

Planning and Zoning Commission Study Session

May 21, 2025 | 5:15 p.m.

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



Commission Members

Chair Rick Heumann
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Ryan Schwarzer
Commissioner Kyle Barichello

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 21, 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 - May 21, 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. **March 19, 2025, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on March 19, 2025
2. **April 2, 2025, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on April 2, 2025
3. **Rezoning and Preliminary Development Plan, PLH24-0035 California Duplex, generally located $1\frac{1}{2}$ mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.**
Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0035 California Duplex, Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0035 California Duplex for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Member Comments/Announcements

Calendar

4. The next Regular Meeting will be held on June 4th, 2025, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

Information Items

Adjourn



Planning & Zoning Commission Development Services Memo No.

Date: 05/21/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Taylor Kosareff, Management Assistant
Subject: March 19, 2025, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on March 19, 2025

Attachments

March 19, 2025 Study Session Minutes
March 19, 2025 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

March 19, 2025 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:03 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Darsy Smith, City Planner
Mika Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Vice Chairman Sherri Koshiol - 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.

Action Agenda

Consent Agenda and Discussion

1. February 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 February 15, 2025, and Regular Meeting of February 15, 2025.

2. Rezoning, PLH24-0045 Beach House, located at 603 E Carla Vista Drive, generally located north and east of the northeast corner of Arizona Avenue and Chandler Boulevard.

MIKA LIBURD, CITY PLANNER presented details regarding the request for rezoning PLH24-0045 Beach House from Single Family District (SF-8.5) to SF-8.5/Planned Area Development to allow for additional detached structures in the rear yard with reduced setbacks, subject to the conditions as recommended by Planning staff. Planning staff recommends approval of the rezoning.

CHAIRMAN HEUMANN commented that the space is eclectic, and this is a cool use of the space, and the applicant has done an amazing job offering services as long as the property is kept clean.

COMMISSIONER GOLLA commented that she loves the playground material put out. Asked about the ages of the people walking from Galveston Elementary and what ages the students taking classes will be. She also asked if the applicant has cameras on the property.

MIKA LIBURD, CITY PLANNER responded she would have the applicant answer the questions.

COMMISSIONER BILSTEN commented that the use of the space is creative and that the applicant donating this much time to the community is incredible. Asked if anything triggered the request to bring some of the listed items up to code or was this due to the applicant wanting to add additional structures to the backyard.

MIKA LIBURD, CITY PLANNER stated the Applicant reached out to the city and was unsure of the process. Was directed by City staff, Fire, Building and Planning.

DAVID DE LA TORRE, PLANNING MANAGER answered Commissioner Golla's question stating he believes that parents walk with their children to the lessons or park at the Galveston school and walk to the lessons from there and that children are escorted by their parents and most students are typically elementary aged.

APPLICANT stated children come from all around and not just from Galveston Elementary

but are usually escorted by their parents.

3. Use Permit, PLH22-0037 St Amand Kitchen & Cocktails, 3990 S Alma School Road, generally located at the northwest corner of Alma School and Ocotillo Roads.

DARCY SMITH, CITY PLANNER presented details for Use Permit PLH22-0037 St Amand Kitchen & Cocktails for an entertainment use permit for live indoor entertainment and outdoor speakers for ambient music, subject to the conditions as recommend by Planning staff. Planning Staff recommends approval with stipulations of no time limit.

COMMISSIONER BILSTEN commented that space already has live music taking place and asked if this request was response to a complaint or the applicant acknowledging they do not have the allowances currently. Also asked what it will look like if the music negatively impact the neighboring senior care facility.

DARCY SMITH, CITY PLANNER advised that this request was brought up when the business was renewing their series 12 liquor use permit. When the permit was received City Planning contacted the business to confirm there was no live entertainment and this business did have live entertainment, so we are bringing the business into conformant now. In the stipulations it is noted that a contact must be listed if the music is ever too loud. More details in the narrative but the business is not requesting any outdoor entertainment just the speakers outside.

CHAIRMAN HEUMANN commented we have two standard stipulations in here, no noise shall be admitted from the external speakers that exceeds the general level of noise and there is also a phone number if there is a problem. The application also lists the business hours that are mundane in terms of hours so there are some protections.

CHAIRMAN BILSTEN commented there is a proposed outdoor stage and that they would need to control the speaker level.

CHAIRMAN SCHWARZER commented he frequents the location it's a great area, great restaurant and lively to the community and he is in full support of them having music there.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, June 7, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:22 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

March 19, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:33 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Darsy Smith, City Planner
Mika Liburd, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Vice Chair Sherri Koshiol - Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Rick Heumann.

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. February 19, 2025, Planning and Zoning Commission Meeting Minutes
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 19, 2025, and Regular Meeting of February 19, 2025.

2. Rezoning, PLH24-0045 Beach House, located at 603 E Carla Vista Drive, generally located north and east of the northeast corner of Arizona Avenue and Chandler Boulevard
Move Planning and Zoning Commission recommend approval of PLH24-0045 Beach House, Rezoning from Single-Family District (SF-8.5) to SF-8.5/Planned Area Development to allow for additional detached structures in the rear yard with reduced setbacks, subject to the conditions as recommended by Planning staff.

3. Use Permit, PLH22-0037 St Amand Kitchen & Cocktails, 3990 S Alma School Road, generally located at the northwest corner of Alma School and Ocotillo Road.

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.

Consent Agenda Motion and Vote

Commissioner Quinn moved to approve the Consent Agenda of the March 19, 2025, Regular Planning and Zoning Commission Meeting; Seconded by Commissioner Barichello.

Motion carried unanimously (6-0).

Member Comments/Announcements

None.

Calendar

The next regular meeting will be held on Wednesday, April 2, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Informational Items

None.

Adjourn

The meeting was adjourned at 5:35 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Development Services Memo No.

Date: 05/21/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Taylor Kosareff, Management Assistant
Subject: April 2, 2025, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held on April 2, 2025

Attachments

April 2, 2025 Study Session Minutes
April 2, 2025 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

April 2, 2025 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chairman Koshiol at 5:01 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Mike Quinn
Commissioner Ryan Schwarzer

Staff Attendance

David de la Torre, Planning Manager
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Kyle Barichello – Excused

Consent Agenda and Discussion

1. PLH25-0003 Countrywide Frye Road Campus

TAYLOR MANEMANN, CITY PLANNER presented details regarding amending the existing PAD to allow medical office uses in addition to the uses currently allowed which include general office and Planned Industrial (I-1) type uses, subject to the conditions as recommended by Planning staff.

VICE CHAIRMAN KOSHIOL: Asked what would need to happen for the contingency plan to be required of the applicant.

TAYLOR MANEMANN, CITY PLANNER: Stated there is only one contingency plan which would require the applicant to pick up the extra spaces. There is a potential parking agreement that states if the applicant wanted to build additional structures on the site that would require additional parking they have the option to enter into a parking agreement. She then asked David Del La Torre, Planning Manager when that would kick in for the contingency plan.

DAVID DE LA TORRE, PLANNING MANAGER: Stated the contingency plan would be triggered by complaints and that if complaints are received staff would go out there and assess the situation and contact property owner to request the contingency parking space be added at that time. He does not foresee it being an issue with this property.

No other questions or comments.

Calendar

The April 16 Planning & Zoning Commission Meeting has been cancelled. The next Regular Meeting of the Planning & Zoning Commission will be Wednesday, May 7, 2025

Informational Items

Adjourn

The meeting was adjourned at 5:10 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

April 2, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

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

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Mike Quinn
Commissioner Ryan Schwarzer

Staff Attendance

David de la Torre, Planning Manager
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk

Absent

Commissioner Kyle Barichello - 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. **PLH25-0003 Countrywide Frye Road Campus**

Request for amendment of the existing Planned Area Development (PAD) zoning district by allowing medical office uses in addition to the uses currently allowed which include general office and Planned Industrial (I-1) type uses.

Proposed Motion:

Rezoning

Move City Council introduce and approve PLH25-0003 Countrywide Frye Road Campus, amending the existing PAD to allow medical office uses in addition to the uses currently allowed, subject to the conditions as recommended by Planning and Zoning commission

Recommended Conditions of Approval: (Including two revisions presented by staff at the meeting):

1. Development shall be in substantial conformance with exhibits and representation entitled "Countrywide Frye Road Campus" kept on file in the City of Chandler's Planning Division in File No. PDP06-0026, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Uses permitted shall be those permitted in the I-1 zoning district, general office uses, and medical uses for out-patient care.
3. The use of a data center as the primary use shall be prohibited.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
6. All signage shall conform to the City of Chandler sign codes.

Consent Agenda Motion and Vote

Commissioner Quinn moved to accept the Consent Agenda of the April 2, 2025, Regular Planning and Zoning Commission Meeting, as presented with the two revisions in the memo. Revising condition number 2 and deleting condition number 4; Seconded by Commissioner Schwarzer.

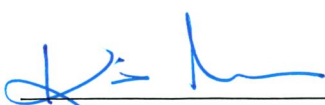
Seeing that no one from the public was in attendance the motion was carried unanimously (6-0).

Calendar

The April 16 Planning & Zoning Commission Meeting has been canceled. The next Regular Meeting of the Planning & Zoning Commission will be Wednesday, May 7, 2025

Adjourn

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



Kevin Mayo, Secretary

Rick Heumann, Chairman



**Planning & Zoning Commission Memorandum
Memo No. 25-013**

Development Services

Date: 05/21/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de laTorre, Planning Manager
From: Mikayela Liburd, City Planner
Subject: PLH24-0035 California Duplex
Request: Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex and Preliminary Development Plan for site layout and architecture.

Location: South of the southwest corner of California and Chicago Streets, generally located 1/2 mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.

Applicant: Todd Thompson, ETodd Design, Inc.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0035 California Duplex, Rezoning from Planned Area Development (PAD) for Single-Family Residential to PAD for a Duplex, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0035 California Duplex for site layout and building architecture, subject to the conditions as recommended by Planning staff.

Background Data:

- Approximately 0.16 Acres
- Site is currently vacant
- The proposed duplex is consistent with the City's goal to provide more missing middle housing
- The parcel located across the alley to the west received rezoning approval for a similar duplex in June 2023
- Part of the original Chandler Townsite Block 1 Plat
- The property was rezoned from Multiple-Family Residential District (MF-2) to Planned Area Development in 2021 in the case PLH21-0097 House for the Moore Family.

Surrounding Land Use Data:

North	MF-2, used for Single-Family Residential	South	MF-2, used for Single-Family Residential
East	California Street, then MF-2, used for Single-Family Residential	West	Alley, then a vacant MF-2 parcel

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change
South Arizona Avenue Corridor Area Plan	Low Density Residential with a Future Growth Area Designation	No change

Proposed Development

Number of Units	2
Lot Size	7,200 SF
Unit 1	2,610 SF
Unit 2	3,247 SF
Density	12.5 units per acre
Setbacks	East: 20 ft. North Side: 10 ft. South Side: 5 ft. West: 20 ft.
Maximum Lot Coverage	50%
Height	28'-6"

Review and Recommendation

The subject property is surrounded by Multiple-Family Residential District (MF-2) properties on all sides. It was also previously zoned MF-2, before being rezoned in 2021 to its current zoning designation of Planned Area Development for Single-Family Residential. The applicant is requesting a rezone to PAD for a Duplex rather than reverting to the previous MF-2 zoning. This allows the applicant to request a reduced front yard (east setback), and increased lot coverage.

Due to the lots' small scale, the reduction of the front yard setback from 25 feet to 20 feet allows for a more pedestrian-oriented main entry to the residence. The alley access garages allow for four (4) vehicles to have covered parking with two (2) vehicles having a traditional 2-car garage and the other two (2) vehicles having a 2-car tandem garage that works with the limited lot size.

The proposed site layout and building design are consistent with the surrounding neighborhood in quality and scale while utilizing different materials such as siding, stone veneer, stucco and wainscot.

Staff finds the proposal to be consistent with the General Plan and the South Arizona Avenue Area Plan, and the City's goal to provide missing middle housing and recommends Planning and Zoning Commission recommend approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held virtually on February 28, 2025. 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:

Rezoning

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

1. Development of the site shall be in substantial conformance with the exhibits titled PLH24-0035 S. California Duplex, kept on file in the City of Chandler Planning Division in the file PLH24-0035, except as modified by conditions herein.
2. The home builder/lot developer shall provide a written disclosure statement for the signature of any potential buyer, acknowledging that the property is located adjacent to or nearby the "Entertainment District", which may contain land uses that create adverse noise and other externalities. The "Purchase Contracts" and the property deed shall include a disclosure statement outlining that the site is adjacent to the Entertainment District. The responsibility for notice rests with the home builder/ lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.
4. Developer shall complete construction of all required off-site street improvements, including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City Codes, standard details, and design manuals.
5. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.
6. Minimum setbacks shall be as provided below:

Setback	Distance
Front Yard (East)	20 Feet

Side Yard (North)	10 Feet
Side Yard (South)	5 Feet
Rear Yard (West)	20 Feet

7. Maximum lot coverage shall be 50%.
8. Covered parking shall consist of a 2-car garage (side-by-side parking) and a tandem 2-car garage.
9. In addition to a duplex, a single-family residence is also permitted and shall be subject to setbacks and lot coverage established within this ordinance. Parking and all other development standards shall be subject to Single-Family District (SF-8.5) requirements set forth in the City of Chandler Zoning Code. Administrative Design Review approval shall be required prior to building permit issuance of any single-family home.

Preliminary Development Plan

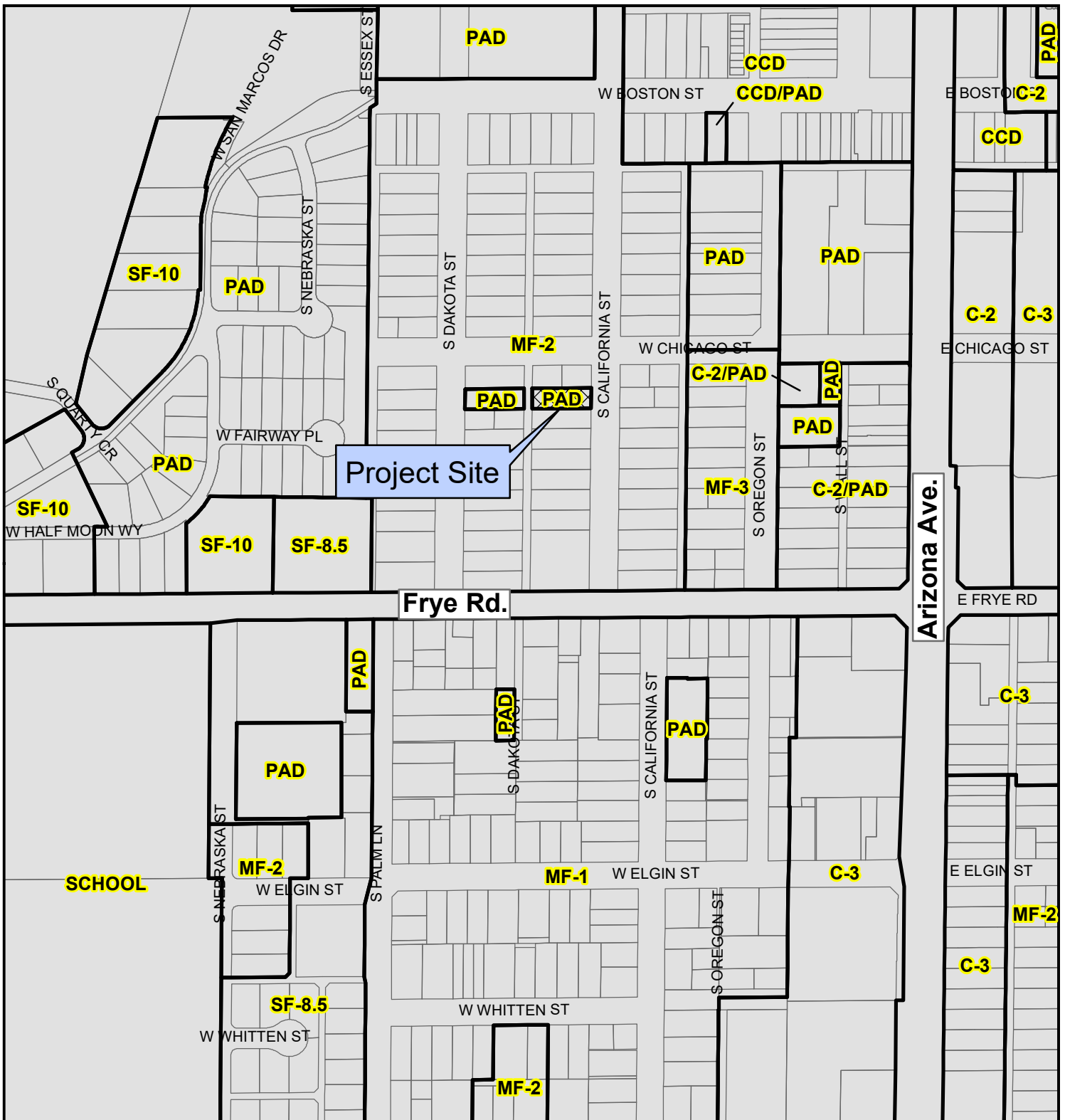
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development of the site shall be in substantial conformance with the exhibits, titled PLH24-0035 S. California Duplex Development Booklet.
2. All mechanical equipment shall be located in the side or rear yards and screened entirely from view by material(s) that are architecturally consistent with the proposed duplex.
3. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

Vicinity Maps

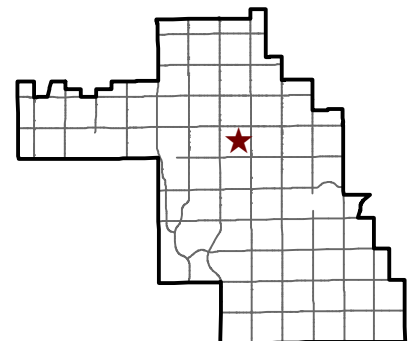
PLH24-0035 S. California Duplex Exhibits

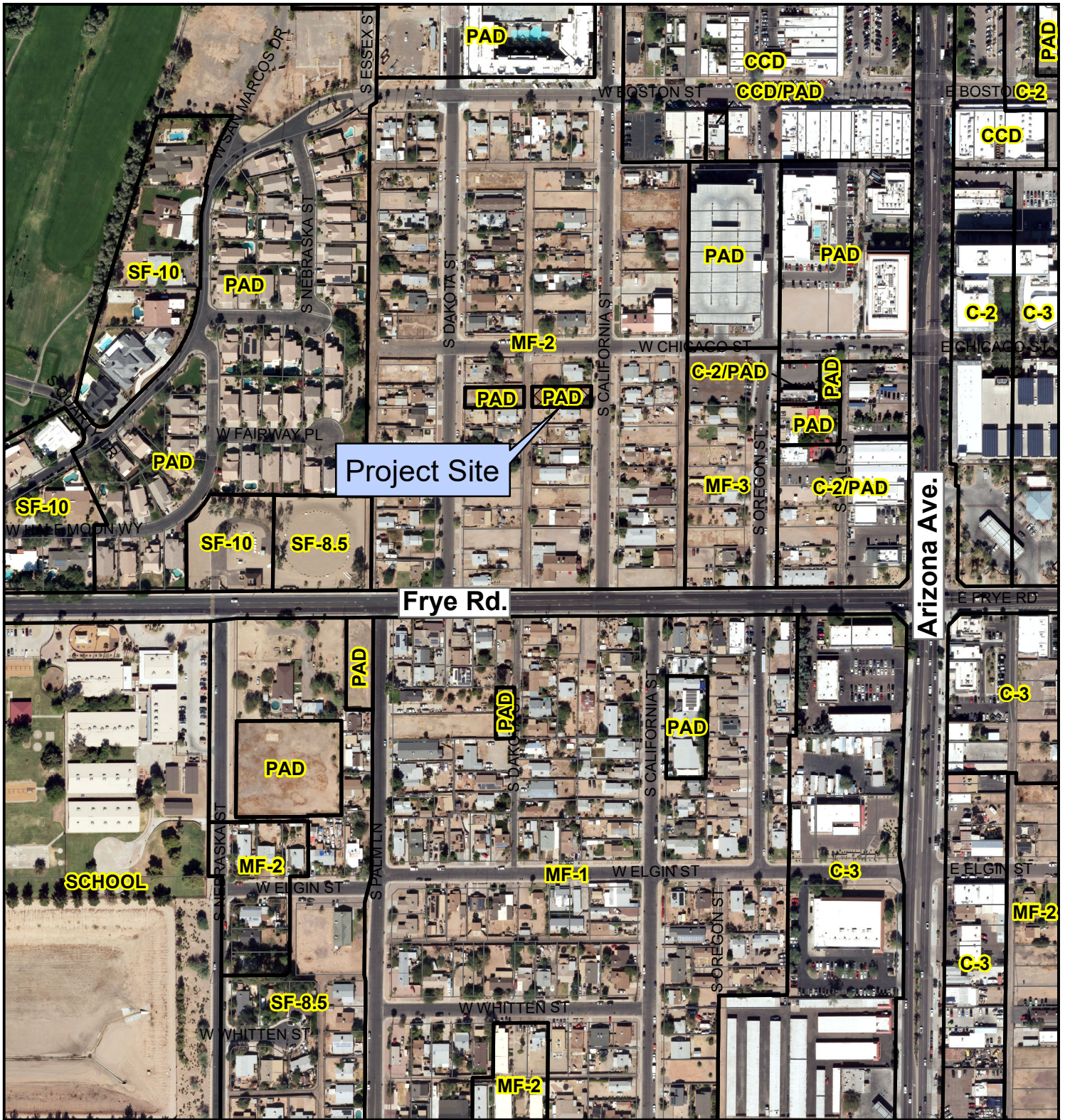


PLH24-0035 S California Duplex



Proposed Project Details
 Rezone from PAD for Single -Family Residential
 to PAD for a Duplex and Preliminary Development Plan
 for site layout and building architecture

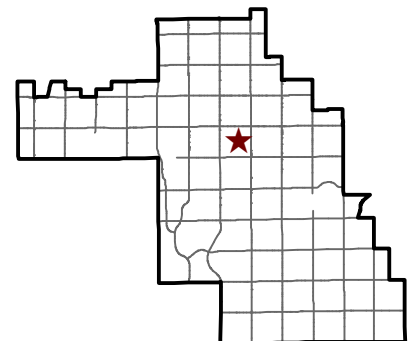




PLH24-0035 S California Duplex



Proposed Project Details
 Rezone from PAD for Single -Family Residential
 to PAD for a Duplex and Preliminary Development Plan
 for site layout and building architecture



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

PLH24-0035

S. California Duplex
Exhibits

02/12/2025

MCCANCE DUPLEX

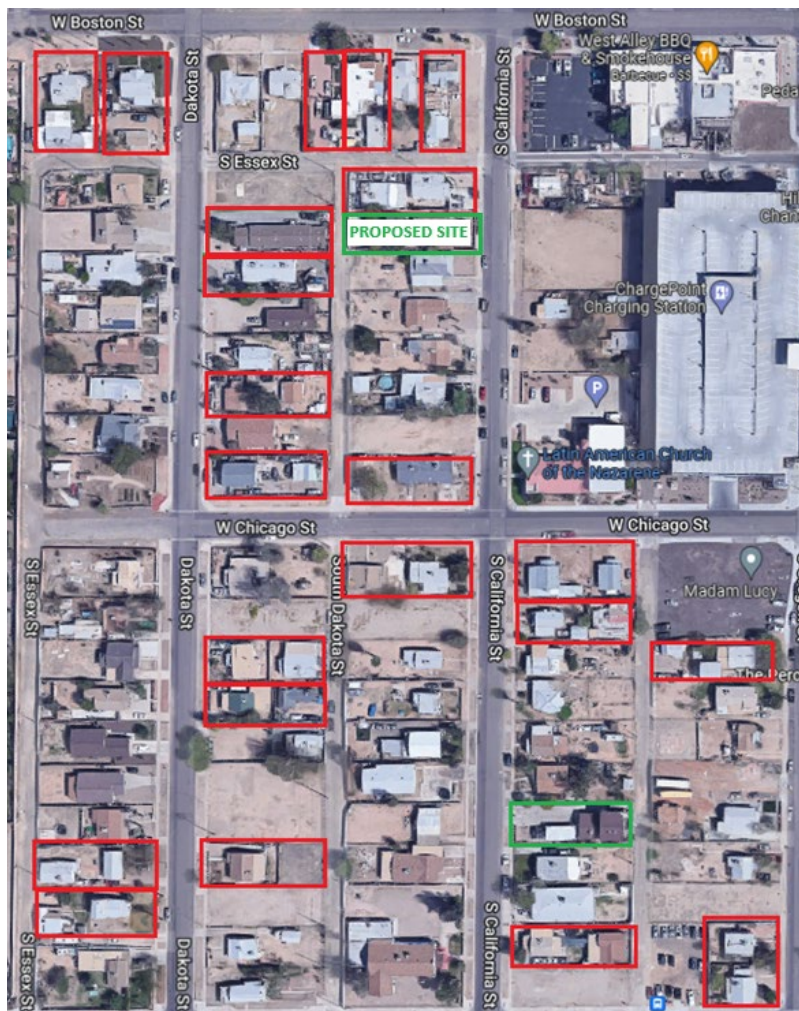
To whom it concerns:

We're proposing to rezone for a new duplex on a vacant lot located - 210 S CALIFORNIA ST, CHANDLER, AZ 85249

We are looking to approve the alley driveway entry, and reduce the front setback to 20ft.

Also, this lot is 7,200 sf, and is currently zoned Single Family PAD, and we are looking to rezone from PAD for Single-Family to PAD for Multi-Family Residential, similar to the duplex approved at 211 S Dakota St.

The character of this project fits the surrounding neighborhood and will match similar duplex properties and other that already have 2 homes on the same lot – (see below for map)



Note the red outlines indicate lots with 2 units – green indicates where we're proposing to build our new duplex.

The style of the be modern farmhouse, using stucco veneer w/ a stone wainscot, horizontal & vertical siding in the gables and on specific walls, with a peaked concrete tile roof. The balcony and trim will be painted with a neutral accent color that coordinates with the surroundings.

This duplex will have 2 units with separate entries and separate garages. The downstairs will be unit 1, and upstairs will be unit 2. Each will include a full kitchen, laundry, living and bedrooms.

Unit 1 will feature 3 bedrooms, 2 bathrooms, and a walk-out patio. The walk-out patio will be enclosed on 3 sides by unit 1 living spaces. Unit 1 will have 1,842 SF (livable) & 525 SF (garage), for a total of 2,367 SF. No operable unit 2 windows will open to the patio, creating visual and sound separation between the 2 units.

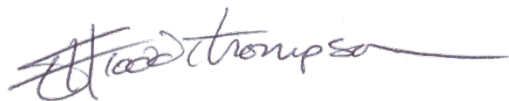
Unit 2 will feature 3 bedrooms, 2 bathrooms, and a walk-out balcony, and a separate stair and garage entry off the back. Unit 2 will have 2,314 SF (livable), 566 SF (garage), for a total of 2,880 SF. The balcony will be available to unit 2 spaces only.

The look of the home will be modern, using multiple materials and a unique gabled layout – (please see plan and elevations). The duplex will add to the rejuvenated character of the area, while maintaining the current use of the surrounding space. Note - it will not be facing the same street as the previously approved project on S Dakota.

The rezoning of this parcel and proposed project will have no effect on the cost of constructing housing in the area.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Todd Thompson", with a long, sweeping horizontal line extending to the right.

TODD THOMPSON

PROPERTY INFO

OWNER: MCCANCE DUPLEX
PHONE: (480) 326-4848
ADDRESS: 210 S CALIFORNIA ST
CHANDLER, AZ 85249
APN: 303-09-138
LOT: 7,200 SF

PROJECT DESCRIPTION

NEW DUPLEX WITH SEPARATE GARAGES AND ENTRIES - FULL KITCHEN, 3-4 BEDROOM AND 2-3 BATHS

UNIT 1

LIVABLE: 1,842 SF
GARAGE: 525 SF
PORCH: 10 SF
UNC. PATIO: 233 SF
TOTAL SF: 2,610 SF

UNIT 2

LIVABLE: 2,314 SF
GARAGE: 566 SF
PORCH: 257 SF
COV PATIO: 110 SF
TOTAL SF: 3,247 SF

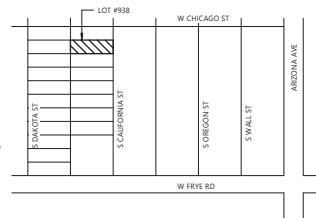
TOTAL LIVABLE: 4,156 SF

TOTAL SITE AREA: 7,200 SF
TOTAL BUILDING AREA: 3,413 SF (INCLUDES EAVES) 47.4%
TOTAL LANDSCAPE AREA: 2,508 SF 33.5%

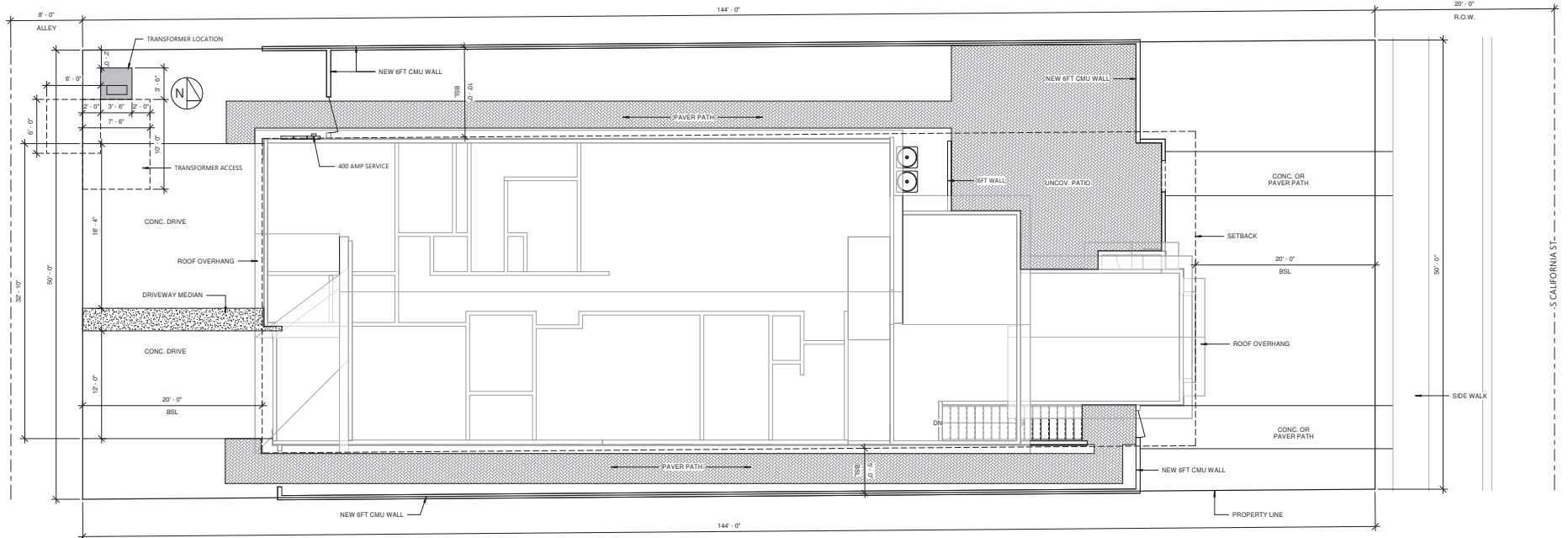
PARKING SPACES REQUIRED: 4 (2 PER UNIT)
PARKING SPACES PROVIDED: 4 (COVERED GARAGE)
HANDICAP SPACES: N/A
TOTAL PARKING PROVIDED: 4 SPACES

BUILDING HEIGHT: 28' - 6"

SITE MAP



etoddDesign, Inc
www.etodd.com



1 SITE PLAN DETAILS
3/16" = 1'-0"

MCCANCE DUPLEX
210 S CALIFORNIA ST

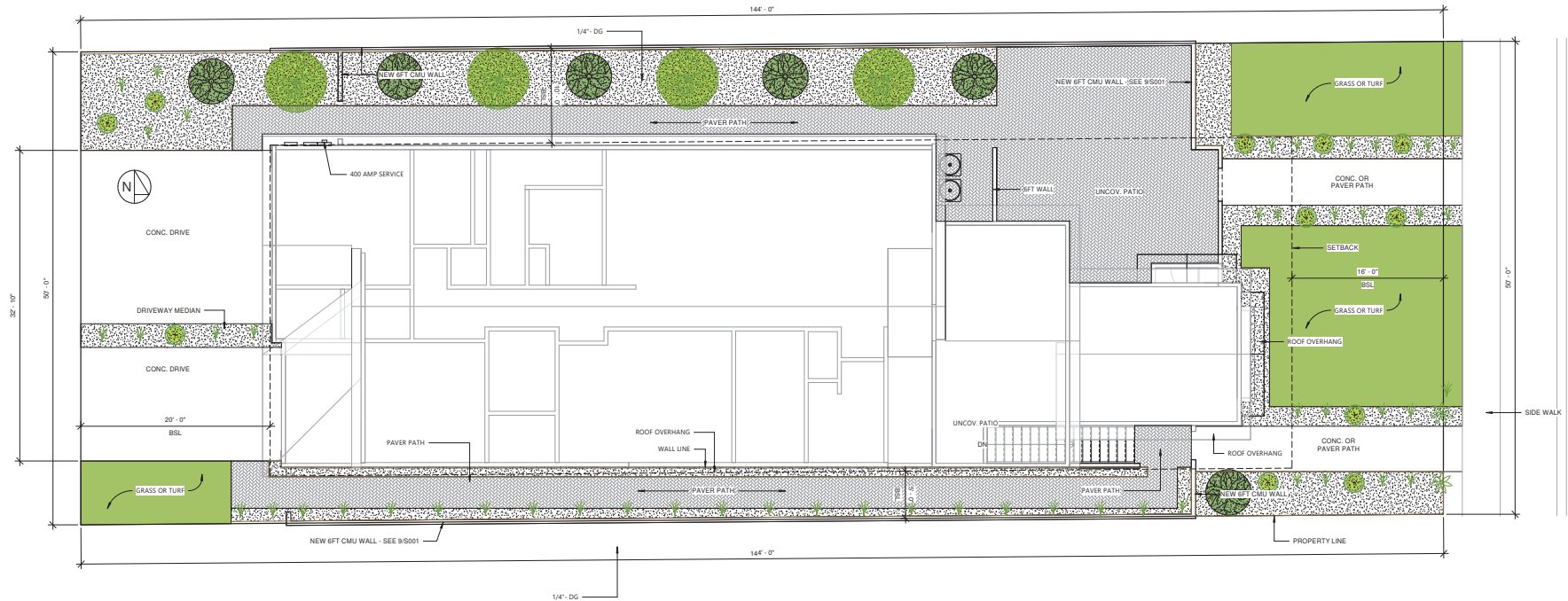
SITE PLAN

Project number Project Number
Date Issue Date
Drawn by Author
Checked by Checker

A000

Scale 3/16" = 1'-0"

- (8) - CHINESE PISTACHE - PISTACIA CHINENSIS
10 GALLON
- (8) - CHASTE TREE - VITEX AGNUS-CASTUS
10 GALLON
- (2) - PYGMY DATE PALM - PHOENIX ROEBELENI
5 GALLON
- (13) - GAURA - GAURA LINDHEIMERI
1/2 GALLON
- (32) - MEXICAN FEATHER GRASS - STIPA TENUISSIMA (NASSELLA T.)
1 GALLON



① SITE PLAN DETAILS
3/16\" = 1'-0"

MCCANCE DUPLEX
210 S CALIFORNIA ST

LANDSCAPING PLAN

Project number Project Number
Date Issue Date
Drawn by Author
Checked by Checker

L001

Scale 3/16\" = 1'-0"

GENERAL NOTES

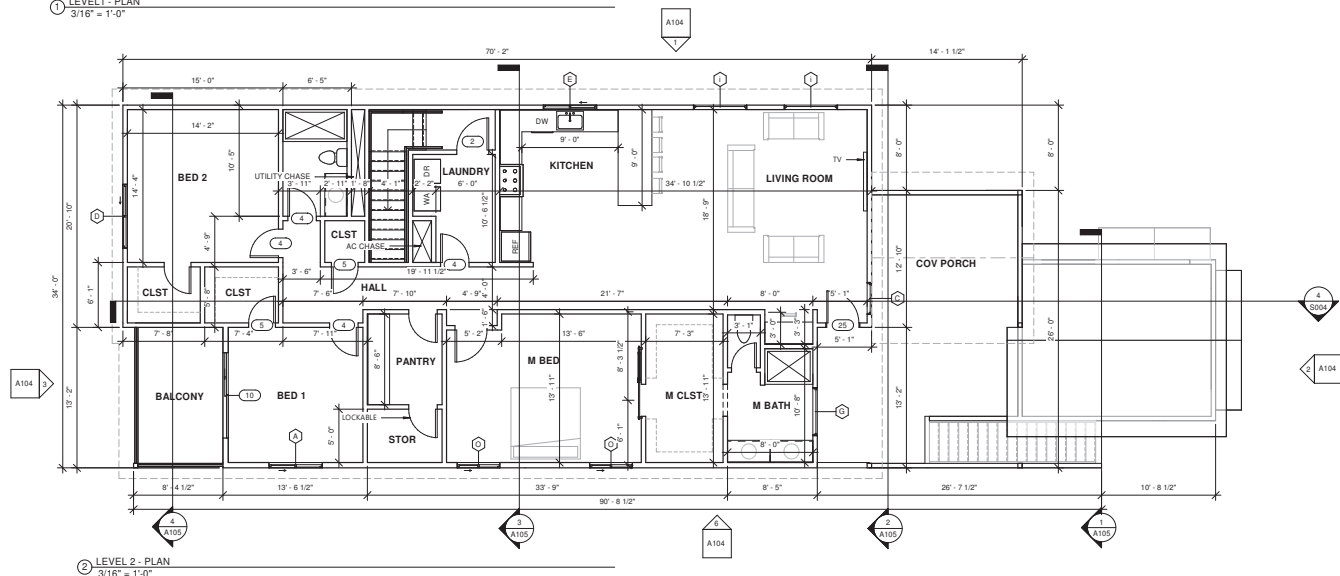
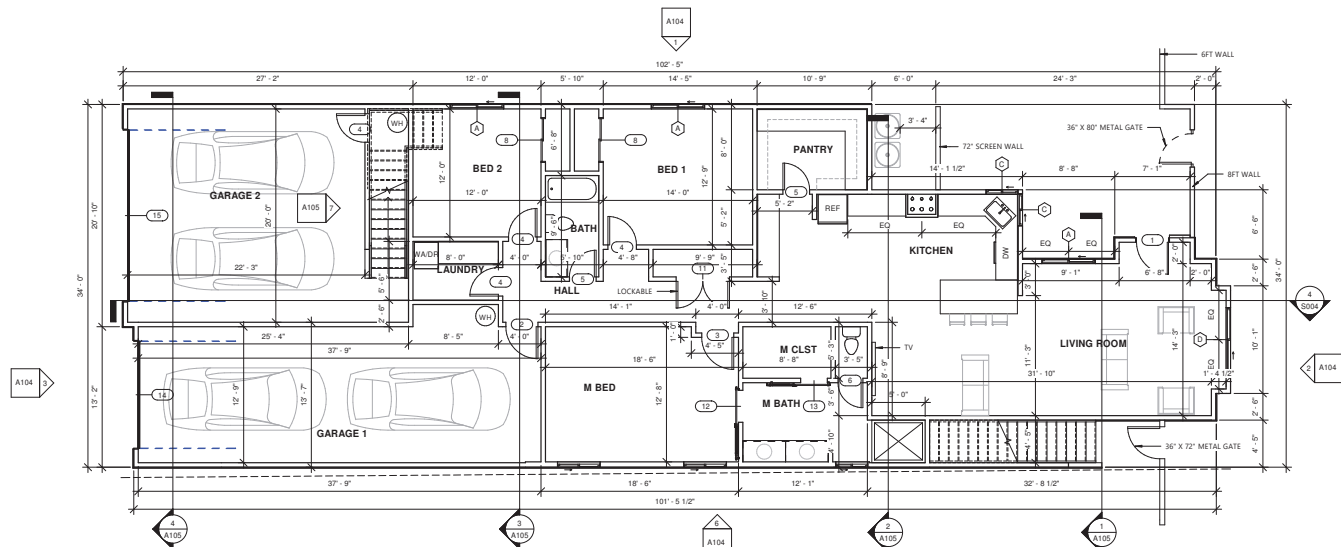
- DO NOT SCALE DRAWINGS
- ALL EXTERIOR WALLS 2X6 STUD WALLS, UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS 2X4 STUD WALLS, UNLESS OTHERWISE NOTED
- SWD URETHANE SPRAY FOAM - CCR-1011
- DECRA ROOF TILES - ESR-1754 - COLOR E
- HARDIE BOARD SIDING - ESR-1844 - COLOR A
- ONE-KOTE STUCCO - ESR-1471 - COLOR A
- ALUMINUM RAILING - ESR-3485
- ALL EXTERIOR WALLS TO BE SW1 SHEAR WALLS PER SCHEDULE, U.N.O. - SHEATHING AND
- ATTACHMENT PER PLYWOOD GSN - U.N.O. ALL DOOR AND WINDOW HEADERS TO BE (2) 2X8 STUDS U.N.O.

WINDOW SCHEDULE

- 60" X 48" LOW-E SLIDING EGRESS WINDOW
- 48" X 84" LOW-E FIXED WINDOW
- 36" X 48" LOW-E FIXED @ 42" A.F.F.
- 72" X 60" LOW-E SLIDING EGRESS WINDOW
- 60" X 42" LOW-E SLIDING @ 42" A.F.F.
- 54" X 30" LOW-E FIXED WINDOW
- 54" X 18" LOW-E FIXED WINDOW
- 24" X 24" LOW-E FIXED WINDOW
- 60" X 48" LOW-E FIXED WINDOW

DOOR SCHEDULE

- 34" X 84" EXT. DOOR W/ TEMPERED GLASS
- 36" X 84" 20-MIN FIRE-RATED SINGLE DOOR
- 36" X 84" SINGLE INTERIOR DOOR
- 32" X 84" SINGLE INTERIOR DOOR
- 30" X 84" SINGLE INTERIOR DOOR
- 28" X 84" SINGLE INTERIOR DOOR
- 48" X 84" DOUBLE INTERIOR DOOR
- 48" X 84" SLIDING CLOSET DOOR
- 60" X 84" SLIDING BARN DOOR
- 96" X 84" SLIDING EXTERIOR DOOR
- 60" X 84" DBL INTERIOR LOCKABLE DOOR
- 36" X 84" BARN DOOR
- 30" X 84" BARN DOOR
- 144" X 84" SLIDING EXTERIOR DOOR
- 10" X 84" ROLL-UP GARAGE DOOR
- 16" X 84" ROLL-UP GARAGE DOOR
- 70" X 96" CASED OPENING



MCCANCE DUPLEX
210 S CALIFORNIA ST

FLOORPLANS

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

A102

Scale

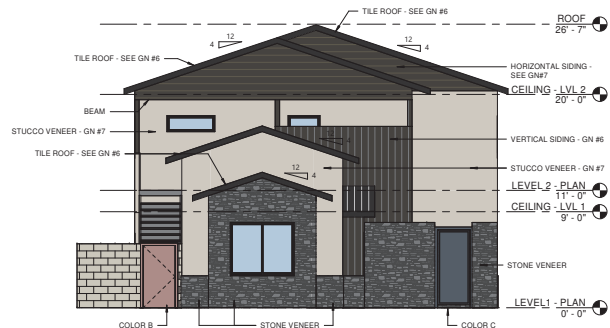
As indicated

GENERAL NOTES

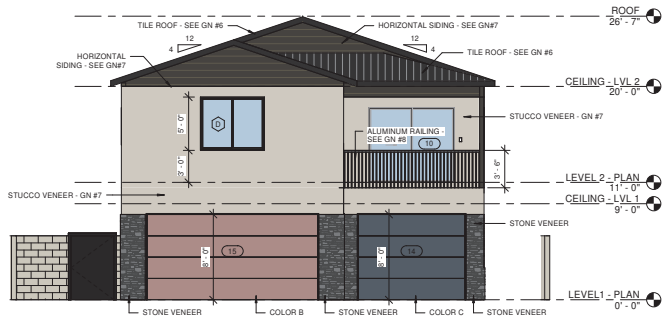
- 1 DO NOT SCALE DRAWINGS
- 2 ALL EXTERIOR WALLS 2X6 STUD WALLS, UNLESS OTHERWISE NOTED
- 3 ALL INTERIOR WALLS 2X4 STUD WALLS, UNLESS OTHERWISE NOTED
- 4 SWD URETHANE SPRAY FOAM - CCRR-1011
- 5 DECRA ROOF TILES - ESR-1754 - COLOR E
- 6 HARDIE BOARD SIDING - ESR-1844 - COLOR A
- 7 ONE-KOTE STUCCO - ESR-1471 - COLOR A
- 8 ALUMINUM RAILING - ESR-3485
- 9 ALL EXTERIOR WALLS TO BE SW1 SHEAR WALLS PER SCHEDULE, U.N.O. - SHEATHING AND ATTACHMENT PER PLYWOOD GSN - U.N.O.
- 10 ALL DOOR AND WINDOW HEADERS TO BE (2) 2X8 STUDS U.N.O.

COLOR NOTES

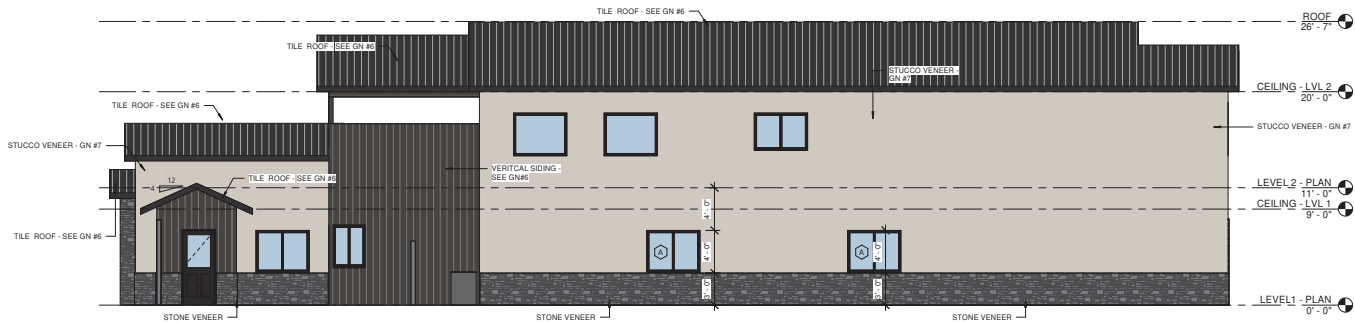
- A BENJAMIN MOORE - 2107-60 SEA FROTH
- B BENJAMIN MOORE - 2129 -30 BLUE NOTE
- C BENJAMIN MOORE - 1189 SANTA ROSA
- D BENJAMIN MOORE - 2134-30 IRON MOUNTAIN
- E EAGLE DARK GRAY CONCRETE ROOF TILES
- F APACHE STONE - CLOUD STRIP LEDGESTONE



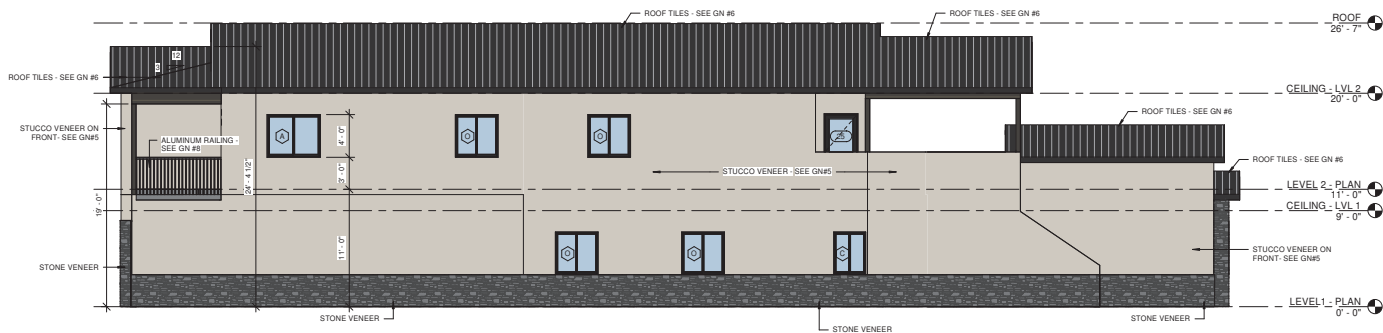
2 ELEVATION - EAST
3/16" = 1'-0"



3 ELEVATION - WEST
3/16" = 1'-0"



1 ELEVATION - SOUTH
3/16" = 1'-0"



6 ELEVATION - NORTH
3/16" = 1'-0"

MCCANCE DUPLEX
210 S CALIFORNIA ST

ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A104A

Scale As indicated

To Whom it Concerns,

The following colors will be used in the locations indicated:

EXTERIOR WALL COLOR

Sea Froth
2107-60

DOWNSTAIRS DOOR COLOR

Blue Note
2129-30

UPSTAIRS DOOR COLOR

Santa Rosa
1189

ROOF SOFFIT AND TRIM COLOR

Iron Mountain

2134-30

STONE VENEER

APACHE CLOUD STRIP | LEDGESTONE



www.etoddtdesign.com

EAGLE ROOF TILE



49595 Dark Charcoal

Profile: **Tapered Slate** Weight: **Conventional**

Category

Standard Select

Description

Hues of Dark Charcoal, Black Streaks

Ref	Aged Ref. (3 yr)	EMI	Aged EMI. (3 yr)	SRI	Aged SRI (3 yr)	CRRC
.08	.12	.92	.92	5	10	0918-0116



[Product Specs →](#)

Let me know if you have any questions.

A handwritten signature in blue ink that reads "Todd Thompson".

Todd Thompson
etoddtdesign, Inc
(480) 720-1562

PS. Please reference the attached files for more information about the project.