

Planning and Zoning Commission Study Session

May 1, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

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 STUDY SESSION open to the public on Wednesday, May 1, 2024, at 5:00 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

Study Session Agenda - May 1, 2024

Call to Order/Roll Call

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. **April 17, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 17, 2024, and Regular Meeting of April 17, 2024.
2. **Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, located at 2500 W. Frye Road, generally located one-half mile south and east of Chandler Boulevard and Price Road**
Move Planning and Zoning Commission continue PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility to the June 5, 2024 meeting, as requested by the applicant.
3. **Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH24-0012/PLH23-0056/PLT23-0022 Viviendo, located at the southeast corner of Ocotillo and McQueen roads**
Area Plan
Move Planning and Zoning Commission recommend approval of Section 23 Area Plan amendment, PLH24-0012, as recommended Planning staff.

Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0056 Viviendo, Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential on approximately 15.4 acres, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0056 Viviendo 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, PLT23-0022 Viviendo, a 76-lot single-family subdivision, subject to the condition as recommended by Planning staff.

4. **Use Permit, PLH23-0067 All Copy, located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.**

Move Planning and Zoning Commission recommend approval of Use Permit, PLH23-0067 for office/warehouse building, subject to the conditions as recommended by Planning staff.

5. **Use Permit, PLH24-0005 Gold Trust Realty, 200 S Dobson Road, generally located north of the northwest corner of Dobson and Frye roads.**

Move Planning and Zoning Commission recommend approval of Use Permit, PLH24-0005 Gold Trust Realty, for the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office, subject to the conditions as recommended by Planning staff.

Discussion

Member Comments/Announcements

Calendar

6. The next Study Session will be held before the Regular Meeting on Wednesday, May 15, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, AZ.

Adjourn



**Planning & Zoning Commission
24-028**

Development Services Memo No. PZ

Date: 05/01/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: April 17, 2024, 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 April 17, 2024, and Regular Meeting of April 17, 2024.

Attachments

April 17, 2024 Study Session Minutes
April 17, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

April 17, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Kyle Barichello
Commissioner Jeff Velasquez
Commissioner Rene Lopez
Commissioner Charlotte Golla

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Mika Liburd, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Michael Quinn - Excused

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. March 20, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 20, 2024, and Regular Meeting of March 20, 2024.

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

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue the request to the May 1, 2024, meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's requesting additional time, as recommended by Planning staff.

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

3. PLH23-0048 ECHO SUITES EXTENDED STAY BY WYNDHAM

ALISA PETTERSON, SENIOR PLANNER presented details regarding the request for Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.54 acres. The subject property is located in the Chandler Airport Center at the southeast corner of Cooper Road and the Loop 202 Santan Freeway.

COMMISSIONER VELASQUEZ pointed out the pedestrian seating area upfront, noting the site plan calls it as a fabric shade structure then a hardened steel cover. He mentioned that the steel option appeared more elegant and permanent.

ALISA PETTERSON, SENIOR PLANNER confirmed staff requested the Applicant to provide a covered canopy at that location, which would align with the Porte-cochère to provide a unified architectural theme and be quality, longer lasting, and durable.

CHAIRMAN HEUMANN asked if the project includes electric charging stations.

ALISA PETTERSON, SENIOR PLANNER stated there are no specific stipulations for electric charging stations and will need to confirm with the Applicant if the project will include the charging stations.

CHAIRMAN HEUMANN suggested staff ask the Applicant to add a stipulation to include two or three electric charging stations as City Council may have the Applicant add a stipulation anyways.

CARTER RISE, APPLICANT stated it is their intent to provide electric charging stations and mentioned that while the exact locations are undecided, they typically add four stations to their sites.

CHAIRMAN HEUMANN confirmed that the Applicant is agreeable to add a stipulation to include electric vehicle charging stations to ensure it does not overlook.

ALISA PETTERSON, SENIOR PLANNER sought clarification on the stipulation to be added.

CHAIRMAN HEUMANN clarified that the stipulation should note the addition of the electric vehicle chargers but does not have to specify a number.

COMMISSIONER BARICHELLO sought clarity on the source of the charging station requirement, questioning if it was expected to be a standard stipulation moving forward.

CHAIRMAN HEUMANN explained that the practice began a few years ago based on the preference of Councilmember Stewart.

COMMISSIONER LOPEZ advised Councilmember Stewart advocated for the addition of electric vehicle chargers, but it was not formal code requirement. He further stated the consideration was typically on a case-by-case basis, mostly for apartment complexes.

CHAIRMAN HEUMANN agreed and stated the stipulation was typically added to apartments and town homes. He mentioned whether a stipulation is added or not, it sounded like the Applicant was going to add the chargers which is a good business decision.

DAVID DE LA TORRE, PLANNING MANAGER confirmed stipulations regarding electronic vehicle charging stations are handled on a case-by-case basis as there is no code requirement. He explained the stipulation were a directive of City Council and have been incorporated into new proposed developments, across various land uses, such as, multifamily, commercial, and industrial.

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

3. PLH23-0068 WIN BEAUTY SALON

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request for Use Permit time extension for a beauty salon located on a property zoned Single-Family District (SF-8.5). The business is located at 284 S Dobson Road, at the northwest corner of Dobson and Frye roads.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members and commented the Applicant in cleaning up and enhancing this property. He mentioned this property is a good use properties located on Chandler Boulevard that have been converted into businesses. He further stated this is a good use and recognized that the last approval was for a five-year extension and this approval will have no time stipulation.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, May 1, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:14 p.m.

Handwritten signature of Kevin Mayo, appearing as "JMC" followed by "for KM".

Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

April 17, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Kyle Barichello
Commissioner Jeff Velasquez
Commissioner Rene Lopez
Commissioner Charlotte Golla

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Mika Liburd, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Michael Quinn - Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Velazquez.

Scheduled and 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. March 20, 2024, Planning and Zoning Commission Meeting Minutes

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2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue the request to the May 1, 2024, meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's requesting additional time, as recommended by Planning staff.

3. PLH23-0048 ECHO SUITES EXTENDED STAY BY WYNDHAM

Request for Preliminary Development Plan approval for site layout and building architecture for a four-story hotel on approximately 2.54 acres. The subject property is located in the Chandler Airport Center at the southeast corner of Cooper Road and the Loop 202 Santan Freeway.

CHAIRMAN HEUMANN advised that an additional stipulation was added during the study session prior to the regular meeting. He requested staff read aloud the additional stipulation to the commission and audience.

ALISA PETTERSON, SENIOR PLANNER read aloud the additional Preliminary Development Plan Stipulation reflected under No. 10.

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for our four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning staff.

Recommended Conditions of Approval:

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 "Echo Suites: Chandler, AZ" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0048, 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. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. 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.
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. 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.
8. 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.
9. Chandler Airport Center requires all parking to be fully screened from view by 3-foot-high screen walls that match existing screen walls. Applicant shall work with staff to meet this requirement.

Note: Stipulation #10 was added as a result of the Planning and Zoning's discussion during the study session:

10. Applicant shall provide charging stations within the parking area.

3. PLH23-0068 WIN BEAUTY SALON

Request for Use Permit time extension for a beauty salon located on a property zoned Single-Family District (SF-8.5). The business is located at 284 S Dobson Road, at the northwest corner of Dobson and Frye roads.

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0068 Win Beauty Salon, a time extension for the operation of a beauty salon, 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 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 Use Permit is non-transferable to any other property.
3. Increases in on-site employment over that as represented as equivalent to three (3) full time employees shall require a new Use Permit application and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.

Consent Agenda Motion and Vote

COMMISSIONER BARICHELLO moved to approve the Consent Agenda of the April 17, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff and added Stipulation No. 10 on Item No. 3; Seconded by COMMISSIONER LOPEZ.

Member Comments/Announcements

DAVID DE LA TORRE, PLANNING MANAGER announced that the City Clerk's office had informed staff earlier today that this would be Commissioner Velasquez's final meeting. He expressed his gratitude for the Commissioner's time and expertise. He acknowledged Commissioner Velasquez was managing a demanding schedule, contributing to both the Historic Preservation Commission and the Planning and Zoning Commission. He further expressed staff's deep appreciation for his insights and contributions for these Commissions.

COMMISSIONER VELASQUEZ thanked the Chair, Commission, and staff. He expressed that it was truly awesome serving with everyone.

CHAIRMAN HEUMANN stated that he tried to persuade Commissioner Velasquez against leaving and expressed hope that Commissioner Velasquez might once again serve on the Planning and Zoning Commission.

Calendar

The next regular meeting will be held on Wednesday, May 1, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:32 p.m.

for KM

Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Development Services Memo No. 24-027

Date: 05/01/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: PLH23-0063 CBREIM Frye

Proposed Motion:

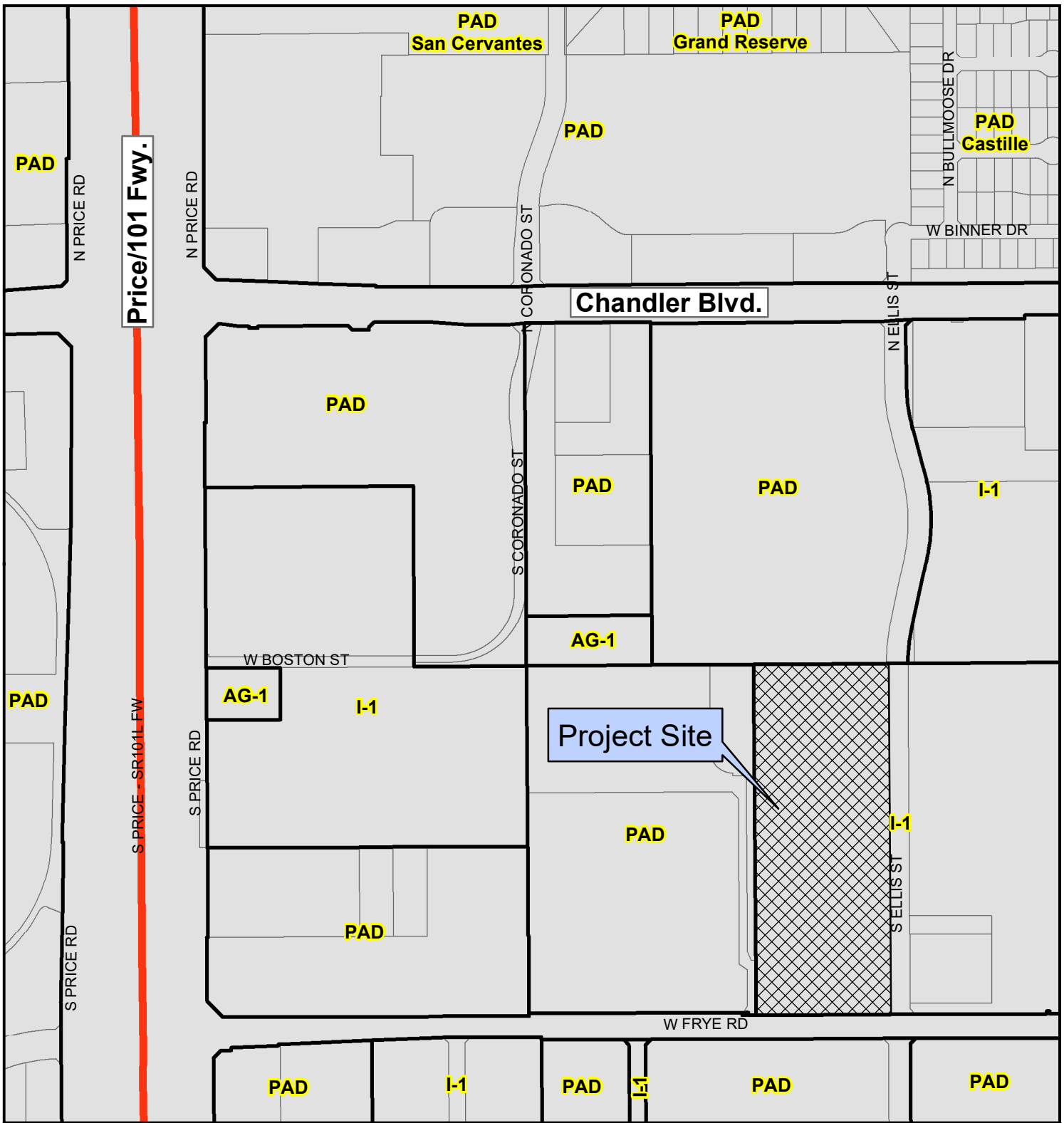
Move Planning and Zoning Commission continue PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility to the June 5, 2024 meeting, as requested by the applicant.

Background/Discussion

The applicant requests a continuance to the June 5, 2024 meeting in order to allow additional time to complete engineering due diligence needed to inform the terms of the development agreement.

Attachments

Vicinity Maps



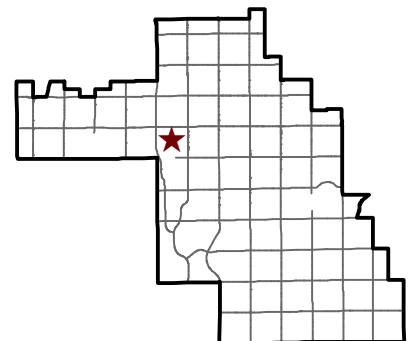
PLH23-0063 CBREIM Frye

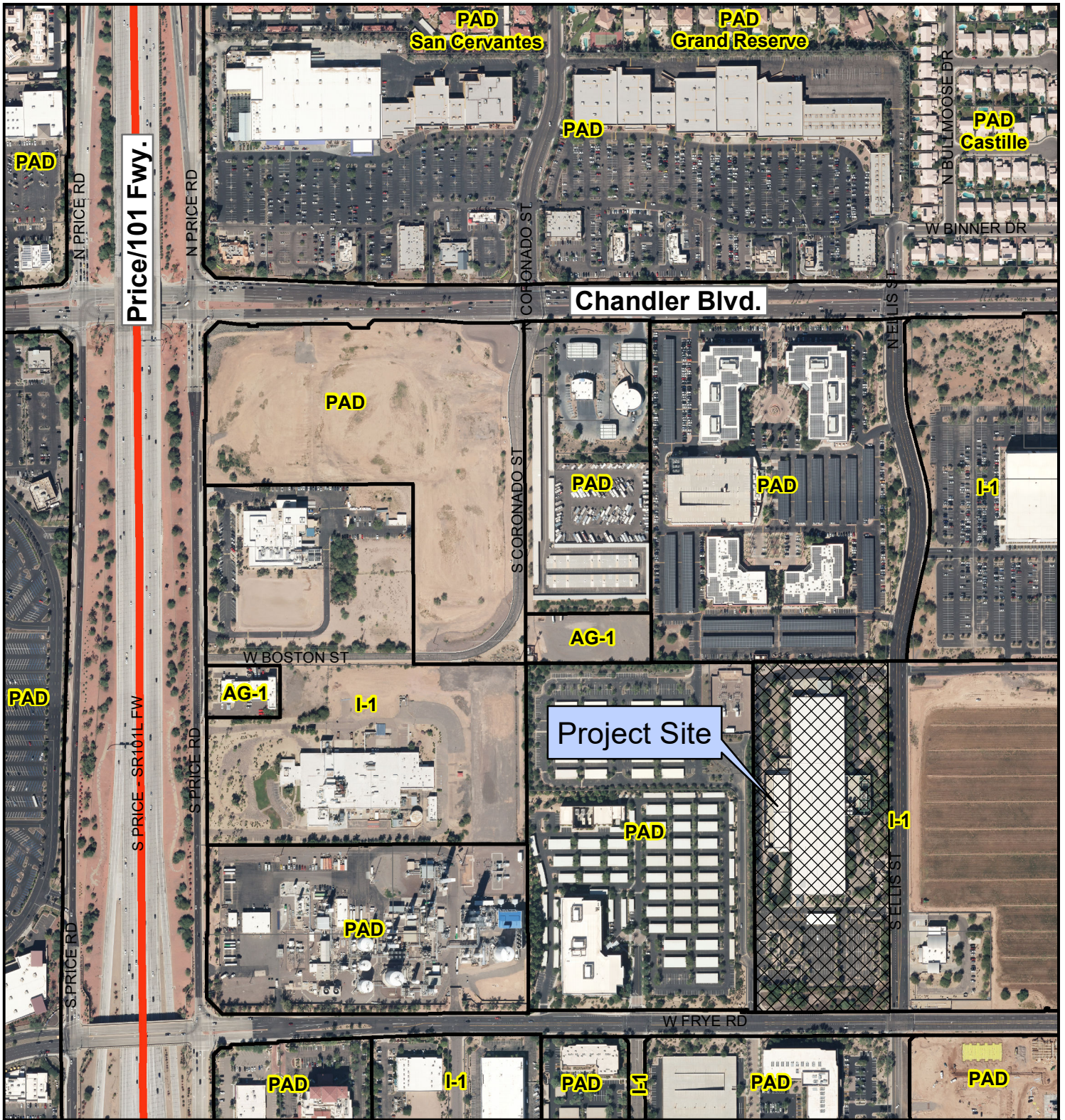


Proposed Project Details
Request for Rezone/PDP with Mid-Rise Overlay
14.49 Acres



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

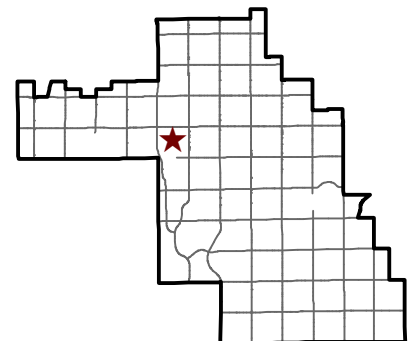




PLH23-0063 CBREIM Frye



Proposed Project Details
Request for Rezone/PDP with Mid-Rise Overlay
14.49 Acres



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



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-022

Date: 05/01/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Lauren Schumann, Planning Senior Program Manager
Subject: PLH24-0012/PLH23-0056/PLT23-0022 Viviendo
Request: Amendment to Section 23 Area Plan from Neighborhood Commercial to Residential

Rezoning from Planned Area Development (PAD) for Neighborhood Commercial and congregate care to PAD for single-family residential

Preliminary Development Plan approval for subdivision layout and housing product

Preliminary Plat approval for a 76-lot single-family subdivision on approximately 15.4 acres

Location: Southeast corner of Ocotillo and McQueen roads

Applicant: Ralph Pew, Pew and Lake, PLC

Proposed Motion:

Area Plan

Move Planning and Zoning Commission recommend approval of Section 23 Area Plan amendment, PLH24-0012, as recommended Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0056 Viviendo, Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential on approximately 15.4 acres, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0056 Viviendo 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, PLT23-0022 Viviendo, a 76-lot single-family subdivision, subject to the condition as recommended by Planning staff.

Background Data:

- Subject site zoned under 120-acre Geneva Lake Estates plan as PAD for Neighborhood Commercial (C-1) and congregate care/office; 2000
- Approved for major anchor center with free-standing pads and congregate care on southern portion along McQueen Road; commercial development never occurred
- QuickTrip submitted rezoning to develop fuel station, convenient store, and Sun Devil automotive repair at immediate corner. Case withdrawn due to opposition from surrounding neighbors; 2020
- Southeast Chandler Area Plan (SECAP) encourages maximizing density at 3.5 du/ac; approved 1999
- Geneva Estates contains 268 single-family homes on approximately 97 acres; 2.76 du/ac
- The request uses aggregate density for the overall Geneva Estates changing vacant commercial to 76 single-family lots; total aggregate density is 3.06 du/ac

Surrounding Land Use Data:

North	Ocotillo Road, then residential condos	South	Single-family residential
East	Single-family residential	West	McQueen Road, then commercial shops

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Neighborhoods	No Change
Southeast Chandler Area Plan (SECAP)	Traditional Suburban Character	No Change

Proposed Development

	Single-family Subdivision
Number of Lots	76 single-family lots
Density	15.33 net acres Isolated density: 4.96 du/ac Aggregate Density (including overall Geneva Estates master planned area): 3.06 du/ac
Building Setbacks	Front: 20 ft. back of sidewalk to garage; 13 ft. to liveable/porch Sides: 5 ft. & 5 ft. Rear: 10 ft. with reduced setback for accessory building 5 ft. Lots 10, 37, 32, 41, 47, 49, 58, 60,67, 70, & 76 2nd story feature shall be setback 40 ft. from rear
Minimum Lot Size	4,922 square feet 45 ft. x 107 ft.
Lot Coverage (max.)	60%
Building Height	Mix 1 and 2-story homes Max. height 30 ft.
Architecture Themes	Contemporary, Spanish Modern, Hacienda
Number of Elevations	12
House Size	2,084 to 3,352 square feet
Number of Floor Plans	4 floor plans
Parking	Each lot provides a two-vehicle garage with a driveway for two additional vehicles; each garage pre-wired for electric vehicles (240V) Gated subdivision; on-street parking provided on one side of street

Review and Recommendation

The General Plan allows medium-density residential (3.5-12) to be considered as a transitional land use on infill parcels when located adjacent to an arterial street. The subject site has been zoned for commercial uses since 2000 and remains vacant. Aggregate density can be considered if the proposed development is a part of a larger master planned development. Through aggregate density, the proposal may be considered if designed appropriately and compatible with surrounding lots.

Since the site is located within the SECAP, design elements are required in order to achieve a density greater than 2.5 du/ac. The request is for a density of 4.96 du/ac with overall proposed aggregate density of Geneva Estates totaling 3.06 du/ac. When the SECAP was adopted the design requirements provided options, such as common area lakes that were intended for larger residential developments. The proposed development will include a common ramada seating area, tot lot, and a secured dog park for residents meeting the intent of the SECAP. Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of the development standards, residential design guidelines, and the SECAP.

The proposed housing provides one, two, and combination one/two story detached single-family homes to provide variety of housing types within the proposed subdivision. The adjacent subdivision has a mix of one and two story homes; therefore, the home builder has indicated which lots are limited to single-story and combination one/two story homes to match and buffer existing homes in the adjacent Geneva Estates lots and to create variety along the arterial streets.

Planning staff has reviewed the request and supports the proposal, citing consistency with the General Plan. The proposal is consistent with policies of the General Plan, which call for a variety of housing choices and a compatible mix of housing types within the Neighborhood designation. Furthermore, the site is located at an arterial intersection and is an infill parcel with an appropriate transition between land uses of different intensities. For these reasons, Planning staff recommends approval subject to conditions.

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.
- The applicant conducted a neighborhood meeting prior to submitting the rezoning application to receive comments from surrounding residents; staff was not in attendance. A neighborhood meeting was held on December 14, 2023. The applicant's team, staff, and approximately 14 residents attended the in-person neighborhood meeting. Residents were concerned about an increase in traffic from the new development and, more specifically, the secondary access proposed south to Alamosa Drive, which is currently used as a collector street to McQueen Road for two separate subdivisions. Attendees raised concerns regarding the proposed density, use of existing green belts in adjacent subdivisions, and overburdening the school's capacity for new families. Following the neighborhood meeting, K. Hovnanian reduced the amount of homes from 84 to 76 lots and added single-story floor plans. The applicant conducted additional community outreach through door-to-door meetings with the surrounding neighbors.
- As of the writing of this memo, Planning staff is aware of surrounding property owners in support and against the project. Residents in support of the proposal prefer to see the property develop as residential in lieu of intense commercial development. Residents against the request state the development is too dense and will increase traffic in the area. Attached to this memo are two letters in opposition, two letters in support, and two with general comments.

Recommended Conditions of Approval:

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Section 23 Area Plan from Neighborhood Commercial to Residential.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the

time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.

2. Uses permitted shall be single-family dwellings, with a minimum lot size of 4,500 square feet.
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's 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-ways shall be maintained by the adjacent property owner or property owner's 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. Lot coverage shall not exceed sixty percent (60%) of each lot area.
9. 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.

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, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.
2. The same elevation shall not be built side-by-side or directly across the street from one another.
3. Lots shall be restricted to single-story or a combination of one-story with two story elements as indicated in the Viviendo- Site Plan.
4. The site shall be maintained in a clean and orderly manner.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The following enhanced landscape standards shall apply to the common open space and retention area along Ocotillo and McQueen roads:
 - 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.
7. 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.
8. 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.
9. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

10. 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 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.

Attachments

Vicinity Maps

Section 23 Area Plan

2004 Approved Geneva Estates Plan

Viviendo- Site Plan

Development Booklet

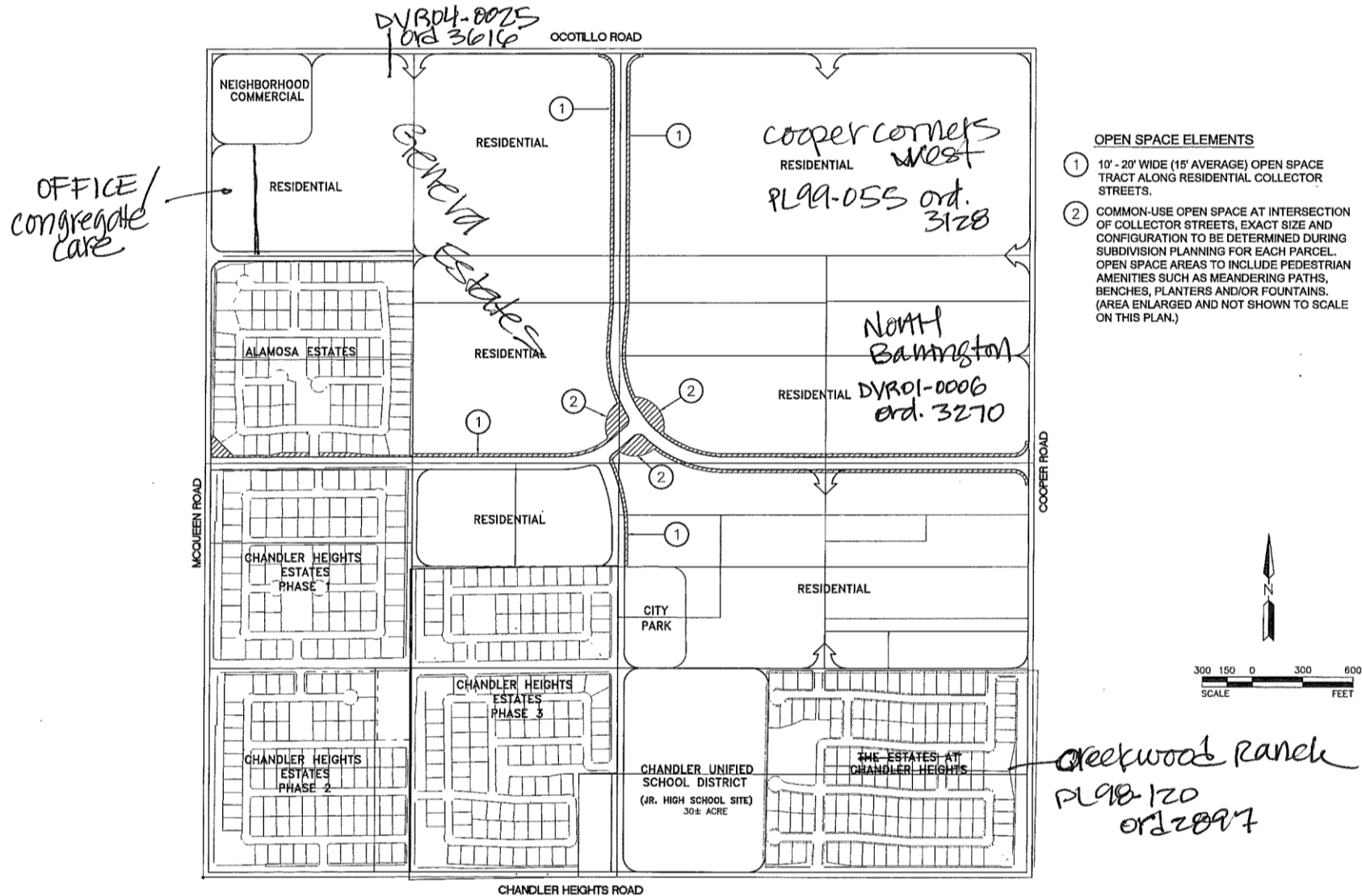
Public Comments

PL98-081

Section 23
Area Plan

Resolution: 2949
11/19/1998

AREA PLANNING AND CIRCULATION EXHIBIT



PL98-081

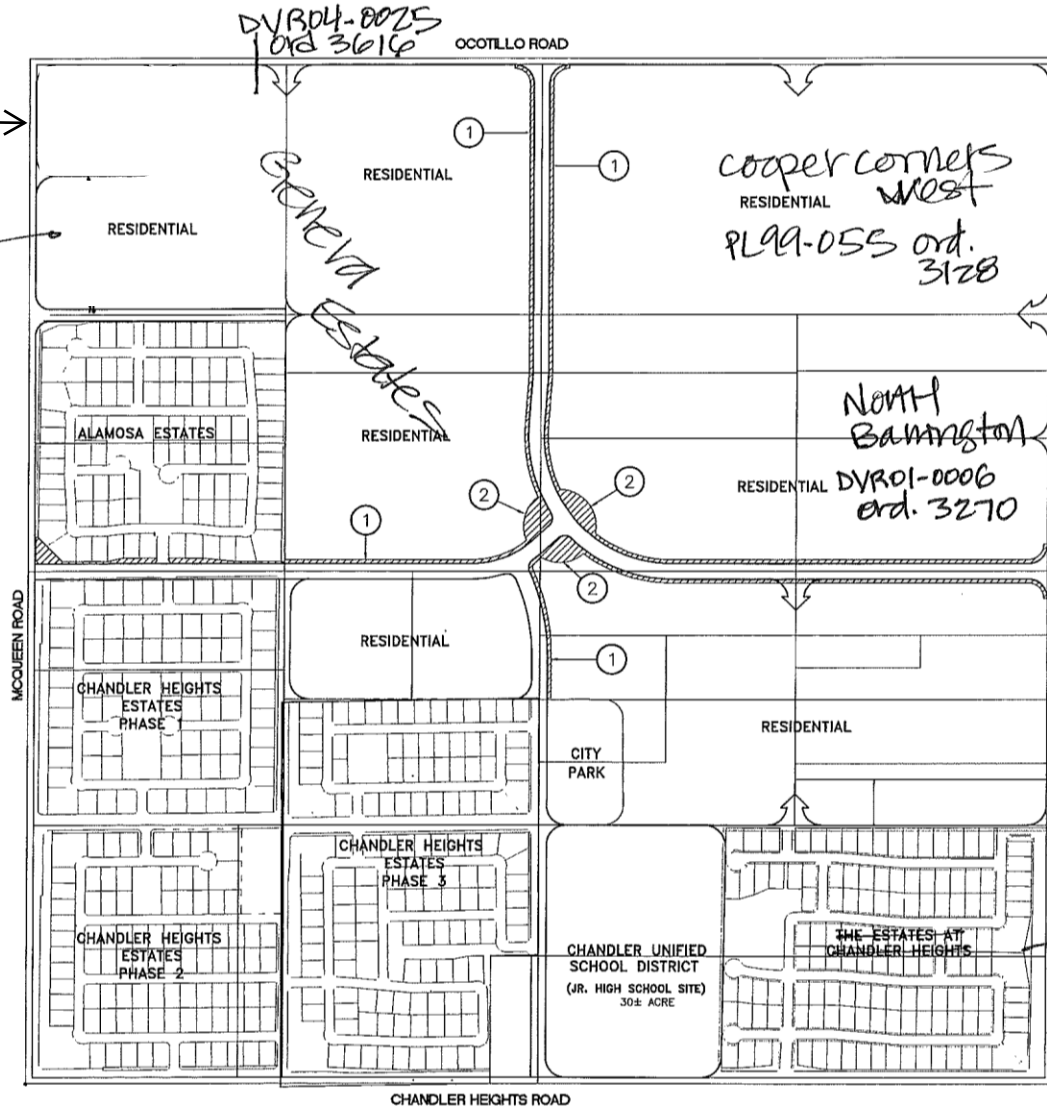
Section 23
Area Plan

Resolution: 2949
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AREA PLANNING AND CIRCULATION EXHIBIT

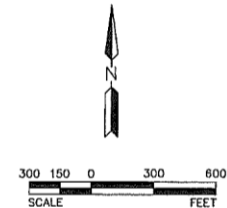
PLH24-0012
Amendment

~~OFFICE/
congregate
care~~



OPEN SPACE ELEMENTS

- ① 10' - 20' WIDE (15' AVERAGE) OPEN SPACE TRACT ALONG RESIDENTIAL COLLECTOR STREETS.
- ② COMMON-USE OPEN SPACE AT INTERSECTION OF COLLECTOR STREETS, EXACT SIZE AND CONFIGURATION TO BE DETERMINED DURING SUBDIVISION PLANNING FOR EACH PARCEL. OPEN SPACE AREAS TO INCLUDE PEDESTRIAN AMENITIES SUCH AS MEANDERING PATHS, BENCHES, PLANTERS AND/OR FOUNTAINS. (AREA ENLARGED AND NOT SHOWN TO SCALE ON THIS PLAN.)



oakwood Ranch
PL98-120
ord 2897



Southeast Chandler Area Standards

1. Average 45' wide landscape setback (measured from the curb line to the fence wall) along arterial streets.
2. Reduced number of homes backing onto arterial streets (less than 50%).
3. Perimeter fence walls adjoining arterial streets will include rural character open-view fencing. Solid fencing will have staggered or material changes occurring at least every 100 feet.
4. Rural character elements including stone, brick, boulevard medians, view openings, and enhanced landscaping, incorporated into entry features.
5. Four sided elevations with a diverse architectural palette, and varied rooflines at rear elevations along arterial and collector streets.

Increased Density Requirements and Options

- A-1 Play-lots/pocket parks (noted on the plans as Amenity Areas) are no greater than 1,320 feet from any dwelling unit.
- A-4 Open space exceeds standard requirement of 10% by a minimum of 2.5%.
- A-6 Open space exceeds standard requirement of 10% by a minimum of 7.5%.
- A-9 Looped drive around centralized common space for park/focal point.
- A-12 Provide visible open space with view corridors, to the SanTan Mountains, with a minimum width of 100'.
- A-20 Recreational facilities and amenities with comprehensive streetscape and neighborhood furniture palettes. Two points are earned for the combined provision of multiple amenities including benches in open space and gathering areas, decorative lighting, a neighborhood landscape planting theme, ramadas, tot lots and a sport court. Each ramada will include picnic benches and decorative trash containers.

Subdivision Diversity Elements - REQUIRED

1. Sense of neighborhood arrival.
2. Distinctive project themes.
3. Vehicular access to rear yards.
4. Deeper rear yard setbacks (for two-story dwellings).
5. Irregular shaped retention areas.
6. Retention areas to be usable and accessible.
7. Landscaped parkway (minimum 10' width along arterials).
8. Stagger and breaks in perimeter walls.

Subdivision Diversity Elements - OPTIONAL

- minimum 10 points required
1. Curvilinear street system.
 2. Cul-de-sacs with a diversity feature or access to common open space.
 3. View fencing along arterial and collector streets.
 4. Group wider side yards.
 5. Wider corner lots (10 ft. wide landscape tract on street side).
 6. Provide a mix of garage orientations.
 7. Stagger the rear setback lines.
 11. Landscaped open spaces (visible from arterial streets).
 20. 20 ft landscaped parkway (along arterial streets).
 21. Other subdivision features (cul-de-sac islands & solar orientation).

Site Legend

- (A) Low Accent Wall With Columns
- (B) 6' High Theme Wall
- (C) 2 Rail Fence
- (D) 6' High View Wall
- (E) Existing CMU Wall
- (F) 6' High, 4" CMU Wall
- (G) Amenity Area
Typical Area Would Include:
Sport Court
Ramada
Tot Lot
Picnic Table
BBQ
Benches
- (H) 8' Wide Concrete Paseo
- (I) Water Feature

Site Data

planned area development

Zone	Net Area In Acres	Total Units	Du/acre	Total Gross Acres
PAD	99.19	268	2.70	102.34

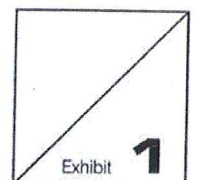
Minimum Lot Dimensions		Lot Size along Arterials	78' X 138' (10,136 SF)
		Interior Lot Size	73' x 128' (9,344 SF)

Percentage in open space	17.59%	17.76 ac
Arterial R/W	3.22 ac	

Site Plan



PDSA
LAND PLANNERS / LANDSCAPE ARCHITECTS
PD/SAUREY ASSOCIATES
3850 EAST BASELINE ROAD, SUITE 117
MESA, AZ 85206 (480) 933-9569



LEGEND

GROSS SITE AREA: 18.8 AC.
NET SITE AREA: 15.33 AC.
PROPOSED ZONING: PAD
OF LOTS: 76
NET SITE DENSITY: 4.9 DU/AC
MIN. LOT SIZE: 46'X106'

GENEVA ESTATES AREA: $97.02 + 15.33 = 112.35$ AC
PROP. TOTAL LOT COUNT: $268 + 76 = 344$ UNITS
PROP. OVERALL DENSITY: $344 / 112.35 = 3.06$ DU/AC
REQ. USEABLE O/S
PER SECAP: 17.5% (2.7 AC)
PROV. USEABLE O/S: 18% (2.8 AC)
PROV. TOTAL O/S: 23% (3.5 AC)

SETBACKS:

FRONT: 20' FROM BACK OF S/W TO FACE OF GARAGE,
13' FROM P.L. TO LIVABLE
REAR: 10', 5' FOR AN ACCESSORY BUILDING
SIDE: 5'-5'



COMMUNITY MAILBOX



LOTS W/ SINGLE-STORY RESTRICTION



LOTS W/ 40' MIN. REAR STBK TO 2ND
STORY ELEMENTS



S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD



ALAMOSA ESTATES
(PAD)

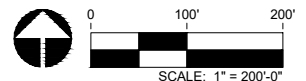
GENEVA ESTATES
(PAD)

E GRAND CANYON DR

E ALAMOSA DR

VIVIENDO • SITE PLAN

📍 CHANDLER, AZ
📅 2024-04-16
23003921
👤 K.HOVNANIAN



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

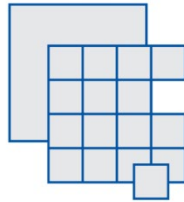
Viviendo – K. Hovnanian Homes

SEC McQueen & Ocotillo

PROJECT NARRATIVE PLH23-0056 & PLH24-0012

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Real Estate and Land Use Attorneys

RVi Planning + Landscape Architecture

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On Behalf of:

K. Hovnanian Homes
20830 N Tatum Blvd Suite 250
Phoenix, AZ 85050

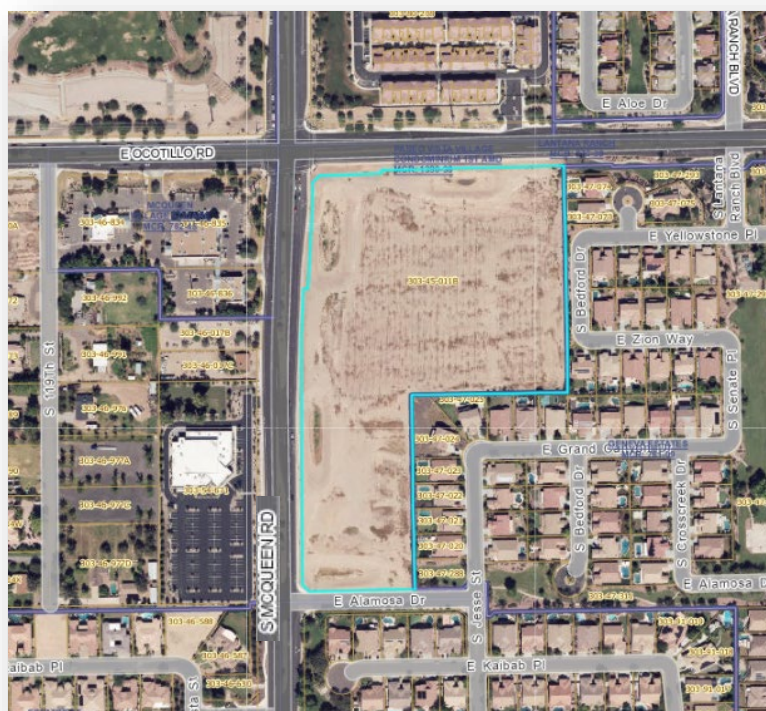
KHovnanian[®]
Homes

April 16, 2024

Introduction

Pew & Lake PLC., on behalf of our client, K. Hovnanian Homes, is pleased to submit this request for a single-family residential development on approximately 15.33 net acres of property located at the southeast corner of Ocotillo Road and McQueen Road. The overall project site is shown below, outlined in blue. It is currently vacant and zoned PAD in support of Commercial uses in the City of Chandler.

Figure 1 – Site Aerial



Request

The Applicant requests the following to the City of Chandler:

1. Rezoning from PAD in support of Commercial uses to PAD in support of Single-Family Residential with a Preliminary Development Plan (PDP).

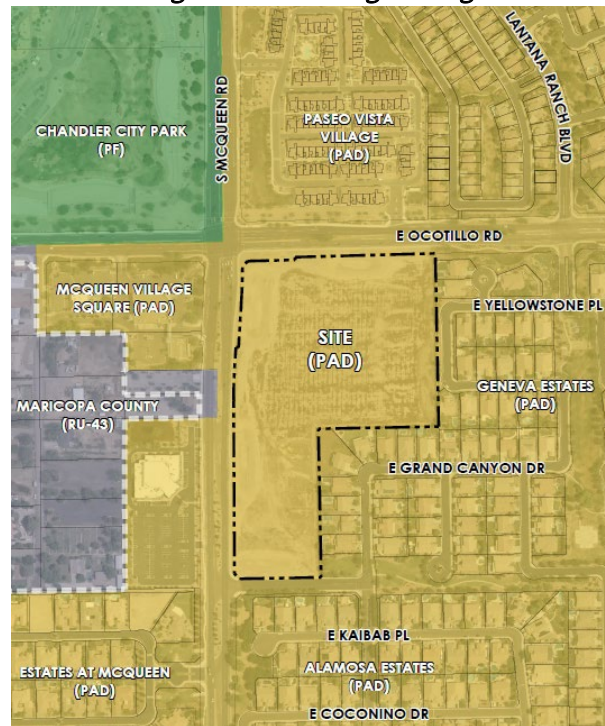
Existing Site Conditions

The property is currently vacant and surrounded by complementary residential and commercial uses. Immediately to the west is the McQueen Village Square commercial shopping center. To the north is a single-family condo subdivision and public park. To the east is the Geneva Estates residential community. The south boundary is Alamosa Estates residential community.

Table 1 – Relationship to Surrounding Properties

Direction	Existing Use
North	Park/Residential
East	Residential
South	Residential
West	Church/Commercial
Project Site	Vacant

Figure 2 – Existing Zoning



General Plan Designation

The City of Chandler General Plan land use designation for this site is “Neighborhood”. The adopted 2016 General Plan provides flexibility in the Neighborhood Land Use Classification for a range of residential densities. Furthermore, the City has matured and has now grown to the point where large developable land parcels are few and infill or redevelopment is how most future development will occur.

Additionally, the site is within the Southeast Area Plan which allows a maximum density of 3.5 du/ac. Currently, Geneva Estates is 97.02 net acres with 268 lots. With the addition of the Viviendo 15.33 net acres and 76 lots, the overall net area will become 112.42 acres offering 344 lots. The result of the added acreage and lots is an aggregate density of **3.06** du/ac. Therefore, the proposed rezoning is consistent with the Southeast Area Plan designations.

The consideration of medium-density single-family residential in this location is warranted as can be demonstrated with the following elements and policies of the City’s General Plan:

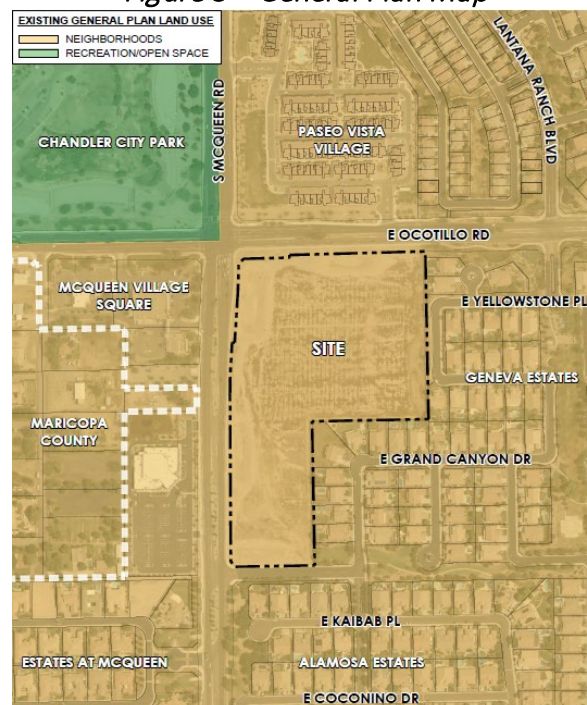
- Medium-density residential (3.5-12 dwelling units per acre) can be considered for infill parcels in areas located between land uses of different intensities where a transitional use or density gradation is advisable, or as a component of a mixed-use development. Medium-density residential may be located along arterial roads, freeway corridor, adjacent to employment and commercial areas, regional parks, or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justification warrant approval.

Viviendo is located along two arterials, McQueen and Ocotillo Roads, and surrounded by a range of densities and uses. The community offers compatible and complimentary residential use adjacent to single-family subdivisions.

- Land Use & Development Policy 1.1.1(f) Encourage compatible infill projects.
- Housing & Neighborhoods Policy 1.1.2 (a), 1.1.2 (b) Provide for a variety of housing choices for all income levels and promote a compatible mix of housing types in infill areas.
- Growth Areas: It is important to note that there are infill lots and parcels that will be redeveloped outside of these growth areas. Chandler encourages infill and redevelopment to occur in appropriate areas throughout Chandler.
- Infill: Development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

The proposed development offers a housing product at 4.9 DU/AC (gross density) which is truly an asset to the City by bringing to the market the highly demanded, but often overlooked “Missing Middle” housing option. Most residential development either focuses on single-family at or just below 4 DU/AC or multi-family over 12 DU/AC. There is a gap in the housing that should be provided and is needed. As an infill parcel, this development is at a great location and provides an appropriate transition.

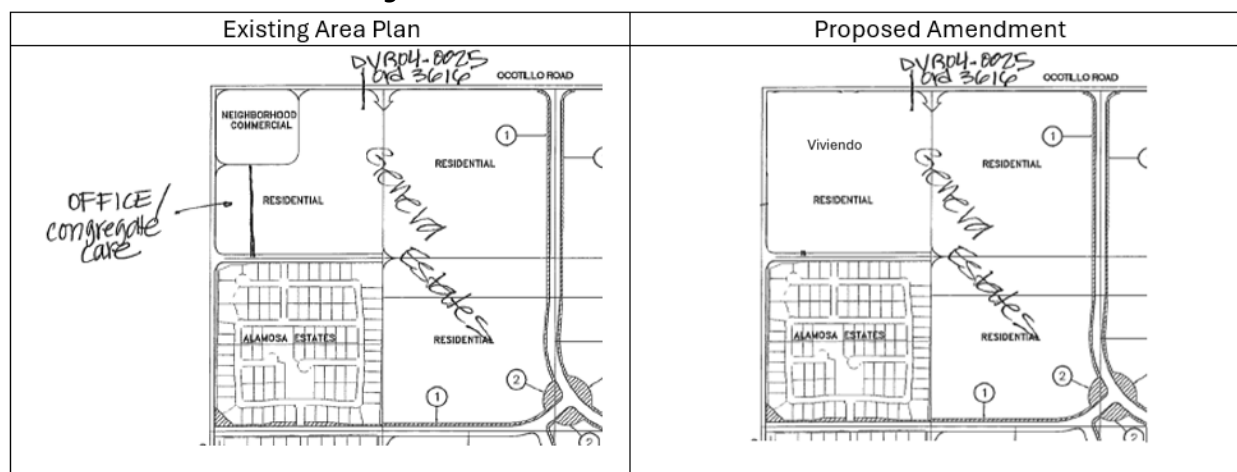
Figure 3 – General Plan Map



Section 23 Area Plan Amendment

To accommodate the proposed residential project, the applicant is requesting to amend the Section 23 Area Plan. Currently, the Section 23 Area Plan includes Neighborhood Commercial at the intersection of Ocotillo and McQueen Roads and Office / Congregate Care along McQueen Road. The balance of the site is designated as residential. The request to amend the area plan includes changing the Neighborhood Commercial and Office / Congregate Care to residential. **Figure 4** below illustrates the Section 23 Area Plan Amendment.

Figure 4 – Section 23 Area Plan Amendment



Residential Development Standards

Viviendo has been thoughtfully designed in compliance with the City's Residential Design Standards. The proposal consists of 76 residential lots on 15.33 gross acres, with the primary gated entry on Ocotillo Road and the secondary gated entry along Alamosa Drive. The relatively small parcel is located near developed residential neighborhoods, but the physical barriers of the surrounding area preclude expansion making it a prime location for infill.

The community offers 23% open space with an amenity park centrally located in the project and a walking trail throughout with access to the arterials. The lots are a minimum of 4,922 square feet and offer a detached single family housing product. Front setbacks are 13 feet minimum to livable space; 20 feet minimum to front facing garage from back of sidewalk. Side setbacks are 5 feet minimum and rear setbacks are a minimum of 10 feet and 5 feet for an accessory building. Lots 10, 37, 32, 41, 47, 49, 58, 60, 67, 70, 76, will offer a rear yard setback of 40 feet for the second story elements.

The subdivision offers 39-foot-wide private streets, which will accommodate ample guest parking on one side of the street. In addition, each home will provide two car garages and two car driveways accommodating four parking spaces for each home.

Entry, walls, signage

A primary entry monument shall be located on Ocotillo Road and the secondary entry monument will be on Alamosa Drive. The monument shall incorporate a variety of materials including split face block, smooth face block, and founders finish block. Ground mounted lighting shall be provided to illuminate the monument as well as accent larger box trees immediately adjacent.

Along the western, northern and southern perimeters/entries of the project, theme walls will separate the development from the arterial roads. Theme walls are also provided throughout the community. A dooley wall is proposed within the community between lots 18 and 19. A seat wall is proposed in the amenity area. Additionally, the amenity area will offer retaining walls with partial view fencing. The partial view fence will be constructed to provide 3.5 ft of exposed retaining wall below a 6-foot wall. The 6-foot wall will be 4 feet of block with 2 feet of view fencing on top.

Amenities & Open Space

Over 3 acres of open space is provided, and the community is thoughtfully landscaped (see landscape plan). The amenity area will include a tot lot, ramada, and grass area. A dog park has been designed in the northwest corner near the McQueen Road and Ocotillo Road intersection.

Landscaping

As seen on the included landscape plan, the Viviendo community will provide perimeter landscaping along McQueen Road and Ocotillo Road and a passive open space / retention area is located near the intersection, the main entrance, between lots 49 and 50, and along Alamosa Drive.

Subdivision Layout Diversity

As further described below, Viviendo demonstrates that the residential proposal incorporates several of the Subdivision Diversity Elements. The plan satisfies six of the required Subdivision Diversity Elements and three of the optional Diversity Elements, see in the table on the next page.

Table 2 – Subdivision Diversity Elements

Element Number	Required Diversity Element	Explanation
1	Sense of neighborhood arrival	Project monumentation will be provided at both entrances to the community. These elements will include material and color themes that are prevalent throughout the community
2	Distinctive project themes	Thematic elements found throughout the community include expression of rural themes including red brick and color tones that are common throughout the area.
5	Irregular shaped retention basins	Because the project is located on a site that was originally planned for commercial uses creativity with open space is limited. However, the project contains multiple locations that are irregularly shaped retention areas, long narrow amenity shaped retention area.
6	Design and improve retention areas to be useable and accessible	The dog park has been designed with the retention basin in the NWC
7	Provide a minimum 10- foot landscape parkway from ROW link to fence in a common are when lots back onto an arterial street and 5 feet when backed to a local collector	The landscape parkway along the arterial streets is greater than 10'
8	Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	The rear lot walls along the perimeter are staggered 5' every couple of lots.
Element Number	Optional Diversity Element	Explanation
6	Provide different lot widths (at least 5-ft differential)	All lots are 46' wide.
7	Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot-wide landscape tract on the street side of the lot.	10' landscape tracts are provided throughout.
20	Provide a minimum 20-foot landscape parkway along arterial streets, measured from the ROW line to the fence.	This standard is met and, in many places, exceeded.

Development Standards

Below are the development standards proposed for the Viviendo residential subdivision. The lots are a minimum of 4,922 square feet with typical dimensions of 46 feet wide by 107 feet deep. Each garage is proposed to be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment. The table on the next page outlines the proposed development standards.

Table 3- Proposed Development Standards

Standard	Proposed PAD
Front Setback	20' from Back of Sidewalk to garage. 13' from livable/porch
Rear Setback*The rear yard setback for an accessory building shall be a minimum of 5 feet.	10'
Homes on lots 10, 37, 32, 41, 47, 49, 58, 60, 67, 70 and 76 Rear Setback*The rear yard setback for an accessory building shall be a minimum of 5 feet.	40' Minimum rear setback to second story elements
Side Setback	5'-5'
Building Height	30'
Density (Maximum)	6.0 du/ac
Common Open Space	20%
Lot coverage	60%

Housing Product Architecture

The proposed Viviendo subdivision will provide high quality architecture that represents a combination of Contemporary, Spanish Modern, and Hacienda styles. Four-sided architecture has been provided on all homes throughout the community. Each style has three different design options provided to further enhance the character and uniqueness of the community. Additionally, each architectural style will incorporate specific details, some examples of the details are window trim, shutters, board and batten siding, masonry veneer, corbels, parapets, window girds, and stuccos control joints.

The homes will be one or two stories and range in size from approximately 2,084 SF to approximately 3,352 SF. All home designs include front doors and covered entry/porches that are visible from the street. The garage styles, locations, and coach lights further diversify the design and de-emphasize garage fronts. The image below illustrates the diversity of design and the unique collection of architectural styles.



As previously discussed, the proposed housing product meets the City's Architectural Diversity Standards and is demonstrated by specifically meeting the following elements outlined in the tables on the next pages.

ARCHITECTURAL DIVERSITY STANDARDS - REQUIRED 9 ELEMENTS	
1. Provide four-sided architecture especially for portions of building visible from arterial street	Four-sided architectural design has been provided on all homes/elevations by incorporating design elements including stucco window popouts, window mullions, shutters, stucco control joints, gable vents, varied roof and massing designs, and soffit treatments to all side/rear elevations.
2. De-emphasize garage fronts	The home designs de-emphasize the garages by providing livable and porch elements in front of the garage massing. Furthermore there are varying garage massing, roof lines, garage door designs, and coach lights to promote diversity and de-emphasizing garage fronts.
3. Front door or courtyard entry to be visible from street	All home designs include front doors and covered entry/porches that are visible from the street.
4. Single-story or combination one- and two-story homes on all corner lots	Combination of one and two story homes are proposed on corner lots.
5. Enhanced rear elevations along arterial and collector streets and open spaces	All homes/elevations include four-sided architecture that represent the style of architecture from all sides and vantage points.
6. Variety of roofing colors, textures, and shapes	Each elevation character will have style specific color schemes and roof tile colors and profiles including both concrete S and flat tiles. The varied use of gables and hips promote building mass diversity.
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	Durable exterior finishes include stucco, engineered wood composite board and batten siding, masonry veneer, and concrete roof tiles.
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	All home designs include single story elements, mass offsets, and varied roof designs at the rear elevations.
9. Standard covered rear patios on all floor plans	All home designs include a standard covered patio at the rear of the home.

ARCHITECTURAL DIVERSITY STANDARDS - OPTIONAL ELEMENTS (MINIMUM REQUIRED - 7 POINTS)	
1. Provide at least 3 significant architectural style differences	Three architectural styles are proposed in Spanish Modern, Hacienda, and Contemporary elevation characters.
2. Prohibit the same front elevation on adjoining homes or across the street	To promote street scene diversity, no identical plan and elevation will be allowed adjacent to or across from one another regardless of color scheme.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	Masonry veneer will be standard on the Craftsman elevations, board and batten siding is a standard material on Farmhouse elevations, masonry veneer and horizontal siding is a standard material on the Contemporary elevations.
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc.	Each architectural style incorporates style specific details, materials, colors, and massing. Examples include window trim, shutters, board and batten siding, masonry veneer, corbels, window grids, stucco control joints among others.
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	Trash/recycle bins will be stored in garage or behind the side yard gate. A/C condensers are also located behind the side yard fence return.
10. Provide a variety of front yard landscape packages installed by builder	K. Hovnanian will offer a choice of (3) three distinct front yard landscape packages available to the buyer and installed by the builder.
12. Provide four-sided architecture throughout subdivision	Four-sided architectural design has been provided on all homes/elevations throughout the community.

Conclusion

With the development of this property, K Hovnanian will introduce a new type of housing product into this established part of Chandler. The applicant and K. Hovnanian look forward to working with the City of Chandler Planning and Engineering staff to design an outstanding community for the City of Chandler.

EXISTING GENEVA ESTATES PAD DENSITY						
DEVELOPMENT	MARICOPA COUNTY RECORDING NUMBER	NUMBER OF LOTS	NET ACREAGE	DENSITY (DU/NET AC)	ACREAGE OF OPEN SPACE	PERCENT OPEN SPACE
GENEVA ESTATES	BOOK 761 PAGE 9	268	97.02	2.76	18.0	19%

PROPOSED GENEVA ESTATES PAD DENSITY						
DEVELOPMENT	MARICOPA COUNTY RECORDING NUMBER	NUMBER OF LOTS	NET ACREAGE	DENSITY (DU/NET AC)	ACREAGE OF OPEN SPACE	PERCENT OPEN SPACE
GENEVA ESTATES	BOOK 761 PAGE 9	268	97.02	2.76	18.0	19%
VIVIENDO	N/A	76	15.33	4.96	3.5	23%
TOTAL		344	112.35	3.06	21.5	19%

LEGEND

GROSS SITE AREA: 18.8 AC.
NET SITE AREA: 15.33 AC.
PROPOSED ZONING: PAD
OF LOTS: 76
NET SITE DENSITY: 4.9 DU/AC
MIN. LOT SIZE: 46'X106'

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PROV. USEABLE O/S: 18% (2.8 AC)
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SETBACKS:

FRONT: 20' FROM BACK OF S/W TO FACE OF GARAGE,
13' FROM P.L. TO LIVABLE
REAR: 10', 5' FOR AN ACCESSORY BUILDING
SIDE: 5'-5'



COMMUNITY MAILBOX



LOTS W/ SINGLE-STORY RESTRICTION



LOTS W/ 40' MIN. REAR STBK TO 2ND
STORY ELEMENTS

S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD

MCQUEEN VILLAGE
SQUARE (PAD)

MARICOPA
COUNTY
(RU-43)

E GRAND CANYON DR

GENEVA ESTATES
(PAD)

E ALAMOSA DR

ALAMOSA ESTATES
(PAD)

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Aerial Photography Date:

VIVIENDO • SITE PLAN

📍 CHANDLER, AZ
📅 2024-04-16
23003921
👤 K.HOVNANIAN



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PLANT PALETTE

TREES

BOTANICAL NAME

Acacia mulga
Acacia stenophylla
Caesalpinia mexicana
Prosopis glandulosa 'Maverick'
Prosopis chilensis 'Leslie Roy'
Pistacia x 'Red Push'
Quercus virginiana 'Joan Lionetti'
Sophora secundiflora 'Silver Peso'
Ulmus parvifolia

COMMON NAME

Mulga
Shoestring Acacia
Mexican Bird-of-Paradise
Texas Honey Mesquite
Thornless Mesquite
Red Push Pistache
Joan Lionetti Live Oak
Silver Texas Mountain Laurel
Chinese Evergreen Elm

SHRUBS & ACCENTS

BOTANICAL NAME

Caesalpinia pulcherrima
Calliandra californica
Dodonaea viscosa 'Purpurea'
Eremophila hygrophana
Eremophila maculata 'Valentine'
Hesperaloe parviflora
Leucophyllum langmaniae 'Lynn's Legacy'
Leucophyllum zygomphyllum
Muhlenbergia capillaris 'Regal Mist'
Muhlenbergia linheimeri 'Autumn Glow'
Russelia equisetiformis
Tecoma stand 'Gold Star'

COMMON NAME

Red Bird-of-Paradise
Baja Fairy Duster
Purple Hopseed Bush
Blue Bells
Valentine Emu Bush
Red Yucca
Lynn's Legacy Sage
Blue Ranger
Regal Mist Muhly
Autumn Glow Muhly
Firecracker Plant
Gold Star Tecoma

GROUND COVER

BOTANICAL NAME

Acalypha monstachya
Baccharis x 'Stam'
Eremophila glabra 'Mingenew Gold'
Lantana x 'New Gold'
Lantana montevidensis
Rosmarinus officinalis 'Huntington Carpet'
Ruellia brittoniana x 'Katie'

COMMON NAME

Raspberry Fuzzies
Dwarf Coyote Bush
Outback Sunrise Emu Bush
New Gold Lantana
Purple Trailing Lantana
Trailing Rosemary
Katie Ruellia

LANDSCAPE KEYNOTES

- 1 10' LANDSCAPE TRACT
- 2 TRAFFIC CALMING
- 3 DOG PARK
- 4 PERIMETER THEME WALL
- 5 5' SIDEWALK
- 6 MAILBOX
- 7 TOT LOT
- 8 PRIMARY ENTRY MONUMENTATION
- 9 SECONDARY ENTRY MONUMENTATION
- 10 PRIMARY ENTRY - SWING GATE
- 11 RESIDENT ONLY ACCESS - SWING GATE
- 12 PEDESTRIAN GATE
- 13 PLANTERS

MARICOPA
COUNTY
(RU-43)

S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD

E GRAND CANYON DR

GENEVA ESTATES
(PAD)

E ALAMOSA DR

ALAMOSA ESTATES
(PAD)

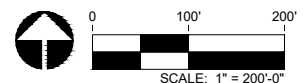
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Aerial Photography Date:

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Tel: 480.994.0924
www.rviplanning.com

VIVIENDO • LANDSCAPE PLAN

- 📍 CHANDLER, AZ
- 📅 2024-04-16
- 🔢 23003921
- 👤 K.HOVNANIAN



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PLANT PALETTE

TREES

BOTANICAL NAME

Acacia mulga
Acacia stenophylla
Caesalpinia mexicana
Prosopis glandulosa 'Maverick'
Prosopis chilensis 'Leslie Roy'
Pistacia x 'Red Push'
Quercus virginiana 'Joan Lionetti'
Sophora secundiflora 'Silver Peso'
Ulmus parvifolia

COMMON NAME

Mulga
Shoestring Acacia
Mexican Bird-of-Paradise
Texas Honey Mesquite
Thornless Mesquite
Red Push Pistache
Joan Lionetti Live Oak
Silver Texas Mountain Laurel
Chinese Evergreen Elm

SHRUBS & ACCENTS

BOTANICAL NAME

Caesalpinia pulcherrima
Calliandra californica
Dodonaea viscosa 'Purpurea'
Eremophila hygrophana
Eremophila maculata 'Valentine'
Hesperaloe parviflora
Leucophyllum langmaniae 'Lynn's Legacy'
Leucophyllum zygomphyllum
Muhlenbergia capillaris 'Regal Mist'
Muhlenbergia linheimeri 'Autumn Glow'
Russelia equisetiformis
Tecoma stand 'Gold Star'

COMMON NAME

Red Bird-of-Paradise
Baja Fairy Duster
Purple Hopseed Bush
Blue Bells
Valentine Emu Bush
Red Yucca
Lynn's Legacy Sage
Blue Ranger
Regal Mist Muhly
Autumn Glow Muhly
Firecracker Plant
Gold Star Tecoma

GROUND COVER

BOTANICAL NAME

Acalypha monstachya
Baccharis x 'Stam'
Eremphila glabra 'Mingenew Gold'
Lantana x 'New Gold'
Lantana montevidensis
Rosmarinus officinalis 'Huntington Carpet'
Ruellia brittoniana x 'Katie'

COMMON NAME

Raspberry Fuzzles
Dwarf Coyote Bush
Outback Sunrise Emu Bush
New Gold Lantana
Purple Trailing Lantana
Trailing Rosemary
Katie Ruellia

LANDSCAPE KEYNOTES

- 10' LANDSCAPE TRACT
- TRAFFIC CALMING
- DOG PARK
- PERIMETER THEME WALL
- 5' SIDEWALK
- MAILBOX
- TOT LOT
- PRIMARY ENTRY MONUMENTATION
- SECONDARY ENTRY MONUMENTATION
- PRIMARY ENTRY - SWING GATE
- RESIDENT ONLY ACCESS - SWING GATE
- PEDESTRIAN GATE
- PLANTERS

S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD

E GRAND CANYON DR

GENEVA ESTATES
(PAD)

ALAMOSA ESTATES
(PAD)

E ALAMOSA DR

MARICOPA
COUNTY
(RU-43)

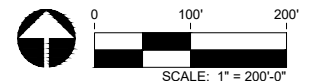
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Aerial Photography Date:

RVI
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

VIVIENDO • LANDSCAPE PLAN

- CHANDLER, AZ
- 2024-04-16
- # 23003921
- K.HOVNANIAN



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L:\23003921-VIVIENDO (KHOV)\06 PLANNING\02 CAD\03 SITE PLANS\RV-3921-5TH-VIVIENDO PLANNED AREA DEVELOPMENT.dwg

LEGEND

THEME WALL

DOOLEY WALL

PARTIAL VIEW FENCE

DOG PARK FENCE

SEAT WALL

PRIMARY ENTRY MONUMENT

SECONDARY ENTRY MONUMENT

MAILBOX

PEDESTRIAN GATE

DECORATIVE COLUMN

PLANTERS

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VIVIENDO • WALL PLAN

- 📍 CHANDLER, AZ
- 📅 2024-04-16
- # 23003921
- 👤 K.HOVNANIAN

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COLORS:

SMOOTH BLOCK COLOR: SW7642 'PAVESTONE'

SPLIT FACE BLOCK COLOR: SW7642 'PAVESTONE'

FOUNDERS FINISH BLOCK COLOR: INTEGRAL COLOR 'SUNSET'

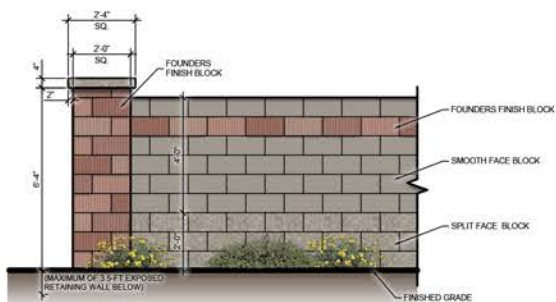
TUBULAR STEEL: SW7048 'URBANE BRONZE'



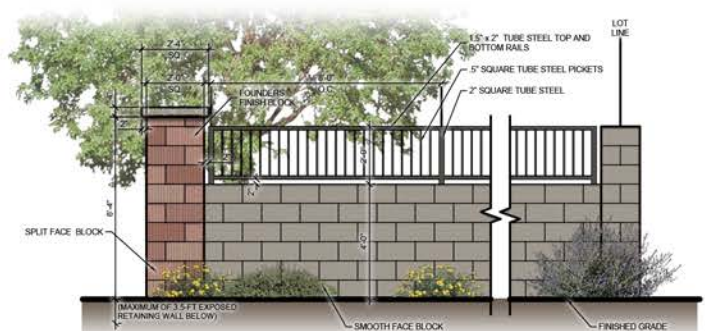
1 PRIMARY ENTRY MONUMENTATION
SCALE: 1/2" = 1'-0"



2 SECONDARY ENTRY MONUMENTATION
SCALE: 1/2" = 1'-0"



3 THEME WALL ELEVATION
SCALE: 1/2" = 1'-0"



4 PARTIAL VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"

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VIVIENDO • DETAILS

📍 CHANDLER, AZ
📅 2024-04-08
23003921
👤 K.HOVNANIAN

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Wainwright 6' Contour Bench
 Anova Furnishings
 Item#RCPWC6
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



Wainwright 45 Gallon Trash Receptacle
 Anova Furnishings
 Item#RCPWCT
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



Wainwright 6' Picnic Table and Benches Set
 Anova Furnishings
 Item#RCPWT63
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



Mesa Ramada

Classic Recreation Systems Inc.

Model: Mesa

Color: RAL 7022 for Ramada, RAL 7030 for Frame



RAL 7022 49/72850
38/70022



RAL 7030 49/72890
38/70027

Copyright RVI

Aerial photography circa MM-DD-YYYY



VIVIENDO • SITE FURNISHING EXHIBIT

📍 Chandler, Arizona

📅 April 08, 2024

23003921

👤 K. Hovnanian

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Curva Spinner

Landscape Structures

Model#247179

Color: Limon

Limon



Saddle Spinner

Landscape Structures

Model#152179

Color: Limon Frame, Denim Chairpiece

Limon

Denim



Stand-Up Seesaw

Landscape Structures

Model#148638

Color: Tangerine

Tangerine

Copyright RVI

Aerial photography circa MM-DD-YYYY



VIVIENDO • SITE FURNISHING EXHIBIT

Chandler, Arizona

April 08, 2024

23003921

K. Hovnanian

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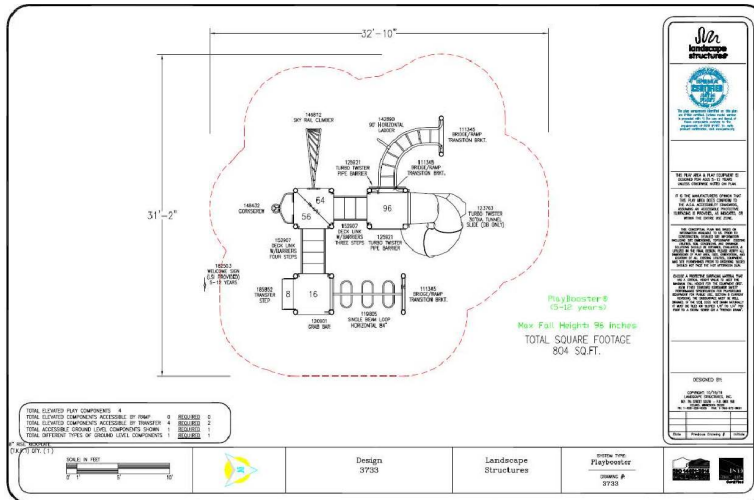


Playbooster Design #3733

Landscape Structures

Palette: AG, Shade Sail: Denim

Palette **AG**



Grill 21

DuMor

Model#21-00



Dog Waste Station

Dog Waste Depot

SKU: Depot 006-B-GRN

Color: Matte Green (as seen above)

Copyright RVI

Aerial photography circa MM-DD-YYYY



VIVIENDO • SITE FURNISHING EXHIBIT

Chandler, Arizona

April 08, 2024

23003921

K. Hovnanian

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2	•	PRODUCT MATRIX	
3	•	SETBACK EXHIBIT :: BASE CONDITION	
4	•	ELEVATION MATRIX :: FRONT, SIDES & REAR	
10	•	TYP. STREET SCENES :: FRONT & REAR	
11	•	STREET SCENES :: LOT SETBACK EXHIBIT	
12	•	PLAN 1 - CORK - 8047	:: 2,084 S.F.
19	•	PLAN 2 - OBAN - 7890	:: 2,554 S.F.
27	•	PLAN 3 - REINE - 8065	:: 2,846 S.F.
35	•	PLAN 4 - SEAVIEW - 8083	:: 3,352 S.F.
43	•	SPANISH MODERN DETAILS	
44	•	HACIENDA DETAILS	
45	•	CONTEMPORARY DETAILS	



Design Review | (75) 46' x 106' 109' 112' Lots

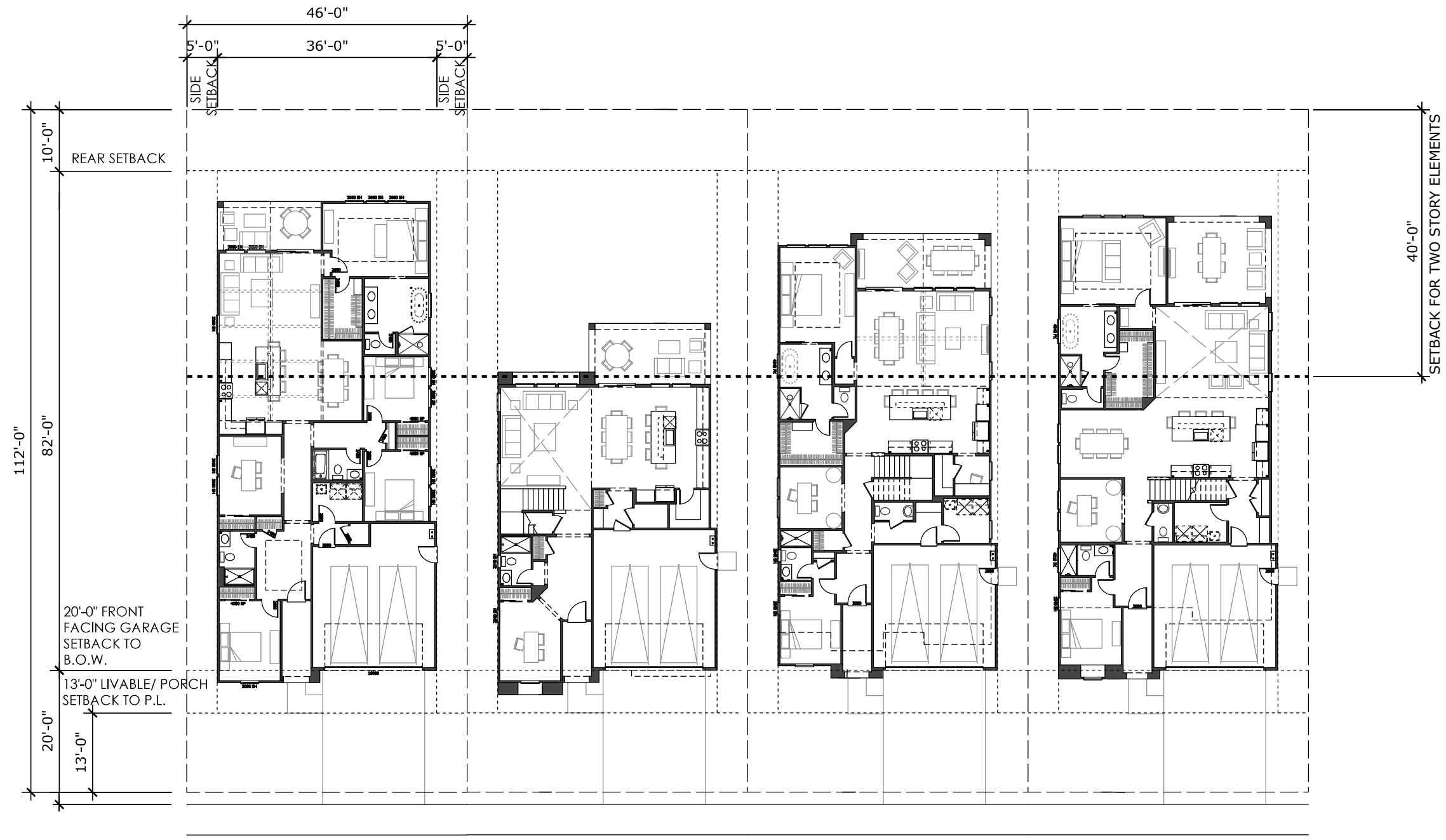
Viviendo :: Chandler, AZ

02/02/2024



AZD Viviendo - Chandler, AZ																
35' Market Rate - Spec 2				(75) 46' x 106', 109', 112' Lots												
	Floors	Livable SF	Width	Base Depth	Max Depth	Bed Dn	Bed Up	Bath	Home Office	Loft	Esuite+	HovHub	HovHall	Laundry	Garage	Patio
Plan 1 - #8047 <i>Cork</i>	1	2,084	34'-11"	78'-11"	84'-11"	4 (Opt. 5)	N/A	3	1	N/A	N/A	N/A	1	N/A	2 CAR F	Standard
Plan 2 - #7890 <i>Oban</i>	2	2,554	34'-11"	60'-11"	64'-11"	0 (Opt. 1)	3 (Opt. 4)*	3	1	1	N/A	N/A	1	UP	2 CAR F	Standard
Plan 3 - #8065 <i>Reine</i>	2	2,846	34'-11"	72'-11"	76'-11"	2*	3	3.5	1	1	N/A	1	1	DN	2 CAR F	Standard
Plan 4 - #8083 <i>Vienna</i>	2	3,352	34'-11"	75'-11"	75'-11"	2*	4	4.5	1	1	N/A	N/A	1	DN	2 CAR F	Standard

* Identifies location of Owners Bedroom



SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



PLAN 1 - CORK (#8047)



PLAN 2 - OBAN (#7890)



PLAN 3 - REINE (#8065)



PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8047)

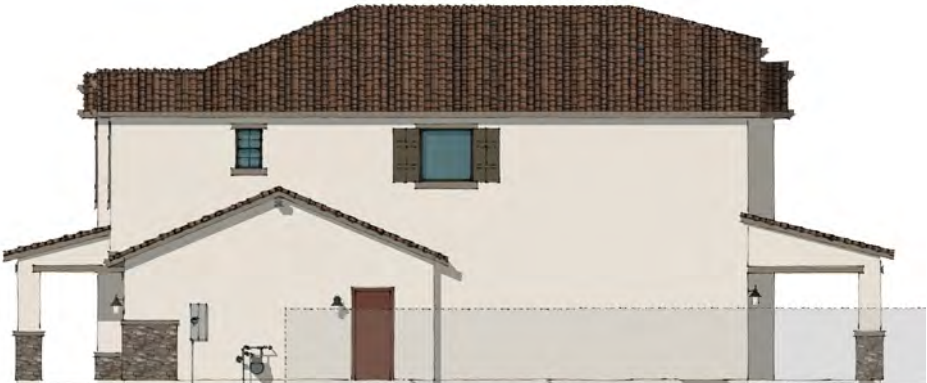
PLAN 2 - OBAN (#7890)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)

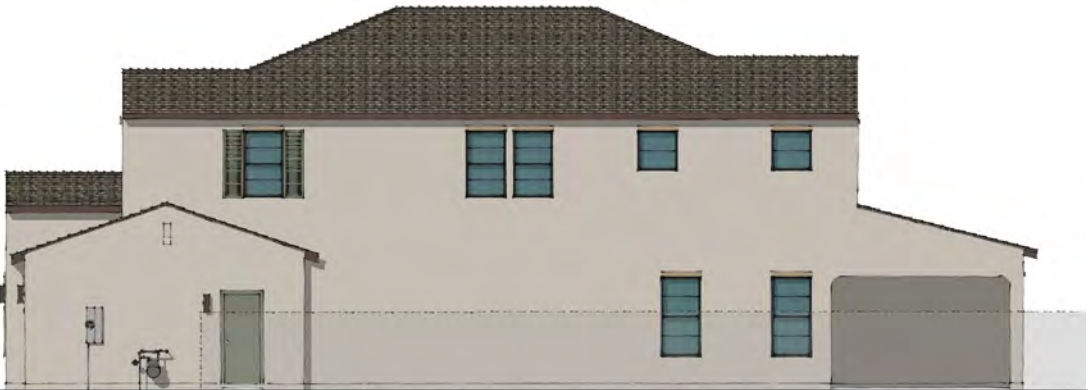


CONTEMPORARY (FORM - ZA)



PLAN 3 - REINE (#8065)

PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8047)

PLAN 2 - OBAN (#7890)

PLAN 3 - REINE (#8065)

PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8047)

PLAN 2 - OBAN (#7890)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)



PLAN 3 - REINE (#8065)



SPANISH MODERN (FORM - UA)

PLAN 4 - VIENNE (#8083)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)





CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

CORK
PLAN 1 - #8047
FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - FRONT
SCALE = NTS



CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

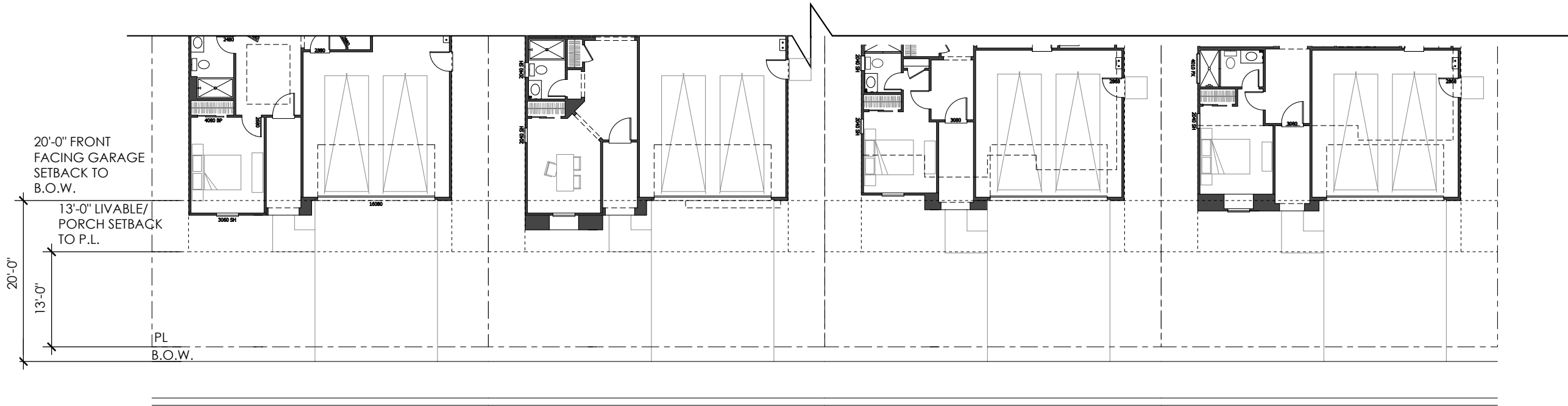
OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

CORK
PLAN 1 - #8047
FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS



CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

STREET SCENE - FRONT
SCALE = NTS



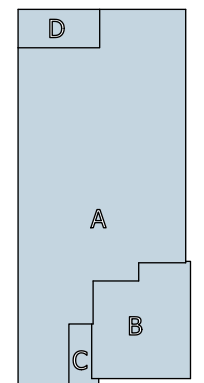


LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

VITAL STATS	
BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	2,084
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	457
(C) COVERED ENTRY:	
ELEVATION UA:	66
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	136
(E) ARCH. PROJECTION:	
ELEVATION UA:	-
ELEVATION XA:	-
ELEVATION ZA:	-

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%

KHovnanian[®]
Homes

PLAN 1

LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

VITAL STATS
BEDROOM 4 (OPT 5)
BATH 3
CAR 2
CEILING 10'
WINDOW HDR 8'

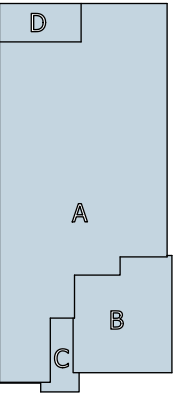
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,084
(A) 1ST FLR LIVABLE: 2,084
(B) 2 CAR GARAGE: 457
(C) COVERED ENTRY:
ELEVATION UA: 66
ELEVATION XA: 164
ELEVATION ZA: 83
(D) COVERED PATIO: 136
(E) ARCH. PROJECTION:
ELEVATION UA: -
ELEVATION XA: -
ELEVATION ZA: -

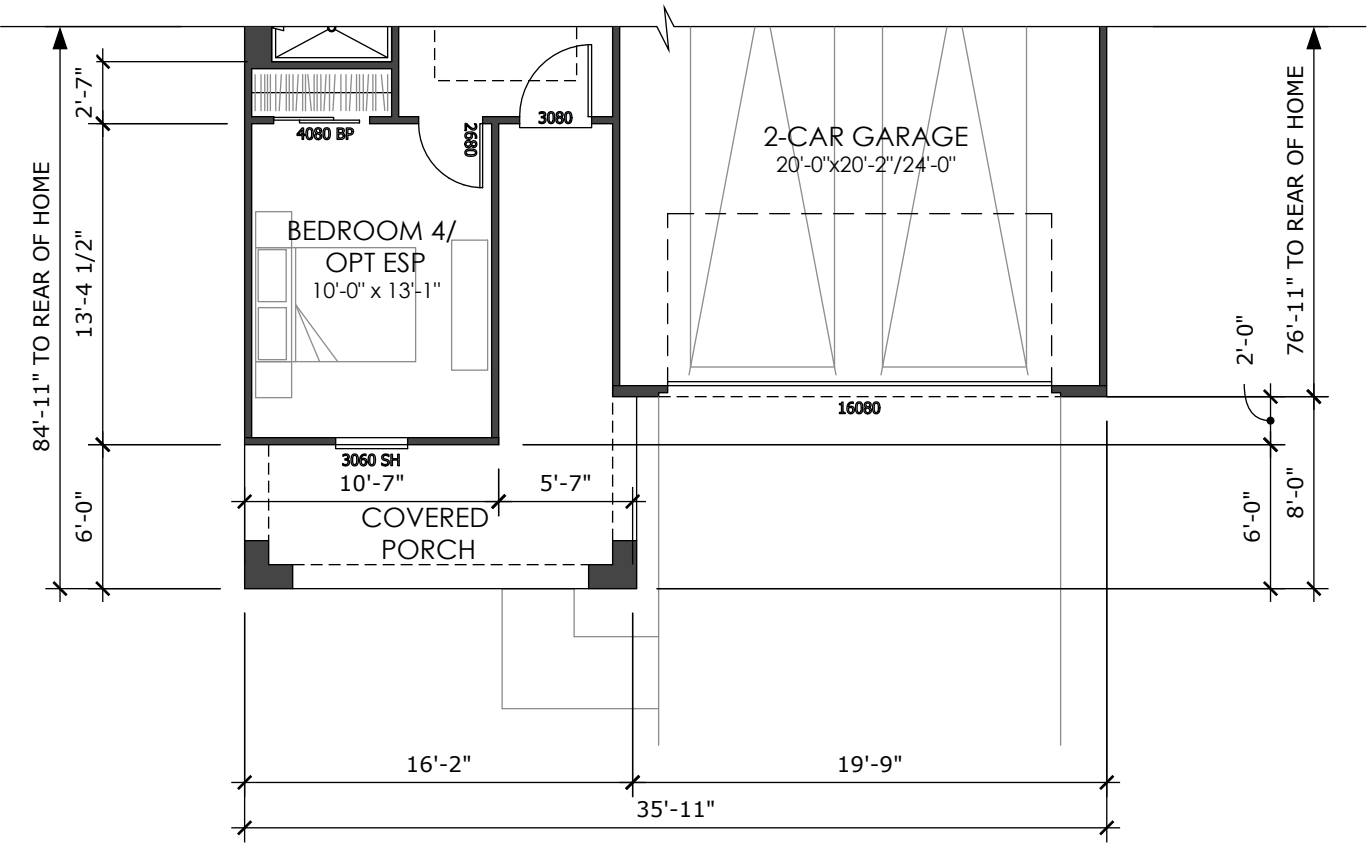
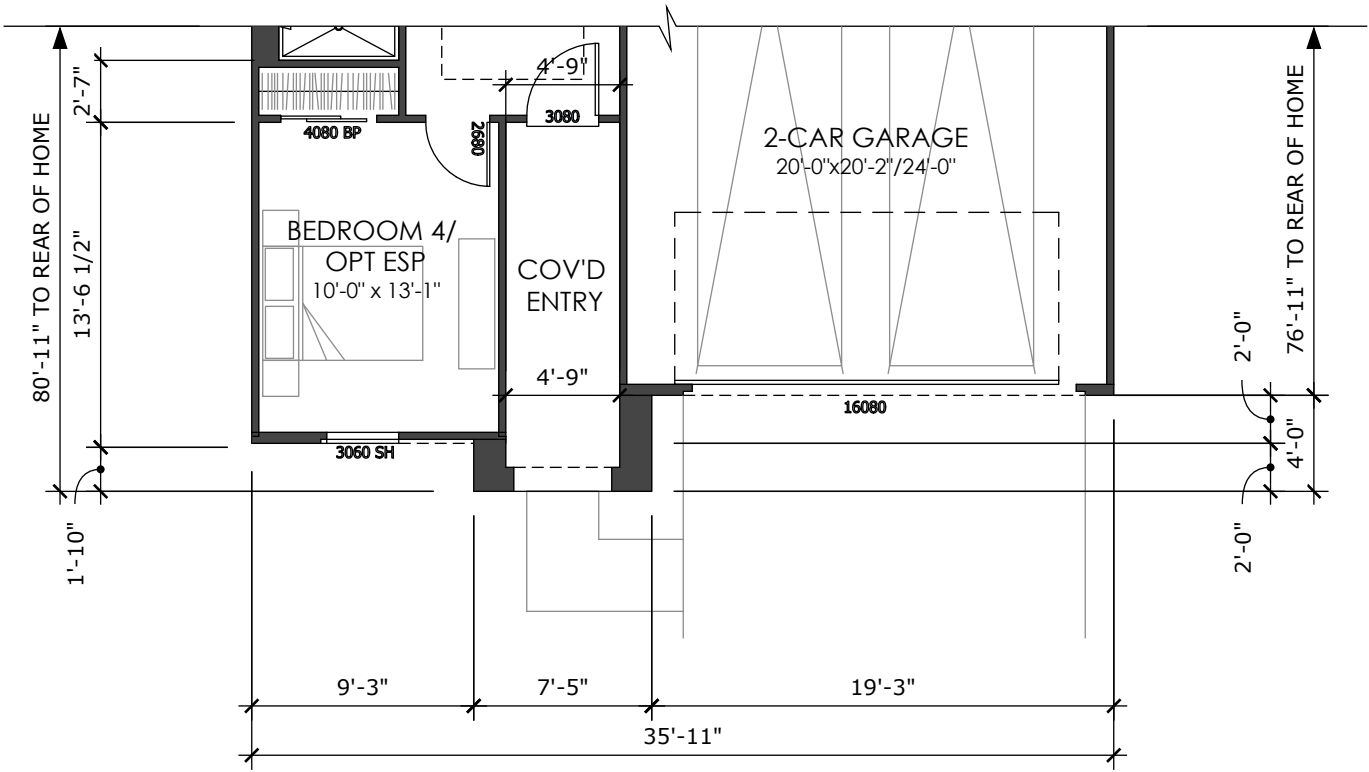
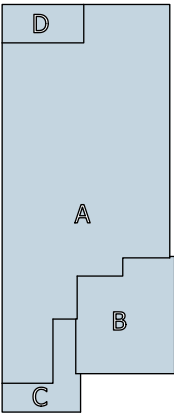
MAX FOOTPRINT: 2,841

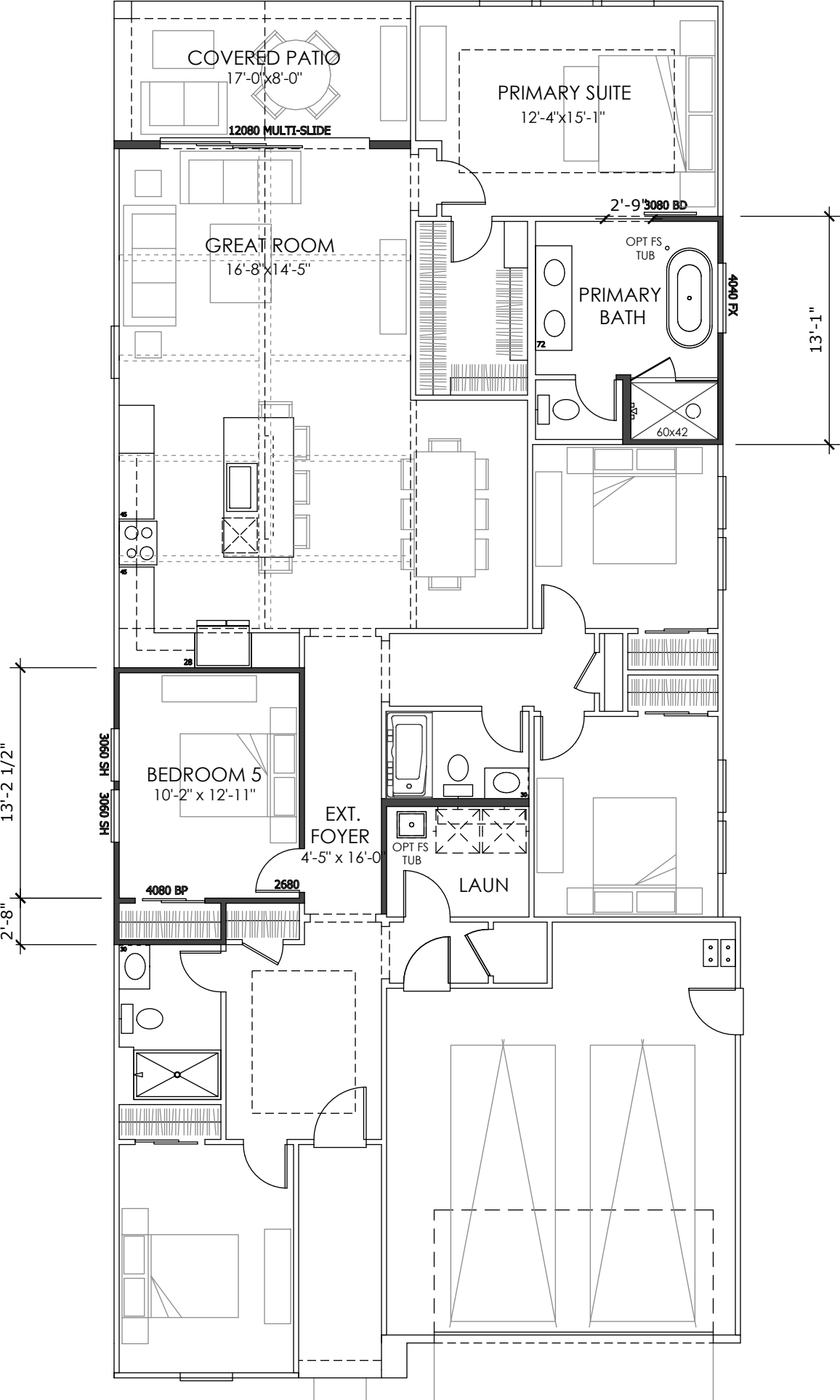
TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%

FLOOR PLAN
ZA - CONTEMPORARY



FLOOR PLAN
XA - HACIENDA





35' MARKET RATE :: SP-2

PLAN 1 (OPTIONS)

LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

VITAL STATS
BEDROOM 4 (OPT 5)
BATH 3
CAR 2
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,084
(A) 1ST FLR LIVABLE: 2,084
(B) 2 CAR GARAGE: 457
(C) COVERED ENTRY:
ELEVATION UA: 66
ELEVATION XA: 164
ELEVATION ZA: 83
(D) COVERED PATIO: 136
(E) ARCH. PROJECTION:
ELEVATION UA: -
ELEVATION XA: -
ELEVATION ZA: -

MAX FOOTPRINT: 2,841

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%

- OPTION :: 12080 MULTI-SLIDE DOOR
- OPTION :: FREESTANDING TUB AT PRIMARY BATH
- OPTION :: FREESTANDING TUB AT LAUNDRY
- OPTION :: BEDROOM 5 ILO HOME OFFICE
- OPTION :: BEAMS AT GREAT ROOM CEILING

FLOOR PLAN OPTIONS
UA - SPANISH MODERN





FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

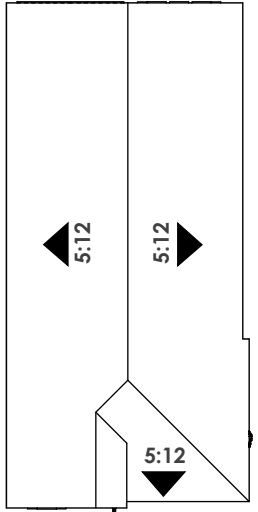


FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

LIV. SF: 2,084
PLAN WxD: 34'-11" x 78'-11"
PLAN #: 8047
PLAN NAME: CORK
FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKES 12" EAVES
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE GANBLE DETAILS
- 6 PLATE HEIGHT - 10'-1" A.F.F.
- 7 WINDOW HEADER - 8'-0" A.F.F.



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

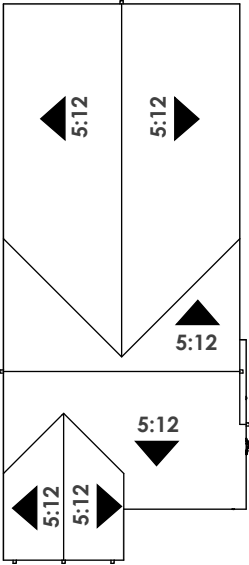
LIV. SF: 2,084

PLAN WxD: 34'-11" x 84'-11"

PLAN #: 8047

PLAN NAME: CORK

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND EAVES
 - 4 DECORATIVE CORBELS
 - 5 DECORATIVE SHUTTERS
 - 6 PLATE HEIGHT - 12'-1" A.F.F.
 - 7 PLATE HEIGHT - 10'-1" A.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F.



FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

LIV. SF:

2,084

PLAN WxD:

34'-11" x 80'-11"

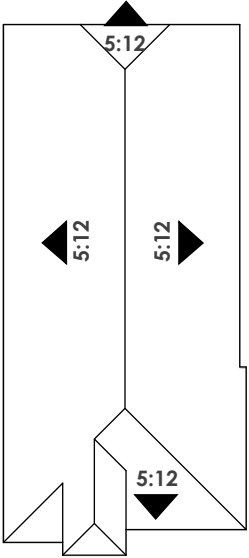
PLAN #:

8047

PLAN NAME:

CORK

FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'FLAT' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 14'-1" A.F.F.
- 7 PLATE HEIGHT - 10'-1" A.F.F.
- 8 WINDOW HEADER - 8'-0" A.F.F.



PLAN 1 (OPTIONS)
LIV. SF: 2,084
PLAN WxD: 34'-11" x 78'-11"
PLAN #: 8047
PLAN NAME: CORK
OPT. MULTI-SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF: 2,554
PLAN W x D: 34'-11" x 60'-11"
PLAN #: 7890
SCALE: 1/8" = 1'-0"
PLAN NAME: OBAN

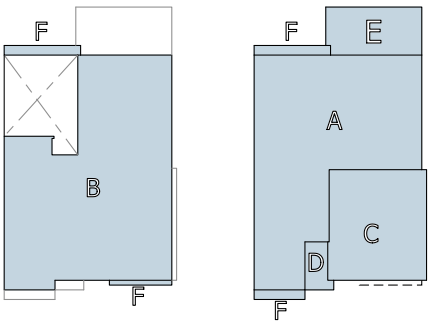
VITAL STATS
BEDROOM 3 (OPT. 5)
BATH 3
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

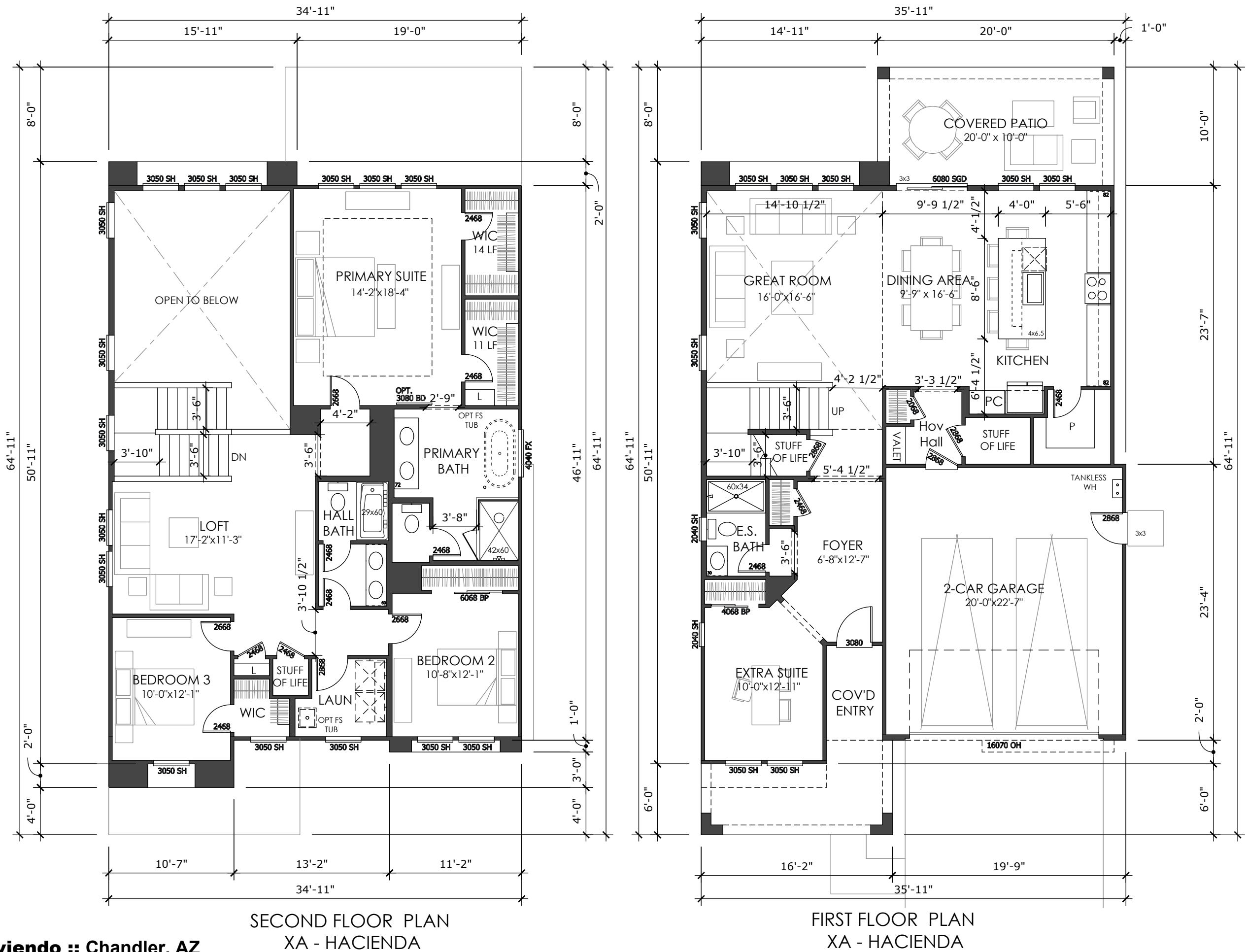
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A)+(B): 2,554
(A) 1ST FLR LIVABLE: 1,175
(B) 2ND FLR LIVABLE: 1,379
(C) 2 CAR GARAGE: 470
(D) COVERED ENTRY:
ELEVATION UA: 50
ELEVATION XA: 146
ELEVATION ZA: 66
(E) OPT. COVERED PATIO: 198
(F) ARCH. PROJECTION:
ELEVATION UA: 98
ELEVATION XA: 96
ELEVATION ZA: 64

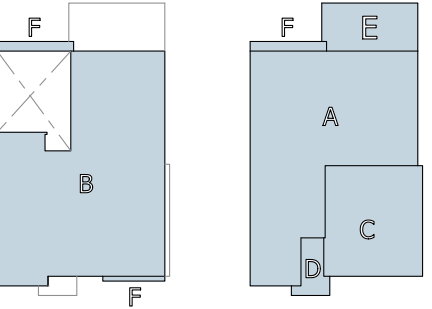
MAX FOOTPRINT: 2,020

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%





35' MARKET RATE :: SP-2	
PLAN 2	
LIV. SF:	2,554
PLAN W x D:	34'-11" x 64'-11"
PLAN #:	7890
SCALE:	1/8" = 1'-0"
PLAN NAME:	OBAN
VITAL STATS	
BEDROOM	3 (OPT. 5)
BATH	3
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'
STATUS NTL PORTFOLIO PLAN	
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A)+(B):	2,554
(A) 1ST FLR LIVABLE:	1,175
(B) 2ND FLR LIVABLE:	1,379
(C) 2 CAR GARAGE:	470
(D) COVERED ENTRY:	
ELEVATION UA:	50
ELEVATION XA:	146
ELEVATION ZA:	66
(E) OPT. COVERED PATIO:	198
(F) ARCH. PROJECTION:	
ELEVATION UA:	98
ELEVATION XA:	96
ELEVATION ZA:	64
MAX FOOTPRINT:	2,020
TYP LOT SIZE 46'x112' (SF)	
LOT COVERAGE ALLOWED 60.0%	
LOT COVERAGE 2,020 / 5,152 = 39.2%	



PLAN 2

LIV. SF: 2,554
PLAN W x D: 34'-11" x 60'-11"
PLAN #: 7890
SCALE: 1/8" = 1'-0"
PLAN NAME: OBAN

VITAL STATS

BEDROOM	3 (OPT. 5)
BATH	3
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'

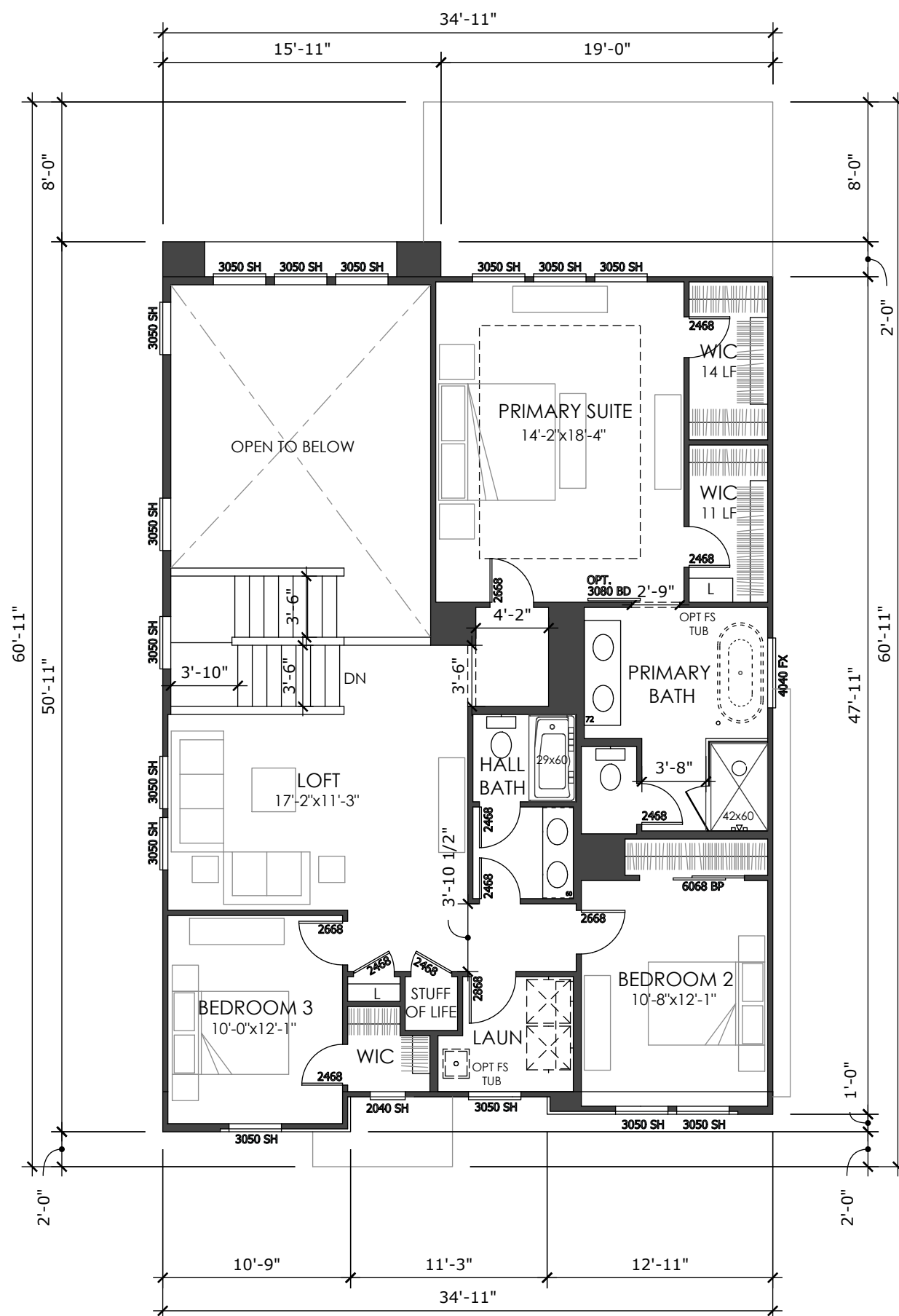
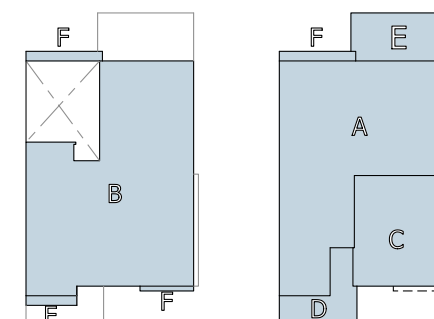
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A)+(B):	2,554
(A) 1ST FLR LIVABLE:	1,175
(B) 2ND FLR LIVABLE:	1,379
(C) 2 CAR GARAGE:	470
(D) COVERED ENTRY:	
ELEVATION UA:	50
ELEVATION XA:	146
ELEVATION ZA:	66
(E) OPT. COVERED PATIO:	198
(F) ARCH. PROJECTION:	
ELEVATION UA:	98
ELEVATION XA:	96
ELEVATION ZA:	64

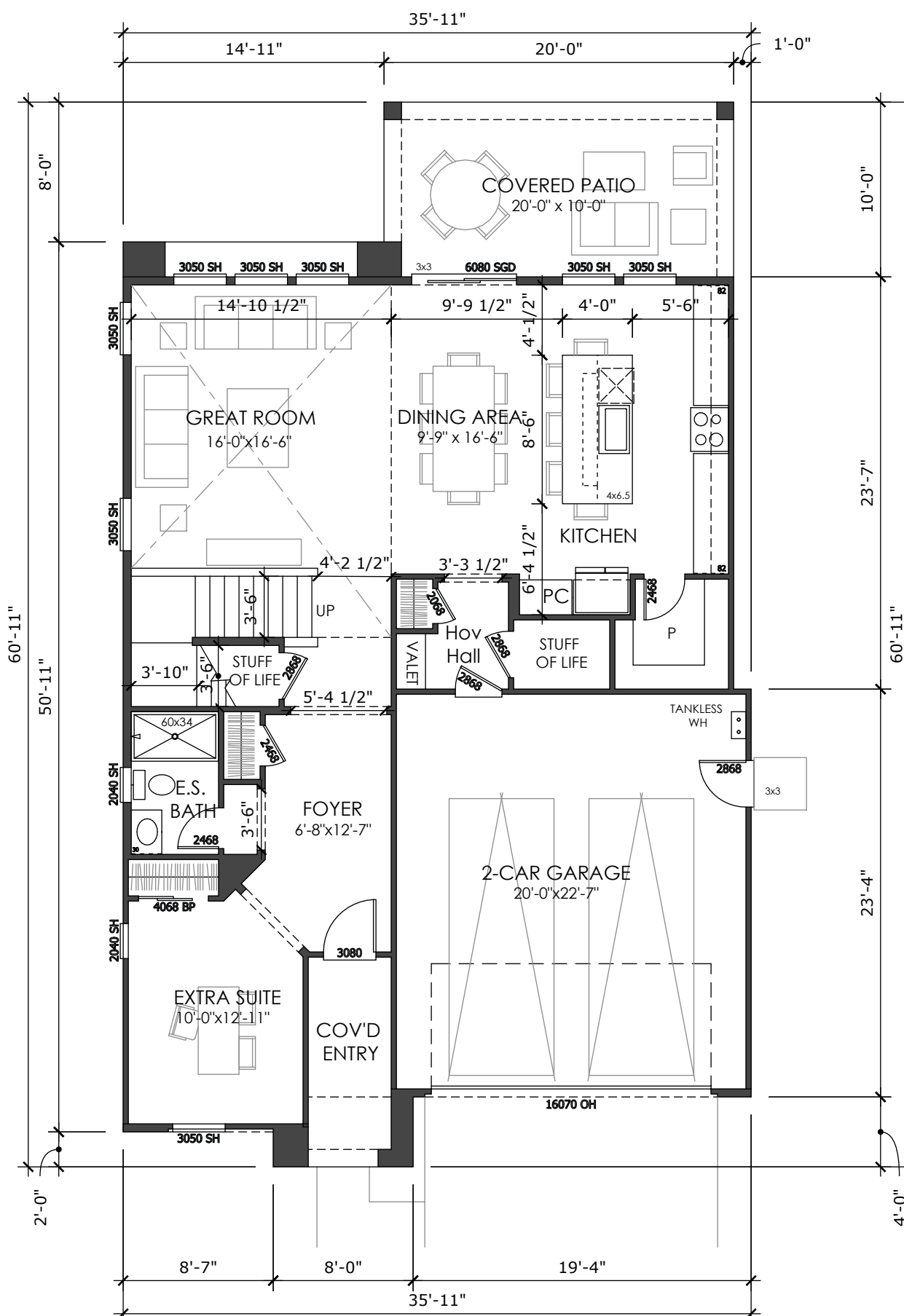
MAX FOOTPRINT: 2,020

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%



SECOND FLOOR PLAN

ZA - CONTEMPORARY



FIRST FLOOR PLAN
ZA - CONTEMPORARY

PLAN 2 (OPTIONS)

LIV. SF: 2,554
PLAN W x D: 34'-11" x 60'-11"
PLAN #: 7890
SCALE: 1/8" = 1'-0"
PLAN NAME: OBAN

VITAL STATS

BEDROOM	3 (OPT. 5)
BATH	3
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'

STATUS | NTL PORTFOLIO PLAN

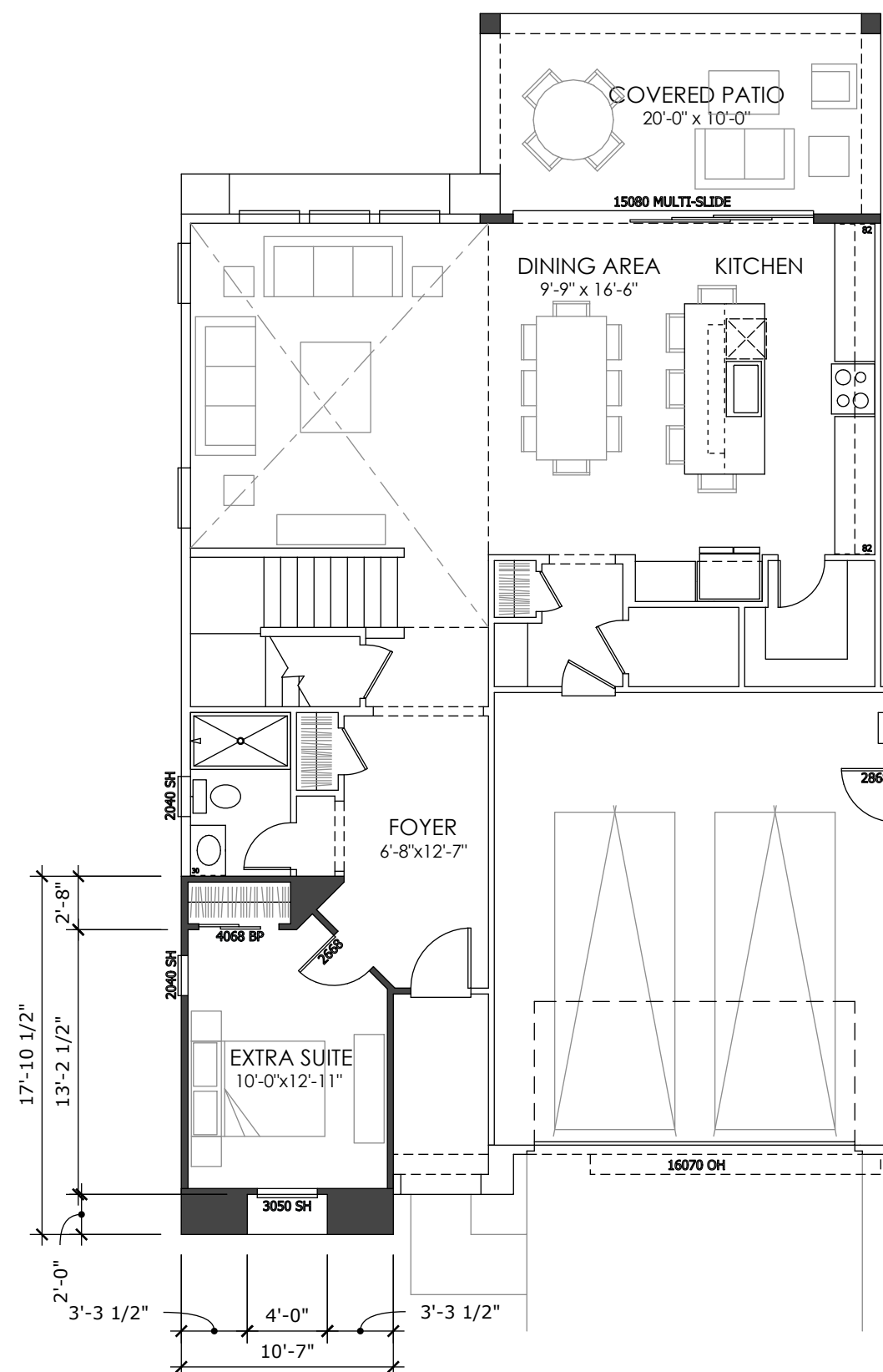
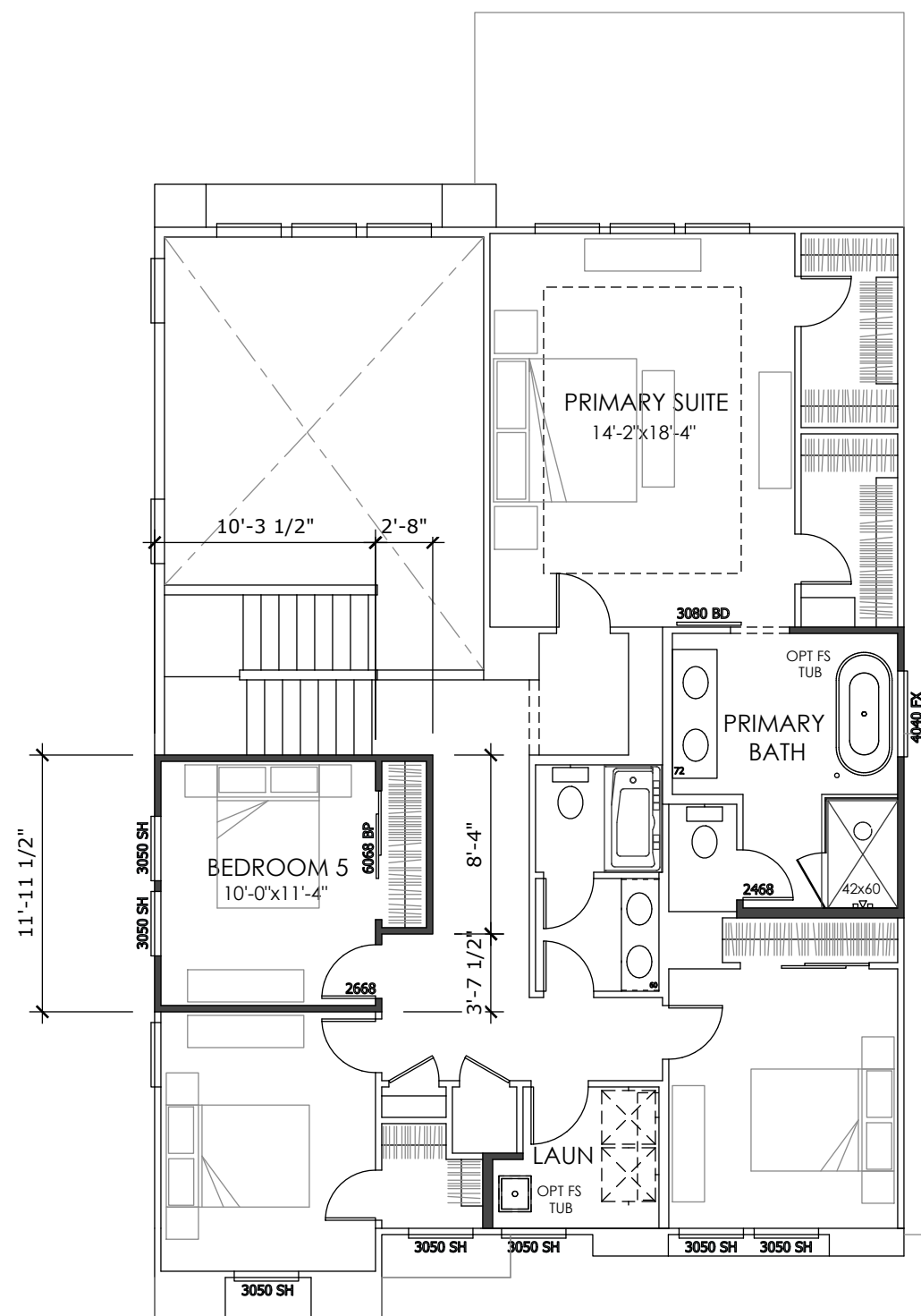
AREA S.F. BREAKDOWN

MAX. LIVABLE (A)+(B):	2,554
(A) 1ST FLR LIVABLE:	1,175
(B) 2ND FLR LIVABLE:	1,379
(C) 2 CAR GARAGE:	470
(D) COVERED ENTRY:	
ELEVATION UA:	50
ELEVATION XA:	146
ELEVATION ZA:	66
(E) OPT. COVERED PATIO:	198
(F) ARCH. PROJECTION:	
ELEVATION UA:	98
ELEVATION XA:	96
ELEVATION ZA:	64

MAX FOOTPRINT: 2,020

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%

OPTION :: 15080 MULTI-SLIDE DOOR
OPTION :: EXTRA SUITE ILO HOME OFFICE
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY
OPTION :: BEDROOM 5 ILO LOFT

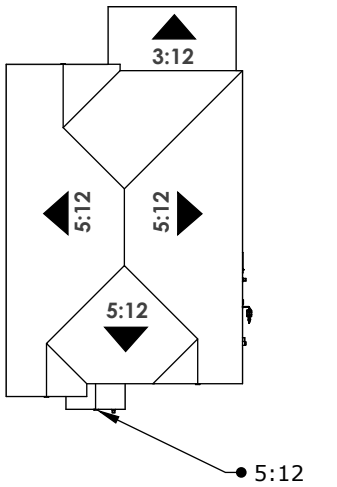




35' :: MKT SPEC2

PLAN 2

LIV. SF: 2,554
PLAN WxD: 34'-11" x 60'-11"
PLAN #: 7890
PLAN NAME: OBAN
FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



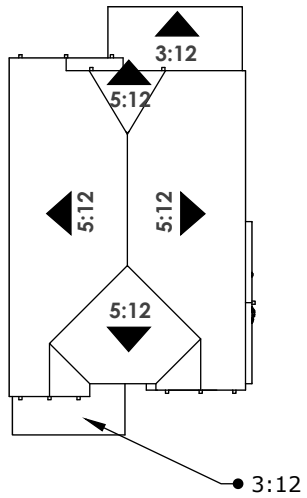
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



35' :: MKT SPEC2

PLAN 2

LIV. SF: 2,554
PLAN WxD: 34'-11" x 64'-11"
PLAN #: 7890
PLAN NAME: OBAN
FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES, HIPS & CLIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1" A.S.F.F. / 9'-1" A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM XA - HACIENDA
FRONT VIEW: N.T.S.



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



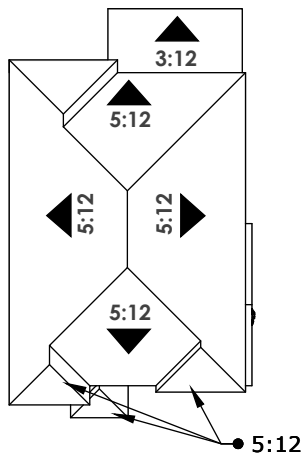
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



35' :: MKT SPEC2

PLAN 2

LIV. SF: 2,554
 PLAN WxD: 34'-11" x 60'-11"
 PLAN #: 7890
 PLAN NAME: OBAN
 FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'FLAT' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM ZA - CONTEMPORARY
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

PLAN 2 (OPTIONS)

LIV. SF: 2,554
PLAN WxD: 34'-11" x 60'-11"
PLAN #: 7890
PLAN NAME: OBAN
OPT. MULTI SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"

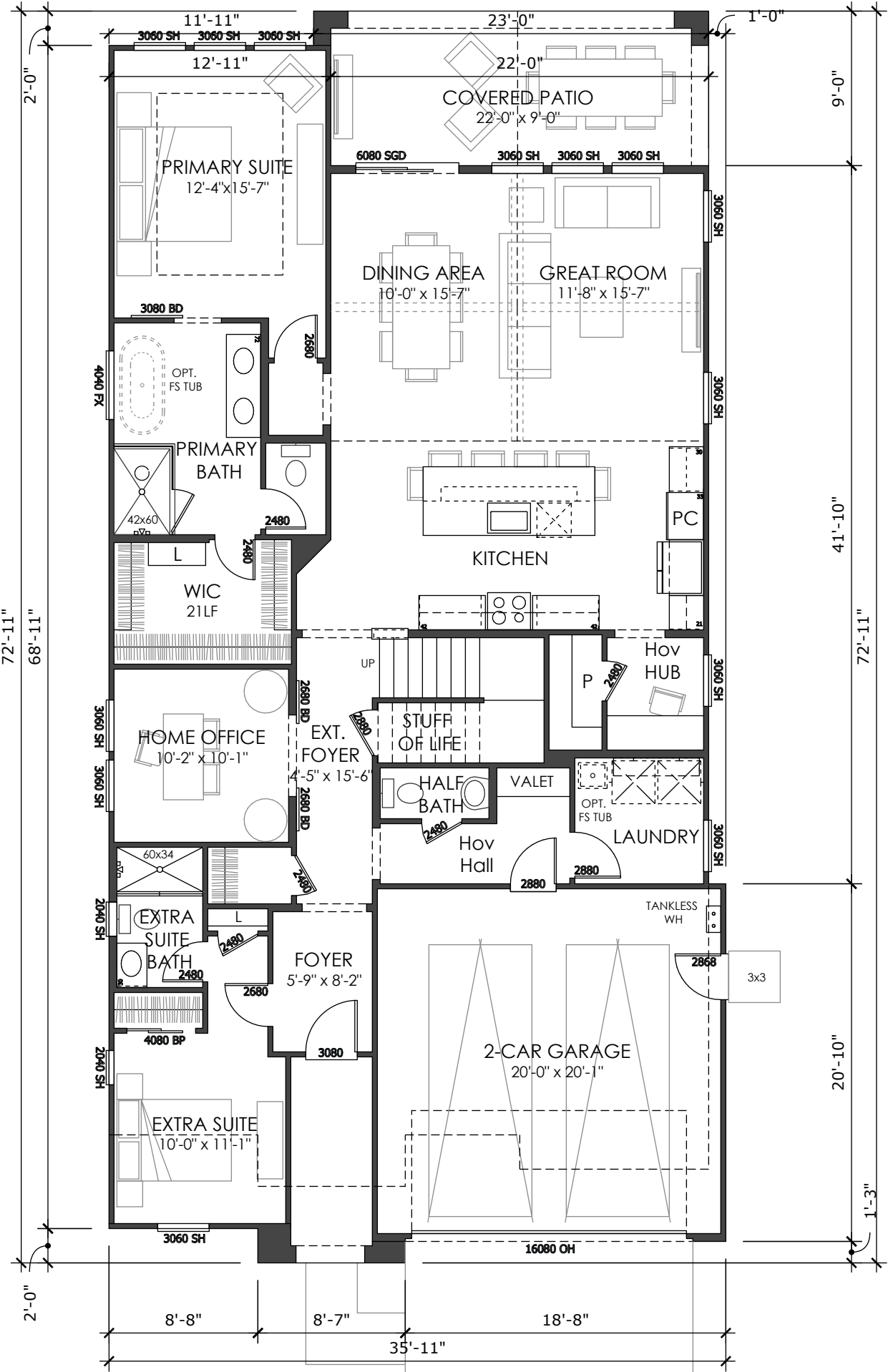
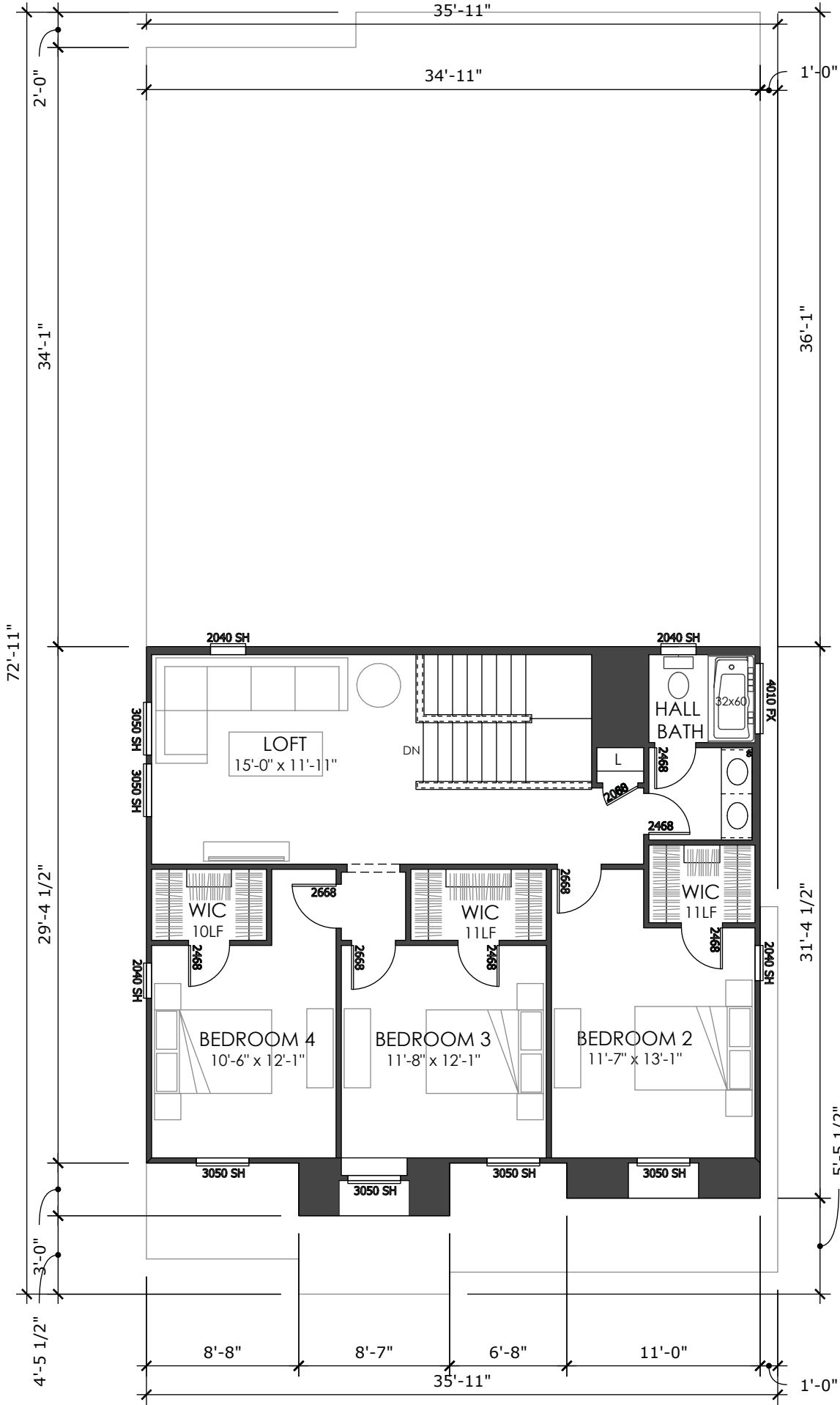


FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"





35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

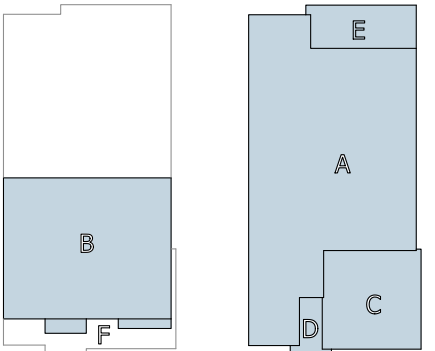
STATUS | NTL PORTFOLIO PLAN

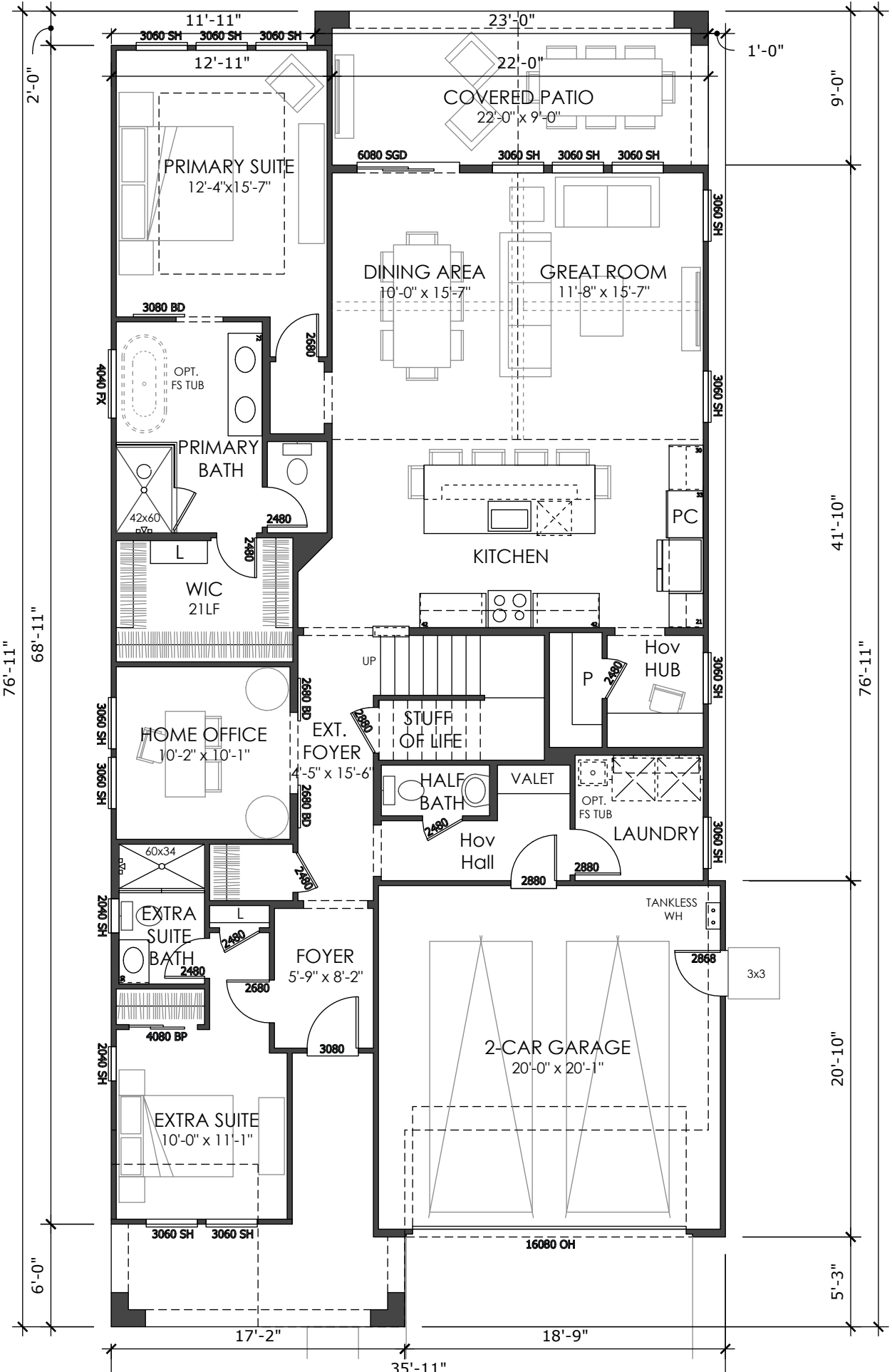
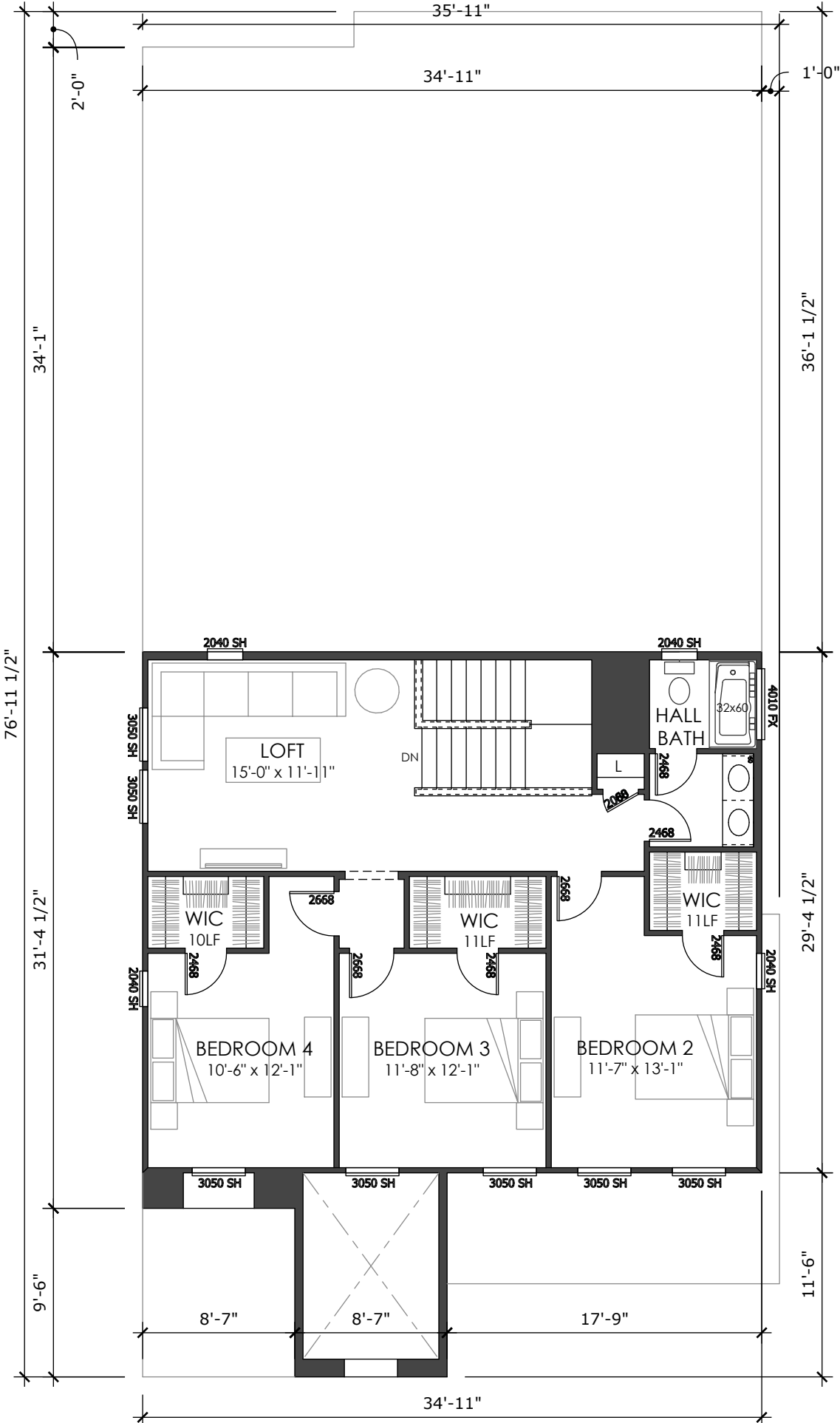
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%





35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 76'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

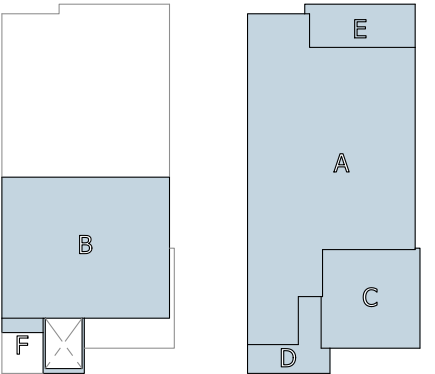
STATUS | NTL PORTFOLIO PLAN

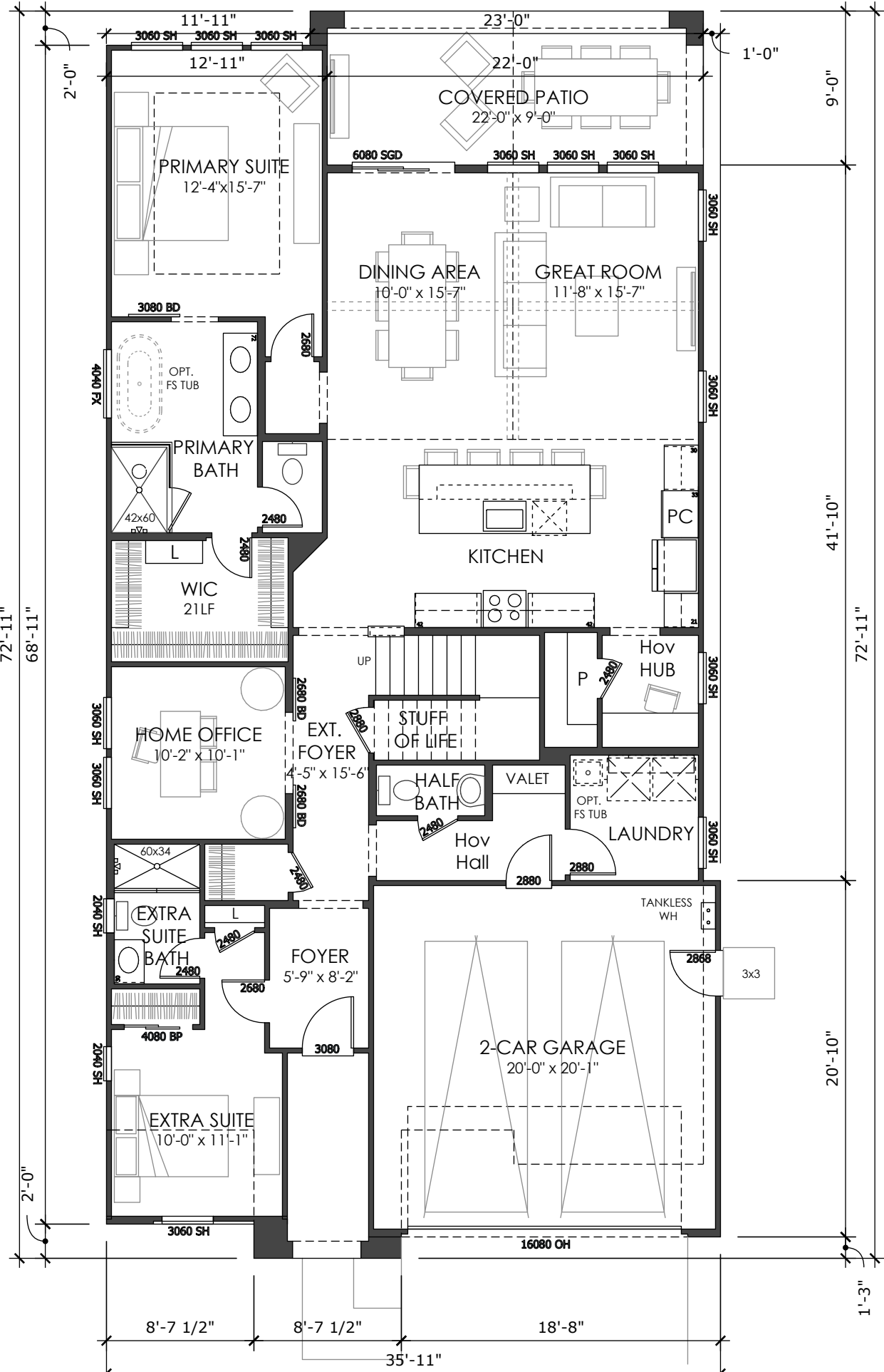
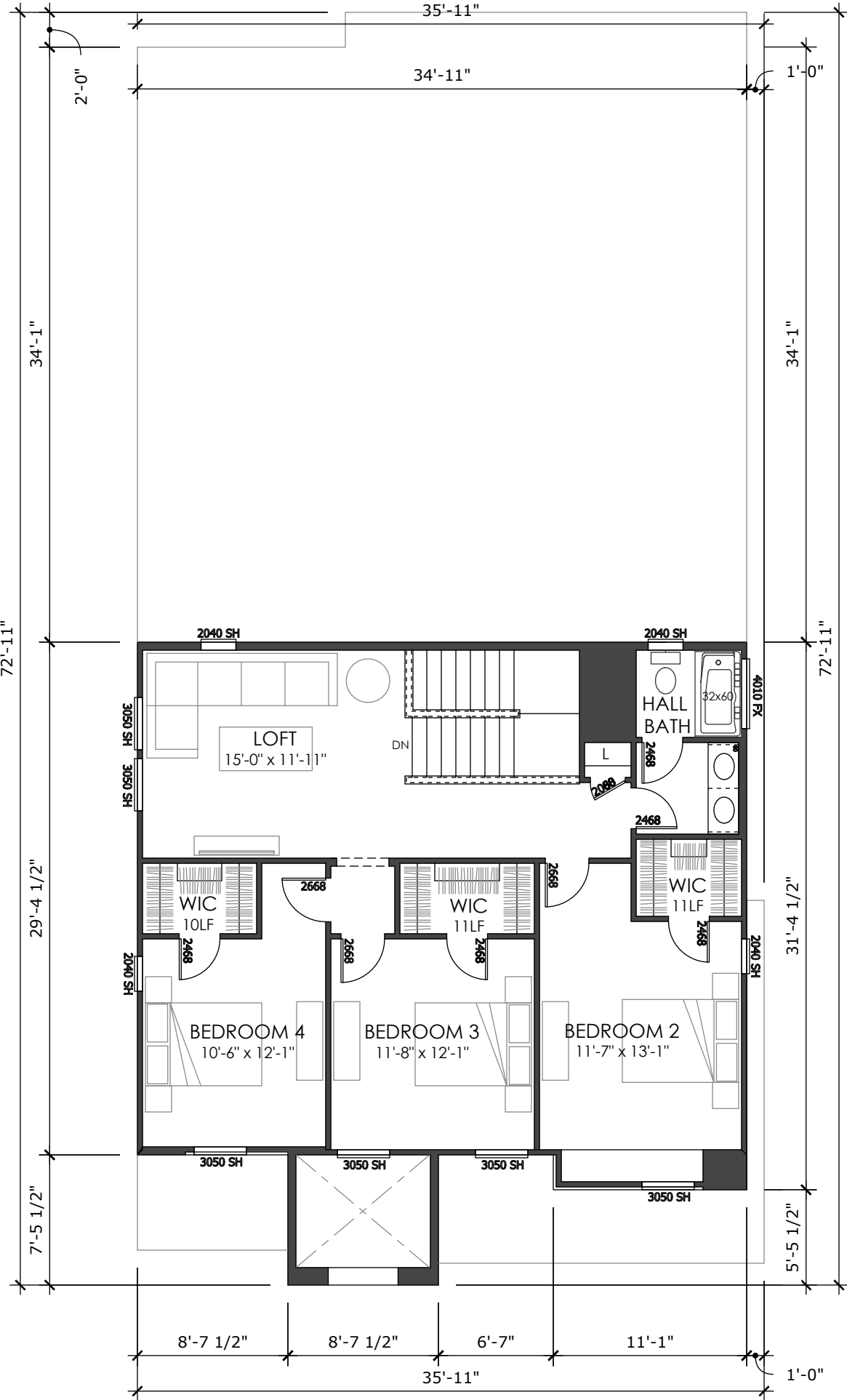
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%





35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

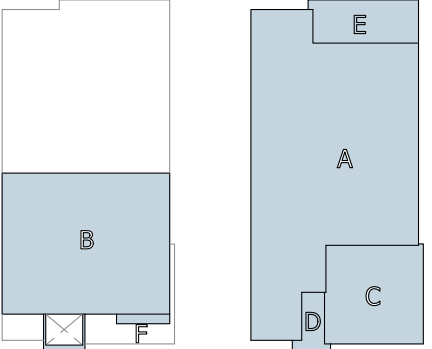
STATUS | NTL PORTFOLIO PLAN

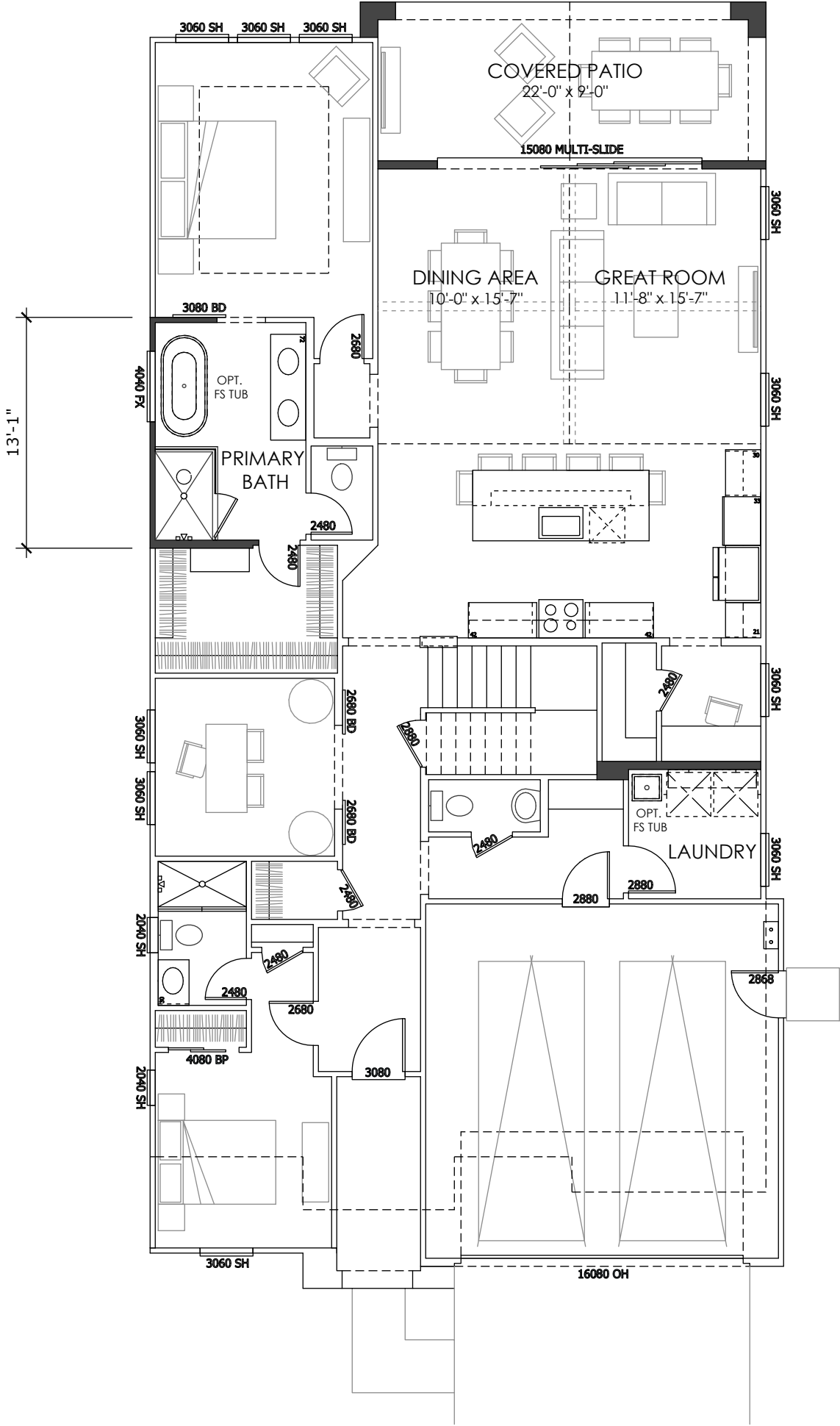
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%





35' MARKET RATE :: SP-2

PLAN 3 (OPTIONS)

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%

OPTION :: 15080 SGD WITH COVERED PATIO
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY
OPTION :: BEAMS AT GREAT ROOM CEILING

FIRST FLOOR OPTIONS
UA - SPANISH MODERN

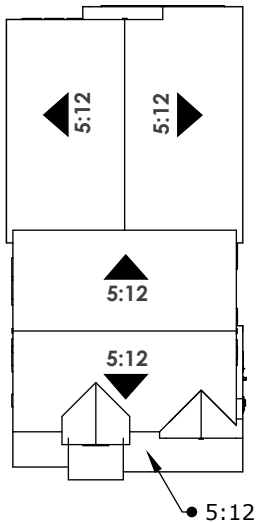




35' :: MKT SPEC2

PLAN 3

LIV. SF: 2,846
PLAN WxD: 34'-11" x 70'-11"
PLAN #: 8065
PLAN NAME: REINE
FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 3

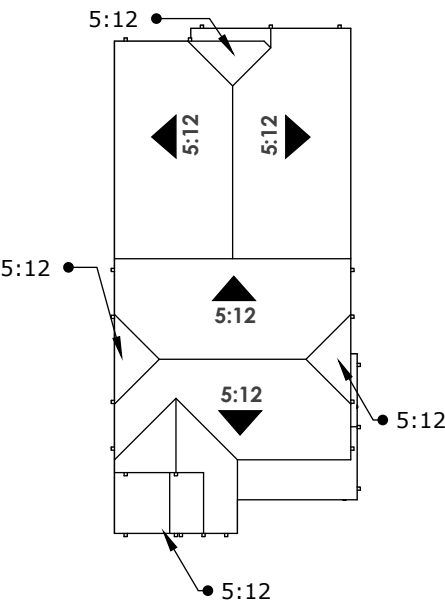
LIV. SF: 2,846

PLAN WxD: 34'-11" x 74'-11"

PLAN #: 8065

PLAN NAME: REINE

FORM XA - HACIENDA



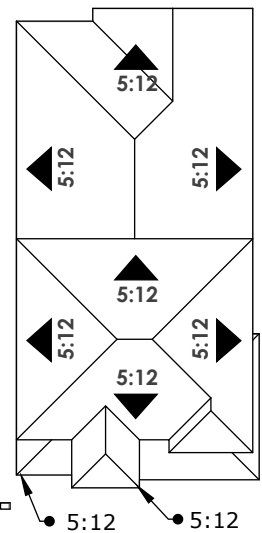
ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES, HIPS & CLIPS
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE STONE ACCENTS
 - 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
 - 7 WINDOW HEADER - 8'-0" / 8'-0"A.F.F.



PLAN 3

LIV. SF: 2,846
 PLAN WxD: 34'-11" x 70'-11"
 PLAN #: 8065
 PLAN NAME: REINE
 FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPPS
- 2 CONCRETE 'T' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM ZA - CONTEMPORARY
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

PLAN 3 (OPTIONS)

LIV. SF: 2,846
PLAN WxD: 34'-11" x 70'-11"
PLAN #: 8065
PLAN NAME: REINE
OPT. MULTI SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"

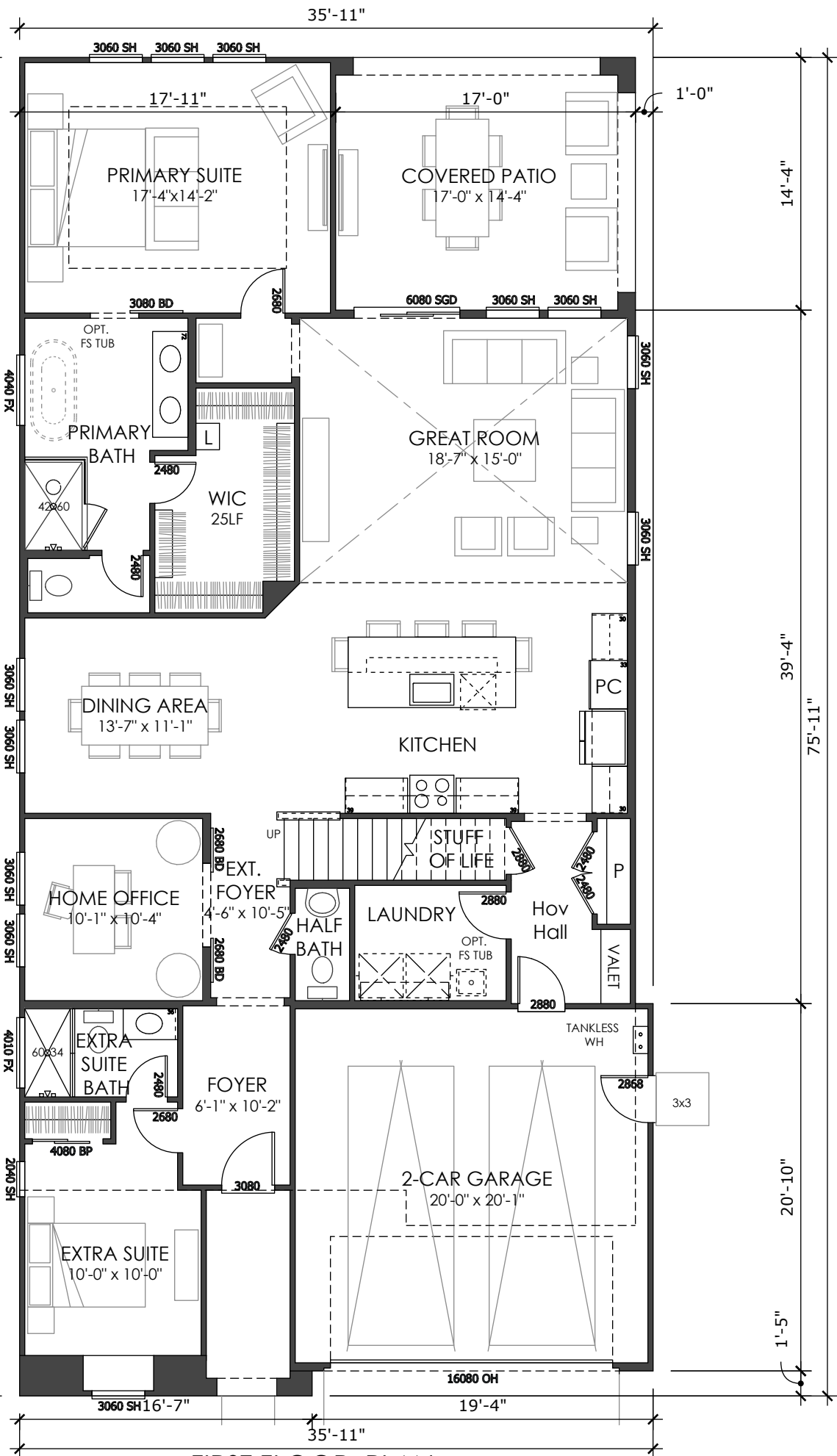
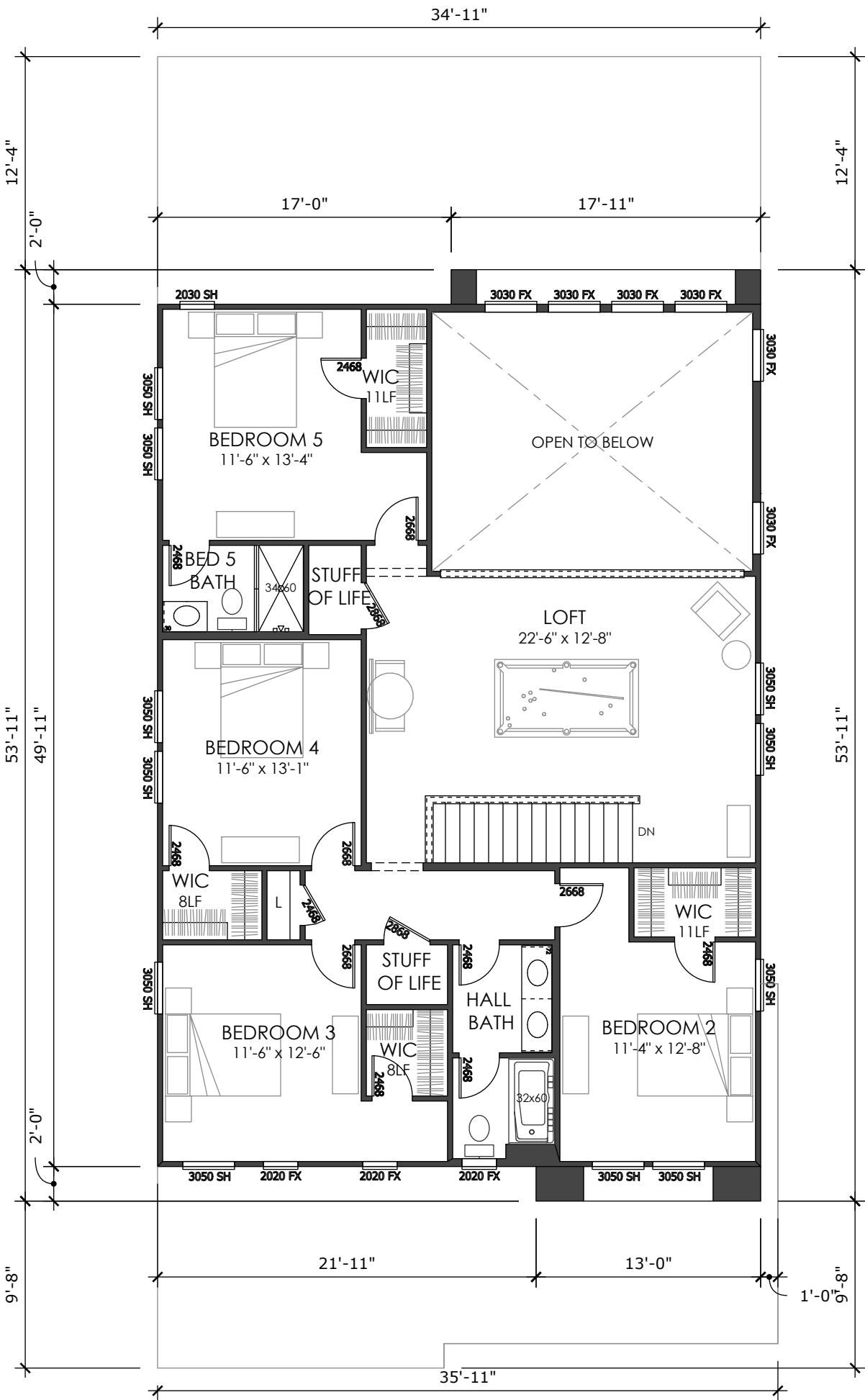


FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"





35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

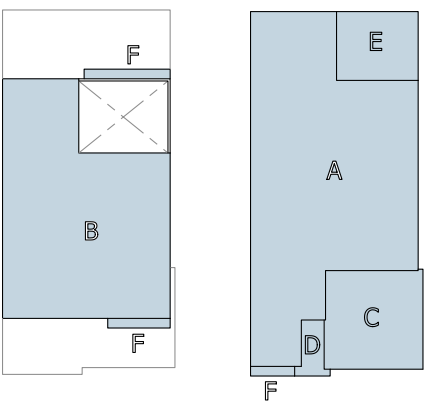
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

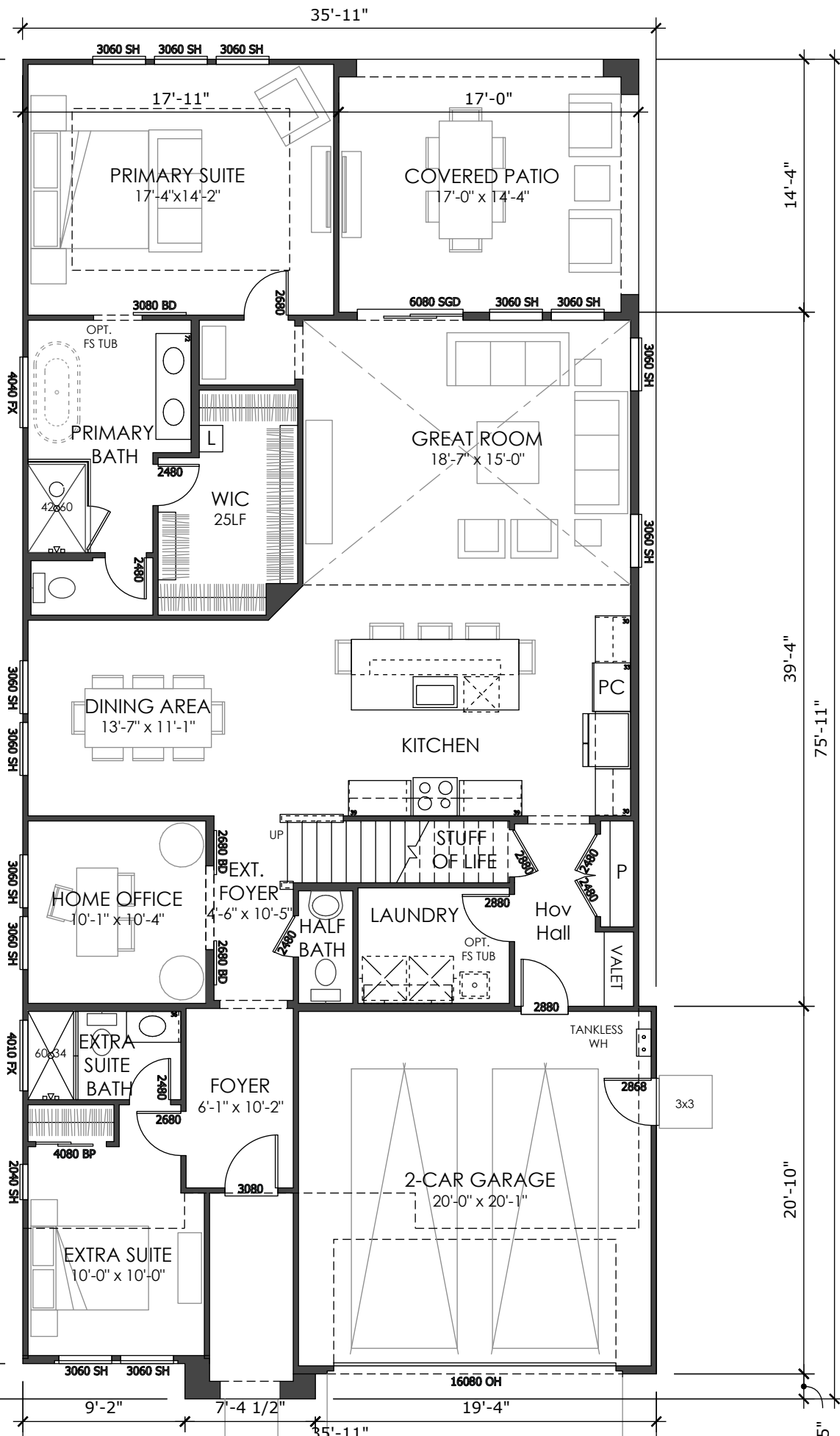
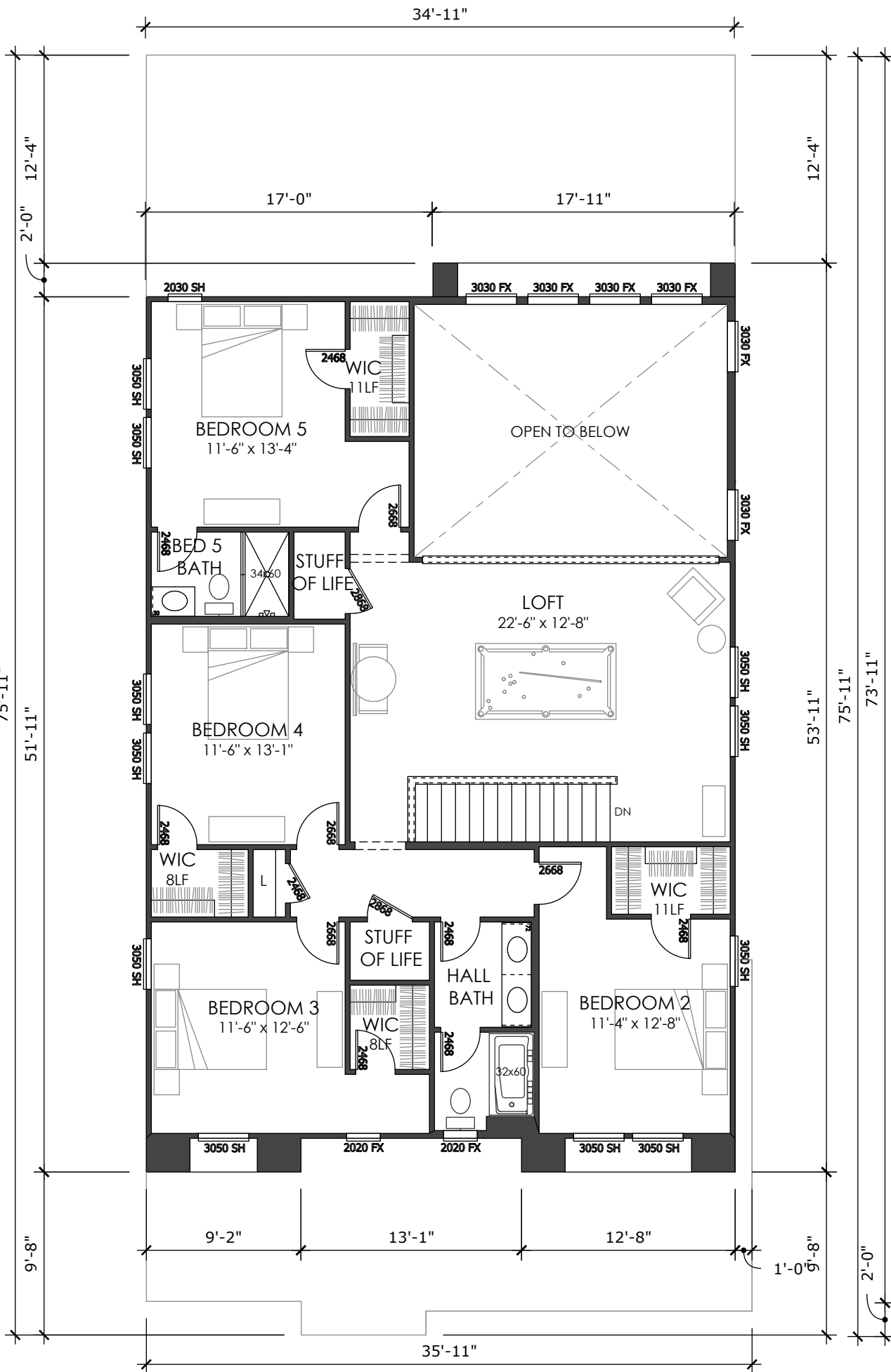
(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%



KHovnanian
Homes



35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

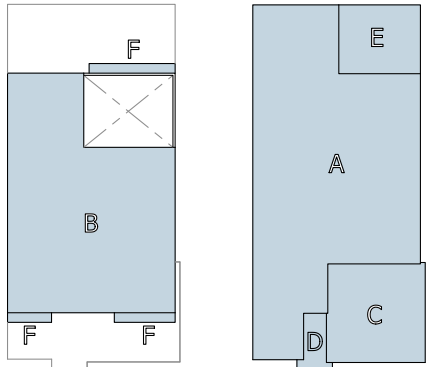
STATUS | NTL PORTFOLIO PLAN

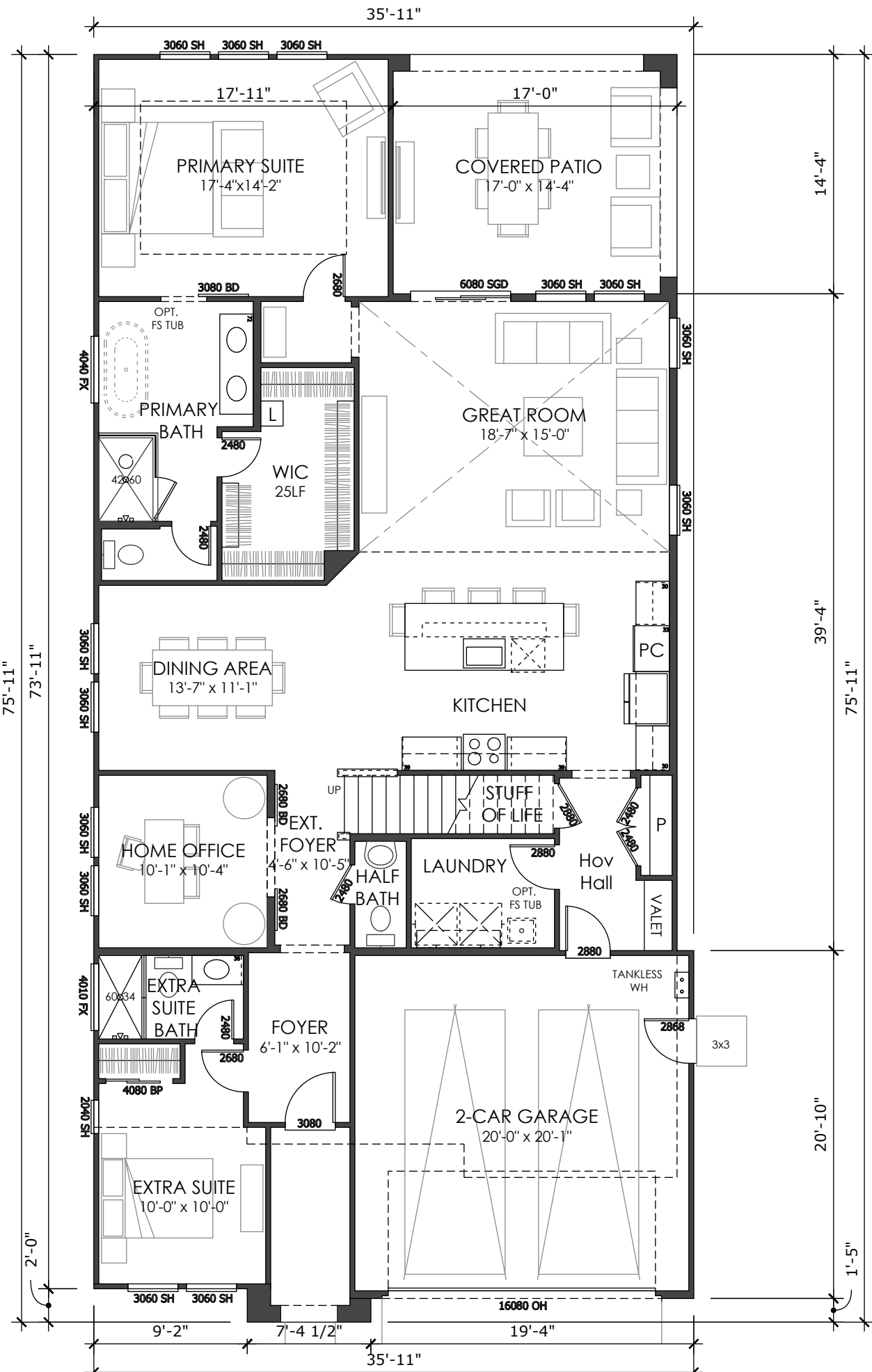
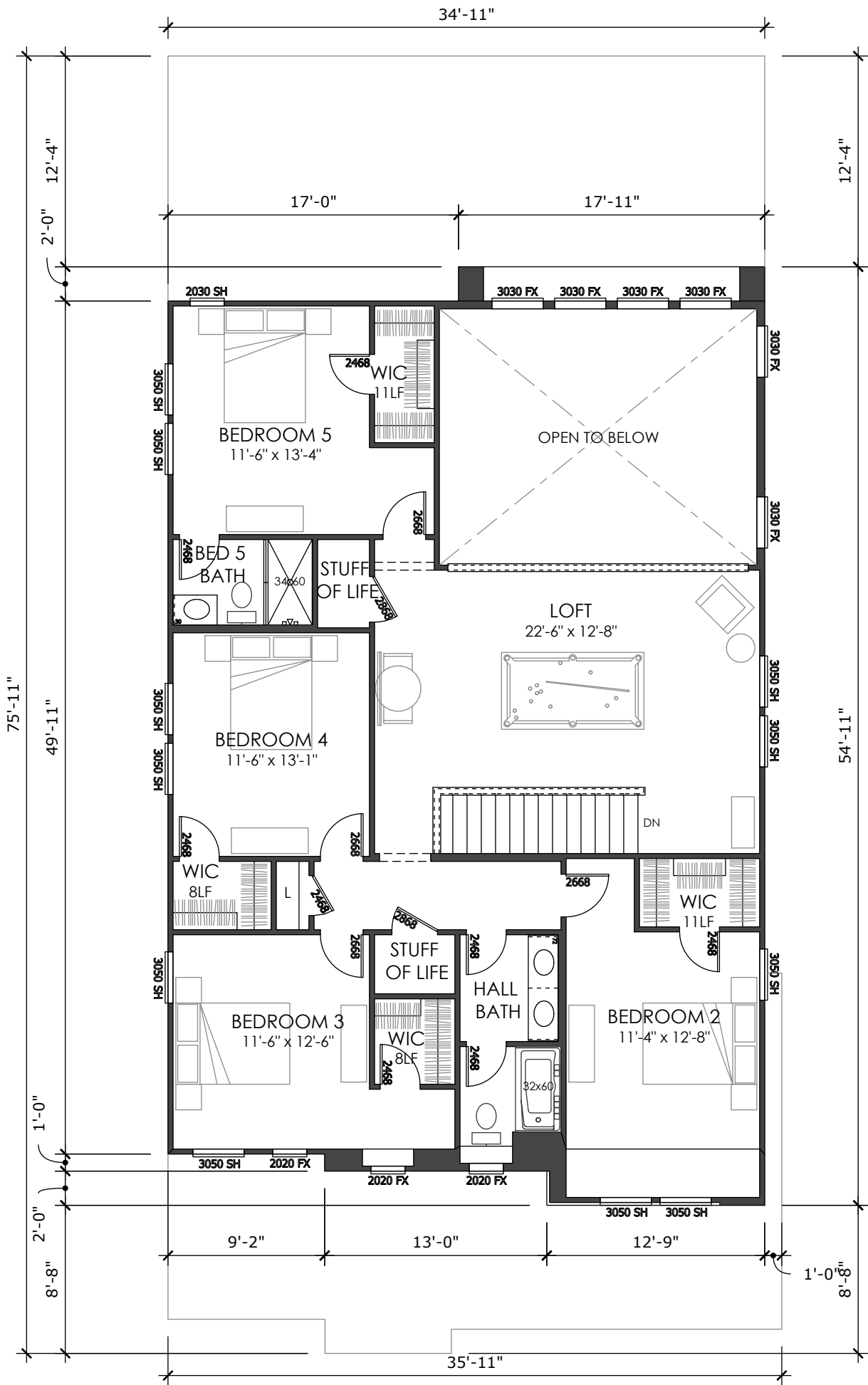
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%





35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

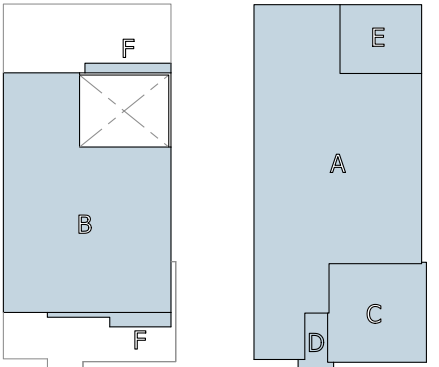
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%



PLAN 4 (OPTIONS)

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS

BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	3,352
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	60
ELEVATION XA:	60
ELEVATION ZA:	60

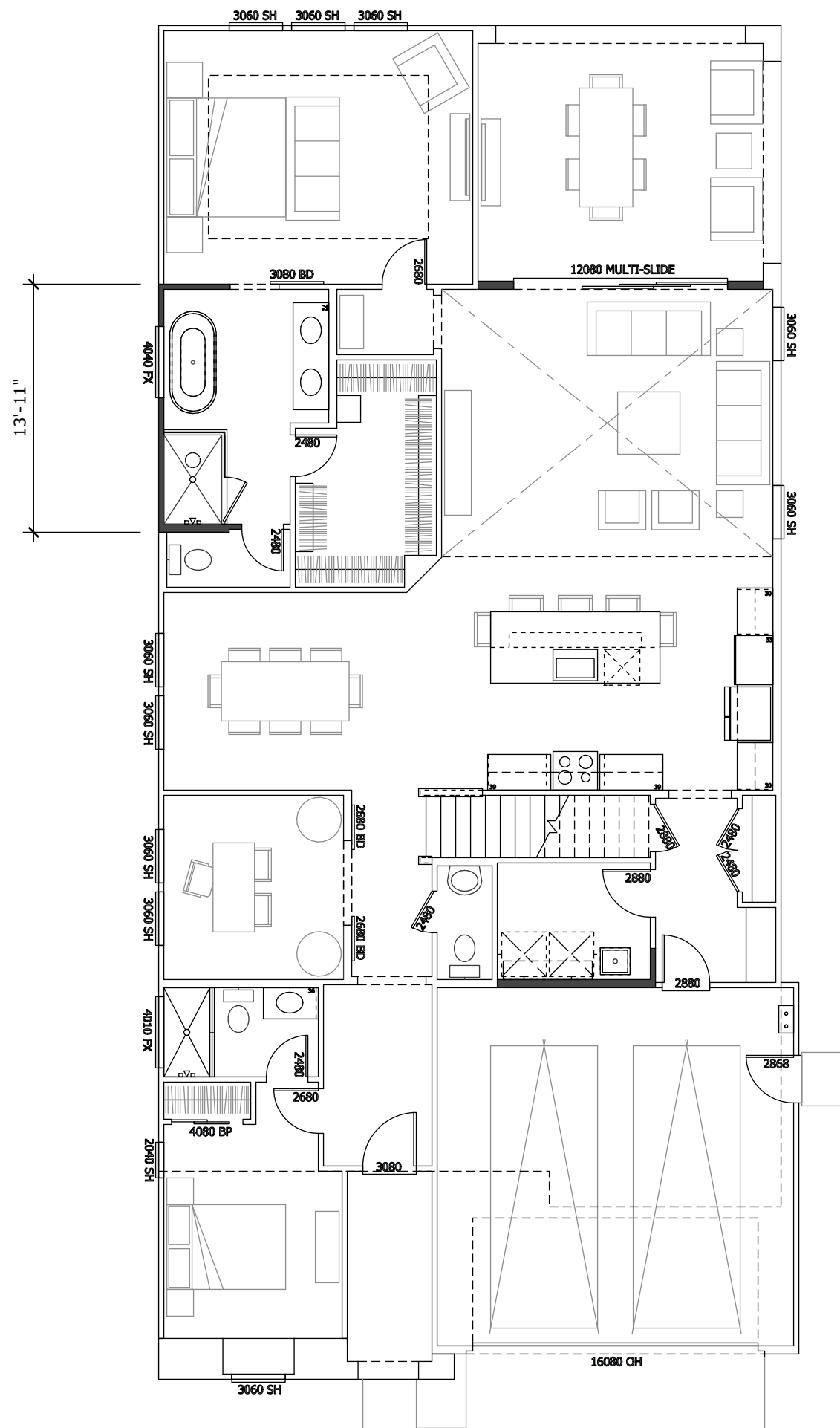
(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
 ELEVATION UA: 80
 ELEVATION XA: 80
 ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%

OPTION :: 12080 MULTI-SLIDE
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY

FIRST FLOOR OPTIONS
UA - SPANISH MODERN

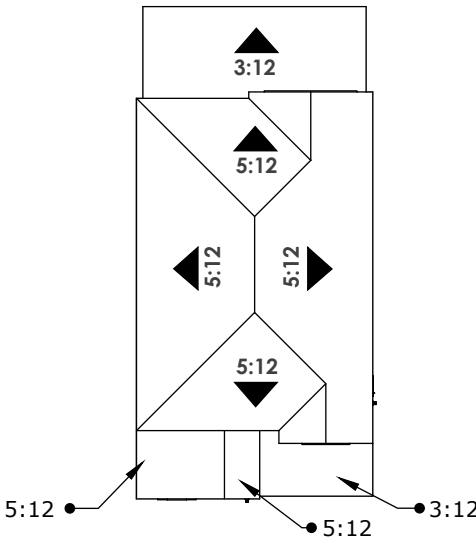




35' :: MKT SPEC2

PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

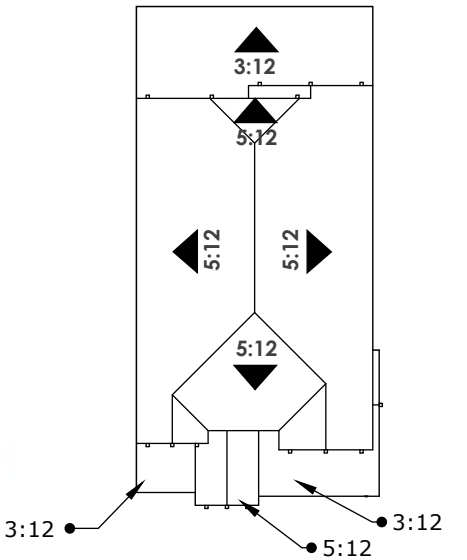


FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES, HIPS & CLIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



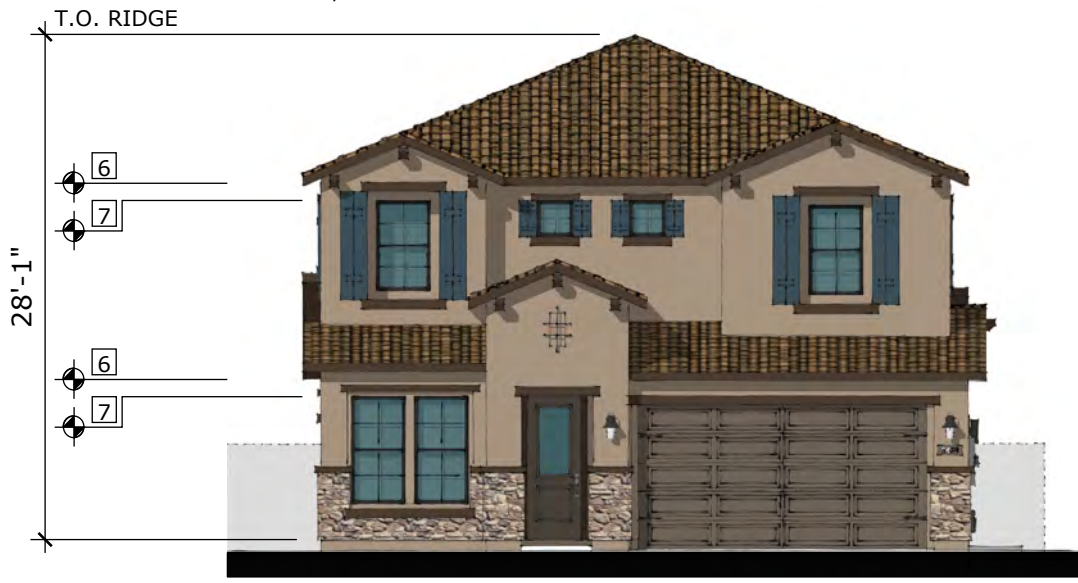
RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

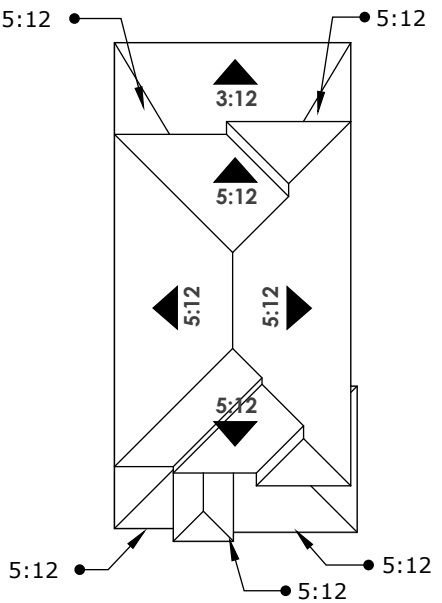


FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'T' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

PLAN 4 (OPTIONS)

LIV. SF: 3,352
PLAN WxD: 34'-11" x 75'-11"
PLAN #: 8083
PLAN NAME: VIENNE
OPT. MULTI SGD



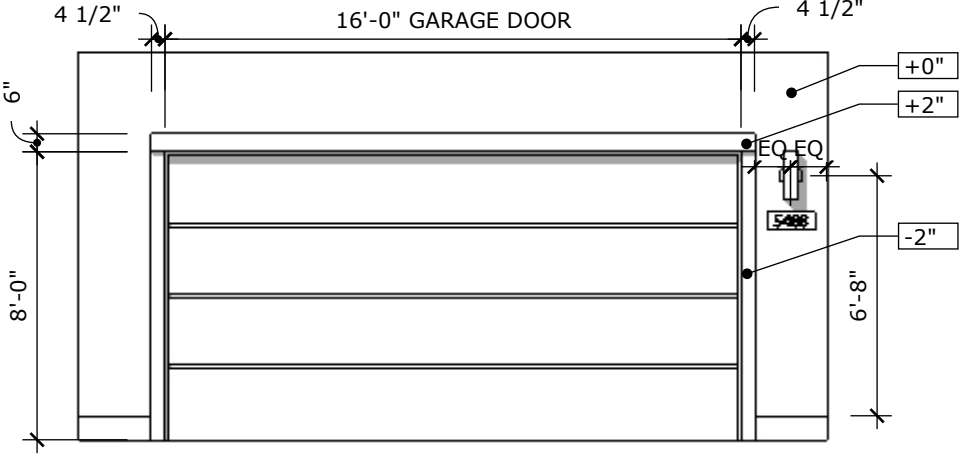
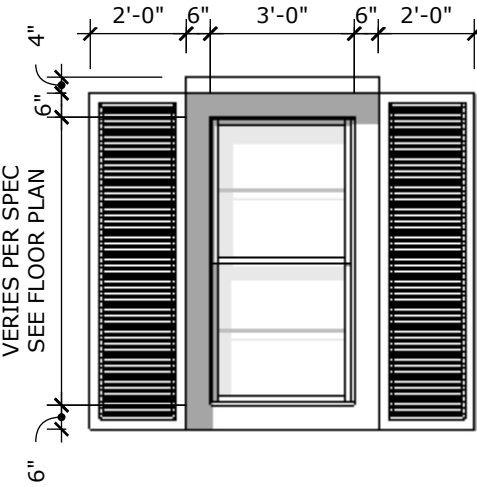
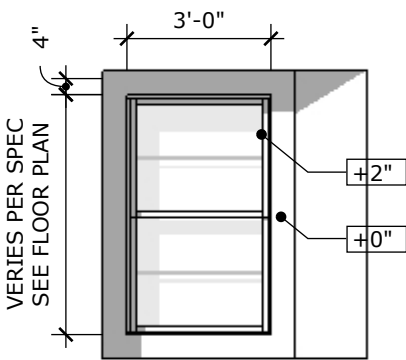
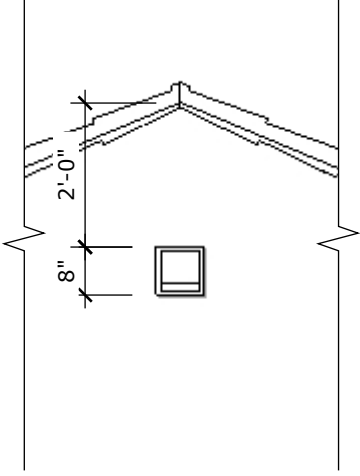
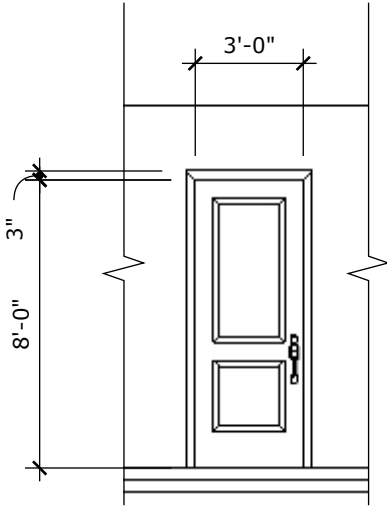
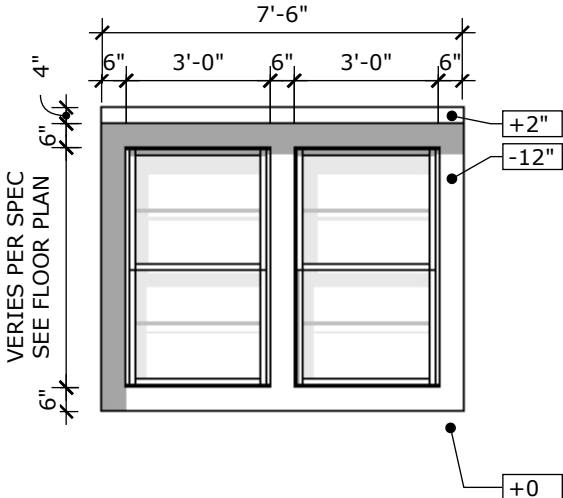
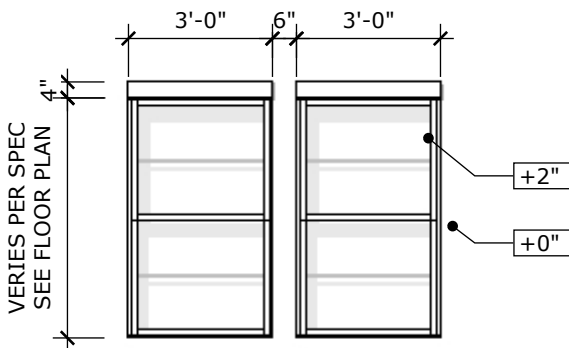
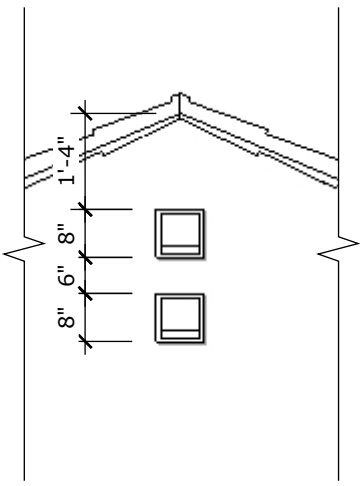
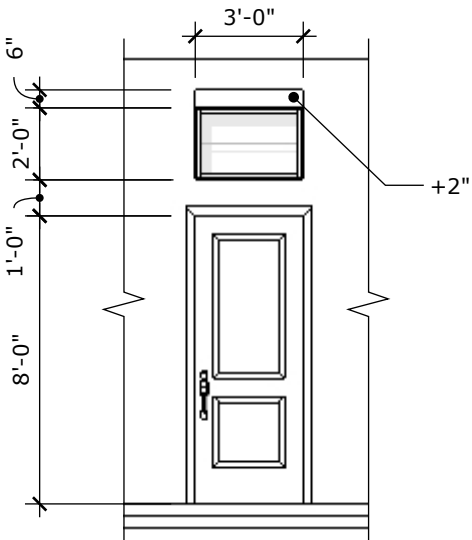
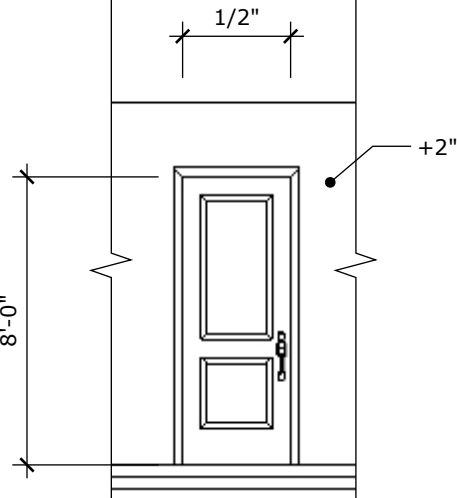
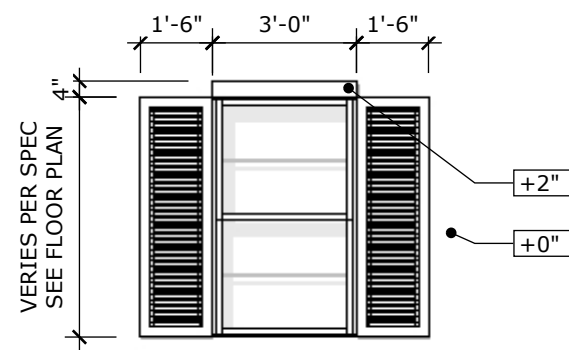
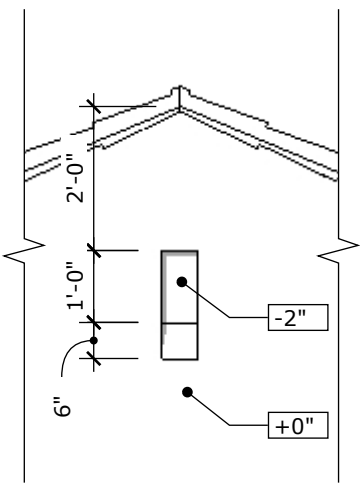
FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"

		U10			U7			U4			U1
RECESSED GARAGE DOOR		U10	RECESSED WINDOW W/SHUTTERS		U7	STUCCO TRIM @ (1)WINDOW		U4	GABLE DETAIL 1-TILE		U1
		U14	 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		U11			U8			U2
ENTRY DOOR		U14	RECESSED (2)WINDOW		U11	STUCCO TRIM @ (2)WINDOW		U5	GABLE DETAIL 2-TILE		U2
		U15			U12			U9			U3
ENTRY DOOR W/TRANSOM		U15	ENTRY DOOR		U12	STUCCO TRIM @ (1)WINDOW W/SUTTERS		U6	TAPER RECESSED GABLE DETAIL		U3

SPANISH MODERN EXTERIOR DETAILS

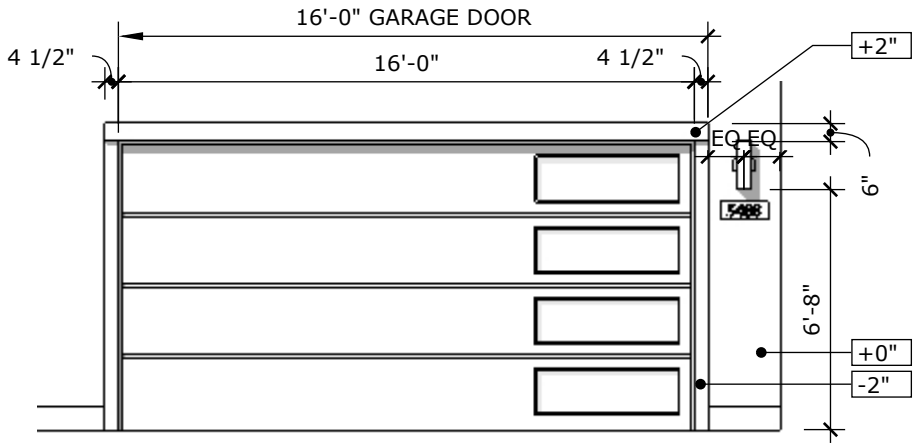
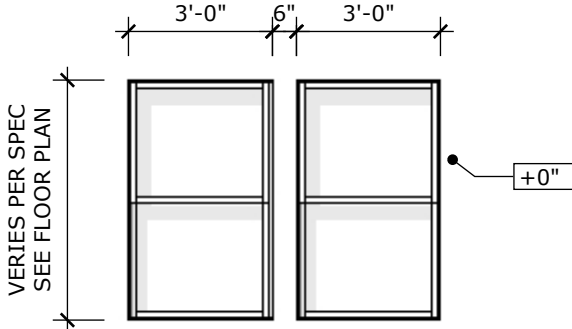
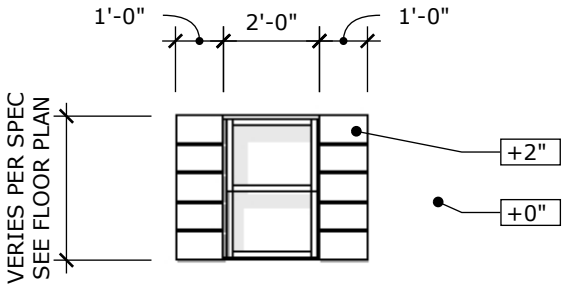
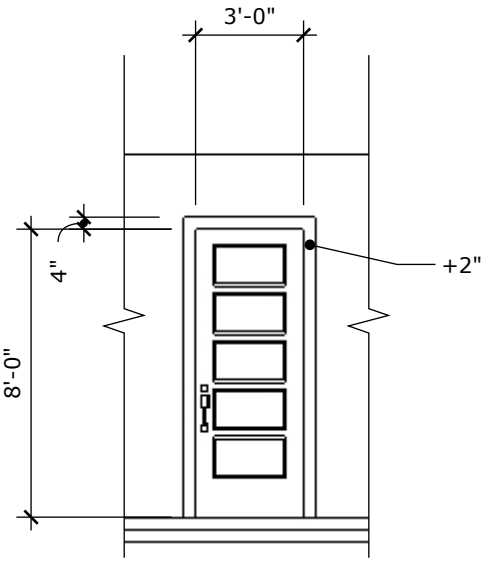
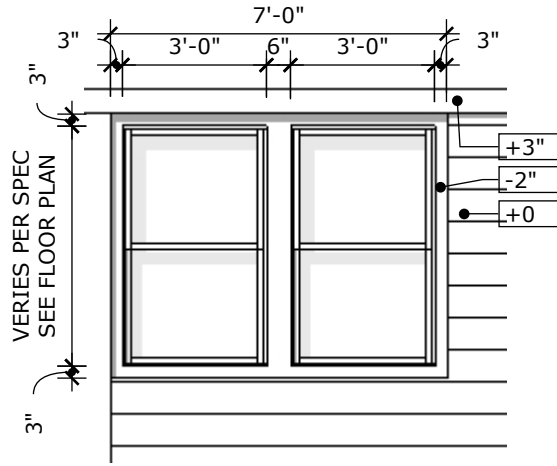
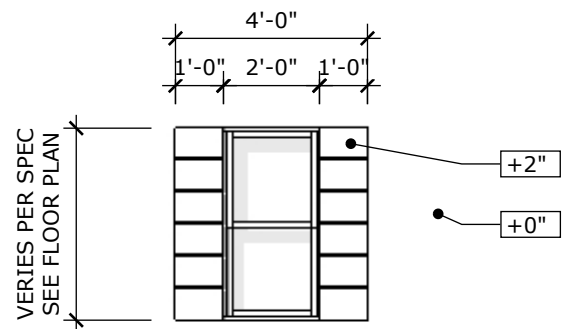
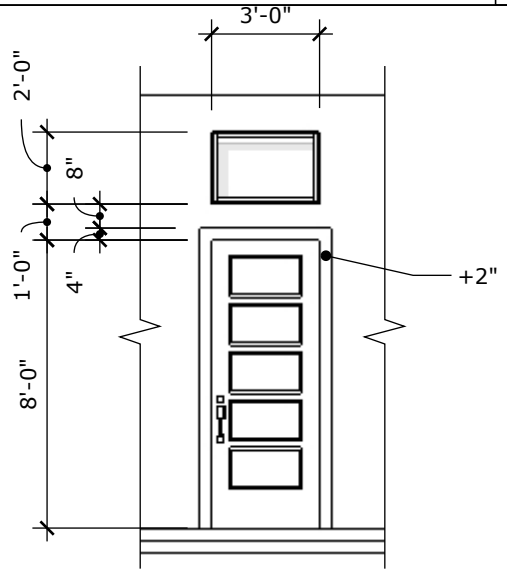
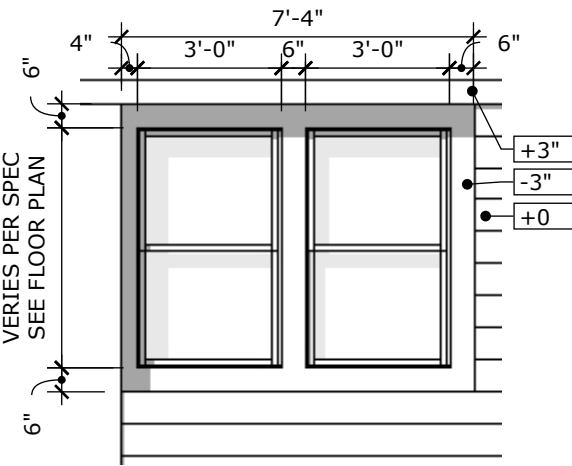
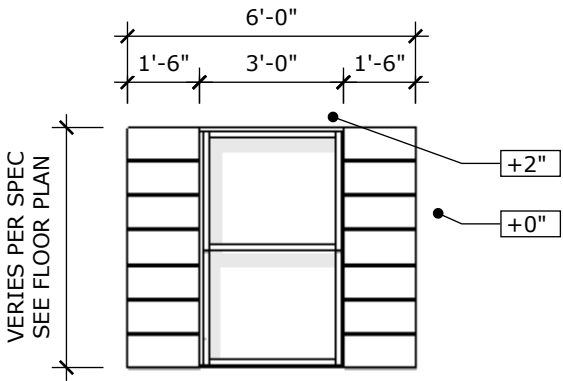
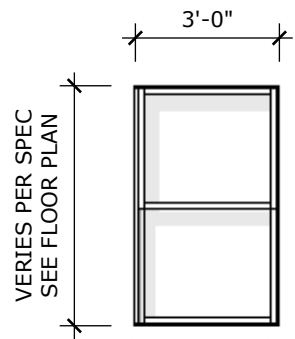
SCALE: NTS



RECESSED GARAGE DOOR W/STONE		X10	RECESSED WINDOW W/SHUTTERS		X7	STUCCO TRIM @ (1)WINDOW		X4	CORBEL DETAIL		X1		
X14		ENTRY DOOR W/TRANSOM		X11	RECESSED WINDOW W/STONE		X8	STUCCO TRIM @ (2)WINDOW		X5	CORBEL DETAIL @ GABLE		X2
X15		ENTRY DOOR W/TRANSOM		X12	ENTRY DOOR W/TRANSOM		X9	STUCCO TRIM @ (1)WINDOW W/SUTTERS		X6	CORBEL DETAIL @ GABLE END		X3

HACIENDA EXTERIOR DETAILS

SCALE: NTS

		Z10			Z7			Z4	Z1
RECESSED GARAGE DOOR		Z10	STUCCO TRIM @ (2) WINDOW		Z7	(2030 SH) WINDOW W/SUTTERS		Z4	Z1
		Z14	 NOTE: RECESS VARIES PER PLAN (2" DEEP RECESS CONDITION)		Z8			Z5	Z2
ENTRY DOOR W/TRANSOM		Z11	RECESSED WINDOW		Z8	(2040 SH) WINDOW W/SUTTERS		Z5	Z2
		Z15	 NOTE: RECESS VARIES PER PLAN (3" DEEP OR GREATER)		Z9			Z6	
ENTRY DOOR W/TRANSOM		Z12	TAPERED RECESSED WINDOW		Z9	(2050 SH) WINDOW W/SUTTERS		Z6	STUCCO TRIM @ (1) WINDOW
									Z3

CONTEMPORARY EXTERIOR DETAILS

SCALE: NTS











LEGAL DESCRIPTION (PER TITLE REPORT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CHANDLER, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 830.04 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 730.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 840.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 730.07 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES MAP OF DEDICATION RECORDED IN BOOK 746 OF MAPS, PAGE 14;

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23,

THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 730.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 385.04 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 592.18 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 393.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 592.42 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES MAP OF DEDICATION RECORDED IN BOOK 746 OF MAPS, PAGE 14, AND EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES, ACCORDING TO THE PLAT RECORDED IN BOOK 761 OF MAPS, PAGE 9.

NOTES:

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURED 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.

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.

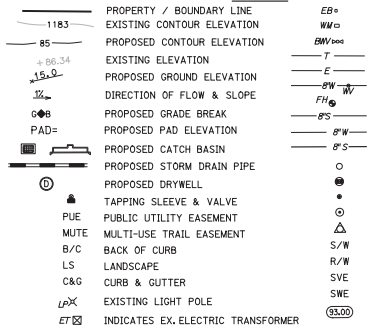
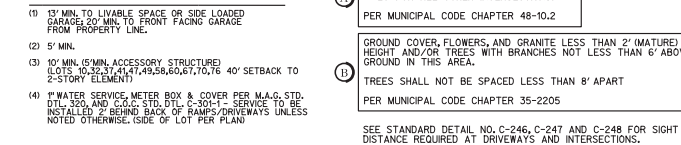
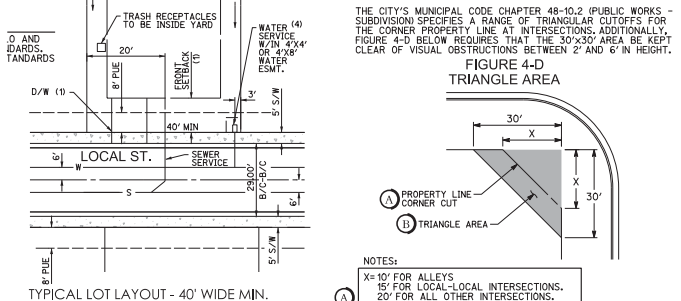
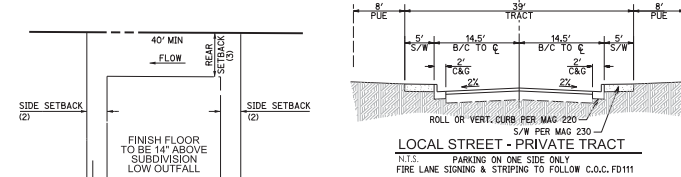
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

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.

PRELIMINARY PLAT FOR VIVIENDO

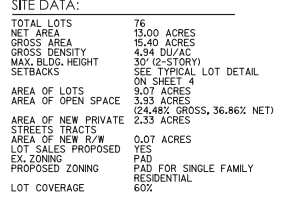
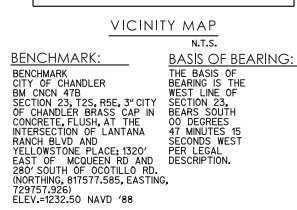
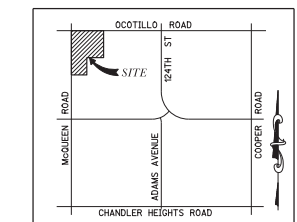
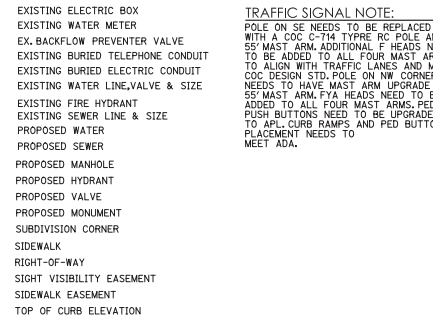
LOCATED IN A PORTION SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
PASEO VISTA VILLAGE - BK. 1370, PG. 47 M.C.R.
EX. ZONING PAD

SCALE: 1"=120'



TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	0.24 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
B	2.37 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
C	0.14 AC	LANDSCAPE, PUE
D	0.95 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
E	0.04 AC	LANDSCAPE, PUE
F	0.19 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
G	2.33 AC	PRIVATE STREET, WATER/SEWER/RAIN/EMERG. ACCESS
TOTAL	6.26 AC	

NOTE: TRACTS A-G WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION.



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PP01	COVER SHEET
PP02-PP03	PRELIMINARY PLAT SHEETS

LOT TABLE					
LOT #	AREA (SQ. ACRES)	AREA (ACRES)	LOT #	AREA (SQ. ACRES)	AREA (ACRES)
1	5.152	0.11	39	5.290	0.12
2	5.014	0.11	40	5.282	0.12
3	5.014	0.11	41	5.290	0.12
4	5.152	0.12	42	5.290	0.12
5	5.152	0.12	43	5.290	0.12
6	5.014	0.11	44	5.290	0.12
7	5.014	0.11	45	5.290	0.12
8	5.202	0.12	46	5.290	0.12
9	5.219	0.12	47	5.290	0.12
10	4.922	0.11	48	5.285	0.12
11	4.922	0.11	49	5.291	0.13
12	5.152	0.12	50	5.265	0.19
13	5.152	0.12	51	6.275	0.14
14	4.922	0.11	52	5.282	0.12
15	5.152	0.12	53	5.290	0.12
16	5.152	0.12	54	5.290	0.12
17	5.152	0.12	55	5.290	0.12
18	4.922	0.11	56	5.290	0.12
19	4.922	0.11	57	5.290	0.12
20	5.152	0.12	58	5.290	0.12
21	5.152	0.12	59	5.290	0.12
22	4.922	0.11	60	5.152	0.12
23	4.922	0.11	61	5.014	0.11
24	5.152	0.12	62	5.014	0.11
25	5.152	0.12	63	5.014	0.11
26	4.922	0.11	64	5.014	0.11
27	4.922	0.11	65	5.014	0.11
28	5.152	0.12	66	5.152	0.12
29	5.152	0.12	67	5.152	0.12
30	5.290	0.12	68	4.922	0.11
31	5.290	0.12	69	4.922	0.11
32	5.290	0.12	70	4.922	0.11
33	5.290	0.12	71	5.014	0.11
34	5.290	0.12	72	5.014	0.11
35	5.290	0.12	73	5.014	0.11
36	5.290	0.12	74	5.014	0.11
37	5.290	0.12	75	5.014	0.11
38	5.290	0.12	76	5.152	0.12

300engineering

ENGINEERING

DATE: 12/31/2024

PROJECT NO: 5287

SHEET NO: PP01

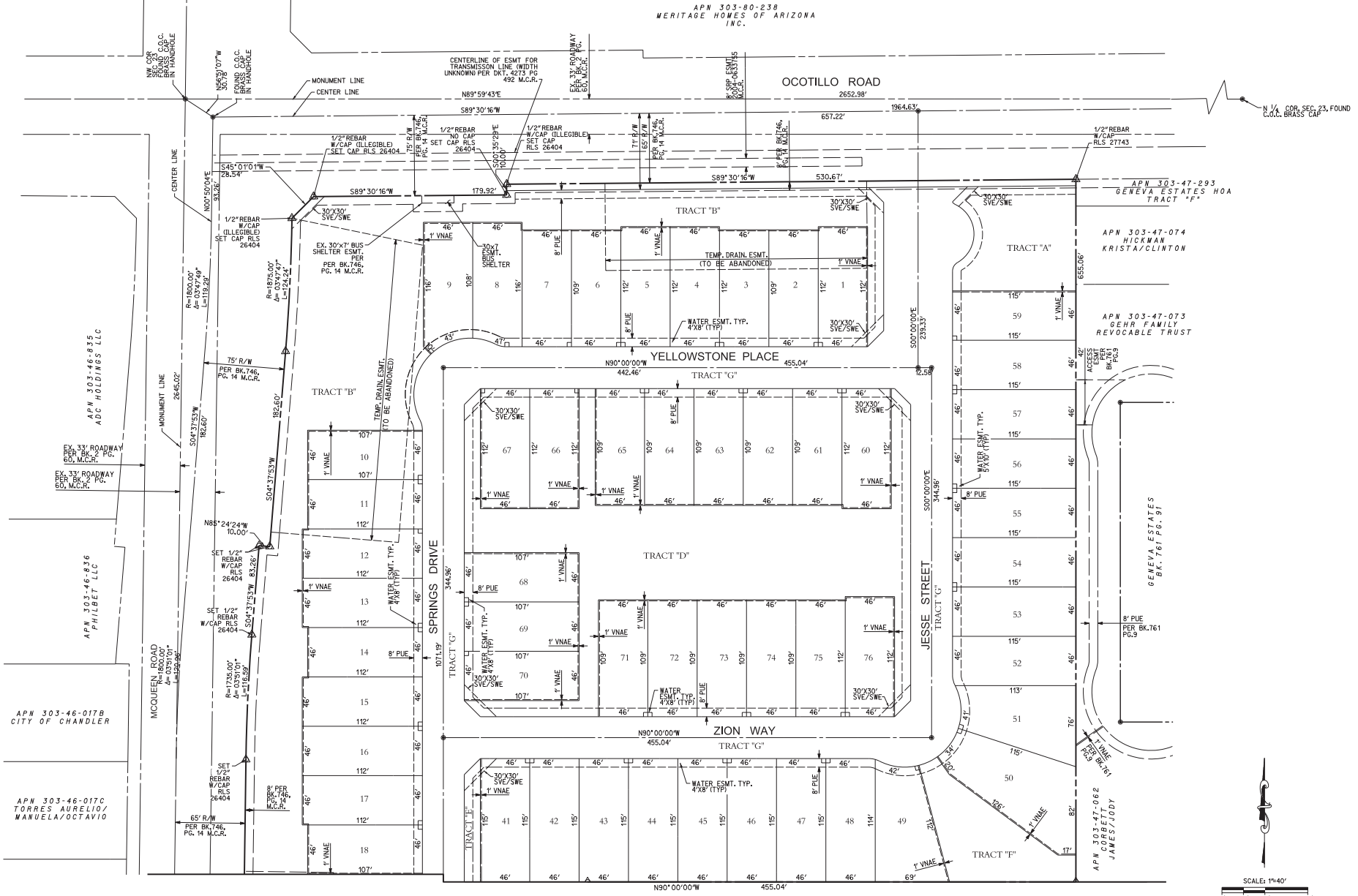
1 of 3

VIVIENDO

CHANDLER, ARIZONA

COVER SHEET

C:\Users\jtorres\Documents\303-80-238\303-80-238.dwg



DATE: 12/21/2024
PROJECT NO: 5287
SHEET NO: PP02
2 of 3

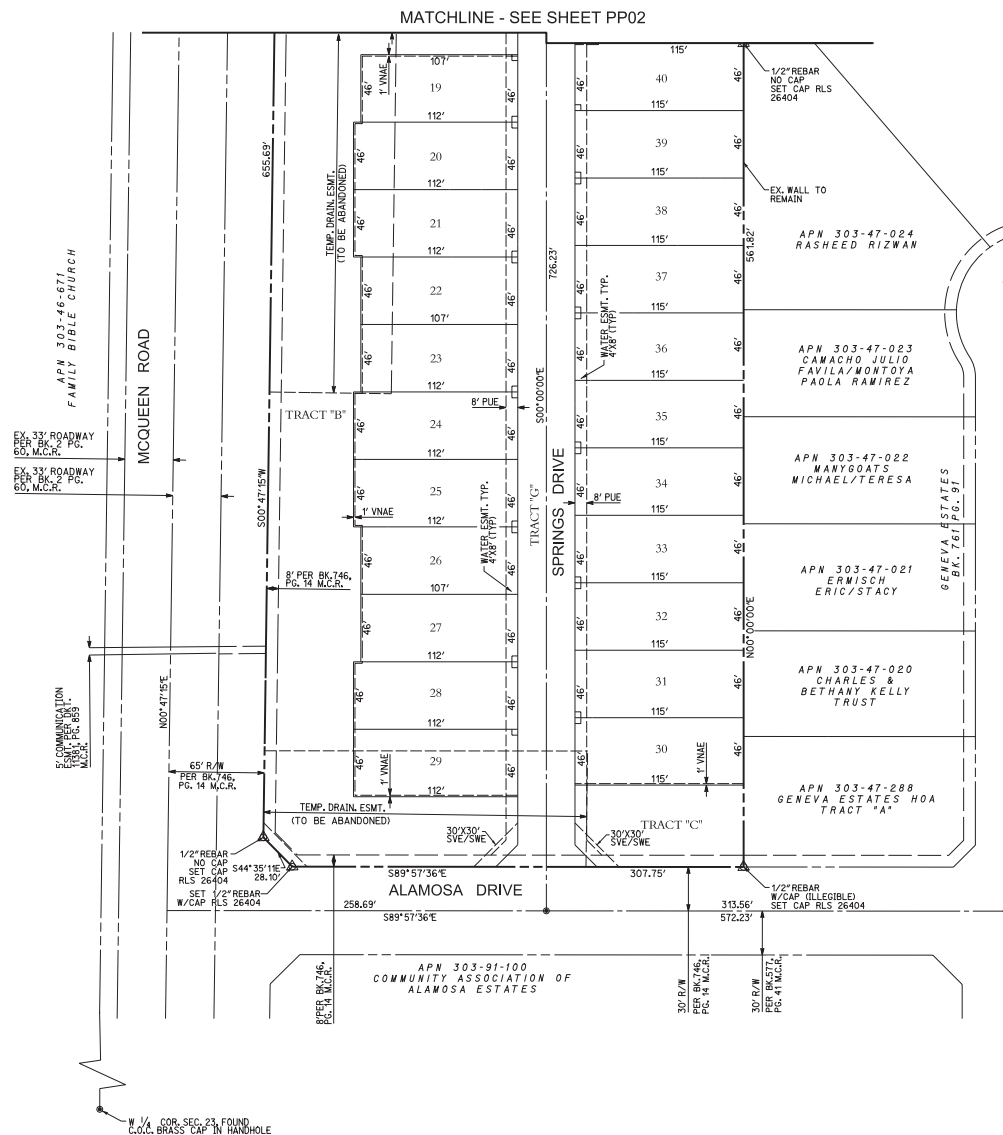
VIVIENDO
CHANDLER, ARIZONA
PRELIMINARY PLAT



300engineering
civil engineering
DATE: 12/21/2024
PROJECT NO: 5287
SHEET NO: PP02
2 of 3

300engineering
civil engineering
DATE: 12/21/2024
PROJECT NO: 5287
SHEET NO: PP02
2 of 3

C.O.G. LOG. NO. PLT23-0022



From: [Stephanie Barton](#)
To: [Sarah Prince](#)
Cc: harley.mehlhorn@chandleraz.gov
Subject: Case PLH23-0056
Date: Friday, December 15, 2023 6:24:32 AM

Hello,

I am writing because I was not able to attend last nights meeting. I live in Alamosa Estates and I reviewed your rendering for the proposed neighborhood and strongly encourage you to add additional exits not just one single exit onto Alamosa. Currently two developments feed onto this street, There should be an exit out onto McQueen or Ocotillo but not a single exit for traffic to back up two other developments. I am asking you to reconsider your design, this will cause traffic and vehicles cutting through our quiet development where many young children play and put us at a safety risk!!

Thank you,
Stephanie Barton

Lauren Schumann

From: jay keck <jkeck627@outlook.com>
Sent: Sunday, March 31, 2024 9:05 AM
To: Lauren Schumann
Subject: Public Hearing PLH24-0012/PLH23-0056/PLT23-0022

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Need to Log

I wanted to voice my strong support for the rezoning of the land located at the southeast corner of Ocotillo and McQueen roads. I live within ¼ radius of the site and would welcome the current vacant land (and eyesore) to be built out into a nice subdivision.

Thank you,
Jay Keck
3931 S Laurel Way
Chandler, AZ

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

Lauren Schumann

From: Mark Keller <makeller01@cox.net>
Sent: Sunday, March 31, 2024 4:41 PM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0022 Viviendo- Ocotillo and McQueen Roads

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red category, Public Outreach

Hello Ms. Schumann,

This parcel has been vacant for well over 25 years. It is time to develop this parcel with a needed single-family housing development. The neighborhood needs to complete one of the remaining parcels in this area. The planning of this parcel has gone through many iterations and different types of development. A 76-lot subdivision would be congruent to the neighborhood and is needed to address the current housing shortage. Would the access point on Alamosa Drive be a secondary and emergency ingress/egress? If not, this collector street would have three ingress/egress points for three subdivisions. Could result in a significant amount of traffic. Overall, this subdivision appears to be a great fit with the adjacent neighborhoods. Thanks.

Mark Keller
1203 East Coconino Drive
Chandler, AZ 85249

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Lauren Schumann

From: Richard January <DickJ912@outlook.com>
Sent: Friday, March 29, 2024 9:54 PM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0023 VIVIENDO

Follow Up Flag: Follow up
Flag Status: Flagged

How can I get a look at the plan for this development? A 76 lot subdivision on 15.4 acres seems inconsistent with the surrounding area.

Thank you for your assistance.

Richard January
1413 East Zion Way
Geneva Estates
(603)831-8883 (cell)
Sent from my iPad

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

Lauren Schumann

From: Ronald Palmer <deadman1075@hotmail.com>
Sent: Tuesday, April 2, 2024 11:32 AM
To: Lauren Schumann
Subject: PLH24-0012/PLH23-0056/PLT23-0022

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Schumann,

My comments are not meant to have any reflection on you. I'm disappointed the city of Chandler would entertain this subdivision when infrastructure concerns abound. I would certainly rather have a commercial entity at that location than more single-family residences, apartments, townhomes, condos, etc. More people mean more traffic congestion and diminution of services. Traffic on McQueen is already horrible with the addition of Amazon and other businesses south of Queen Creek Road. I opposed that but my opposition obviously had little impact. I can't imagine what the future traffic on Alamosa and in the neighborhood would be. Not to mention the drain on public safety services, such as police and fire. Not everyone that moves in will have stellar credentials. Crime will rise in the form of burglaries and vehicle thefts to start. I'm retired Chicago PD and have been in law enforcement since 1971. Still working full time for the County Attorney.

My late wife found our house on Coconino in 2013 while I was working as a DOD contractor in Virginia. She bid on the property and the former owners accepted. I first saw the house in person when I came home for my daughter's graduation from pharmacy school. I have completed some significant renovations in the house, and I have no current plans to sell it. My wife loved the house and Chandler in general. We previously lived in Scottsdale with the 'hundred-dollar millionaires' who are all flash and no substance. Chandler is about family and community and still has a small-town vibe. I would hate to be forced out by congestion. I'm originally from Chicago and congestion was constant.

The horrible edifices by the 202 and McQueen are emblematic of what this new community will represent. The houses and townhouses on the south side of Ocotillo west of the canal are also horrible appearing structures. It seems like the city council and the mayor sold out the current residents to promote a larger tax base. They use the funds to promote their DEI agenda which I believe is un-American. America became great because of meritocracy, not pandering to special interests. Whoever is the best candidate for a position should get the job, regardless of race.

Thanks for being my sounding board, Ms. Schumann. Please don't take my screed personally. I just want to live whatever time I have left in my current home. I'm 75 and the thought of moving is not very appealing.

Respectfully,
Ronald Palmer
1013 E. Coconino Dr.

For wisdom is more precious than rubies, and nothing you desire can compare with her.
Proverbs, Chapter 8, Verse 11

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Lauren Schumann

From: Peggy <peggyphil@cox.net>
Sent: Wednesday, April 17, 2024 10:48 AM
To: Lauren Schumann
Subject: Public Hearing - VIVIENDO

Ms. Schumann,

I'm writing to express my concern about the public hearing to rezone the southeast corner of Ocotillo and McQueen roads. 76 single family lots is a very dense population for 15 acres. Additionally, the northeast corner of that intersection already contains a densely populated apartment/condo complex. Please express my concerns to the planning and zoning commission to reconsider so many lots.

Sincerely, Peggy Denisuk
480-276-3233

Sent from [Mail](#) for Windows

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. 24-026

Date: 05/01/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH23-0067 All Copy
Request: Use Permit approval for an office/warehouse building.
Location: Located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.
Applicant: Carlos Elias, LGE Design Group

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit, PLH23-0067 for office/warehouse building, subject to the conditions as recommended by Planning staff.

Background Data:

- The subject site is currently zoned General Industrial District (I-2)
- Per the current zoning, up to 40% of office is permitted by right as an ancillary use to warehousing.
- The applicant is requesting approximately 63% office; therefore, a use permit is required

Surrounding Land Use Data:

North	I-2	South	Chicago St then I-2
East	Beck Ave then I-2	West	I-2

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

Building Total	36,500 sq ft
Office Square Footage	23,000 sq ft
Warehouse Square Footage	13,500 sq ft
Parking Required	113 spaces
Parking Provided	140 spaces

Review and Recommendation:

The property is currently zoned for general industrial (I-2) uses. In the I-2 zoning district, office is allowed as an ancillary use. Per the city code, up to 40% of the building area may be used as office in order for it to be considered ancillary. More than 40% office requires Use Permit approval. This Use Permit request is to allow approximately 63% of the building area to be used as office space.

Staff finds that the proposed additional office space is acceptable upon demonstrating that the user is providing more parking than what is required. Section 35-1804 of the City of Chandler's parking regulations dictates that industrial should be parked at one (1) space per 250 square feet for office, one (1) space per 500 for the first 10,000 square feet of warehousing and one (1) space per 1,000 for the additional 3,500 square feet. The parking calculations with the requested 63% office yields a parking requirement of 113 spaces and 140 spaces are proposed.

Staff met with the applicant multiple times to go over site layout and architecture to provide more enhanced architecture facing Chicago Street and Beck Avenue. Originally, all the glazing was facing Chicago Street and at the entrance, and staff worked with the applicant to add additional glazing facing Beck Avenue as well. Planning staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code regulations.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice sign was posted on the site and on social media via NextDoor.
- A neighborhood notice was sent in lieu of a neighborhood meeting due to lack of residential properties in close proximity to proposed site.
- As of the writing of this memo, Planning staff is not aware of any opposition

to the request.

Recommended Conditions of Approval

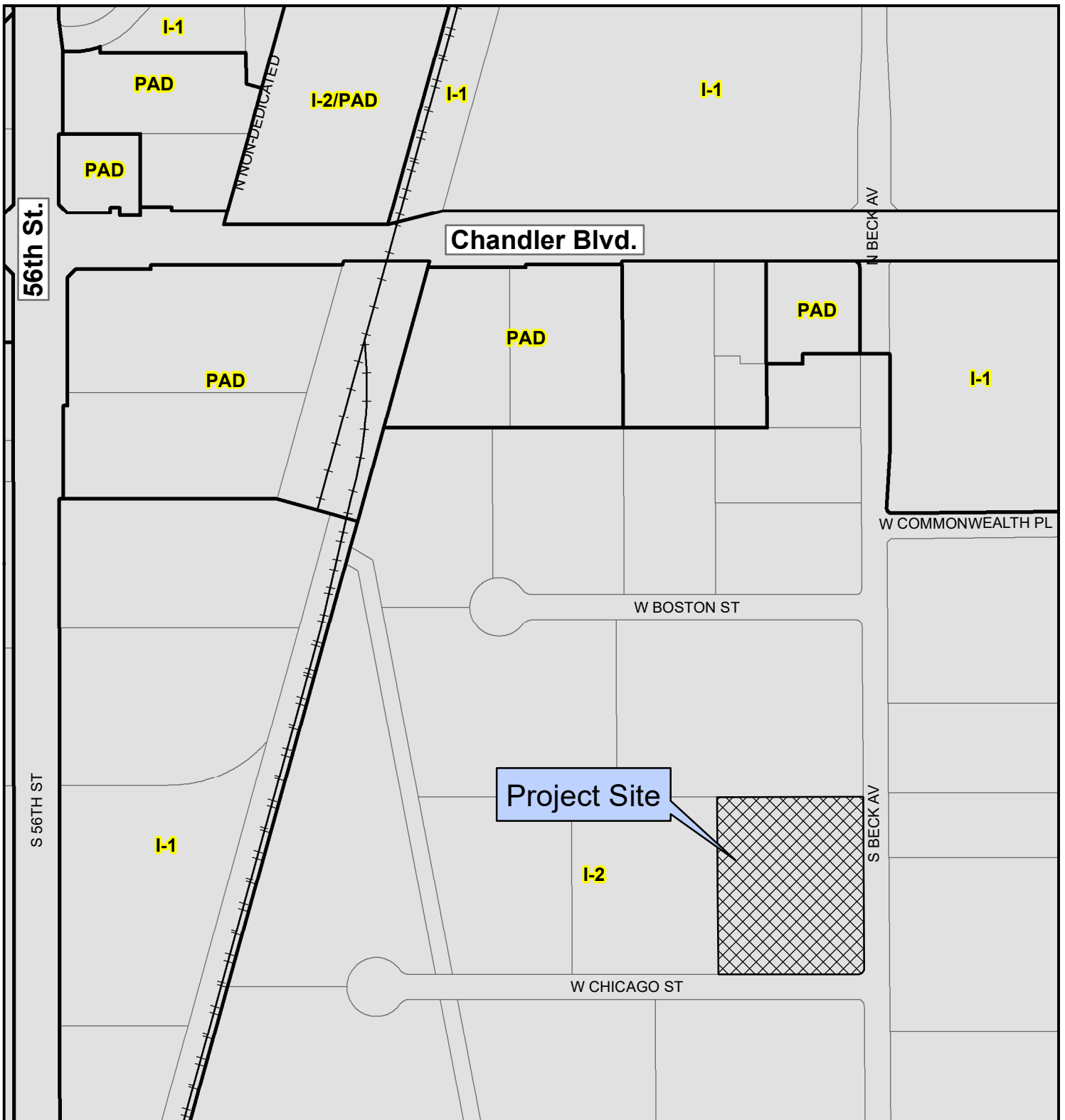
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit/Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representations entitled "PLH23-0067 All Copy Exhibits" kept on file in the City of Chandler's Planning Division, in file No. PLH23-0067 All Copy, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the City Council.
2. Use Permit 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 Use Permit shall apply.
3. Uses permitted shall be those permitted in the I-2 General Industrial District and office provided that parking requirements are met pursuant to Article XVIII Parking and Loading Regulations of the Chandler City Code.
4. All employees and clients shall park on-site.
5. The site shall be maintained in a clean and orderly manner.

Attachments

Vicinity Maps

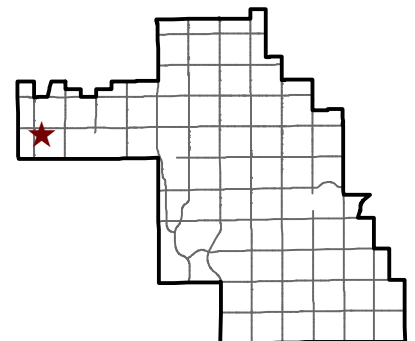
Exhibits



PLH23-0067 All Copy



Project Details
Use Permit approval for an
office/warehouse building





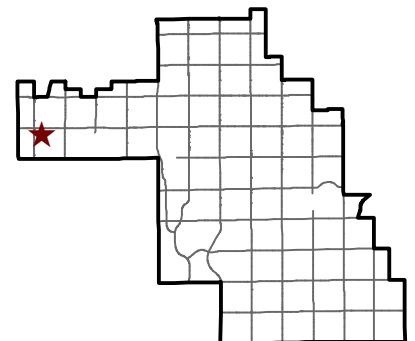
PLH23-0067 All Copy



Project Details
Use Permit approval for an
office/warehouse building



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



PLH23-0067 All Copy Exhibits

Located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.

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Page 1- Narrative

Page 2- Site Plan

Page 3- Floor Plan

Page 4- Landscape Plan

Page 5- Site Details

Page 6- Site Details

Page 7- Parking Canopy Detail

Page 8- Building Elevations

Page 9- Renderings

Page 10- Roof Plan

All Copy Use Permit Narrative

Introduction:

LGE Design Group is submitting for Use Permit review for an office/warehouse building design and site of a 2 Story building located on the N.E.C. of Chicago Street and Beck Avenue in Chandler, Arizona.

Project Proposal:

The site area is 147,320 s.f. (3.38 acres). The building has a total gross square footage of 36,500 S.F. The first floor will be 26,500 s.f. and the second floor will be 10,000 s.f. There is a planned (+/-) 4,000 s.f. storage mezzanine (not included in the gross s.f. calculation) wh. The building height is planned to be 33'-6".

Building Design:

The building design, colors and materials have a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. A nice color palate that blends the tenant identification with a classic but modern corporate elegance is displayed utilizing materials which include CMU, Low-E tinted glazing, and exposed steel. Four-sided architecture will be prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths. The building design meets additional architectural standards per zoning through consistent architectural character and detail. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination. Signage will be a deferred submittal.

Site Design:

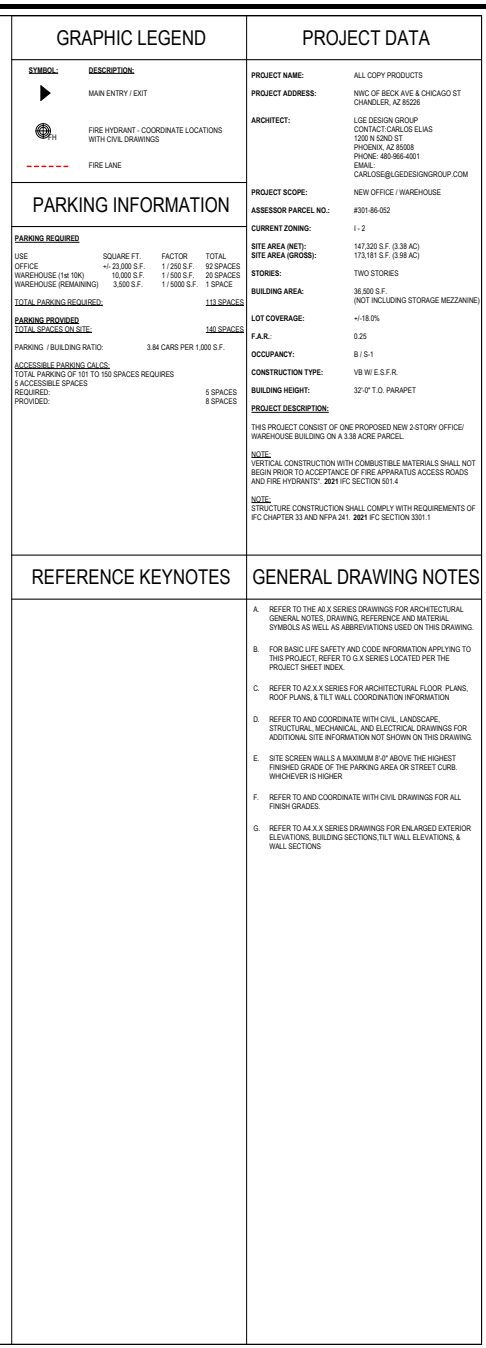
Vehicular access to the development is provided off of Chicago Street to parking areas on the South and West sides of the building. A second entrance, which will be gated, will be provided off of Beck Ave and located at the Northeast corner of the site for truck access. The proposed drive aisles within the development are a minimum of 24 feet. Fire access is provided throughout the facility and meets the fire department's minimum design criteria.

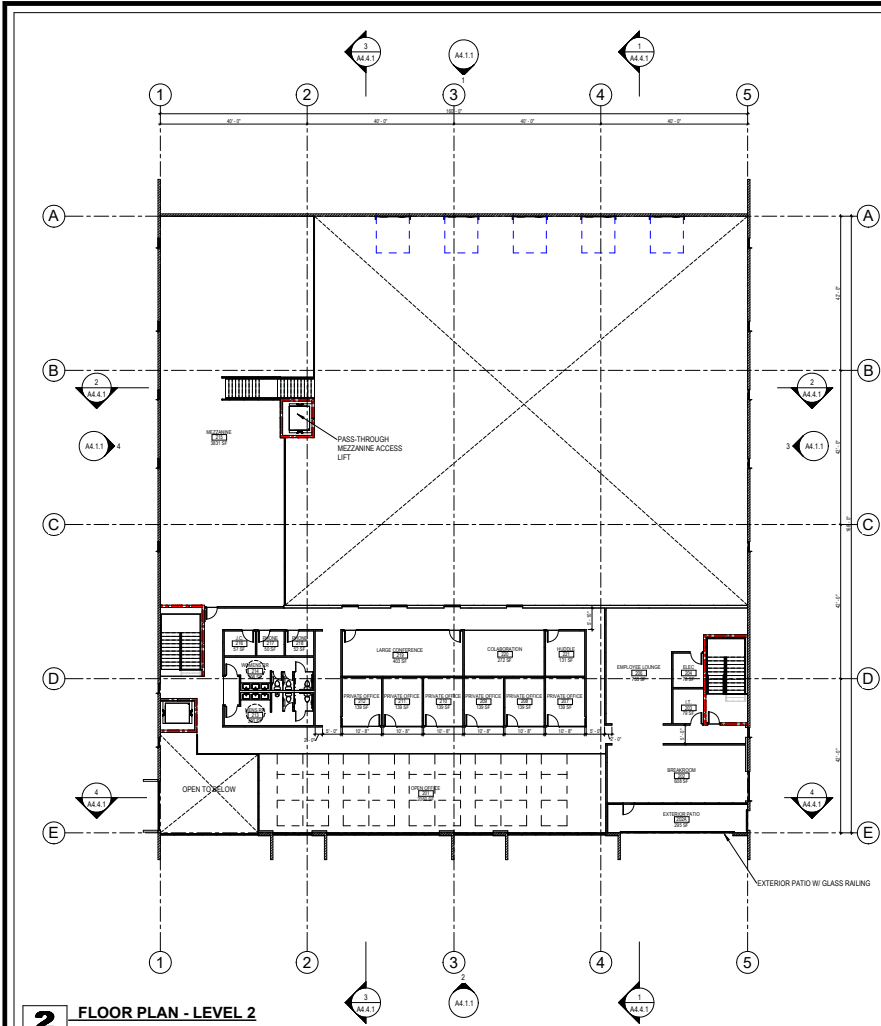
Pedestrian access is provided via a sidewalk connection from the facility through a sidewalk located along the South side of the building providing access to the R.O.W. All sidewalks will be ADA accessible.

The zoning code parking requirements for an office/warehouse facility is provided. The typical parking spaces are 9'-0" wide x 19'-0" long, the ADA accessible parking spaces are 11'-0" wide and 18'-0" long with the required 5'-0' wide aisle all of which comply with Zoning Code requirements.

Landscape Design:

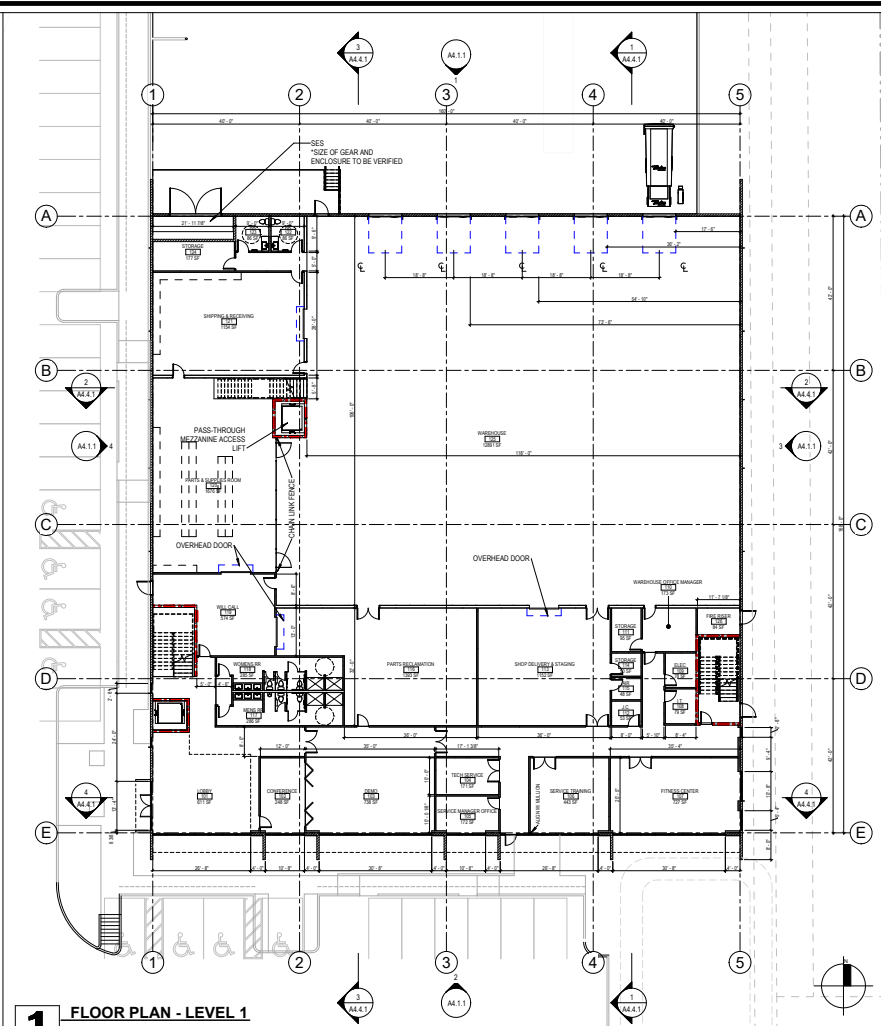
This project will have landscape along the frontage and within the property where designated. The landscape will consist of an ornamental desert theme. Landscaping will meet the zoning requirements.





2 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

ROOM SCHEDULE				ROOM SCHEDULE			
LEVEL	NUMBER	NAME	AREA	LEVEL	NUMBER	NAME	AREA
LEVEL 2	201	RECEPTION	200 SF	LEVEL 2	202	RECEPTION	200 SF
LEVEL 2	203	OFFICE	100 SF	LEVEL 2	203	OFFICE	100 SF
LEVEL 2	204	RECEPTION	100 SF	LEVEL 2	204	RECEPTION	100 SF
LEVEL 2	205	RECEPTION	100 SF	LEVEL 2	205	RECEPTION	100 SF
LEVEL 2	206	RECEPTION	100 SF	LEVEL 2	206	RECEPTION	100 SF
LEVEL 2	207	RECEPTION	100 SF	LEVEL 2	207	RECEPTION	100 SF
LEVEL 2	208	RECEPTION	100 SF	LEVEL 2	208	RECEPTION	100 SF
LEVEL 2	209	RECEPTION	100 SF	LEVEL 2	209	RECEPTION	100 SF
LEVEL 2	210	RECEPTION	100 SF	LEVEL 2	210	RECEPTION	100 SF
LEVEL 2	211	RECEPTION	100 SF	LEVEL 2	211	RECEPTION	100 SF
LEVEL 2	212	RECEPTION	100 SF	LEVEL 2	212	RECEPTION	100 SF
LEVEL 2	213	RECEPTION	100 SF	LEVEL 2	213	RECEPTION	100 SF
LEVEL 2	214	RECEPTION	100 SF	LEVEL 2	214	RECEPTION	100 SF
LEVEL 2	215	RECEPTION	100 SF	LEVEL 2	215	RECEPTION	100 SF
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LEVEL 2	219	RECEPTION	100 SF	LEVEL 2	219	RECEPTION	100 SF
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LEVEL 2	221	RECEPTION	100 SF	LEVEL 2	221	RECEPTION	100 SF
LEVEL 2	222	RECEPTION	100 SF	LEVEL 2	222	RECEPTION	100 SF
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LEVEL 2	249	RECEPTION	100 SF	LEVEL 2	249	RECEPTION	100 SF
LEVEL 2	250	RECEPTION	100 SF	LEVEL 2	250	RECEPTION	100 SF



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

GENERAL FINISH & CORE SHELL NOTES	REFERENCE KEYNOTES	GENERAL DRAWING NOTES
		A. REFER TO THE A-X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING. B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G-X SERIES LOCATED PER THE PROJECT DRAWING INDEX. C. REFER TO A-X-X SERIES FOR REFLECTED CEILING PLAN. D. REFER TO A-X-X SERIES FOR ENCLOSURE INFORMATION, PARTITION SYSTEMS TYPES AND DETAILS. E. APPLICABLE FOR FOR INTERIOR SCOPE ONLY. REFER TO THE A-X-X SERIES DRAWINGS FOR INTERIOR DETAILS, TYPES, AND DETAILS. F. APPLICABLE FOR FOR INTERIOR SCOPE ONLY. REFER TO THE A-X SERIES DRAWINGS FOR INTERIOR FINISH INFORMATION. G. APPLICABLE FOR FOR INTERIOR SCOPE ONLY. REFER TO THE A-X SERIES DRAWINGS FOR INTERIOR FURNISHING INFORMATION.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(a) ZONING CODE.

LANDSCAPE LEGEND

- TREES**
- ULMUS PARVIFOLIA
CHINESE JUBILEE (ORANGEJUBILEE)
1.5' CALIP., 6.5T, 4W (24" BOX) (QTY. 42)
- PISTACIA X RED-PUSH
RED PUSH PISTACHE
2' CALIP., 6.5T, 4W (36" BOX) (QTY. 6)
- QUERCUS VIRGINIANA
LIVE OAK
1.5' CALIP., 7T, 4W (24" BOX) (QTY. 24)
- PISTACIA X RED-PUSH
RED PUSH PISTACHE
3.5' CALIP., 9.5T, 7.5W (48" BOX) (QTY. 25)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY. 28)
- CAESALPINIA MEXICANA
MEXICAN BEED OF PARADISE
5 GALLON (QTY. 23)
- MEDIUM SHRUBS**
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (QTY. 69)
- ACCENTS**
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 133)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (QTY. 122)
- AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON (QTY. 28)
- PACHYCLERUS MARGINATUS
MEXICAN FENCE POST (QTY. 16)
3-STALK GROUPING (2.5, 2, 1 TALL)
- GROUND COVER**
- LANтана MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (QTY. 158)
- LANтана MONTEVIDENSIS
'COLD MOUND'
1 GALLON (QTY. 169)
- CONVOYULUS CHEODUM
BUSH MORNING GLORY
5 GALLON (QTY. 44)
- ACACIA REDOLENS
DESERT CAJUPUT™
5 GALLON (QTY. 8)
- 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

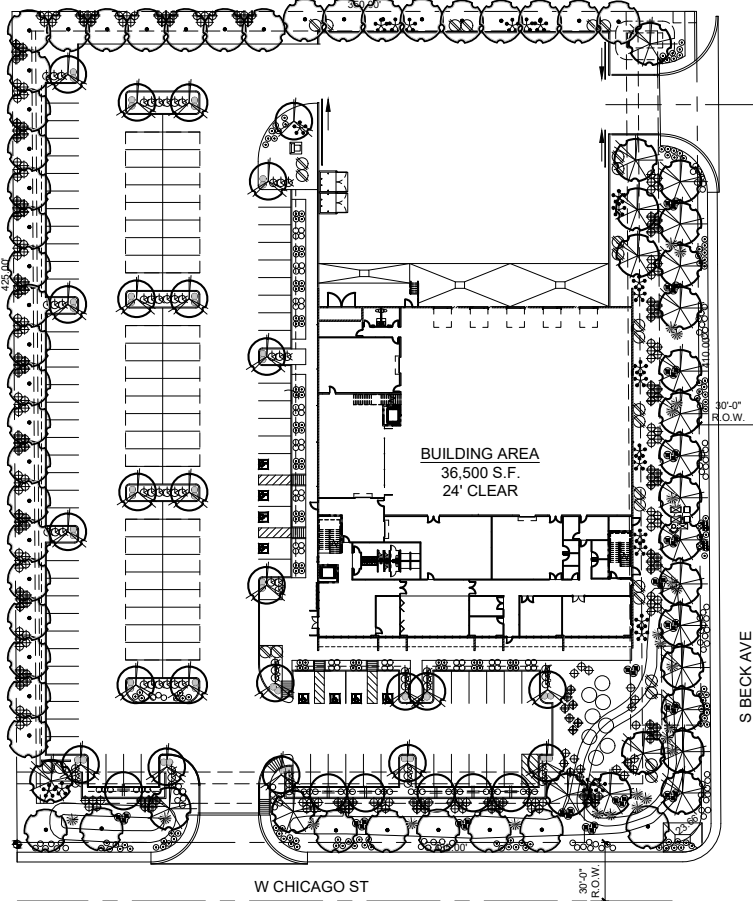
I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

02.19.24
REGISTERED LANDSCAPE ARCHITECT DATE

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P: (602) 265-0320
EMAIL: tmmcqueen@tmia.net



CITY OF CHANDLER LANDSCAPE NOTES:

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY 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 MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H).
- PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
- TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

LANDSCAPE DATA			
Total site area	132,273 S.F.	11.4 AC.	% of total site area
Total building area	36,500 S.F.	3.1	% of total site area
Total landscape area	95,773 S.F.	8.3	% of total site area
Total Plant Material	130 # Trees (Required)	130 # Trees (Provided)	
	759 # Shrubs (Required)	1,037 # Shrubs (Provided)	

Landscape Areas:

1. Street Frontage			
20' of landscaped area along R.O.W./Street Frontage			
Landscape required: 1 tree and 6 shrubs per 30 L.F. plus 50% live ground coverage (not including tree canopies)			
Arterial Streets to receive minimum: 20% 48" box trees, 20% 36" box trees and 50%-24" box trees.			
Collector Streets to receive minimum: 100%-24" box trees.			
684 L.F.	23 # Trees (Required)	25 # Trees (Provided)	
	138 # Shrubs (Required)	138 # Shrubs (Provided)	

2. Intersection Landscape Setback			
Arterial street to arterial street: 50' from R.O.W. and 250' along both streets			
Arterial street to any other street: 50' from R.O.W. and 100' along arterial street and 30' from R.O.W. and 100' along other street			
Collector street to collector street: 30' from R.O.W. and 50' along both streets			
Landscape required: 1 tree and 6 shrubs per 300 S.F. plus 50% live ground coverage (not including tree canopies)			
Arterial Streets to receive minimum: 20% 48" box trees, 20% 36" box trees and 50%-24" box trees.			
Collector Streets to receive minimum: 100%-24" box trees.			
22,413 S.F.	28 # Trees (Required)	28 # Trees (Provided)	
	168 # Shrubs (Required)	167 # Shrubs (Provided)	

3. Perimeter Landscape			
10' landscape strip from property line			
Landscape required: 1 tree and 6 shrubs per 30 L.F. plus 50% live ground coverage (not including tree canopies)			
Perimeter to receive minimum: 100%-24" box trees			
1,468 L.F.	48 # Trees (Required)	48 # Trees (Provided)	
	288 # Shrubs (Required)	177 # Shrubs (Provided)	

4. Dissimilar Land Use Buffer			
10' landscaped perimeter between non-compatible land uses			
Landscape required: evergreen trees 20' on-center (7' minimum height or 12' minimum height if abutting planned or existing residential) and 4 shrubs per 20' on-center.			
N/A L.F.	N/A # Trees (Required)	N/A # Trees (Provided)	
	N/A # Shrubs (Required)	N/A # Shrubs (Provided)	

5. Interior Landscaped Areas			
All landscaped areas, including retention basins, not covered by other Code Requirements			
Landscape required: 1 tree and 6 shrubs per 1000 S.F. plus 50% live ground coverage (not including tree canopies)			
Interior Landscape areas to receive minimum: 100%-24" box trees			
9,908 S.F.	9 # Trees (Required)	9 # Trees (Provided)	
	59 # Shrubs (Required)	137 # Shrubs (Provided)	

6. Parking Lot Landscaping			
10% of parking lot must be landscaped, single row parking planters (8' X 10') must contain 1 tree and 6 shrubs and double row parking planters (12' X 12') must contain 2 trees and 10 shrubs. Parking planters must be provided at a rate of 1 planter per 10 spaces for multi-family, 1 per 12 parking spaces for commercial and office, and 1 per 20 spaces for industrial. Diamond planters (8' X 5') must be evenly spaced between parking planters must contain 1 tree.			
Total parking area	50,728 S.F.	15 % of Landscape	
19 # Parking Planters (Required)	24 # Parking Planters (Provided)		
22 # Trees (Required)	24 # Trees (Provided)		
95 # Shrubs (Required)	125 # Shrubs (Provided)		
100 # Diamond Planters (Required)	102 # Diamond Planters (Provided)		
100 # Trees (Required)	100 # Trees (Provided)		

ALL COPY

Chandler, Arizona
2021.07.21

LGE DESIGNGROUP

PRELIMINARY LANDSCAPE PLAN

This artist rendering is for conceptual design only and should not be referred to as a construction document.

1"=30'-00"
0 30 60



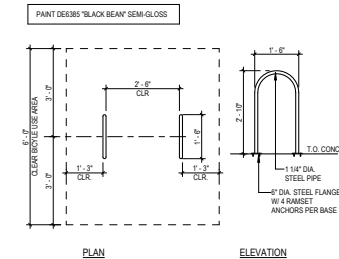
LGE DESIGNBUILD

#	REVISION	DATE

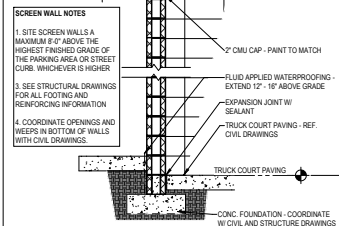
NOT FOR CONSTRUCTION

DRAWING TITLE:	SITE DETAILS
ISSUE DATE:	
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	
PROJECT NO:	

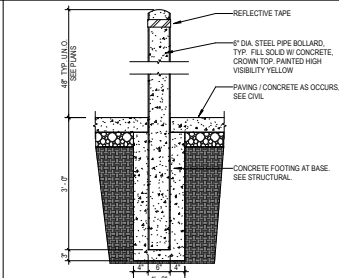
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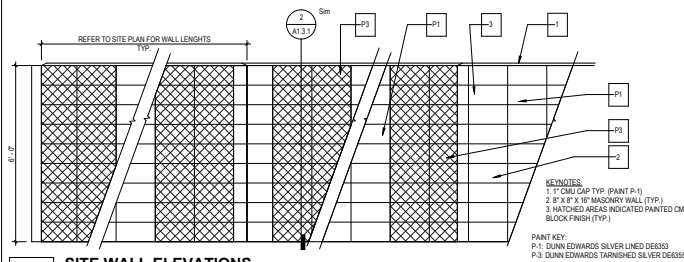
3 TYPICAL BICYCLE RACK
1/2" = 1'-0"



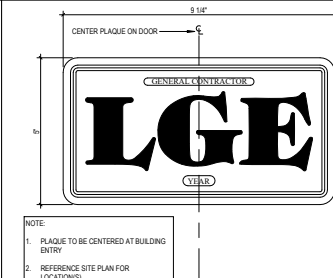
2 SCREEN WALL AT TRUCK COURT
1/2" = 1'-0"



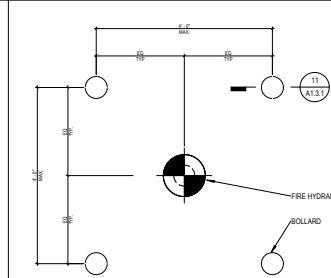
11 TYPICAL BOLLARD
3/4" = 1'-0"



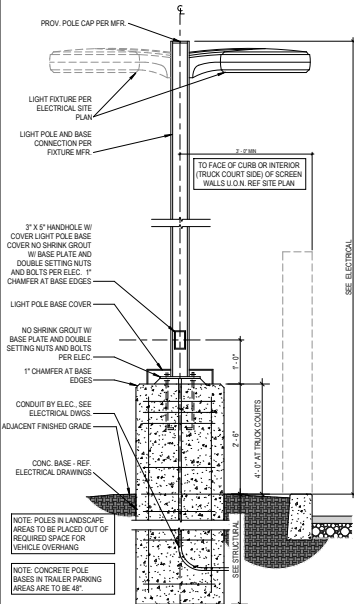
1 SITE WALL ELEVATIONS
1/2" = 1'-0"



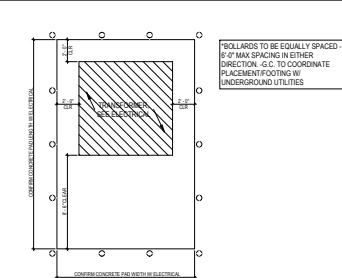
14 LGE PLAQUE DETAIL
6" = 1'-0"



12 FIRE HYDRANT AT TRUCK COURT
3/4" = 1'-0"



13 LIGHT POLE DETAIL
3/4" = 1'-0"



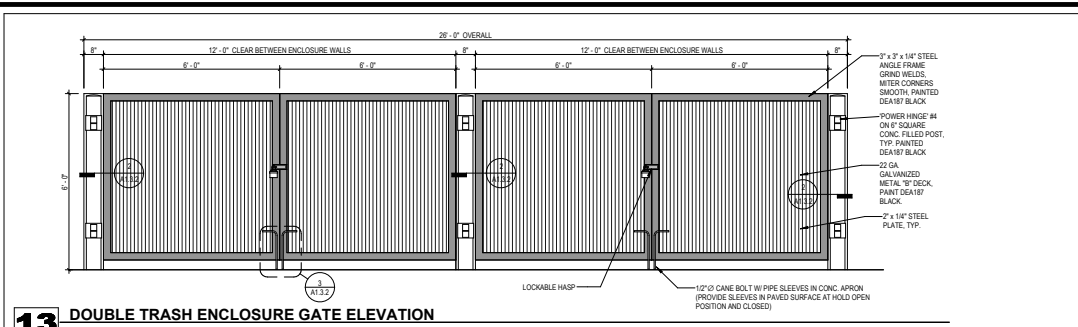
16 TYPICAL TRANSFORMER LAYOUT
3/16" = 1'-0" (FOR REFERENCE)

#	REVISION	DATE

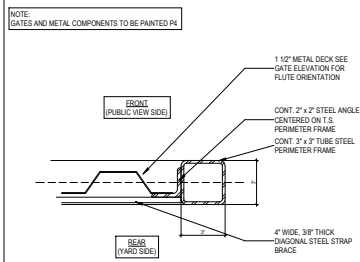
NOT FOR CONSTRUCTION

DRAWING TITLE:	SITE DETAILS
ISSUE DATE:	
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	
PROJECT NO:	

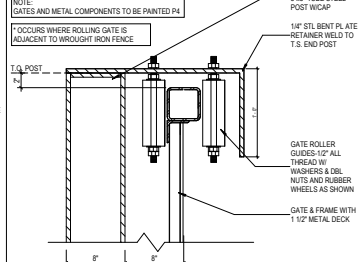
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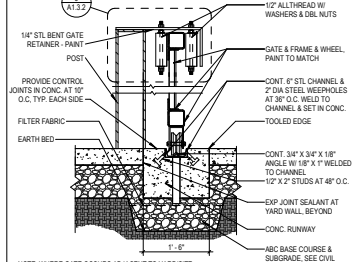
13 DOUBLE TRASH ENCLOSURE GATE ELEVATION
1/2" = 1'-0"



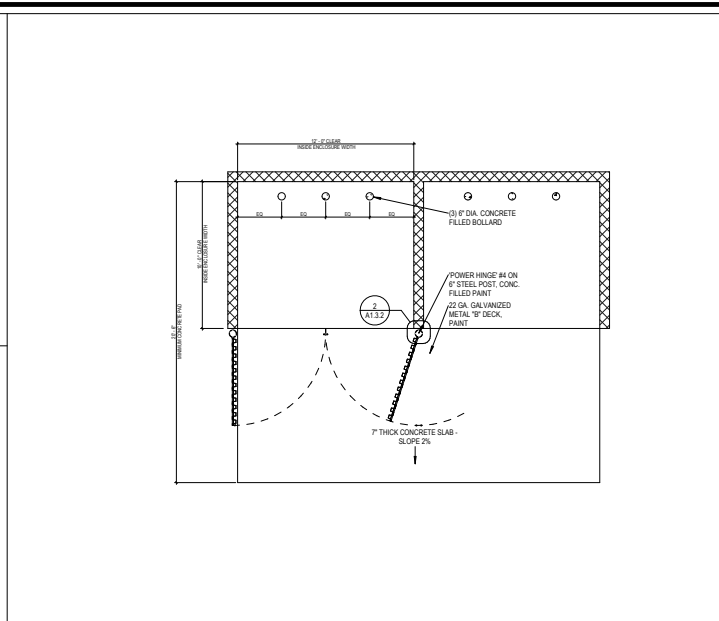
8 TYPICAL ROLLING GATE FRAME
3" = 1'-0"



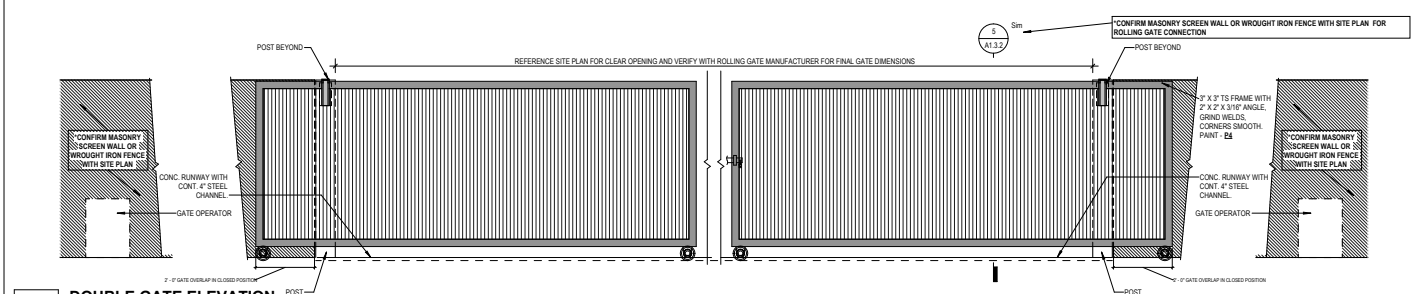
9 ROLLING GATE AT POST
1 1/2" = 1'-0"



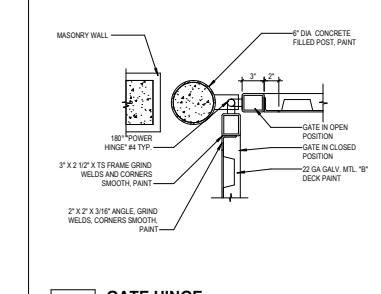
5 ROLLING GATE
3/4" = 1'-0"



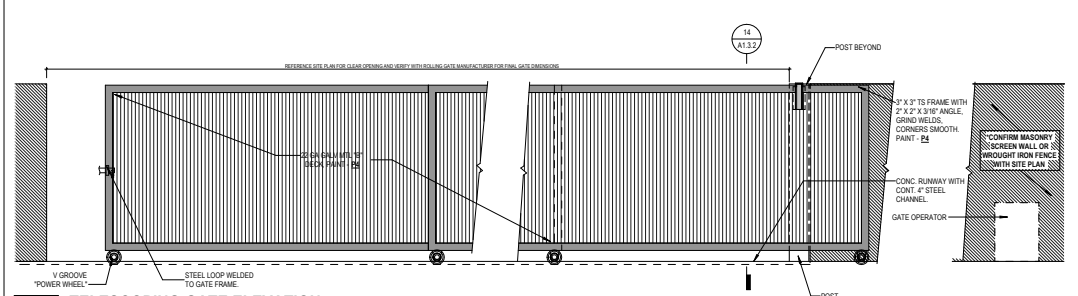
1 TYPICAL TRASH ENCLOSURE
1/4" = 1'-0"



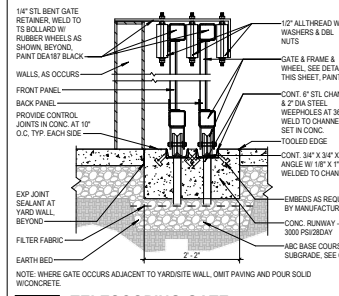
10 DOUBLE GATE ELEVATION
1/2" = 1'-0"



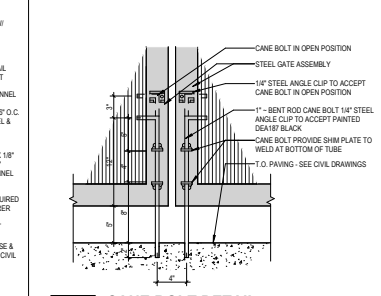
2 GATE HINGE
1 1/2" = 1'-0"



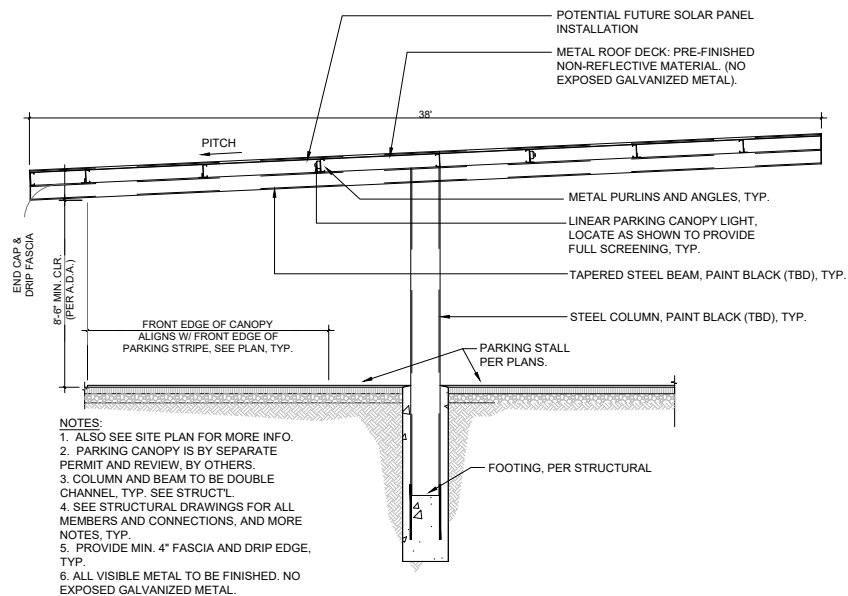
15 TELESCOPING GATE ELEVATION
1/2" = 1'-0"



14 TELESCOPING GATE
3/4" = 1'-0"



3 CANE BOLT DETAIL
1 1/2" = 1'-0"



PARKING CANOPY DETAIL

SCALE: 3/8" = 1'-0"

ALL COPY

NWC OF BECK AVE & CHICAGO ST
CHANDLER, AZ 86226

LGE | DESIGN BUILD

REVISION

DATE

REVISION TITLE
SITE DETAILS
REVISION DATE 02/19/21
DRAWN BY:
CHECKED BY:
PROJECT NO.
SHEET:

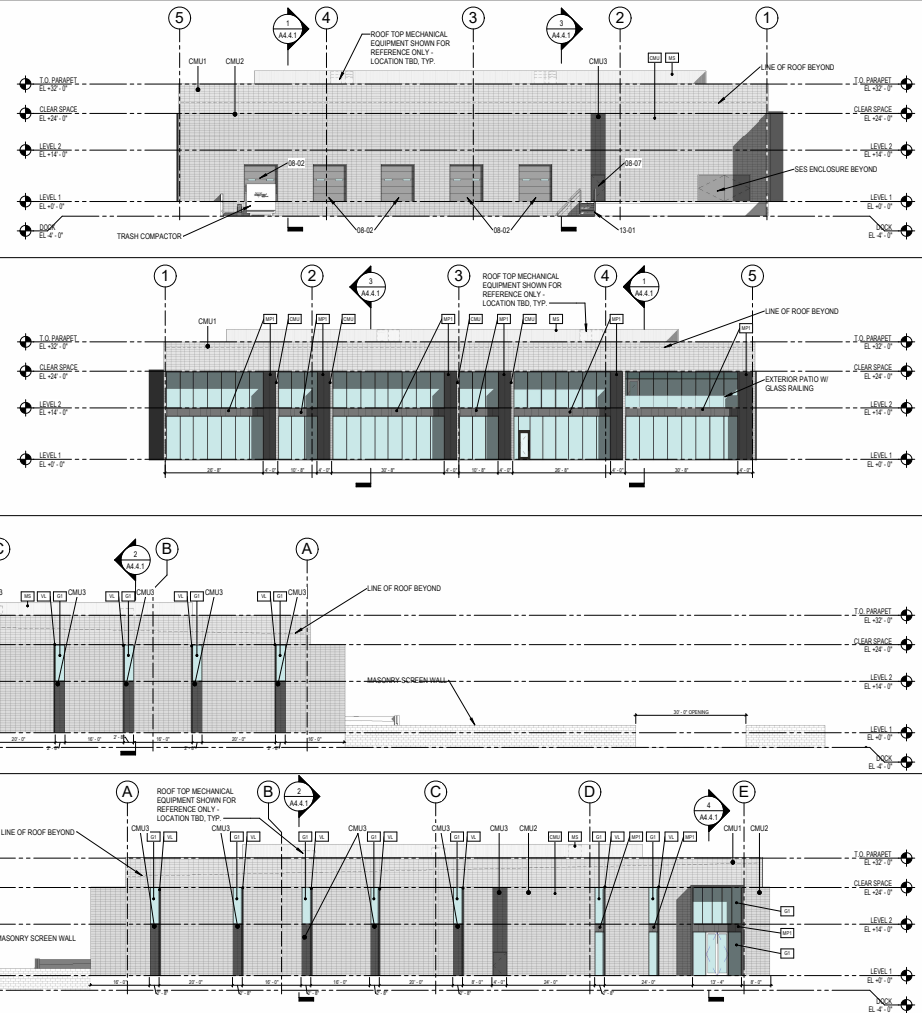
A1.3.3

1 NORTH
1/16" = 1'-0"

2 SOUTH
1/16" = 1'-0"

3 EAST
1/16" = 1'-0"

4 WEST
1/16" = 1'-0"



MATERIALS

SPECIALTY

- 1 "VERTICAL LOUVER" - STRUCTURAL ANGLE - SHAPE SIZE AND FINISH TBD
- 2 "MECHANICAL ROOF SCREEN" - 8'-DECK WITH TUBE STEEL FRAME - PAINT TO MATCH 1 - FINAL LOCATION AND HEIGHT TBD

EXTERIOR WALLS

- 1 CONCRETE MASONRY UNITS 8"x8"x16" CMU, SMOOTH FACE, STACK BOND
- 2 METAL COMPOSITE PANEL ARCONIC ARCHITECTURAL PRODUCTS - RENOIRKING 4mm FR, COLORWELD 500 - SLATE GRAY

GLAZING / LOUVERS

- 1 MATERIAL: DESCRIPTION: 2"x6", 2"x4-1/2" DARK BRONZE ANODIZED (AB-6) ALUMINUM STONEFRONT
- 2 GLAZING: SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- 3 NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.

GLAZING ELEVATION KEY:
1/16"

COLORS

- 1 PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
- 2 SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS
- 3 PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNERS PRIOR TO APPLICATION ON BUILDING FACADES
- 4 PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT

REFERENCE KEYNOTES

- 08-02 DOOR PER SCHEDULE
- 08-07 INTERIOR WINDOW SYSTEM - SEE WINDOW SCHEDULE
- 13-01 BUTT JOINTED FULL HEIGHT INTERIOR GLAZING SYSTEM

GENERAL DRAWING NOTES

- A. REFER TO THE A4.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A8.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE:
EXTERIOR BUILDING ELEVATIONS
ISSUE DATE:
DRAWN BY: LGE DESIGN GROUP
CHECKED BY:
PROJECT NO:

A4.1.1



PERSPECTIVE VIEW FROM W PARKING LOT



PERSPECTIVE VIEW FROM NE CORNER



PERSPECTIVE VIEW FROM SW CORNER



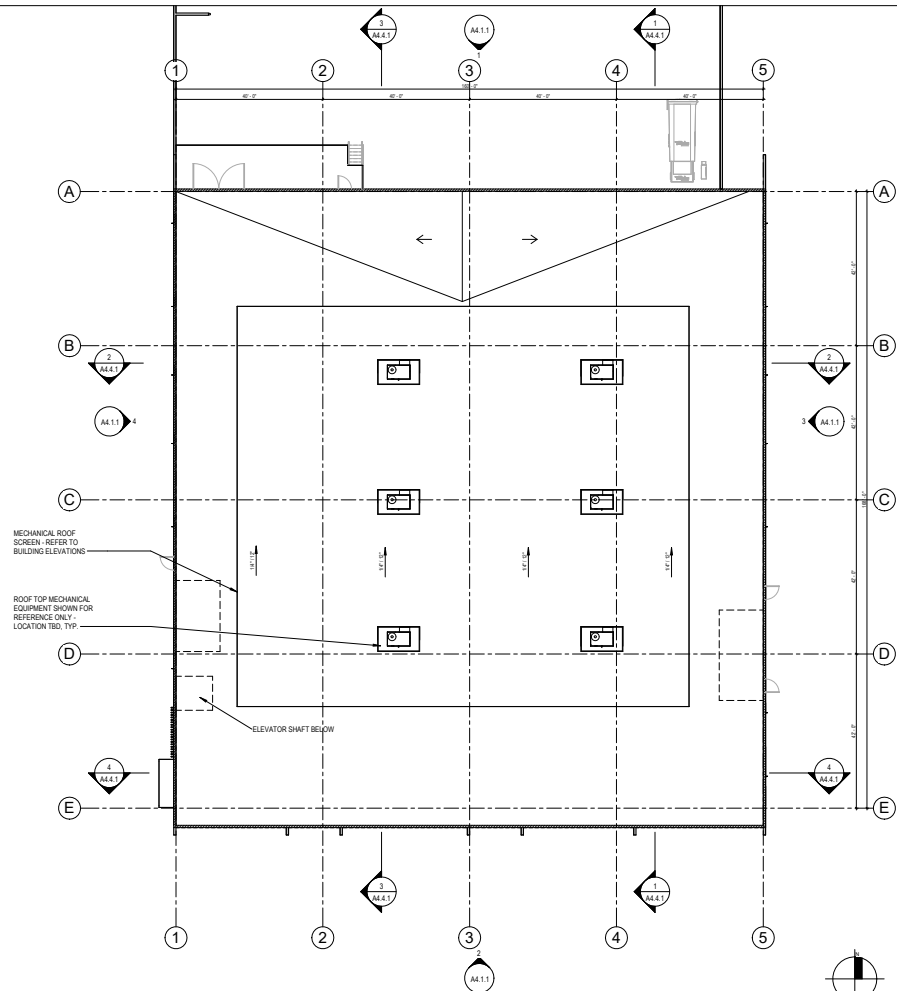
PERSPECTIVE VIEW FROM SE CORNER

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE:
PRELIMINARY RENDERINGS
ISSUE DATE:
DRAWN BY: LGE DESIGN GROUP
CHECKED BY: ..
PROJECT NO: ..

1 ROOF PLAN
1/16" = 1'-0"



REFERENCE KEYNOTES

GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO GS.X SERIES DRAWING.
- D. COORDINATE "BOTTOM OF DECK" ELEVATIONS CALLED OUT ON THIS DRAWING WITH STRUCTURAL DRAWINGS.
- E. REFER TO THE AS.4.1 FOR TYPICAL ROOFING DETAILS.
- F. REFER TO AS.1.1 FOR TYPICAL SYSTEM DETAILS.
- G. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

#	REVISION	DATE

NOT FOR CONSTRUCTION

DRAWING TITLE: ROOF PLAN

ISSUE DATE: _____

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: _____

PROJECT NO: _____



Planning & Zoning Commission Memorandum
Memo No. 24-025

Development Services

Date: 05/01/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0005 Gold Trust Realty
Request: Use Permit time extension to allow the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office.
Location: 200 S Dobson Road, generally located north of the northwest corner of Dobson and Frye roads.
Applicant: Jason Zhang

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit, PLH24-0005 Gold Trust Realty, for the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is currently zoned Single-Family District (SF-8.5).
- Between 2010 and 2015 three Use Permits have been granted on the property with Use Permit time extensions being granted for all.
- The most recent Use Permit was granted in 2015 for five years under ZUP14-0035 Gold Trust Realty.

Surrounding Land Use Data:

North	Chicago Street then SF 8.5	South	SF 8.5
East	Dobson Rd	West	SF 8.5

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

Building Square-Footage	1,271 S.F.
Days of Operation	Monday - Friday
Hours of Operation	9:00am - 4:30pm
Number of Employees	1 full-time staff member plus the owner
Parking Spaces	Two covered parking spaces Two uncovered parking spaces

Review and Recommendation:

The subject site is located north of the northwest corner of Dobson and Frye roads, and is surrounded by single-family homes on the north, west, and south. The subject site is a corner lot, with Chicago Street directly north and Dobson directly to the east. Across Dobson Road is the Dobson Village medical center.

The home was built in 1975, and was used as a residential home until early 2009, when the applicant purchased the home. A use permit was granted in 2010, for one-year, to allow for the operation of a real estate office. The Use Permit was extended in late 2011 to allow for an additional three years. In 2014, the use permit was extended again in 2015 for an additional five years. No changes have occurred from an operational standpoint since the initial approval. The applicant has occasional agents working at the site. However, not all the agents will be at the site at any one point in time. The offices are not open to the general public.

Four parking spaces are provided on site. The hours of operation of the site is generally between 9 a.m. to 4:30 p.m. Since the initial use permit approval, a number of enhancements have been made to the site, including the updating of landscaping, repainting the structure, and adding a paver driveway that provides access to the site from both Dobson Road and Chicago Street.

The Residential Conversion Policy (RCP) was established in 1989 to allow single-family homes the opportunity to allow small offices to operate within a residential zoning district with the approval of a Use Permit. Such homes must have direct frontage or access to an arterial street and propose a business compatible with the existing neighborhood. Within the Policy, criteria was established to accommodate the conversion of homes into professional offices or like businesses. Such criteria include the requirement of an improved parking lot, preservation of front yard landscaping for the aesthetic streetscape setting of the home, and buffering from adjacent residences. The request meets the

requirements of the RCP.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on April 2nd, 2024. No one attended the meeting other than planning staff and the applicant.
- 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 Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Exhibits and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The Use Permit is non-transferable to any other property.
4. Substantial increases in on-site employment over that as represented as 3 full time equivalent, or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit 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 Use Permit shall apply.

Attachments

Vicinity Maps

Exhibits

Narrative

Existing Site



PLH24-0005 Gold Trust Realty



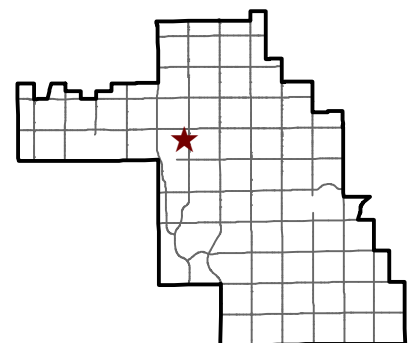
Proposed Project Details

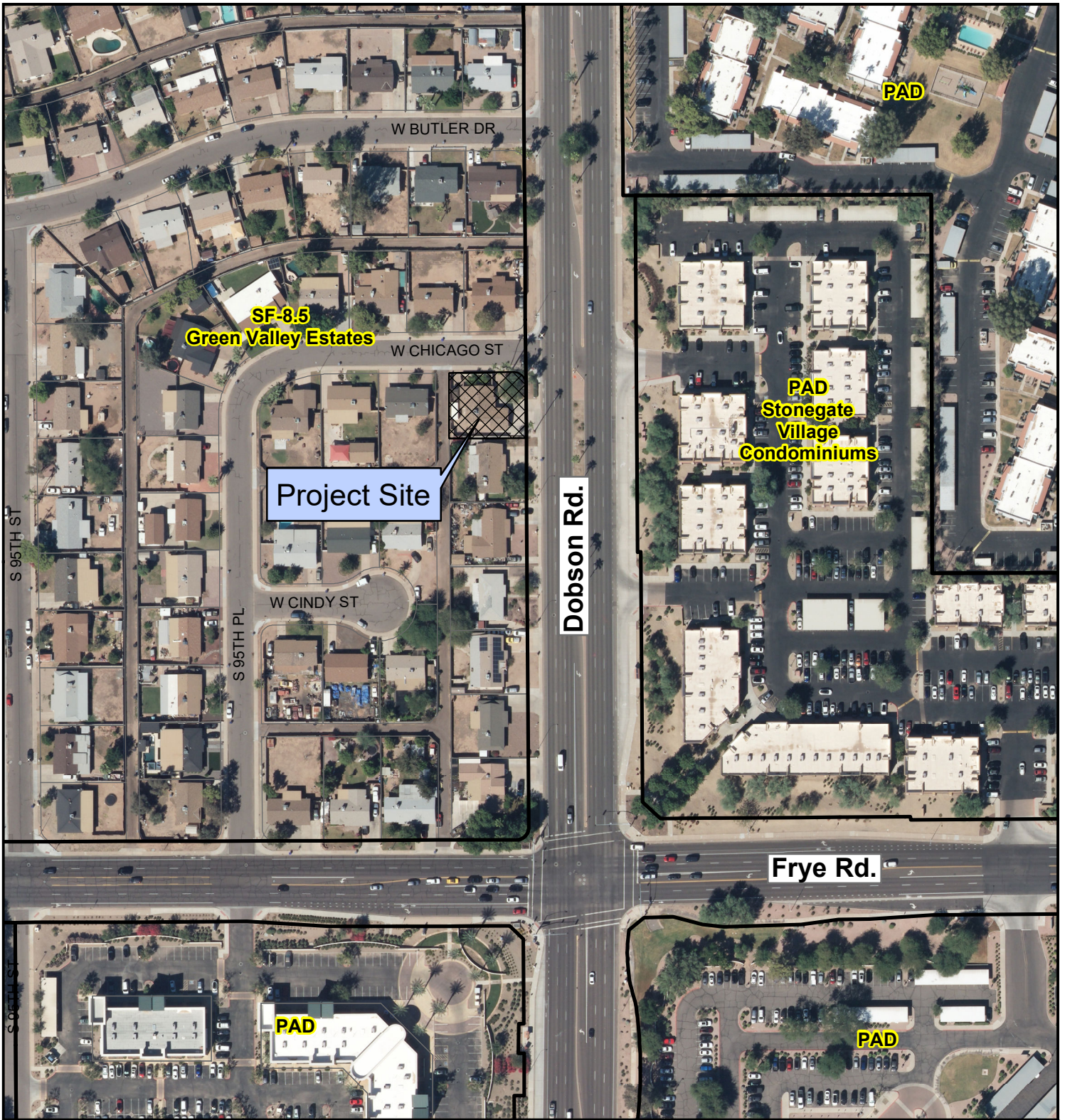
200 S. Dobson Rd.

Use Permit Extension for continued use
of a residential home zoned Single Family
District (SF-8.5) as a real estate office



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





PLH24-0005 Gold Trust Realty



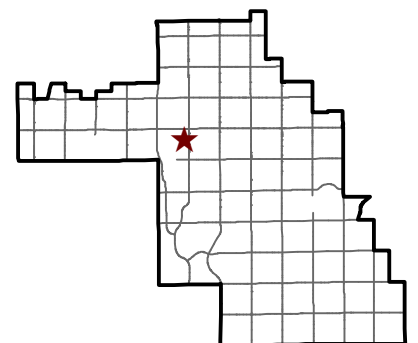
Proposed Project Details

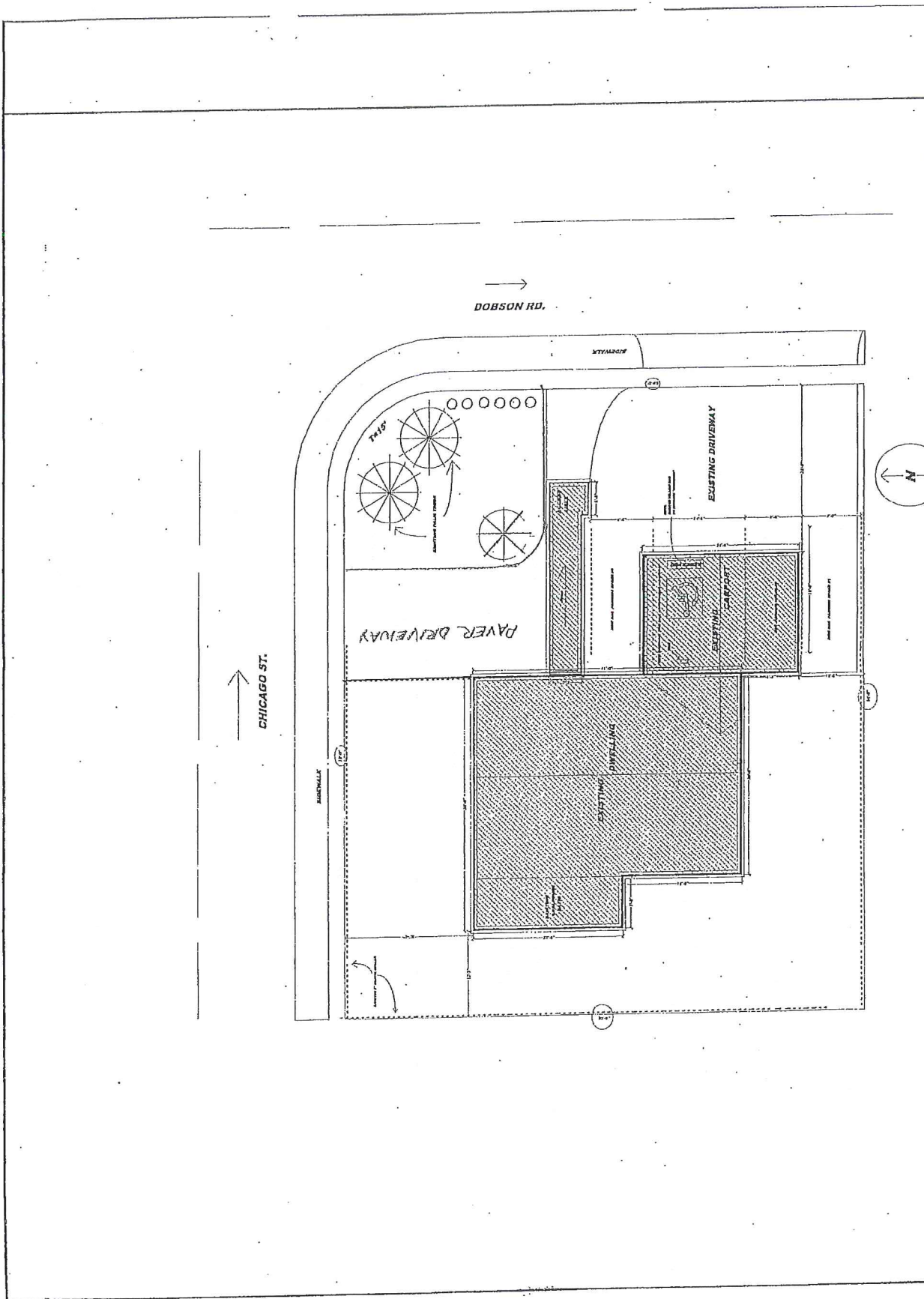
200 S. Dobson Rd.

Use Permit Extension for continued use
of a residential home zoned Single Family
District (SF-8.5) as a real estate office



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
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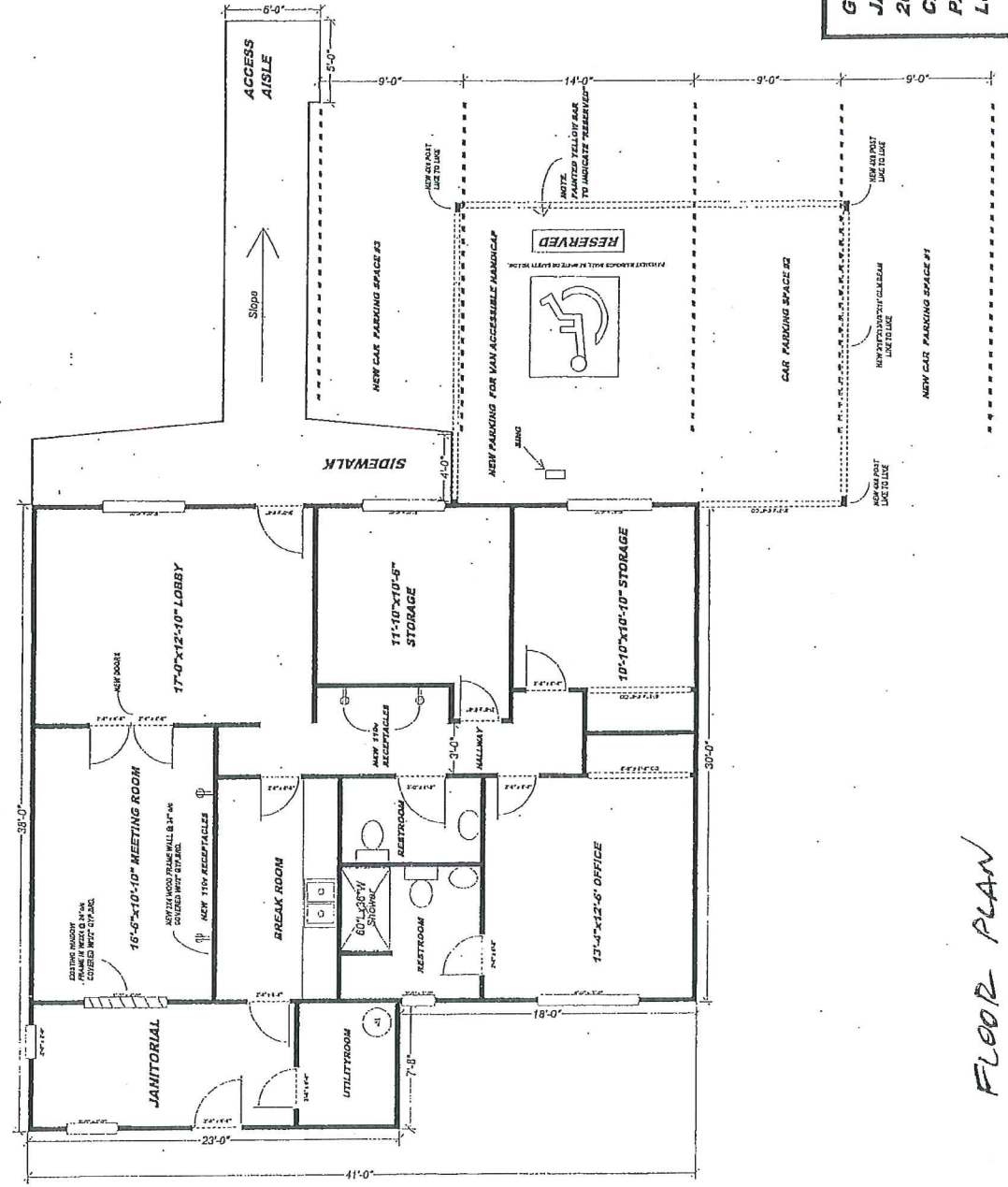




GOLD TRUST REALTY
 JASON ZHANG
 210 SOUTH DOBSON ROAD
 CHICAGO, IL 60628
 PARCELS: 303-24-034
 LOT# 7

SITE PLAN

GOLD TRUST REALTY
 JASON ZHANG
 200 SOUTH DOBSON ROAD
 CHANDLER, AZ 85226
 PARCEL#: 303-24-034
 LOT#: 7



FLOOR PLAN



Gold Trust Realty
金 信 地 產

Gold Trust Realty is a small real estate company that serves in the east valley. We have one full time assistant who works at this location Monday through Friday between 9 am to 4:30 pm; and we also have a couple of part time realtors who come in occasionally. Office hours are Monday through Friday, 9:00 am to 4:30 pm.



