rezoning from City Center District (CCD), MF-1 (Multi-family), Regional Commercial (C-3), and Planned Area Development (PAD) for a fast-food restaurant to PAD for mixed-use development including commercial, office, & multi-family with Mid-Rise Overlay for building heights up to 120 feet, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0071 One Chandler for site layout and building architecture, subject to conditions as recommended by Planning staff.

Background Data:

- Approximately 2.8 acres site, vacant, and bound by Chandler Boulevard, Arizona Avenue, Washing Street, and Buffalo Street
- Site referred to as Site 7 in the Downtown
- A portion of the site zoned City Center District (CCD); 2000
- Northeast corner of Arizona Avenue and Buffalo Street rezoned PAD for fast-food restaurant in attempt to relocate the Jack in the Box from the north; 2004
- South Arizona Avenue Area Plan approved and designated the site as High Density Residential with Mixed Commercial or Office; 2006
- City Council approved a development agreement and purchase agreement for the City-owned parcels along Buffalo and Washington streets to the developer; October 2022
- Proposed mixed-use development will include approximately 16,000 sq. ft. of first floor retail, 13,000 sq. ft. of office on a portion of the second-story, and 291 residential rental units: the development will be seven stories requiring a Mid-Rise Overlay
- Parking will be provided for residential units and offices via a wrapped parking garage

Surrounding Land Use Data:

North	Chandler Boulevard then City Park and single-family residential	South	Buffalo Street then five-story offices and City Park
East	Washington Street then three-story residential condos	West	Fast food restaurant, Arizona Ave then commercial retail with offices

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Neighborhoods and within the Downtown Chandler Growth Area	No Change
South Arizona Avenue Corridor Area Plan	High Density Residential with Mixed Commercial or Office	No Change

Proposed Development

Proposed Land Uses	Mixed-use development Commercial (Limited C-2 type uses) 17,100 sq. ft.; 1st level Office 13,755 sq. ft; portion of 2nd story Multi-family residential 291 units; floors 2-7
Density	104 du/ac
Building Setbacks	Chandler Boulevard-North: 0 feet Arizona Avenue-West: 0 feet Buffalo Street-South: 8 feet Washington Street: 20 feet with leasing office reduced to 7 feet 6 inches
Height	Seven stories totaling 102 feet to top of tower elements; 120 feet max
Site Design	1st level Commercial located along Arizona Avenue at with ability for outdoor patios under the colonnade, leasing office for multi-family located at NEC of site along Chandler Boulevard, and entrance into parking garage and two-story residential units along the east with on-street parking 2nd floor offices along the south and west side of the building 3rd floor landscaped walkway for residents with amenities setting back the residential units on floors 3-7
Building Materials & Accents	Modern Spanish Revival theme Stucco and wood, decorative railing, exposed brass rain down spouts, wood trellis, and clay tile roof towers
Amenities	Amenity deck with landscaped walkway, pool, outdoor kitchens, shaded seating area, indoor lounge with game room all on the 3rd floor. Fitness center and lounge area 1st floor

Parking	Parking garage located in the center of the site wrapped by commercial and residential uses. Number of spaces provided for 100% residential and office uses. Required parking for commercial uses are waived due to the proximity of the downtown and available on-street parking 526 required parking spaces; 529 spaces provided-106 EV spaces provided
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Review and Recommendation

The subject site is located at the north end of the downtown area and has remained vacant for over five years. Previous uses that have occurred on the site have included a gas station, restaurant, and residential lots. Currently, the Jack in the Box drive-through restaurant is the only development to remain onsite and is not including in this request. In order to guide development of the subject site and downtown area, the South Arizona Avenue Area Plan was approved and designated the site as High Density Residential with Mixed Commercial or Office in 2006. The design of the site and proposed height is consistent with surrounding development; south of the site are two five-story office buildings.

One Chandler provides a covered colonnade for pedestrians along three sides of the building. Special attention was taken in the design of the building at the ground level to activate the streets at a pedestrian level. Furthermore, only the first and second floors are built at a zero setback and floors three through seven are setback approximately twenty to seventy feet creating visual interest of the building's elevations. An outdoor landscaped walking path is provided on the third floor including the pool area located along Chandler Boulevard for residents of the development. Building heights are reduced to two-story units and setback twenty feet along the eastern property line to be compatible with the three-story residential condos across Washington Street.

The design of the site and proposed height is consistent with surrounding development. Staff supports waiving the required parking for commercial square footage as underutilized public parking is available on the south side of Buffalo Street, directly across the subject site. Additionally, there are three other parking garages elsewhere in downtown Chandler where patrons can park and walk to any downtown establishments including the proposed development. The parking garage provided on-site is internalized and will be completely screened from street

view.

Staff has reviewed the request and recommends Planning and Zoning Commission recommend approval citing the proposal aligns with goals of the General Plan and more specifically the South Arizona Avenue Plan. One Chandler will provide an enhanced mixed-use development at the north entrance of the downtown area and designed to activate the pedestrian block. The proposed architecture ties back to the historic downtown architecture.

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 held due to the request for Mid-Rise Overlay. The first meeting was held on February 21, 2023, and was a well attended open house style meeting. The only concern heard was from a resident in the condos to the east stating concerns with the garage access aligning with the condos entrance. Staff explained lining up access points is best traffic practice to ensure safe traffic flow and reduce the potential for collisions. The second neighborhood meeting was held March 27, 2023, and only one resident attended.
- As of the writing of this memo, Planning staff has been contacted by one resident who resides directly to the east within a condo that fronts Washington Street, with concerns regarding height and the remaining Jack in the Box; see attached email.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD to PAD for mixed-use development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "One Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0071, 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. Multiple family residential shall be permitted at a maximum density of 105 dwelling units per acre.
3. Uses permitted within the first floor commercial suites shall be those permitted within the Community Commercial (C-2) district and include bars. The following uses shall be prohibited: tattoo and body piercing parlors, dry cleaners and laundromats, and sexually oriented businesses.
4. Within the second story office, medical uses such as but not limited to general practitioners, pediatricians, dental, and optometrists shall be prohibited. Medical uses such as but not limited to counseling services and medical specialists shall be permitted subject to providing a parking study that demonstrates the services provided generate a parking demand that does not exceed one (1) space per two hundred and fifty (250) square feet.
5. An Entertainment Use Permit (EUP) shall only be required when entertainment activity is provided indoors and/or outdoors.
6. Building heights shall not exceed 120 (one hundred and twenty) feet in height.
7. 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.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
10. 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.
11. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
12. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	Building Setback
---------------	------------------

North	0 feet
South	8 feet
West	0 feet
East	6 feet; residential units 20 feet

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "One Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH22-0071, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
2. The site shall be maintained in a clear and orderly manner.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

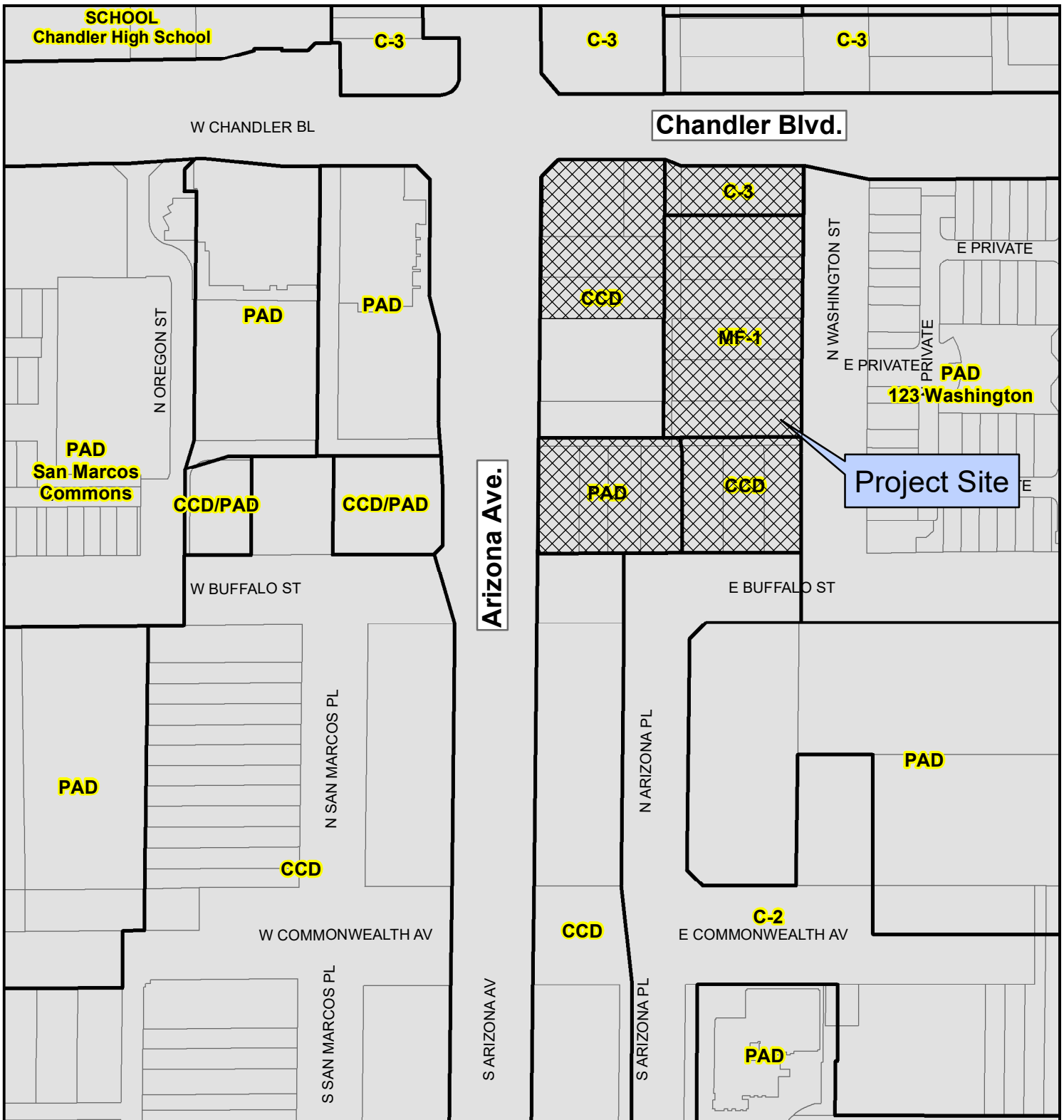
Attachments

Vicinity Maps

South Arizona Avenue Area Plan

Development Booklet

Letter of Opposition



PLH22-0071 One Chandler



Proposed Project Details

Rezone/PDP

Approximately 2.8 Acres

Mixed Use Multi-Family Residential (104 du/ac),

Office and Commercial

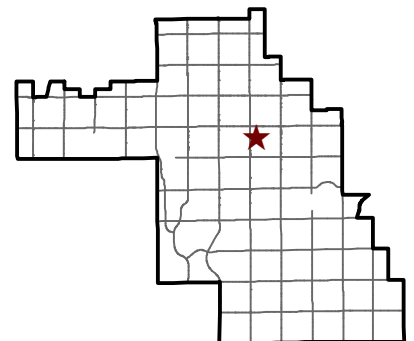


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

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





PLH22-0071 One Chandler



Proposed Project Details

Rezone/PDP

Approximately 2.8 Acres

Mixed Use Multi-Family Residential (104 du/ac),

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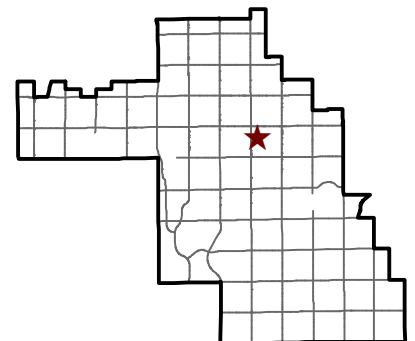


City of Chandler Planning Division

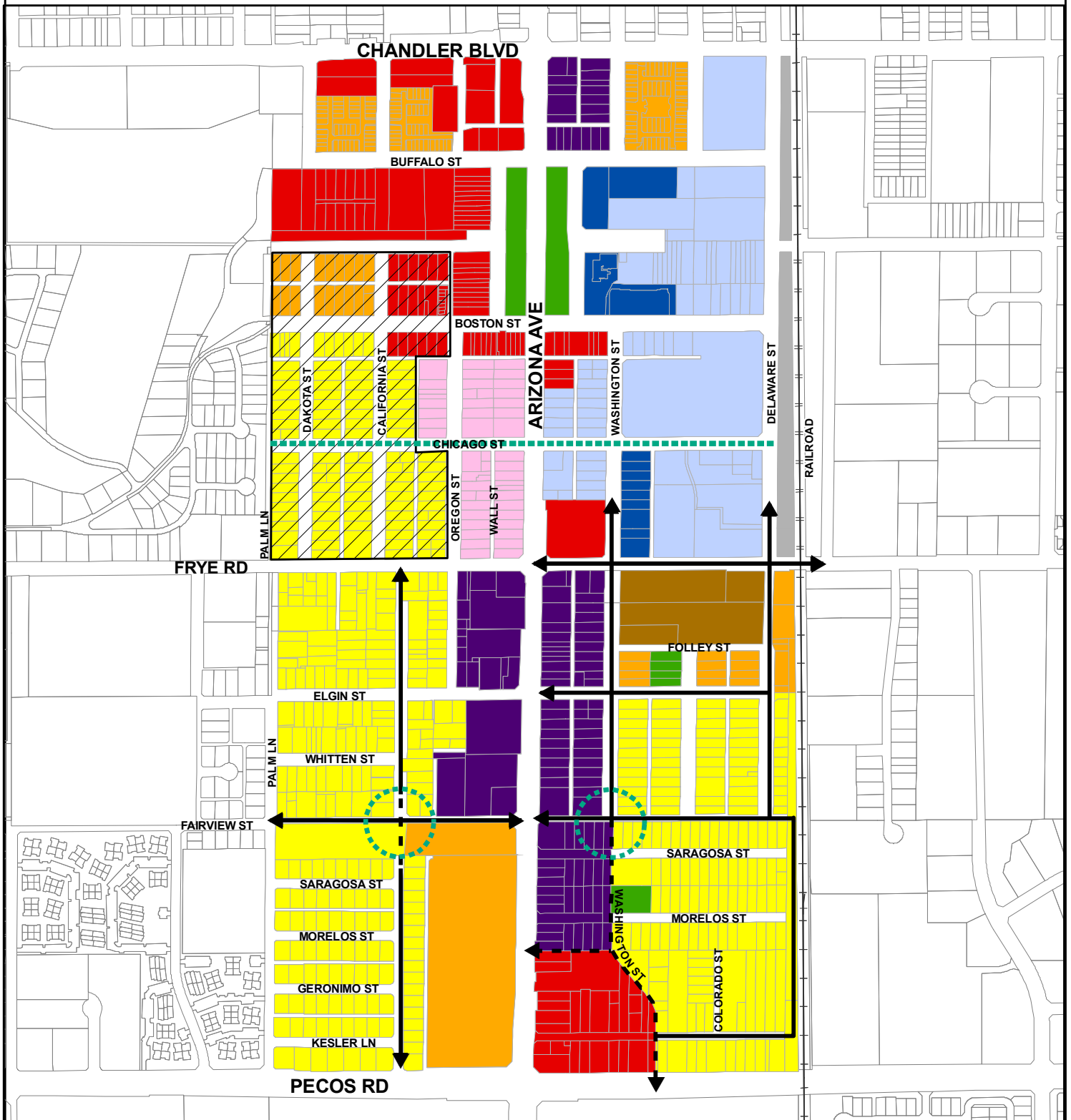
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For more information visit:

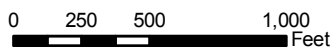
<https://gis.chandleraz.gov/planning>



Downtown Chandler South Arizona Avenue Area Plan



FUTURE LAND USE



Chandler, Arizona
Where Values Make The Difference

ONE CHANDLER

SEC Chandler Boulevard and Arizona Avenue

PLH22-0071

1st Submittal: November 30, 2022

2nd Submittal: March 14, 2023

3rd Submittal: June 26, 2023



Development Team



Developer

Jackson Dearborn Partners
404 S. Wells Street
Suite 400
Chicago, IL 60607
Contact: Ryan Tobias
rtobias@jacksondearborn.com



Representative/Legal Counsel

Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle
Suite A-212
Phoenix, AZ 85016
Contact: Benjamin Tate
ben@wmbattorneys.com



Architecture

Myefski Architects
400 North Michigan Avenue
Suite 400
Chicago, IL 60611
Contact: Josh Dawson, RA
jdawson@myefski.com



Engineering

Sustainability Engineering Group
8280 E. Gelding Drive
Suite 101
Scottsdale, AZ 85251
Contact: Ali Fakih
ali@azseg.com



General Contractor

Sub4 Development Company
7150 E. Camelback Road
Suite 444
Scottsdale, AZ 85251
Contact: Josh Stroot
josh@sub4dev.com



Traffic Engineering

Lokahi Group
10555 N. 114th Street
Suite 105
Scottsdale, AZ 85259
Contact: Shelly Sorensen, PE, PTOE
shelly@lokahigroup.com



Landscape Architecture

Kimley-Horn
7740 N. 16th Street
Suite 300
Phoenix, AZ 85020
Contact: Jeremy Powell, RLA
jeremy.powell@kimley-horn.com

Table of Contents

Planned Area Development	4
Project Overview.....	4
Relationship to Adjacent Properties	5
General Plan Conformance.....	5
Southern Arizona Avenue Corridor Plan Conformance	6
Permitted Uses	6
Preliminary Development Plan.....	7
Introduction.....	7
Site Plan	7
Mid-Rise Overlay	8
Development Standards	8
Architectural Style and Character.....	10
Colors and Materials	11
Vehicular and Pedestrian Circulation	11
Landscaping	12
Lighting.....	12
Signage	12
Engineering	12
Summary	13

Exhibits

Aerial Map Exhibit 1

Zoning Map..... Exhibit 2

General Plan Map..... Exhibit 3

SAACAP Future Land Use Map Exhibit 4

Conceptual Site Plan and Floor Plans..... Exhibit 5

Conceptual Elevations Exhibit 6

Conceptual Renderings Exhibit 7

Conceptual Landscape Plan Exhibit 8

Planned Area Development

Introduction and Request

The subject property is approximately 2.8 net acres located at the southeast corner of Arizona Avenue and Chandler Boulevard in Chandler, Arizona (the “Property”) as shown in the Aerial Map and Property Table at **Exhibit 1**. The Property encompasses nearly an entire block, bounded by Chandler Boulevard to the north, Washington Street to the east, Buffalo Street to the south, and Arizona Avenue to the west. The Property is currently zoned C-3, CCD, MF-1, and PAD as shown in the Zoning Map at **Exhibit 2**.

The Property is designated on the Chandler General Plan as “Neighborhoods” and is located in the Downtown Chandler Growth Area. See General Plan Map at **Exhibit 3**. The Property is also within the South Arizona Avenue Corridor Area Plan (SAACAP) boundary.

Apart from the Jack in the Box restaurant located mid-block along Arizona Avenue, the Property is entirely vacant and undeveloped, and serves as one of the bookends of Downtown Chandler at the northern terminus along with the Overstreet mixed-use project at the southwest corner of Chandler and Arizona. The Property presents an extraordinary opportunity for a vibrant, walkable, visually stunning mixed-use development that will become an iconic landmark for the area and complete the northern gateway to Downtown Chandler.

Jackson Dearborn Partners seeks to rezone the Property to Planned Area Development (PAD) with a Mid-Rise Overlay and Preliminary Development Plan (PDP) for the development of seven-story mixed-use project consisting of multi-family residential, retail, and office uses. The proposed project harnesses the full potential of this prominent site to help realize the City’s long-term vision for Downtown Chandler.

Project Overview

Jackson Dearborn Partners seeks to develop One Chandler - a seven-story upscale mixed-use multi-family residential project, served by an internal parking structure with underground, ground-level and 2nd level parking. In total, One Chandler will offer 291 residential units, over 13,000 SF of commercial office space, and over 17,000 SF of ground-floor retail space. One Chandler’s mixed-use development program, design, massing, and architectural expression are tailored to the context of the surrounding community and the City’s long-term vision and goals for Downtown Chandler as articulated in its adopted long-range plans and policies.

The intent of One Chandler is to provide a space for residents to live, work, dine, and shop in a walkable, pedestrian-oriented environment. Featuring true four-sided architecture, each building façade and frontage is tailored to match the context of and intensity of the adjacent right-of-way.

Arizona Avenue and Buffalo Street showcase One Chandler’s retail spaces, comfortably shaded by an arcade-style breezeway supported by arched columns. Second-story boutique office space sits above the retail suites on both frontages. Along Washington Street, a row of two-story garden-style residences with direct street access along the frontage soften the transition between One Chandler and the

residential condominium community to the east, creating an urban neighborhood feel at a pedestrian scale. On Chandler Boulevard, the arcade breezeway wraps the hard corner from Arizona Avenue, framing the prominent corner retail space. An art gallery wall screens the portion of the parking structure that separates the Arizona Avenue retail suites from the multi-family lobby and leasing office on Washington Street. Five floors of residences sit atop these spaces, which are carefully stepped back from frontages on all sides to soften and mitigate the visual impact of the massing.

From every angle, the proposed project offers stunning architecture, pedestrian-scale design, and contextually appropriate land uses. One Chandler is the final puzzle piece of the northern gateway to Downtown Chandler and a critical element of the City's urban fabric.

Relationship to Adjacent Properties

North: Chandler Boulevard, constructed with six traffic lanes (3 east and 3 west) and a raised and landscaped median the length of the Subject Property. The eastbound lanes include an additional bus bay pullout that becomes a dedicated right-turn-lane for Washington Street. Median design at the Chandler Boulevard and Washington intersection restricts full access. Westbound Chandler Boulevard includes dedicated right and left turn lanes in addition to the traffic lanes. Across Chandler is a City park on the northeast corner of the intersection and a residential property to the east of the park, separated by an alley. Neither the alley nor Washington Street have access across Chandler Boulevard.

East: Washington Street, and across Washington is the "123 Washington" townhome community, a Planned Area Development of 54 units. This development covers the adjacent city block to the east, from Chandler Boulevard to Buffalo Street and from Washington Street to Colorado Street. The single-entry drive to the proposed project's on-site parking garage will access Washington across from the entry to the townhome community.

West: Arizona Avenue, constructed with four traffic lanes (2 north and 2 south) with a raised and landscaped median and an additional northbound right-turn lane on the north frontage shared with the Subject Property, and an additional left-turn lane for southbound traffic at the southern end at Buffalo Street. Median design restricts full access. Across Arizona Avenue is Overstreet, a fully-developed mixed-use commercial project owned by the City of Chandler.

South: Buffalo Street, constructed with two traffic lanes (1 east and 1 west) which has no median, varying right-of-way width, and numerous private drives the length of the Property. Across Buffalo Street is a City park on the southeast corner of the intersection with Arizona Avenue, and to the east of the park (separated by a parking lot) is a mixed use office/commercial building.

General Plan Conformance

As noted above, the Property is identified with the "Neighborhoods" land use designation on the 2016 General Plan and is within the Downtown Chandler Growth Area. The Neighborhoods designation supports a range of residential densities and non-residential uses such as commercial. The Downtown Chandler Growth Area encourages high-density residential, mixed-uses, and transit-oriented development. The proposed project aligns with several of the General Plan's goals and policies:

- The proposed development will provide an opportunity for residents to live, work, and play not only in the Downtown Chandler area, but within the building itself. One Chandler will offer ground-floor retail and commercial spaces, boutique commercial office, and high-quality residences in a vertical mixed-use development. (1.1.1.b) (1.2.1.f) (1.2.1.g)
- One Chandler will create vibrant new development on a site that has been vacant and/or underdeveloped for decades, completing the northern gateway to Downtown Chandler. (1.1.1.f) (1.1.2.b) (1.3.e)
- One Chandler is ideally located to encourage both pedestrian activity and alternative forms of transportation. The project is adjacent to a bus stop on eastbound Chandler Boulevard and across the street from a bus stop on southbound Arizona Avenue. Additionally, the Property is at the northern gateway to Downtown Chandler and provides convenient walkability to a wide variety of shops, businesses, and restaurants in the area. (1.1.1.h) (1.1.1.i) (1.6.2.b)

Southern Arizona Avenue Corridor Area Plan Conformance

The SAACAP was adopted by the Chandler City Council in October 2006 with the goal of providing an urban design framework and vision for the redevelopment of Downtown Chandler from Pecos Road to Chandler Boulevard. The SAACAP includes a Future Land Use Map which outlines the City of Chandler's vision for the growth, redevelopment, and modernization of Downtown Chandler. The SAACAP Future Land Use Map identifies the Property for future development as "High Density Residential with Mixed Commercial or Office". See SAACAP Future Land Use Map at **Exhibit 4**.

One Chandler, however, was not designed merely to align with the City's vision for the land use composition of the Property. The residential, retail, and commercial office elements of the proposed development were thoughtfully woven together to create a vibrant mixed-use development that is worthy of its prominent location at the northern gateway to Downtown Chandler.

Permitted Uses

All uses permitted in the High-Density Residential (MF-3) and Community Commercial (C-2) Districts of the City of Chandler Zoning Code are permitted on the Property. For commercial uses, consistent with the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code, uses permitted by right for the Property are indicated by an "X" in the C-2 District column and uses permitted subject to an approved use permit are indicated by a "UP", except as modified below:

Additional Permitted Uses:

- Bars

Prohibited Uses:

- Tattoo and body piercing parlors
- Dry cleaners and laundromats
- Sexually oriented businesses

Preliminary Development Plan

Introduction

The PDP will establish the development standards and design guidelines for the One Chandler. As an urban infill site at the northern gateway of Downtown Chandler with public street frontage on all four sides and a holdout parcel at the midpoint of the western frontage, the Property requires uniquely tailored development standards and design considerations.

Site Plan

One Chandler is a seven-story mixed-use development residing on approximately 2.8 acres, bounded on all sides by public rights-of-way. The project is proposed as a “podium” style development, with five stories of wood-framed construction over a two-story concrete podium with one level of subterranean parking. The podium parking structure is screened on all sides - wrapped by a mixture of retail suites, boutique office suites, residential units, and public-facing art gallery space.

The site plan provides a total of 291 residential units (approximately 104 dwelling units per acre) consisting of 53 studio units, 122 one-bedroom units, 105 two-bedroom units, and 11 three-bedroom units. A total of 17,100 square feet of ground-floor retail/commercial space is provided along the Arizona Avenue and Buffalo Street frontages, with 13,290 square feet of office space on the second floor in the southwest corner of the building (northeast corner of Buffalo Street and Arizona Avenue). See Conceptual Site Plan and Floor Plans at **Exhibit 5**.

At street level, One Chandler’s design features a shaded arcade and an art display gallery along Chandler Boulevard with approximately 17,100 square feet of retail space along Arizona Avenue and Buffalo Street to complement existing ground-floor retail and commercial uses along these corridors. These elements are strategically positioned to engage pedestrians, create connectivity for neighboring areas, and thoughtfully shield parking from streetscape views. See Conceptual Elevations at **Exhibit 6**.

Along Washington Street, two-stories of garden-style residential units with direct street access allow for a comfortable transition to the residential spaces to the east and north. The Level 2 parking is screened from the street by 13,290 square feet of commercial office space along Buffalo Street and residential units along Arizona Avenue, Chandler Boulevard, and Washington Street. The cumulative effect of these design considerations allows all required parking to be provided within the structure and One Chandler to offer true four-sided architecture that is visually engaging from every angle and more integrated with surrounding developments.

The building steps back at Level 3 to accommodate outdoor resident amenities, including a pool deck along the northern façade, an amenity deck in the northeast corner, and an extraordinary 25,000 SF+ rooftop garden that circumnavigates almost the entire western, southern, and eastern elevations with a meandering pedestrian path. In addition to providing residents and guests with a truly unique amenity and experience, the step-back design provides a more comfortable visual transition to the upper floors of

the building. The upper floors, Levels 4 through 7, contain a mix of residential unit configurations to accommodate a range of potential residents.

The parking structure is accessed by a single access-controlled entry at the midpoint of the building on Washington Street. A total of 514 spaces are provided in the structure, accommodating the multi-family residents/guests and office tenants/visitors. An additional 14 street-level surface parking spaces are provided on Washington Street for a total of 528 parking spaces.

Solid waste for the building is collected and picked up at a service entrance in the southeast corner of the building off Buffalo Street. This service entrance also doubles as a delivery point for the retail suites on the south side of the building. Deliveries for the retail suites on the west side of the building along Arizona Avenue are accommodated by a loading zone on Washington Street in the northeast corner of the building, with access to the retail back-of-house through the parking garage via a service hallway south of the residential lobby.

Mid-Rise Overlay

The City of Chandler's Mid-Rise Development Policy identifies a range of properties in the City of Chandler that are eligible for a Mid-Rise Overlay, including infill projects that share project boundaries with existing development and projects that provide a mix of land uses within their own project boundaries that provide a live/work/shop/play environment. One Chandler fulfills both of these criteria and makes extraordinarily efficient use of a challenging 2.8-acre infill site to provide a true mixed-use urban development for Downtown Chandler that is only achievable through the building height relief provided by the Mid-Rise Overlay.

Development Standards

All development standards in the C-2 zoning district of the Chandler Zoning Code shall apply on the Property, except as provided herein. In the event of a conflict between a provision of this PAD/PDP and a provision of the Chandler Zoning Code, the PAD/PDP shall prevail.

Maximum Residential Density

- 105 dwelling units/acre

Proposed Building Height

- 100 feet

Minimum Building Setbacks

- Chandler Boulevard: 0 feet
- Arizona Avenue: 0 feet
- Buffalo Street: 0 feet
- Washington Street: 7 feet 6 inches for multi-family lobby / 20 feet for residential dwelling units

Minimum Landscape Setbacks

- Chandler Boulevard: 0 feet
- Arizona Avenue: 0 feet
- Buffalo Street: 0 feet
- Washington Street: 0 feet for multi-family lobby / 20 feet (including sidewalk) for residential dwelling units

Intensity of Lot Use (Lot Coverage)

- Maximum Lot Coverage: 100%

Parking

As noted above, parking for One Chandler is provided almost entirely by an internal parking structure that will serve residents/guests of the multi-family residential component and employees/visitors of the commercial office component. No public parking is provided in the garage, and access will be controlled by an RFID or smartphone-based reader system. Parking for One Chandler is provided as follows:

Parking Calculations		
Residential	1 space/Studio 1.5 spaces/1-Bedroom 2 spaces/2-Bedroom	470.8 spaces
Commercial	Office: 1 space/250 SF Retail: None Required	55.0 spaces
Total Required		525.8 spaces
Provided	On-Street	14
	Level B1	239
	Level 1	131
	Level 2	145
Total Provided		529 spaces

Open Space

The urban form of One Chandler coupled with the undersized, infill nature of the Property, necessitate open space considerations that are reflective of a downtown environment. Urban environments rely upon shared, public open space areas (plazas, parks, etc.) that allow the most efficient use of private land for active, high-intensity development with less emphasis on on-site open space for individual developments. Consequently, a considerable amount of One Chandler's common open space is provided above the first floor in the form of a roof garden and amenity deck. Additionally, to further offset the reduction in common open space, private open space (balconies and private yards) is enhanced beyond Chandler Zoning Code minimums.

Common Open Space			
Required	150 SF/Bedroom	62,700 SF	
Provided	120 SF/Bedroom	Sidewalk	11,879 SF
		Amenity Deck	10,104 SF
		Roof Garden	28,537 SF
Total Provided			50,520 SF
Private Open Space			
Required	64 SF/Unit	18,624 SF	
Provided	89 SF/Unit	First Level Yards	8,050 SF
		Private Balconies	17,975 SF
Total Provided			25,981 SF

Architectural Character and Style

The design aesthetic for One Chandler is a composite of contemporary and traditional architectural styles, infusing elements from Spanish Colonial Revival and Mission Revival architecture into a modern architectural theme and vernacular. With public street frontage completely surrounding the Property, the most significant design challenge for One Chandler was developing true four-sided architecture that provides visual interest from every angle and vantage point, conceals “back of house” operations, and offers a comfortable and pleasant environment at a pedestrian scale. See Perspective Renderings at Exhibit 7.

The lower levels exhibit elements of the traditional architectural styles described above, highlighted by the shaded arcade-style walkway along the retail frontages supported by arched columns and adorned with wooden pergolas extending from the arcade and pitched overhangs with red Spanish tile roofs. Both the arcade and second-story recessed balconies provide depth and movement along the north, west, and south frontages. The lower levels of the Washington Street frontage exhibit a purer expression of modern architectural style.

Two levels of garden-style residences line the eastern façade with varied rooflines, recessed balconies and entryways, and stepped-back second levels providing significant movement in both the vertical and horizontal building planes. Punctuated by slatted trellises and wood veneer paneling, these residences provide a laid-back, Southern California feel that provides a comfortable transition between One Chandler and the residential condominium development to the east.

At the base of the upper levels, a roof garden meanders around the west south, and east sides of the building, pulling the massing farther away from the street frontages. The upper levels are anchored by towers at the five corners of the building, each with a pitched red Spanish tile roof to carry upward the Mission/Spanish Colonial elements of the lower levels. Alternating pop-outs and recesses provide push and pull in the horizontal building planes, with stacked balconies at the corners and recessed balconies along the building planes creating additional movement.

The overall composition of these design elements results in a building that is interesting and attractive from every angle, and worthy of its prominent location at the gateway to Downtown Chandler. One Chandler will set a new standard for design in Downtown Chandler, raising the bar for future development.

Colors and Materials

The color and materials palette for One Chandler is simple and refined. A white stucco exterior finish with terra cotta Spanish roof tiles carries forward the beautiful simplicity of Mission Revival and Spanish Colonial Revival architectural elements. The bright, uncomplicated finish allows the architecture to take center stage, with the vertical and horizontal articulation creating texture, light, and shade on all facets of the building - reflecting the rich color palette of the desert sun in the early and late hours of the day.

The building incorporates stained timber trellises, rafter tails, and corner balcony trim, along with wood veneer horizontal siding to provide a rustic design element consistent with the overall theme. The simple sophistication of One Chandler - in architecture, color, and materials - is one of the core principles of its design. The Color and Materials Palette is incorporated into the Conceptual Building Elevations at **Exhibit 6**.

Vehicular and Pedestrian Circulation

The overall circulation plan for One Chandler is reflective of its urban form and location and Downtown Chandler - seamlessly interweaving vehicular, pedestrian, and bicycle traffic for a safe, friendly, intermodal transportation network. In this respect, the Property is not a blank canvas. It is surrounded by an established street network and public transit system. One Chandler will improve upon the existing pedestrian and vehicular network with thoughtful design considerations and targeted infrastructure improvements.

Vehicular Circulation

As noted throughout this narrative, access to One Chandler's parking structure is provided by a single mid-block driveway on Washington Street. The parking structure access is limited to residential tenants and guests, office tenants and visitors and will be electronically controlled. A loading zone/rideshare drop-off area will be provided at the north end of Washington Street adjacent to the multi-family lobby/leasing office to encourage ridesharing and provide a convenient loading zone for residents moving in and out.

On Chandler Boulevard, the existing bus stop and shelter are being relocated a short distance farther east to provide more space for bus deceleration and to move the shelter clear of the arcade on the north side of the building. On Buffalo Street, a new driveway will be added just west of Washington Street for both solid waste pick-up and commercial deliveries for the retail suites on the south side of the building. No changes to the existing vehicular circulation are being proposed along Arizona Avenue.

Pedestrian Circulation

Pedestrian circulation in and outside of One Chandler is designed to be as permeable as possible, providing convenient opportunities for ingress and egress around the perimeter of the building and

efficient travel within the building. From within the parking garage, residents, employees, and guests have the ability to access all four street frontages via internal stairwells and hallways.

On all sides of the building there are enhanced pedestrian pathways via physical separation from the rights-of-way and/or structural screening/shading. On the west side of the building, a lighted and landscaped walkway circumnavigates the existing Jack-in-the-Box, providing an alternative path of pedestrian travel around the building away from the busy street. Both ends of this pathway connect to the arcade along Arizona Avenue that wraps on Chandler Boulevard on the north and Buffalo Street on the South. Where the arcade terminates on both sides of the building at Washington Street, it connects to a detached sidewalk that parallels the eastern frontage.

Landscaping

The landscape program for One Chandler was designed to meet the unique constraints of an urban project bounded on all four sides by existing public roadways. As illustrated by the Landscape Requirements table in the Landscape Plan at **Exhibit 8**, the landscape largely follows the requirements of the Chandler Zoning Code with minor relief in certain areas due to the unavailability of adequate space - particularly on Arizona Avenue and Chandler Boulevard.

The plant palette for One Chandler consists of low-water usage, drought-tolerant species suited for the Arizona climate per Section 35-1903.(6). With the exception of the landscaping on the eastern side of the building, almost all of the perimeter landscape improvements will occur within the pedestrian areas of the adjacent rights-of-way. The resulting landscape program will create an additional layer of shaded comfort for pedestrians along all frontages of One Chandler.

Lighting

Lighting for One Chandler will be provided in compliance with the City of Chandler Code of Ordinances, and will be designed to enhance the safety, convenience, and attractiveness of the Property. Lighting design will follow the principles of Crime Prevention Through Environmental Design (CPTED) to enhance the overall safety and security of the Property in conjunction with landscape, hardscape, and building design.

Signage

Final signage design for One Chandler will be submitted and reviewed through a separate PDP application.

Engineering

Grading and Drainage

The drainage solution for One Chandler is relatively simple due to the lack of permeable surfaces at full build-out and the existence of high-capacity stormwater collection and retention infrastructure adjacent

to the Property. Per the City of Chandler's Engineering Department, no retention is required on-site for the proposed project.

Sidewalk runoff from the site will sheet flow into the surrounding streets and will be captured by the existing catch basins in the Chandler Boulevard, Arizona Avenue, and Buffalo Street rights-of-way. Roof drains will capture stormwater collected from the building rooftops and be conveyed to existing catch basins described above via roof drain stubs installed on the north, west, and south sides of the building.

Water and Sewer

Water will be provided to the Property via the existing public water main in Chandler Boulevard and a new 8" public water main on Washington Street that will be constructed by the developer from Chandler Boulevard to Buffalo Street. Water will be distributed to the Property via a redundant looped domestic line served from both the existing Chandler Boulevard and new Washington Street water lines.

Sewer service for the Property will be provided by the existing gravity sewer line in Chandler Boulevard, which has adequate capacity to serve the proposed project.

Summary

The subject site for this project is a rare opportunity. Not often does a large, vacant, infill property become available at the gateway to a burgeoning downtown in the midst of a vibrant revival. The development team for One Chandler recognizes the significance of this site to the City of Chandler and its residents and is bringing forward a project that meets the moment. Through stunning urban design, thoughtful planning, and a balanced mix of land uses that offers something for everyone, One Chandler will become a landmark development for the City - welcoming residents and visitors alike to Downtown Chandler at the northern gateway.

EXHIBIT 1

Aerial Map



SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 2

Zoning Map

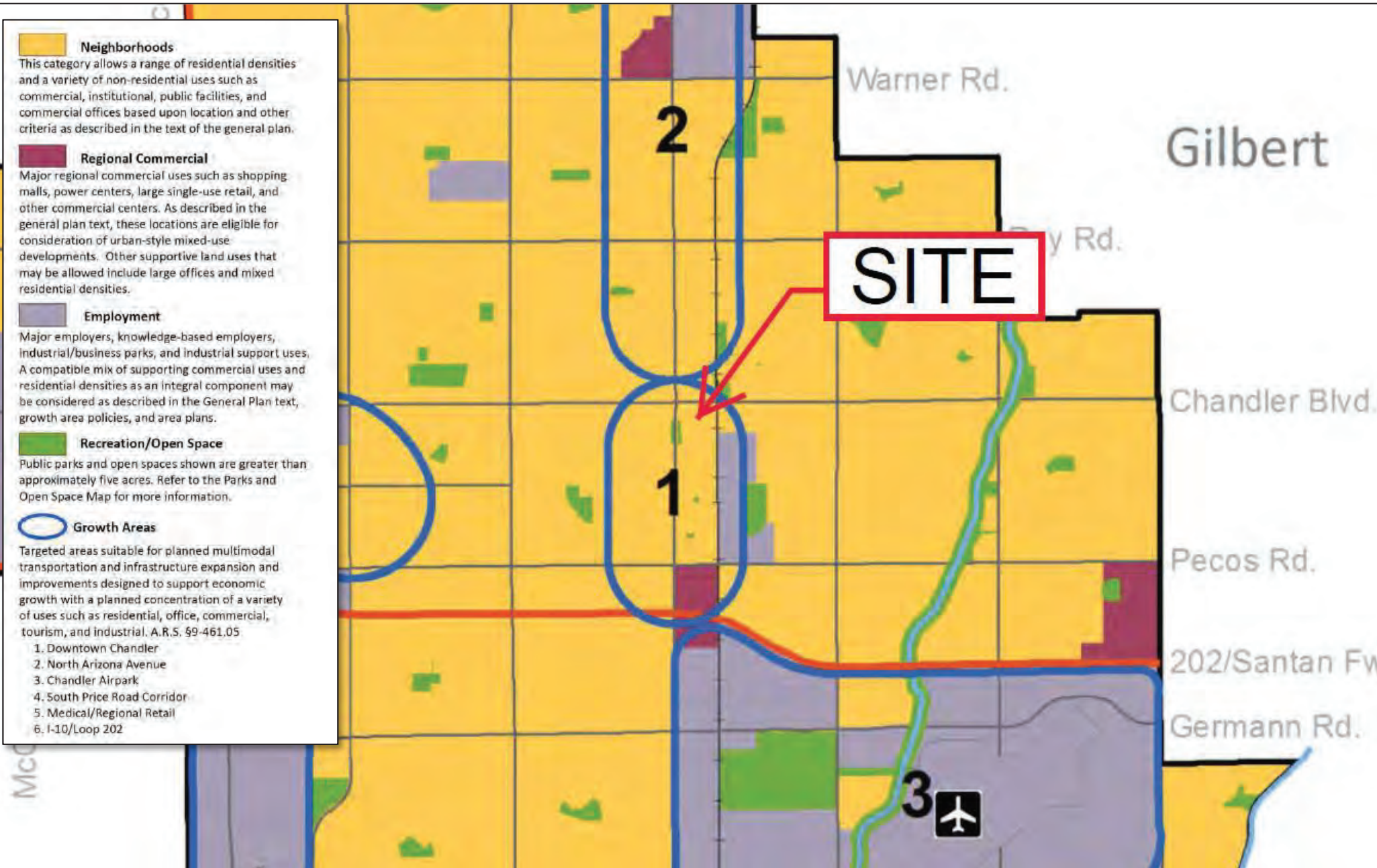


SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 3

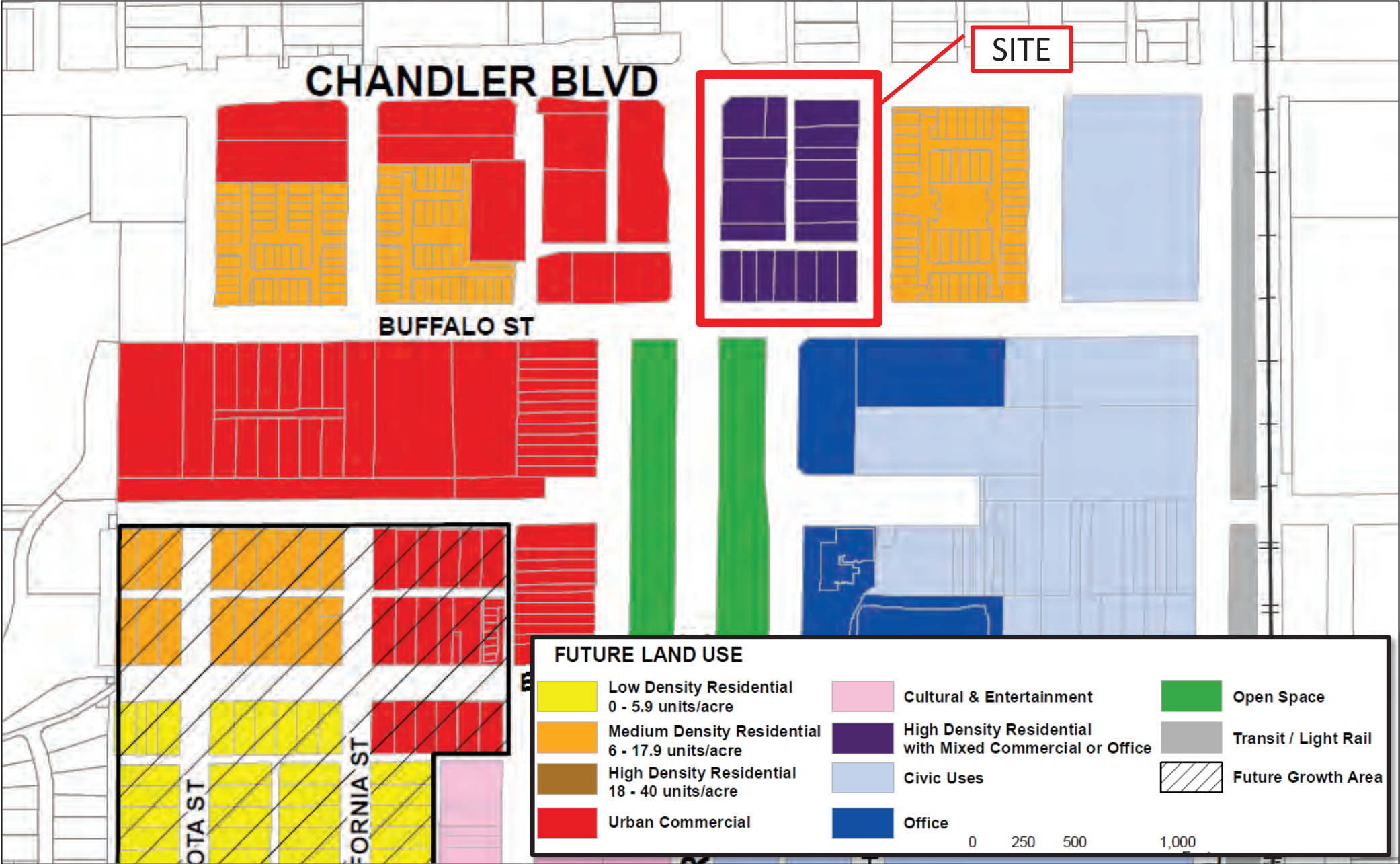
General Plan Map



SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ

EXHIBIT 4

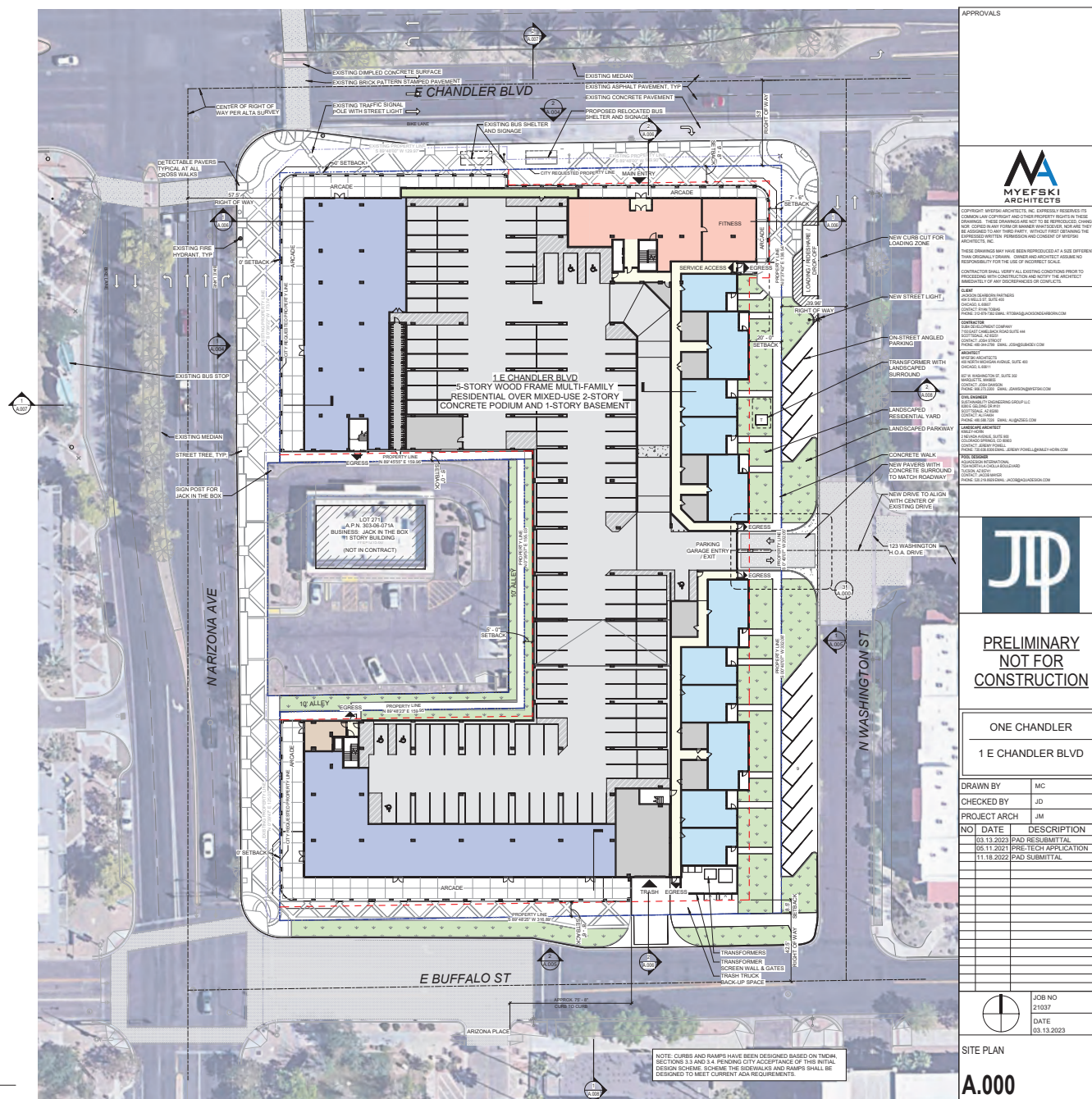
Southern Arizona Avenue Corridor Area Plan – Future Land Use Map

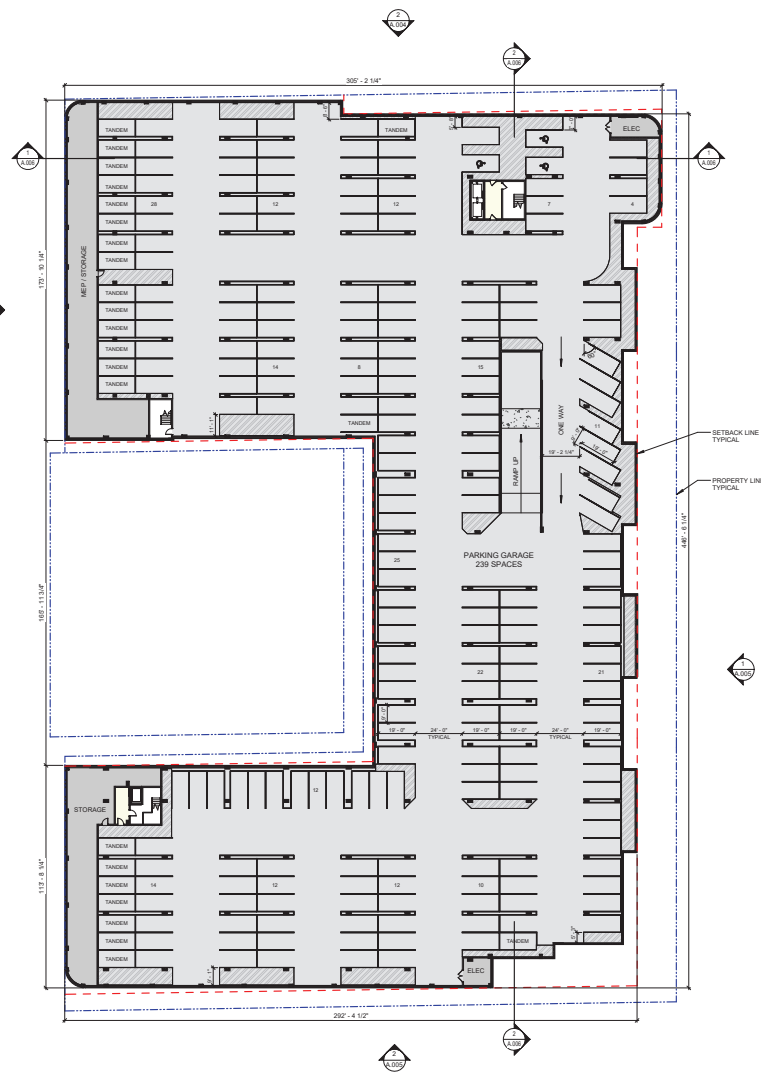
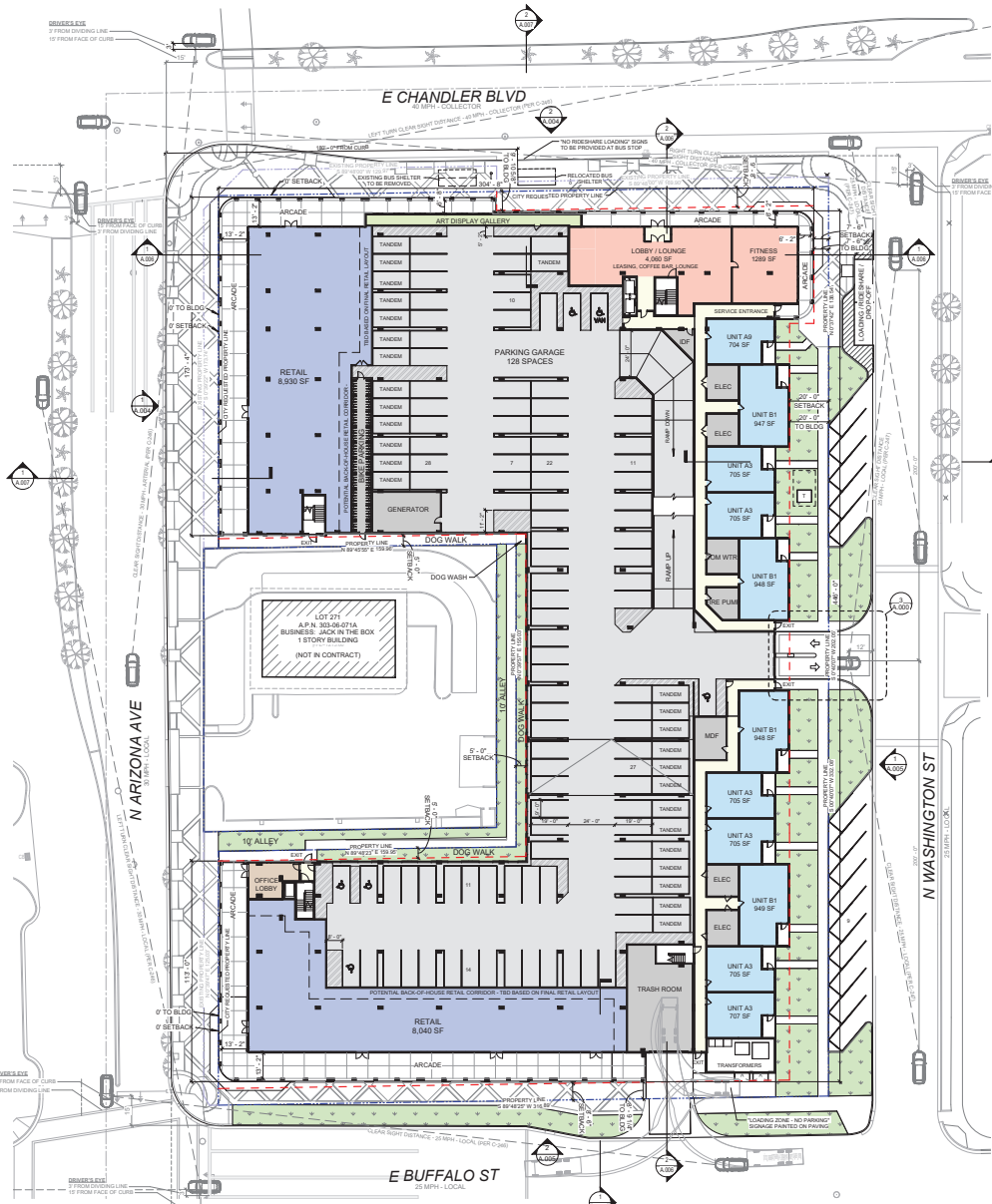


SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 5

[illegible]



APPROVALS

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CLIENT:
JTP
1000 N. WASHINGTON ST. SUITE 200
PHOENIX, AZ 85003
CONTACT: JIM TAYLOR
PHONE: 602.252.1234 EMAIL: JIM.TAYLOR@JTP.COM

ARCHITECT:
MYEFSKI ARCHITECTS
1000 N. WASHINGTON ST. SUITE 200
PHOENIX, AZ 85003
CONTACT: JIM TAYLOR
PHONE: 602.252.1234 EMAIL: JIM.TAYLOR@JTP.COM

DESIGNER:
JTP
1000 N. WASHINGTON ST. SUITE 200
PHOENIX, AZ 85003
CONTACT: JIM TAYLOR
PHONE: 602.252.1234 EMAIL: JIM.TAYLOR@JTP.COM

LANDSCAPE ARCHITECT:
JTP
1000 N. WASHINGTON ST. SUITE 200
PHOENIX, AZ 85003
CONTACT: JIM TAYLOR
PHONE: 602.252.1234 EMAIL: JIM.TAYLOR@JTP.COM

POST REVIEW:
JTP
1000 N. WASHINGTON ST. SUITE 200
PHOENIX, AZ 85003
CONTACT: JIM TAYLOR
PHONE: 602.252.1234 EMAIL: JIM.TAYLOR@JTP.COM

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ONE CHANDLER
1 E CHANDLER BLVD**

NO.	DATE	DESCRIPTION
02.02.2023	02.02.2023	TRAFFIC SKETCHES
03.13.2023	03.13.2023	PAD RESUBMITTAL
05.11.2023	05.11.2023	PAD TECH APPLICATION
11.18.2023	11.18.2023	PAD SUBMITTAL

JOB NO
21037
DATE
03.13.2023

BASEMENT & GROUND FLOOR
PLANS
A.001



A002

EXHIBIT 6



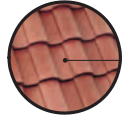
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COLOR: BLACK



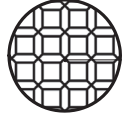
LONGBOARD TONGUE & GROOVE METAL SIDING
COLOR: ITALIAN ROSEWOOD



STUCCO WALL FINISH
TEXTURE: SMOOTH
COLOR: WHITE



CLAY TILE ROOF
COLOR: TERRA COTTA



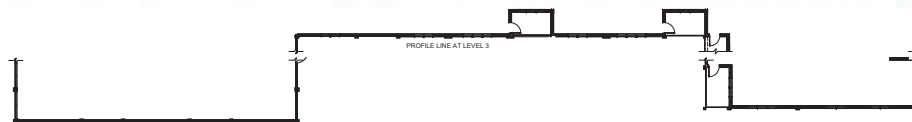
DECORATIVE METAL SCREEN (INFILL AT GARAGE OPENINGS)
COLOR: BLACK
PATTERN: TO BE DETERMINED

3 MATERIAL GUIDE

SCALE: 6" = 1'-0"

2 NORTH EXTERIOR ELEVATION

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



APPROVALS

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CLIENT
JTP DEVELOPMENT PARTNERS
1000 E. 10TH AVE.
DENVER, CO 80202
PHONE: 303.733.1000
EMAIL: JTP@JTPDEV.COM

DESIGNER
MYEFSKI ARCHITECTS
1000 E. 10TH AVE., SUITE 400
DENVER, CO 80202
PHONE: 303.733.1000
EMAIL: JTP@JTPDEV.COM

DATE
05.12.2023

PROJECT
ONE CHANDLER
1 E CHANDLER BLVD
DENVER, CO 80202
PHONE: 303.733.1000
EMAIL: JTP@JTPDEV.COM

DESIGNED BY
JTP

CHECKED BY
JTP

PROJECT ARCH
JTP

NO. DATE DESCRIPTION

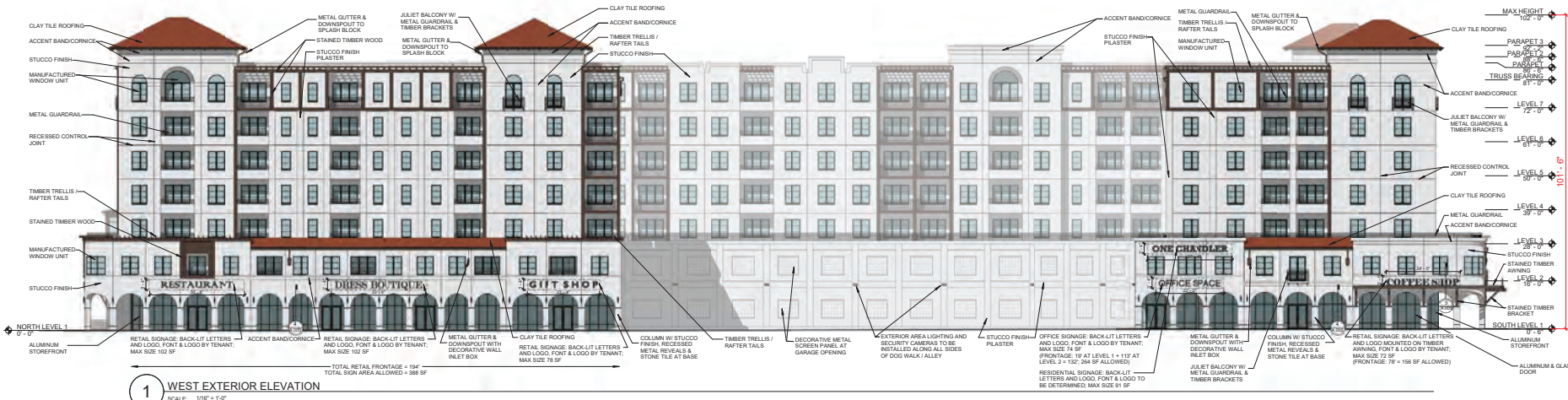
03.13.2023	PAD RESUBMITTAL
05.11.2021	PRE-TECH APPLICATION
11.16.2022	PAD SUBMITTAL

JOB NO
21037

DATE
05.12.2023

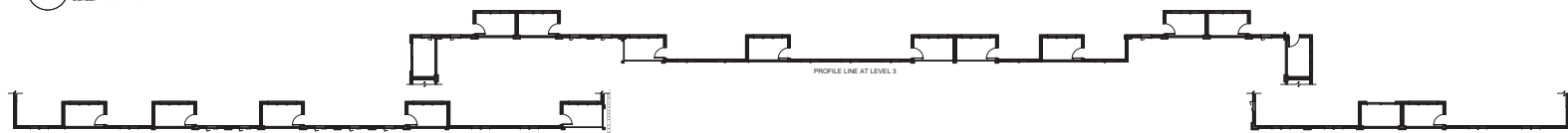
EXTERIOR ELEVATIONS

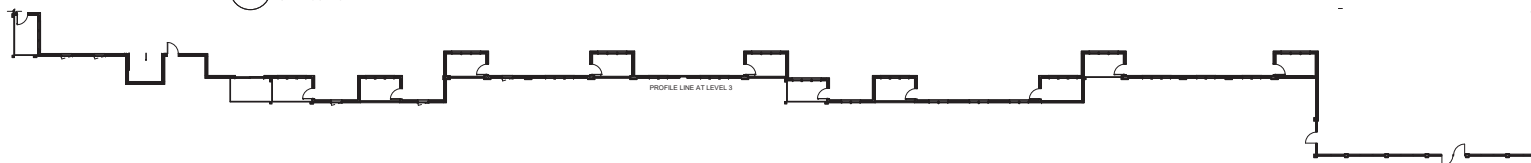
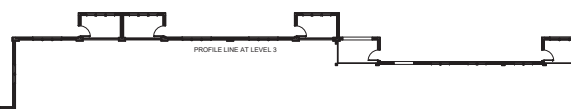
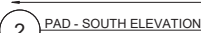
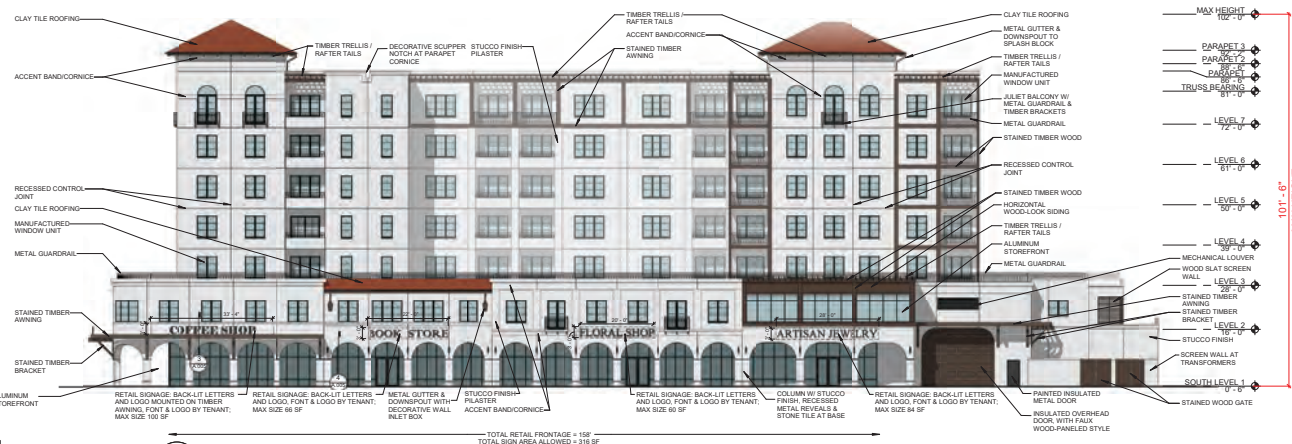
A.004



1 WEST EXTERIOR ELEVATION

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





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CLIENT MR. & MRS. JUDITH HARRIS 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM ARCHITECT MYEFSKI ARCHITECTS 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
ENGINEER JULIUS F. HARRIS, P.E. 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
OWNER MR. & MRS. JUDITH HARRIS 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
DATE 05/11/2023	
PROJECT 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
DESCRIPTION 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
REVISIONS 1. 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
NOTES 1. 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM	
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DESCRIPTION 1015 E. 10TH ST. #101 DENVER, CO 80202 PHONE: 303.733.1010 FAX: 303.733.1011 EMAIL: JUDITH@JUDITHHARRIS.COM </	



DECORATIVE DETAILS ADDED

1. TIMBER RAFTER TAILS & ACCENT BAND AT TOWERS
2. PARAPET CORNICE ARTICULATION
3. JULIET BALCONIES
4. CROSS-MEMBERS AT ROOF TRELLIS
5. DECORATIVE ACCENT BANDS
6. DOWNSPOUT WALL INLET BOX
7. COLUMN ARTICULATION: INCLUDING STONE TILE BASE, METAL REVEAL JOINTS & LIGHT SCONCE
8. PANELED WOOD-LOOK OVERHEAD DOORS

1 ENLARGED EXTERIOR ELEVATION DETAILS
 SCALE: 1/8" = 1'-0"

APPROVALS

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NAME:
 JTP
 10000 N. 10TH AVE. SUITE 100
 DALLAS, TX 75243
 PHONE: 214.638.1000 FAX: 214.638.1001
 WWW.JTPARCHITECTS.COM

DESIGNER:
 JTP ARCHITECTS
 10000 N. 10TH AVE. SUITE 100
 DALLAS, TX 75243
 PHONE: 214.638.1000 FAX: 214.638.1001
 WWW.JTPARCHITECTS.COM

ARCHITECT:
 JTP ARCHITECTS
 10000 N. 10TH AVE. SUITE 100
 DALLAS, TX 75243
 PHONE: 214.638.1000 FAX: 214.638.1001
 WWW.JTPARCHITECTS.COM

ENGINEER:
 JTP ARCHITECTS
 10000 N. 10TH AVE. SUITE 100
 DALLAS, TX 75243
 PHONE: 214.638.1000 FAX: 214.638.1001
 WWW.JTPARCHITECTS.COM

CONTRACTOR:
 JTP ARCHITECTS
 10000 N. 10TH AVE. SUITE 100
 DALLAS, TX 75243
 PHONE: 214.638.1000 FAX: 214.638.1001
 WWW.JTPARCHITECTS.COM

DATE:
 05.12.2023

JOB NO:
 21037

DATE:
 05.12.2023

EXTERIOR ELEVATION DETAILS

A.010

EXHIBIT 7









EXHIBIT 8

ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.

12. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.

13. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.

14. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION, ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH DISCREPANCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES OR INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

15. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.

16. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS OWN RISK. SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.

17. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

18. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.

19. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, MANHOLE COVERS, UTILITY STRUCTURES, AND ALL OTHER UTILITIES UNLESS NOTED OTHERWISE BY THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

20. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUES.

21. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER, IF OWNER CHOOSES. THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.

22. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

23. CONTRACTOR IS TO MAINTAIN CONTROLLED REEDESTRAIN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.

24. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, SIGN AND PICK UP ALL SOIL SCRAP, DEBRIS, & WASTE MATERIAL.

25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST BE RESPONSIBLE FOR REPAIRING ANY DAMAGE. CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.

26. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SATISFYLINGLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.

28. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.

29. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL TO THEIR OWN TAKE OFFS AND BASE BID ACCORDINGLY.

30. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STEMS AND FREE OF ANY BRUISES, CRISKS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

TOTAL SITE AREA	121,844	SF	2.80	AC	
TOTAL BUILDING AREA	92,596	SF	75.9	% OF TOTAL SITE AREA	
TOTAL LANDSCAPE AREA	19,088	SF	15.6	% OF TOTAL SITE AREA	
TOTAL PARKING AREA	3,404	SF	3.5	% OF TOTAL SITE AREA	
LANDSCAPE IN PARKING	3,156	SF	73.5	% OF PARKING AREA (10% MIN)	
TOTAL TURF AREA	0	SF	0	% OF TOTAL LANDSCAPE AREA	
SHRUBS/GROUNDCOVER	9,100	SF	66.8	% OF TOTAL LANDSCAPE AREA	
INORGANIC/GRANITE	19,390	SF	100	% OF TOTAL LANDSCAPE AREA (DG UNDER ALL PLANTINGS)	

OWNERS REPRESENTATIVE RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.

22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.

23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5" SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS INSTALLED.

25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, FERTILIZER, ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPGRADE.

26. ROOT MULCH: ALL AREAS LABELED ROOT MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN & BELOW ONE-FOOT LIST WHEN REQUIRED.

27. AREAS TO RECEIVE ROOT MULCH SHALL BE SPACED AT LEAST ONE INCH WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROOT MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.

28. ROOT MULCH SHALL EXTEND UNDER TREES AND SHRUBS.

29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.

30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCHLIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE OF SUBSTANTIAL COMPLETION, DETERMINE WITH THE OWNERS REPRESENTATIVE THE DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL ONE-YEAR LIST WITHIN 90 DAYS OF MAINTENANCE PERIOD.

31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR ANY BUILDING UNDER A PERMIT.
- NO OBSTRUCTIONS TO VIEW SHALL BE CREATED, CONSTRUCTED OR PARIED WITHIN THE VISIBILITY AREA OF ANY INTERSECTION WITHIN THE LINE OF SIGHT. THE MINIMUM HEIGHT ABOVE 6' CURB ELEVATION AND SHRUBS IN THIS AREA MAY NOT REACH A MATURED HEIGHT OVER 24".
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO THE DATE OF THE PERMIT OR IF THE PLANT MATERIALS ARE NOT THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 30 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE TO THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 190209(g)(1).
- PARKING LOT TREES MUST HAVE A MINIMUM CANOPY CANYOP DISTANCE OF 5'. SEE SECTION 190209(g)(4).
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR B.O.D.) MUST BE GRADED TO 1" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 190209(g)(1), ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS-WAYS SHRUBS MUST BE, AT MATURITY, 7' FROM A SERIES OF FIRE HYDRANT, OR, FOR O.C. SEE SECTION 190209(g)(1), ZONING CODE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 190209(g)(1), ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH SIGNAGE BE RELOCATED AND CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPTASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

REGISTERED LANDSCAPE ARCHITECT DATE 11/21/22

REQUIREMENT - SEC. 35-103	PROVIDED
60% DOMINANT TREE SPECIES	23 CHLOROPDS, 32.9%
60% DOMINANT SHRUB SPECIES	5% HEPTAPALAE, 23.7%
TREES: MIN. 24" BOX SIZE/15% GAL. SIZE	PROVIDED
SHRUBS: MIN. 5" GAL. CONTAINER SIZE	PROVIDED
GROUND COVER: MIN. 5" GAL. CONTAINER SIZE	PROVIDED
CACTI & SUCCELUENTS: MAX. 50% OF SHRUB MATERIAL	PROVIDED
BUILDING FOUNDATION PLANTINGS SHALL BE PROVIDED WHERE APPROPRIATE	PROVIDED FOR RESIDENTIAL, PLANTERS FOR RETAIL
STREET BUFFER: 1 TREE / 6 SHRUBS PER 30 LF +/-50% TOTAL LANDSCAPE COVERAGE N/E (CHANDLER BLVD.) = 337 LF / 12 TREES / 68 SHRUBS = 454 LF / 16 TREES / 91 SHRUBS S/E (BUFFY ST.) = 337 LF / 12 TREES / 64 SHRUBS E/W (WASHINGTON ST.) = 471 LF / 16 TREES / 95 SHRUBS TREE SIZING: • 60% 16" BOX TREES + 28 TREES • 25% 36" BOX TREES + 14 TREES • 25% 48" BOX TREES + 13 TREES	*10 TREES / 99 SHRUBS 17 TREES / 131 SHRUBS 11 TREES / 93 SHRUBS 17 TREES / 239 SHRUBS 28 TREES 14 TREES 13 TREES
PARKING LOT: 1 TREE / 5 SHRUBS PER PLANTER = 4' 8" X 36' ISLANDS - 8 TREES PARKING LOT AREA: MIN. 10% OF INTERIOR SURFACE AREA TO BE LANDSCAPED = SURFACE AREA: 4,294 SF 10% = 430 SF	8 TREES / 40 SHRUBS 3,156 SF OR 73.5%
INTERIOR OPEN SPACE: 1 TREE / 6 SHRUBS PER 1,000 SF 6,203 SF OF LANDSCAPE AREA WITHIN PROPERTY LINE 6,203 SF / 7 TREES / 38 SHRUBS	7 TREES / 65 SHRUBS

MATERIALS		
	DESCRIPTION	QTY
	Decomposed Granite (Submit Sample to Owner for Approval) 1/2" Screened, Mahogany, 2" Depth Min.	17,121 SF

LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
L 1.0	LANDSCAPE COVER & NOTES
L 1.1	OVERALL LANDSCAPE PLAN
L 1.2	LANDSCAPE PLAN
L 1.3	LANDSCAPE PLAN
L 1.4	LANDSCAPE DETAILS
L 1.5	COLOR LANDSCAPE PLAN
L 2.1	AMENITY PLAN 3RD FLOOR POOL DECK
L 2.2	AMENITY PLAN 3RD FLOOR AMENITY DECK AREA
L 2.3	AMENITY PLAN 3RD FLOOR GARDEN AREA 1
L 2.4	AMENITY PLAN 3RD FLOOR GARDEN AREA 2

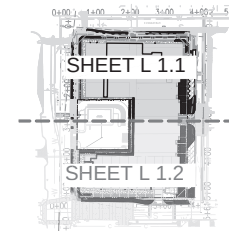
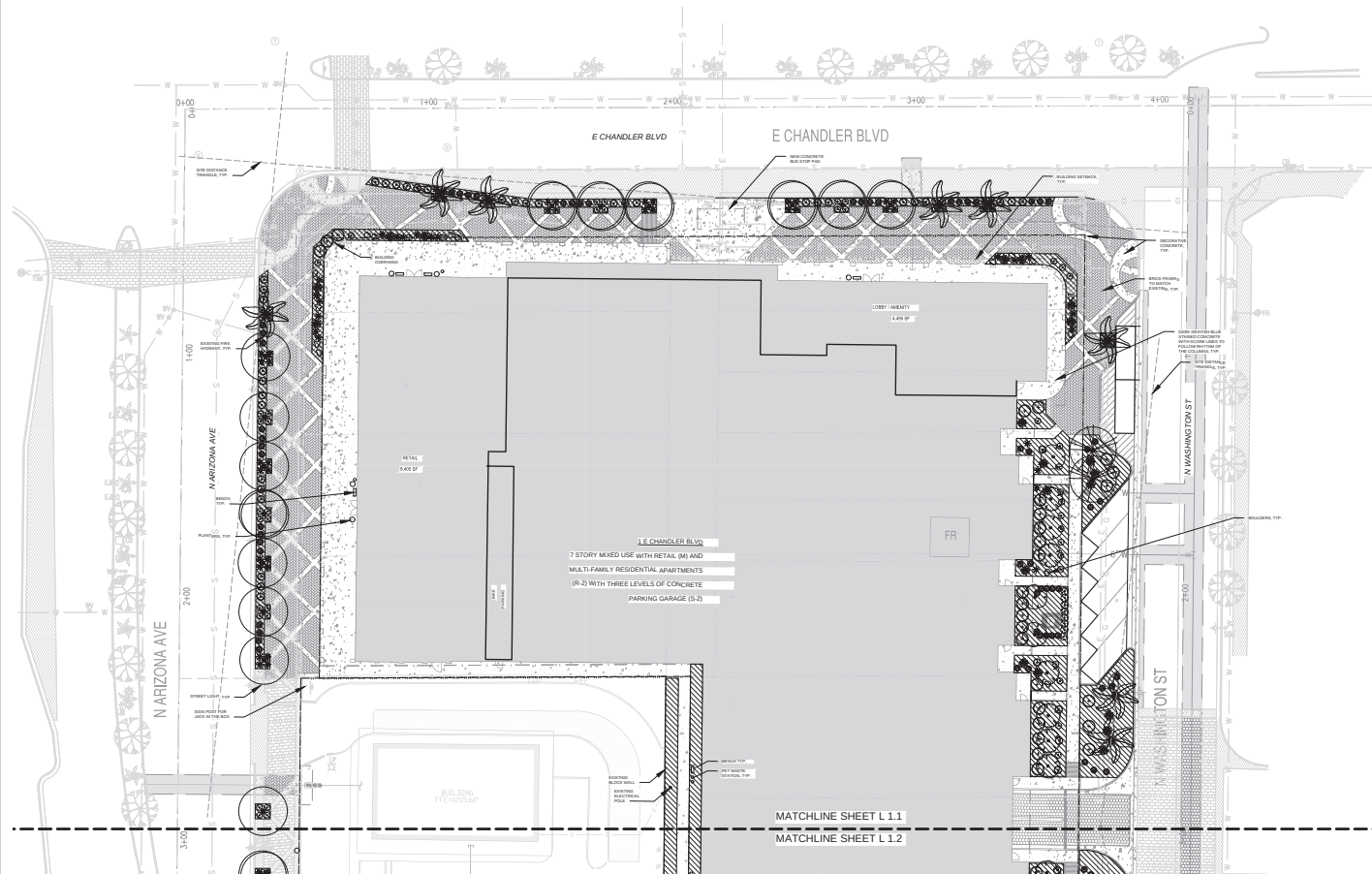


- THE CONTRACTOR SHALL MAINTAIN THE SITE AND ADJACENT AREAS FREE OF ALL DEBRIS, WASTE, AND EXCESS MATERIAL DAILY, AND MORE OFTEN IF NECESSARY, INSPECTING AND REMOVING ALL SCRAP, DEBRIS, AND WASTE MATERIAL. EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE DURING CONSTRUCTION. ANY MATERIAL NOT USED FOR THE PROJECT SHALL BE REMOVED FROM THE SITE AND DESTROYED AS A RESULT OF WORK ON THIS CONTRACT. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE, REGULARLY SCHEDULED WATER TO ALL EXISTING PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATER SYSTEM IS FULLY OPERATIONAL. ANY PLANT MATERIAL, THAT DIES TO THE EXTENT OF NEED FOR REMOVAL, SHALL BE REMOVED AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RESTORE ALL SURFACES AND LANDSCAPE AREAS DAMAGED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT, INCLUDING ALL NEW AND EXISTING CURBS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, OR OTHER IMPROVEMENTS. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING OR REPAIRING IRRIGATION SYSTEM TO EXISTING PLANTS, PAVEMENTS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, OR TURF SURFACES TO MATCH ADJACENT UNDISTURBED AREAS. LANDSCAPE RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK AREA NECESSARY TO COMPLETE THE REQUIRED RESTORATION.

1. ALL LANDSCAPING AND LANDSCAPED MATERIALS ESTABLISHED IN CLOSE PROXIMITY TO A DRIVEWAY OR STREET INTERSECTION SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH CHAPTER 30 OF THE CITY'S CODE OF ORDINANCES.
2. SHRUBS LOCATED WITHIN PARKING PLANTERS SHALL BE MAINTAINED AT NO MORE THAN 3FT IN HEIGHT. TREES WITHIN THE PLANTERS SHALL MAINTAIN A MINIMUM CLEARANCE OF 5FT FROM THE LOWEST BRANCH TO THE ADJACENT GRADE ELEVATION.

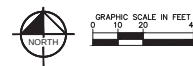
1. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
2. SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL, OR STARTING INSTALLATION AND NOTIFY CONSULTANT. CONTRACTOR SHALL MAINTAIN PRESSURE ABOVE 50 PSI THROUGHOUT. IF CONTRACTOR FALLS TO NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
3. ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE PER PLAN DETAILS AND FIELD VERIFICATION. CONTRACTOR SHALL PROVIDE PROTECTION PLANS WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVE BEHIND EXISTING FAWNMENTS SHALL BE REINFORCED WITH STEEL BARS AND CONCRETE.
4. THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERAL. SCHEMATIC, ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN R.O.W. LANDSCAPE AREAS, UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND FITTINGS AT SPECIFIED AND UNEXPECTED LOCATIONS. THE SYSTEM SHALL OPERATE AT 100% COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
5. REFER TO DETAILS FOR INSTALLATION PROCEDURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SUB-LAYER PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RESERS TO THE MAIN LATERAL PIPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SUB-LAYER PIPING, FITTINGS, AND RESERS TO THE MAIN LATERAL PIPING.
7. ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

[illegible]



PLANT SCHEDULE

NO.	SYM.	PLANT NAME	QUANTITY	UNIT	PRICE	TOTAL
101	101	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
102	102	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
103	103	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
104	104	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
105	105	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
106	106	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
107	107	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
108	108	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
109	109	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
110	110	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
111	111	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
112	112	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
113	113	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
114	114	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
115	115	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
116	116	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
117	117	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
118	118	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
119	119	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00
120	120	PAVING CONCRETE CURB/STREET	100	LF	1.00	100.00



APPROVALS



MYEFSKI ARCHITECTS
1000 N. GAVIN AVENUE, SUITE 100
TAMPA, FL 33606
TEL: 813.281.1111
WWW.MYEFSKIARCHITECTS.COM

DATE: 03/13/23
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CHECKED BY: JLM
PROJECT ARCH: JLM

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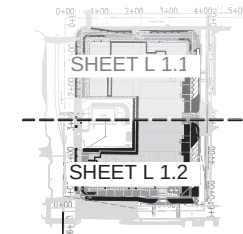
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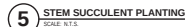
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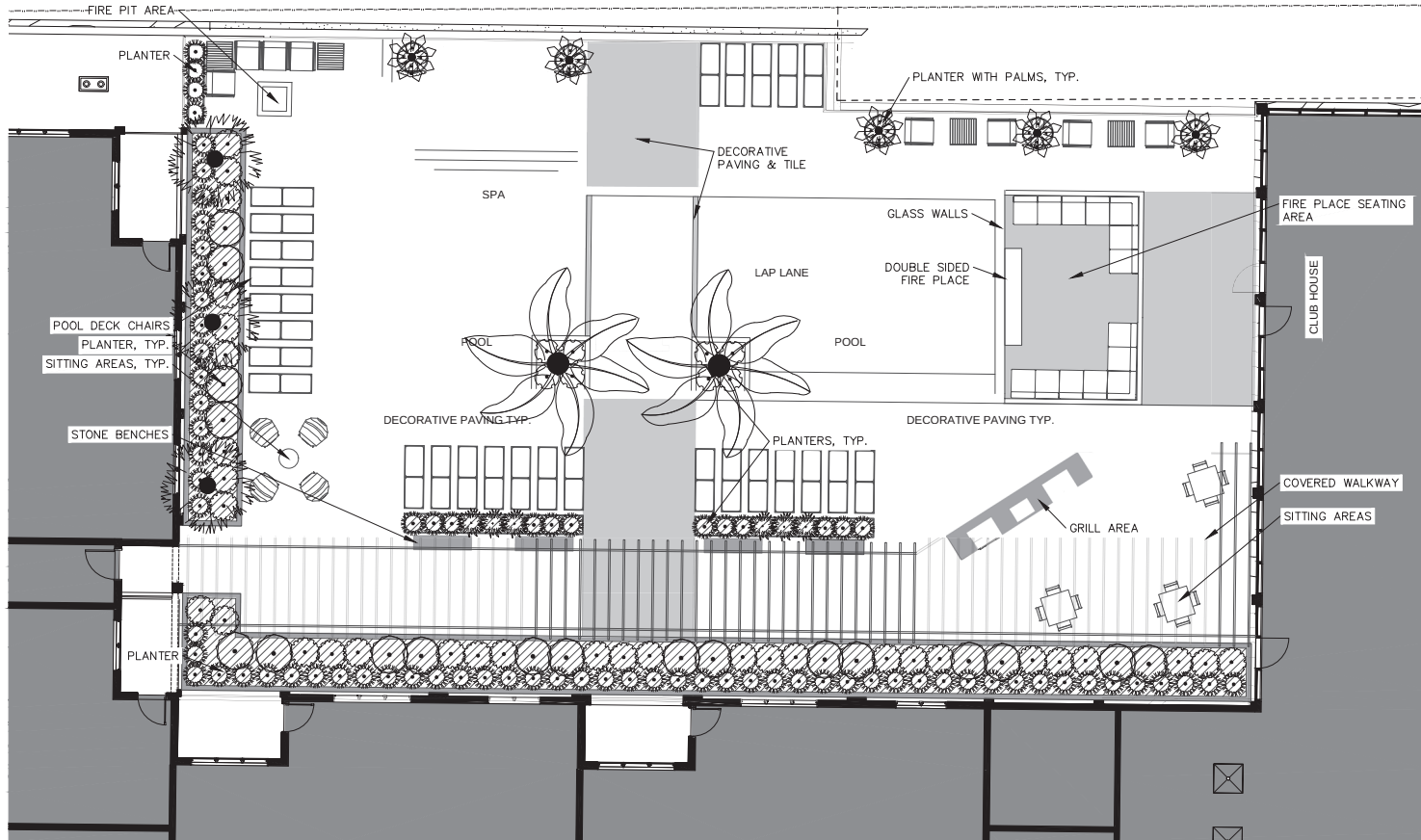
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7 BACKFILL AND FERTILIZER NOTES
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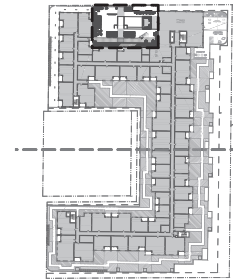
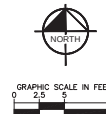


E CHANDLER BLVD BELOW



PLANT SCHEDULE

SYM	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	HEIGHT
CH	13	CHAMBERSOPUS HUMULUS / MEDITERRANEAN FAN PALM	B & B	6'-10"	6'-10"
POI	2	PHOENIX DACTYLUS / DATE PALM	B & B	20'-40"	20'-40"
POI	6	PHOENIX ROSEBERRY / PYGMY DATE PALM	B & B	4'-6"	4'-6"
POI	30	FOCUS PUMILA / CREEPING FIG	3 GAL	18'-20"	6'-12"
LP	16	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	3'-6"	12'-18"
LZ	75	LEUCOPHYLLUM ZYGOPHYLLUM / CHAMBRON / CHAMBRON BLUE RANGER	5 GAL	1'-3"	1'-3"
ML	87	MAHLENBERGIA CAPILLARIS / LINDA / REGAL MIST / PINK MOUNTAIN GRASS	5 GAL	2'-3"	3'-6"
MR	6	MAHLENBERGIA REGENS / DEER GRASS	3 GAL	3'-6"	3'-6"
SV	18	SIMMONDSIA CHINENSIS / VISTA / JUDAS	3 GAL	2'-4"	2'-4"
TG	4	TECOMA STANS STANS / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL	3'-6"	3'-6"
WA	20	WEDELIA TRILOBATA / CREEPING GREY	3 GAL	4'-6"	6'-8"



APPROVALS



MYEFSKI ARCHITECTS
1111 11TH AVE S.W.
SUITE 100
SEASIDE, CA 94062
TEL: (415) 435-1111
WWW.MYEFSKIARCHITECTS.COM

DATE: 03/07/2023
PROJECT: 1111 11TH AVE S.W. SUITE 100 SEASIDE, CA 94062
DRAWN BY: JH
CHECKED BY: JH
PROJECT ARCH: JH

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PROJECT: 1111 11TH AVE S.W. SUITE 100 SEASIDE, CA 94062
DRAWN BY: JH
CHECKED BY: JH
PROJECT ARCH: JH

DATE: 03/07/2023
PROJECT: 1111 11TH AVE S.W. SUITE 100 SEASIDE, CA 94062
DRAWN BY: JH
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DATE: 03/07/2023
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DATE: 03/07/2023
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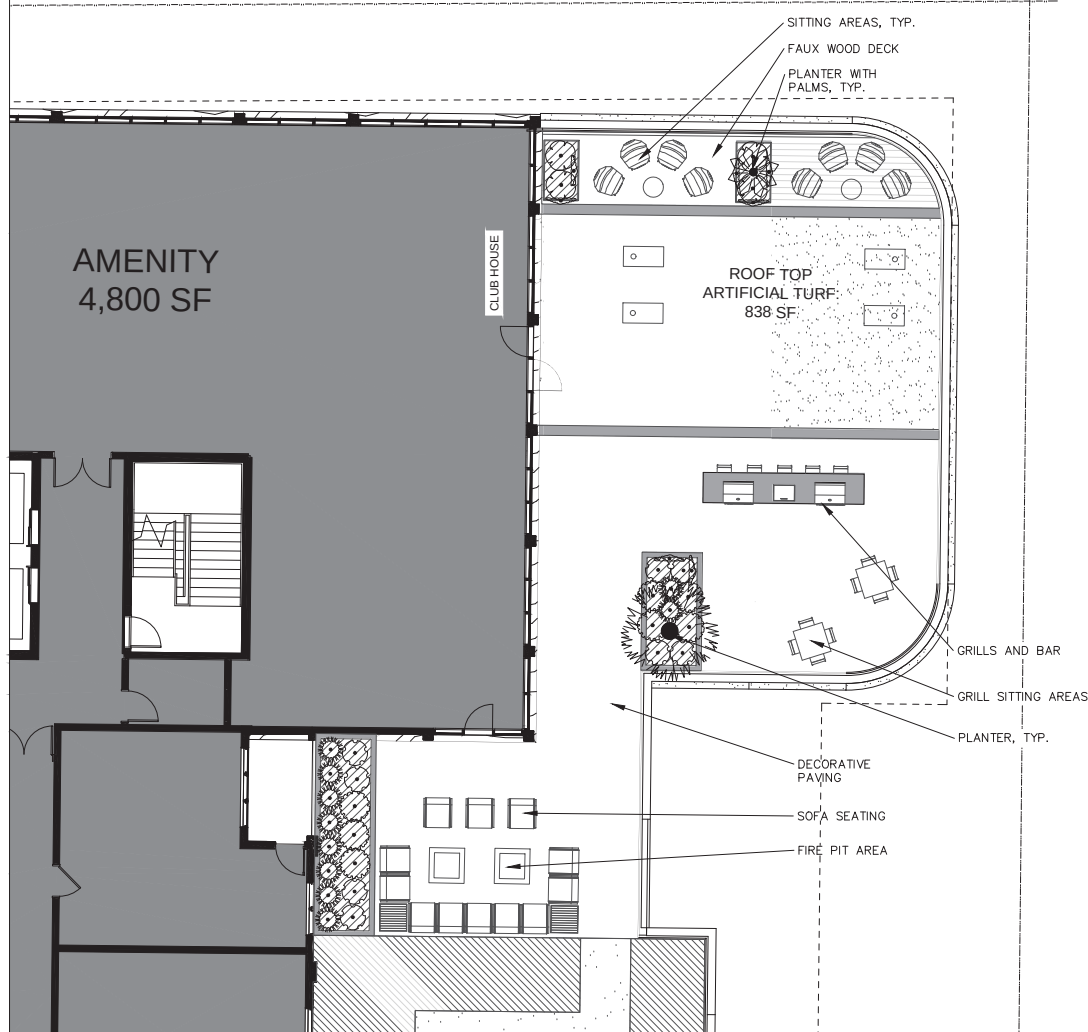
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DRAWN BY: JH
CHECKED BY: JH
PROJECT ARCH: JH

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DATE: 03/07/2023
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DRAWN BY: JH
CHECKED BY: JH
PROJECT ARCH: JH

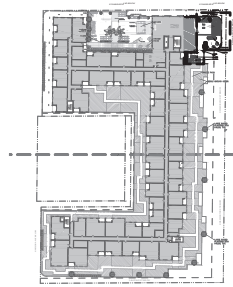
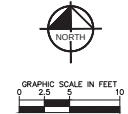
E CHANDLER BLVD BELOW



N WASHINGTON ST BELOW

PLANT SCHEDULE

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
CH	13		CHAMBERSOPS HAWKES / MEDITERRANEAN FAN PALM	8.6.6	6'-10"	6'-10"
PD	2		PHOENIX DACTYLARIA / DATE PALM	8.6.6	20'-40"	20'-40"
PR	6		PHOENIX ROBERTSONI / PIGMY DATE PALM	8.6.6	4'-6"	4'-6"
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
FP	30		FICUS PURULA / CREEPING FIG	3 GAL	10'-15"	6'-12"
LP	18		LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	3'-5"	12'-18"
LZ	75		LEUCOPHYLLUM ZYGOPHYLLUM / CHAMBRON / CHAMBRON BLUE RANGER	5 GAL	1'-3"	1'-3"
ML	87		MULLENBERGIA CAPILLARIS / LENCIA / REGAL MISTH PINK MULEY GRASS	5 GAL	2'-3"	3'-6"
MR	6		MULLENBERGIA RIGENS / DEER GRASS	3 GAL	3'-6"	3'-6"
SV	18		DIANENESSIA CHAMBERSI / VISTA / SOLIDIA	3 GAL	2'-4"	2'-4"
TG	4		TECCOMA STANS STANS / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL	3'-6"	3'-6"
WA	20		WEDDIA TRILOBATA / CREEPING GREY	3 GAL	4'-0"	6'-8"



APPROVALS



PROJECT: 11122222
SHEET: 11122222-01
DATE: 03/07/2023
DRAWN BY: JLP
CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLP
CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLP
CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
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3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLP
CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLP
CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
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2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

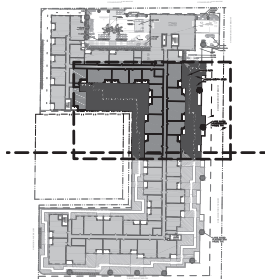
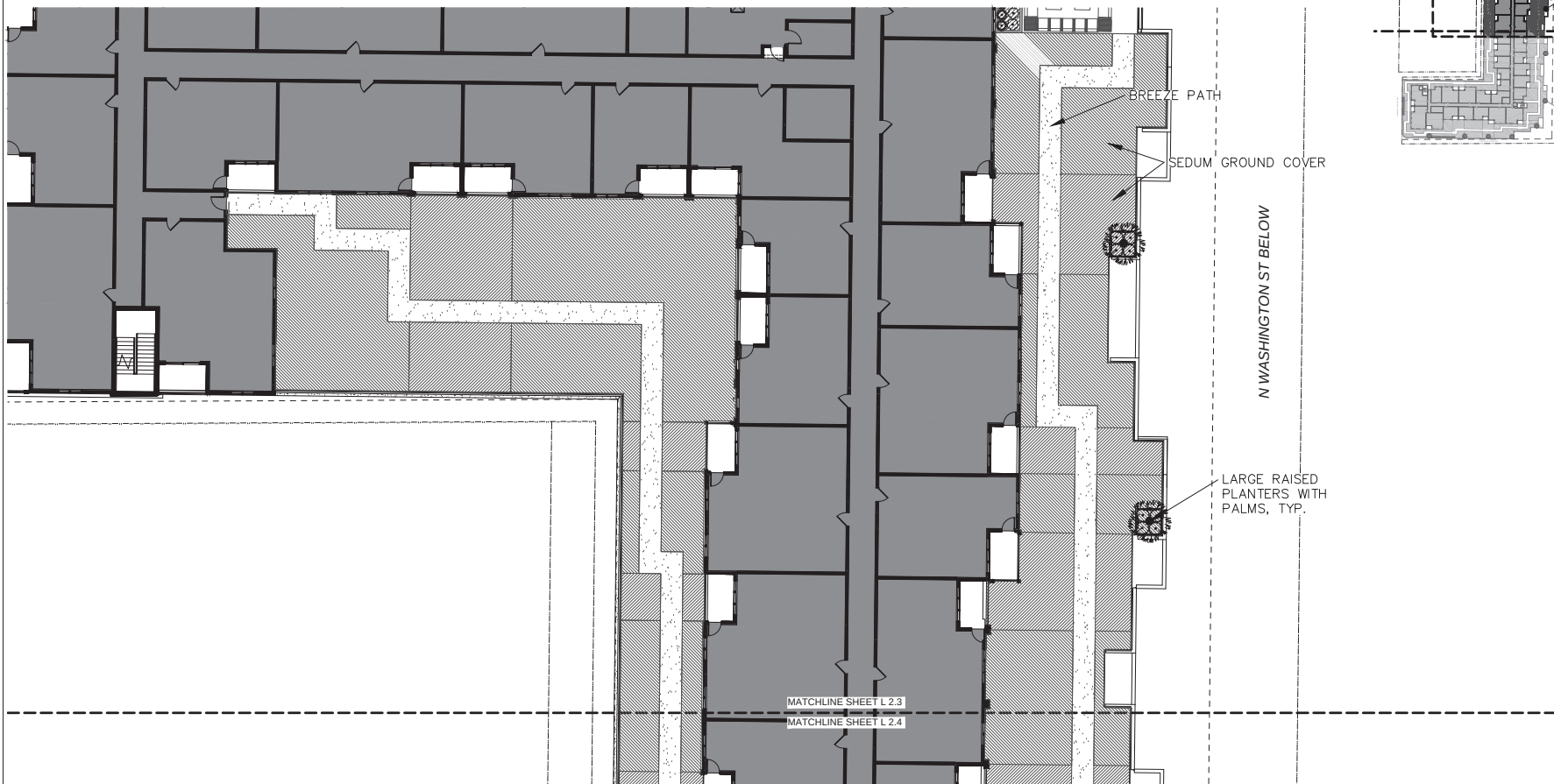
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CHECKED BY: JLP
PROJECT ARCH: JLP

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2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

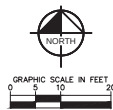
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CHECKED BY: JLP
PROJECT ARCH: JLP

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL



PLANT SCHEDULE

PLANT TYPE	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
PALMS	CH	13	CHAMBERSOPS HUMBLE / MEDITERRANEAN FAN PALM	8" B.B.	6'-10"	6'-10"
	PD	2	PHOENIX DACTYLIFERA / DATE PALM	8" B.B.	20'-40"	20'-40"
	PR	6	PHOENIX ROSEBUDS / PYRAM DATE PALM	8" B.B.	4'-6"	4'-6"
SEEDS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
SEEDS	FP	30	FEUUS PUNILA / CREEPING FIG	3 GAL.	10'-15"	6'-12"
	LP	18	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL.	3'-5"	12'-18"
	LZ	75	LEUCOPHYLLUM ZYGOPHYLLUM CARMARON / CARMARON BLUE RANGER	5 GAL.	1'-3"	1'-3"
SEEDS	ML	87	MULLENBERGIA CAPILLARIS / LENCIA / REGAL MISTE PINK MAJALY GRASS	5 GAL.	2'-3"	3'-6"
	MR	6	MULLENBERGIA REGENS / DEER GRASS	3 GAL.	3'-6"	3'-6"
	SV	18	SIMMONDSIA CHINENSIS VISTA / JOUBKA	3 GAL.	2'-4"	2'-4"
SEEDS	TG	4	TECOMA STANS STANG / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL.	3'-6"	3'-6"
	WA	30	WEDDIA TILLOMATA / CREEPING OREYE	3 GAL.	4'-6"	6'-8"



APPROVALS

MYEFSKI ARCHITECTS

1000 N. WASHINGTON ST. SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.MYEFSKIARCHITECTS.COM

PROJECT: AMENITY PLAN: 3RD FLOOR GARDEN AREA 1
SHEET: L 2.3
DATE: 03.07.2023

DESIGNED BY: JH
CHECKED BY: JP
PROJECT ARCH: 3M

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: SL
CHECKED BY: JP
PROJECT ARCH: 3M

JOE NO. 21037
DATE: 03.07.2023

N ARIZONA AVE BELOW

PLANT SCHEDULE

PLANT	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDE	HEIGHT
CH	13		CHAMAECEROPS HUMULIS / MEDITERRANEAN FAN PALM	8" S.B.	6" S.B.	6' S.B.
PDZ	2		PHOENIX DACTYLOFERA / DATE PALM	8" S.B.	20" S.B.	20' S.B.
PR	6		PHOENIX ROSELENI / PYGMY DATE PALM	8" S.B.	4" S.B.	4' S.B.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDE	HEIGHT
FP	30		FICUS PUMILA / CREEPING FIG	3 GAL	10" S.B.	6" S.B.
LP	16		LANTANA MONTEVIDEENSIS / PURPLE TRAILING LANTANA	5 GAL	2' S.B.	12" S.B.
LZ	75		LEUCOPHYLLUM ZYCORHILLUM / CHAMBRON / CHAMBRON BLUE DANGER	5 GAL	1' S.B.	1' S.B.
ML	87		MULLENBERGIA CAPILLARIS / LENCH / REGAL MISTY PINK MARY GRASS	5 GAL	2' S.B.	3' S.B.
MR	6		MULLENBERGIA RIGENS / DEER GRASS	3 GAL	2' S.B.	3' S.B.
SV	18		SIMMONDSIA CHINENSIS / YESTER / JORDAN	3 GAL	2' S.B.	2' S.B.
TG	4		TECOMA STANS STANS / GOLD STAFF / GOLD STAFF YELLOW BELLS	3 GAL	2' S.B.	3' S.B.
WA	20		WEDELIA TRILOBATA / CREEPING GREY	3 GAL	4' S.B.	6' S.B.

MATCHLINE SHEET L 2.3

MATCHLINE SHEET L 2.4

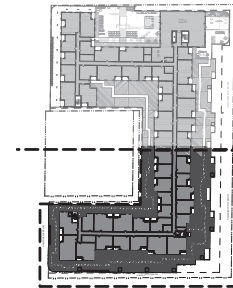
N WASHINGTON ST BELOW

LARGE RAISED PLANTERS WITH PALMS, TYP.

E BUFFALO ST BELOW



GRAPHIC SCALE IN FEET
0 5 10 20



APPROVALS



ARCHITECT: MYEFSKI ARCHITECTS
1000 N. WASHINGTON ST., SUITE 100
PHOENIX, AZ 85004
TEL: 602.441.1111
WWW.MYEFSKIARCHITECTS.COM

DATE: 03.07.2023
PROJECT: 21037
SHEET: L 2.4

DESIGNED BY: JH
CHECKED BY: JH
PROJECT ARCH: JH

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

DATE: 03.07.2023
JOB NO: 21037
SHEET: L 2.4

PROJECT: 21037
SHEET: L 2.4

DATE: 03.07.2023
JOB NO: 21037
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JOB NO: 21037
SHEET: L 2.4

DATE: 03.07.2023
JOB NO: 21037
SHEET: L 2.4

Lauren Schumann

From: Chris Sterbenz <sterbz@hotmail.com>
Sent: Thursday, July 6, 2023 10:39 AM
To: Lauren Schumann
Subject: Re: One Chandler

Hi Lauren,

Thank you for sharing the latest renderings. My opposition remains based on the enormity of this structure and the illogicality of erecting it around a single-story fast food restaurant. I do not consider the proposal to be an appealing improvement to the subject area, let alone an eye-warming gateway into or out of Downtown Chandler. Additionally, I am fairly certain that in this proposed state, the 7-story structure would far surpass the height of any other properties in the vicinity, including office buildings, hotels, and high-density residential units. What are the reasons for the proposal needing to include so many mixed uses all in one, and in such mass quantity? I posed this question to the developer at the first Neighborhood Meeting in February and was not given a straight-forward answer.

I will unfortunately be out of town for the next two meetings, but you may use this response as the basis of my opposition.

Regards,
Chris

From: Lauren Schumann <Lauren.Schumann@chandleraz.gov>
Sent: Wednesday, July 5, 2023 1:43 PM
To: Chris Sterbenz <sterbz@hotmail.com>
Subject: RE: One Chandler

Good Afternoon Chris,

Thank you for taking my call today and making me aware of your concerns/opposition to the One Chandler request. Attached is the revised renderings. The staff memo will be available by end of day Friday July 14th under the Planning & Zoning Commission agenda.

Any letter you provide, I can attach your opposition to the staff memo for the Planning & Zoning Commission and City Council.

If you have additional questions or concerns, do not hesitate to ask.

Lauren Schumann
Principal Planner, City of Chandler's Planning Division
215 E. Buffalo St.
Chandler, AZ 85225

(480) 782-3156

From: Chris Sterbenz <sterbz@hotmail.com>
Sent: Monday, July 3, 2023 3:03 PM
To: Lauren Schumann <Lauren.Schumann@chandleraz.gov>
Subject: One Chandler

Lauren,

I am a resident at 123 N Washington St. I cannot view the renderings for this latest revamped proposal (website continues to crash), but needless to say, to see that the modified request is to build a structure that's 100'+ in height is beyond laughable and a complete slap in the face to the numerous residents that attended the last "Neighborhood Meeting" and voiced their utmost displeasure about the concept of building a 7 story structure (which presumably, would be well less than 100' in height). This note may very well fall on deaf ears, but I just don't understand the purpose of neighborhood meetings when builders take absolutely zero consideration of impacted local residents' feedback. It's as if that step is nothing but checking a box.

Chris Sterbenz
Unit #37
(480) 580-0581

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CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.



Planning & Zoning Commission Memorandum Development Services
Memo No. 23-032

Date: July 19, 2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Benjamin Cereceres, Planner
Subject: PLH22-0032 Crossroads Chick-Fil-A
Request: Preliminary Development Plan approval to modify an existing drive-thru restaurant, including adding a drive-thru lane and a shade canopy that encroaches into the northern building setbacks.
Location: 2900 E. Gemann Road, at the southwest corner of Gilbert Road and Santan 202 Freeway.
Applicant: Brandi Loper, 4G Development & Consulting, Inc.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0032 Crossroads Chick-Fil-A for the modification of an existing drive-thru restaurant, including adding a drive-thru lane and a shade canopy that encroaches into the northern building setbacks, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for commercial
- Existing zoning/preliminary development plan approved in 2003 permits a restaurant with a drive-thru
- Preliminary Development Plan (PDP) required to grant waivers from setbacks to allow for the encroachment of a drive-thru lane with a shade canopy

Surrounding Land Use Data:

North	Santan 202 Freeway	South	PAD for commercial
East	Across Gilbert Road: Commercial Center (Town of Gilbert)	West	PAD for commercial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

	Restaurant with Drive-Thru
Existing Building Square-Footage	4,260 Sq.Ft.
Proposed Building Square-Footage	4,731 Sq.Ft.
Existing Required North Side Yard Setback	50'
Proposed North Side Yard Setback	16.4' (To proposed shade canopy)

Review and Recommendation:

The existing restaurant with drive-thru was permitted and developed under the original zoning case and PDP, but the case did not allow for waivers to the required setbacks. The proposal can be processed through a Preliminary Development Plan.

The site is located within Crossroads Town Center shopping center. The existing restaurant with drive-thru was built in 2005. Due to the restaurant's high demand, a second drive-thru lane is being proposed with two shade canopies being requested, one will be located on the east side of the restaurant and will meet the required 50' setback along Gilbert Road and the second shade canopy being proposed on the north side adjacent to the Santan 202 Freeway and is requesting a reduced setback of approximately 16' rather than maintaining the required 50' setback. Both the existing and proposed drive-thru lanes meet City Code drive-thru stacking distance requirements. In addition, a building expansion is being added to the back of house to provide additional employee work area.

The proposed expansion and drive-thru shade canopies design is consistent with the existing restaurant and surrounding development by using colors and materials such as stone veneer, brick wainscoting, and gooseneck lighting. Staff finds that the requested setback waiver is justified given that there is an approximately 90 foot landscape tract on ADOT's property separating the subject site from the east bound off ramp to Gilbert Road. Additionally, a second drive-thru lane will help alleviate traffic congestion that has been an issue at this corner as both Chik-fil-A and In-N-Out Burger, which are next to each other, share a single driveway access point from the rest of the center. For these reasons, staff finds

the proposal to be consistent with the goals of the General Plan and recommends Planning and Zoning Commission recommend approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed out to property owners within 600' and posted on social media via NextDoor in lieu of holding a neighborhood meeting due to the lack of residents within close proximity.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

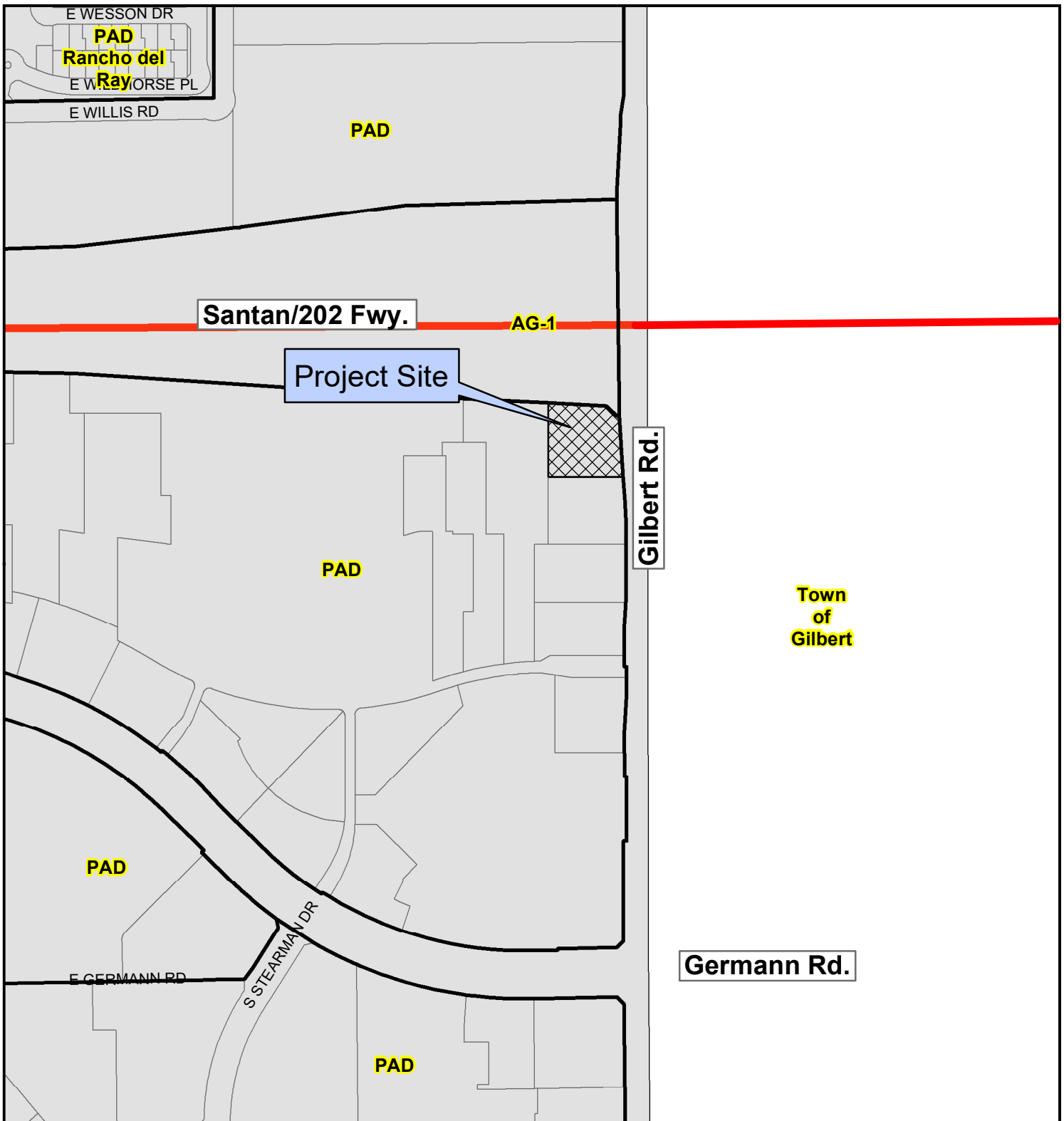
1. Development of the site shall be in substantial conformance with the conceptual exhibits entitled "Conceptual Exhibits".
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than the time of planting.
4. Landscaping plans including for open spaces, right-of-way, and street median and perimeter walls shall be approved by the Planning Administrator.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval, compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

Vicinity Maps

Narrative

Conceptual Exhibits



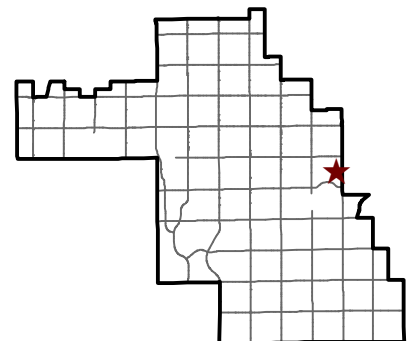
PLH22-0032 Crossroads Chick-Fil-A

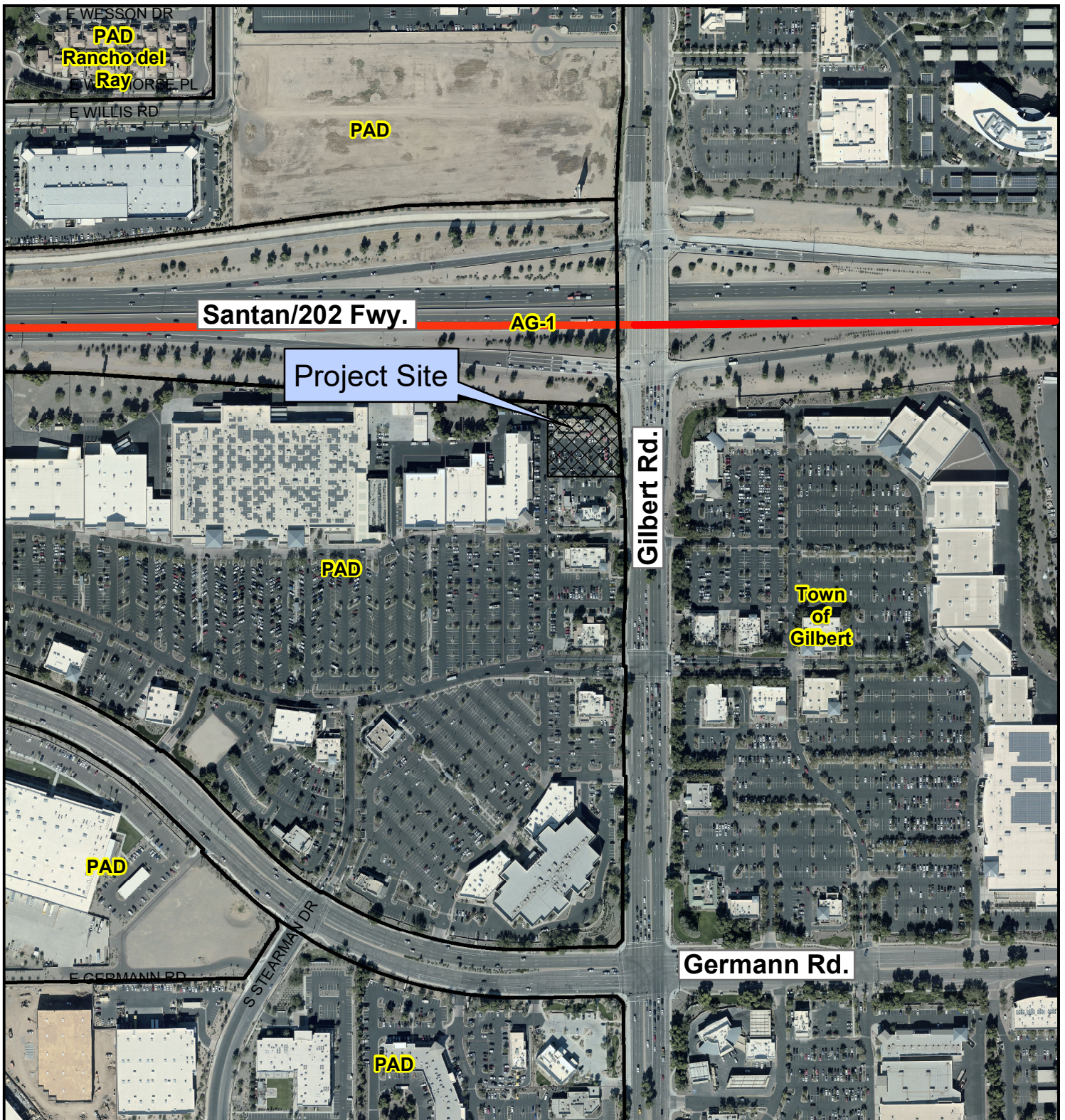


Project Details
2900 E. Germann Rd.
Request Preliminary Development Plan to
expand existing drive-thru restaurant



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

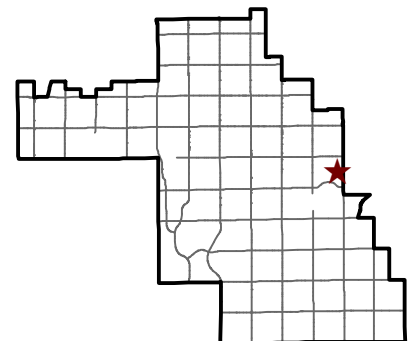




PLH22-0032 Crossroads Chick-Fil-A



Project Details
 2900 E. Germann Rd.
 Request Preliminary Development Plan to
 expand existing drive-thru restaurant



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



Proposed Remodel of a Chick-fil-A Drive-Thru Restaurant

2900 E Germann Rd, Chandler, AZ

Project Narrative

June 8, 2022

Thank you for considering this proposal for a remodel of the existing Chick-fil-A restaurant located at 2900 E Germann Rd, Chandler, AZ.

This application is being submitted by 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 1.11 acres of commercial property (APN: 303-30-966). The property is zoned PAD. The proposed remodel will consist of an addition of an additional drive-thru lane, removal of existing parking stalls, two drive-thru canopies and an addition to existing building.

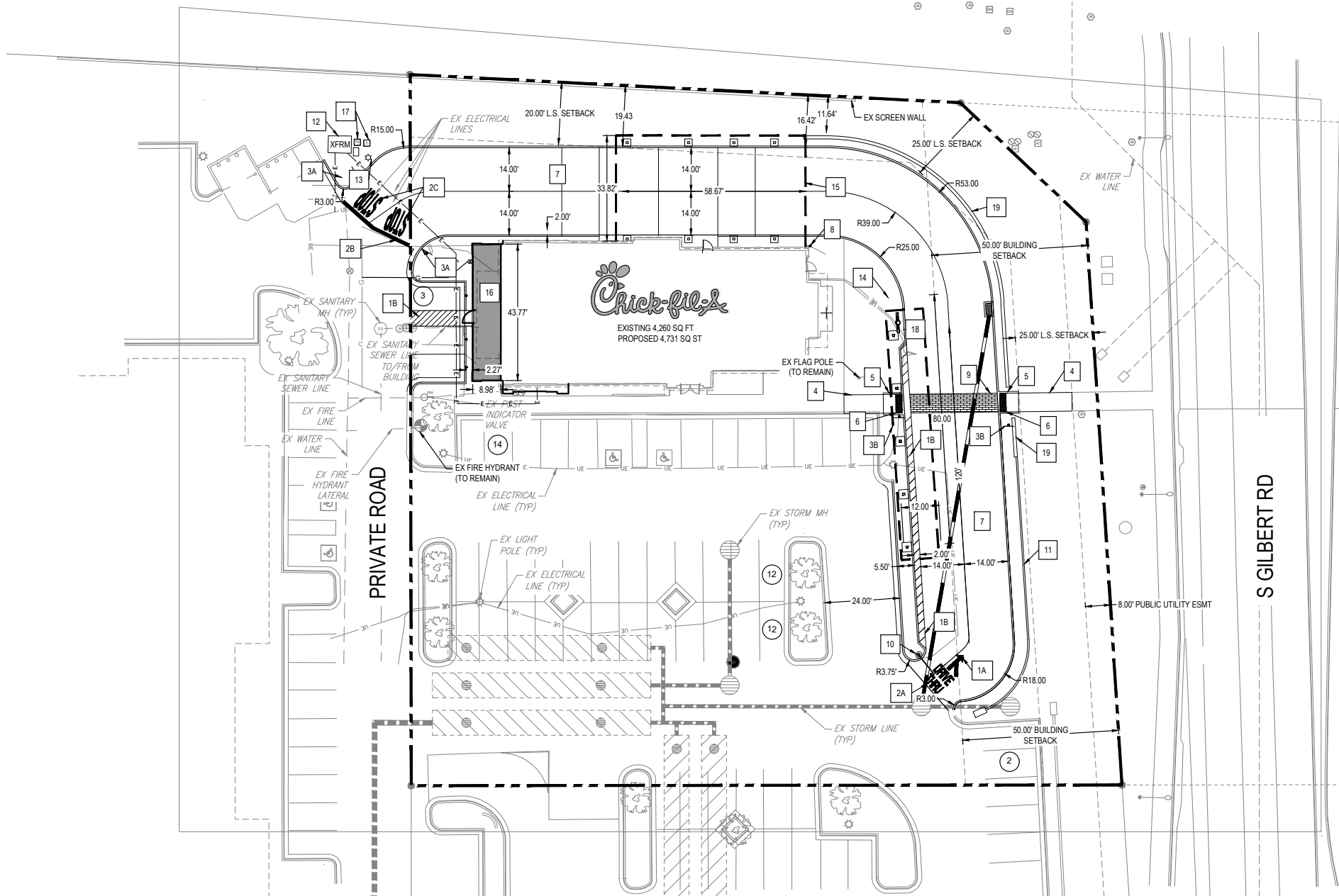
The proposed addition of a drive-thru lane will increase from one lane to two lanes to allow more efficient stacking. This addition will require the removal of (4) existing parking stalls. With the addition of the extra drive-thru lane we are also proposing adding (2) canopy structures to provide shading for both employees & patrons. We are also proposing an addition to the existing building to increase the size of the kitchen area. The existing building square footage is 4,459. The addition proposed will be an extra 420 square feet for a new building square footage of 4,969.

We believe the remodel of this existing Chick-fil-A restaurant will be an asset to the City of Chandler and will be well received by new & existing patrons & staff. Thank you for your review.

**PLH22-0032 Crossroad Chick-Fil-A
Conceptual Exhibits**



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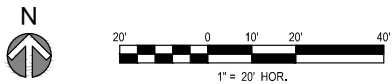


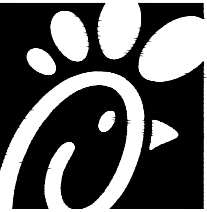
- NOTES:
1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
 3. REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
 4. ALL CURB ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
 5. STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 PAVEMENT MARKINGS - 1
- 1A DIRECTIONAL ARROW - MERGE
 - 1B STRIPING - 4" WIDE STRIPES @ 3' O.C. YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE.
- 2 PAVEMENT MARKINGS - 2
- 2A DRIVE-THRU
 - 2B STOP BAR
 - 2C STOP
- 3 DIRECTIONAL SIGNAGE
- 3A STOP SIGN
 - 3B PEDESTRIAN CROSSING SIGN
- 4 CONCRETE SIDEWALK
- 5 CURB RAMP w/ SHORT FLARED SIDES
- 6 DETECTABLE WARNING DEVICE
- 7 CONCRETE PAVEMENT DRIVE-THRU LANE
- 8 CONCRETE BOLLARD
- 9 CROSSWALK MARKINGS
- 10 DRIVE-THRU CLEARANCE BAR
- 11 RELOCATED SCREEN-WALL, MIN HEIGHT 4 FT.
- 12 RELOCATED TRANSFORMER
- 13 RELOCATED LIGHT POLE
- 14 ORDER POINT CANOPY
- 15 OMD DELIVERY CANOPY
- 16 BUILDING ADDITION, ±344 SQ.FT. RE: ARCHITECTURE
- 17 RELOCATED ELECTRICAL EQUIPMENT
- 18 MENU BOARD/ORDER POINT
- 19 SCREEN WALL MIN HEIGHT 6'-5"

PROJECT DATA TABLE			
ITEM	REQUIRED	EXISTING	PROPOSED
PROPERTY AREA			
GROSS SF			48,430
GROSS AC			1.11
BUILDING ST		4,260	4,731
PARKING			
CALCULATION	ONE (1) SPACE/FIFTY (50) SQ. FT. OF PUBLIC SERVING AREA PLUS ONE (1)/TWO HUNDRED (200) SQ. FT. OF PREPARATION AREA - PUBLIC SERVING AREA = 1,426 SQ. FT. PREPARATION AREA = 2,352 SQ. FT.		
STANDARD	39	47	41
ACCESSIBLE	2	2	2
TOTAL	41	49	43
BUILDING SET BACK			
NORTH	0'		10'
SOUTH	0'		0'
EAST	0'		50'
WEST	0'		0'
LANDSCAPE SET BACK			
NORTH	0'		10'
SOUTH	0'		0'
EAST	25'		25'
WEST	0'		0'





Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



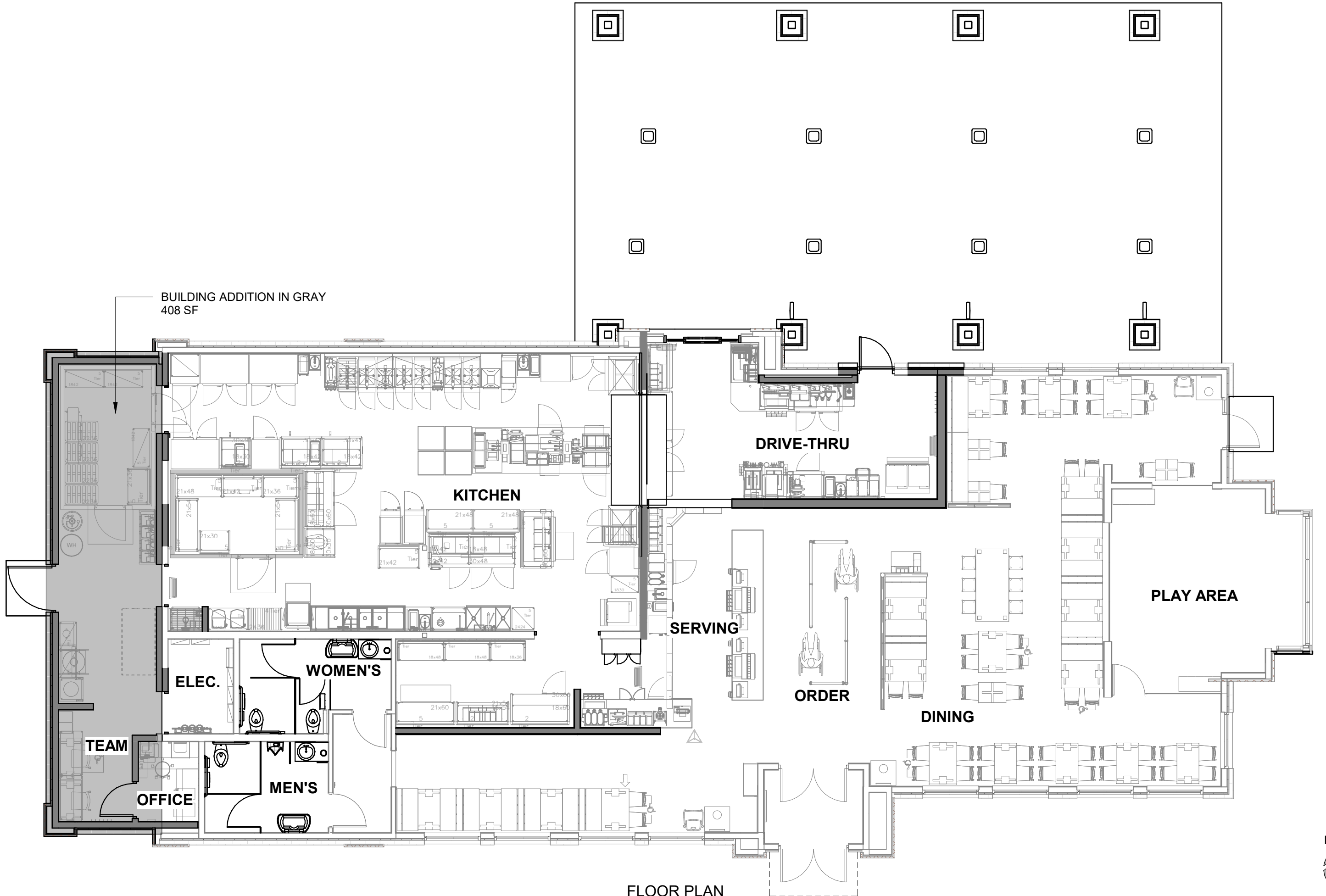
MERRICK
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

CHICK-FIL-A
CROSSROADS
2900 E GERMANN RD
CHANDLER, AZ 85286

FSR# 01693
BUILDING TYPE / SIZE: P13 LE LRG
RELEASE: 21.08
PRELIMINARY DESIGN
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65121160
PRINTED FOR PLANNING REVIEW
DATE
DRAWN BY KEA
SHEET SITE PLAN
SHEET NUMBER

C1.0





1 DRIVE THRU ELEVATION
1/8" = 1'-0"



2 ENTRY ELEVATION
1/8" = 1'-0"

D-071 - COLOR EXTERIOR ELEVATIONS

01693, CROSSROADS TOWNE CENTER, 2900 E. GERMANN RD., CHANDLER, AZ 85286

5/9/2023

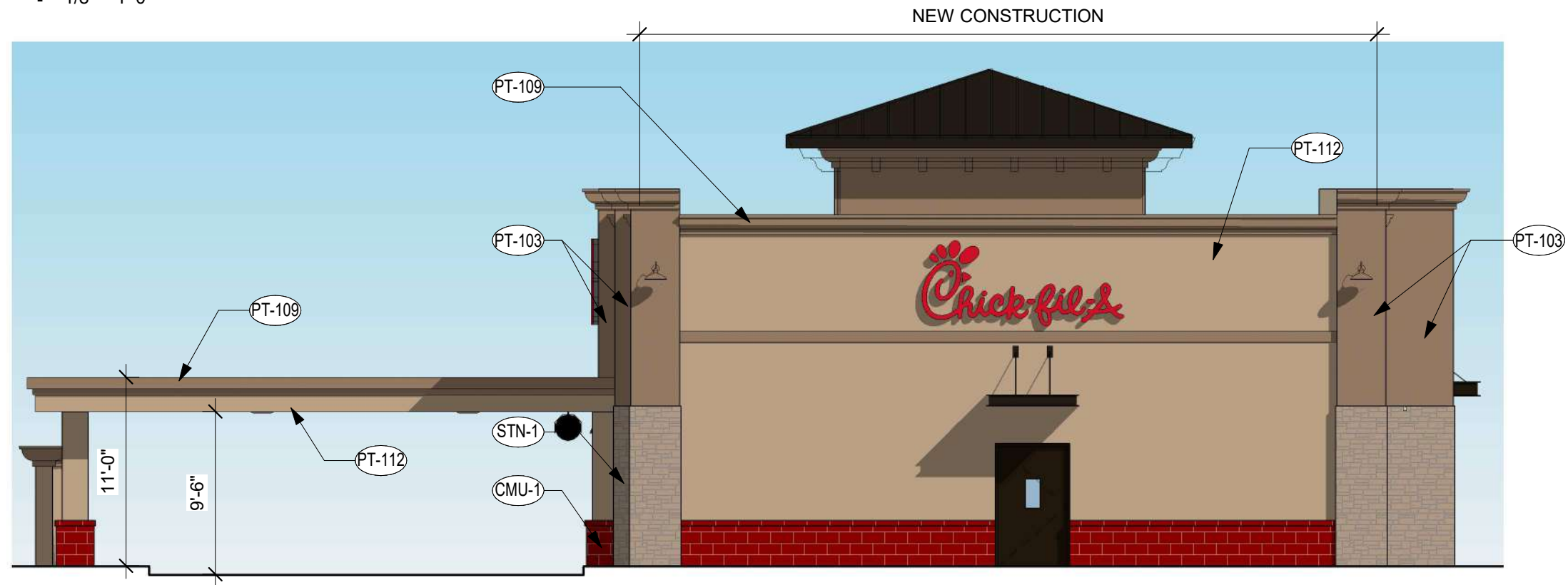
THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.



5/9/2023 1:45:53 PM
D-071



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

PAINT AT EXISTING/NEW STUCCO



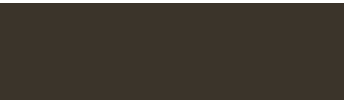
PT-103
PAINT
SW6102
PORTABELLO



PT-112
PAINT
SW6108
LATTE



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



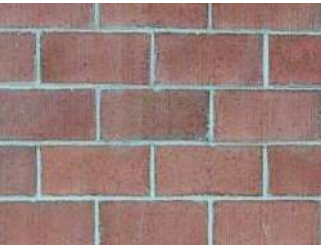
PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE



STN-1
EXISTING STONE VENEER
80% BUCKS COUNTY SOUTHERN
LEDGESTONE
20% BUCKS COUNTY DRESSED
FIELDSTONE BY CLONE STONE



CMU-1
EXISTING CMU VENEER
SUPERLITE BLOCK CO
FOUNDER'S FINISH
CANYON RED

D-072 - COLOR EXTERIOR ELEVATIONS

01693, CROSSROADS TOWNE CENTER, 2900 E. GERMANN RD., CHANDLER, AZ 85286

5/9/2023

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





DRIVE THRU SIDE



ENTRY SIDE AT REAR ADDITION

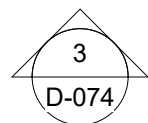
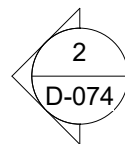
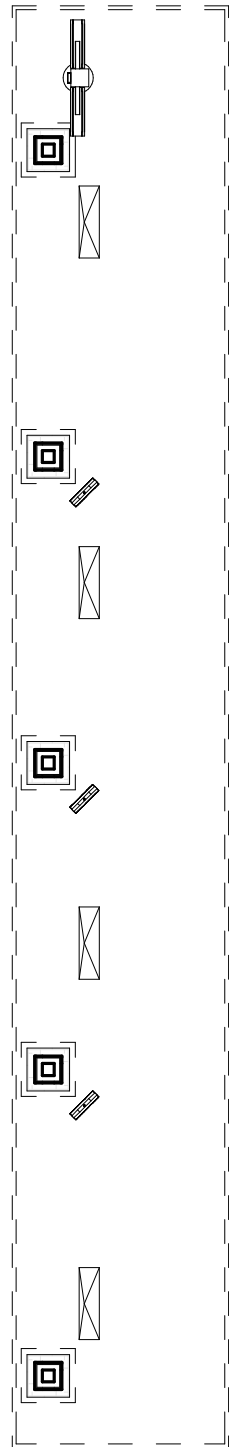
D-073 - PERSPECTIVE VIEWS

01693, CROSSROADS TOWNE CENTER, 2900 E. GERMANN RD., CHANDLER, AZ 85286

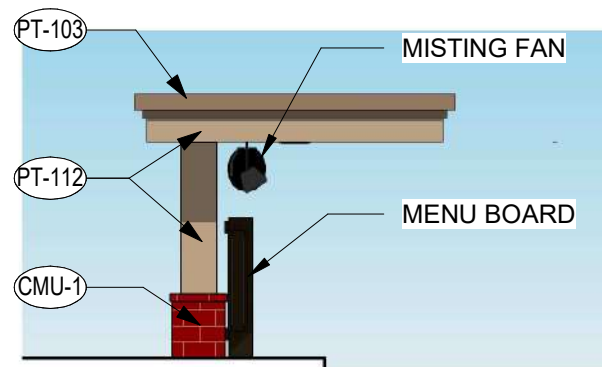
5/9/2023

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

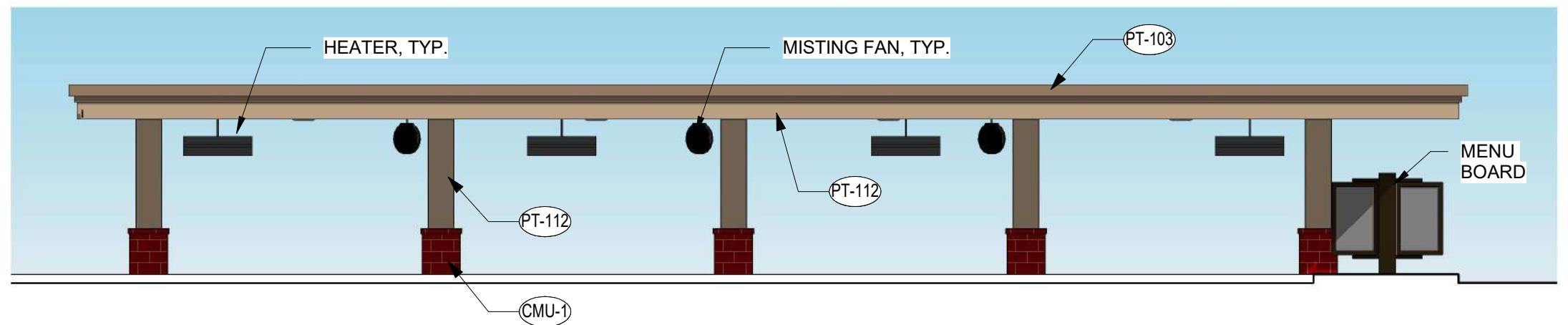




1 ORDER POINT CANOPY - FLOOR PLAN
 $\frac{3}{32}'' = 1'-0''$

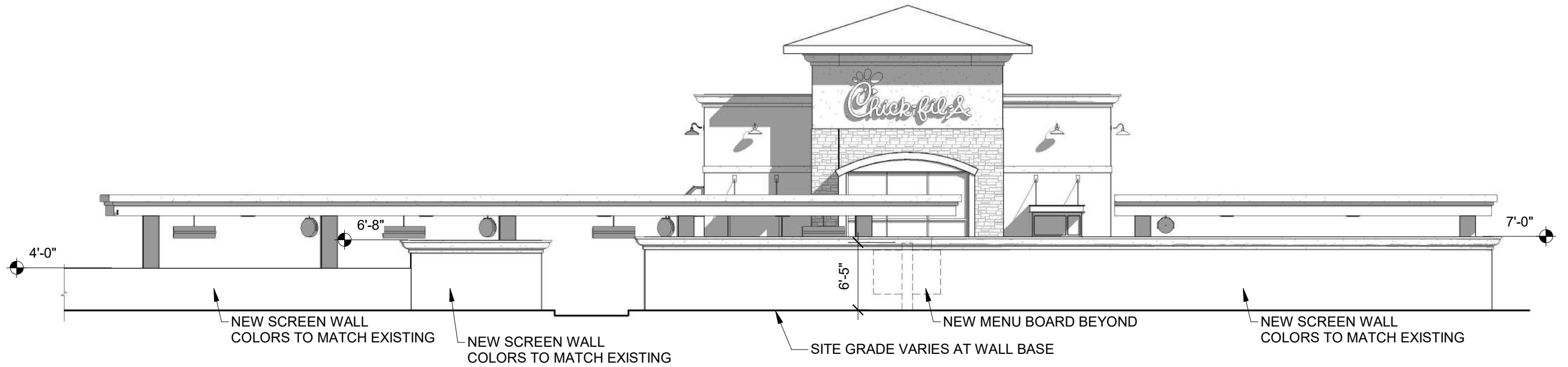


3 ORDER POINT CANOPY - ENTRY ELEVATION
 $\frac{1}{8}'' = 1'-0''$



2 ORDER POINT CANOPY-SIDE ELEVATION
 $\frac{1}{8}'' = 1'-0''$

D-074 - ORDER POINT CANOPY



1 SCREEN WALL ELEVATION

1" = 10'-0"

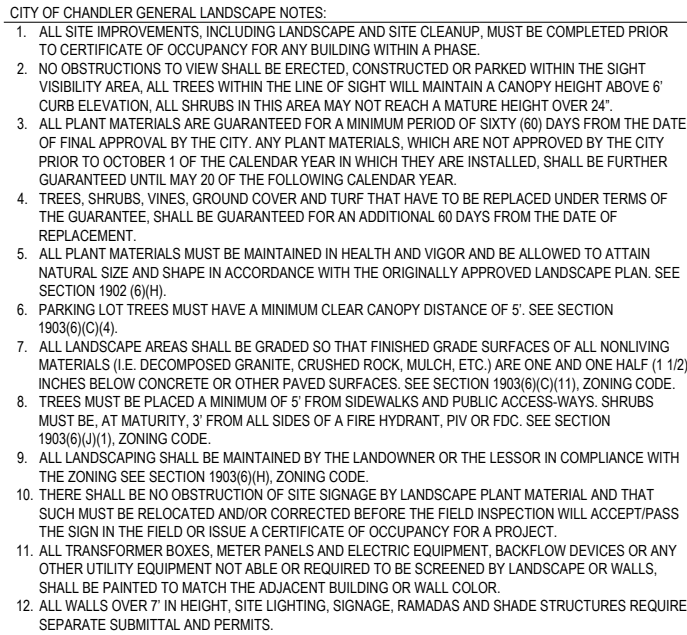
D-075 - SITE ELEVATION

01693, CROSSROADS TOWNE CENTER, 2900 E. GERMANN RD., CHANDLER, AZ 85286

5/9/2023

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.



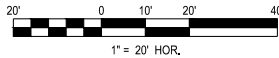


I hereby certify that no tree or boulder is designed closer than six (6) feet to the face of public street curb.

Registered Landscape Architect	Date
--------------------------------	------

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	DS	Dalbergia sissoo	Rosewood	4
	QH	Quercus virginiana 'Heritage'	Heritage Southern Live Oak	8
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	EV	Eremophila maculata 'Valentine'	Valentine Spotted Emu Bush	3
	HP	Hesperaloe parviflora	Red Yucca	21
	LR	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Langman's Sage	31
	ML	Muhlenbergia capillaris 'Lenca'	Regal Mist® Pink Muhly Grass	6
	SC	Salvia clevelandii	Cleveland Sage	37

N



1" = 20' HOR.



CHICK-FIL-A
CROSSROADS
2900 E GERMANN RD
CHANDLER, AZ 85286

FSR# 01693

BUILDING TYPE / SIZE: P13 LE LRG
RELEASE: 21.08

PRELIMINARY DESIGN

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65121160
PRINTED FOR	PLANNING REVIEW
DATE	05/12/2023
DRAWN BY	NJP
SHEET	
PLANTING PLAN	

SHEET NUMBER

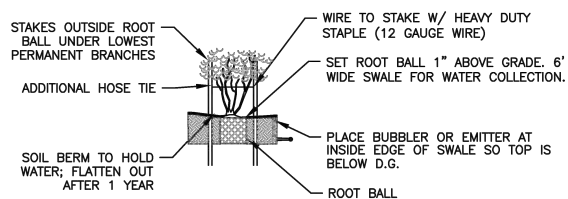
L1.1

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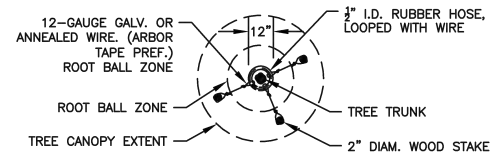
00-LS-0000-A101-SHEET NAME

MULTI-TRUNK TREE PLANTING & STAKING

NTS MULTI TRUNK TREE PLANTING & STAKE DETAIL



DETAIL A. WIRE & HOSE TIES



PLANTING NOTES:

1. SIDES OF PLANTING PITS ARE TO BE LOOSENEED OR RAKED BEFORE SETTING TREE IN PIT.
2. EXCAVATE DEPTH OF PLANTING PIT TO THE SAME DEPTH AS THE ROOTBALL.
3. THE WIDTH OF THE PLANTING PIT SHALL BE 2 X THE WIDTH OF THE ROOTBALL. GENTLY LOOSEN ROOTS AROUND EXTERIOR OF ROOTBALL. CENTER TREE IN PLANTING PIT.
4. INSPECT ROOT BALLS AT POINT OF PURCHASE TO AVOID PURCHASE OF ROOT BOUND MATERIALS. REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
5. NEW TREES SHALL NOT BE PRUNED UNLESS DIRECTED BY OWNER. FORM SWALE AROUND EACH TREE AS SHOWN FOR WATER COLLECTION. REMOVE ALL NURSERY STAKES.

BACKFILL NOTES:

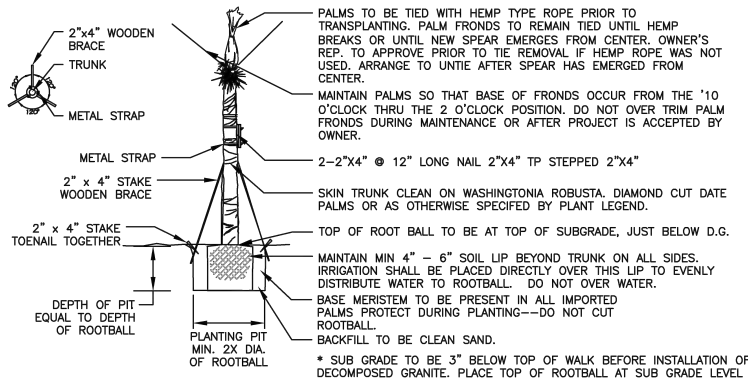
1. PROVIDE MULCH AMENDMENT WITH BACKFILL FOR NON-DESERT TREES.
2. BACKFILL MIX SHALL CONSIST OF 3 PARTS NATIVE SOIL TO 1 PART MULCH.
3. PROVIDE 1 CUP GYPSUM IN BOTTOM OF PLANTING PIT.
4. INCLUDE 16:20:0 AMMONIUM PHOSPHATE FERTILIZER IN PLANTING PIT FOR NON-DESERT TREES. MIX INTO BACKFILL. DO NOT SPREAD ON TOP OF SOIL.

STAKING NOTES:

1. USE 2- 2" DIA. LODGE POLE STAKES- DOUG FIR, OR APPROVED HARDWOOD.
 2. DRIVE STAKE MIN 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
 3. PLACE STAKES OUTSIDE THE ROOTBALL.
 4. HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT.
 5. PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY 1/2 WAY BETWEEN THE TOP TIE AND GROUND.
 6. ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CAMBIUM.
- MISC. NOTES:
1. REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
 2. BACKFILL ANY HOLES LEFT IN ROOTBALL LEFT FROM NURSERY STAKES. BACKFILL SHALL BE CLEAN SOIL, NOT D.G.
 3. SWALE SHALL BE A SMOOTH TRANSITION-NO ABRUPT GRADE CHANGES
 4. SWALE SHALL BE WATER TESTED FOR WATER HOLDING CAPACITY PRIOR TO PLACING D.G.
 5. PROVIDE ADDITIONAL WIRE HOSE TIE WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE TWO REQUIRED SUPPORTS.
 6. 2-3" MULCH TOP LAYER, NOT AROUND BASE. 1" D.G. TOP LAYER ALSO SUITABLE.

PALM TREE PLANTING

NTS



NOTES:

TRANSPORTING AND SETTING:

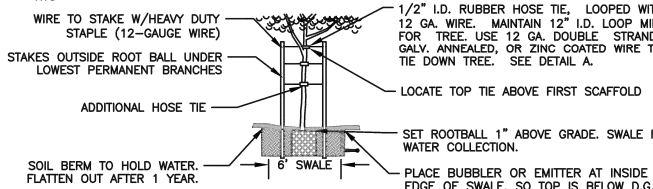
1. 4" MIN WIDTH NYLON STRAPS TO BE USED FOR TRANSPORTING, MOVING AND SETTING PALMS. IF IMPROPER STRAPS ARE USED, CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE TREE IF SCARRING ON TRUNK OCCURS.
2. PLACE STRAPS AT MINIMUM TWO POINTS ALONG TRUNK TO EVENLY SUPPORT WEIGHT AND PREVENT TRUNK FROM BENDING OR BOWING DURING SETTING AND TRANSPORT IF TRUNKS ARE DEFORMED DUE TO IMBALANCED SUPPORT, CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE TREES.
3. PALMS SHALL BE GENTLY SET INTO PLANTING PIT AND NOT BE DROPPED AT ANY TIME DURING THE TRANSPORTING AND SETTING PROCESS. IF PALMS ARE DROPPED THEY WILL BE REJECTED AND REPLACED BY CONTRACTOR.

PLANTING:

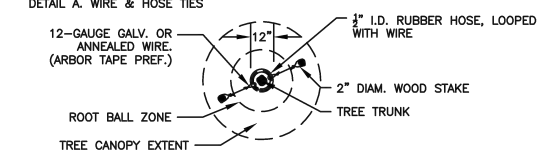
1. IF MATCHED TRUNK HEIGHTS ARE NEEDED, PURCHASE MATCHING TRUNK HEIGHTS. DO NOT OVER BURY PALMS TO ACHIEVE MATCHING TRUNK HEIGHTS.
 2. PROTECT APICAL AND BASE MERISTEM THROUGHOUT TRANSPORTING AND PLANTING PROCESS.
 3. DO NOT BURY AERIAL ROOT ZONE.
- IRRIGATION:
1. PLACE IRRIGATION DIRECTLY OVER ROOT BALL. SOIL, EVENLY SPACE AROUND BASE.
 2. WATER SO THAT 80% OF FIELD CAPACITY IS MAINTAINED. ADJUST FOR SOIL TYPE.
 3. ADJUST WATERING FOR SEASONAL NEEDS.
 4. DO NOT USE VERTICAL PVC AND PEA GRAVEL.

SINGLE-TRUNK TREE PLANTING & STAKING

NTS



DETAIL A. WIRE & HOSE TIES



PLANTING NOTES:

1. SIDES OF PLANTING PITS ARE TO BE LOOSENEED OR RAKED BEFORE SETTING TREE IN PIT.
2. EXCAVATE DEPTH OF PLANTING PIT TO THE SAME DEPTH AS THE ROOTBALL.
3. THE WIDTH OF THE PLANTING PIT SHALL BE 2X THE WIDTH OF THE ROOTBALL.
4. GENTLY LOOSEN ROOTS AROUND EXTERIOR OF ROOTBALL.
5. CENTER TREE IN PLANTING PIT.
6. INSPECT ROOT BALLS AT POINT OF PURCHASE TO AVOID PURCHASE OF ROOT BOUND MATERIALS.
7. REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
8. NEW TREES SHALL NOT BE PRUNED UNLESS DIRECTED BY OWNER.
9. FORM SWALE AROUND EACH TREE AS SHOWN FOR WATER COLLECTION.
10. REMOVE ALL NURSERY STAKES.

BACKFILL NOTES:

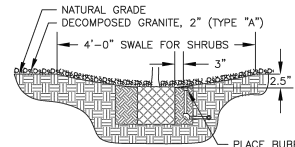
1. PROVIDE MULCH AMENDMENT WITH BACKFILL FOR NON-DESERT TREES.
2. BACKFILL MIX SHALL CONSIST OF 3 PARTS NATIVE SOIL TO 1 PART MULCH. PROVIDE 1 CUP GYPSUM IN BOTTOM OF PLANTING PIT
3. INCLUDE 16:20:0 AMMONIUM PHOSPHATE FERTILIZER IN PLANTING PIT FOR NON-DESERT TREES. MIX INTO BACKFILL. DO NOT SPREAD ON TOP OF SOIL.

STAKING NOTES:

1. USE 2- 2" DIA. LODGE POLE STAKES- DOUGLAS FIR OR APPROVED HARDWOOD.
 2. DRIVE STAKE MIN 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
 3. PLACE STAKES OUTSIDE THE ROOTBALL.
 4. HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT.
 5. PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY HALFWAY BETWEEN THE TOP TIE AND GROUND.
 6. ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CAMBIUM.
- MISC. NOTES:
1. REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
 2. BACKFILL ANY HOLES LEFT IN ROOTBALL LEFT FROM NURSERY STAKES. BACKFILL SHALL BE CLEAN SOIL, NOT D.G.
 3. SWALE SHALL BE A SMOOTH TRANSITION-NO ABRUPT GRADE CHANGES.
 4. SWALE SHALL BE WATER TESTED FOR WATER HOLDING CAPACITY PRIOR TO PLACING D.G.
 5. PROVIDE ADDITIONAL WIRE HOSE TIE WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE TWO REQUIRED SUPPORTS.
 6. 2-3" MULCH TOP LAYER, NOT AROUND BASE. 1" D.G. TOP LAYER ALSO SUITABLE.

SHRUB PLANTING

NTS



NOTES:

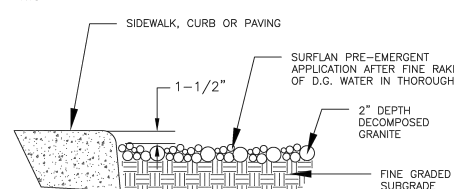
1. PLANT PITS SHALL NOT BE AUGER DUG. SIDES OF PIT SHALL BE RAKED TO LOOSEN PRIOR TO SETTING TREE IN PITS.
2. GENTLY LOOSEN ROOTS AROUND EXTERIOR OF ROOTBALL.
3. DO NOT PLANT ROOT BOUND PLANTS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY TO VERIFY CONDITION OF PLANT IF ANY QUESTION.
4. REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
5. DO NOT PRUNE NEW PLANTS WITHOUT LANDSCAPE ARCHITECT APPROVAL/DIRECTION.

PLANTING PIT TO BE 3X THE WIDTH OF THE ROOT BALL. CENTER SHRUB IN PLANTING PIT. DO NOT OVER-EXCAVATE FOR DEPTH OF PLANTING PIT TO AVOID SETTLING.

FERTILIZER: 16:20:0 AMMONIUM PHOSPHATE FOR NON-DESERT PLANTS. MIX INTO BACKFILL. DO NOT SPREAD ON TOP OF SOIL.

DECOMPOSED GRANITE

NTS

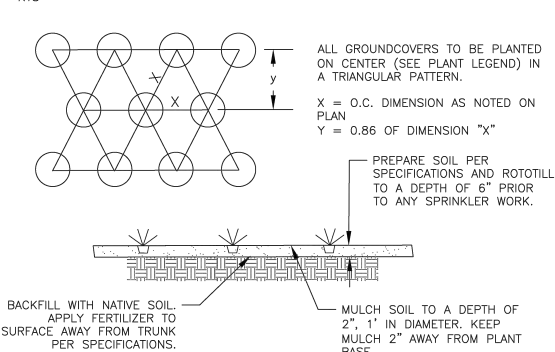


NOTES:

1. DECOMPOSED GRANITE FINISH GRADE TO BE RAKED SMOOTH. DG FINISH GRADE SHALL BE 1-1/2" BELOW ALL ADJACENT PAVING/CURBS.
2. SUBMIT CERTIFIED PESTICIDE APPLICATOR'S LICENSE PRIOR TO CONSTRUCTION. SUBMIT PRODUCT LABEL FOR APPROVAL.
3. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER INSTRUCTIONS. TWO (2) APPLICATIONS ARE REQUIRED. ONE BEFORE PLACEMENT OF D.G. (AFTER SUBGRADE HAS BEEN APPROVED) AND ONE AFTER SPREADING D.G., CERTIFIED PESTICIDE APPLICATOR SHALL CONDUCT APPLICATION. LICENSE AND NOTIFICATION OF APPLICATION SHALL BE PROVIDED MIN. 48 HOURS IN ADVANCE OF APPLICATION. WATER IN EACH APPLICATION PER MANUFACTURER'S INSTRUCTIONS.
4. D.G. SIZE/STYLE AS SPECIFIED ON PLANT LEGEND.

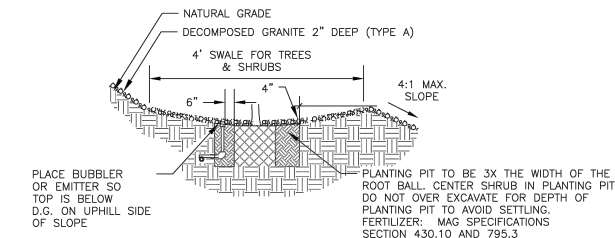
GROUNDCOVERS

NTS



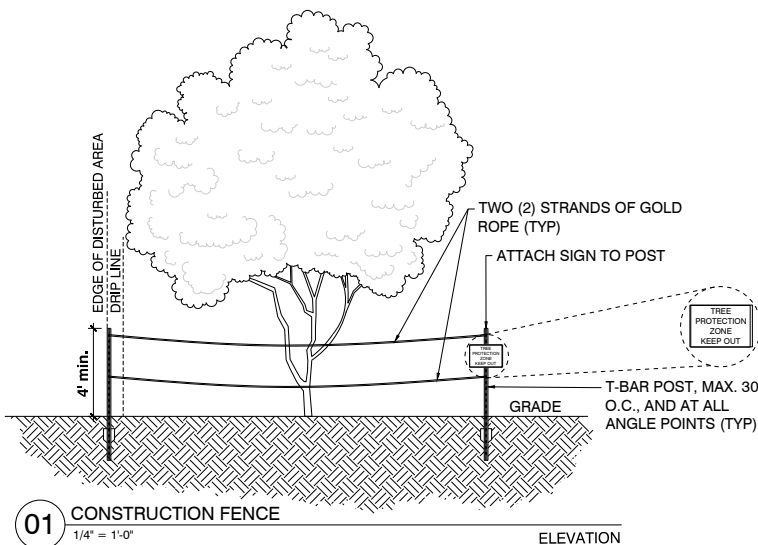
PLANTING ON SLOPE

NTS



NOTES:

1. PLANT PITS SHALL NOT BE AUGER DUG. SIDES OF PIT SHALL BE RAKED TO LOOSEN PRIOR TO SETTING TREE IN PITS.
2. GENTLY LOOSEN ROOTS AROUND EXTERIOR OF ROOTBALL.
3. DO NOT PLANT ROOT BOUND PLANTS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY TO VERIFY CONDITION OF PLANT IF ANY QUESTION.
4. REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
5. DO NOT PRUNE NEW PLANTS WITHOUT LANDSCAPE ARCHITECT APPROVAL/DIRECTION.



01 CONSTRUCTION FENCE

1/4" = 1'-0"

ELEVATION



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

CHICK-FIL-A
CROSSROADS
2900 E GERMANN RD
CHANDLER, AZ 85286

FSR# 01693

BUILDING TYPE / SIZE: P13 LE LRG

RELEASE: 21.08

PRELIMINARY DESIGN

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65121160

PRINTED FOR PLANNING REVIEW

DATE 05/12/2023

DRAWN BY NJP

SHEET PLANTING DETAILS

SHEET NUMBER

L1.2

PLANTING PLAN

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heated-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect galls, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
 2. Container, grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
 3. Plants planted in rows shall be matched in form.
 4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
 5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
 6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
 7. Evergreen trees shall be branched to the ground or as specified in plant list.
- Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
- a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. Soil Areas: Spread a minimum 4" layer of top soil and rake smooth.
2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.

3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" - 3" in size. Install in shrub beds to an even depth of 2". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arborvitae: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 500 lb. break strength. Arborvitae shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Architect. Water heated-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the roots of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with vine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees 7"-0" tall and over.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7"-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. Remove all guying and staking after one year from planting.

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. Repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of 1 year after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

Landscape Trees and Shrubs	Turf
pH Range 5.0-7.0	6.0-7.0
Organic Matter >1.5%	>2.5%
Phosphorus (PP) 100-lbs./acre	100-lbs./acre
Potassium (K2O) 120-lbs./acre	150-lbs./acre
Soluble salt/ conductivity	Not to exceed 900ppm/1.8 mmhos/cm in soil, not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. Read the label prior to applying any chemical.

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The landscape contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arbovitae, and false-cypresses may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, ilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December, if requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
 - a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
 - b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
 - c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bare in late fall, re-mulch lightly after ground is frozen to protect perennials.
 - d. Inspect for insect or disease



- | | |
|--|------------------------|
| | PROPERTY LINE |
| | EXTENTS OF GRADING |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | SPOT ELEVATION |
| | PROPOSED SLOPE ARROW |
| | SPILL CURB |

ABBREVIATIONS:

FG	FINISHED GRADE
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING GRADE
TC	TOP OF CURB

NOTES:

1. ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.
2. ELEVATIONS ARE 12XX.XX'



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

SITE DEVELOPMENT PLAN

CHICK-FIL-A CROSSROADS

2900 E GERMANN RD
CHANDLER, AZ 85286

FSR# 01693

BUILDING TYPE / SIZE: P13 LE LRG
RELEASE: 21.08

REVISION SCHEDULE

<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
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CONSULTANT PROJECT # 65121160

PRINTED FOR PLANNING REVIEW

DATE _____

DRAWN BY KEA

SHEET
GRADING PLAN

SHEET NUMBER

C2.0



Planning & Zoning Commission Memorandum Development Services
Memo No. 23-031

Date: July 19, 2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Lauren Schumann, Planning Senior Program Manager
Subject: PLT21-0033 Magnolia
Request: Preliminary Plat approval
Location: East of the northeast corner of Riggs and Cooper Roads
Applicant: CVL Consultants

Proposed Motion:

Move Planning Commission recommend approval of Preliminary Plat PLT21-0033 Magnolia, per Planning staff recommendation.

Background Data:

- Magnolia was approved by City Council on March 24, 2022, for a 93-lot single-family subdivision on approximately 36 acres and included a preliminary plat
- A tract has increased at the northwest side of the property to create a larger buffer from existing single-family subdivision
- The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way

Purpose:

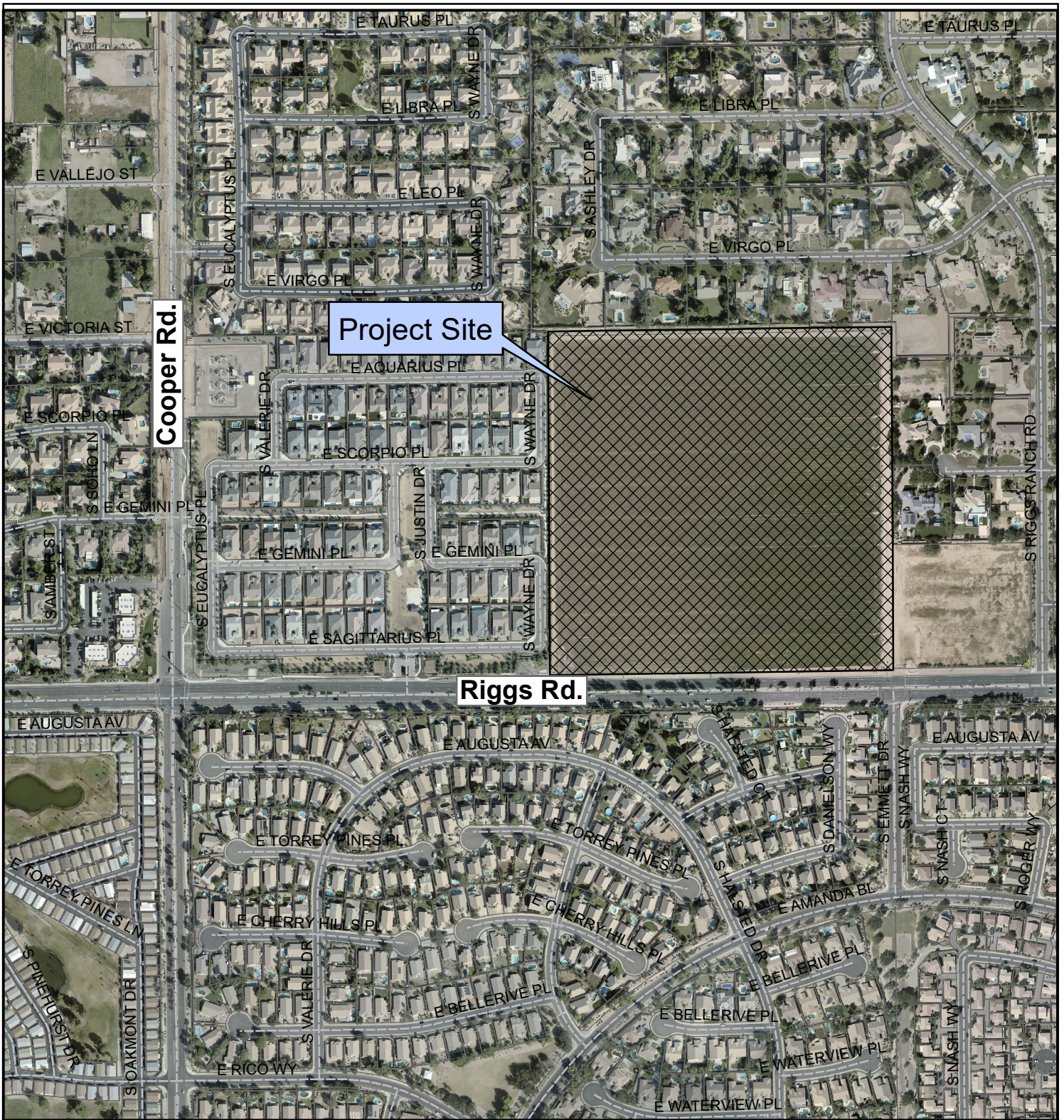
A new preliminary plat is necessary in order to solve an issue with a significant difference in grade between the lot located at the northwest corner of the subdivision and an existing adjoining lot to the west located in the Windermere Ranch subdivision. The northwestern lot is approximately two feet higher than the existing lot to the west and would require a new 8.5-foot high wall (6-foot privacy wall on 2.5-foot retaining wall) between both lots. The existing homeowner on the

lot to the west is opposed to Shea Homes replacing the existing 6-foot high wall on the east side of the property with an 8.5-foot wall. The proposed solution is to extend an existing 10-foot wide landscape tract (located immediately south of the northwestern lot) to the north in between both lots and shortening the width of the northwestern lot. This will leave the existing homeowner's eastern wall as-is and separate it 10 feet from the new lot while also protecting the existing homeowner's privacy.

Attachments

Vicinity Maps

Preliminary Plat



PLT21-0033 Magnolia (Pre-Plat) Revised



Project Details

Zoning Case-PLH21-0050 Magnolia

36.235 Acres (Net)

93 Lot Single Family Subdivision

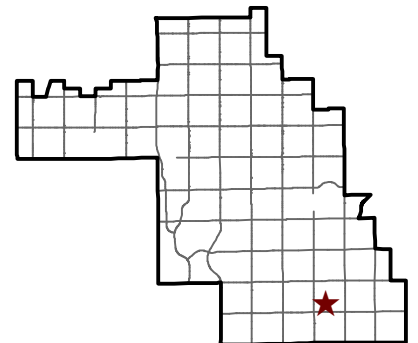


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

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



GENERAL NOTES

- THE IMPROVEMENTS SHOWN 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 THIS 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.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- VISIBILITY EASEMENT 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. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-3106 M DATED NOVEMBER 4, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

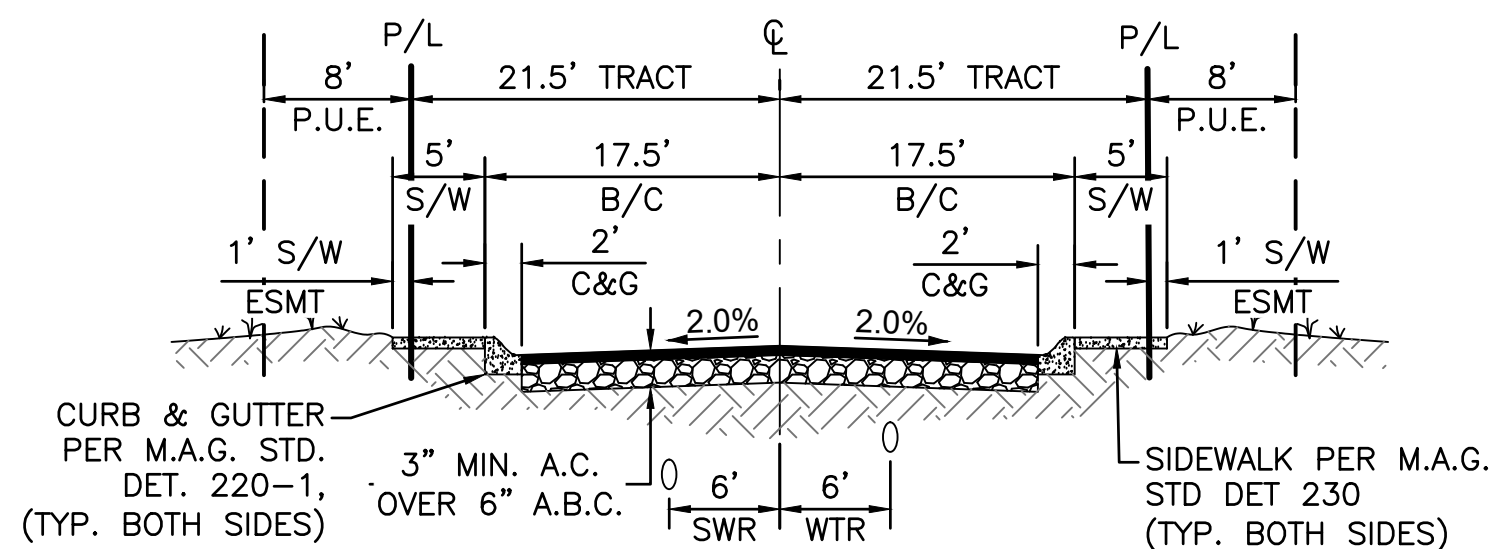
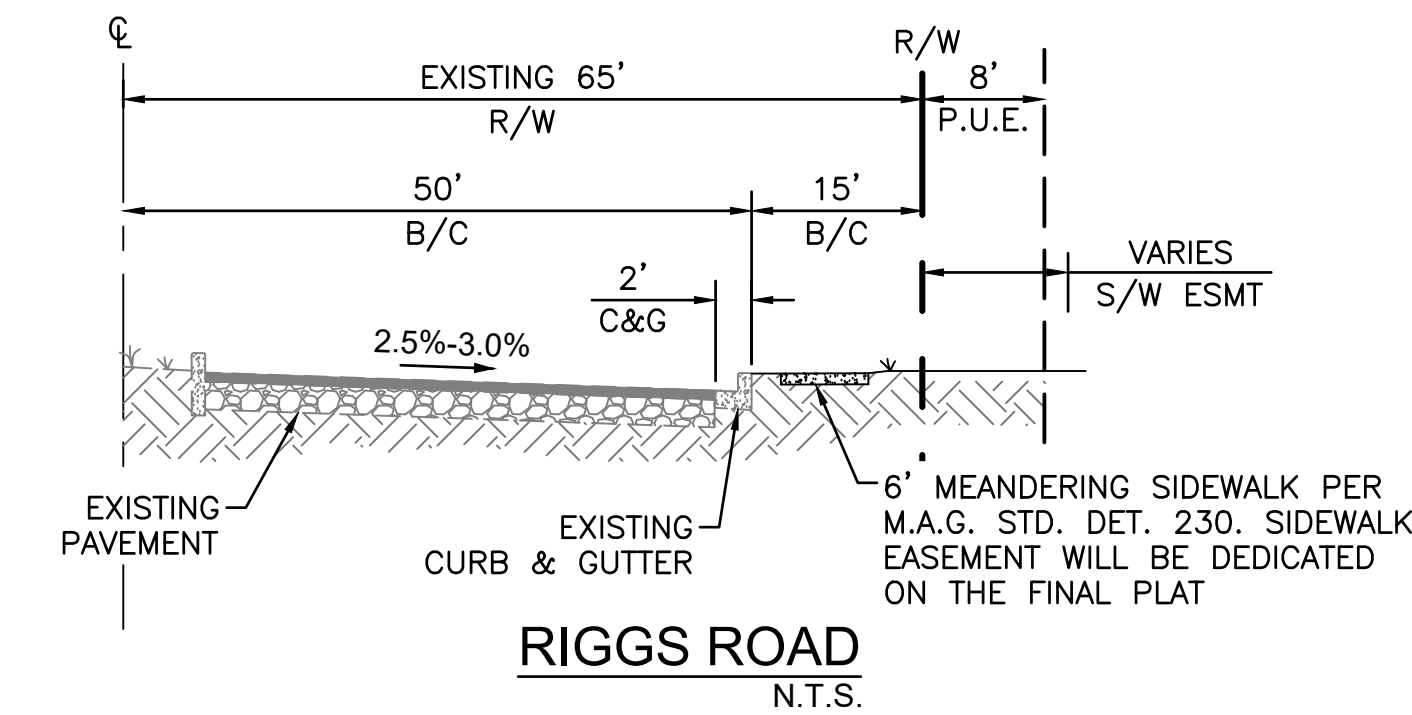
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°22'07" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO PARCEL LEGAL DESCRIPTION.

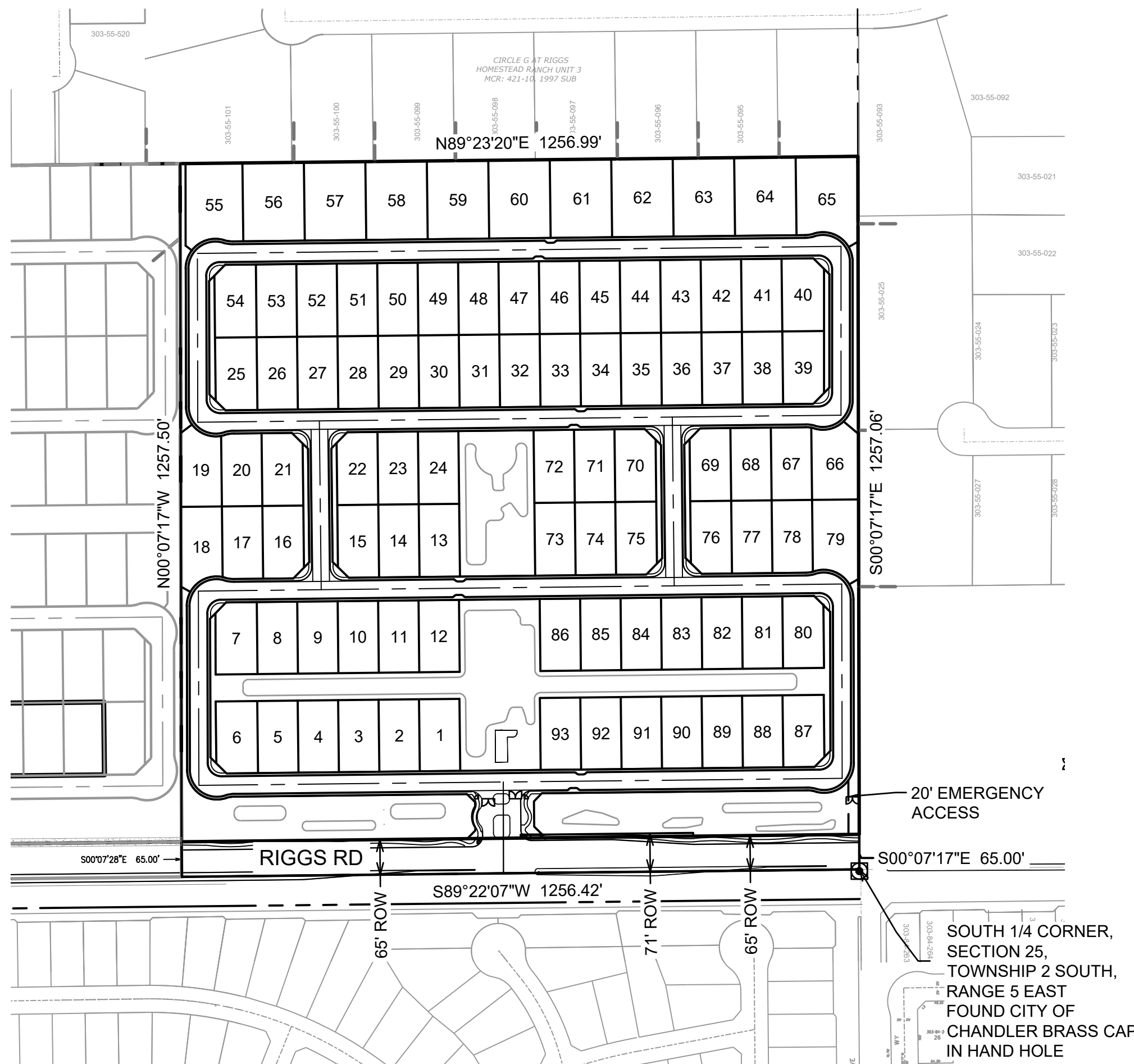
BENCHMARK

CITY OF CHANDLER BRASS CAP
IN HAND HOLE AT INTERSECTION OF COOPER
ROAD AND RIGGS ROAD (SOUTHWEST
CORNER, SECTION 25, T.2S., R.5E.)

ELEVATION 1238.95 (NAVD88)



PRIVATE RESIDENTIAL STREET SECTION
TRACT M
N.T.S.



KEY MAP
SCALE= 1"=200'

MAGNOLIA			
CURRENT ZONING	RU43		
PROPOSED ZONING	PAD	PDP	
GROSS AREA	SQ FT	ACRES	LANDUSE %
	1,662,013	38.15	100.00%
NET AREA	1,578,409	36.24	94.97%
OPEN SPACE AREA	264,238	6.07	15.90%
MAJOR ROW	83,604	1.92	5.03%
PRIVATE STREET (TRACT M)	300713	6.90	18.09%
TOTAL LOT AREA	1,013,459	23.27	60.98%
YIELD		LOT SIZE	
11		114' X 145'	
82		75' X 134'	
93			
NET DENSITY		2.56/DU/AC	
LOT COVERAGE		MINIMUM LOT AREA (SF)	AVERAGE LOT AREA (SF)
		10,000	10,897
LOT COVERAGE AREA (60% OF LOT)		6,000	6,538

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	130'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK *	* 20'
MINIMUM SIDE YARD SETBACK **	** 5'/10'
MINIMUM REAR YARD SETBACK	20'
MINIMUM STREET SIDE YARD SETBACK	10'
* FOR FORWARD-FACING GARAGES FRONT SETBACK SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.	
** ARCHITECTURAL ELEMENTS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS; HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE; THE 10-FOOT SIDE YARD SETBACK FOR LOT 79 SHALL BE LOCATED ON THE EASTERN SIDE OF SAID LOT.	
ACCESSORY BUILDING SETBACK PER ZONING CASE #PLH21-0050	

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ

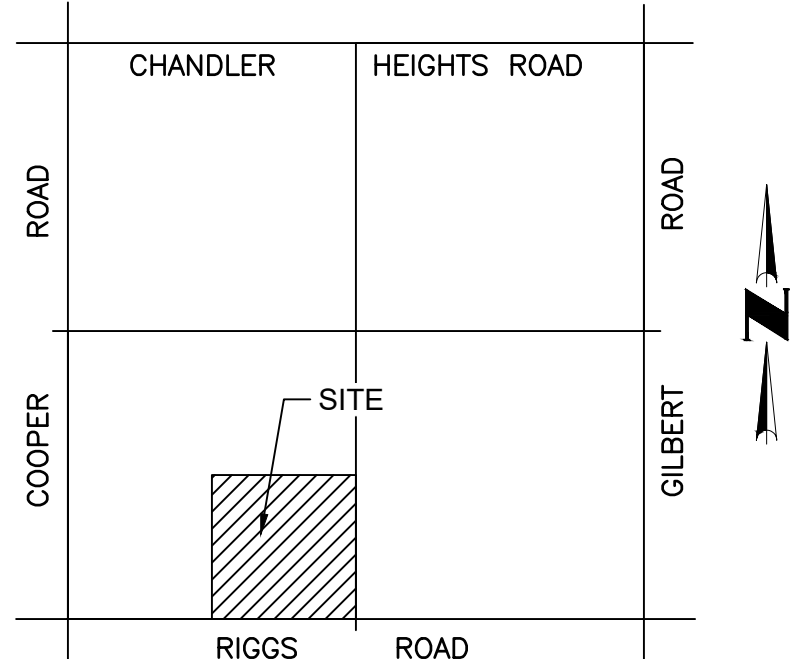
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY
NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.	

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SHEET
1 OF 06

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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	10,023	12	10,023	23	10,125	34	10,125	45	10,125	56	16,573	67	10,121	78	10,118	89	10,023
2	10,023	13	10,125	24	10,125	35	10,125	46	10,125	57	16,568	68	10,125	79	11,931	90	10,023
3	10,023	14	10,125	25	10,256	36	10,125	47	10,125	58	16,563	69	10,060	80	10,008	91	10,023
4	10,023	15	10,060	26	10,125	37	10,125	48	10,125	59	16,559	70	10,060	81	10,023	92	10,023
5	10,023	16	10,060	27	10,125	38	10,125	49	10,125	60	16,554	71	10,125	82	10,023	93	10,023
6	10,132	17	10,098	28	10,125	39	10,141	50	10,125	61	16,550	72	10,125	83	10,023		
7	10,125	18	10,773	29	10,125	40	10,342	51	10,125	62	16,545	73	10,125	84	10,023		
8	10,023	19	10,442	30	10,125	41	10,125	52	10,125	63	16,540	74	10,125	85	10,023		
9	10,023	20	10,087	31	10,125	42	10,125	53	10,125	64	16,536	75	10,060	86	10,023		
10	10,023	21	10,060	32	10,125	43	10,125	54	10,215	65	17,021	76	10,060	87	10,048		
11	10,023	22	10,060	33	10,125	44	10,125	55	15,560	66	11,576	77	10,125	88	10,023		

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.197	OPEN SPACE, LANDSCAPE, RETENTION, EMERGENCY VEHICULAR ACCESS EASEMENT, UTILITY EASEMENT
TRACT B	1.131	OPEN SPACE, LANDSCAPE, RETENTION, WATERLINE EASEMENT, UTILITY EASEMENT
TRACT C	2.348	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT D	0.865	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT E	0.051	LANDSCAPE TRACT
TRACT F	0.051	LANDSCAPE TRACT
TRACT G	0.092	LANDSCAPE TRACT
TRACT H	0.051	LANDSCAPE TRACT
TRACT I	0.055	LANDSCAPE TRACT
TRACT J	0.123	LANDSCAPE TRACT
TRACT K	0.051	LANDSCAPE TRACT
TRACT L	0.051	LANDSCAPE TRACT
TRACT M	6.903	PRIVATE STREET, UTILITIES, INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, DRAINAGE, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT

LINE TABLE		
NO.	LENGTH	BEARING
L1	169.25'	N00°04'57"W
L2	1193.08'	N89°22'07"E
L3	360.28'	N00°07'11"W
L4	1193.23'	N89°22'07"E
L5	313.00'	S00°37'53"E
L6	1193.02'	N89°22'07"E
L7	313.02'	N00°00'02"E
L8	1193.78'	N89°22'07"E
L9	303.01'	S00°08'38"E
L10	313.00'	S00°37'53"E
L11	360.28'	S00°08'38"E

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 25, 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 A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST (AN ASSUMED BEARING), AT A DISTANCE OF 2640.16;

THENCE NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1383.75 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS WEST, A DISTANCE OF 1257.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1257.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE POINT OF BEGINNING.

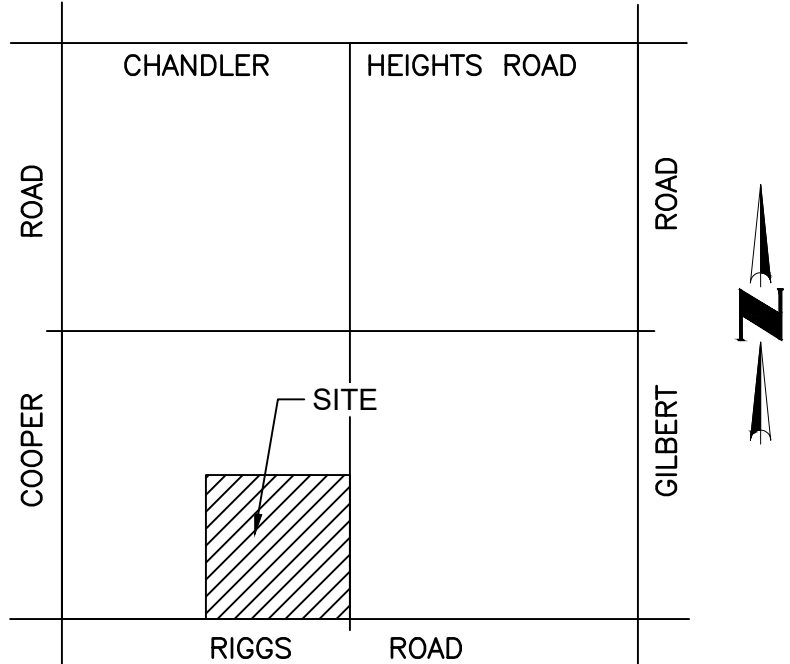
CONTAINING 1,580,328 SQUARE FEET OR 36.279 ACRES, MORE OR LESS

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
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	LOT RESTRICTED TO SINGLE-STORY

NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

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SHEET
2 OF 06

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CHANDLER, AZ

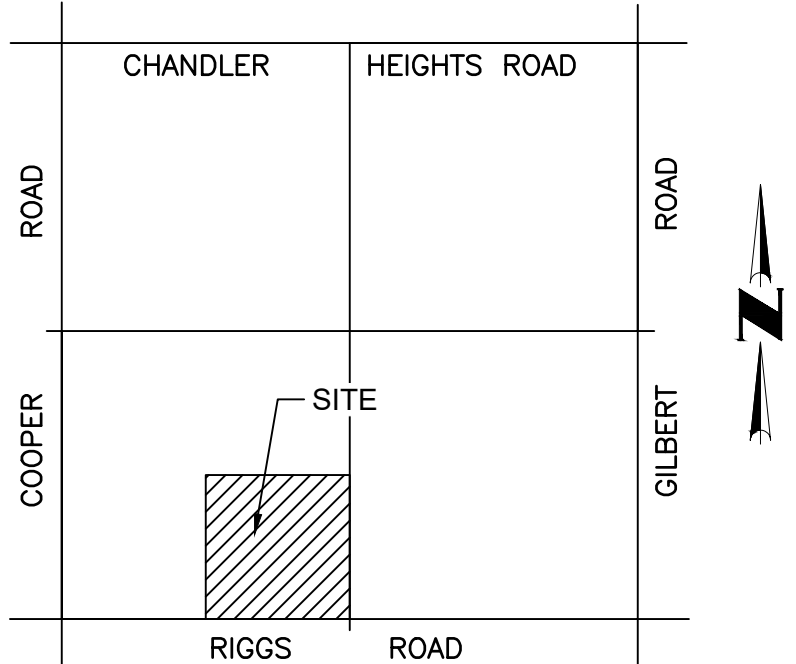
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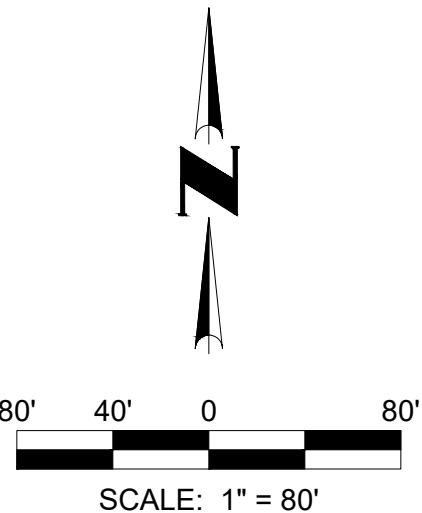
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3 OF 06

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C.O.C. LOG NO. PLT 21-0033

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ

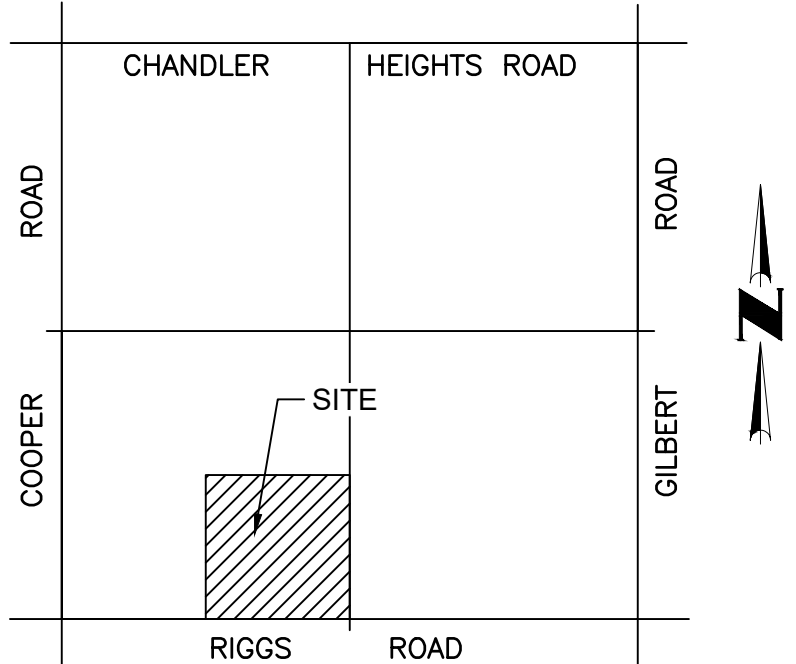
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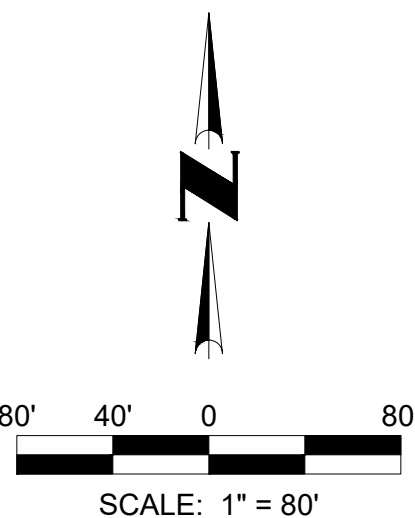
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4 OF 06

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PRELIMINARY PLAT
FOR
MAGNOLIA

CHANDLER, AZ

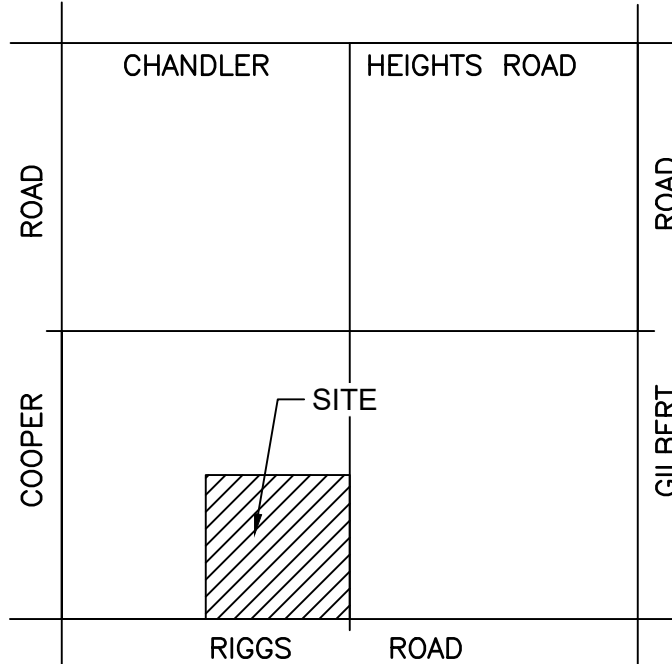
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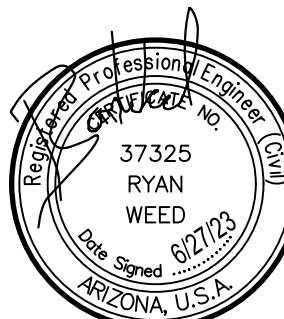
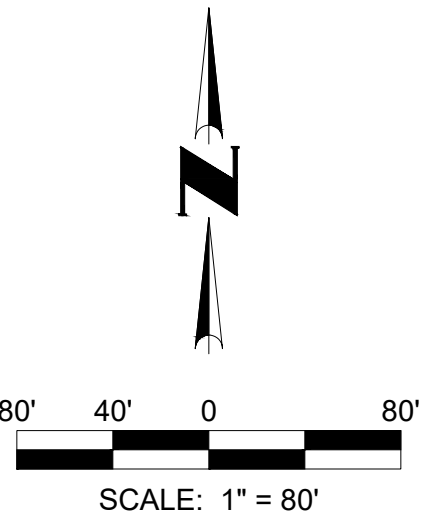
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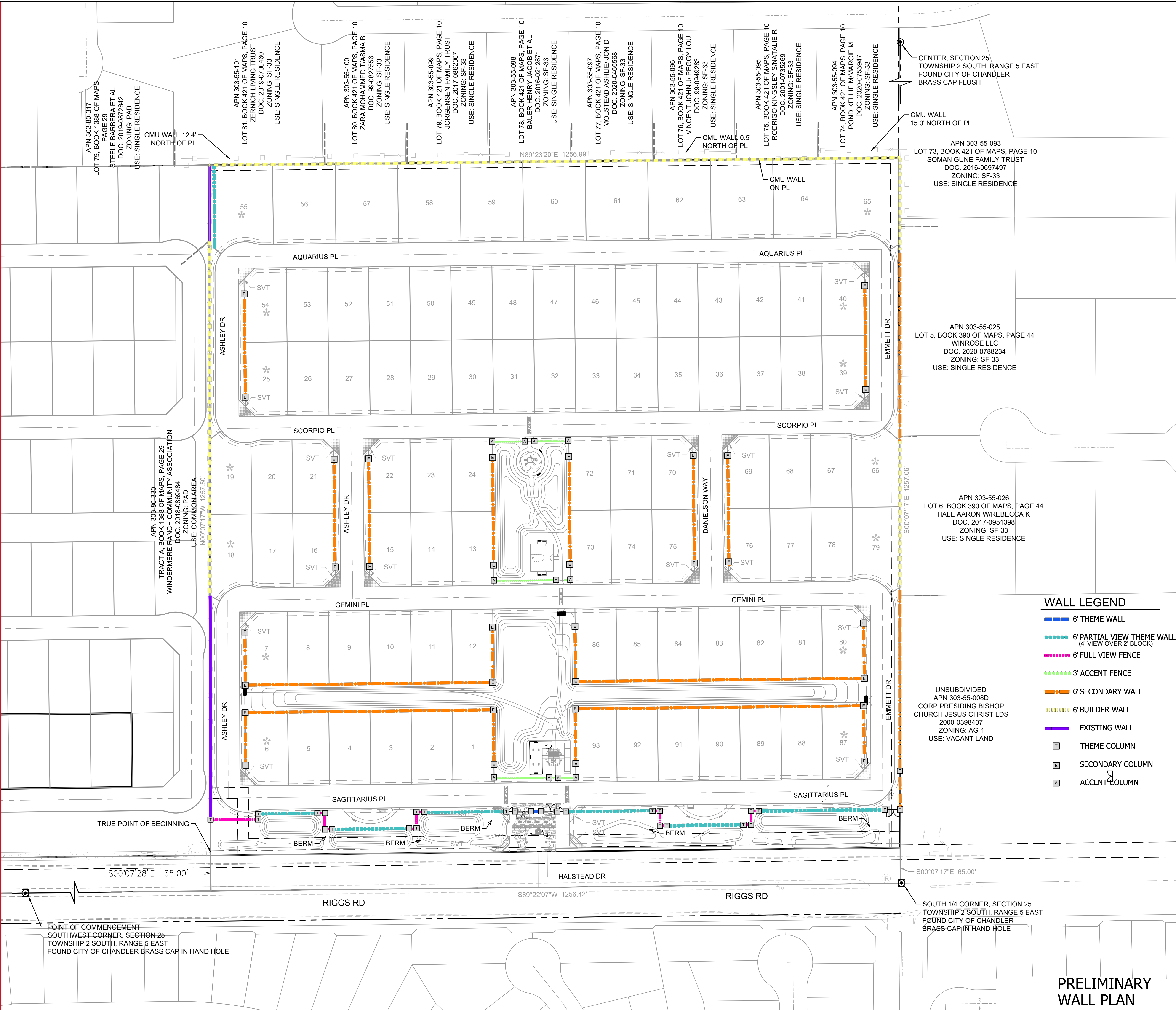


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5 OF 06

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DATE: 6/27/2023

PRELIMINARY
WALL PLAN

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PRELIMINARY PLAT FOR MAGNOLIA

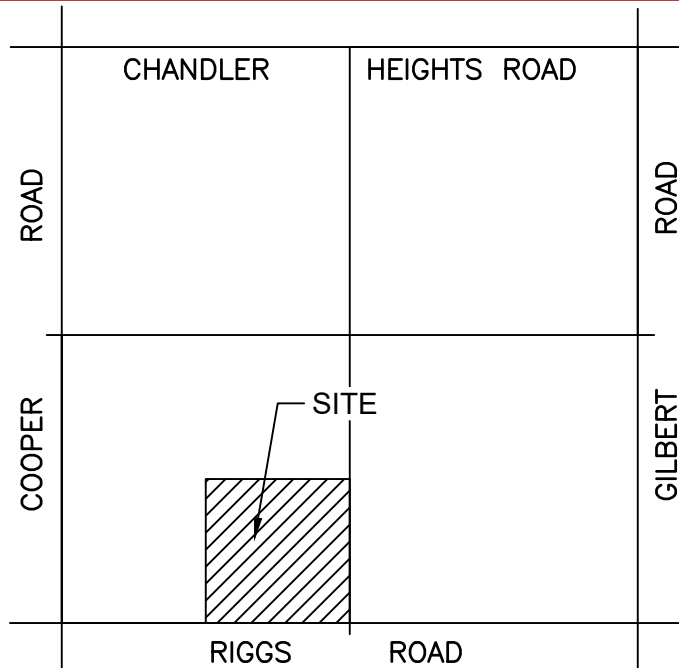
CHANDLER, AZ
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE
5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

MR. SPENCER TAM
10118 EAST WATERFORD WAY
CHANDLER, AZ 85248
PHONE: (415) 602-6500
EMAIL:
TAMWESTERN@HOTMAIL.COM
CONTACT: SPENCER TAM

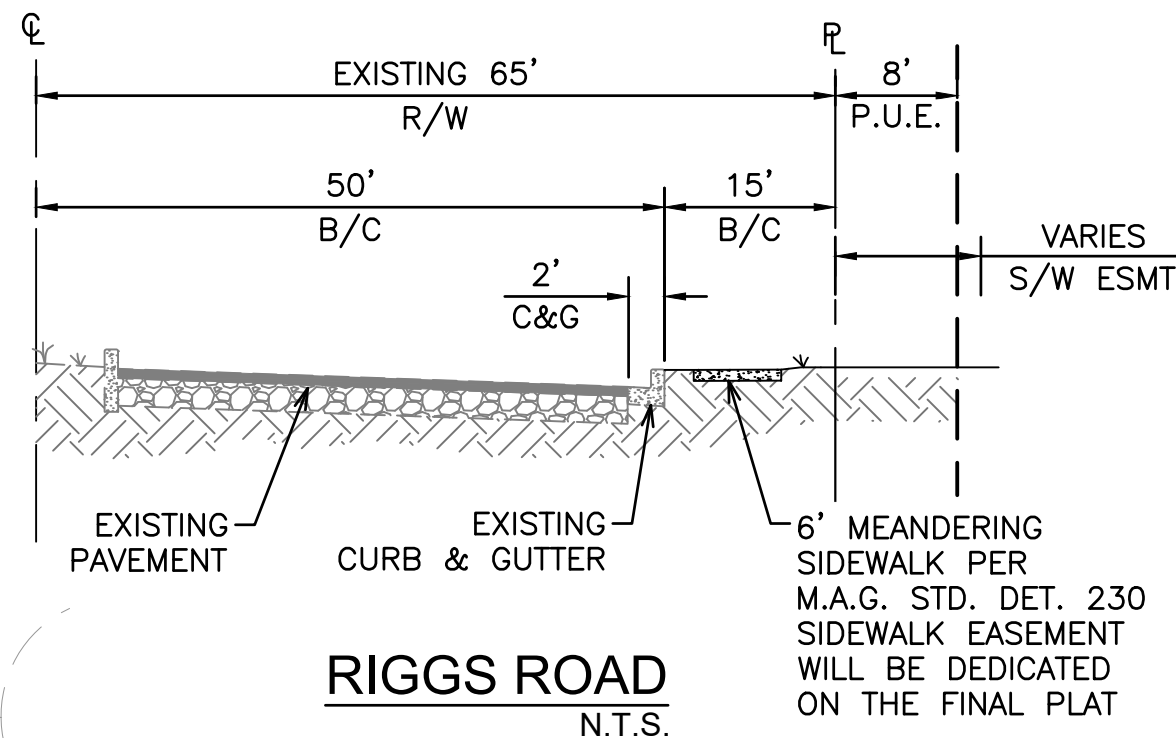
CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
EMAIL: ACARAVEO@CVLCI.COM
CONTACT: ALEX CARAVEO



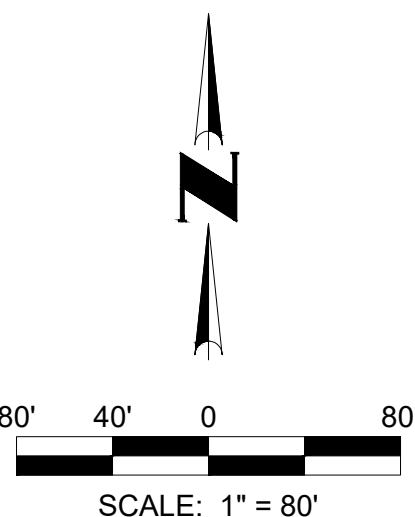
VICINITY MAP
(NOT-TO-SCALE)

SECTION A-A PRIVATE RESIDENTIAL STREET SECTION N.T.S.



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED CENTER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- SURFACE DRAINAGE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- SCUPPER
- STORM PIPE
- RETAINING WALL

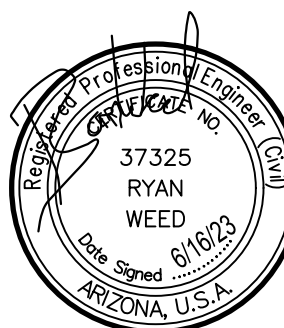


SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES/KEY MAP / SITE DATA TABLE / CROSS SECTION DETAILS
- SHEET 02 - TRACT TABLE/CENTERLINE DATA TABLE / LOT AREA TABLE
- SHEET 03 - SITE PLAN
- SHEET 04 - SITE PLAN WITH UTILITIES / RETENTION/ DRAINAGE
- SHEET 05 - PRELIMINARY WALL PLAN
- SHEET 06 - PRELIMINARY GRADING & DRAINAGE PLAN



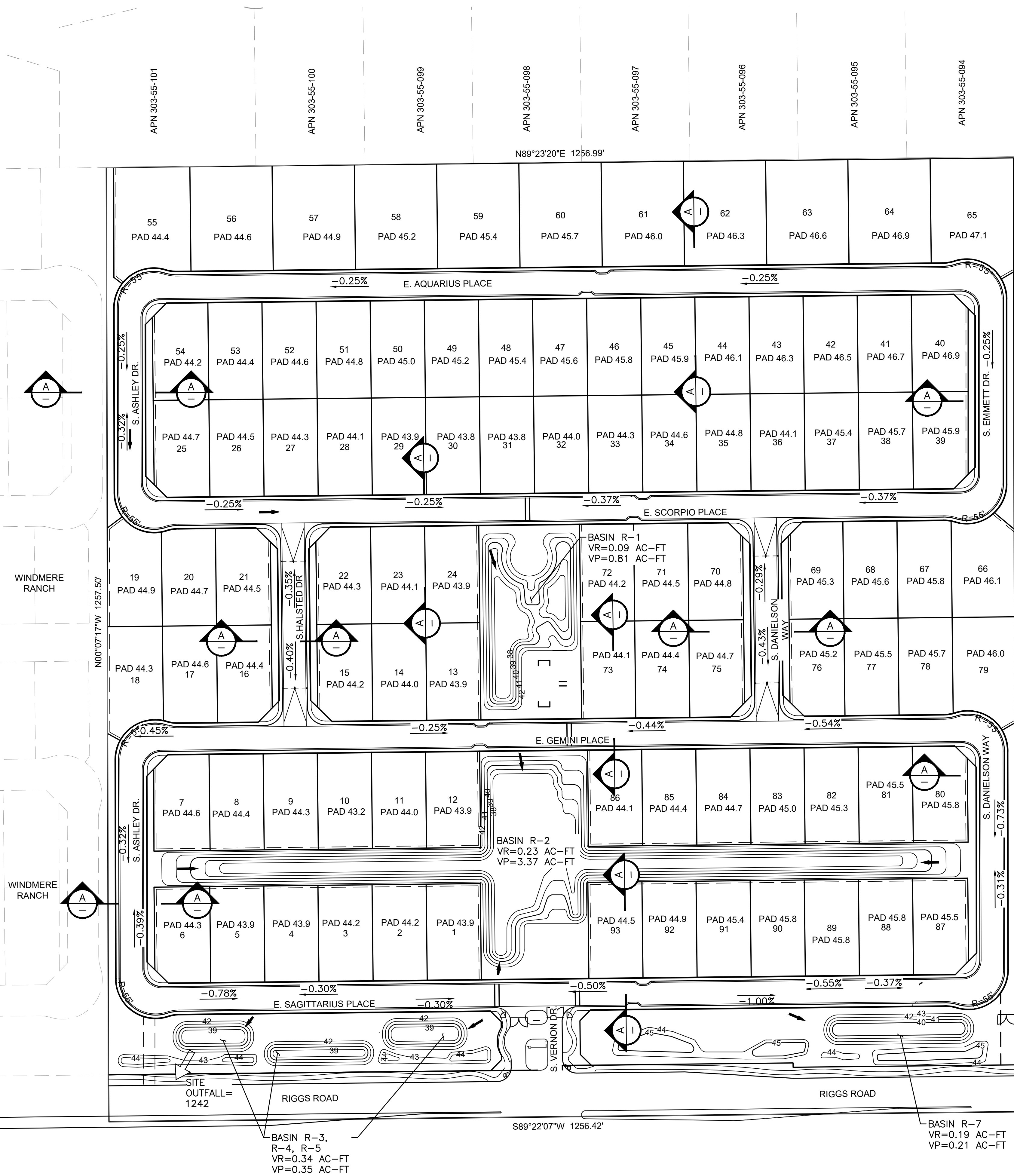
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4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



**SHEET
06 OF 06**

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DATE: 6/16/2023

C.O.C. LOG NO. PLT 21-0033



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**Planning & Zoning Commission
23-033**

Development Services Memo No. PZ

Date: July 19, 2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Cancellation of the August 2, 2023, Planning and Zoning Commission Hearing

Proposed Motion:

Move Planning and Zoning Commission cancel August 2, 2023, Planning and Zoning Commission Hearing.

Background/Discussion

Due to the management of cases, Planning Staff is recommending cancelation of the August 2, 2023, Planning and Zoning Commission Hearing.
