

# Planning and Zoning Commission Study Session

February 19, 2025 | 5:15 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 Charlotte Golla  
Commissioner Ryan Schwarzer  
Commissioner Tom Bilsten

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, February 19, 2025, at 5:15 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 - February 19, 2025**

### **Call to Order/Roll Call**

### **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. **January 15, 2025, Planning and Zoning Commission Meeting Minutes**  
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting Minutes of the Study Session of January 15, 2025, and Regular Meeting of January 15, 2025.
2. **Area Plan Amendment, Rezoning and Preliminary Development Plan, PLH24-0032/PLH24-0041 Nirvana at Ellis, generally located south of the southeast corner of Frye Road and Ellis Street**  
Area Plan  
Move Planning and Zoning Commission recommend approval of San Tan Area Plan amendment, PLH24-0032, as recommended Planning staff.  
  
Rezoning  
Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0041 Nirvana at Ellis, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for a multi-family residential, subject to the conditions as recommended by Planning staff.  
  
Preliminary Development Plan  
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0041 Nirvana at Ellis for site layout and building architecture, subject to the conditions as recommended by Planning staff.
3. **Notice of Cancellation of the March 5, 2025, Planning and Zoning Commission Hearing**  
Move Planning and Zoning Commission cancel the March 5, 2025, Planning and Zoning Commission Hearing.

## Discussion

## Member Comments/Announcements

## Calendar

4. The next Study Session will be held before the Regular Meeting on March 19, 2025, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

## Adjourn



**Planning & Zoning Commission  
25-006**

**Development Services Memo No. PZ**

**Date:** 02/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
**From:** Julie San Miguel, Senior Administrative Assistant  
**Subject:** January 15, 2025, Planning and Zoning Commission Meeting Minutes

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**Proposed Motion:**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting Minutes of the Study Session of January 15, 2025, and Regular Meeting of January 15, 2025.

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**Attachments**

January 15, 2025 Study Session Minutes  
January 15, 2025 Regular Meeting Minutes



# Meeting Minutes

## Planning and Zoning Commission

### Study Session

January 15, 2025 | 5:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago Street, Chandler, AZ



### Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:00 p.m.

### Roll Call

#### Commission Attendance

Vice Chair Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Kyle Barichello  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer

#### Staff Attendance

David de la Torre, Planning Manager  
Darsy Omer, City Planner  
Taylor Manemann, City Planner  
Alyssa Siebers, Associate Planner  
Thomas Allen, Assistant City Attorney  
Taylor Kosareff, Clerk  
Julie San Miguel, Clerk

#### Absent

Chair Rick Heumann - 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. November 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 November 20, 2024, and Regular Meeting of November 20, 2024.

VICE CHAIR KOSHIOL confirmed there were no questions or comments from the Commission Members.

## **2. PLH24-0024 COSTCO BUSINESS CENTER**

DARSY OMER, CITY PLANNER presented details regarding the request for Rezoning from Planned Area Development (PAD) for an office park with ancillary uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 18.65 acres located at the southwest corner of Alma School Road and Pecos Road.

VICE CHAIR KOSHIOL confirmed there were no questions for staff and asked if the Applicant was present at the meeting this date for questions.

DARSY OMER, CITY PLANNER confirmed the Applicant was present at the meeting and available to answer questions.

VICE CHAIR KOSHIOL asked if the Applicant could speak about circulation regarding the fuel center, specifically the number of fuel stalls. She mentioned that many people have experienced fueling and queuing at Costco and wanted to understand what considerations had been considered for this location.

AMY LOPEZ, APPLICANT introduced herself as a transportation engineering consultant for Costco. She sought clarification on what specific information the Commission was seeking.

VICE CHAIR KOSHIOL asked the number of fuel pumps at this location compared to the Costco near Chandler Fashion Center and how fueling demand was anticipated. She mentioned that staff and the Applicant had taken significant time and effort to plan this aspect of the facility.

AMY LOPEZ, APPLICANT explained the new facility would have 30 fueling positions compared to the Chandler Fashion Center location who has 16 fueling positions. She stated the new facility would be nearly twice the size in terms of fueling capacity and that Costco has refined its fuel station design over the years based on demand and member needs. She further explained the company had determined that this larger size best met demand while maintaining efficiency. She mentioned despite the increased number of fuel positions, the same Costco membership base would be utilizing the facility and as a result, demand would remain roughly the same. She stated the increased capacity would improve processing efficiency and reduce queue times. She pointed out that the fuel station was positioned in the southeast portion of the site and this strategic placement was intended to keep fuel-related traffic separate from the main site circulation. She explained members seeking fuel could enter, move away from the main entrance, complete their fueling, and either park or exit the site.

VICE CHAIR KOSHIOL confirmed there were no further questions or comments from the Commission Members.

**3. PLH24-0037 ZJMKR LLC**

TAYLOR MANEMANN, CITY PLANNER presented details regarding the request for Use Permit time extension to allow for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office. The property is located at 542 W Chandler Boulevard, generally located ½ mile west of the northwest corner of Arizona Avenue and Chandler Boulevard.

VICE CHAIR KOSHIOL confirmed there were no questions or comments from the Commission Members.

**4. Notice of Cancellation of the February 5, 2025, Planning and Zoning Commission Hearings**

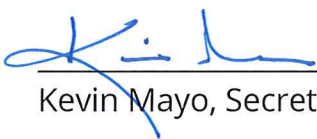
Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearings.

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, February 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

## Adjourn

The meeting was adjourned at 5:15 p.m.



Kevin Mayo, Secretary

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Rick Heumann, Chair



# Meeting Minutes

## Planning and Zoning Commission

### Regular Meeting

January 15, 2025 | 5:30 p.m.  
Chandler City Council Chambers  
88 E. Chicago Street, Chandler, AZ



### Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:30 p.m.

### Roll Call

#### Commission Attendance

Vice Chair Sherri Koshiol  
Commissioner Michael Quinn  
Commissioner Kyle Barichello  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer

#### Staff Attendance

David de la Torre, Planning Manager  
Darsy Omer, City Planner  
Taylor Manemann, City Planner  
Alyssa Siebers, Associate Planner  
Thomas Allen, Assistant City Attorney  
Taylor Kosareff, Clerk  
Julie San Miguel, Clerk

#### Absent

Chair Rick Heumann - Excused

### Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Schwarzer.

### 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. November 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 November 20, 2024, and Regular Meeting of November 20, 2024.

## **2. PLH24-0024 COSTCO BUSINESS CENTER**

Request for Rezoning from Planned Area Development (PAD) for an office park with ancillary uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 18.65 acres located at the southwest corner of Alma School Road and Pecos Road

### **Proposed Motion:**

#### **Rezoning**

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0024 Costco Business Center, Rezoning from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the conditions as recommended by Planning staff.

#### **Preliminary Development Plan**

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0024 Costco Business Center for site layout and conceptual building architecture, subject to the conditions as recommended by Planning staff.

### **Recommended Conditions of Approval:**

#### **Rezoning**

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0024 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Uses permitted on the property shall be those permitted in the Community Commercial District (C-2) zoning district, wholesaling and fuel service station.
3. The following uses shall be prohibited: Drive-through, drive-up, all fast-turnover establishments, auto-related uses including but not limited to the sale, rental, repair,



washing or automobiles, motorcycles, trucks, boats, or related accessories uses other than a fuel station, and self-storage establishments.

4. 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.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
7. 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.

#### 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 "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH4-0024, 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. Preliminary Development Plan does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and the Preliminary Development Plan shall apply.
3. 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.
4. The site shall be maintained in a clean and orderly manner.

5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Gasoline tank vent piping shall be screened from arterial streets and public view.

### **3. PLH24-0037 ZJMKR LLC**

Request for Use Permit time extension to allow for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office. The property is located at 542 W Chandler Boulevard, generally located ½ mile west of the northwest corner of Arizona Avenue and Chandler Boulevard.

#### **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 (Narrative, Site Plan, Floor Plan) 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. Substantial increases in on-site employment over that represented, seven (7), or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.
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

### **4. Notice of Cancellation of the February 5, 2025, Planning and Zoning Commission Hearings**

Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearings.

## **Consent Agenda Motion and Vote**

COMMISSIONER QUINN moved to approve the Consent Agenda of the November 20, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (5-0)

## **Member Comments/Announcements**

## **Calendar**

The next regular meeting will be held on Wednesday, February 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

## **Adjourn**

The meeting was adjourned at 5:33 p.m.

  
\_\_\_\_\_  
Kevin Mayo, Secretary  
\_\_\_\_\_  
Rick Heumann, Chair





**Planning & Zoning Commission Memorandum**  
**Memo No. 25-005**

**Development Services**

**Date:** 02/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
 David de la Torre, Planning Manager  
**From:** Mikayela Liburd, City Planner  
**Subject:** PLH24-0032/PLH24-0041 Nirvana at Ellis  
**Request:** Area Plan Amendment to the San Tan Area Plan from mixed-use, commercial, office, and specialty retail to multi-family.

Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for multi-family.

Preliminary Development Plan approval for site layout and building architecture.

**Location:** South of the southeast corner of Frye Road and Ellis Street

**Applicant:** Thomas Gardner

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**Proposed Motion:**

Area Plan

Move Planning and Zoning Commission recommend approval of San Tan Area Plan amendment, PLH24-0032, as recommended Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0041 Nirvana at Ellis, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for a multi-family residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary

Development Plan PLH24-0041 Nirvana at Ellis for site layout and building architecture, subject to the conditions as recommended by Planning staff.

### Background Data:

- Subject site is approximately 1.94 acres.
- The subject site was rezoned to Planned Area Development (PAD) for office in 2000.
- The subject site was zoned as part of the same rezoning application for the multifamily development to the east and south under case DVR00-0006, Villa Pallavicini.
- In 2020, the parcel north of the subject site was rezoned to multi-family and the area plan was amended (PLH20-0020/PLH20-0021 Town Frye) resulting in the subject site becoming a remnant parcel, surrounded by multi-family developments on three sides.
- The area plan currently consists of commercial, office and specialty retail uses. The proposed amendment to the area plan would redesignate the use as multifamily residential.

### Surrounding Land Use Data:

North	Multi-family residential	South	Multi-family residential
East	Multi-family residential	West	Ellis Street, then industrial park

### General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Employment	No Change
San Tan Area Plan	Office	Multi-family Residential

### Proposed Development

Proposed Use	Multi-Family Development
Site Area	1.94 Acres
Density	16 DU/Acre
Number of Units	29
Setbacks	Front: 20 ft. Rear: 15 ft. Sides: 10 ft.
Lot Coverage	36%
Max Building Height	21 ft.

Parking	2 Car Garage Spaces: 58 Guest Spaces: 15 ADA Parking Spaces:1  Total: 74 Spaces
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## Review and Recommendation

The General Plan allows high density residential development (12-18 DU per Acre) adjacent to regional commercial areas and employment centers. The proposed multifamily development is in alignment with this, featuring 29 two-story, two-bedroom rental units. The proposed units offer a contemporary style of architecture with exterior finishes that include concrete masonry units, glass, metal fascia panels, and stucco.

The proposed development is surrounded by multifamily developments to the north, east and south. Given this context, Planning staff considers the subject remnant parcel to be well-suited for middle housing, which will provide another housing option for Chandler residents.

Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan's goals and objectives.

## 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 November 15, 2024. No one attended other than the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request

## 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 San Tan Area Plan from mixed-use, commercial, office, and specialty retail to multifamily.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for Office to PAD for Multifamily Residential, subject to the following conditions:

1. The development shall be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis Exhibits" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. Uses permitted on the property shall be those permitted in the Multiple-Family Residential (MF-2) zoning district.
3. Development standards, including a maximum density of eighteen (18) dwelling units per acre, shall be consistent with the Multiple-Family Residential (MF-2) zoning district, except as modified by conditions herein.
4. Minimum building setbacks shall be as follows, except that a zero setback may be applied to a trash enclosure located at the southeast corner of the property.

West setback	30 feet
North setback	10 feet
East setback	10 feet
South setback	10 feet

#### Preliminary Development Plan

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

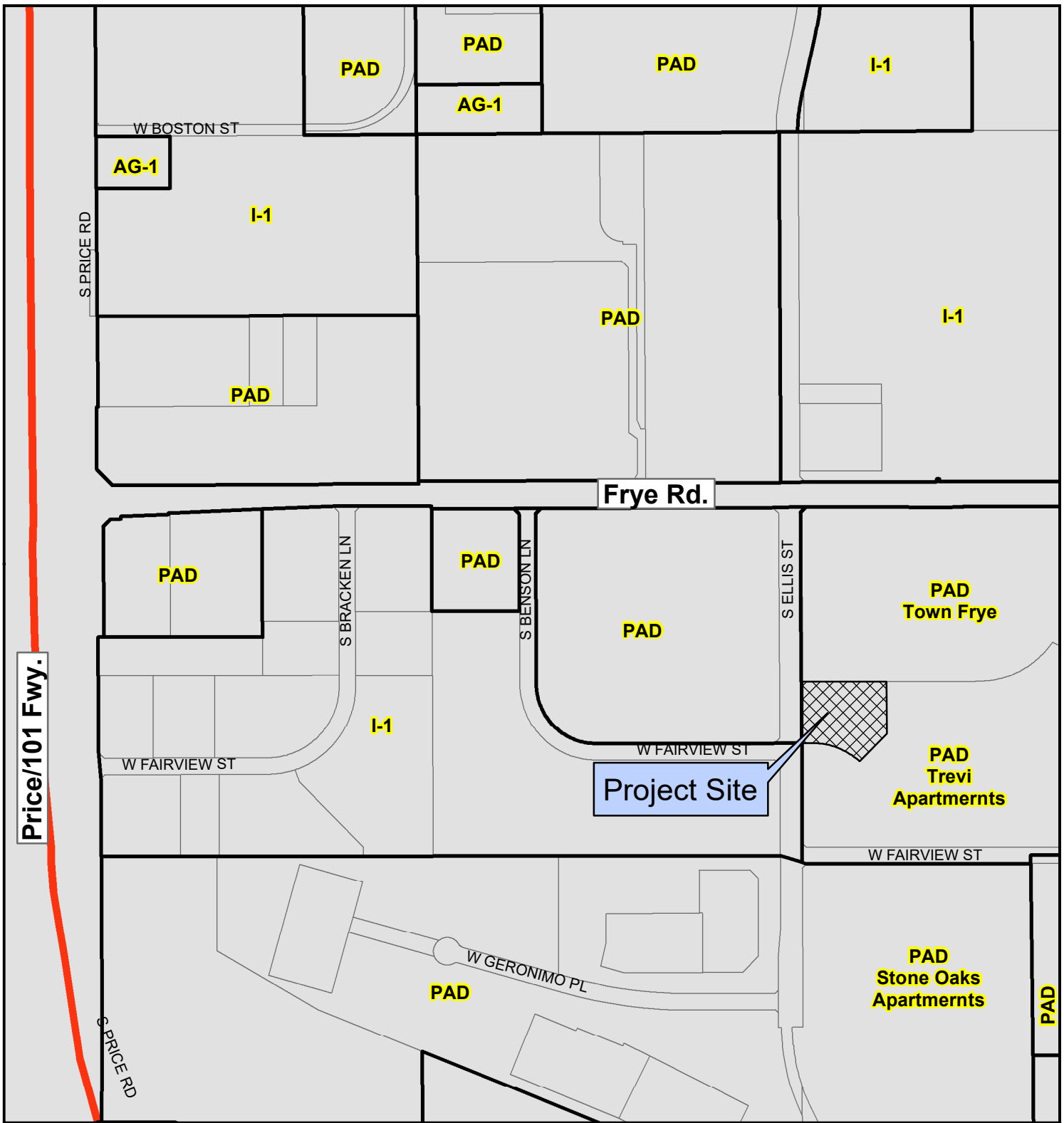
1. The development shall be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis Exhibits" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping plans (including open spaces and rights of ways) shall be approved by the Planning Administrator.

4. Sign packages 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.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

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### **Attachments**

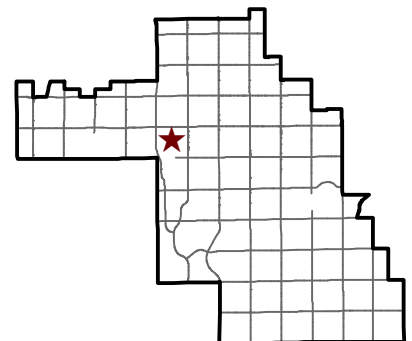
Vicinity Maps  
PLH24-0041 Exhibits  
San Tan Area Plan



**PLH24-0032/PLH24-0041 Nirvana at Ellis**

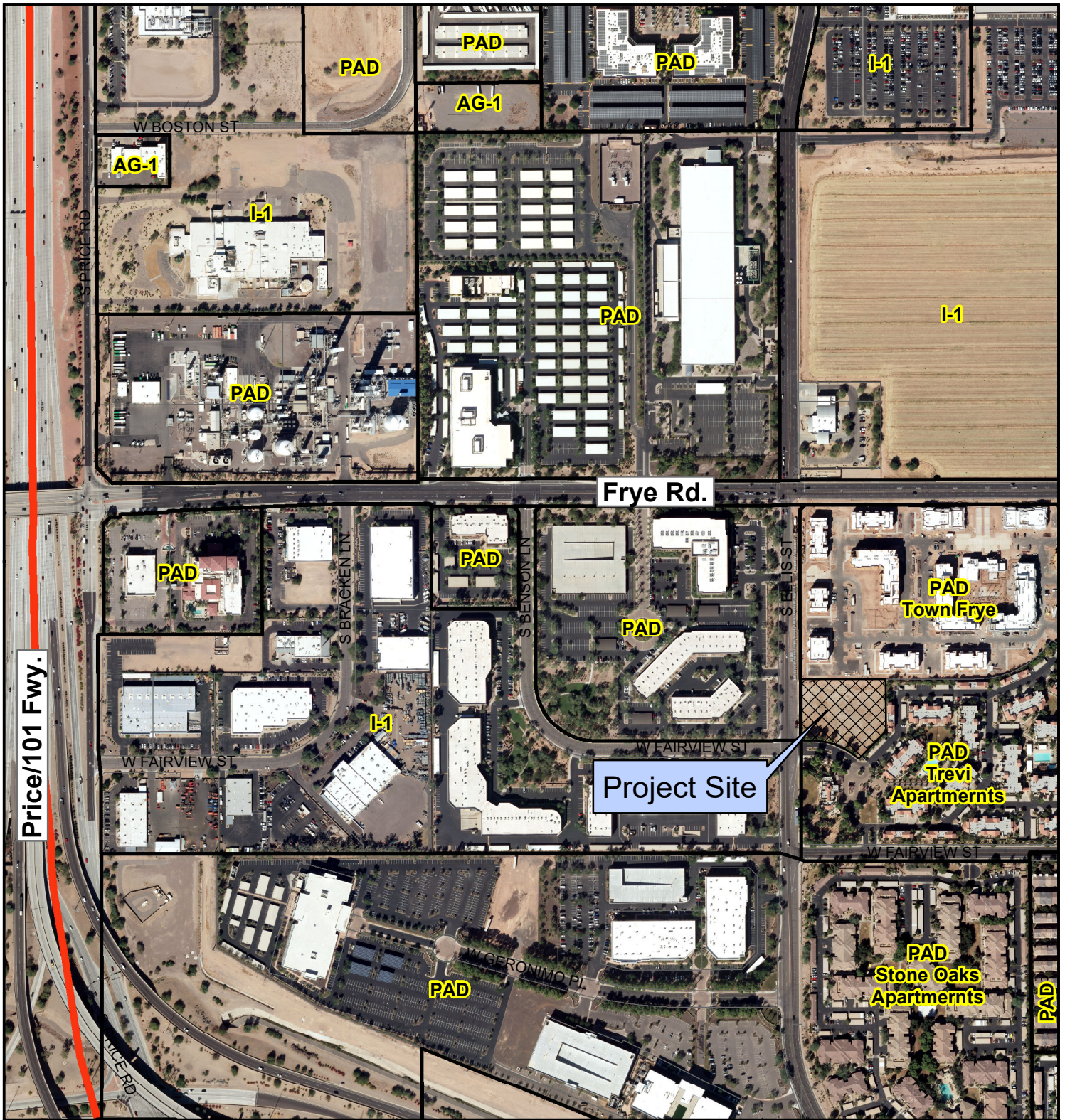


**Proposed Project Details**  
**Area Plan amendment/ Rezone to PAD for Multi-Family**



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

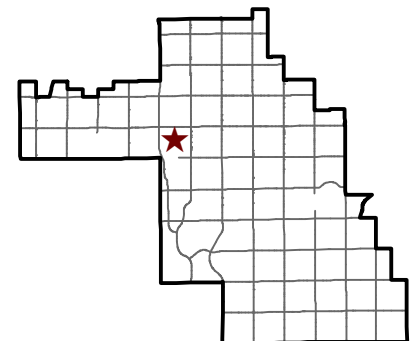




**PLH24-0032/PLH24-0041 Nirvana at Ellis**



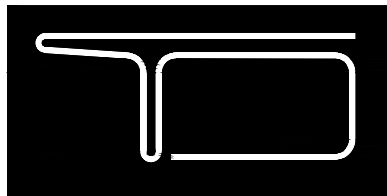
**Proposed Project Details**  
**Area Plan amendment/ Rezone to PAD for Multi-Family**



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



SITE PLAN FOR NIRVANA AT ELLIS PROJECT



TOMECAK  
DESIGN  
4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251  
T 602.619.7751  
F 480.718.8387  
E INFO@TOMECAKDESIGN.COM

VICINITY MAP



CODE REVIEW

AUTHORITY	CITY OF CHANDLER, ARIZONA
CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2010 AMERICAN WITH DISABILITIES ACT 2009 ANSI A117.1
OCCUPANCY	
EXISTING	R2 MULTIFAMILY
PROPOSED	R2 MULTIFAMILY
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

PARKING SUMMARY

PARKING REQUIRED:		
UNITS	REQUIRED	TOTAL REQUIRED
(29) 2 BEDROOM 2.5 BATH	2.0 STALL/UNIT	58.0
GUEST PARKING	5 STALL/UNIT	16.0
	TOTAL REQUIRED	74.0 SPACES
PARKING PROVIDED:		
2 CAR GARAGE SPACE		58.0
GUEST SPACES		15.0
ADA PARKING SPACES		1.0
	TOTAL PROVIDED:	74.0 SPACES

PROJECT INFORMATION

PROJECT NAME:	NIRVANA AT ELLIS
ADDRESS:	NEC OF FAIRVIEW AND ELLIS STREET CHANDLER, ARIZONA 85225
APN:	303-24-220
ZONING:	MF-2
LOT:	2
PROPOSED USE:	MULTIFAMILY
NUMBER OF UNITS:	29 UNITS
STORIES:	(2) TWO STORIES
BUILDING HEIGHT:	
ALLOWED:	30'-0"
PROPOSED:	21'-0" (TOP OF ROOF)
BUILDING SETBACKS:	
FRONT:	20'-0"
REAR:	15'-0"
SIDE:	10'-0"
LOT SIZE:	
NET ACRES:	75.480 SF (1.73 ACRES)
GROSS ACRES:	84.458 SF (1.94 ACRES)
BUILDING FOOTPRINT:	
(1) 2- PLEX	1,892 SF EA
(2) 3- PLEX	2,835 SF EA
(3) 4- PLEX	3,780 SF EA
	22,680 SF
TOTAL BUILDING FOOTPRINT (TOTAL AREA UNDER ROOF)	27,407 SF TOTAL
LOT COVERAGE:	
ALLOWED:	45.0% (33,966 SF)
PROPOSED:	36.0% (27,407 SF)
FIRE PROTECTION:	
FIRE SPRINKLERS:	YES
FIRE ALARM:	NO
DENSITY:	
ALLOWED:	18 DU/ACRE (31.0 UNITS)
PROPOSED:	16 DU/ACRE (29.0 UNITS)
UNIT SIZES:	
(29) 2 BEDROOM 2.5 BATH	
1ST FLOOR	
GARAGE	441SF
LIVABLE	441SF
2ND FLOOR	
LIVABLE	766 SF
BALCONY 1	55 SF
BALCONY 2	55 SF
OPEN SPACE:	
COMMON OPEN SPACE	
REQUIRED:	8,700 SF (150 SF PER BEDROOM)
PROVIDED:	9,965 SF
PRIVATE OPEN SPACE:	
PROVIDED:	78 SF (1ST FLOOR) 55 SF (2ND FLOOR)
REFUSE:	COMMUNITY PICK UP

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 31, A DISTANCE OF 1732.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 224.52 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.42 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 190.91 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 142.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WITH A RADIUS BEARING SOUTH 42 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 260.29 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 198.81 FEET TO A POINT OF TANGENCY;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

AMENITIES LIST

1. POOL
2. BBQ AREA
3. TURF

PROJECT DIRECTORY

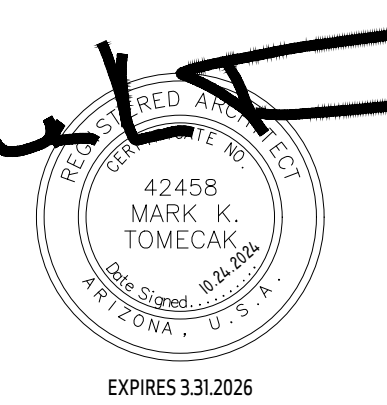
OWNER	NIRVANA AT ELLIS NEC OF FAIRVIEW AND ELLIS STREET CHANDLER, ARIZONA 85224
CONTACT:	SHALIN KANAKA
PHONE:	480.225.3065
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
CONTACT:	MARK TOMECAK
PHONE:	602.619.7751
CIVIL ENGINEER	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015
CONTACT:	CHUCK JACOBS
PHONE:	602.757.5964

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A (29) TWENTY NINE UNIT RESIDENTIAL MULTI-FAMILY PROJECT IN A NEW DEVELOPMENT.

DEFERRED SUBMITTAL

1. SIGNAGE (UNDER SEPARATE PERMIT)
2. SPRINKLERS (UNDER SEPARATE PERMIT)



REZONING CASE NUMBER: 2-79-22-4

PROJECT:  
**NIRVANA AT ELLIS**  
NEC OF FAIRVIEW AND ELLIS STREET  
CHANDLER, ARIZONA 85224

REVISED:

JOB #:

DATE:

CONTENTS:

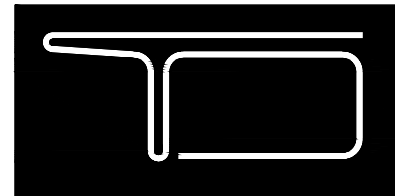
SHEET NO:

A0.01



MATERIAL SCHEDULE

MATERIAL	
SI	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS FINE GRAIN - DE6213
S2	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS ANTIQUE BRONZE - DE8002
BI	BRICK VENEER MANUFACTURER: COLOR: GENERAL SHALE STEELY
MI	GUARDRAIL MANUFACTURER: COLOR: CUSTOM METAL DARK BRONZE
M2	WINDOW/DOOR (LOW-E) MANUFACTURER: COLOR: MILGARD DARK BRONZE
RI	RAIN SCREEN MANUFACTURER: COLOR: CUSTOM ANTIQUE BRONZE



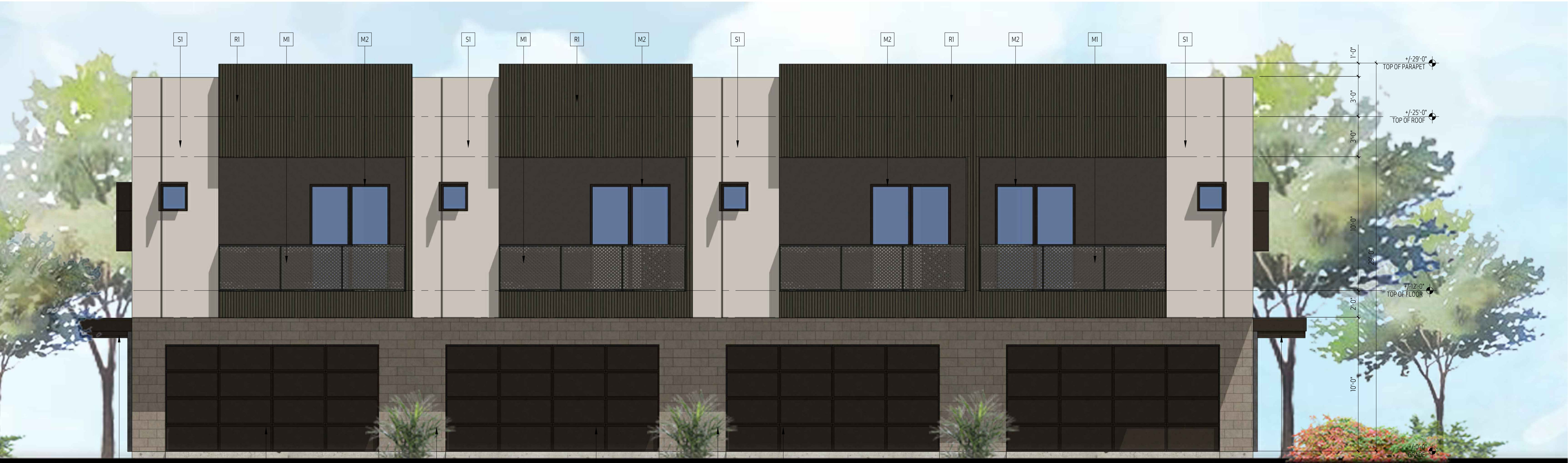
TOMECAK  
DESIGN

4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251  
T 602.619.7751  
F 480.718.8387  
E INFO@TOMECAKDESIGN.COM



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



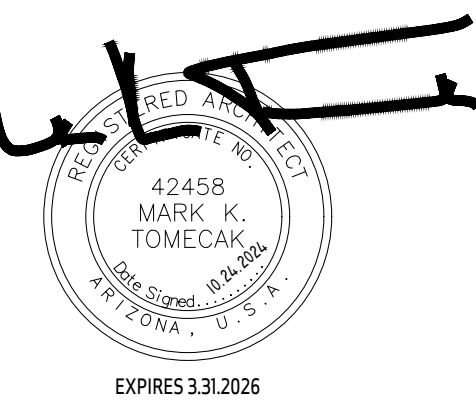
SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



REZONING CASE NUMBER: 2-79-22-4

PROJECT:  
NIRVANA AT ELLIS  
NEC OF FAIRVIEW AND ELLIS STREET  
CHANDLER, ARIZONA 85224

REVISED:

JOB #.: 2402

DATE: 10.24.2024

CONTENTS:  
BUILDING  
ELEVATIONS

SHEET NO:

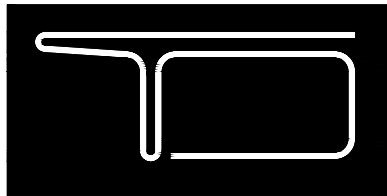
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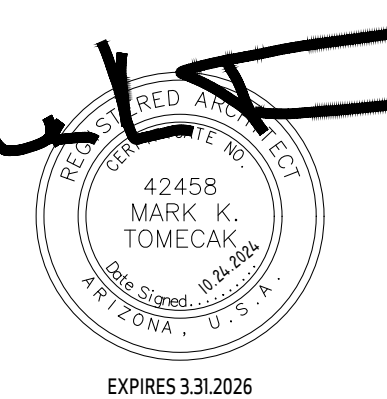
MATERIAL SCHEDULE

MATERIAL	
SI	PAINTED STUCCO MANUFACTURER: DUNNEDWARDS COLOR: FINE GRAIN - DE6213
S2	PAINTED STUCCO MANUFACTURER: DUNNEDWARDS COLOR: ANTIQUE BRONZE - DE8002
BI	BRICK VENEER MANUFACTURER: GENERAL SHALE COLOR: STEELY
M1	GUARDRAIL MANUFACTURER: CUSTOM METAL COLOR: DARK BRONZE
M2	WINDOW/DOOR (LOW-E) MANUFACTURER: MILGARD COLOR: DARK BRONZE
RI	RAIN SCREEN MANUFACTURER: CUSTOM COLOR: ANTIQUE BRONZE



TOMECAK  
DESIGN

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T 602.619.7751  
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REZONING CASE NUMBER: 2-79-22-4

PROJECT:  
NIRVANA AT ELLIS  
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CHANDLER, ARIZONA 85224

REVISED:

JOB #: 2402

DATE: 10.24.2024

CONTENTS:  
BUILDING  
ELEVATIONS

SHEET No: A2.01





REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"

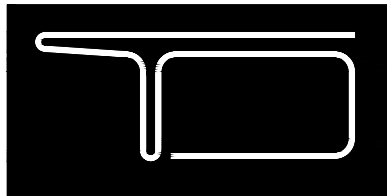


SIDE ELEVATION

SCALE: 1/4"=1'-0"

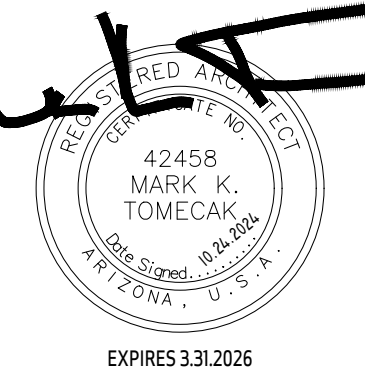
MATERIAL SCHEDULE

MATERIAL	
S1	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS FINE GRAIN - DE6213
S2	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS ANTIQUE BRONZE - DE8002
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REZONING CASE NUMBER: 2-79-22-4

PROJECT:  
NIRVANA AT ELLIS  
NEC OF FAIRVIEW AND ELLIS STREET  
CHANDLER, ARIZONA 85224

REVISED:

JOB #.: 2402

DATE: 10.24.2024

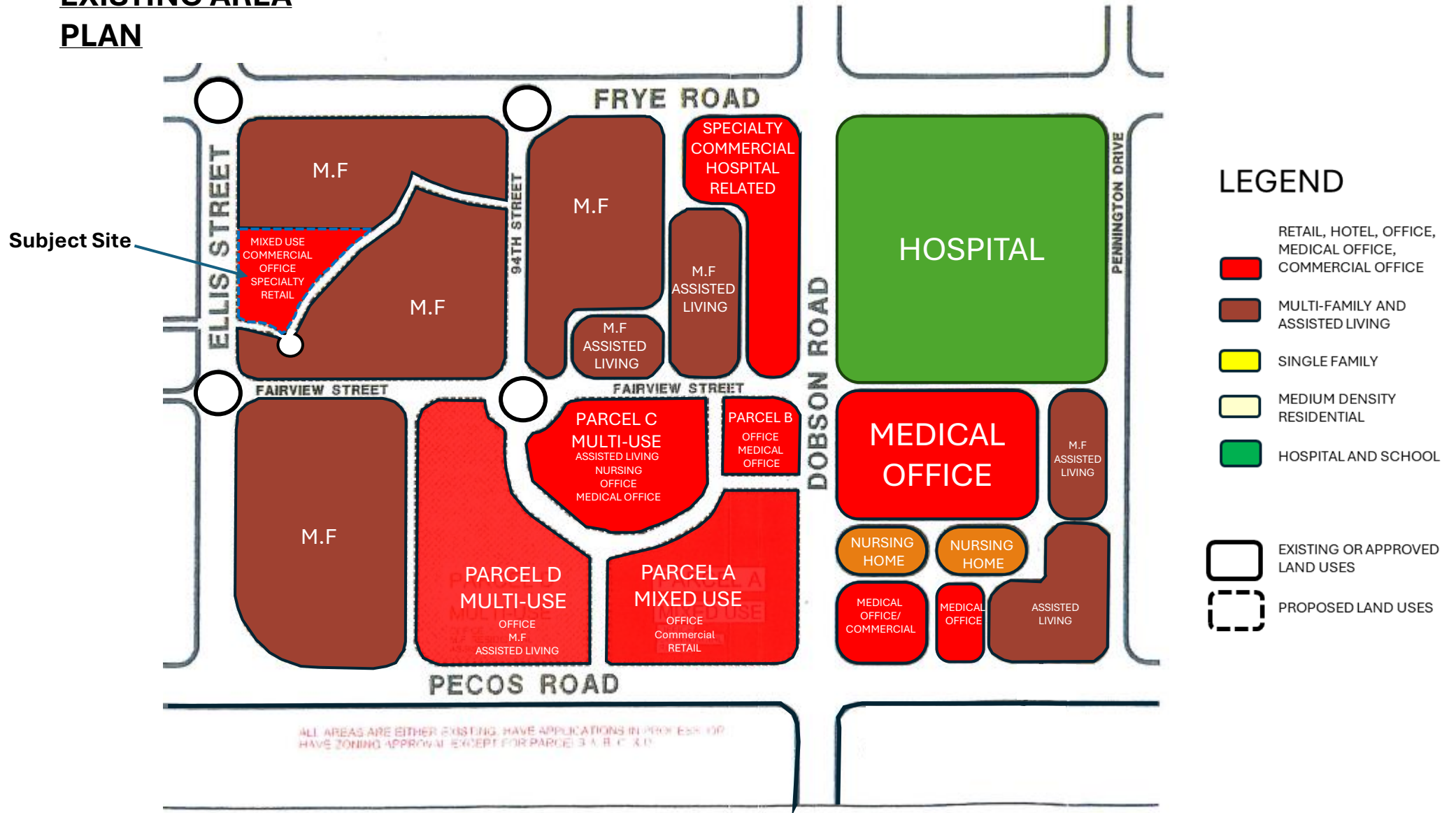
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BUILDING  
ELEVATIONS

SHEET No: A2.02



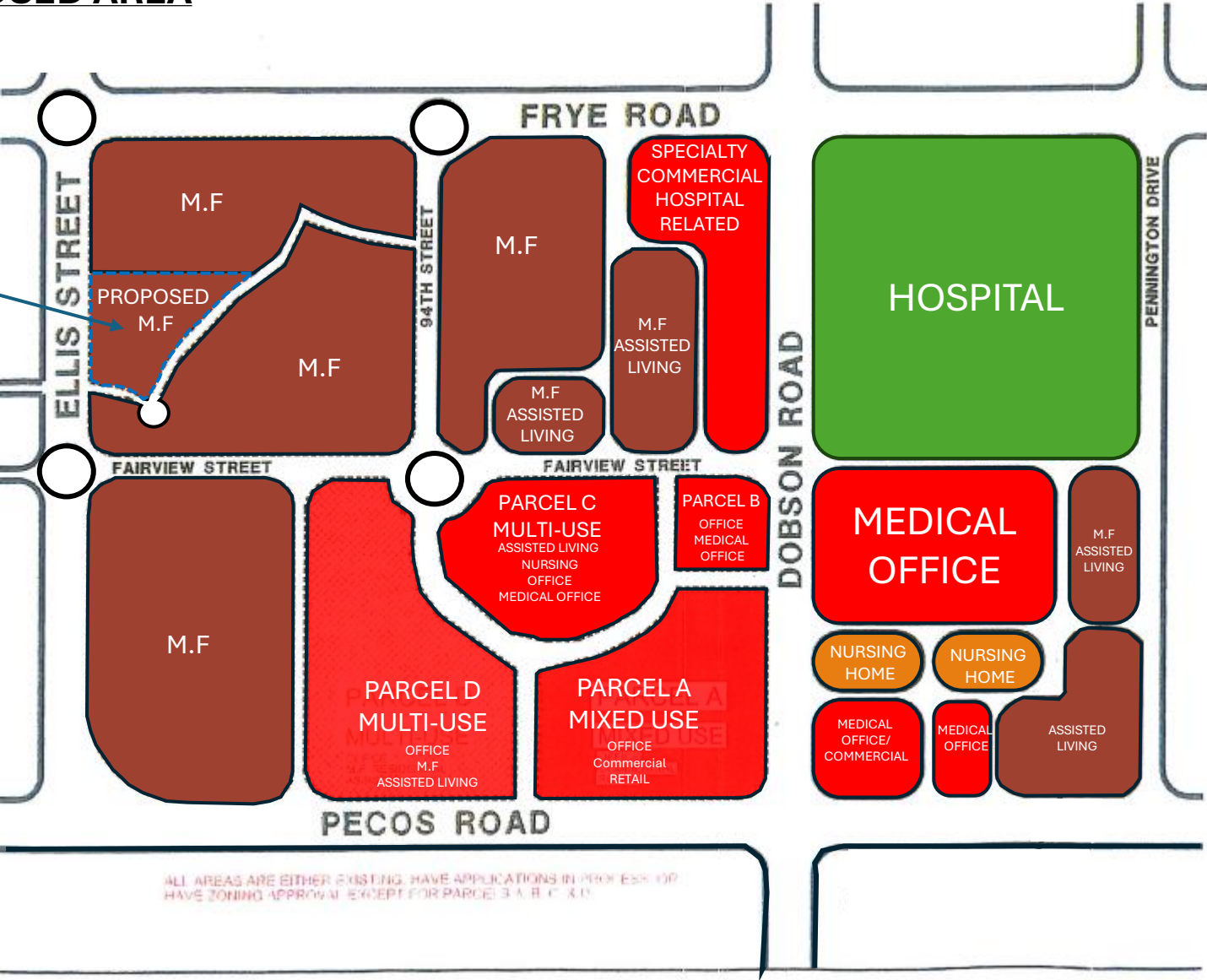
## EXISTING AREA

### PLAN



**PROPOSED AREA  
PLAN**

Subject Site





**Planning & Zoning Commission  
25-007**

**Development Services Memo No. PZ**

**Date:** 02/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
**From:** Julie San Miguel, Senior Administrative Assistant  
**Subject:** Notice of Cancellation March 5, 2025

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**Proposed Motion:**

Move Planning and Zoning Commission cancel the March 5, 2025, Planning and Zoning Commission Hearing.

**Background/Discussion**

Planning staff is recommending the cancellation of the March 5, 2025, Planning and Zoning Commission Hearing due to the management of cases.

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