

Planning and Zoning Commission Study Session

October 15, 2025 | 5:00 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, October 15, 2025, 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 - October 15, 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. **September 17, 2025 Planning and Zoning Commission Meeting Minutes**

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 17, 2025

2. **Rezoning and Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, 0.64-acre site generally located south of the southwest corner of Cooper Road and Chandler Boulevard**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0009 Cooper Road Medical and Retail Building, rezoning from Planned Area Development (PAD) for retail uses only to PAD for Community Commercial (C-2) uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, for a new approximate 5,377 square-foot medical office and retail building, subject to the conditions as recommended by Planning staff.

3. **Rezoning and Preliminary Plat, PLH25-0034/ PLT23-0023 Tumbleweed Estates, 5.02-acre site located at 1981 S Tumbleweed Lane, generally located 1/3-mile east and north of the northeast corner of Germann Road and Alma School Road**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0034 Tumbleweed Estates, rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0023 Tumbleweed Estates, subject to the condition as recommended by Planning staff.

4. Zoning Code Amendment, PLH25-0025 Objective Design Standards, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2447

Move Planning and Zoning Commission recommends approval of proposed text amendment relating to the requirement of cities to authorize administrative personnel to review and approve design review plans based on objective standards, without requiring a public hearing, as recommended by Planning staff.

5. Zoning Code Amendment, PLH25-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2721

Move Planning and Zoning Commission recommend approval of proposed text amendments to allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the Chandler's Central Business District, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use, as recommended by Planning staff.

6. Notice of Cancellation of the November 5, 2025, Planning and Zoning Commission Hearing

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

Action Agenda

7. Rezoning and Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, located at 3380 S. Price Road (southwest corner of Price and Dobson roads)

Move Planning and Zoning Commission recommend denial of PLH24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture , as recommended by Planning staff.

Member Comments/Announcements

Calendar

8. The next regular meeting of the Planning and Zoning Commission will be held on November 19th, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler Arizona.

Adjourn



Planning & Zoning Commission Development Services Memo No.

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
From: Danielle Smee, Management Assistant
Subject: September 17, 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 September 17, 2025

Attachments

September 17 Regular Meeting Minutes
September 17 Study Session Minutes
September 17 Work Session Minutes

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

September 17, 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 Chair Heumann at 5:38 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Tom Bilsten*
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

***= Attendance was virtual**

Absent

Commissioner Charlotte Golla- Excused
Commissioner Kyle Barichello- Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Koshiol.

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. September 3, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 3, 2025

2. Use Permit, PLH25-0019 Ponderosa, 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0019 Ponderosa, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

3. Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0011 CRMC Medical Office Building, for the site layout and building architecture for a new Medical Office Building, subject to the conditions as recommended by Planning staff.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the September 17, 2025, Regular Planning and Zoning Commission Meeting, seconded by COMMISSIONER QUINN, with the added stipulation on item three. There were no votes in opposition. CHAIR HEUMANN abstained voting on item one.

There was a stipulation for item three regarding the time frames provided for the building demolition and move to occur. Per the stipulation, the building will be vacated within 18 months and demolished within 24 months.

Member Comments/Announcements

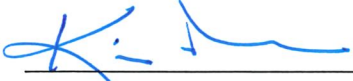
KEVIN MAYO, PLANNING ADMINISTRATOR, wanted to publicly recognize the hard work of the planning team as they are currently working on many large projects, like the General Plan, the Downtown Region Area Plan and Objective Design Standards, while also working on many small projects simultaneously.

Calendar

The next meeting of Planning and Zoning Commission will be held on October 15, 2025 at 5:30PM in the City Hall Council Chambers, 88 E. Chicago St, Chandler.

Adjourn

The meeting was adjourned at 5:43 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Study Session

September 17, 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 Chair Heumann at 5:02 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Tom Bilsten*
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

***= Attendance was virtual**

Absent

Commissioner Charlotte Golla- Excused
Commissioner Kyle Barichello- 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.

Briefing

CHAIR HEUMANN announced the study session will start with a briefing on the upcoming bond election.

MATTHEW DUNBAR, BUDGET AND POLICY DIRECTOR, briefed commission members about the upcoming bond election, including information on projects that are funded with the bond monies and how and where people can go to see more information on the election process. Mr. Dunbar played a video further explaining bonds. Mr. Dunbar reports there will be two propositions on the ballot related to charter changes. There is one proposition for amending or changing the term limits for council members and mayor, further clarifying the existing language for eligibility to hold office, and another proposition regarding the provisions for the negotiations of the city manager's contract terms and severance. It is noted this election is a mail in only election.

CHAIR HEUMANN commented that he has participated in the master bond committee previously and notes that he feels the committee looks at the needs of Chandler and not just the wants.

COMMISSIONER QUINN asked for elaboration about the property values and property taxes increasing. Chair Heumann elaborated about the escalator that is set with property taxes. Mr. Dunbar explained the process of how those numbers are calculated and the timelines that they follow for increases. Mr. Dunbar reports Chandler is currently below the State maximum of 7%.

Consent Agenda and Discussion

1. September 3, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 3, 2025

CHAIR HEUMANN confirmed there were no questions or comments regarding the meeting minutes for September 3, 2025 from Commission members.

2. Use Permit, PLH25-0019 Ponderosa, 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0019 Ponderosa, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER presented details for the recommendation to approve a continued Use Permit for PLH25-0019. Ms. Manemann reviewed the business location and operations, as well as current zoning for the property. Ms. Manemann reports a virtual neighborhood meeting was held with one public participant in attendance with no questions or comments, and that there have been no opposition or concerns reported to staff at this time. Approval from staff was recommended with stipulations, noting there are no time limits set per the recently approved Marijuana Code Amendment.

CHAIR HEUMANN inquired about if the business were to violate their use permit then applicants would have to return to Planning and Zoning Commission for their use permits. Ms. Manemann reported that to be accurate.

3. Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0011 CRMC Medical Office Building, for the site layout and building architecture for a new Medical Office Building, subject to the conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER, reviewed the current zoning of the hospital as well as the current layout of the campus. The proposal is to construct a new building on the property with the demolition of an existing building, called "The Morrison Building." Ms. Manemann provided information on the new building, including size, elevations and general appearance and building materials, as well as the landscape plan for the property. Additionally, there was an addendum presented to the Commission, including an email in opposition and a stipulation relating to the timeframes for the newly constructed building to be occupied as well as the demolition of the Morrison Building.

There is a reduction in parking requested by the applicants, which has been supported by a parking analysis that the applicant provided. There is also a proposed contingency plan, considering the demolition and vacating of the Morrison Building. Once the Morrison Building is vacated, the campus will be able to provide the required parking of 1 per 150, if it is found that the actual demand exceeds what is being provided on site.

There was a neighborhood meeting held with only applicants and staff in attendance. It is reported there was a letter of opposition that has been received by staff, which has been responded to by the applicant, attached in the addendum.

Staff recommends approval with stipulations, including the stipulation that the Morrison Building shall be vacated within 18 months of certificate of occupancy of the new medical office building and the Morrison Building shall be demolished within 36 months. The intent of this additional stipulation is to confirm that at no time there the newly constructed medical office building and

the Morrison Building will not be in operation at the same time as it would not meet parking requirements if both buildings were in operation.

COMMISSIONER QUINN inquired about the 18-month time frame to complete the move.

MS. MANEMANN reports that the applicant is present and could provide more reasoning on their timeframe request.

CHAIR HEUMANN stated that there would likely be a parking problem and wanted to know why 36 months was the time frame provided.

COMMISSIONER QUINN agreed, stating that he has spent time at that hospital and has seen the challenges of the parking problems that the hospital already faces.

CHAIR HEUMANN requested Ms. Manemann speak with the applicants about this, stating that he would like to see something like a 12-month time frame.

JOSH MULHALL, APPLICANT, elaborated on the moving process and services, including moving tenants to the new medical building. There are few phases of moving, building and permitting everything before the demolition of the Morrison Building.

CHAIR HEUMANN inquired about leaving the 18 months and doing demolition no more than 24 months after the building is vacated. Mr. Mulhall reports there was no issue with timelines moving up.

Calendar

The next Study Session will be held before the Regular Meeting of the Planning and Zoning Commission on October 15, 2025 in the City Council Chambers, 88 E. Chicago Street, Chandler.

Adjourn

The meeting was adjourned at 5:28 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Work Session

September 17, 2025 | 4:00 p.m.
Chandler City Council Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chair Heumann at 4:00 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Tom Bilsten
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Commissioner Charlotte Golla- Excused
Commissioner Kyle Barichello- 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.

Discussion

The following items were for discussion only. There was no vote taken at this work session.

PLH25-0024 Middle Housing Overlay

DARSY SMITH, CITY PLANNER presented PLH25-0024 Middle Housing Overlay, noting this presentation is based on requirements for the city to follow starting 01/01/2026 per Arizona State Statute. MS. SMITH continued to explain this would allow the city to provide flexibility with options for housing, such as duplexes, triplexes, fourplex and townhomes in lots zoned single family residential within a mile of the municipal central business district.

MS. SMITH reviewed the areas that are excluded from middle housing construction, including areas that are not incorporated, areas that lack sufficient urban services as determined by the city and public works department, areas that are not serviced by water or sewer services, areas that are not zoned for residential uses, and any land within the territory of the public airport.

CHAIR HEUMANN asked for clarification directly from KEVIN MAYO, PLANNING ADMINISTRATOR, about areas that lack sufficient urban services as determined by the city, such as if there was not enough water in the downtown area to accommodate what an applicant is wanting to build.

MR. MAYO reports that a project cannot be “forced” if something, such as the sewer, cannot handle it. Mr. Mayo reports the applicant could wait until a Capital Improvement Project was completed for that specific area, or the applicant could pay for updates themselves. MR. MAYO notes that water supply is not necessarily an issue for this specific area that has been identified.

CHAIR HEUMANN asked if this applied to multi-family housing, where developers would be building complexes with hundreds of units. MR. MAYO reports that something as large as a fourplex could be built and it is noted that would be considered “muti-family” per the zoning and building code, but that with this new implemented standard, it cannot be required to have things like a sprinkler system or a parking ratio per bedroom count.

COMMISSIONER QUINN inquired about the parking spaces per unit, as it was specified that there would only need to be one parking space per unit.

CHAIR HEUMANN reports this could run into an issue with parking, noting that with things being expensive, two people may choose to live in a one-bedroom unit and they would have two vehicles.

MR. MAYO reports this will likely not be an issue but emphasized the State has provided the minimum requirements. If developers want to more parking spaces then that would be at their discretion.

MS. SMITH discussed setbacks, height requirements and parking regulations, noting that parking is required to be covered in this instance.

CHAIR HEUMANN asked if anything fell into the Airpark Area Plan, south of McQueen Rd. and the 202. MS. SMITH reports that there does appear to be a small section that would fall into that area.

COMMISSIONER BILSTEN inquired about the setbacks and yards, asking if the garage would need to be recessed.

MS. SMITH reports this item will come before the Planning and Zoning Commission in October and then to City Council in November, with an effective date in December to meet the required deadlines.

CHAIR HEUMANN asked about a specific parcel in the San Marcos area, asked about the ability to add fourplexes. It is noted that on a lot they would be able to add one four-plex, not multiple.

MS. SMITH reports that with the Objective Design Standards, PLATs will no longer come to Planning and Zoning Commission. This will be a way to give a way to expedite housing and it will be reviewed administratively.

MR. MAYO reports this is only applying to things that are zoned single-family today.

CHAIR HEUMANN referenced a previous case that came before council as a duplex, and asked about the zoning of that area. It is reportedly Multi-Family 2 (MF2) or Multi-Family 3 (MF3) MR. MAYO reports the city had very segregated categories in the current zoning code.

DAVID DE LA TORRE, PLANNING SUPERVISOR, noted that the case the Chair was referring to also discussed the lot coverage and setbacks.

COMMISSIONER BILSTEN asked about the language relating to the 10 contiguous acres. MR. MAYO elaborated on the wording, noting it is not a requirement, but an option for developers. MS. SMITH reports the wording is "opt in" so that people are aware of the option.

There were no further questions or comments.

PLH25-0025 Objective Design Standards

DARSY SMITH, CITY PLANNER presented PLH25-0025 Objective Design Standards, noting this presentation is based on requirements for the city to follow as of 12/31/2025 per Arizona state statute.

MS. SMITH shared that the goals staff had in mind were to maintain high level of design through the use of objective design standards and create predictability for developers and the community.

MS. SMITH showed the comparisons from the current subjective design standards to the proposed objective standards for single family housing, providing examples such as front elevations not being side by side or exactly across the street from another. It is noted this is already a policy that staff follow, but that this would codify that as standard.

VICE CHAIR KOSHIOL asked about clarification on some of the bullet points provided in the presentation, specifically about 25% of the length of each side of the building footprint. The Commissioners asked for clarification on the language in regards to this.

MR. MAYO reports that previously different planners may have allowed different things, but that with this standard it will be measurable yet still maintain a high level of design.

CHAIR HEUMANN reports he has seen that has been a problem over the years with different planners reviewing things and having differing opinions.

MS. SMITH reviewed the requirements for multi-family design. Multi-family must have a clearly designed style and must incorporate at least four of the provided features. CHAIR HEUMANN asked about if the builder put one little ornamental "iron thing or an arch" and would that count. MS. SMITH reports that was not the intent. CHAIR HEUMANN asked about "tightening up" the language for these listed design features and what the expectation would be for developers.

COMMISSIONER BILSTEN commented that the city does not want to make this design standard so cost prohibitive that developers cannot build these items but that they also need to have a standards to look nice and have a design style. KOLSHOL how many architecture styles are people expected to have? For multi- one style, for single family it is a sliding scale, dependent on the amount of lots that are in the sub-division.

MR. MAYO highlighted that other cities have looked to the League for best practices and direction on Objective Design Standards, but that ultimately Staff did this "in house" and without

consultants to be sure it was something that fit Chandler and met the deadline imposed. This is not considered “one and done” but that staff can start using this and come back to amend as needed.

COMMISSIONER BILSTEN asked about the amendment process, inquiring that if something were flawed or not working, how it could be changed. It is reportedly the same as how things are amended through the Planning and Zoning Commission now.

Commercial design standards were explained, with examples, including the building features being limited to one accent color or material that is not found within the larger.

MS. SMITH shared how the planners shared how they have been tracking this with a grid method to show how much of a color or material is used overall in the building, in order to calculate the percentages that will meet the standards set.

MR. MAYO highlighted TAYLOR MANEMANN, CITY PLANNER for her work and coming up with a way to quantify these percentages for the buildings.

COMMISSIONER BILSTEN reports that this is great because it gives parameters for builders right away and provides them with a blueprint to follow to best meet the standards.

MS. SMITH finished the presentation of slides and opened to the commissioners for questions or comments.

COMMISSIONER BILSTEN thought it could be helpful to have a checklist or something that could get these standards to developers so they would have the information of the expectations. MS. SMITH notes there is a development checklist, but it does need to be updated to reflect the incoming changes.

CHAIR HEUMANN notes this would eliminate the need for design review meetings in the future.

VICE CHAIR KOSHIOL complimented the design of industrial spaces in Chandler compared to other places.

COMMISSIONER BILSTEN stated that he believes the Objective Design Standards will be well received.

MR. MAYO concluded the presentation with noting that the Objective Design Standards provide a predictable path for developers and builders to utilize and that overall, it will be “less heartache” because people will know the rules and the minimums required, which in turn will be less work for staff to manage.

VICE CHAIR KOSHIOL agreed stating that predictability and time "are what you really want."

There were no other questions or comments.

Calendar

The next meeting for a Work Session will be held as needed.

Adjourn

The meeting was adjourned at 4:46 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum Development Services
Memo No. 25-023

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
David de la Torre, Planning Manager
From: Taylor Manemann, City Planner
Subject: PLH25-0009 Cooper Road Medical and Retail Building
Request: Rezoning from Planned Area Development (PAD) for retail uses only to PAD for Community Commercial (C-2) uses

Preliminary Development Plan (PDP) approval for site layout and building architecture for a new approximate 5,377 square-foot medical office and retail building

Location: 0.64-acre site generally located south of the southwest corner of Cooper Road and Chandler Boulevard

Applicant: Brennan Ray, Ray Law Firm

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0009 Cooper Road Medical and Retail Building, rezoning from Planned Area Development (PAD) for retail uses only to PAD for Community Commercial (C-2) uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, for a new approximate 5,377 square-foot medical office and retail building, subject to the conditions as recommended by Planning staff.

Background Data:

- In 1995, the subject site was zoned to PAD for retail uses only for the 8.5 acres located at the southwest corner of Chandler Boulevard and Cooper Road (Case No. Z94-156)
- The 1995 case included Preliminary Development Plan (PDP) approval for the Walgreens north of the subject site but required an additional PDP application for future projects on the remainder of the site
- Applicant is proposing a single-story, 5,377-square foot medical office and retail building
- The approved PAD did not allow for non-retail uses such as medical office, therefore a rezone is required

Surrounding Land Use Data:

North	PAD for retail uses only	South	PAD for single-family residential
East	Cooper Road, then the Canal, then C-2 and MF-2/PAD for residential condominiums	West	PAD for a residential condominium

General Plan and Area Plan Designations

Plans	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

Lot Size	28,106 square-feet (0.64 acres)
Building Square Footage	5,377 square-feet
Building Height	18' 7"
Building Setbacks	East (Cooper Rd) 20' North: 0' South: 45' West: 50'
Landscape Setbacks	East (Cooper Rd): 20' North: 0' South: 0' West: 0'
Parking Spaces Required	5.5 per 1,000 square-feet 30 spaces required
Parking Spaces Provided	30 spaces provided

Review and Recommendation

The subject site is approximately 0.64 acre and is currently vacant. In 1995, the subject site was zoned Planned Area Development (PAD) for retail uses only as part of a larger proposed commercial development that was originally envisioned as an 8.5-acre shopping center. In 2018, The Waterfall townhome development to the west of the subject site was approved and the size of the center was reduced from 8.5-acres to 4.3 acres. Today, the commercial center consists of a Walgreens directly north of the subject site and a commercial building to the northwest of the subject site. This commercial building was rezoned in 2020 to allow for Community Commercial (C-2) uses in order to accommodate medical office uses.

The Applicant is proposing a single-story, 5,377 square-foot medical office and retail building south of the existing Walgreens. The requested rezone is from PAD for retail uses only to PAD for Community Commercial (C-2) uses which allows for both medical office and retail uses. Per Stipulation 1 in Ordinance No. 2555, adopted in 1995, particular nonretail commercial uses were restricted in the center including assembly halls, nursing homes, community centers, churches, hospitals, and miniature golf courses in order to ensure a successful shopping center. Therefore, medical office uses are not permitted by right and a rezoning is required.

The primary building materials include stucco, split-face CMU wainscoting, and tile roof accents. The colors and materials used tie back into the building architecture for the center which was established by the existing Walgreens. The proposal provides a horse trail connection from the existing horse trail along the west side of the subject site to Cooper Road in order to connect to the Canal path.

The site layout has been designed to locate the proposed building as close to Cooper Road as possible and locate the parking interior to the site. Although the eastern side of the building fronting on Cooper Road is technically the back of the building, the applicant has provided an increased level of architectural quality, greater material diversity, and upgraded landscaping to activate the street frontage so this side of the building does not appear to be the rear of the building. As this property is an infill site, the Applicant is requesting a front yard reduced setback of 20ft along Cooper Road to accommodate this proposed building location. With this setback reduction, there is more space on the site, allowing for a more usable property with a larger building area and all required parking included on-site.

The proposed medical office and retail development is a compatible land use with

the surrounding area and the General Plan Land Use designation. As such, 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.
- A neighborhood meeting was held on August 21, 2025. In addition to planning staff and the applicant, one (1) neighbor attended the meeting. The neighbor had no concerns regarding the proposal.
- As of the writing of this memo, Planning staff is not aware of any concerns or 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 retail uses only to PAD for Community Commercial (C-2) uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Cooper Road Medical and Retail Building” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0009, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Uses permitted on the property shall be those permitted in the C-2 zoning district.
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 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.

5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. The landscaping in all open-spaces shall be maintained by the adjacent property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
7. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
East (Cooper Road)	20'
North	0'
West	50'
South	45'

Preliminary Development Plan

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

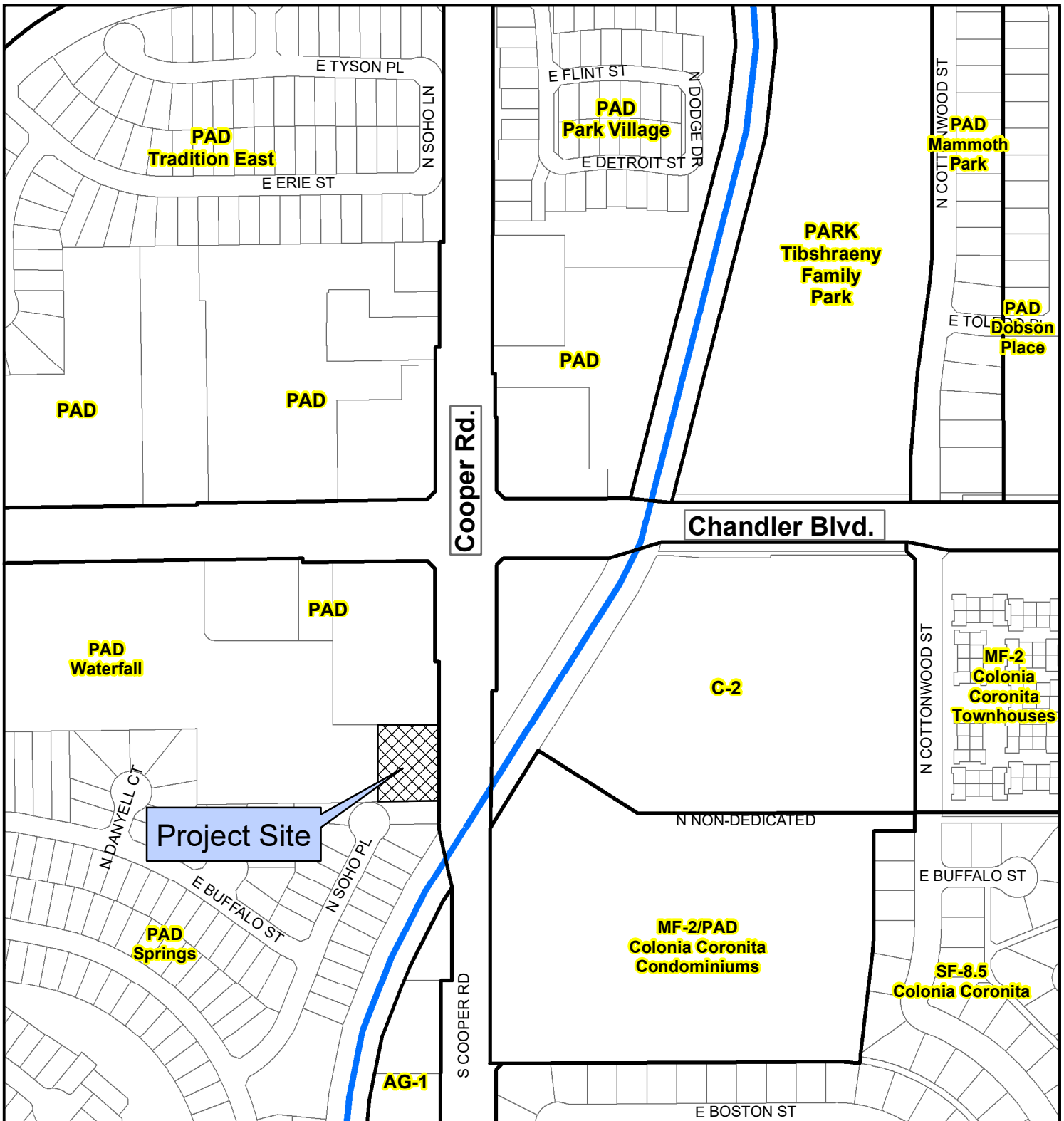
1. Development shall be in substantial conformance with the Development Booklet, entitled "Cooper Road Medical and Retail Building" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0009, modified by such conditions included at the time the Booklet was approved by the Chandler 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 space, rights-of-ways, 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. All raceway signage shall be prohibited within the development.

7. The monument sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
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. 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.
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.

Attachments

Vicinity Maps

Development Booklet



PLH25-0009 Cooper Road Medical and Retail Building

Proposed Project Details

Rezone/PDP

Approx. 0.64 Acres

Proposed Medical Office and Retail Building

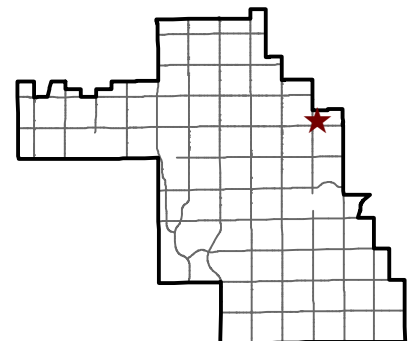


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

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





PLH25-0009 Cooper Road Medical and Retail Building

Proposed Project Details

Rezone/PDP

Approx. 0.64 Acres

Proposed Medical Office and Retail Building

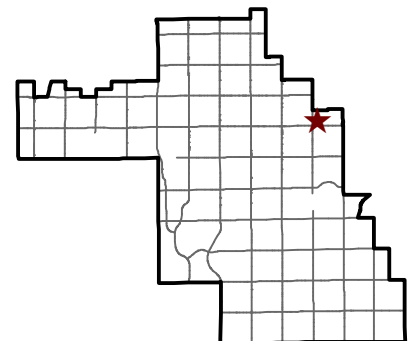


City of Chandler Planning Division

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Planned Area Development
and
Preliminary Development Plan

for

Cooper Road Medical
and Retail Building

South of the Southwest Corner of
Chandler Boulevard and Cooper Road

by:

HHB IX, LLC

Case No.: PLH25-0009

Submitted: April 18, 2025
2nd Submittal: June 20, 2025
3rd Submittal: September 29, 2025

TABLE OF CONTENTS

I.	Introduction	1
II.	Site and Surrounding Area	1
III.	Proposed PAD	1
IV.	Proposed PDP	1
	A. Development Standards	2
	B. Parking	2
V.	Miscellaneous	2
	A. Phasing	2
	B. Grading and Drainage	2
VI.	Project Team	2
VII.	Conclusion	3

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial
2	General Plan Map
3	Zoning Map
4	Site Plan
5	Elevations and Floorplan
6	Building Perspectives
7	Landscape Plan

Cooper Road Medical and Retail Building

I. INTRODUCTION

HHB IX, LLC (“HHB”) is the proposed developer of approximately 0.65 acres (gross and net) located 0 N. Cooper Road, generally south of the southwest corner of Cooper Road and Chandler Boulevard (the “Site”). (See **Exhibit 1**, Aerial) The Site is part of the Village at the Springs and is identified as Maricopa County Assessor’s Parcel Number 303-02-927. HHB proposes developing this challenging, infill site with high quality commercial and office uses.

II. SITE AND SURROUNDING AREA

The Site is bound on the north by a commercial center with a Walgreens, on the west by The Waterfall, a condominium development, on the south by The Springs, a single-family residential neighborhood, and on the east by Cooper Road. Beyond Cooper Road to the east is a canal and the parking lot of the Colonia Coronita Condominium community. The Site is designated as 'Neighborhoods' in the City’s 2016 General Plan. (See **Exhibit 2**, General Plan Map) The property is also zoned as a Planned Area Development (PAD). (See **Exhibit 3**, Zoning Map) Permitted uses in the PAD are limited to retail uses only. Non-retail uses listed in Section 2100 of the Zoning Code, such as, *but not limited to*, assembly halls, nursing homes, community centers, churches, hospitals and miniature golf require an amendment to the PAD.

III. PROPOSED PAD

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Commercial (C-2 uses as found in the City’s Zoning Code and office, including general, professional, and medical office). The proposed zoning change responds to the existing and future needs of the community by providing neighborhood commercial uses and services. The proposed PAD meets the applicable zoning objectives.

IV. PROPOSED PDP

A conceptual site plan and building elevations are included with this application as **Exhibit 4** and **Exhibit 5**, respectively. It is important to note that the proposed medical office component occupies approximately 2,435 square feet of the total 5,454-square-foot building. The remaining approximately 3,019 square feet will be split between two retail suites.

The architectural design of the building elevations is thoughtfully inspired by the adjacent Walgreens to the north, promoting visual cohesion along the corridor while incorporating distinctive elements that establish this project’s unique identity as a standalone development. To further enhance the aesthetic quality, windows have been strategically added to the rear façade—facing Cooper Road—introducing visual interest and improving the overall streetscape presence. (See **Exhibit 6**, Building Perspectives)

A new 10-foot-wide equestrian trail will be constructed along the full length of the southern property boundary, enhancing connectivity and reinforcing the site's integration with the surrounding trail network. (See **Exhibit 7**, Landscape Plan)

A. Development Standards

The Cooper Road Medical and Retail Building will be developed with the following development standards:

Regulation	Development Standard
Building Height (max.)	20 ft.
Building Setback (min.)	
- East	20 ft.
- North	0 ft.
- West	5 ft.
- South	45 ft.
Landscape Setback (min.)	
- East	20 ft.
- North	0 ft.
- West	0 ft.
- South	0 ft.

B. Parking

The As illustrated on the Site Plan, the property includes 28 standard parking spaces and 2 ADA-accessible spaces to accommodate the proposed 5,454-square-foot building. Parking requirements will be calculated at a ratio of 5.5 spaces per 1,000 square feet of building area. This methodology aligns with the City's standard for commercial centers under 10,000 square feet and was also applied in determining parking requirements for the adjacent Walgreens.

V. MISCELLANEOUS

A. Phasing

HHB intends to develop in one phase. Deviations from the proposed phasing schedule may be administratively approved by Staff.

B. Grading and Drainage

All development drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

VI. PROJECT TEAM

Developer:

HHB IX, LLC
Attn: Alyse Hilles
7121 S. Val Vista Dr, Suite 101
Gilbert, AZ, 85298

Architect:

ProCaDesign, LLC
Attn: Ana Victoria
1301 E. Washington St, Suite 202
Phoenix, AZ 85034

Zoning:

Ray Law Firm
Attn: Brennan Ray
2325 E. Camelback Rd, Suite 180
Phoenix, AZ 85016

VII. CONCLUSION

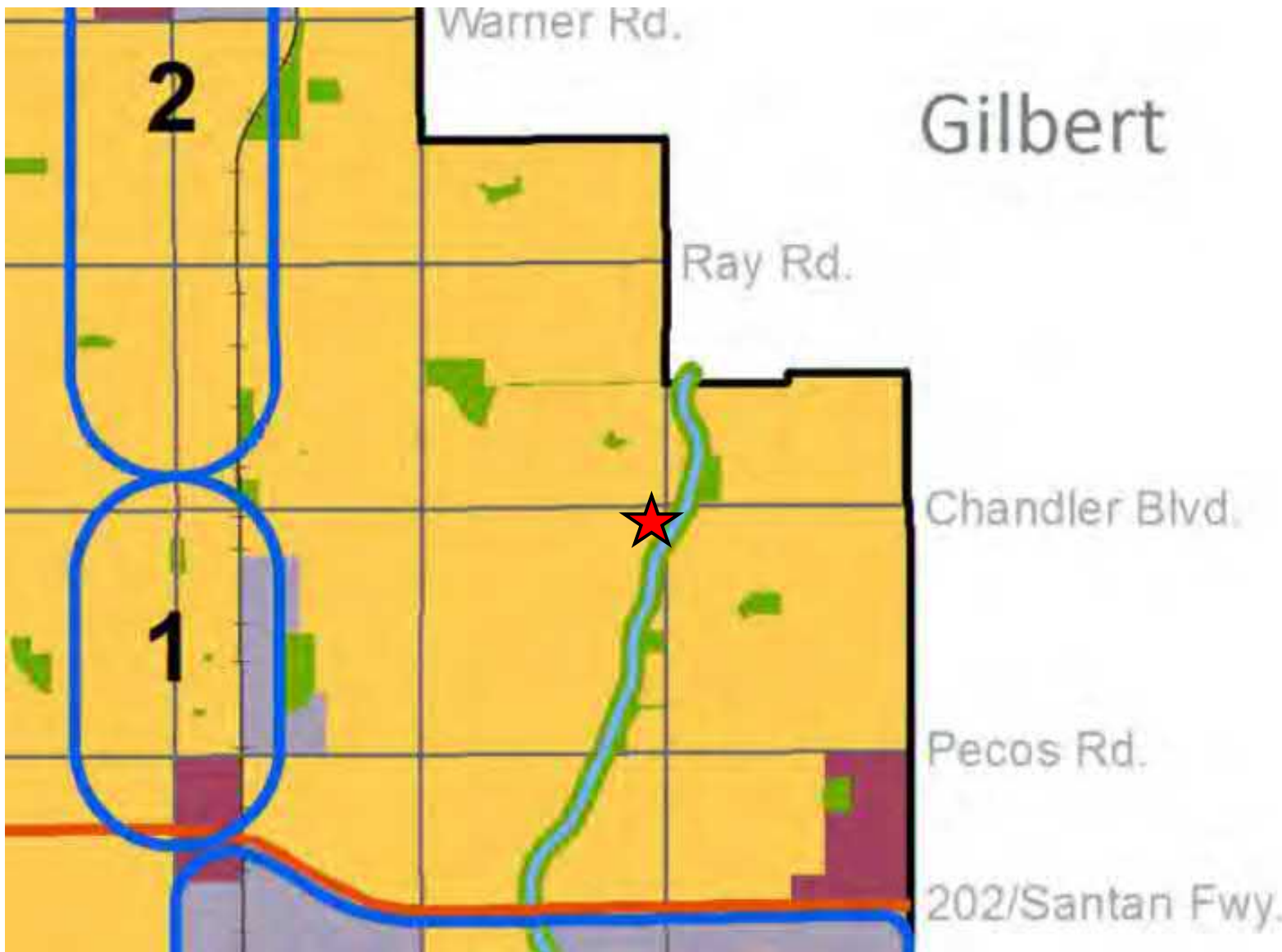
The proposed development is an excellent use of this challenging infill property with neighborhood commercial uses. The architecture is compatible with the surrounding area. The design will be attractive in area. We request your approval.

HHB IX, LLC

Exhibit 1



Exhibit 2



Future Land Use Plan Map



Neighborhoods

This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan.



Regional Commercial

Major regional commercial uses such as shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan text, these locations are eligible for consideration of urban-style mixed-use developments. Other supportive land uses that may be allowed include large offices and mixed residential densities.



Employment

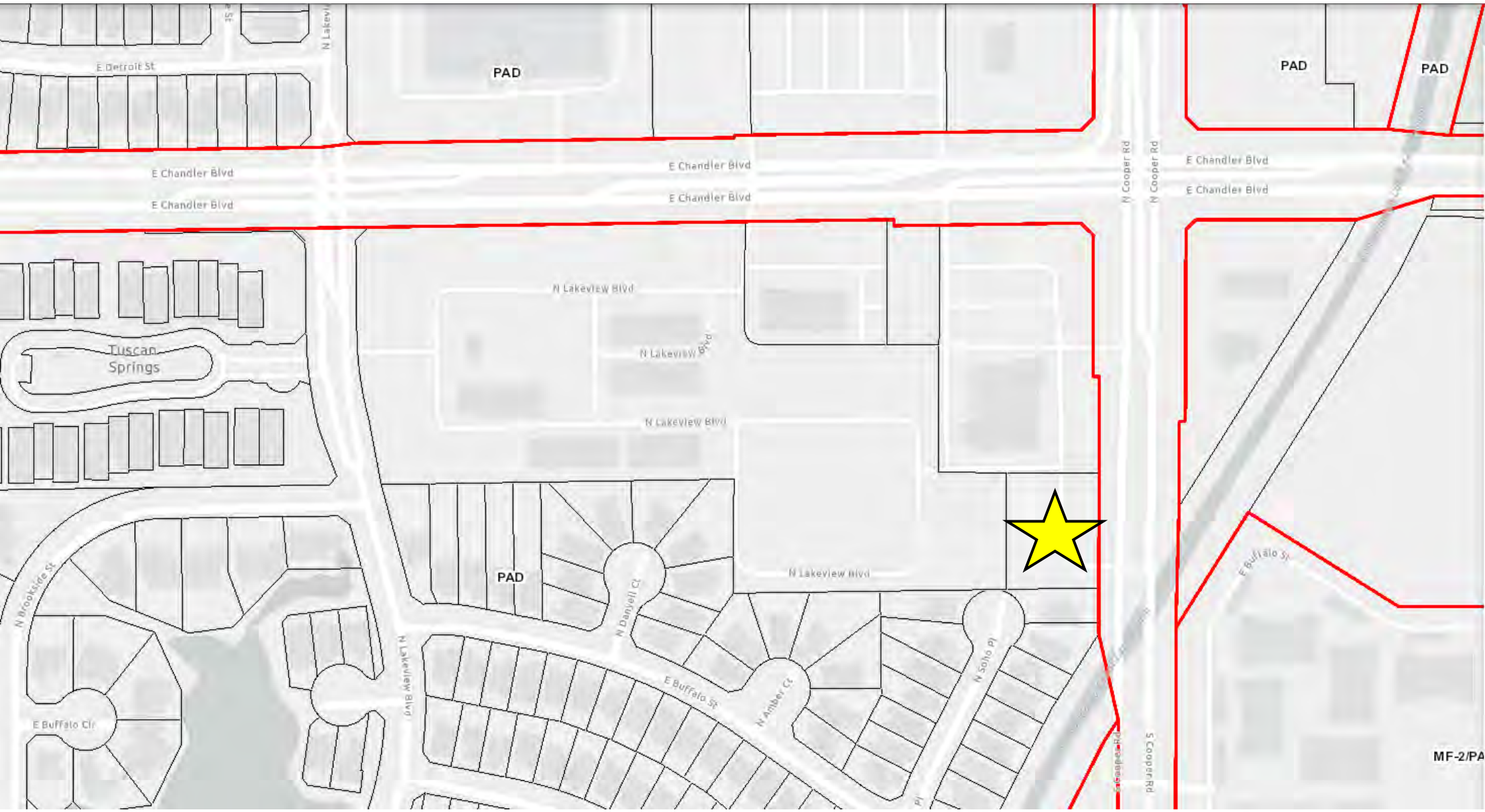
Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.



Recreation/Open Space

Public parks and open spaces shown are greater than approximately five acres. Refer to the Parks and Open Space Map for more information.

Exhibit 3



Legend

Planning Layers

Zoning



Parcel



Zoning Cases

 Proposed

 Approved

Group Home

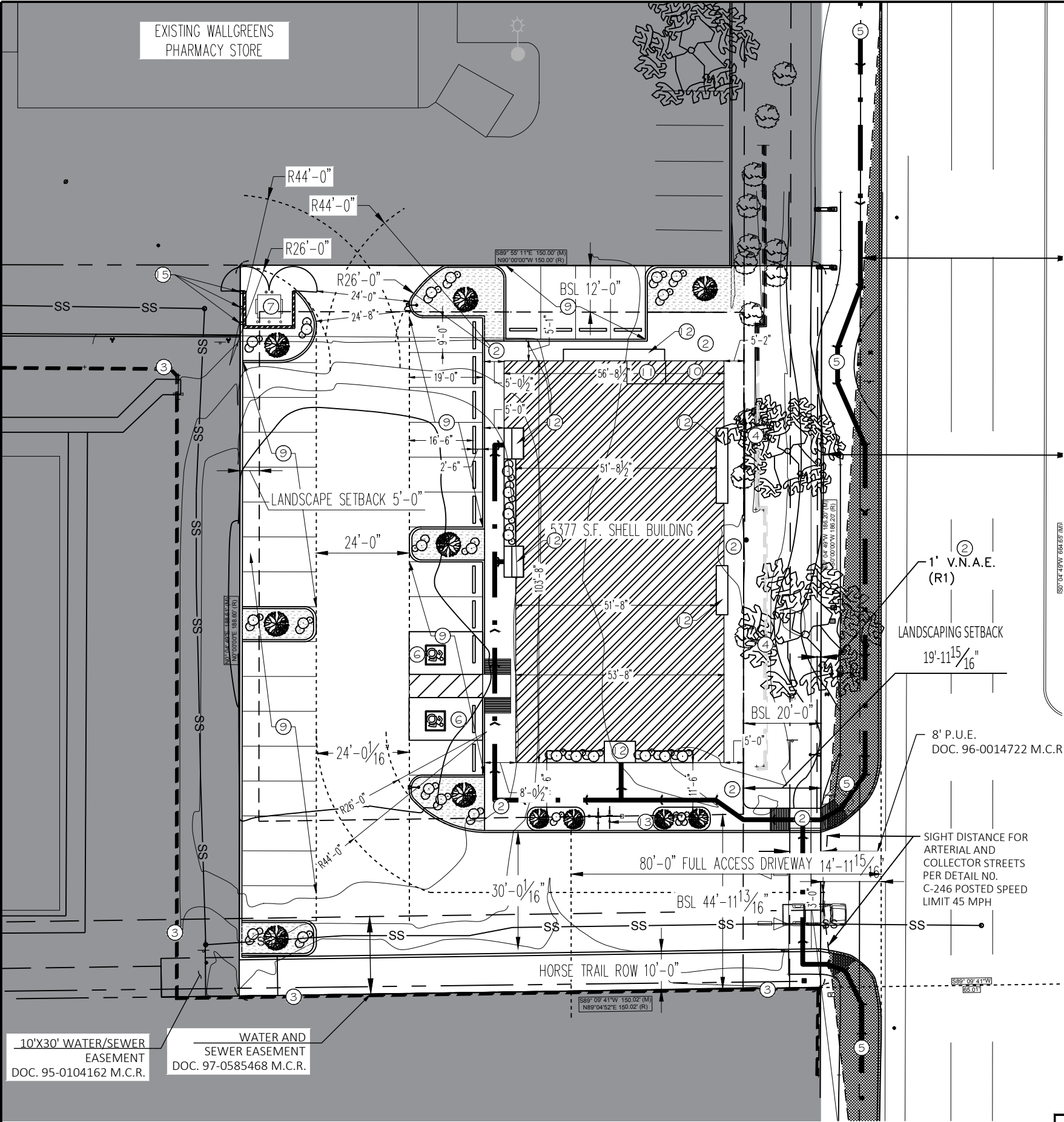


City Boundary



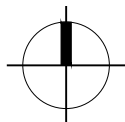
MF-2/PA

Exhibit 4



ARCHITECTURAL SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"
0 10' 20'



SITE PLAN NOTE

NOTE: SITE PLAN DIMENSIONS ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. PROCADESIGN SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

LEGEND

(NOT ALL USED)

M.C.R.	MARICOPA COUNTY RECORDER	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	SET 5/8" REBAR WITH CAP RLS# 35113
FND	FOUND	SET MAG NAIL WITH WASHER RLS# 35113
CMU	CONCRETE MASONRY UNIT	BREAKLINE
D/W	DRIVEWAY	BACKFLOW PREVENTER
BK. PG.	BOOK AND PAGE	SANITARY SEWER CLEANOUT
DOC.	DEED # M.C.R.	FIRE DEPARTMENT CONNECTION
M	MEASURED	FIRE HYDRANT
R	RECORD	GATE
COC	CITY OF CHANDLER	AERIAL PANEL POINT
SS	SANITARY SEWER MANHOLE	LIGHT POLE
TS	TELEPHONE PEDESTAL	STORM DRY WELL
VS	MISC. VAULT	SIGN
WM	WATER METER	STREET LIGHT
W	WATER MANHOLE	EXISTING TREE
WV	WATER VALVE	EXISTING BUSH/SHRUB

---	SECTION LINE
---	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	UNDERGROUND SEWER LINE
---	CMU BLOCK WALL

KEY NOTES

- NEW SHELL BUILDING (SUBJECT OF THIS PROJECT)
- NEW 5' WIDE SIDEWALK
- EXISTING 6' CMU FENCE
- EXISTING 3' CMU FENCE TO BE DEMOLISHED
- EXISTING SIDEWALK
- PROPOSED ADA PARKING SPACE
- TRASH CONTAINER AND ENCLOSURE
- LANDSCAPING AREA
- PROPOSED 9' x 19' PARKING SPACES (16.5' PARKING SPACE + 2.5' OVERHANG)
- RISER ROOM
- SES ELECTRICAL SERVICE ENTRANCE
- BUILDING ENTRANCE CANOPY
- BICYCLE PARKING
- BOLLARDS TO PROTECT TRASH ENCLOSURE

PARKING CALCULATIONS

CHANDLER CITY CODE CHAPTER 35.
PARKING REQUIREMENTS

BUILDING FOOTPRINT 5377 S.F.

SHELL BUILDING= 5377 SQ/FT
SPACES REQUIRED = 5.5 PER 1000SQ.FT.
TOTAL = 29.57

PARKING PROVIDED

REGULAR SPACES	28
HANDICAP SPACES	2
TOTAL SPACES	30

5% PARKING LANDSCAPE OF TOTAL PARKING AREA.

PARKING LANDSCAPE AREA REQUIRED= 776.83S.F.
PARKING LANDSCAPE AREA PROVIDED = 1215.65 S.F.

PROJECT DESCRIPTION

NEW SHELL BUILDING

OWNER

HNB XI LLC
ABDUL JAZZAR
PHONE NUMBER:480 980 8099
EMAIL ADDRESS:aj.jazzar@hnbgroup.net

DEVELOPER:

NAME:PROCADESIGN
PHONE NUMBER:6026062885
EMAIL ADDRESS: INFO@PROCADESIGN.COM
ADDRESS:1301 E WASHINGTON ST SUITE 202 PHOENIX AZ 85034

PROJECT INFORMATION

PROJECT ADDRESS:	0 N COOPER RD. CHANDLER AZ 85225
DESCRIPTION:	NEW GROUND UP SHELL BUILDING
PARCEL #:	303-02-927
TOTAL SITE AREA:	28,106 S.F. (0.64 ACRES)
TOTAL BUILDING AREA:	5377 S.F.
TOTAL LOT COVERAGE:	19.13% OF TOTAL SITE AREA
MAX LOT COVERAGE:	55%

BUILDING AREA:	5454 S.F.
BLDG LOT COVERAGE:	55%
OCCUPANCY TYPE:	-
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	20'-0"
REQUIRED DOOR WIDTH:	36" MIN
EXITS PROVIDED:	-
FIRE SPRINKLERS:	-
FIRE ALARMS/ STROBES/ ANNUNCIATORS:	-
SMOKE DETECTORS:	-
FIRE EXTINGUISHERS:	-
EMERGENCY LIGHTING:	-
EXIT SIGNS:	-

CITY OF CHANDLER

GENERAL SITE PLAN NOTES:

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE 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 SEPARATE SUBMITTAL AND PERMITS.

VICINITY MAP



Call at least two full working days
before you begin excavation.



Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



#	DATE	REVISIONS

COOPER ROAD MEDICAL AND
RETAIL BUILDING
0 N COOPER RD
CHANDLER AZ 85225

DRAWN BY:

PROCADESIGN LLC

CONTACT #
www.procadesign.net
(602) 606-2885
info@procadesign.com

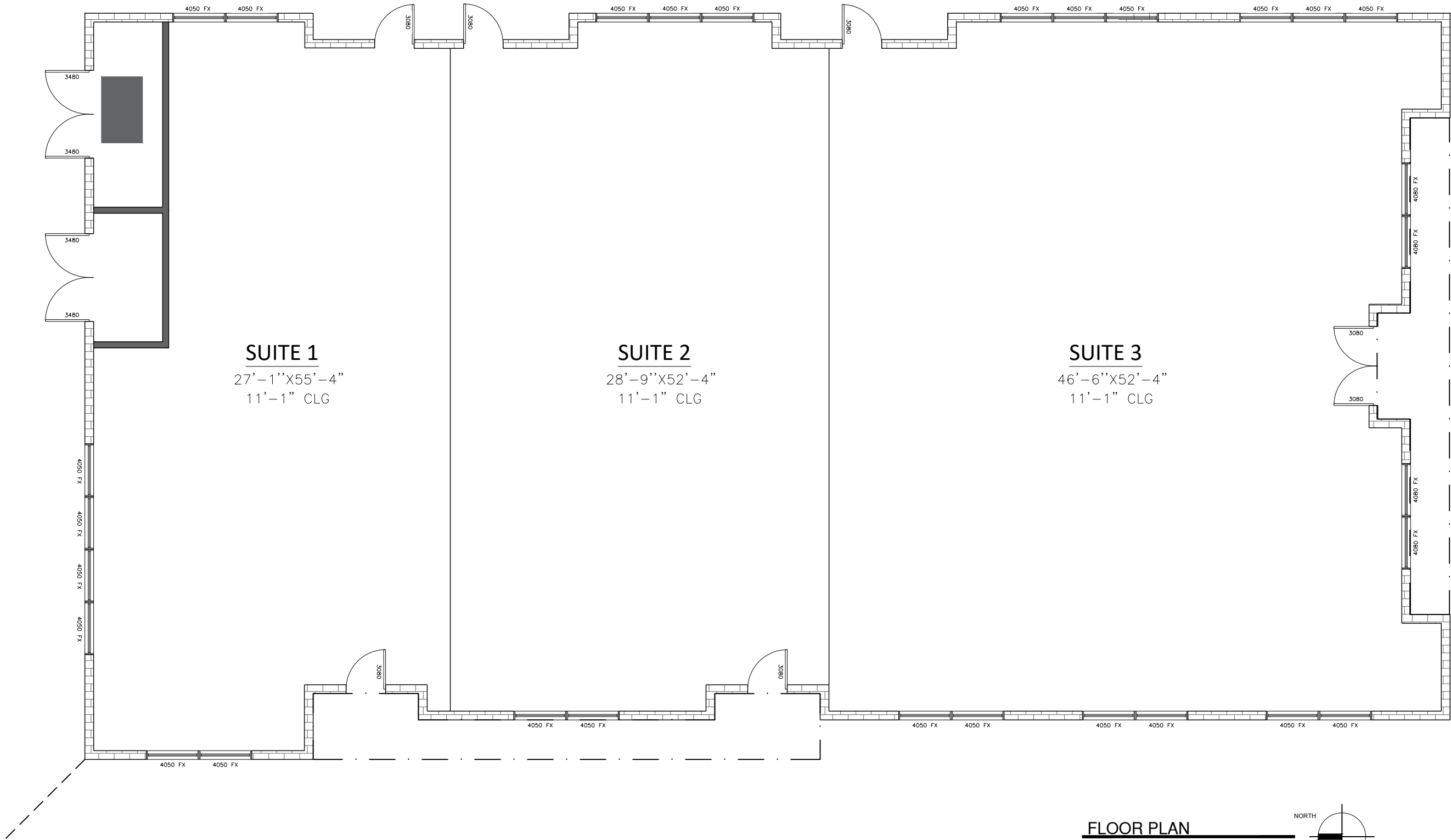
DATE:
07/25/25

SCALE:
PER PLAN

SHEET:

A-0

Exhibit 5



#	REVISIONS	DATE

**COOPER ROAD MEDICAL AND
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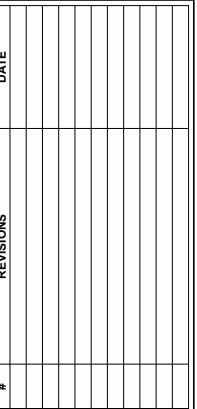
DRAWN BY:
ProcaDesign LLC

CONTACT #
www.procadesign.net
(602) 606-2885
info@procadesign.com

DATE:
07/25/25

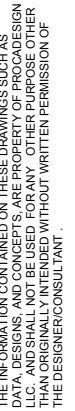
SCALE:
PER PLAN

SHEET:
A-1



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CONTACT #	www.procadeesign.com (602) 606-2885 info@procadeesign.com
DATE	07/25/25
SCALE	1/4" = 1'-0"
SHEET	A2.2

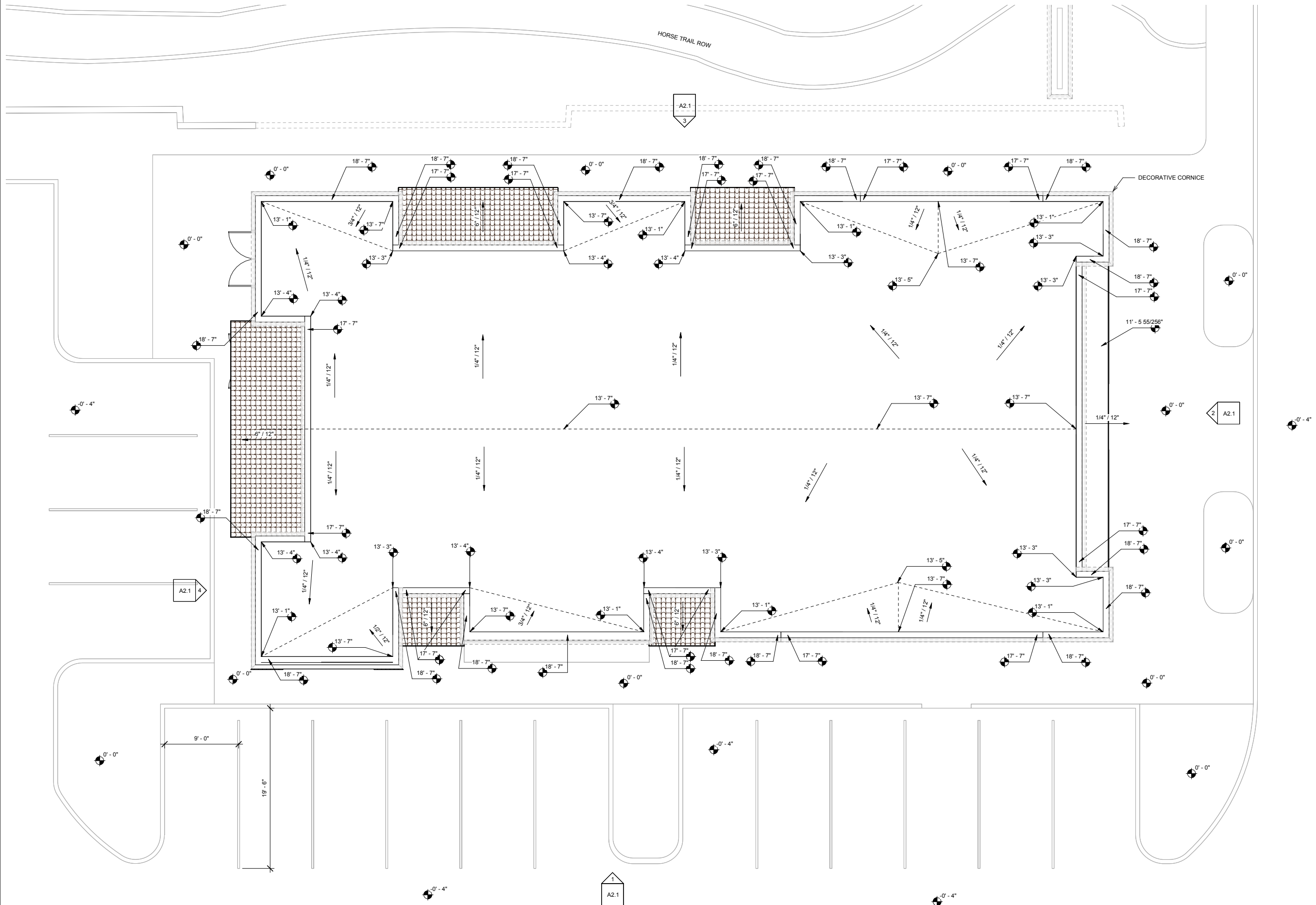


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COOPER ROAD MEDICAL AND
RETAIL BUILDING
0 N COOPER RD
CHANDLER AZ 85225

DRAWN BY	PROCADESIGN LLC
CONTACT #	www.procadeesign.com (602) 606-2885 info@procadeesign.com
DATE	07/25/25
SCALE	3/16" = 1'-0"
SHEET	

A4



① ROOF PLAN
3/16" = 1'-0"

Exhibit 6

	TRIM - SHERWIN WILLIAMS - TEA CHEST - SW 6103
	STUCCO - SHERWIN WILLIAMS - ALBASTER - SW 7008
	BLOCK BASE BOARDER - SHERWIN WILLIAMS - BARCELONA BEIGE - SW 7530
	DOOR & WINDOW - SHERWIN WILLIAMS - HOPSHACK - 6109
	FIRE RISE AND SES ROOM DOORS - SHERWIN WILLIAMS - HOPSHACK - 6109
	DIAMOND MAIN COLOR - SHERWIN WILLIAMS - NAVAL - 6244
	DIAMOND CENTER COLOR - SHERWIN WILLIAMS - IRON ORE - 7069



① 3D AERIAL VIEW FROM SOUTHWEST



THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF PROCADESIGN LLC, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/CONSULTANT.

[illegible]

COOPER ROAD MEDICAL AND RETAIL BUILDING

0 N COOPER RD
CHANDLER AZ 85225

DRAWN BY

PROCADESIGN LLC

CONTACT #
www.procadesign.com
(602) 606-2885

info@procadesign.com

DATE 07/25/25

SCALE
1/4" = 1'-0"

SHEET

3D-0

PAINT LEGEND

- TRIM - SHERWIN WILLIAMS - TEA CHEST - SW 6103
- STUCCO - SHERWIN WILLIAMS - ALBASTER - SW 7008
- BLOCK BASE BOARDER - SHERWIN WILLIAMS - BARCELONA BEIGE - SW 7530
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- DIAMOND CENTER COLOR - SHERWIN WILLIAMS - IRON ORE - 7069



① 3D – NORTHWEST AERIAL VIEW



② 3D – SOUTHWEST AERIAL VIEW



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info@procadesign.com
DATE
07/25/25
SCALE
1/4" = 1'-0"
SHEET



① 3D – SOUTHEAST AERIAL VIEW



② 3D – NORTHEAST AERIAL VIEW

PAINT LEGEND

	TRIM - SHERWIN WILLIAMS - TEA CHEST - SW 6103
	STUCCO - SHERWIN WILLIAMS - ALBASTER - SW 7008
	BLOCK BASE BOARDER - SHERWIN WILLIAMS - BARCELONA BEIGE - SW 7530
	DOOR & WINDOW - SHERWIN WILLIAMS - HOPSHACK - 6109
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#	REVISIONS	DATE

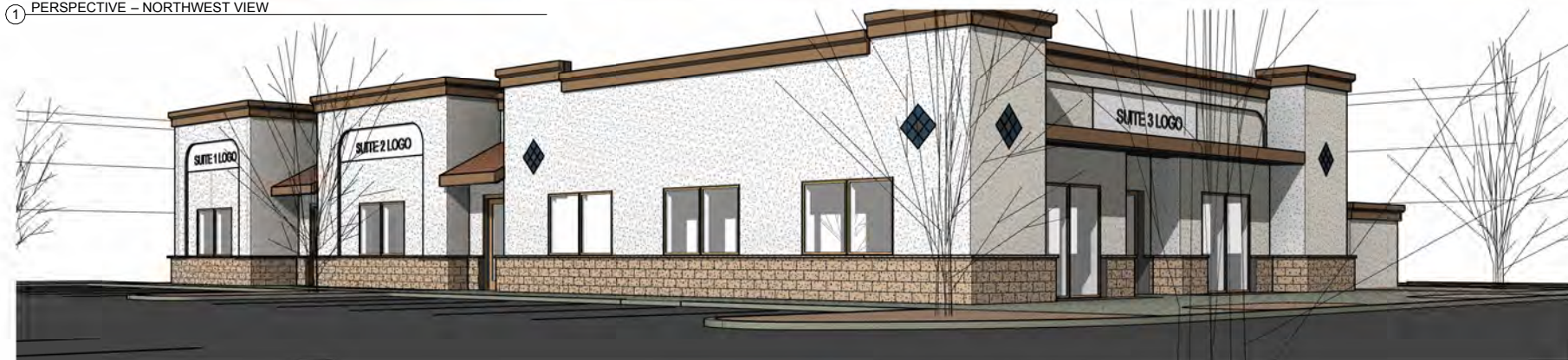
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DATE
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SHEET

	TRIM - SHERWIN WILLIAMS - TEA CHEST - SW 6103
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① PERSPECTIVE – NORTHWEST VIEW



2 PERSPECTIVE – SOUTHWEST VIEW



③ PERSPECTIVE – SOUTHEAST VIEW



④ PERSPECTIVE – NORTHEAST VIEW

[illegible]

COOPER ROAD MEDICAL AND
RETAIL BUILDING
0 N COOPER RD
CHANDLER AZ 85225

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CONTACT # www.procadeesign.com (602) 606-2885 info@procadeesign.com
DATE 07/25/25
SCALE 1/4" = 1'-0"
SHEET 3D-3

Exhibit 7



IMAGE	COMMON NAME	SYMBOL	QUANTITY AND SIZE
	PALO VERDE (PARKINSONIA ACULEATA)		1 – 24" BOX OR 2" CAL
	CHILOPSIS LINEARIS (DESERT WILLOW)		5 – 24" BOX
	CHILEAN MESQUITE (PROSOPIS CHILENSIS)		4 – 24" BOX
	OCOTILLO (FOUQUIERIA SPLENDENS)		3 – 15 GAL
	SAGUARO (CARNEGIEA GIGANTEA)		2 – 36" BOX

IMAGE	COMMON NAME	SYMBOL	QUANTITY AND SIZE
	TEXAS RANGER (LEUCOPHYLLUM FRUTESCENS)		13 – 5 GAL
	RED YUCCA (HESPERALOE PARVIFLORA)		14 – 5 GAL
	LANTANA (LANTANA SPP.)		12 – 1 GAL
	TRAILING INDIGO BUSH (DALEA GREGGII)		10 – 1 GAL (GROUND COVER)
	AGAVE (AGAVE PARRYI / AMERICANA)		4 – 5 GAL

1. CLUSTERING TO PROVIDE 1 TREE + 6 SHRUBS PER 30 LF AND 50% GROUND COVER AT MATURITY.
2. ALL LANDSCAPED AREAS SHALL UTILIZE COMPACTED NATIVE SOIL AS BASE MATERIAL UNLESS OTHERWISE SPECIFIED. SOIL SHALL BE GRADED FOR PROPER DRAINAGE AND COMPACTED TO 90% MINIMUM PER ASTM D1557.
3. ALL PLANT MATERIAL SHALL BE DROUGHT-TOLERANT AND DESERT-ADAPTED, SUITABLE FOR THE SONORAN DESERT CLIMATE.
4. IRRIGATION SHALL BE A LOW-VOLUME DRIP SYSTEM, AUTOMATIC AND SMART-CONTROLLED. NO OVERHEAD SPRAY ALLOWED IN NON-TURF AREAS.
5. ALL TREES SHALL BE DOUBLE-STAKED, INSTALLED IN PITS TWICE THE ROOT BALL WIDTH, AND BACKFILLED WITH NATIVE SOIL.
6. CONTRACTOR SHALL MAINTAIN LANDSCAPE AND IRRIGATION SYSTEMS FOR A MINIMUM OF 90 DAYS AFTER FINAL ACCEPTANCE, REPLACING ANY STRESSED OR DEAD VEGETATION.
7. HARDSCAPE SURFACES WITHIN LANDSCAPE AREAS TO BE STABILIZED DECOMPOSED GRANITE OR BROOM-FINISHED CONCRETE, AS SHOWN ON PLAN.
8. PLANTER ISLANDS TO COMPLY WITH CITY OF CHANDLER STANDARDS:

SINGLE-ROW ISLANDS (9'X19'): 1 TREE + 5 SHRUBS MINIMUM
9. EQUESTRIAN TRAIL ALONG THE SOUTH PROPERTY LINE SHALL BE PRESERVED PER CITY REQUIREMENTS. TRAIL TO BE A MINIMUM 8' WIDE, SURFACED WITH COMPACTED NATIVE SOIL, AND MAINTAIN 10' VERTICAL CLEARANCE. INSTALL A 3' CMU SCREEN WALL ADJACENT TO THE TRAIL WHERE INDICATED IN SITEPLAN.

[illegible]

COOPER ROAD MEDICAL AND
RETAIL BUILDING
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CHANDLER AZ 85225

DRAWN BY	PROCADESIGN LLC
CONTACT #	www.procadeesign.com (602) 606-2885 info@procadeesign.com
DATE	07/25/25
SCALE	As indicated
SHEET	

LS



Planning & Zoning Commission Memorandum Development Services
Memo No. 25-024

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
 David de la Torre, Planning Manager
From: Taylor Manemann, City Planner
Subject: PLH25-0034/ PLT23-0023 Tumbleweed Estates
Request: Rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres

Preliminary Plat approval for five (5) single-family residential lots on approximately 5.02 acres

Location: 5.02-acre site located at 1981 S Tumbleweed Lane, generally located 1/3-mile east and north of the northeast corner of Germann Road and Alma School Road

Applicant: Brad Wiesenhofer

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0034 Tumbleweed Estates, rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0023 Tumbleweed Estates, subject to the condition as recommended by Planning staff.

Background Data:

- Subject site is approximately 5.02 acres and is currently vacant
- Subject site is currently zoned Agricultural District (AG-1)
- Applicant is proposing to split the subject site into five (5) single-family residential lots with a roadway easement (the "Musket Place Easement") to provide access to all five lots from Tumbleweed Lane
- Each lot is at least one (1) gross acre but due to the Muket Place Easement, each lot is just under one (1) net acre
- AG-1 zoning requires each lot to be at least one (1) net acre, therefore a rezoning to AG-1/PAD is required for the reduced lot sizes

Surrounding Land Use Data:

North	AG-1	South	AG-1
East	PAD for single-family residential	West	Tumbleweed Lane, then AG-1

General Plan and Area Plan Designations

Plans	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

Lot Sizes (net)	Lot 1: 0.845 acres Lot 2: 0.889 acres Lot 3: 0.844 acres Lot 4: 0.889 acres Lot 5: 0.989 acres
Building Setbacks	Front: 20 feet Sides: 30 feet Rear: 40 feet
Maximum Lot Coverage	40%
Permitted Uses	Uses permitted in the AG-1 zoning district

Review and Recommendation

The approximately 5.02 acre site is zoned Agricultural District (AG-1) and is currently vacant. Rural residential properties border the site on all sides except to the east where it is bordered by Sienna Heights, an 11,000-18,000 square foot lot single-family subdivision.

The Applicant is proposing to split the subject site into five (5) single-family residential lots with an ingress/egress easement (the "Musket Place Easement") to provide access to all five lots from Tumbleweed Lane. The Musket Place Easement will run through the middle of the subject site and terminate with a cul-de-sac. There are two (2) proposed lots on the north and south side of the Musket Place Easement and one (1) at the end of the cul-de-sac. See attached Exhibits for reference.

Each lot is at least one (1) gross acre, but due to the Musket Place Easement, each lot is just under one (1) net acre. AG-1 zoning requires each lot to be at least one (1) net acre, therefore a rezoning to AG-1/PAD is required. Other than the requested reduction in net lot size, all other AG-1 requirements listed in Article IV of Chapter 35 of the Chandler Municipal Code will remain in place. This includes requirements such as building setbacks, lot coverage, building height, and permitted uses. The intent of the proposed development is to maintain the rural, agrarian qualities of the neighborhood, while only allowing for a minor reduction in lot sizes.

Currently, the water and sewer utilities for the existing properties along South Tumbleweed Lane are serviced by septic systems and a neighborhood shared water well with no infrastructure in place to provide city services. As part of the rezoning and development of the subject site, the Applicant will be bringing access to City of Chandler water and sewer to all residents along South Tumbleweed Lane by utilizing the newly created easement to install infrastructure mains.

The proposed single-family residential development is a compatible land use with the surrounding area and the General Plan Land Use designation. As such, 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.
- A neighborhood meeting was held on October 1, 2025. In addition

to planning staff and the applicant, eight (8) neighbors attended the meeting. Neighbors had questions regarding why the applicant is not rezoning to SF-33 which allows for the reduced lot sizes. Staff and the applicant clarified that SF-33 has less livestock allowances than AG-1 and the overall intent of this rezone is to keep the same character of the surrounding neighborhood with permitted uses, setbacks and lot coverage. The neighbors were also concerned that this rezone would extend the timeline for development. The applicant stated that the rezone will not affect the timeline for development more than about 30 days. Staff, the applicant, and the neighbors then had a discussion on how water and sewer access will change and be improved for their neighborhood as a result of this project.

- As of the writing of this memo, Planning staff has received one (1) letter of opposition to the request. The letter included concerns of the use of the property changing from farmland to a residential development and questions on future hearing dates. Staff responded to the resident by clarifying the request and providing information on upcoming hearing dates and times.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1) to Agricultural District/Planned Area Development (AG-1/PAD) to allow for the development of five (5) single-family residential lots ranging from 0.844 to 0.989 net acres, subject to the following conditions:

1. Development shall be in substantial conformance with the Exhibits, entitled "Tumbleweed Estates" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
 2. Uses permitted on the property shall be those permitted in the AG-1 zoning district.
 3. The maximum building lot coverage shall be forty (40) percent of the net lot area.
 4. Front yard setbacks shall be measured from the back of the Musket Place Easement.
 5. Minimum building setbacks shall be as follows:
-

Property Line Location	Minimum Building Setback
Front (Measured from the back of the Musket Place Easement)	20'
Sides	30'
Rear	40'

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.

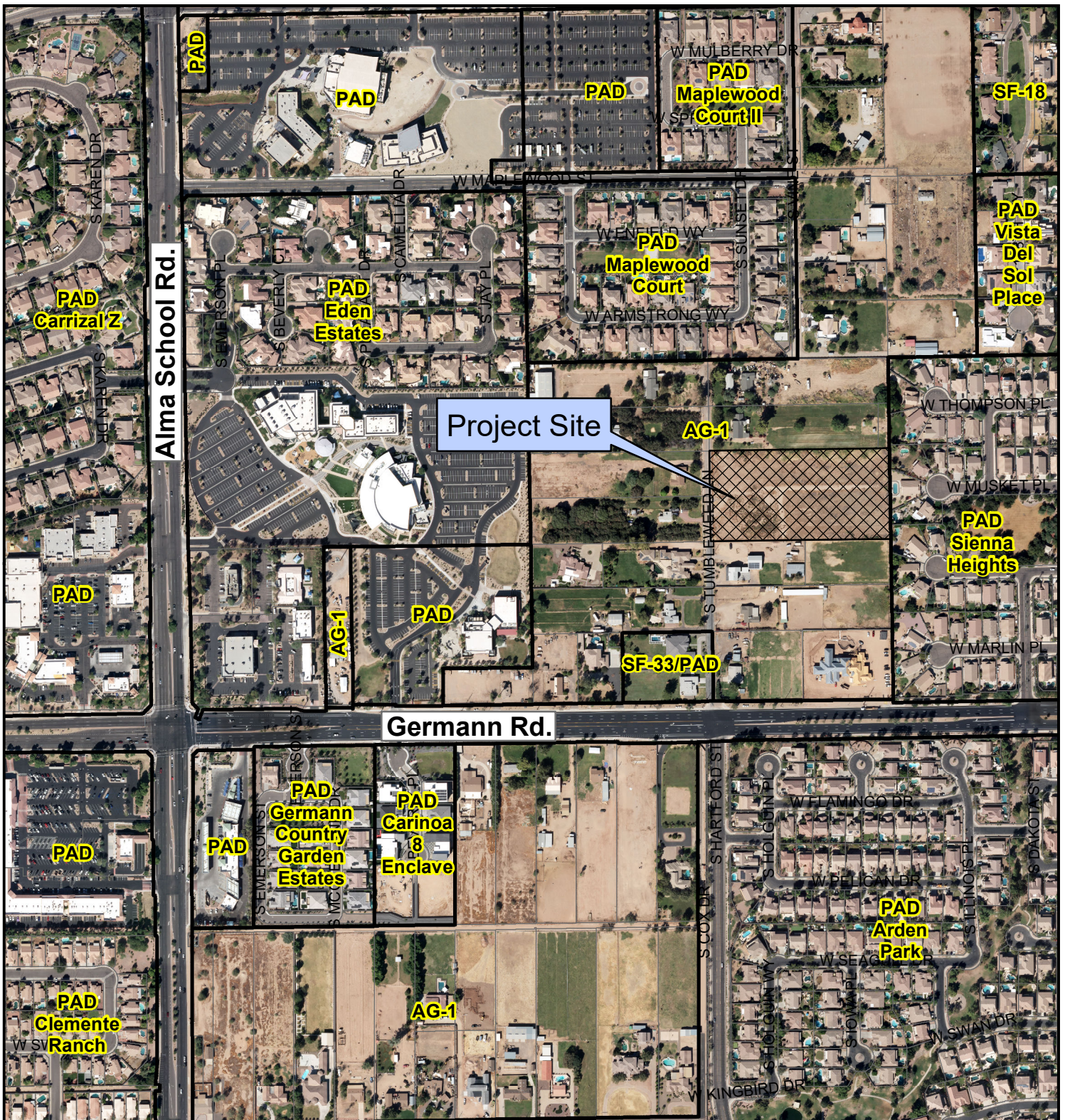
Attachments

Vicinity Maps

Exhibits

Preliminary Plat

Letter of Opposition



PLH25-0034/PLT23-0023 Tumbleweed Estates

Project Details

1981 S. Tumbleweed Ln.

Approx. 5 Acres

Rezone to AG-1/PAD to allow for five (5)
single-family residential lots

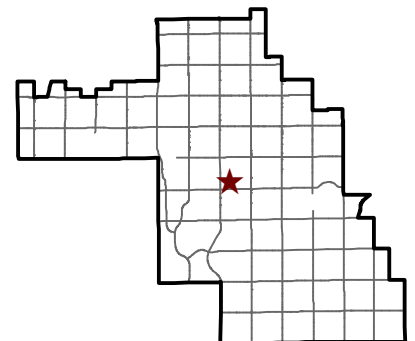


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

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



PLH25-0034

Tumbleweed Estates

Exhibits

Location:

1981 S Tumbleweed Lane

Generally located 1/3-mile east and north of the northeast
corner of Germann Road and Alma School Road

September 11, 2025

City of Chandler
Development Services
215 E Buffalo St
Chandler, AZ 85225

Attn: Planning and Zoning

Project: PLH25-0034 Tumbleweed Estates

Project Address: 1981 S Tumbleweed Lane

APN: 303-27-009U

Re: Rezoning Narrative

We, Tumbleweed Partners LLC, are requesting a rezoning of the property located at 1981 S Tumbleweed Lane from its current zoning of AG-1 to an updated zoning of AG-1/PAD, while retaining the original AG-1 attributes. See Attached **Exhibit A:** Aerial Location Photographs. Tumbleweed partners are proposing to split the subject property into five (5), one (1) gross acre lots for resale to accommodate five single family residences, aligning with the City of Chandler General Plan Neighborhood designation and the character of the existing residences in the area. See attached **Exhibit B:** Tumbleweed Estate Preliminary Plat.

As part of the improvement process, an ingress/egress easement, the Musket Place easement, is required to provide access to the five new lots. The addition of the Musket Place easement will result in the reduction of the net lot size of each lot to just under an acre each. This does not conform to the current AG-1 zoning development standards which require a minimum net lot area of one (1) acre. We are stressing the importance of maintaining the current agrarian qualities of the neighborhood to sustain the uniqueness of the other AG-1 properties in the area.

The only deviation requested from the existing AG-1 zoning standards will be the minimum lot sizes as provided in the below chart:

Lot No.	Gross Area (Includes Musket Place Easement and Tumbleweed Lane)	Net Area (Excludes Musket Place Easement)
Lot 1	1.005 AC	0.845 AC
Lot 2	1.005 AC	0.889 AC

Lot 3	1.005 AC	0.844 AC
Lot 4	1.005 AC	0.889 AC
Lot 5	1.000 AC	0.989 AC

The remainder of the existing AG-1 zoning standards listed in **Article IV of the city Zoning Code** will continue to be required including the AG-1 permitted uses, building heights, setbacks, and maximum lot coverage. These standards are listed below for reference:

35-401. - Uses permitted.

[The following are uses permitted in this district:]

- (1) Single-family dwellings.
- (2) Field crops such as cotton, grain, vegetables, fruit trees, flowers.
- (3) Raising and marketing of poultry, rabbits and other small, domesticated animals provided they are contained within a fence or cage. No slaughtering of animals for commercial purposes.
- (4) Agrarian subdivisions, subject to:
 - (a) Livestock raising and grazing is permitted for a maximum of one (1) livestock animal per seven thousand (7,000) square feet of lot area.
 - (b) No more than one (1) hog, weighing more than fifty (50) pounds, may be kept per thirty-five thousand (35,000) square feet of lot area.
 - (c) All animals must be contained in a stock-tight fence and/or corral. Such fence or corral shall not be permitted closer than one hundred (100) feet to the front property line. For corner lots, no such fence or corral shall be located closer to the side right-of-way line than the principal building.
 - (d) Accessory buildings used specifically for animals and fowl, provided they are located within the area fenced for animals and maintain the same front yard requirements as provided for the principal building.
- (5) Farm roadside stand.

(6) Riding stables (minimum area, ten (10) acres).

(7) Home occupations, in accordance with Article XXII, section 35-2215 of this Code.

(8) Fences, walls, landscape screens not exceeding seven (7) feet in height adjacent to rear and side property lines and not to exceed three (3) feet in height adjacent to front yard.

(9) Swimming pools, private, in accordance with Article XXII, section 35-2205 of this Code.

(10) One (1) accessory building, In accordance with Article XXII, section 35-2202 of this Code.

(11) Signs are permitted in accordance with the Chandler Sign Code [Chapter 39].

(12) Storage shed, In accordance with Article XXII, section 35-2203 of this Code.

(13) Accessory dwelling units, in accordance with Article XXII, section 35-2202.2 of this Code.

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20; Ord. No. 5075, § 2(Exh.), 2-22-24; Ord. No. 5113, § 2(Exh.), 12-9-24)

35-402. - Uses permitted by use permit.

(1) Any other use determined by the Council to be compatible with other uses in the area and consistent with the general plan [are permitted by use permit].

(Ord. No. 1251, § 1, 10-10-83; Ord. No. 3063, § 3, 11-18-99)

35-403. - Height and area regulations.

(1) Height regulations: No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.

(2) Front yard: The yard requirements shall be determined by the right-of-way width of the street the lot fronts. The following schedule indicates front yard requirements:

Approved R/W Width of Abutting Street(s) (feet)	Required Front Yard (feet)
50-59	20
60-79	25
80-99	30
Greater than 99	50

For through lots, a front yard shall be required from the street which the principal building will front.

(3) Side yard:

(a) Interior lots: Each side yard shall not be less than thirty (30) feet.

(b) Corner lots: For street side, the minimum side yard shall be one-half ($\frac{1}{2}$) as required for a front yard for the abutting street but in no case less than thirty (30) feet. Interior side yards shall be a minimum of thirty (30) feet.

(4) Rear yard: No rear yard shall be less than forty (40) feet.

(5) Intensity of lot use: In no event shall all buildings cover more than forty (40) percent of the net lot area.

To support this development, Tumbleweed Partners have been working closely with both the City of Chandler Planning and Zoning, and the neighbors along S Tumbleweed Lane, to define and record a dedicated water and sewer utility easement that will protect and support future neighborhood needs and requirements.

Currently, the water and sewer utilities for the existing properties along S Tumbleweed Lane are serviced by septic systems and a neighborhood shared water well with no infrastructure in place to provide city services. As part of the rezoning and development of 1981 S Tumbleweed Lane, we will be bringing access to City of Chandler water and sewer to all residents along S Tumbleweed Lane by utilizing the newly created easement to install infrastructure mains.

Tumbleweed Partners believe the request to rezone the subject property using zoning classification AG-1/PAD in section 35-401 of the city code is consistent with existing land use in the surrounding area and as evidenced by the City of Chandler Planning Interactive Map details. Furthermore, the request aligns with sections 35-400 – Purpose of Article IV - AG-1 – Agricultural District of the Land Use and Zoning Code which states:

35-400. – Purpose.

The purpose of this district is to provide for agricultural areas within the City and to protect and conserve these areas within and adjacent to urban development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities which would adversely affect the urban-rural characteristics of this district.

Overhead SRP powerlines running adjacent to the subject property will be buried and extended into the subdivision along with utilities from Southwest Gas, Cox Communications, and SRP Irrigation. A six-foot block fence will enclose the proposed subdivision.

In closing, for the better part of two-plus years, Tumbleweed Partners have been partnering with the neighbors of S Tumbleweed and the City of Chandler to deliver the best possible outcome that supports future growth while providing benefit to the adjacent property owners. We appreciate your consideration of our rezoning request to allow the development to continue moving forward.

Regards,

Brad Wiesenhofer
Managing Partner, Tumbleweed Partners, LLC
bradwiesenhofer@gmail.com

EXHIBIT A

1985 S Tumbleweed Ln (APN 303-27-009U)

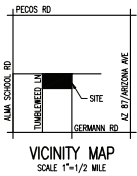


1985 S Tumbleweed Ln (APN 303-27-009U)



EXHIBIT B

TUMBLEWEED ESTATES
A PRELIMINARY PLAT MAP OF ASSESSOR'S PARCEL 303-27-009U
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 04, TOWNSHIP 02 SOUTH, RANGE 05 EAST, OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION
A PROPOSED SUBDIVISION ALONG TUMBLEWEED LANE IN CHANDLER, AZ.

PROJECT DATA
ASSESSOR'S PARCEL NUMBER: 303-27-009U
ZONING: AG-1

LEGAL DESCRIPTION PARENT PARCEL 303-27-009U
PARCEL NO. 1
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN;

PARCEL NO. 2
AN UNDIVIDED 2/16TH INTEREST IN AND TO A WELL SITE DESCRIBED AS FOLLOWS: THE EAST 50 FEET OF THE NORTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN;

PARCEL NO. 3
EASEMENT FOR DOMESTIC WATER LINE OVER AND ACROSS THE SOUTH 7 FEET OF THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

BASIS OF BEARING
NORTH 075°54' WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 04 AS MEASURED BETWEEN MONUMENTS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES; ALSO SHOWN ON THE FINAL PLAT FOR GCACS SURVEY FOR T25, R5E (R9).

BENCHMARK
CITY OF CHANDLER VERTICAL CONTROL POINT "30A" - SECTION 5, T25, R5E, 3-INCH BRASS CAP IN CONCRETE, 200 FT NORTH OF INTERSECTION OF GERMAN RD AND ALMA SCHOOL RD; 3 FT WEST OF BACK OF SIDEWALK AT WEST OF ALMA SCHOOL RD. (NORTHING: 828448.304, EASTING: 717765.451)
NAD83 ELEVATION: 1209.15 (ft) (10)

SECONDARY BENCHMARK
F REBAR/CAP (LS 25090) FOUND AT NORTHWEST CORNER OF PARENT PARCEL.
NAD83 ELEVATION: 1211.36

CITY OF CHANDLER PRELIMINARY PLAT NOTES
1. 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.
2. THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

LOT AREAS

LOT NO.	GROSS AREA (INCLUDES MUSKET PLACE EASEMENT AND TUMBLEWEED LANE)	NET AREA (EXCLUDES MUSKET PLACE EASEMENT)
LOT 1	1.005 AC	0.845 AC
LOT 2	1.005 AC	0.889 AC
LOT 3	1.005 AC	0.844 AC
LOT 4	1.005 AC	0.889 AC
LOT 5	1.000 AC	0.989 AC

TOTAL GROSS AREA: 5.023 AC
TOTAL NET AREA: 4.456 AC (EXCLUDES TUMBLEWEED LANE AND MUSKET PLACE EASEMENT)

BOUNDARY CLOSURE CALCULATION SUMMARY

LOT NO.	ERROR NORTH	ERROR EAST	CLOSURE ERROR
LOT 1	-0.00400	0.00001	0.00040
LOT 2	-0.00029	-0.00001	0.00030
LOT 3	-0.00042	-0.00008	0.00040
LOT 4	-0.00030	-0.00010	0.00030
LOT 5	-0.00045	0.00006	0.00050

OWNER
TUMBLEWEED PARTNERS, LLC
12430 E. VALLEJO ST
CHANDLER, AZ 85249
TEL: (602) 690-0175
EMAIL: BRADWIESENHOFER@GMAIL.COM

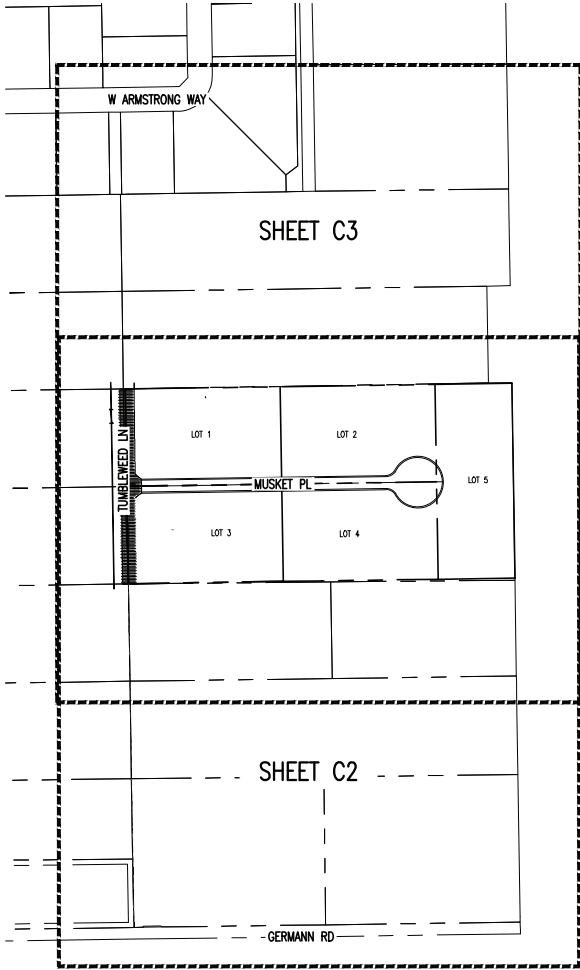
CIVIL ENGINEER
THOMAS GAIL HAWES
NPS MARICOPA INC
859 NORTH LAFAYETTE,
MESA, AZ 85201
TEL: (480) 201-5476
EMAIL: NPSMARICOPA@GMAIL.COM

SURVEYOR
TIMOTHY J. EVANS, PLS
EVANS PROFESSIONAL LAND SURVEY
2185 S BAWING ST
GILBERT, AZ 85295
EMAIL: TIM.EVANS@EVANS-PRO.COM

- LEGEND**
- ADJACENT LOT LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - 1211- PROPOSED GROUND CONTOUR EXISTING
 - 1211- GROUND CONTOUR
 - W- DRAINAGE FLOW ARROW
 - W- EXISTING WATER LINE
 - W- PROPOSED WATER LINE
 - S- EXISTING SEWER LINE
 - S- PROPOSED SEWER LINE
 - S- EXISTING IRRIGATION VALVE
 - S- EXISTING WATER VALVE
 - PROPOSED SEWER MANHOLE
 - EXISTING IRRIGATION LINE
 - EXISTING IRRIGATION LINE
 - EXISTING DIRT ROAD
 - PROPOSED PAVING ALONG TUMBLEWEED LANE (SEE NOTE 19)
 - SEWER CLEANOUT

- ABBREVIATIONS**
- APN ASSESSOR PARCEL NUMBER
 - AC ACRE
 - C CONCRETE
 - CMU CONCRETE MASONRY UNIT
 - COC CITY OF CHANDLER
 - CY CUBIC YARD
 - DTL DETAIL
 - EG EXISTING GRADE
 - EWMT EASEMENT
 - FH FIRE HYDRANT
| FL | FLOWLINE |
| GCACS | GEODETIC CENSUS AND CADASTRAL SURVEY |
| HME | HEADMETER ELEVATION |
| IRRG | IRRIGATION |
| LF | LINEAR FEET |
| MAC | MARICOPA ASSOCIATION OF GOVERNMENTS |
| NAD83 | NORTH AMERICAN VERTICAL DATUM OF 1983 |
| P | PAVEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PL | PROPERTY LINE |
| SF | SQUARE FEET |
| STD | STANDARD |

- SHEET INDEX**
- C1 COVER SHEET
 - C2 PRELIMINARY PLAT
 - C3 PRELIMINARY PLAT



SHEET INDEX MAP
SCALE 1"=100'

REVISIONS

NPS MARICOPA INC.
AN ARIZONA NONPROFIT CORPORATION
859 N LAFAYETTE
MESA, ARIZONA 85201
(480) 201-5476
TOM.HAWES@GMAIL.COM

COVER SHEET
TUMBLEWEED ESTATES
CHANDLER, AZ

PROJECT:

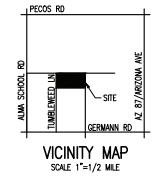
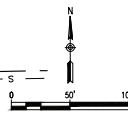
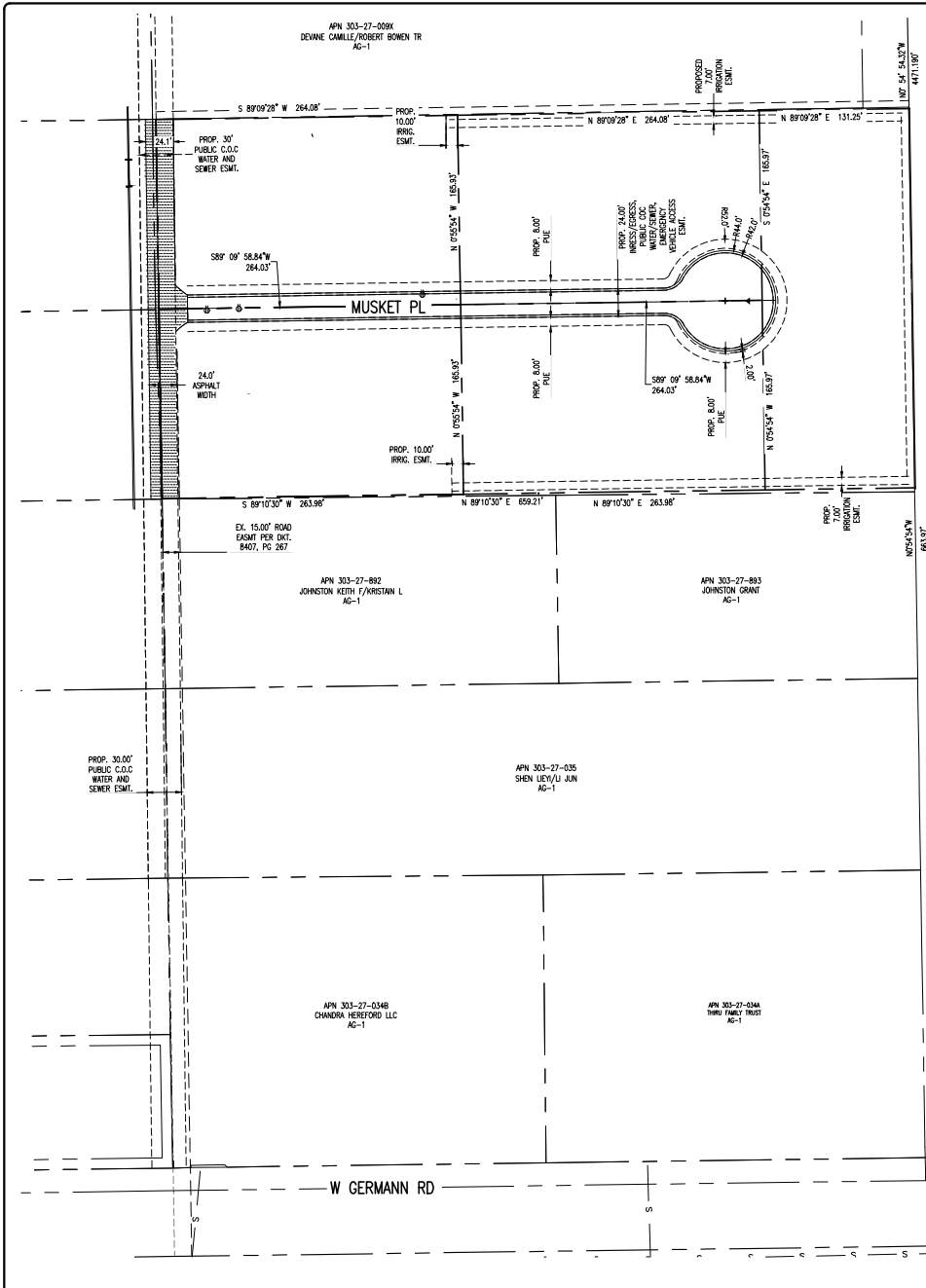


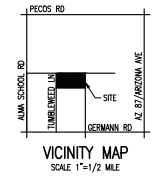
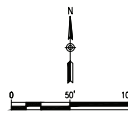
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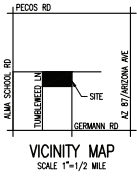
SHEET NO.

C1
C.O.D. No
PLT23-0023

[illegible]



TUMBLEWEED ESTATES
A PRELIMINARY PLAT MAP OF ASSESSOR'S PARCEL 303-27-009U
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 04, TOWNSHIP 02 SOUTH, RANGE 05 EAST, OF THE GILA
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A PROPOSED SUBDIVISION ALONG TUMBLEWEED LANE IN CHANDLER, AZ.

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ZONING AG-1

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SECONDARY BENCHMARK

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NAVD88 ELEVATION: 1211.36

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LOT 5	1.000 AC	0.989 AC

TOTAL GROSS AREA: 5.023 AC

TOTAL NET AREA: 4.456 AC (EXCLUDES TUMBLEWEED LANE AND MUSKET PLACE EASEMENT)

BOUNDARY CLOSURE CALCULATION SUMMARY

LOT NO.	ERROR NORTH	ERROR EAST	CLOSURE ERROR
LOT 1	-0.00400	0.00001	0.00040
LOT 2	-0.00029	-0.00001	0.00030
LOT 3	-0.00042	-0.00008	0.00040
LOT 4	-0.00030	-0.00010	0.00030
LOT 5	-0.00045	0.00006	0.00050

OWNER

TUMBLEWEED PARTNERS, LLC
12430 E. VALLEJO ST
CHANDLER, AZ 85249
TEL: (602) 690-0175
EMAIL: BRADWIESENHOFER@GMAIL.COM

CIVIL ENGINEER

THOMAS GAIL HAWES
NPS MARICOPA INC
859 NORTH LAFAYETTE,
MESA, AZ 85201
TEL: (480) 201-5476
EMAIL: NPSMARICOPA@GMAIL.COM

SURVEYOR

TIMOTHY J. EVANS, PLS
EVANS PROFESSIONAL LAND SURVEY
2185 S BAWING ST
GILBERT, AZ 85295
EMAIL: TIM.EVANS@EVANS-PRO.COM

LEGEND

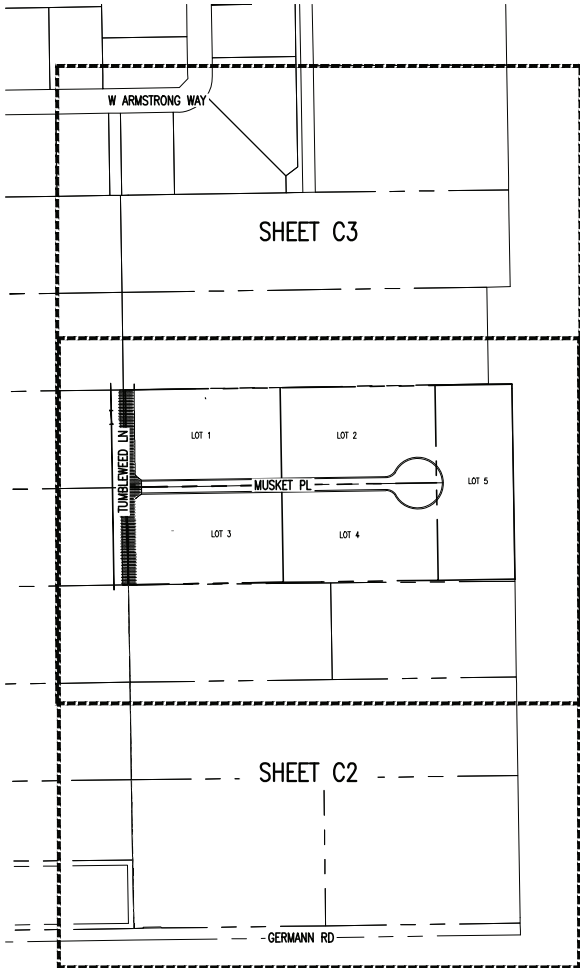
---	ADJACENT LOT LINE
---	PROPERTY LINE
---	EASEMENT LINE
-1211-	PROPOSED GROUND CONTOUR EXISTING
-1211-	GROUND CONTOUR
W	DRAINAGE FLOW ARROW
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
⊗	EXISTING IRRIGATION VALVE
⊗	EXISTING WATER VALVE
⊗	PROPOSED SEWER MANHOLE
⊗	EXISTING IRRIGATION LINE
⊗	PROPOSED IRRIGATION LINE
---	EXISTING DIRT ROAD
---	PROPOSED PAVING ALONG TUMBLEWEED LANE (SEE NOTE 19)
CO	SEWER CLEANOUT

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
AC	ACRE
C	CONCRETE
CMU	CONCRETE MASONRY UNIT
COC	CITY OF CHANDLER
CY	CUBIC YARD
DTL	DETAIL
EG	EXISTING GRADE
EWMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
GCACS	GEODETIC CONTROL POINT AND CADASTRAL SURVEY
HME	HEADMETER ELEVATION
IRRG	IRRIGATION
LF	LINEAR FEET
MAC	MARICOPA ASSOCIATION OF GOVERNMENTS
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
SF	SQUARE FEET
STD	STANDARD

SHEET INDEX

C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	PRELIMINARY PLAT



SHEET INDEX MAP
SCALE 1"=100'

REVISIONS

NPS MARICOPA INC.
AN ARIZONA NONPROFIT CORPORATION
859 N LAFAYETTE
MESA, ARIZONA 85201
(480) 201-5476
TOMHAWES@GMAIL.COM

COVER SHEET
TUMBLEWEED ESTATES
CHANDLER, AZ

PROJECT:

811
Know what's below.
Call before you dig.

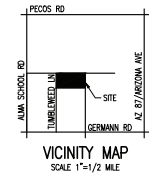
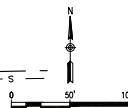
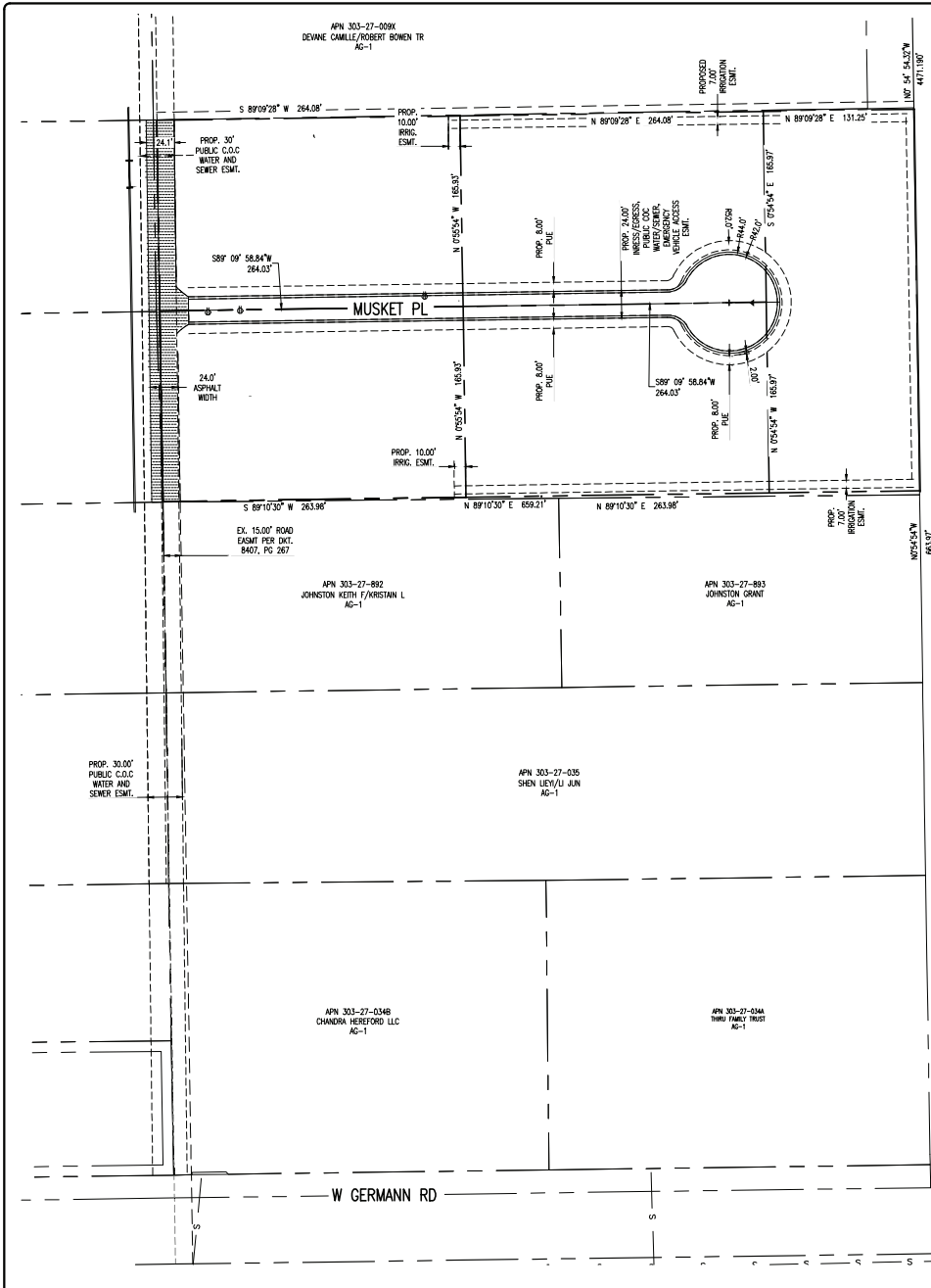


JOB NO.
M23089

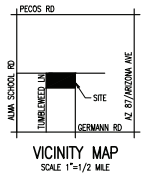
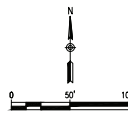
DRAWN BY: JPB

SHEET NO.

C1
C.O.D. No
PLT23-0023



 Know what's below. Call before you dig.		PROJECT: PRELIMINARY PLAT TUMBLEWEED ESTATES CHANDLER, AZ		NPS MARICOPA INC. AN ARIZONA NONPROFIT CORPORATION 800 N. LARINETTE MILWAUKEE, WISCONSIN 5301 (460) 201-5476 TON.HAWES@MAIL.COM		REVISIONS:	
JOB NO. M23089		SHEET NO. C2		C.O.C. Log No PL123-0023		DRAWN BY: JPB	
SEAL STATE OF ARIZONA REGISTERED PROFESSIONAL LAND SURVEYOR 30505 THOMAS J. HAWES JULY 1988 ARIZONA U.S.A.							



REVISIONS:

NPS MARICOPA INC.
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TOM.HAWS@GMAIL.COM

PRELIMINARY PLAT
TUMBLEWEED ESTATES
CHANDLER, AZ

PROJECT:



JOB NO.
M23089
DRAWN BY: JPB

SHEET NO.
C3
C.O.C. Log No
PLT23-0023

Taylor Manemann

From: Burningham, Christian D <ChristianDBurningham@eaton.com>
Sent: Wednesday, October 8, 2025 11:27 AM
To: Taylor Manemann
Subject: FW: PLH25-0034 Tumbleweed Estates

This Message Is From an External Sender

[Report Suspicious](#)

This message came from outside your organization.

Hi,

I wanted to reach out in regards to the rezoning that has been filed with the City of Chandler for the property at 1981 S. Tumbleweed Lane (APN303-27-009u). I was unable to attend the meeting that took place on October 1st in regards to this rezoning request so I am hoping to understand a bit more about the process as well as voice my opinion.

I live in the Sienna Heights neighborhood and the property they are trying to re-zone is essentially right in my back yard. If this rezoning is allowed to pass it will have a negative impact on my property's value as well as the overall aesthetic of my backyard. When I originally purchased my home I was told by the realtor, and also looked into it myself, that the land behind my house was zoned as "farm land" so they could not further develop it and it was limited to the number and size of structures that could be built on that land. That was a major selling point to me and the backyard of my property was a big reason why I purchased this house. I am very much against these rezoning efforts. It is clearly just a company coming in and buy the land with the intention to break it up into lots and develop it and make a profit and this should not be allowed. Tumbleweed Partners LLC should not be able rezone the land and make a profit at the cost of individuals who bought their homes with the understanding that this land could not be developed residentially.

Outside of this email, what other options do I have to make sure that this rezoning does not go through? I am not familiar with this process at all, so I'm wondering how does something like this get voted on? Who votes on it? What kind of timeline does it take for something like this to get approved or denied? I would really appreciate any additional information regarding this process. Like I mentioned above, this will definitely have a negative effect on my property value, as well as my view, my lack of noise in my back yard, all of these types of things.

Thank you,

Christian Burningham

Pricing Analytics Manager
Assemblies and Residential Solutions (ARS), [Eaton](#)
560 North 45th Street | Chandler, AZ 85226
[mobile: +1 801 725-6268](tel:+18017256268)
christiandburningham@eaton.com



**Planning & Zoning Commission Development Services Memo No. 25-022**

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
David de la Torre, Planning Manager
From: Darsy Smith, City Planner
Subject: PLH25-0025 Objective Design Standards

Proposed Motion:

Move Planning and Zoning Commission recommends approval of proposed text amendment relating to the requirement of cities to authorize administrative personnel to review and approve design review plans based on objective standards, without requiring a public hearing, as recommended by Planning staff.

Background/Discussion

- In March 2025, the legislature approved HB 2447 that requires cities to authorize administrative personnel to review and approve design review site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing.
- The bill also requires cities to authorize administrative personnel to review and approve design review plans based on objective standards without a public hearing.
- To address these requirements, staff is proposing text amendments that:
 - Edit and reorganize Article 19 Site Development Plan of Chapter 35 of the Zoning Code to replace subjective design standards with objective requirements for commercial, industrial, and multifamily residential developments
 - Rename Article 19 Site Development Plan of Chapter 35 of the Zoning Code to Article 19 Design Standards
 - Codify objective design standards for single-family developments that were previously adopted as guidelines and were applied to Planned Area Development (PAD) zoning requests.

- No longer require City Council approval for preliminary plats
- Codify previously implemented unwritten administrative policies (i.e., required parking spaces can't be located in recessed truck loading docks, requiring that garages are 20 by 20 feet of unencumbered space, and screening of SES cabinets being architecturally integrated into the building)
- Codify design stipulations that have been regularly approved and applied to previously approved Preliminary Development Plan applications

Goal

- Staff's goal in the editing and reorganization of Article 19 Site Development Plan of the Zoning Code was to maintain the expectation for high-quality design, which up to now, has been realized through a variety of approaches including existing development standards in the zoning code, adopted design guidelines, and PAD/PDP stipulations. To achieve this, all of these approaches have been incorporated into the proposed design standards. In addition, staff researched existing objective design standards from other cities in the area and other states.

Public Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code

Attachments

HB2447

Draft Article XIX - Design Standards

House Engrossed

self-certification program; administrative review

State of Arizona
House of Representatives
Fifty-seventh Legislature
First Regular Session
2025

CHAPTER 31

HOUSE BILL 2447

AN ACT

AMENDING SECTION 9-500.49, ARIZONA REVISED STATUTES; RELATING TO MUNICIPAL ADMINISTRATIVE REVIEWS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 9-500.49, Arizona Revised Statutes, is amended
3 to read:

4 9-500.49. Administrative review and approval;
5 self-certification program; expedited approval;
6 definitions

7 A. Notwithstanding any other law, the legislative body of a city or
8 town ~~may~~ SHALL by ordinance do the following:

9 1. Authorize administrative personnel to review and approve site
10 plans, development plans, land divisions, lot line adjustments, lot ties,
11 preliminary plats, final plats and plat amendments without a public
12 hearing.

13 2. Authorize administrative personnel to review and approve design
14 review plans based on objective standards without a public hearing.

15 ~~3. Adopt a self-certification program allowing registered~~
16 ~~architects and professional engineers to certify and be responsible for~~
17 ~~compliance with all applicable ordinances and construction standards for~~
18 ~~projects that the ordinance identifies as being qualified for~~
19 ~~self-certification.~~

20 ~~4.~~ 3. Allow at-risk submittals for certain on-site preliminary
21 grading and drainage work or infrastructure.

22 ~~5.~~ 4. Allow applicants with a history of compliance with building
23 codes and regulations to be eligible for expedited permit review.

24 B. NOTWITHSTANDING ANY OTHER LAW, THE LEGISLATIVE BODY OF A CITY OR
25 TOWN MAY BY ORDINANCE ADOPT A SELF-CERTIFICATION PROGRAM ALLOWING
26 REGISTERED ARCHITECTS AND PROFESSIONAL ENGINEERS TO CERTIFY AND BE
27 RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND CONSTRUCTION
28 STANDARDS FOR PROJECTS THAT THE ORDINANCE IDENTIFIES AS BEING QUALIFIED
29 FOR SELF-CERTIFICATION.

30 ~~B.~~ C. Applications for a license pursuant to this section are
31 subject to chapter 7, article 4 of this title.

32 ~~C.~~ D. For the purposes of this section: ~~;~~

33 1. "LICENSE" HAS THE SAME MEANING PRESCRIBED IN SECTION 9-831.

34 2. "Objective" means not influenced by personal interpretation,
35 taste or feelings of a municipal employee and verifiable by reference to
36 an adopted benchmark, standard or criterion available and knowable by the
37 applicant or proponent.

38 Sec. 2. Effective date

39 This act is effective from and after December 31, 2025.

APPROVED BY THE GOVERNOR MARCH 31, 2025.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MARCH 31, 2025.

“2025 Amendments to Chandler City Code Chapter 35”

The Chandler City Code Chapter 35- Property Maintenance, Chapter 35- Land Use and Zoning, is hereby amended to read as follows (additions in **ALL CAPS**, deletions in ~~strikethrough~~, omitted text indicated by ellipses as “. . .”):

ARTICLE XIX- DESIGN STANDARDS

35-1900. PURPOSE.

THE PURPOSE OF THIS ARTICLE IS TO ESTABLISH STANDARDS THAT FUNCTION TO GUIDE DEVELOPMENT TOWARD THE HIGHEST ATTAINABLE ENVIRONMENTAL QUALITY AT A TIME IN WHICH DEVELOPMENT AND EXPANSION ARE TAKING PLACE IN THE CITY OF CHANDLER, AS SUCH DEVELOPMENT ONCE ESTABLISHED PROVIDES THE LIVING AND WORKING ENVIRONMENT FOR HUNDREDS OF THOUSANDS OF FAMILIES OVER NUMEROUS DECADES AND GENERATIONS.

THE PURPOSE OF THE OBJECTIVE DESIGN STANDARDS IS TO PROVIDE CLARITY AND CONSISTENCY AND REDUCE SUBJECTIVITY IN THE REVIEW PROCESS FOR DEVELOPERS AND BUILDERS. THIS SECTION COMPLIES WITH A.R.S. § 9-500.49, REQUIRING OBJECTIVE DESIGN STANDARDS TO AUTHORIZE ADMINISTRATIVE REVIEW AND APPROVAL OF PLANS WITHOUT A PUBLIC HEARING.

35-1901. APPLICABILITY.

(1) ANY OF THE FOLLOWING DEVELOPMENT ACTIVITIES FOR PROPERTY LOCATED WITHIN A PLANNED AREA DEVELOPMENT (PAD), COMMERCIAL, INDUSTRIAL, MOBILE HOMES, MULTIPLE-FAMILY, OR SINGLE-FAMILY ZONING DESIGNATION, SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS ARTICLE FOR SITE DEVELOPMENT PLAN IMPROVEMENTS:

(A) NEW CONSTRUCTION OF A BUILDING OR BUILDINGS, IRRESPECTIVE OF WHETHER THE PROPERTY WAS PREVIOUSLY DEVELOPED;

(B) ALTERING AN EXISTING FLOOR PLAN OR SITE PLAN WHICH INTENSIFIES A USE IN TERMS OF ADDITIONAL PARKING, OCCUPANCY CAPACITY, OUTDOOR DISPLAY AREA, OUTDOOR STORAGE AREA, OR THE LIKE, IRRESPECTIVE OF WHETHER THE BUILDING OR USE IS PHYSICALLY EXPANDED BEYOND EXISTING CONFINES;

(C) INITIATING A NEW USE ON VACANT OR VACATED PROPERTY, OR CHANGING ONE USE TO ANOTHER AS DETERMINED UNDER THE ZONING CODE;

(D) EXPANSION OF A USE THAT INCREASES ITS LAND AREA, EXCEPT THAT THE IMPROVEMENTS SPECIFIED BY THIS ARTICLE SHALL BE REQUIRED ONLY FOR THE AREA OF THE EXPANSION;

(E) ADDING ON TO AN EXISTING BUILDING, EXCEPT THAT AN ADDITION INVOLVING LESS THAN 20 PERCENT OF THE TOTAL EXISTING FLOOR AREA OR 2,500 SQUARE FEET, WHICHEVER IS LESS, SHALL BE EXEMPT FROM THE REQUIREMENTS OF THIS ARTICLE. HOWEVER, THE REQUIREMENTS OF SECTION 35-1902(4)(A)2.B., CORNER OBSTRUCTIONS, AND SECTION 35-1906, "LANDSCAPING," SHALL BE MET WITH RESPECT TO THE ADDITION.

THE REPAIR OF ANY BUILDING, SUCH AS ITS WALLS, ROOF, OR OTHER STRUCTURAL COMPONENT, OR THE RENOVATION OF ANY BUILDING FACADE, INCLUDING RELOCATION OF DOORS AND WINDOW OPENINGS, OR THE REPAIR OF EXISTING ON-SITE IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCES, PARKING LOT SURFACES, LANDSCAPE FEATURES AND THE LIKE, NONE OF WHICH FALL INTO THE DEVELOPMENT ACTIVITIES DESCRIBED HEREIN, SHALL BE EXEMPT FROM THE REQUIREMENTS OF THIS ARTICLE.

(2) MODIFICATIONS TO THE APPROVED SITE DEVELOPMENT PLAN SHALL BE SUBJECT TO AMENDMENTS OF THE ZONING CODE ADOPTED SINCE THE APPROVAL DATE.

(3) PROJECT DESIGN GUIDELINES AND SPECIFICATIONS FOR DEVELOPMENTS WITH MORE THAN ONE BUILDING SHALL BE DEVELOPED BY THE APPLICANT AND SUBMITTED WITH ANY PLANNED AREA DEVELOPMENT ZONING APPLICATION FOR APPROVAL BY THE APPLICABLE APPROVING AUTHORITIES (COUNCIL, PLANNING COMMISSION, AND STAFF)., THESE GUIDELINES AND SPECIFICATIONS SHALL DESCRIBE HOW THE DESIGN GUIDELINES SHALL BE MET IN ANY PARTICULAR PROJECT. ONCE APPROVED BY THE APPROVING AUTHORITY, THESE GUIDELINES AND SPECIFICATIONS SHALL BECOME BINDING ON ALL DEVELOPMENT AND CONSTRUCTION WITHIN THE PROJECT. THE ZONING ADMINISTRATOR MAY ACCEPT MINOR DEPARTURES FROM SUCH APPROVED GUIDELINES AND SPECIFICATIONS, PROVIDED THE REQUEST IS MADE IN WRITING AND THE ZONING ADMINISTRATOR FINDS THAT:

1. THE DEPARTURE IS MINOR IN SCOPE AND DOES NOT ALTER THE BASIC INTENT, FUNCTION, OR QUALITY OF THE APPROVED DESIGN; OR
2. THE PROPOSED ALTERNATE DESIGN IS EQUAL TO OR SUPERIOR IN QUALITY TO THE PREVIOUSLY APPROVED DESIGN.

ANY OTHER CHANGES SHALL BE APPROVED ONLY BY THE APPROVING AUTHORITY THAT ISSUED THE ORIGINAL APPROVAL. THE ABOVE PROJECT DESIGN GUIDELINES AND SPECIFICATIONS SHALL TAKE INTO ACCOUNT ADJOINING EXISTING OR APPROVED PROJECTS IN ORDER TO AVOID VISUAL CONFLICTS AND TO PROMOTE COHESIVE PROJECT IDENTITY. THIS SHALL BE OBSERVED ALSO BY ALL DEVELOPERS AT THE INTERSECTIONS OF ARTERIAL STREETS.

35-1902. GENERAL REQUIREMENTS.

(1) THESE GENERAL REQUIREMENTS SHALL APPLY TO ALL DEVELOPMENTS EXCEPT FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, TRIPLEXES, AND FOURPLEXES THAT OCCUR ON AN INDIVIDUAL ISOLATED BASIS AND ARE NOT PART OF A LARGER PROJECT.

(2) THE SITE DEVELOPMENT PLAN SHALL GRAPHICALLY AND VERBALLY INDICATE THE FOLLOWING INFORMATION:

(A) EXISTING DATA:

- (1) NAME, ADDRESS OF OWNER, ENGINEER AND/OR ARCHITECT.
- (2) LEGAL DESCRIPTION OF PROPERTY.
- (3) BOUNDARY OF PROPERTY (DIMENSIONED).
- (4) SCALE OF DRAWING AND NORTH POINT.
- (5) AREA OF PROPERTY (SQUARE FEET).
- (6) ZONING OF ADJOINING PROPERTY.
- (7) EXISTING STREET(S), RIGHT-OF-WAY, NAME AND IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVING AND DRIVEWAYS).
- (8) EXISTING ALLEY(S) RIGHT-OF-WAY AND TYPE OF IMPROVEMENT.
- (9) EXISTING BUILDINGS ON PROPERTY.
- (10) LOCATION OF EXISTING UTILITIES SERVING PROPERTY.
- (11) LOCATION OF EXISTING DITCHES, CANALS, FENCES, EASEMENTS (WIDTH AND USE) OR OTHER PHYSICAL STRUCTURES ON OR ADJACENT TO THE PROPERTY.
- (12) LOCATION OF FIRE HYDRANTS WITHIN 300 FEET OF PROPERTY.
- (13) EXISTING ELEVATION OF ALL PROPERTY CORNERS AND AT MIDPOINTS ALONG ALL PROPERTY LINES.

(B) PROPOSED IMPROVEMENTS:

- (1) LOCATION, WIDTH, AND TYPE OF REQUIRED IMPROVEMENTS TO ALL EXISTING STREET(S) AND/OR ALLEY(S).
- (2) LOCATION, WIDTH OF RIGHT-OF-WAY, AND TYPE OF IMPROVEMENT FOR PROPOSED STREET(S) AND/OR ALLEY(S).
- (3) LOCATION, SIZE, AND TYPE OF ALL PROPOSED UTILITY LINES, GAS, TELEPHONE, ELECTRIC, WATER AND SEWER.

- (4) LOCATION AND WIDTH OF PROPOSED DRIVEWAYS.
- (5) LOCATION AND EXTENT OF PARKING AREA (SPACES AND AISLE DIMENSIONED).
- (6) LOCATION, SIZE, FINISH FLOOR ELEVATION AREA, AND USE OF PROPOSED BUILDING(S).
- (7) DESIGNATION OF REFUSE SERVICE AREA.
- (8) LOCATION AND AREA OF ALL LANDSCAPE AND/OR STORMWATER RETENTION AREAS.
- (9) PROPOSED FINISHED ELEVATIONS FOR PAVED AREAS, RETENTION AREAS, AND LANDSCAPE AREAS.
- (10) TWO SETS OF STORMWATER RETENTION CALCULATIONS; ARROWS SHALL INDICATE DIRECTION OF SURFACE WATER FLOW.
- (11) LOCATION AND SIZE OF DETACHED SIGN(S).
- (12) LOCATION OF LIGHT POLES WITH ARROWS INDICATING DIRECTION OF LIGHT RAYS.
- (13) LOCATION, HEIGHT, AND TYPE OF MATERIAL FOR FENCES, WALLS, ETC.
- (14) CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR ALL OFF-SITE IMPROVEMENTS.

(3) *SITE ORGANIZATION:*

(A) *SETBACKS:*

1. FOR PARKING LOTS:

A. IN PROXIMITY TO STREET INTERSECTIONS. SEE BELOW 2.A.

B. ALONG ARTERIAL STREETS AND COLLECTOR STREETS, PARKING LOTS SHALL BE SET BACK AT LEAST TWENTY (20) FEET FROM RIGHT-OF-WAY LINES.

C. ALONG ALL OTHER RIGHTS-OF-WAY AND PROPERTY LINES, UNLESS SAID PROPERTY LINES ARE OF A SMALLER PARCEL (PAD) WITHIN A LARGER PLANNED DEVELOPMENT, ALL PARKING SPACES AND ACCESS DRIVES SHALL BE SET BACK AT LEAST TEN (10) FEET.

2. FOR STRUCTURES OR ANY PHYSICAL IMPROVEMENT IN PROXIMITY TO STREET INTERSECTIONS:

A. INTERSECTIONS AS DESCRIBED BELOW ARE OF VALUE TO THE ENTIRE COMMUNITY. LAND SITUATED AT THE CORNER OF SUCH STREET

INTERSECTIONS SHALL BE LANDSCAPED, AND REMAIN OPEN AND FREE OF BUILDINGS, PARKING AREAS, DRIVEWAYS, AND WALLS TALLER THAN 2 FEET 6 INCHES IN HEIGHT. INGRESS AND EGRESS DRIVES PERPENDICULAR TO THE STREET ARE EXPECTED. THE DIMENSIONS OF THESE OPEN AREAS SHALL SATISFY AT A MINIMUM, THE FOLLOWING STANDARDS:

TYPE OF INTERSECTIONS	SETBACK FROM RIGHT-OF-WAY	SETBACK SHALL APPLY FOR A DISTANCE FROM THE INTERSECTION FOR
ARTERIAL STREET WITH ARTERIAL STREET	50 FEET	250 FEET ALONG BOTH STREETS
ARTERIAL STREET WITH ANY OTHER STREET	50 FEET	100 FEET ALONG ARTERIAL STREET
	30 FEET	100 FEET ALONG OTHER STREET
COLLECTOR STREET WITH COLLECTOR STREET	30 FEET	60 FEET ALONG BOTH STREETS

B. NO VEHICLE OR OTHER OBSTRUCTION EXCEEDING 2 FEET IN HEIGHT SHALL BE PARKED AT AN INTERSECTION OF TWO RIGHT-OF-WAY LINES WITHIN TRIANGULAR AREA FORMED BY THE RIGHT-OF-WAY LINES AND THE LINE CONNECTING THEM BETWEEN POINTS LOCATED 30 FEET FROM THE INTERSECTION OF SAID LINES.

C. IN ORDER TO ACCOMMODATE, ENCOURAGE, OR PROMOTE INFILL DEVELOPMENT OR REDEVELOPMENT ON PROPERTIES LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, THE ZONING ADMINISTRATOR MAY REDUCE THE LANDSCAPE INTERSECTION SETBACKS BY UP TO 25 FEET FOR ARTERIAL STREETS AND UP TO 15 FEET FOR COLLECTOR STREETS AFTER HAVING MADE A FINDING IN WRITING THAT ALL OF THE FOLLOWING CRITERIA HAVE BEEN MET:

1. SUCH DEVIATION, ON BALANCE, WILL RESULT IN A SUPERIOR ENVIRONMENTAL AND DESIGN QUALITY THROUGH ITEMS SUCH AS BUT NOT LIMITED TO:

I. INCREASED LEVELS OF ARCHITECTURAL QUALITY

II. GREATER MATERIAL DIVERSITY

III. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION

IV. ACTIVATION OF STREET FRONTAGE

V. HIGHER LEVEL OF LANDSCAPE DESIGN

VI. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS

2. THE SITE IS DESIGNED TO ENSURE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;

3. SUFFICIENT PARKING IS PROVIDED ON-SITE;

4. THE DEVELOPMENT WILL ENHANCE THE QUALITY OF A NEIGHBORHOOD BY DEVELOPING A VACANT LOT OR REDEVELOPING AN EXISTING DILAPIDATED COMMERCIAL BUILDING OR CENTER; AND

5. THE DEVELOPMENT COMPLIES WITH REQUIRED SETBACKS AND LANDSCAPE BUFFERS FROM ADJACENT RESIDENTIAL PROPERTIES.

(B) RETENTION BASINS:

1. RETENTION BASINS MAY BE LOCATED IN THE FRONT YARD OF PARKING LOTS AND BUILDINGS WHEN THEY:

A. DO NOT OCCUPY MORE THAN ONE-HALF (½) OF THE LANDSCAPED AREA, WHEN DESIGNED TO MAXIMUM ALLOWABLE ENGINEERING SPECIFICATIONS. THIS REQUIREMENT IS ONLY APPLICABLE TO NON-RESIDENTIAL ZONED PROPERTIES THAT ARE 10 ACRES AND LARGER.

(C) WALKWAYS: WALKWAYS SHALL BE PROVIDED AS REQUIRED BY ADA REGULATIONS AND OBJECTIVE DESIGN STANDARDS PROVIDED HEREIN.

(D) BIKE STORAGE: BICYCLE STORAGE AND/OR SECURE BICYCLE PARKING SHALL BE PROVIDED ADJACENT TO THE PRIMARY ENTRY OF ANY BUILDING. A MINIMUM OF THREE BICYCLE PARKING SPACES SHALL BE PROVIDED, OR AT LEAST ONE BICYCLE SPACE PER 25 OFF-STREET PARKING SPACES SHALL BE PROVIDED, WHICHEVER IS GREATER.

1. DESIGN AND LOCATION. REQUIRED BICYCLE PARKING SPACES MUST:

- A. CONSIST OF RACKS OR LOCKERS ANCHORED SO THAT THEY CANNOT BE EASILY REMOVED AND OF SOLID CONSTRUCTION, RESISTANT TO RUST, CORROSION, HAMMERS, AND SAWS;
- B. ALLOW BOTH THE BICYCLE FRAME AND THE WHEELS TO BE LOCKED USING A STANDARD U-LOCK;
- C. BE DESIGNED SO AS NOT TO CAUSE DAMAGE TO THE BICYCLE;
- D. FACILITATE EASY LOCKING WITHOUT INTERFERENCE FROM OR TO ADJACENT BICYCLES;
- E. BE LOCATED IN CONVENIENT, HIGHLY VISIBLE, ACTIVE, WELL-LIT AREAS WITHOUT INTERFERING WITH PEDESTRIAN MOVEMENTS; AND
- F. HAVE MINIMUM DIMENSIONS OF TWO FEET IN WIDTH BY SIX FEET IN LENGTH, WITH A MINIMUM OVERHEAD VERTICAL CLEARANCE OF SEVEN FEET.

(E) *SCREEN WALLS*: SCREEN WALLS SHALL BE DECORATIVE AND REFLECT COLOR, MATERIAL AND/OR DESIGN OF THE STRUCTURE TO WHICH IT PREVAILS.

(4) BUILDING ARCHITECTURE

(A) METAL BUILDINGS:

1. METAL BUILDINGS WILL NOT BE ALLOWED ON ROADS DESIGNATED BY THE GENERAL PLAN AS ARTERIAL ROADS EXCEPT THAT:

- A. A PORTION OF A BUILDING MAY BE CONSTRUCTED USING AN EXTERIOR METAL FINISH AS AN ACCENT MATERIAL AND/OR WHERE SAID PORTION DOES NOT EXCEED 25 PERCENT OF EACH ELEVATION.
- B. SHIPPING CONTAINERS MAY BE USED AS A BUILDING MATERIAL IF THE BUILDING IS DESIGNED WITH ADDITIONAL MATERIALS AND FENESTRATION TO ENHANCE THE QUALITY OF THE ARCHITECTURE THAT TOGETHER PROVIDE A CREATIVE AND INNOVATIVE ARCHITECTURAL DESIGN. THE CHARACTER, SCALE, AND MASSING OF SAID DESIGN SHALL BE COMPATIBLE WITH THE BUILDINGS OF THE SURROUNDING AREA.

(B) PARKING SHADE CANOPIES

1. CANOPY COVERS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- A. PAINTED TO MATCH EXISTING/PROPOSED BUILDING(S) ON-SITE

B. IF ADDITIONAL MATERIALS ARE USED ON THE CANOPY, THEY SHALL BE MATERIALS FEATURED ON THE SITE'S PRIMARY BUILDING

C. PROVIDE A 6" MINIMUM FASCIA ON ALL SIDES

D. PROVIDE LANDSCAPING ISLANDS BETWEEN CANOPIES

E. NO WIDE FLANGE BEAMS (I.E. "I" OR "H" BEAMS) ARE PERMITTED UNLESS WIDE FLANGE BEAMS ARE USED AS A MATERIAL ON THE EXISTING/PROPOSED BUILDING(S) ON-SITE

2. SOLAR CANOPY COVERS SHALL MEET THE REQUIREMENTS IN THE ABOVE SECTION, IN ADDITION TO THE FOLLOWING:

A. ANY EQUIPMENT ATTACHED TO THE CANOPY SHALL BE PAINTED TO MATCH THE CANOPY.

B. ANY GROUND-MOUNTED EQUIPMENT ADJACENT TO THE CANOPY SHALL BE FULLY SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ENCLOSURE WALLS SHALL USE MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS ON THE SITE.

(C) ROOF-MOUNTED MECHANICAL EQUIPMENT SCREENING: ALL MECHANICAL EQUIPMENT AND APPURTENANCES SHALL BE CONCEALED AND/OR SCREENED FROM VIEW IN THEIR ENTIRETY AS AN INTEGRAL PART OF THE BUILDING WHILE MEETING THE FOLLOWING REQUIREMENTS, AND SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR:

1. NEW BUILDINGS: ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

2. EXISTING BUILDINGS: EXISTING BUILDINGS SHALL USE A SECONDARY ROOF SCREENING METHOD WHEN MECHANICAL EQUIPMENT CANNOT BE SCREENED BY TOP OF PARAPET. SECONDARY SCREENING METHODS SHALL MEET THE FOLLOWING REQUIREMENTS:

A. BUILDINGS UTILIZING SECONDARY SCREENING SHALL SCREEN ALL EQUIPMENT WITHIN ONE ENCLOSURE. MEANING, THERE CANNOT BE MULTIPLE, SEPARATE ENCLOSURES ON ONE ROOF TO SCREEN INDIVIDUAL PIECES OR GROUPS OF EQUIPMENT.

B. SECONDARY SCREENING METHODS SHALL UTILIZE MATERIALS AND COLORS FOUND ELSEWHERE ON THE BUILDING OR ONE OF THE FOLLOWING METHODS:

I. LOUVER SYSTEM WITH SLATS ANGLED TO ENSURE NO EQUIPMENT VISIBILITY; OR,

II. MESH SCREEN SYSTEM THAT MEETS ONE OF THE FOLLOWING HOLE SIZE AND OPEN AREA (O/A) MEASUREMENTS:

1. HOLE SIZE: 3/32"; O/A: 23%

2. HOLE SIZE: 1/8"; O/A: 23%

3. PARAPET OR ROOF SCREENING SHALL BE FULLY ENCLOSED WITH NO OPENINGS. IF AN OPENING IS NEEDED FOR MAINTENANCE ACCESS, A DOOR SHALL BE INCLUDED IN THE PARAPET/ROOF SCREENING RATHER THAN AN OPENING. THE DOOR SHALL MATCH THE MATERIAL(S) AND COLOR(S) USED FOR THE PARAPET/ROOF SCREENING IN WHICH THE DOOR IS LOCATED.

4. ALL MECHANICAL EQUIPMENT AND APPURTENANCES SHALL BE INDICATED AND SHOWN ON BUILDING SECTIONS AND ELEVATIONS INDICATING DIMENSIONS OF EQUIPMENT AND SCREENING.

THE ZONING ADMINISTRATOR MAY REDUCE OR WAIVE SCREENING REQUIREMENTS FOR ROOF-MOUNTED EQUIPMENT IF:

I. THE BUILDING IS A MID-RISE DEVELOPMENT AND ROOF-MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM ANY ADJACENT PROPERTY AS SEEN FROM A POINT SIX (6) FEET ABOVE GROUND LEVEL AT THE PROPERTY LINE OR SIDEWALK ON THE OPPOSITE SIDE OF THE STREET; OR

II. THE BUILDING IS LOCATED WITHIN AN INDUSTRIAL CENTER OR BUSINESS PARK AND ROOF-MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM ANY ARTERIAL STREET OR RESIDENTIAL PROPERTY.

(D) SERVICE ENTRANCE SECTION (SES): SCREENING FOR THE SERVICE ENTRANCE SECTION (SES) SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING AND SHALL APPEAR AS AN INTEGRAL PART OF THE BUILDING. THIS SHALL BE ACCOMPLISHED USING ONE OF THE FOLLOWING METHODS:

A. RECESS SES INTO BUILDING WITH BUILDING WALLS FLUSH TO EDGE OF CABINET. A GAP OF NO LARGER THAN 3 INCHES IS PERMITTED BETWEEN THE

SIDES AND TOP OF CABINET AND THE BUILDING WALL. SES CABINET SHALL BE PAINTED TO MATCH THE BUILDING.

B. PROVIDE A ROOM WITHIN THE BUILDING WHERE THE SES IS LOCATED. EXTERNAL DOORS SHALL BE PROVIDED. COLOR OF EXTERNAL DOORS SHALL MATCH THE BUILDING.

(E) ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL, EQUAL TO OR GREATER IN HEIGHT THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT. SCREENING OF MECHANICAL EQUIPMENT SHALL BE CONSTRUCTED OF SIMILAR MATERIALS AND PAINTED COLORS SIMILAR TO THE BUILDING, AND SO ARRANGED THAT THE SCREENING IS PERCEIVED TO BE AN INTEGRAL PART OF THE BUILDING MASS.

(F) ALL TRANSFORMER BOXES, METER PANELS, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT (EXCLUDING THE SES), NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

(G) ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING FOR NEW BUILDINGS. EXTERIOR ROOF ACCESS LADDERS ON EXISTING BUILDINGS SHALL BE PAINTED TO MATCH THE BUILDING ONLY WHEN CHANGES TO THE EXISTING BUILDING CHANGES ARE LIMITED TO COLOR AND MATERIAL CHANGES. IF MORE THAN 50% OF THE BUILDING EXTERIOR IS MODIFIED, EXCLUDING COLOR AND MATERIAL CHANGES, THEN EXTERIOR ROOF LADDERS SHALL BE RELOCATED TO INSIDE THE BUILDING.

(H) ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS FOR NEW BUILDINGS. EXTERIOR ROOF DRAINAGE ON EXISTING BUILDINGS SHALL BE PAINTED TO MATCH THE BUILDING ONLY WHEN CHANGES TO THE EXISTING BUILDING CHANGES ARE LIMITED TO COLOR AND MATERIAL CHANGES. IF MORE THAN 50% OF THE BUILDING EXTERIOR IS MODIFIED, EXCLUDING COLOR AND MATERIAL CHANGES, THEN EXTERIOR ROOF DRAINAGE SHALL BE RELOCATED TO INSIDE THE BUILDING.

(I) TRASH COLLECTION AREAS

1. ALL TRASH AND/OR REFUSE COLLECTION AREAS SHALL BE ENCLOSED BY A SIX-FOOT MASONRY OR CONCRETE WALL, EXCLUDING APPROVED OPENINGS. THE LOCATION OF SUCH AREA SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

2. ENCLOSURES SHALL INCORPORATE THE SAME MATERIALS AND COLORS AS THE PRIMARY BUILDING DESIGN.

3. ENCLOSURES SHALL BE LOCATED AND POSITIONED AS TO ENSURE THAT GATE OPENINGS ARE NOT VISIBLE FROM ANY ARTERIAL ROAD OR RESIDENTIAL PROPERTY.

4. ENCLOSURES SHALL BE LOCATED AND POSITIONED AS TO ENSURE THAT NO PORTION OF THE ENCLOSURE (WALLS, GATES, CURBING, ETC.) OVERLAPS WITH ADJACENT REQUIRED DRIVE AISLE. THIS INCLUDES WHEN THE TRASH ENCLOSURE GATES ARE OPEN.

5. IF THE TRASH AND/OR REFUSE ENCLOSURE INCLUDES A TRASH COMPACTOR OR OTHER EQUIPMENT, THE TRASH ENCLOSURE WALLS AND GATE SHALL BE A HEIGHT EQUAL TO OR GREATER THAN THE MAXIMUM HEIGHT OF THE TRASH COMPACTOR OR EQUIPMENT.

(J) ELECTRIC VEHICLE CHARGING STATIONS

1. ALL ELECTRIC VEHICLE CHARGING (EVC) SPACES, CHARGING STATIONS, AND ASSOCIATED TRANSFORMERS OR OTHER MECHANICAL EQUIPMENT, SHALL BE PROVIDED ON SITE, SHALL NOT DISPLACE ANY REQUIRED PARKING SPACES, AND SHALL NOT BE LOCATED WITHIN ANY REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPE AREA.

2. ALL GROUND MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SOLID MASONRY WALLS AND GATES BUILT TO A HEIGHT EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ENCLOSURE WALLS SHALL USE MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS ON THE SITE.

3. ALL TRANSFORMER BOXES AND ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE SCREENED BY WALLS SHALL BE PAINTED TO MATCH THE COLOR OF THE BUILDING(S) ON-SITE.

4. NO ADVERTISING SIGNAGE IS PERMITTED ON THE EVC SPACES OR ASSOCIATED EQUIPMENT.

(K) ALL EXTERNAL LIGHTING SHALL BE SO LOCATED AND DESIGNED TO PREVENT LIGHTING RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. A PHOTOMETRIC STUDY SHALL BE PROVIDED TO SHOW ZERO (O) FOOT CANDLES AT THE SUBJECT PROPERTY LINES.

35-1903. RESIDENTIAL DESIGN STANDARDS

(1) APPLICABILITY

(A) THE FOLLOWING OBJECTIVE DESIGN STANDARDS SHALL BE APPLIED TO I) ALL NEW SINGLE-FAMILY HOMES, DUPLEXES, TRIPLEXES AND FOURPLEXES, DEVELOPED INDIVIDUALLY OR AS PART OF A SUBDIVISION; AND II) MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

(B) THESE STANDARDS ARE INTENDED TO ENSURE THAT NEW SINGLE-FAMILY RESIDENCES, MIDDLE HOUSING DEVELOPMENTS, AND MULTI-FAMILY DEVELOPMENTS PROMOTE A HIGH-QUALITY LIVING ENVIRONMENT BY IDENTIFYING MINIMUM AESTHETIC AND FUNCTIONAL REQUIREMENTS THAT ALIGN WITH POLICIES IN THE CHANDLER GENERAL PLAN. THESE INCLUDE CREATING A SENSE OF PLACE, A DESIRABLE STREETScape APPEARANCE, AND WALKABLE NEIGHBORHOODS WITH ACCESS TO PARKS, COMMERCIAL AREAS, AND COMMUNITY FACILITIES.

(2) SITE LAYOUT

(A) HEIGHT AND AREA REGULATION FOR INDIVIDUAL LOTS:

HEIGHT, BUILDING SETBACKS, MINIMUM LOT SIZE, AND MAXIMUM LOT COVERAGE ARE REGULATED BY THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED. THESE STANDARDS CAN BE FOUND IN THE RESPECTIVE SECTIONS OF THE CITY OF CHANDLER LAND USE AND ZONING CODE AS FOLLOWS:

ZONING DISTRICTS	CODE SECTION
AGRICULTURAL DISTRICT (AG-1)	<u>35-403</u>
SINGLE-FAMILY DISTRICT (SF-33)	<u>35-503</u>
SINGLE-FAMILY DISTRICT (SF-18)	<u>35-603</u>
SINGLE-FAMILY DISTRICT (SF-10)	<u>35-603.1</u>
SINGLE-FAMILY DISTRICT (SF-8.5)	<u>35-703</u>
MEDIUM-DENSITY RESIDENTIAL DISTRICT (MF-1)	<u>35-803</u>
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF-2)	<u>35-903</u>
HIGH-DENSITY RESIDENTIAL DISTRICT (MF-3)	<u>35-1003</u>
MIDDLE HOUSING OVERLAY DISTRICT	35-3503

HEIGHT AND AREA REGULATIONS FOR LOTS LOCATED IN PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICTS ARE ESTABLISHED BY THE ORDINANCE THAT ADOPTED THE PAD, WHICH CAN BE FOUND IN THE DEVELOPMENT'S ZONING FILE. ZONING FILES ARE KEPT AT THE CITY OF CHANDLER'S DEVELOPMENT SERVICES DEPARTMENT.

(B) SITE LAYOUT DESIGN STANDARDS APPLICABLE FOR SINGLE-FAMILY LOTS, SINGLE-FAMILY SUBDIVISIONS, DUPLEX, TRIPLEX, FOURPLEX, AND MULTI-FAMILY (FIVE UNITS OR MORE) SHALL BE AS INDICATED IN THE FOLLOWING TABLE WITH A "X."

SITE LAYOUT DESIGN STANDARDS	SINGLE - FAMILY (1-7 LOTS)	SINGLE - FAMILY WITH 8 OR MORE LOTS	DUPLEX, TRIPLEX, AND FOUR- PLEX	MULTI-FAMILY (5-20 UNITS)	MULTI-FAMILY (20 AND UP)
1. PROJECT ARRIVAL: THE PRIMARY ENTRANCE WHERE A STREET OR DRIVEWAY INTERSECTS AN ARTERIAL OR MAJOR COLLECTOR SHALL INCLUDE A MINIMUM OF THREE OF THE FOLLOWING: a. MONUMENT SIGN b. ENHANCED LANDSCAPING WITH 15% MORE LANDSCAPING THAN WHAT IS REQUIRED c. SPECIALTY PAVEMENT FOR A NON-GATED COMMUNITY FOR A MINIMUM OF 50FT IN LENGTH MEASURED FROM THE PUBLIC RIGHT-OF-WAY. d. SPECIALTY PAVEMENT FOR A GATED COMMUNITY SHALL BE PROVIDED MEASURED FROM THE PUBLIC RIGHT-OF-WAY TO 30 FEET BEYOND THE CALL BOX. e. ARCHITECTURAL TOWER OR OTHER SIMILAR ARCHITECTURAL FEATURE f. BOULEVARD STYLE ENTRY WITH A LANDSCAPED MEDIAN FOR A MINIMUM OF 50FT IN LENGTH FROM THE PROPERTY LINE		X			X

2. PROJECT THEME: EACH DEVELOPMENT SHALL PROVIDE A DISTINCTIVE PROJECT THEME CONSISTENTLY THROUGHOUT THE SITE, CONSISTING OF: a. DISTINCTLY DESIGNED WALLS FOR THE PROJECT THEME WALL b. SPECIALIZED FENCING WHEN FENCING IS PROPOSED; DETAILS OF ACCENT WALLS WITH TWO OR MORE MATERIALS WHEN ACCENT WALLS ARE PROPOSED c. SPECIALIZED PEDESTRIAN AND/OR VEHICULAR GATES WHEN SUCH GATES ARE PROPOSED d. A PROJECT SPECIFIC PLANT PALETTE		X		X	X
3. PROVIDE A CONTINUOUS PEDESTRIAN CIRCULATION SYSTEM ON AT LEAST ONE SIDE OF THE PRIMARY DRIVE AISLE(S) AND/OR AROUND THE ENTIRE SITE CONNECTING BUILDINGS, GROUND-FLOOR RESIDENTIAL UNITS, AMENITIES, PARKING, AND ADJACENT STREETS. IF THERE IS AN ADJACENT PUBLIC AMENITY SUCH AS A PARK, THEN A PEDESTRIAN PATHWAY SHALL CONNECT THE DEVELOPMENT TO THE PARK WHERE PERMISSIBLE BY THE CITY.		X		X	X
4. <i>COMMON OPEN SPACE AREAS</i> IN MULTI-FAMILY PROJECTS SHALL BE PROVIDED AS FOLLOWS:				X	X

a. USABLE COMMON OPEN SPACE AND RECREATION AREA AT THE RATE OF 150 SQUARE FEET PER BEDROOM. SUCH AREA MUST BE AT LEAST 20 FEET WIDE AND SHALL NOT BE ENCUMBERED BY NONRECREATIONAL IMPROVEMENTS. ALL OPEN SPACE AREA FOR COMMUNITY PLAY SHALL BE CENTRALLY LOCATED AND NOT ADJACENT TO REFUSE AREAS.																			
5. EACH DEVELOPMENT SHALL PROVIDE AMENITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: <table><tr><td>UNIT COUNT</td><td>AMENITY COUNT REQUIRED</td></tr><tr><td>LESS THAN 20</td><td>ONE</td></tr><tr><td>20 TO 50</td><td>TWO OR MORE</td></tr><tr><td>50 TO 100</td><td>THREE OR MORE</td></tr><tr><td>100 TO 150</td><td>FOUR OR MORE</td></tr><tr><td>150 TO 250</td><td>FIVE OR MORE</td></tr><tr><td>250 OR MORE</td><td>SIX AMENITIES PLUS SECOND POOL, RAMADA, ETC.</td></tr></table>	UNIT COUNT	AMENITY COUNT REQUIRED	LESS THAN 20	ONE	20 TO 50	TWO OR MORE	50 TO 100	THREE OR MORE	100 TO 150	FOUR OR MORE	150 TO 250	FIVE OR MORE	250 OR MORE	SIX AMENITIES PLUS SECOND POOL, RAMADA, ETC.				X	X
UNIT COUNT	AMENITY COUNT REQUIRED																		
LESS THAN 20	ONE																		
20 TO 50	TWO OR MORE																		
50 TO 100	THREE OR MORE																		
100 TO 150	FOUR OR MORE																		
150 TO 250	FIVE OR MORE																		
250 OR MORE	SIX AMENITIES PLUS SECOND POOL, RAMADA, ETC.																		
6. AMENITY OPTIONS INCLUDE BUT SHALL NOT BE LIMITED TO: a. SWIMMING POOL, A PORTION OF WHICH SHALL BE A MINIMUM SIXTY-FOOT LENGTH, WITH COOL DECK PERIMETER AND RAMADA. b. JACUZZI AREA WITH RAMADA.																			

c. RAMADA WITH BBQ AND SEATING AREAS. d. TOT LOT e. VOLLEYBALL COURT. f. CONCRETE MULTI-USE COURT. g. TENNIS COURTS, PICKLEBALL AND/OR RACQUETBALL COURTS. h. WEIGHT ROOM. i. DOG PARK. j. PUTTING GREEN. k. WALKING PATH 7. LOCATION: a. ANY MULTI-PERSON ACTIVATED OUTDOOR AMENITIES SHALL NOT BE LOCATED CLOSER THAN 100 FEET FROM ANY EXISTING NEIGHBORING RESIDENTIAL PROPERTY. 8. EXCLUDED AREAS: THE FOLLOWING SHALL NOT BE COUNTED TOWARDS COMMON OPEN SPACE: a. DRIVEWAYS OR PARKING SPACES b. REQUIRED FRONT, SIDE, AND REAR YARD SETBACK AREAS. c. NON-FUNCTIONAL LANDSCAPED AREAS SUCH AS STREET FRONTAGE LANDSCAPING, BUILDING FOUNDATION LANDSCAPING, AND LANDSCAPING WITHIN THE PARKING LOT. 9. OPEN SPACE REDUCTIONS- a. THE ZONING ADMINISTRATOR MAY REDUCE OR WAIVE THE OPEN SPACE REQUIREMENTS IF:					
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i. THE SUBJECT SITE IS LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, MIDDLE HOUSING OVERLAY DISTRICT, OR WITHIN ¼ MILE (TRAVEL PATH) OF PUBLICLY ACCESSIBLE PARK OR PUBLIC RECREATION FACILITY.					
10. PRIVATE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. SUCH SPACES SHALL HAVE AN UNENCUMBERED AREA THAT IS A MINIMUM OF 65 SQUARE FEET WITH A MINIMUM WIDTH OF 8 FEET AND A MINIMUM DEPTH OF 5 FEET AND SHALL BE ENTIRELY COVERED AS REQUIRED IN SUBSECTION 3, BUILDING ARCHITECTURE.	X	X	X	X	X
11. VIEW FENCING SHALL BE PROVIDED ALONG ARTERIAL AND COLLECTOR STREETS IN AREAS WHERE PRIVATE YARDS DO NOT ABUT THOSE STREETS, EXCEPT FOR NON-GATED SUBDIVISIONS, WHICH MAY PROVIDE VIEW FENCING OR LEAVE THE AFOREMENTIONED AREAS OPEN WITH NO WALL OR FENCE. VIEW FENCING MAY INCLUDE A COMBINATION OF MASONRY AND VIEW FENCING PROVIDING THAT AT LEAST THE TOP 60% OF THE FENCING IS VIEW FENCING		X		X	X

12. IF A GATE IS PROVIDED TO THE MAIN ENTRANCE OF A SINGLE-FAMILY SUBDIVISION OR A MULTI-FAMILY COMPLEX, THE GATES SHALL NOT BE LOCATED FURTHER TOWARDS THE STREET THAN THE CLOSEST BUILDING WALL AND SHALL NOT BE MADE OF A SOLID OR OPAQUE MATERIAL.		X		X	X
13. PARKING GARAGES FRONTING A STREET SHALL BE PLACED NEXT TO EACH OTHER ON ADJACENT LOTS IN ORDER TO MAXIMIZE ON-STREET PARKING, WHERE APPLICABLE.	X	X			
14. FOR CORNER LOTS, PARKING GARAGES SHALL BE LOCATED ON THE INTERIOR LOT SIDE (NOT THE STREET CORNER SIDE).	X	X			
15. GARAGES FRONTING ONTO AN INTERNAL DRIVEWAY OR STREET SHALL BE SETBACK: a. 3 – 5 FEET FROM SAID DRIVEWAY OR STREET, OR b. A MINIMUM OF 20 FEET FROM SAID DRIVEWAY OR STREET	X	X	X	X	X
16. A ONE-CAR GARAGE OR SHADE STRUCTURE IS REQUIRED TO BE 10FT BY 20FT OF UNENCUMBERED SPACE. A TWO-CAR GARAGE OR SHADE STRUCTURE IS REQUIRED TO BE 20FT BY 20FT OF UNENCUMBERED SPACE. PARKING REQUIREMENTS ARE REGULATED BY SECTION 35-1804.	X	X	X	X	X
17. THE REQUIRED COVERED PARKING SPACES SHALL BE LOCATED ADJACENT TO UNITS, AND THE GUEST PARKING SPACES SHALL BE EVENLY DISPERSED THROUGHOUT THE DEVELOPMENT.				X	X

18. PROVIDE SCREENING OR OTHER ACCOMMODATION FOR TRASH CONTAINERS, RECYCLING BINS, HOUSEHOLD TOOLS AND EQUIPMENT.	X	X	X		
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(3) BUILDING ARCHITECTURE

(A) BUILDING ARCHITECTURE DESIGN STANDARDS APPLICABLE FOR SINGLE-FAMILY LOTS, SINGLE-FAMILY SUBDIVISIONS, LOTS WITH A SINGLE DUPLEX, TRIPLEX, OR FOURPLEX, AND MULTI-FAMILY (FIVE UNITS AND UP) SHALL BE AS INDICATED IN THE FOLLOWING TABLE WITH A "X."

BUILDING ARCHITECTURE DESIGN STANDARDS	SINGLE - FAMILY	SINGLE - FAMILY WITH 8 OR MORE LOTS	DUPLEX, TRIPLEX, AND FOUR- PLEX	MULTI-FAMILY (5-20 UNITS)	MULTI-FAMILY (20 AND UP)
PRIMARY ENTRY DESIGN:					
1. THE PRIMARY ENTRANCE SHALL BE DESIGNED TO INCLUDE ONE OF THE FOLLOWING: a. PORCH (A ROOF COVERED AREA ATTACHED TO AND PROJECTING A MINIMUM OF SIX (6) FEET FROM THE FRONT EXTERIOR WALL OF THE STRUCTURE COVERING THE ENTRANCE AND AN EXTENDED AREA ALONG THE FRONT FOR SEATING) b. PORTICO (A COLUMN SUPPORTED ROOF OVER THE ENTRANCE OF THE HOME THAT EXTENDS A MINIMUM OF 5 FEET FROM THE EXTERIOR WALL TO PROVIDE SHELTER FROM THE ELEMENTS) c. AWNING (A ROOF COVERING THAT IS NOT SUPPORTED BY	X	X	X	X	X

COLUMNS AND THAT IS ATTACHED TO AND PROJECTS A MINIMUM OF 4 FEET FROM THE EXTERIOR WALL AND IS LOCATED OVER THE ENTRANCE TO PROVIDE SHELTER FROM THE ELEMENTS. AWNINGS SHALL BE METAL, ROOF TILES, SHINGLES, OR OTHER HARD NON-FLEXIBLE MATERIALS. d. RECESS (A FRONT DOOR THAT IS RECESSED A MINIMUM OF 4 FEET FROM THE EXTERIOR WALL PLANE ON WHICH THE DOOR IS LOCATED TO CREATE A COVERED LANDING AREA.)					
2. ORIENT FRONT DOORS TOWARD THE FRONTING STREET OR A COMMON COURTYARD THAT IS SHARED WITH OTHER DWELLING UNITS. THE USE OF DISTINCTIVE ARCHITECTURAL ELEMENTS AND MATERIALS TO DENOTE PROMINENT ENTRANCES IS REQUIRED.	X	X	X	X	X
3. BUILDING ORIENTATION: DESIGN THE PRIMARY FACADE OF THE BUILDINGS WITH VARIED SETBACKS FOR A MINIMUM OF 5 FEET IN DEPTH TO CREATE AN INTERESTING AND ATTRACTIVE STREET EDGE WHILE MAINTAINING THE REQUIRED BUILDING SETBACK.		X		X	X
GARAGE PLACEMENT & ORIENTATION:					
4. GARAGES SHALL USE COLORS AND MATERIALS USED ON THE PRIMARY BUILDING FAÇADE TO BLEND THE GARAGE WITH THE FRONTAGE OF THE DWELLING.	X	X	X	X	X
5. WHEN ORIENTED AS A SIDE ENTRY GARAGE, A MINIMUM OF 25% OF THE SURFACE AREA OF THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS AND	X	X	X		

ARCHITECTURAL DETAILING TO MATCH THE DETAILING ON THE PRIMARY PORTION OF THE STRUCTURE AND APPEAR AS A LIVABLE PORTION OF THE DWELLING UNIT.					
MASSING & SCALE:					
6. IF THE FRONT ELEVATION IS LONGER THAN 30 FEET, INCORPORATE A MINIMUM OF 2 FEET DEEP BY 10 FEET WIDE OFFSET FOR EACH 30 FEET OF BUILDING WALL LENGTH AND EXTEND TO THE FULL HEIGHT OF THE BUILDING. BUILDING ENTRANCES AND FRONT PORCHES MAY COUNT TOWARDS MEETING THIS REQUIREMENT.	X	X	X		
7. HORIZONTAL OFF SETS: BREAKS IN MASSING OF AT LEAST 2 FEET IN DEPTH SHALL BE PROVIDED FOR A MINIMUM OF 25% OF A SINGLE BUILDING ELEVATION THROUGH THE USE OF VARYING SETBACKS, BUILDING ENTRIES, BUILDING OFFSET, OR MODULATION OF BUILDING FACADES. 8. VERTICAL VARIATION: CHANGE IN ROOFLINES OF AT LEAST 2 FEET IN HEIGHT SHALL BE PROVIDED FOR A MINIMUM OF 25% OF A SINGLE BUILDING ELEVATION THROUGH CHANGE IN HEIGHT AND FORM. 9. THE ZONING ADMINISTRATOR MAY ACCEPT MINOR DEPARTURES FROM THE HORIZONTAL OFF SET AND VERTICAL VARIATION REQUIREMENTS FOR THE REAR ELEVATIONS OF A BUILDING THAT ARE NOT VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND ADJOINING RESIDENTIAL, COMMERCIAL, OR OPEN SPACES.				X	X
10. WHERE THE SIDE FAÇADE AT THE END OF A BUILDING IS ORIENTED TO A STREET, DRIVEWAY, OR COMMON				X	X

OPEN SPACE AREA, MASSING AND LEVEL OF DETAILING OF THE SIDE FAÇADE SHALL BE CONSISTENT WITH THE FRONT FAÇADE. ARTICULATION OF THE SIDE FAÇADE MAY INCLUDE WINDOWS, DOORS, AND PORCHES.					
11. SIDE ELEVATIONS SHALL PROVIDE A MINIMUM OF ONE HORIZONTAL PLANE BREAK OF AT LEAST 2 FEET IN DEPTH.	X	X	X		
12. PROVIDE SINGLE-STORY OR COMBINATION ONE- AND TWO-STORY HOMES ON ALL CORNER LOTS, WITH THE TWO-STORY PORTION ENCOMPASSING A MAXIMUM 75% OF THE BUILDING FOOTPRINT AND ORIENTED FURTHEST AWAY FROM THE STREET SIDE YARD.	X	X	X		
13. FOR LOTS GREATER THAN 50 FEET WIDE: NO MORE THAN THREE DETACHED TWO-STORY SINGLE-FAMILY HOMES SHALL BE LOCATED NEXT TO EACH OTHER ALONG ARTERIAL AND COLLECTOR STREETS, EXCEPT WHEN: a. REAR YARD SETBACKS ARE STAGGERED A MINIMUM DEPTH OF 10 FEET EVERY 150 FEET OR LESS, OR b. TWO-STORY HOMES HAVE A SINGLE-STORY COMPONENT THAT COMPRISES AT LEAST 25% OF THE LENGTH OF THE BUILDING FOOTPRINT AND THE TWO-STORY COMPONENT IS ORIENTED FURTHEST AWAY FROM THE ARTERIAL OR COLLECTOR STREET AND WHICH NO MORE THAN THREE ARE LOCATED NEXT TO EACH		X			

OTHER WITHOUT STAGGERING THE REAR YARD SETBACK A MINIMUM OF 10 FEET OR LOCATING A TWO-STORY HOME THAT DOES NOT HAVE A ONE-STORY COMPONENT.					
14. STRUCTURES THAT ARE TWO STORIES OR MORE SHALL COMPLY WITH A MINIMUM OF TWO OF THE FOLLOWING STRATEGIES TO REDUCE MASSING AND DIMINISH A BOX-ON-BOX APPEARANCE: a. INCLUDE A SINGLE-STORY ELEMENT ON THE REAR OR FRONT ELEVATION THAT IS AT LEAST 25% OF THE LENGTH OF THE BUILDING FOOTPRINT b. AT LEAST 3 SIDES OF THE STRUCTURE PROVIDE A MINIMUM OF ONE VERTICAL BREAK STEPPING BACK A MINIMUM DEPTH OF 3 FEET FOR AT LEAST 25% OF THE LENGTH OF EACH SIDE. c. PROVIDE MULTIPLE ROOFS AT DIFFERENT HEIGHTS, OR PARAPET HEIGHTS VARYING A MINIMUM OF 2 FEET. d. PROVIDE AT LEAST 3 OF THE FOLLOWING FEATURES THAT BREAK UP THE BOX-ON-BOX EFFECT: i. COVERED REAR PATIOS (MINIMUM 4 FEET IN DEPTH) EXTENDING FROM THE EXTERIOR WALL OF THE STRUCTURES	X	X	X		

ii. COVERED PORCHES (MINIMUM 6 FEET IN DEPTH) SHALL RUN AT LEAST 50% OF THE FRONT OF THE STRUCTURE FOR HOMES THAT ARE 40 FEET OR WIDER. FOR HOMES 39 FEET WIDE OR LESS, THE COVERED PORCH (MINIMUM 6 FEET IN DEPTH) SHALL RUN AT LEAST 30% OF THE FRONT OF THE STRUCTURE. iii. BAY WINDOWS iv. CANTILEVERS v. PROJECTING BALCONIES (MINIMUM 4 FEET IN DEPTH) vi. DORMERS vii. AWNINGS (MINIMUM 4 FEET IN DEPTH)					
ROOFLINES:					
15. VARIATION OF ROOF FORMS SHALL BE USED ON BUILDINGS OVER 50 FEET IN LENGTH ALONG THE STREET FRONTAGE AND ACCOMPLISHED THROUGH THE USE OF DIFFERENCES IN ROOF HEIGHT (MINIMUM 2 FEET) AND/OR FORM.			X	X	X
16. VARIED ROOF FORM SHALL BE USED AS APPROPRIATE TO THE ARCHITECTURAL STYLE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: HIPPED ROOFS, SHED ROOFS, GABLED ROOFS, VARYING PITCHES, ROOF DORMERS, AND FLAT ROOFS.	X	X	X	X	X
17. ROOFLINES SHALL BE DESIGNED WITH CHANGES IN RIDGELINE	X	X	X	X	X

DIRECTION AND CONFIGURATION TO ENSURE VARIATION IN ROOFLINES BETWEEN STRUCTURES.														
18. NO MORE THAN TWO IDENTICAL SIDE-BY-SIDE ROOF SLOPES SHOULD BE CONSTRUCTED ALONG ARTERIAL OR COLLECTOR STREETS OR PUBLIC OPEN SPACE.	X	X												
ARCHITECTURAL DIVERSITY & ARTICULATION														
19. NEW DEVELOPMENTS WITH 4 OR MORE CONTIGUOUS SINGLE-FAMILY DETACHED LOTS SHALL OFFER MULTIPLE DISTINCTLY DIFFERENT ARCHITECTURAL STYLES AS FOLLOWS: <table><tr><td>TOTAL # OF DWELLING UNITS</td><td>MINIMUM # OF DISTINCT ARCHITECTURAL STYLES PER FLOOR PLAN</td></tr><tr><td>1-7</td><td>1</td></tr><tr><td>8-15</td><td>2</td></tr><tr><td>16-30</td><td>3</td></tr><tr><td>>30</td><td>4</td></tr></table> EACH ARCHITECTURAL STYLE SHALL FEATURE AT LEAST FOUR (4) DISTINCTIVE FEATURES ON EACH ELEVATION, SUCH AS BUT NOT LIMITED TO: a. ROOF FORM AND MATERIALS b. MASONRY VENEER (COVERING A MINIMUM 20% OF THE ELEVATION) c. EXTERIOR MATERIALS d. WINDOW AND COLUMN DETAILING e. ARCHES f. ORNAMENTAL IRONWORK g. EAVE DETAILS	TOTAL # OF DWELLING UNITS	MINIMUM # OF DISTINCT ARCHITECTURAL STYLES PER FLOOR PLAN	1-7	1	8-15	2	16-30	3	>30	4	X	X		
TOTAL # OF DWELLING UNITS	MINIMUM # OF DISTINCT ARCHITECTURAL STYLES PER FLOOR PLAN													
1-7	1													
8-15	2													
16-30	3													
>30	4													
20. A MULTI-FAMILY DEVELOPMENT MUST HAVE AT LEAST ONE CLEARLY			X	X	X									

DEFINED ARCHITECTURAL STYLE, AND EACH ARCHITECTURAL STYLE SHALL FEATURE AT LEAST FOUR DISTINCTIVE FEATURES ON EACH ELEVATION, SUCH AS BUT NOT LIMITED TO: a. ROOF FORM AND MATERIALS b. MASONRY VENEER (COVERING A MINIMUM 20% OF THE ELEVATION) c. EXTERIOR MATERIALS d. COLUMN DETAILING e. ARCHES f. ORNAMENTAL IRONWORK g. EAVE DETAILS					
21. A MINIMUM OF THREE DIFFERENT MATERIALS AND AT LEAST FIVE OF THE FOLLOWING ARCHITECTURAL ELEMENTS SHALL BE PROVIDED ON EACH BUILDING ELEVATION. i. COVERED PORCH ii. BAY WINDOWS iii. CANTILEVERS iv. PROJECTING BALCONIES v. DORMERS vi. AWNINGS vii. TRIMS AROUND DOORS AND WINDOWS THAT MATCH THE ARCHITECTURAL STYLE viii. WINDOW MULLIONS AND MUNTINS ix. WINDOW SHUTTERS x. ACCENT MATERIALS (E.G., DECORATIVE TILE, DECORATIVE METAL ACCENTS)				X	X

xi. DECORATIVE BRACKETS UNDER ROOF EAVES, PROJECTING BALCONIES, OR OTHER xii. DECORATIVE DOWNSPOUTS					
22. DUPLEXES, TRIPLEXES, FOURPLEXES SHALL BE DESIGNED TO APPEAR AS SEPARATE UNITS BY THE USE OF CLEARLY IDENTIFIED ENTRIES.			X	X	
23. ALL PRIMARY ENTRANCES INTO RESIDENTIAL BUILDINGS OR INDIVIDUAL UNITS SHALL PROVIDE WEATHER PROTECTION BY HAVING AN OVERHEAD ROOF FEATURE EXTENDING A MINIMUM OF FOUR FEET FROM THE BUILDING FAÇADE AND FOUR FEET IN WIDTH.	X	X	X	X	X
24. THE FIRST FLOOR SHALL PROVIDE PEDESTRIAN SCALED ELEMENTS BY USING TWO OR MORE ARCHITECTURAL FEATURES ON THE FRONT ELEVATIONS (E.G. ARCHES, AWNINGS, FENESTRATION, PATIOS, COLUMNS, CORNICES, MOLDINGS, AND TRELLISES) THAT ARE NOT USED IN THE SAME PATTERN ON THE UPPER STORIES.				X	X
25. THE SAME ELEVATION SHALL NOT BE BUILT SIDE-BY-SIDE OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER AS DEFINED BY 60% OR MORE OF LOT WIDTH.	X	X	X		
MATERIALS & COLORS					
26. ALL EXTERIOR MATERIALS SHALL BE DURABLE TO WITHSTAND THE ELEMENTS SUCH AS BUT NOT LIMITED TO BRICK, MASONRY, STONE, MASONRY VENEERS, CONCRETE, COMPOSITE WOOD PRODUCTS AND STUCCO.	X	X	X	X	X

27. A UNIFIED PALETTE (COLOR, TEXTURE, SHEEN) OF MATERIALS SHALL BE USED ON ALL SIDES OF BUILDINGS. EVERY BUILDING SHALL INCLUDE NO LESS THAN THREE COLORS APPEARING ON THE BUILDING EXTERIOR.	X	X	X	X	X
28. NATURAL MATERIALS SUCH AS STONE, RIVER ROCK, AND SLATE, WHICH ARE INTENDED TO BE SEEN IN THEIR NATURAL STATE SHALL NOT BE PAINTED.	X	X	X	X	X
29. ROOFING MATERIALS SHALL CONSIST OF THE FOLLOWING: DIMENSIONAL COMPOSITE SHINGLES, CERAMIC TILE, CLAY TILE, CONCRETE TILE, AND STANDING SEAM METAL. WOOD SHINGLES ARE PROHIBITED.	X	X	X	X	X
30. UNTREATED WOOD IS NOT PERMITTED.	X	X	X	X	X
31. WHEN A MATERIAL WRAPS AROUND A CORNER IT SHALL BE TERMINATED BY AN ARCHITECTURAL ELEMENT SUCH AS AN OFFSET, COLUMN, INTERSECTING WALL, OR FENCE.	X	X	X	X	X
32. BALCONY DESIGN SHALL MATCH THE BUILDING IN TERMS OF STYLE, COLOR, AND MATERIALS.	X	X	X	X	X

35-1904. COMMERCIAL DESIGN STANDARDS

(1) APPLICABILITY

(A) THE FOLLOWING OBJECTIVE DESIGN STANDARDS SHALL BE APPLIED TO ALL NEW COMMERCIAL USES, DEVELOPED INDIVIDUALLY OR AS PART OF A LARGER COMMERCIAL CENTER.

(B) THESE STANDARDS ARE INTENDED TO PROVIDE A CLEAR SET OF ARCHITECTURAL AND SITE DESIGN REQUIREMENTS FOR NEW COMMERCIAL DEVELOPMENT. THESE STANDARDS PROVIDE CLEAR AND QUANTIFIABLE DIRECTION TO ENSURE THAT FUTURE DEVELOPMENT MAINTAINS THE UNIQUE CHARACTER AND HIGH QUALITY OF DESIGN

WITHIN THE CITY OF CHANDLER, WHILE ENSURING BUILDING FORM AND SCALE ARE APPROPRIATE TO THE SITE.

(2) SITE LAYOUT

- (A) HEIGHT, BUILDING SETBACK, AND LOT COVERAGE SHALL BE REGULATED BY THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED IN. THESE REGULATIONS CAN BE FOUND IN THE CITY OF CHANDLER LAND USE AND ZONING CODE AT THE FOLLOWING LINKS:

COMMERCIAL ZONING DISTRICTS	CODE SECTION
NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)	35-1203
COMMUNITY COMMERCIAL DISTRICT (C-2)	35-1303
REGIONAL COMMERCIAL DISTRICT (C-3)	35-1403

HEIGHT AND AREA REGULATIONS FOR LOTS LOCATED IN PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICTS ARE ESTABLISHED BY THE ORDINANCE THAT ADOPTED THE PAD, WHICH CAN BE FOUND IN THE DEVELOPMENT'S ZONING FILE. ZONING FILES ARE KEPT AT THE CITY OF CHANDLER'S DEVELOPMENT SERVICES DEPARTMENT.

WHEN COMMERCIAL PROJECTS ARE ADJACENT TO A REAR OR SIDE YARD OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, INCLUDING THOSE INSTANCES WHEN SEPARATED BY AN ALLEY, THE FOLLOWING SEPARATION MUST BE MAINTAINED ON THE SITE: COMMERCIAL BUILDINGS SHALL BE NO CLOSER THAN 25 FEET, PLUS ONE ADDITIONAL FOOT FOR EACH FOOT OF HEIGHT OF THE COMMERCIAL BUILDING, FROM THE RESIDENTIAL PROPERTY LINE.

- (B) STAND-ALONE BUILDING PAD SITES:

1. *APPLICABILITY:* FOR THE PURPOSE OF THIS SECTION, STAND-ALONE BUILDING PAD SITES ARE USES THAT STAND APART FROM, AND HENCE ARE NOT PERCEIVABLE AS, PART OF THE MAIN BUILDING COMPLEX. STAND-ALONE PAD SITES MAY BE DEVELOPED AS SINGLE FREESTANDING USES, SUCH AS A RESTAURANT OR BANK, OR A CLUSTER OF USES SHARING COMMON ARCHITECTURAL DETAIL AND MATERIALS, OPEN SPACES, AND SHADED AREAS AND PEDESTRIAN CONNECTIONS. FREESTANDING BUILDING ADJACENT TO THE MAIN COMPLEX STRUCTURES WILL NOT BE CONSIDERED STAND-ALONE BUILDING PAD SITES IF THE FREESTANDING BUILDING IS NOT SEPARATED FROM

THE LARGER COMPLEX BY VEHICULAR MOVEMENT, IMPROVED VEHICULAR SURFACES, OR RETENTION AREA.

2. *NUMBER:* THE NUMBER OF PAD SITES PERMISSIBLE IN A SHOPPING CENTER SHALL BE LIMITED TO ONE PER ARTERIAL STREET FRONTAGE, WITH CORNER PAD SITES TO COUNT AS ONE OF THE FRONTAGE ALLOWANCES. MULTI-USER PAD SITES ARE PERMITTED ONLY WHEN THE USES ARE INTEGRATED AND CLUSTERED WITHIN A COMMON OPEN SPACE WITH SEATING AREAS AND PEDESTRIAN WALKS, SHARE COMMON ARCHITECTURAL DETAILS AND MATERIALS (E.G., COLOR, TEXTURE) PORTRAYED BY THE MAIN COMPLEX, AND NOT SEPARATED BY VEHICULAR MOVEMENT. MORE THAN TWO FREESTANDING PAD SITES MAY BE APPROVED THROUGH THE PRELIMINARY DEVELOPMENT PLAN (PDP) PROCESS.

NOTWITHSTANDING THE FOREGOING, THE ZONING ADMINISTRATOR MAY APPROVE MORE THAN TWO FREE-STANDING PAD SITES PER DEVELOPMENT ADMINISTRATIVELY, UPON DETERMINING THAT ALL OF THE FOLLOWING APPLY:

- A. THE PAD WILL ENHANCE THE QUALITY OF THE OVERALL DEVELOPMENT OR REVITALIZE AN EXISTING COMMERCIAL CENTER;
 - B. AN ADDITIONAL PAD WILL MAKE USE OF AN AREA THAT IS CURRENTLY UNDERUTILIZED;
 - C. THERE IS SUFFICIENT AREA ON THE SITE TO ACCOMMODATE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND THE SITE HAS BEEN DESIGNED TO PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;
 - D. NO MORE THAN ONE HIGH-TURNOVER USER PER STREET FRONTAGE;
 - E. THE PAD(S) AND THE OVERALL COMMERCIAL CENTER IN WHICH IT IS LOCATED COMPLY WITH ARTICLE XVIII PARKING AND LOADING REGULATIONS;
 - F. THE ARCHITECTURAL DESIGN (I.E. BUILDING FORM AND MATERIALS) OF THE PAD IS COMPATIBLE WITH AND SUPERIOR TO EXISTING BUILDINGS IN THE SAME CENTER THROUGH THE FOLLOWING BUT NOT LIMITED TO;
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY;
 - ii. GREATER MATERIAL DIVERSITY;
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION;
 - iv. ACTIVATION OF STREET FRONTAGE;
 - v. HIGHER LEVELS OF LANDSCAPE DESIGN;
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS.
3. *LOCATION:* ANY HIGH-TURNOVER USES (FAST FOOD, CONVENIENCE STORES, SERVICE STATIONS, ETC.) MUST BE INTEGRATED WITHIN LARGER PLANNED COMMERCIAL AND OFFICE CENTERS. HOWEVER, ON SITES WHERE THE

CONTIGUOUS AREA IS GENERALLY INSUFFICIENT TO ALLOW A LARGER PLANNED CENTER, RELIEF MAY BE CONSIDERED THROUGH THE PROVISIONS OF THE PLANNED AREA DEVELOPMENT (PAD) PROCESS, SUBJECT TO APPROVAL BY CITY COUNCIL.

4. *CONSTRUCTION*: ANY STAND-ALONE PAD SITE BUILDING(S) 12,000 SQUARE FEET OR GREATER IN BUILDING AREA, LOCATED WITHIN ANY COMMERCIAL SITE THAT IS 10 ACRES OR GREATER IN SIZE, SHALL BE ALLOWED TO BE CONSTRUCTED PRIOR TO THE BALANCE OF THE COMMERCIAL CENTER. ANY PAD SITE BUILDINGS 25,000 SQUARE FEET OR LESS IN BUILDING AREA, LOCATED WITHIN ANY COMMERCIAL SITE THAT IS LESS THAN 10 ACRES IN SIZE, SHALL BE CONSTRUCTED CONCURRENTLY OR SUBSEQUENTLY WITH AT LEAST 12,000 SQUARE FEET OF ADDITIONAL BUILDING AREA IN THE COMMERCIAL CENTER.

(C) DRIVE THROUGHS AND PICK-UP WINDOWS

1. ONE DRIVE-UP OR DRIVE THROUGH USER PER STREET FRONTAGE IS PERMISSIBLE AS LONG AS THE DRIVE-UP DOES NOT CONFLICT WITH PARKING MANEUVERING AREAS, MAIN-STREAM VEHICULAR MOVEMENT, OR IN ITSELF CREATE AN UNSAFE TRAFFIC SITUATION.
2. ALL QUEUING LANES FOR FAST FOOD AND SIMILAR HIGH-TURNOVER USES SHALL BE A MINIMUM OF 14 FEET IN WIDTH.
3. ESTABLISHMENTS WITH QUEUING LANES THAT OFFER ON-SITE ORDERING SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - a. PROVIDE AT LEAST ONE QUEUING LANE MEETING BOTH OF THE FOLLOWING QUEUING LENGTH REQUIREMENTS:
 - i. MINIMUM 150 FEET IN LENGTH MEASURED FROM THE DRIVE-UP WINDOW TO THE START OF THE LANE;
 - ii. MINIMUM OF 120 FEET FROM THE START OF THE LANE TO THE MENU BOARD.
 - b. ANY ADDITIONAL QUEUING LANES SHALL NOT BE COUNTED TOWARDS THE MINIMUM QUEUING REQUIREMENT FOR ON-SITE ORDERING.
 - c. ANY ADDITIONAL QUEUING LANES DEDICATED SOLELY FOR PICKING UP PRE-ORDERED ITEMS AND WHICH DO NOT HAVE A MENU BOARD SHALL PROVIDE A MINIMUM OF 60 FEET IN LENGTH MEASURED FROM THE PICK-UP WINDOW TO START OF THE LANE. THIS QUEUING LENGTH STANDARD IS NOT INTENDED FOR SUCH USES AS DRUG STORES, BANKS, DRY CLEANERS, ETC.
4. DRIVE THROUGH LANE ENTRY AND EXIT SHALL BE SEPARATED FROM VEHICULAR PARKING AREAS, THROUGH CURBING, LANDSCAPING, ETC.
5. AT EACH INTERSECTION OF DRIVE THROUGH LANES AND SIDEWALKS, A CROSSWALK WITH TEXTURED, DECORATIVE PAVING AND PEDESTRIAN CROSSING

SIGNS SHALL BE PROVIDED. ADDITIONALLY, ONE OF THE FOLLOWING SAFETY MEASURES SHALL BE PROVIDED:

- a. CROSSWALK WITH RAISED SPEED TABLE;
 - b. SPEED BUMP PRIOR TO PEDESTRIAN CROSSWALK.
6. ALL DRIVE THROUGH FACILITIES, INCLUDING DRIVE THROUGH LANES AND QUEUING AREAS SHALL BE ADEQUATELY SCREENED FROM STREET VIEW BY BUILDING. ORIENTATION, OR BY A LANDSCAPED BERM AND RETAINING WALL MEASURING 4 FEET FROM GRADE OF THE DRIVING LANE, AND SITUATED SO AS NOT TO DISRUPT SAFE TRAFFIC FLOW.
 7. DRIVE THROUGH SPEAKER(S) SHALL NOT FACE PROPERTY ZONED FOR SINGLE-FAMILY RESIDENTIAL USES.
 8. MENU BOARDS SHALL BE SCREENED FROM STREET VIEW BY BUILDING ORIENTATION OR BY A MINIMUM 4-FOOT SOLID MASONRY WALL.

(D) PEDESTRIAN CONNECTIVITY

1. AN ON-SITE WALKWAY SHALL CONNECT THE MAIN ENTRY OF EACH BUILDING OR EACH PRIMARY ENTRY TO A PUBLIC SIDEWALK ON EACH STREET FRONTAGE OF THE SITE, AND TO ANY TRANSIT STOP ADJACENT TO THE SITE.
2. A SYSTEM OF PEDESTRIAN WALKWAYS SHALL CONNECT ALL BUILDINGS ON A SITE TO EACH OTHER, TO ON-SITE AUTOMOBILE AND BICYCLE PARKING AREAS, AND TO ANY ON-SITE RECREATIONAL OR OPEN SPACE AREAS OR PEDESTRIAN AMENITIES.
3. TEXTURED PAVING TREATMENTS SHALL BE PROVIDED AT ALL ON-SITE PEDESTRIAN CROSSWALKS, AND DRIVEWAY ENTRANCES FOR A MINIMUM OF 30 FEET IN LENGTH ON-SITE.
4. BUS BAY LOCATIONS, WHERE APPLICABLE, SHALL BE INTEGRATED WITH PEDESTRIAN WALKWAYS THAT PROVIDE DIRECT ACCESS TO THE PROPERTY.
5. PERIMETER SIDEWALKS SHALL BE PROVIDED IN ONE OF THE FOLLOWING MANNERS:
 - a. DETACHED AND SEPARATED FROM THE CURB BY LANDSCAPING BARRIER;
 - b. ATTACHED TO THE CURB;
 - c. ENTIRELY OR PARTIALLY MEANDERING AND DETACHED AND SEPARATED FROM THE CURB BY LANDSCAPING BARRIER.
6. PERIMETER SIDEWALKS SHALL CONNECT TO EXISTING PERIMETER SIDEWALKS ON ABUTTING PROPERTIES.
7. PERIMETER SIDEWALKS SHALL BE NOT LESS THAN 6 FEET IN WIDTH EXCEPT THAT, IN LOCATIONS ANTICIPATING HEAVIER THAN NORMAL PEDESTRIAN TRAFFIC, THE ZONING ADMINISTRATOR MAY REQUIRE THESE TO BE 8 FEET IN WIDTH.

(3) BUILDING ARCHITECTURE

(a) MASSING AND ARTICULATION

1. *HORIZONTAL OFF SETS:*

- i. BUILDINGS LESS THAN 2,000 SQUARE FEET SHALL INCORPORATE BREAKS IN MASSING HAVING A DEPTH OF AT LEAST 6 INCHES FOR A MINIMUM OF 25% OF EACH BUILDING ELEVATION THROUGH THE USE OF VARYING SETBACKS, BUILDING ENTRIES, EXTERIOR WALL PLANE OFFSET, OR MODULATION OF BUILDING FACADES.
 - ii. BUILDINGS GREATER THAN 2,000 SQUARE FEET SHALL INCORPORATE BREAKS IN MASSING HAVING A DEPTH OF AT LEAST 2 FEET FOR A MINIMUM OF 25% OF EACH BUILDING ELEVATION THROUGH THE USE OF VARYING SETBACKS, BUILDING ENTRIES, BUILDING OFFSET, OR MODULATION OF BUILDING FACADES.
2. ***VERTICAL VARIATION:*** CHANGE IN ROOFLINES OF AT LEAST 2 FEET IN HEIGHT SHALL BE PROVIDED FOR A MINIMUM OF 25% OF EACH BUILDING ELEVATION THROUGH CHANGE IN HEIGHT AND FORM.
3. THE ZONING ADMINISTRATOR MAY ACCEPT MINOR DEPARTURES FROM THE HORIZONTAL OFF SET AND VERTICAL VARIATION REQUIREMENTS FOR THE REAR ELEVATIONS OF A BUILDING THAT ARE NOT VISIBLE FROM PUBLIC RIGHTS-OF-WAY OR ADJOINING RESIDENTIAL, COMMERCIAL, OR OPEN SPACES.

(b) ARCHITECTURAL CONSISTENCY

1. BUILDING ARCHITECTURE SHALL PROMOTE CONSISTENT ARCHITECTURAL CHARACTER AND DETAIL ON ALL SIDES OF THE STRUCTURE, INCLUDING THE CONTINUED USE OF BUILDING MATERIALS ON EACH SIDE.
2. IF A SUBJECT SITE IS LOCATED WITHIN A LARGER EXISTING CENTER OR DEVELOPMENT, THEN THE SUBJECT SITE SHALL BE ARCHITECTURALLY INTEGRATED WITH THE LARGER CENTER OR DEVELOPMENT. TO BE CONSIDERED ARCHITECTURALLY INTEGRATED, THE PROPOSAL SHALL PROVIDE THE FOLLOWING AT MINIMUM:
 - i. THE PREDOMINANT BUILDING COLOR(S) (EXCLUDING ACCENT COLORS) USED ON THE PROPOSED BUILDING SHALL MATCH THE PREDOMINANT BUILDING COLOR(S) FOUND IN THE LARGER CENTER.
 - ii. THE PREDOMINANT BUILDING MATERIALS USED ON THE PROPOSED BUILDING SHALL FEATURE AT LEAST TWO PROMINENT BUILDING MATERIALS FOUND IN THE LARGER CENTER.
 - iii. THE PREDOMINANT ROOF FORM AND ROOF MATERIALS ON THE PROPOSED BUILDING SHALL USE THE SAME PREDOMINANT ROOF FORM AND ROOF MATERIALS FOUND IN THE CENTER.

3. BUILDING FEATURES THAT ARE USED FOR ADVERTISING OR TO PROMOTE A RECOGNIZABLE CORPORATE IMAGE (CORPORATE STYLIZED ARCHITECTURE) SHALL BE LIMITED TO A MAXIMUM OF ONE ACCENT COLOR OR MATERIAL AND SHALL MEET ONE OF THE FOLLOWING:
 - i. WHEN THE COLOR OR MATERIAL IS NOT FOUND WITHIN THE APPROVED COLOR PALATE FOR THE LARGER CENTER, THEN THE COLOR OR MATERIAL SHALL BE LIMITED TO 10% OF A SINGLE BUILDING ELEVATION.
 - ii. WHEN THE COLOR OR MATERIAL IS FOUND WITHIN THE APPROVED COLOR PALATE FOR THE LARGER CENTER, THEN THE COLOR OR MATERIAL SHALL BE LIMITED 20% OF A SINGLE BUILDING ELEVATION. ADDITIONAL COLORS OR MATERIALS MAY BE CONSIDERED IF THEY ARE PROMINENT BUILDING COLORS FOUND WITHIN THE APPROVED COLOR PALATE FOR THE CENTER.

(c) BUILDING MATERIALS AND FACADE DETAILS

1. BUILDING MATERIALS SHALL BE OF HIGH QUALITY AND DURABLE. THEY INCLUDE, BUT ARE NOT LIMITED TO:
 - i. BRICK
 - ii. STONE (NATURAL OR FAUX)
 - iii. INTEGRAL COLOR, SAND BLASTED OR STAIN TEXTURED MASONRY
 - iv. SPLIT-FACED MASONRY UNITS
 - v. TILT-UP CONCRETE PANELS
 - vi. STUCCO/EIFS
 - vii. ARCHITECTURAL PRE-FINISHED METAL
 - viii. CONCRETE AND CLAY TILE ROOFS
 - ix. TREATED OR ENGINEERED WOOD PRODUCT
2. AT LEAST THREE MATERIALS SHALL BE USED IN ADDITION TO GLAZING AND ACCENT FEATURES (E.G., FENCE PANELS, TILE ACCENTS, TRELLISES) UNLESS DICTATED BY AN ARCHITECTURAL STYLE THAT PRESCRIBES A PARTICULAR BUILDING MATERIAL AS THE DOMINANT FEATURE (E.G., PUEBLO, SANTA FE STYLE, ETC.) AS FOLLOWS:
 - i. A PREDOMINANT MATERIAL (MAXIMUM 65%) AND TWO ADDITIONAL MATERIALS (MINIMUM 10% EACH) SHALL BE PROVIDED ON EACH BUILDING FACADE
3. SOLID COVERED CANOPIES SHALL BE PROVIDED AT ALL PEDESTRIAN BUILDING ENTRIES AT A MINIMUM DEPTH OF FOUR (4) FEET.
4. WHERE EXISTING FLUSH CURBING IS UTILIZED, A COMBINATION OF DECORATIVE BOLLARDS AND LANDSCAPE PLANTERS SHALL BE PROVIDED WITH NO MORE THAN SIX (6) CONSECUTIVE BOLLARDS.

(d) SCREENING:

1. ANY COMMERCIAL DEVELOPMENT USING OUTSIDE STORAGE AREA FOR EQUIPMENT, VEHICLES, OR MATERIALS SHALL SCREEN SUCH AREA FROM VIEW WITH A 6-FOOT MASONRY OR CONCRETE WALL EXCLUDING APPROVED GATED OPENINGS.
2. DISMANTLING, SERVICING, REPAIRING, ETC., OF VEHICLES AND/OR EQUIPMENT SHALL BE WITHIN COMPLETELY ENCLOSED BUILDINGS OR WITHIN AN AREA ENCLOSED BY A SOLID CONCRETE, MASONRY, OR SIMILAR MATERIAL WALL EXCEPT FOR OPENINGS FOR INGRESS AND EGRESS WHICH SHALL BE FURNISHED WITH SOLID GATES.
3. SERVICE BAYS SHALL MEET ALL OF THE FOLLOWING SCREENING REQUIREMENTS:
 - i. SCREENING FROM ADJACENT PROPERTIES ZONED FOR RESIDENTIAL USES SHALL MEET THE FOLLOWING REQUIREMENTS:
 1. BAY DOORS LOCATED WITHIN 100 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE SHALL BE ORIENTED AWAY FROM THE ADJACENT USE.
 2. BAY DOORS LOCATED BETWEEN 100 FEET AND 600 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE AND ORIENTED SUCH THAT THE BAY DOORS WOULD BE VISIBLE FROM THE ADJACENT USE SHALL BE SCREENED WITH AN INTERVENING BUILDING OR AN 8-FOOT-TALL SCREEN WALL. THE 8-FOOT-TALL SCREEN WALL SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACK.
 - ii. SCREENING FROM ADJACENT STREETS SHALL BE ACCOMPLISHED THROUGH THE USE OF INTERVENING BUILDING SUCH THAT THE BAY DOORS ARE NOT VISIBLE FROM THE STREET(S). SITES THAT ARE UNABLE TO SCREEN SERVICE BAYS USING AN INTERVENING BUILDING SHALL USE AT MINIMUM ONE OF THE FOLLOWING METHODS:
 1. *PREFERRED METHOD*: ORIENT THE BUILDING SUCH THAT THE BAY DOORS ARE PERPENDICULAR TO THE ABUTTING STREET. FOR CORNER LOTS, THE BAY DOORS SHALL BE ORIENTED PERPENDICULAR TO THE STREET WITH THE HIGHEST FUNCTIONAL STREET CLASSIFICATION (I.E. ARTERIAL, COLLECTOR, ETC.) IDENTIFIED IN THE GENERAL PLAN. IN THE EVENT THAT THE STREET CLASSIFICATIONS ARE EQUIVALENT, THE ORIENTATION CREATING THE SMALLEST NOISE IMPACT ON ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE USED.
 2. BAY DOORS FACING THE STREET SHALL BE SETBACK AT LEAST 200 FEET.

3. BAY DOORS LESS THAN 200 FEET FROM AN ADJACENT STREET AND LESS THAN PERPENDICULAR TO A STREET SHALL PROVIDE A SOLID 6-FOOT MASONRY SCREEN WALL. THE 6-FOOT-TALL SCREEN WALL SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACK.
 4. PROVIDE LONG-TERM STORAGE OF SHOPPING CARTS EITHER WITHIN THE TENANT SPACE OR ADJACENT TO IT, BEHIND A DECORATIVE SCREEN WALL EXCEEDING THE HEIGHT OF THE CARTS. SHOPPING CART STORAGE SHALL NOT ENCROACH INTO ACCESSIBLE PATHWAYS.
- (e) GAS STATIONS:
1. DESIGN OF GAS CANOPIES SHALL BE INTEGRATED WITH ADJACENT BUILDING ARCHITECTURE THROUGH THE USE OF SIMILAR MATERIALS, COLORS, AND ROOF FORMS.
 2. GAS CANOPY LIGHTS SHALL BE FLUSH WITH THE BOTTOM OF CANOPY.
 3. GAS CANOPY BOTTOM EDGE SHALL BE A MAXIMUM OF 15 FEET 6 INCHES ABOVE FINISH GRADE, UNLESS CANOPY IS INTEGRATED INTO CONVENIENCE STORE BUILDING.
 4. ALL VENTING AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ARTERIAL STREETS AND PUBLIC VIEW, THIS INCLUDES GAS VENT STACKS. GAS VENTS SHALL BE INTEGRATED INTO THE CANOPY OR MOUNTED DIRECTLY ADJACENT TO THE CONVENIENCE STORE AND SHALL NOT BE A SEPARATE STRUCTURE. THE CANOPY SHALL INCORPORATE ALTERNATIVE MATERIALS (SUCH AS LOUVERS OR MESH SCREENING) TO ALLOW FOR SUFFICIENT VENTILATION WHILE FULLY SCREENING ANY GAS VENTS OR MECHANICAL EQUIPMENT.
 5. NO OUTSIDE VENDING IS PERMITTED, INCLUDING ICE MACHINES.
- (f) INTERFACE WITH SINGLE-FAMILY RESIDENTIAL AREA: WHEN COMMERCIAL PROJECTS ARE NEXT TO OR ACROSS AN ALLEY FROM A REAR OR SIDE YARD OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT:
1. SECOND-STORY WINDOW BALCONIES AND OTHER OPENINGS ARE ALLOWED ONLY WHEN DEMONSTRATED TO AND APPROVED BY THE ZONING ADMINISTRATOR THAT BACK YARDS OF ADJACENT RESIDENCES WILL NOT BE VISIBLE FROM SUCH BALCONIES OR OPENINGS BY PERSONS SITTING OR STANDING IN THE COMMERCIAL BUILDINGS.

(4) LOCATIONAL CRITERIA AND SITE DEVELOPMENT STANDARDS FOR LARGE SINGLE USE RETAIL DEVELOPMENT

(A) LOCATIONAL CRITERIA: LARGE SINGLE USE RETAIL, AS DEFINED IN SECTION 35-200 OF THIS CODE, SHALL ONLY BE PERMITTED ON PROPERTY ZONED AS PLANNED AREA DEVELOPMENT (PAD) FOR SUCH USE, IN ACCORDANCE WITH THE REQUIREMENTS AND

PROVISIONS OF CHAPTER 35, ARTICLE XVII OF THIS CODE, AND FURTHER SUBJECT TO ALL OF THE FOLLOWING LOCATION CRITERIA. ANY PROPOSAL TO EXPAND AN EXISTING RETAIL USE, WHICH SUBSEQUENTLY BRINGS THE TOTAL BUILDING COVERAGE OF THAT USE TO 150,000 SQUARE FEET OR MORE, SHALL ALSO REQUIRE CONFORMANCE WITH ALL OF THE FOLLOWING STANDARDS, FOR THE ENTIRE SITE DEVELOPMENT. COUNCIL MAY APPROVE DEPARTURE FROM THESE STANDARDS UPON FINDING THAT SUCH DEPARTURE IS WARRANTED, BASED UPON CONSIDERATION OF MITIGATING CIRCUMSTANCES, DESIGN INNOVATION, OR OTHER MERITORIOUS FEATURE(S), AS PROVIDED FOR IN CHAPTER 35, ARTICLE XVII OF THIS CODE.

1. ANY PARCEL PROPOSED FOR A LARGE SINGLE USE RETAIL DEVELOPMENT SHALL BE ADJACENT TO A FREEWAY INTERCHANGE, OR SHALL FRONT ALONG TWO MAJOR ARTERIALS FORMING AN INTERSECTION DESIGNATED BY THE CHANDLER GENERAL PLAN AS "COMMERCIAL NODE," OR AS "REGIONAL MAJOR COMMERCIAL DEVELOPMENT," OR OTHER SUCCESSOR DESIGNATION SPECIFIED IN THE GENERAL PLAN, OR IN AN AREA PLAN APPROVED BY THE MAYOR AND CITY COUNCIL, THAT EXPRESSLY PROVIDES FOR SUCH LARGE SINGLE USE RETAIL DEVELOPMENT.

2. A MINIMUM DISTANCE OF 1,500 FEET, AS MEASURED ON A STRAIGHT LINE, SHALL BE REQUIRED FROM THE NEAREST PROPERTY LINE OF ANY PARCEL CURRENTLY ZONED FOR LOW DENSITY SINGLE-FAMILY RESIDENTIAL USE, TO THE NEAREST EXTERIOR WALL OF THE LARGE SINGLE USE RETAIL BUILDING.

A. FOR PURPOSES OF THIS MEASUREMENT, THE PHRASE "LOW DENSITY SINGLE-FAMILY RESIDENTIAL USE" SHALL MEAN A SUBDIVISION OF LAND, AS DEFINED IN SECTION 35-200 OF THIS CODE, LOCATED WITHIN THE CITY JURISDICTION, WITH A NET OVERALL DENSITY IN THE RANGE OF ZERO TO FOUR AND ONE-HALF DWELLING UNITS/ACRE. FOR PURPOSES OF THIS MEASUREMENT, NEITHER THE AG-1 (AGRICULTURE) NOR THE MH-1 (MOBILE HOME) ZONING DISTRICT SHALL BE CONSIDERED AS A LOW DENSITY SINGLE-FAMILY ZONING DESIGNATION.

B. THE 1,500 FOOT DISTANCE MAY BE REDUCED OR WAIVED ALTOGETHER BY COUNCIL IF BASED UPON A FINDING THAT OTHER MITIGATING CIRCUMSTANCES ALREADY EXIST ON, OR ADJACENT TO, THE SITE PROPOSED FOR LARGE SINGLE USE RETAIL DEVELOPMENT. SUCH MITIGATING CIRCUMSTANCES MAY INVOLVE EXISTING NON-SINGLE-FAMILY LAND USES OR ZONING DESIGNATIONS, OR OTHER PHYSICAL BARRIERS SUCH AS A MAJOR ARTERIAL RIGHT-OF-WAY, FREEWAY RIGHT-OF-WAY, RAILROAD OR CANAL RIGHT-OF-WAY, WHICH COUNCIL MAY FIND ACHIEVES AN EFFECTIVE SEPARATION AND BUFFER FROM THE LAND USE IMPACTS OF THE LARGE SINGLE USE RETAIL DEVELOPMENT.

C. THE 1,500 FOOT DISTANCE MAY BE REDUCED, OR WAIVED ALTOGETHER, BY COUNCIL IF BASED UPON A FINDING THAT THE LARGE SINGLE USE RETAIL DEVELOPMENT PROPOSAL DEMONSTRATES A COMBINATION OF SUPERIOR ARCHITECTURAL OR SITE DESIGN TECHNIQUES, SUCH AS, WITHOUT LIMITATION, I) ATTACHING OTHER ACCESSORY RETAIL SHOP SPACE AND STOREFRONTS TO DISPLACE AT LEAST A PORTION OF WHAT WOULD OTHERWISE BE A LENGTHY EXTERIOR FRONT WALL PLANE OF THE LARGE SINGLE USE RETAIL BUILDING; II) EXTENSIVE GREENBELTS NOT LESS THAN 100 FEET IN WIDTH THAT FEATURE MATURE LANDSCAPING, ARCHITECTURAL THEME WALLS, AND TERRACES THAT CAUSE THE FINISHED GRADE OF THE LARGE SINGLE USE RETAIL BUILDING TO BE AT LEAST 6 FEET LOWER THAN THE FINISHED LOT GRADE OF THE NEAREST LOW DENSITY SINGLE-FAMILY RESIDENTIAL USE; III) RELOCATION OF LOADING DOCKS AND OVERHEAD BAY DOORS TO ANOTHER SIDE OF THE BUILDING WHICH DOES NOT FACE ANY ADJACENT RESIDENTIAL USE, AND WHICH IN TURN CAUSES ELIMINATION OF ANY REAR SERVICE DRIVE OR OTHER MEANS OF ACCESS TO THE REAR OF THE BUILDING OTHER THAN PEDESTRIAN DOORS; IV) COMPLETELY SEPARATING THE LARGE SINGLE USE RETAIL BUILDING WITH SMALLER SCALE BUILDINGS ACCOMMODATING LESS INTENSIVE LAND USE(S), WHICH PROVIDES AN EFFECTIVE TRANSITION TO ANY ADJOINING RESIDENTIAL USE.

THE REQUIREMENTS OF THIS SUBSECTION 35-1904(4)(A)2. SHALL NOT APPLY IF THE DEVELOPER OF SUCH LOW DENSITY SINGLE-FAMILY RESIDENTIAL USE WAS REQUIRED BY CONDITION OF ZONING AS APPROVED BY THE CHANDLER CITY COUNCIL TO GIVE FULL AND ADEQUATE DISCLOSURE THAT SAID RESIDENTIAL SUBDIVISION WAS WITHIN 1,500 FEET TO ANOTHER SITE CURRENTLY DESIGNATED FOR REGIONAL COMMERCIAL USE, AS SHOWN ON THE CHANDLER GENERAL PLAN, WHEREIN SUCH DESIGNATION MAY PERMIT LARGE SINGLE USE RETAIL DEVELOPMENT.

3. AN APPLICATION REQUESTING ZONING APPROVAL FOR A LARGE SINGLE USE RETAIL COMPONENT MAY ALSO REQUEST ZONING FOR A SINGLE-FAMILY USE AS A COMPONENT OF A MIXED USE PROJECT ONLY WHEN EACH OF THE FOLLOWING CONDITIONS ARE MET:

A. THE LARGE SINGLE USE RETAIL PARCEL SHALL BE EXPRESSLY IDENTIFIED FOR SUCH USE AS PART OF A MIXED USE PLANNED AREA DEVELOPMENT (PAD) ZONING APPLICATION, WHEREIN SUCH APPLICATION AS APPROVED BY CITY COUNCIL ALSO DEPICTS THE SINGLE-FAMILY RESIDENTIAL PARCEL(S), AND ANY TRANSITIONAL LAND USE PARCELS AND BUFFERS ADJOINING THE LARGE SINGLE USE RETAIL PARCEL.

B. FULL AND ADEQUATE DISCLOSURE OF SUCH LARGE SINGLE USE RETAIL LOCATION SHALL BE GIVEN BY THE DEVELOPER OR HOMEBUILDER OF THE SINGLE-FAMILY RESIDENTIAL USE WITHIN 1,500 FEET, TO ANY PROSPECTIVE HOMEBUYER IN THE MANNER SPECIFIED AS A CONDITION OF CITY COUNCIL APPROVAL, FOR THE PLANNED AREA DEVELOPMENT (PAD) ZONING APPLICATION.

C. PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR THE LARGE SINGLE USE RETAIL PARCEL, IN THE MANNER SET FORTH IN SECTION 35-1706 OF THIS CODE, SHALL BE REQUIRED EITHER PRIOR TO, OR CONCURRENT WITH, PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR ONE OR MORE SINGLE-FAMILY RESIDENTIAL PARCELS WITHIN SAID MIXED USE DEVELOPMENT PROPOSAL.

D. THE REQUIRED PLANNED AREA DEVELOPMENT (PAD) ZONING APPLICATION, WHEREIN SUCH MIXED USES ARE IDENTIFIED, SHALL ALSO DEMONSTRATE SUFFICIENT BUFFER SEPARATIONS USING SUCH ELEMENTS AS STREET RIGHT-OF-WAY, STORMWATER RETENTION AREA(S), LANDSCAPING TECHNIQUES, AND MASONRY WALLS, IN COMBINATION TO ACHIEVE COMPLETE SEPARATION. IN NO EVENT SHALL ANY PARCEL PROPOSED FOR LARGE SINGLE USE RETAIL, SHARE A PROPERTY LINE WITH ANY PARCEL PROPOSED FOR LOW DENSITY SINGLE-FAMILY USE.

4. ANY PARCEL PROPOSED FOR LARGE SINGLE USE RETAIL DEVELOPMENT SHALL BE A MINIMUM DISTANCE OF 1,300 FEET FROM ANY SITE CURRENTLY ZONED, OR BUILT, AS A PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, JUNIOR HIGH, OR HIGH SCHOOL.

A. IN NO EVENT SHALL ANY DEVELOPMENT SITE CONTAINING A LARGE SINGLE USE RETAIL PARCEL GAIN VEHICULAR ACCESS FROM A LOCAL STREET, COLLECTOR STREET, OR PRIVATE DRIVE, THAT ALSO PROVIDES VEHICULAR ACCESS OR FRONTAGE TO A PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, JUNIOR HIGH, OR HIGH SCHOOL.

B. THE MINIMUM DISTANCES REQUIRED BY THIS SUBSECTION 35-1904(3)(A)4., BETWEEN THE LARGE SINGLE USE RETAIL BUILDING AND ANY GIVEN SCHOOL, SHALL BE THE SHORTEST STRAIGHT LINE MEASUREMENT FROM THE SCHOOL PROPERTY LINE TO THE NEAREST EXTERIOR WALL OF THE LARGE SINGLE USE RETAIL BUILDING.

THE REQUIREMENTS OF THIS SUBSECTION 35-1904(4)(A)4. SHALL NOT APPLY TO ANY ELEMENTARY SCHOOL, MIDDLE SCHOOL, JUNIOR HIGH, OR HIGH SCHOOL

LOCATED ON PROPERTY ZONED FOR USES OTHER THAN LOW DENSITY SINGLE-FAMILY RESIDENTIAL USE.

NOTWITHSTANDING CONFORMANCE WITH ALL OF THE ABOVE LOCATIONAL CRITERIA, CITY COUNCIL MAY DENY AN APPLICATION FOR THE PLANNED AREA DEVELOPMENT (PAD) ZONING DESIGNATION, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 35-1706(4) OF THIS CODE.

(B) SITE DEVELOPMENT STANDARDS: IN ADDITION TO THE SITE DEVELOPMENT AND LANDSCAPING STANDARDS SET FORTH IN ARTICLE 19 OF THIS CODE, LARGE SINGLE USE RETAIL SHALL ALSO BE SUBJECT TO CONFORMANCE WITH THE FOLLOWING ADDITIONAL STANDARDS. COUNCIL MAY APPROVE DEPARTURE FROM THESE STANDARDS UPON FINDING THAT SUCH DEPARTURE IS WARRANTED, BASED UPON DESIGN INNOVATION OR OTHER MERITORIOUS FEATURE(S) AS PROVIDED FOR IN CHAPTER 35, ARTICLE XVII OF THIS CODE:

1. MAXIMUM TOTAL SITE COVERAGE OF ALL BUILDINGS SHALL NOT EXCEED 24% OF THE NET SITE AREA.
2. MINIMUM FRONT, SIDE, AND REAR SETBACKS FOR ALL LARGE SINGLE USE RETAIL BUILDING(S) AND PARKING, AS OTHERWISE SPECIFIED IN SECTION 35-1902 OF THIS CODE, SHALL BE INCREASED AT THE RATE OF TWO ADDITIONAL FEET FOR EACH 10,000 SQUARE FEET OF BUILDING COVERAGE OVER 150,000 SQUARE FEET. SUCH SETBACKS FROM ANY PUBLIC STREET SHALL BE MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE, WHEREIN SUCH RIGHT-OF-WAY WIDTH IS DETERMINED IN ACCORDANCE WITH THE CIRCULATION ELEMENT OF THE CHANDLER GENERAL PLAN.
3. THE ARCHITECTURE OF THE LARGE SINGLE USE RETAIL BUILDING, TOGETHER WITH ANY PAD BUILDING(S) OR IN-LINE SHOPS, SHALL DEMONSTRATE VISUAL INTEREST ON ALL EXTERIOR SIDES THROUGH THE USE OF SUCH TECHNIQUES, WITHOUT LIMITATION, AS WALL PLANE CHANGES, COLOR AND MATERIAL CHANGES, POP-OUTS, REVEAL LINES, SCORING, VARIED ROOF LINES AND SLOPES, RECESSED FEATURES, ARTICULATED CUSTOMER ENTRANCES, CANOPIES, COLONNADES, AND OTHER ELEMENTS, ALL OF WHICH EFFECTIVELY INTEGRATE THE BUILDING MASS WITH ITS SURROUNDINGS, AND BRING PROPORTION TO ITS HORIZONTAL AND VERTICAL DIMENSIONS.
4. ENTRY DRIVES SHALL BE ALIGNED WITH ANY POINT OF ACCESS TO AN ARTERIAL STREET THAT PROVIDES FULL TURNING MOVEMENTS, AS APPROVED BY THE CITY TRANSPORTATION ENGINEER. SAID ENTRY DRIVE(S) SHALL BE DEFINED AS A

BOULEVARD, THEREBY SEPARATING ENTRY/EXITING MOVEMENTS FROM PARKING SPACE SEARCH MANEUVERS.

5. SIDEWALKS NOT LESS THAN 6 FEET IN WIDTH SHALL BE PROVIDED WITHIN THE SITE DEVELOPMENT, PROVIDING DIRECT PEDESTRIAN ACCESS FROM THE ARTERIAL SIDEWALKS TO PRIMARY CUSTOMER ENTRY DOORS. SUCH ON-SITE SIDEWALKS SHALL BE SEPARATE AND DISTINCT BY USE OF LANDSCAPING, COLOR, AND MATERIAL CHANGES. IN ADDITION, A MINIMUM TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED PARALLEL TO THE FRONT ELEVATION OF THE LARGE SINGLE USE RETAIL BUILDING FOR ITS ENTIRE LENGTH, AND SEPARATE FROM ANY PARKING SPACE OVERHANG, DRIVING AISLE OR LANDSCAPING AS REQUIRED IN SECTION 35-1906 OF THIS CODE.

6. ANY OUTDOOR DISPLAY AREAS FOR MERCHANDISE SHALL BE ENCLOSED BY FENCE WALLS INTEGRATED WITH THE ARCHITECTURE, COLOR, AND MATERIALS OF THE PRIMARY BUILDING, AND MAY INCLUDE WROUGHT IRON FOR VISIBILITY. SUCH FENCE WALL ENCLOSURES SHALL BE A MINIMUM 4 FEET OR GREATER IN HEIGHT.

7. ANY AREAS USED FOR SHOPPING CART CONTAINMENT AS MAY BE PROVIDED ADJACENT TO THE BUILDING, SHALL BE FULLY ENCLOSED AND SCREENED BY A MINIMUM 4 FOOT HIGH MASONRY WALL, WITH BERMING AND LANDSCAPING IN THE QUANTITIES SET FORTH IN SECTION 35-1906 OF THIS CODE.

8. OUTDOOR STORAGE OF MERCHANDISE OR OTHER MISCELLANEOUS MATERIAL, INCLUDING CONTAINMENT IN METAL BINS, SHALL NOT DISPLACE ANY PORTION OF THE SITE DEVELOPMENT INTENDED FOR PARKING, ACCESS, LANDSCAPING, OR LOADING, AND SHALL BE SCREENED IN THE MANNER SPECIFIED IN SECTION 35-1904(3)(D)1. AND 35-1905(3)(E)1v. OF THIS CODE.

9. A TRAFFIC STUDY SHALL BE SUBMITTED FOR APPROVAL BY THE CITY TRANSPORTATION ENGINEER, IN CONJUNCTION WITH THE PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS SET FORTH IN SECTION 35-1706 OF THIS CODE. RECOMMENDED MEASURES AND IMPROVEMENTS TO MITIGATE TRAFFIC IMPACTS SHALL BE THE RESPONSIBILITY OF THE PROJECT DEVELOPER.

10. A PHOTOMETRIC PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE ZONING ADMINISTRATOR, IN CONJUNCTION WITH THE PRELIMINARY DEVELOPMENT PLAN REQUIREMENTS SET FORTH IN SECTION 35-1706 OF THIS CODE. SAID PLAN SHALL DEMONSTRATE AN ILLUMINATION LEVEL IN THE RANGE OF 1.5 TO 2.0 FOOT-CANDLES, FOR APPROVAL BY THE CHIEF OF POLICE OR DESIGNEE. SUCH SUBMITTAL SHALL INCLUDE CATALOGUE CUTS OF ALL LIGHTING FIXTURES WITH SHIELDS TO

ENSURE DOWN LIGHTING ONLY, CONCEALED POINT SOURCES OF LIGHT, AND PREVENT OVERSPILL ONTO ADJOINING PROPERTIES.

11. OVERNIGHT PARKING OF RECREATIONAL VEHICLES ANYWHERE WITHIN THE SITE DEVELOPMENT SHALL BE PROHIBITED.

35-1905. INDUSTRIAL DESIGN STANDARDS

(1) APPLICABILITY

(A) THE FOLLOWING OBJECTIVE DESIGN STANDARDS SHALL BE APPLIED TO ALL NEW INDUSTRIAL USES, DEVELOPED INDIVIDUALLY OR AS PART OF A LARGER INDUSTRIAL PROJECT.

(B) THESE STANDARDS ARE INTENDED TO PROVIDE A CLEAR SET OF ARCHITECTURAL AND SITE DESIGN REQUIREMENTS FOR NEW INDUSTRIAL DEVELOPMENT. THESE STANDARDS PROVIDE CLEAR AND QUANTIFIABLE DIRECTION TO ENSURE THAT FUTURE DEVELOPMENT MAINTAINS THE UNIQUE CHARACTER AND HIGH QUALITY OF DESIGN WITHIN THE CITY OF CHANDLER, WHILE ENSURING BUILDING FORM AND SCALE ARE APPROPRIATE TO THE SITE.

(2) SITE LAYOUT

(a) HEIGHT, BUILDING SETBACK, AND LOT COVERAGE SHALL BE REGULATED BY THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED IN. THESE REGULATIONS CAN BE FOUND IN THE CITY OF CHANDLER LAND USE AND ZONING CODE AT THE FOLLOWING LINKS:

INDUSTRIAL ZONING DISTRICTS	CODE SECTION
PLANNED INDUSTRIAL DISTRICT (I-1)	35-1503
GENERAL INDUSTRIAL DISTRICT (I-2)	35-1603

HEIGHT AND AREA REGULATIONS FOR LOTS LOCATED IN PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICTS ARE ESTABLISHED BY THE ORDINANCE THAT ADOPTED THE PAD, WHICH CAN BE FOUND IN THE DEVELOPMENT'S ZONING FILE. ZONING FILES ARE KEPT AT THE CITY OF CHANDLER'S DEVELOPMENT SERVICES DEPARTMENT.

WHEN INDUSTRIAL PROJECTS ARE NEXT TO OR ACROSS AN ALLEY FROM A REAR OR SIDE YARD OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT: INDUSTRIAL BUILDINGS SHALL BE NO CLOSER THAN 25 FEET, PLUS ONE ADDITIONAL FOOT FOR EACH FOOT OF HEIGHT OF THE INDUSTRIAL BUILDING, FROM THE RESIDENTIAL PROPERTY LINE.

(b) BUILDING ORIENTATION

1. THE BUILDING FRONT SHALL BE ORIENTED TO A PUBLIC ROADWAY OR AN INTERNAL PRIMARY DRIVE FOR MULTI-BUILDING DEVELOPMENTS.
2. THE OFFICE, SHOWROOM OR OTHER PUBLICLY ACCESSIBLE PORTIONS OF THE BUILDING SHALL BE LOCATED OR ORIENTED IN THE BUILDING SO AS TO BE HIGHLY VISIBLE FROM A PUBLIC ROADWAY OR THE PUBLIC REALM.
3. A BUILDING LOCATED ON A CORNER SITE SHALL BE ORIENTED TO ADDRESS BOTH STREET FRONTAGES, AND SHALL HAVE ENHANCED LANDSCAPING AND ARCHITECTURAL DESIGN FEATURES SUCH AS STREET-FACING WINDOWS AND DOORS.
4. WAREHOUSES SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING TO MINIMIZE THE VISUAL IMPACTS OF WAREHOUSING/DISTRIBUTION ACTIVITIES, VEHICLE MANEUVERING AREAS, AND BACK-OF-HOUSE FUNCTIONS FROM THE PEDESTRIAN AND VISITOR EXPERIENCE.

(c) VEHICULAR ACCESS AND CONNECTIVITY

1. PUBLIC/VISITOR AREAS SHALL BE SEPARATED FROM TRUCK DELIVERY AND MANEUVERING AREAS. ON MULTI-BUILDING PROJECTS, THE PRIMARY DRIVEWAY FOR THE PUBLIC AND/OR VISITORS SHALL PROVIDE THE FOLLOWING:
 - a.VARIETY OF MATERIALS (E.G., TEXTURIZED PAVING, COLORED PAVEMENT)
 - b.ENHANCED LANDSCAPE PALATE COMPARED TO THE BALANCE OF THE SITE

(d) PEDESTRIAN CONNECTIVITY

1. AN ON-SITE WALKWAY SHALL CONNECT THE MAIN ENTRY OF EACH BUILDING OR EACH PRIMARY ENTRY TO A PUBLIC SIDEWALK ON EACH STREET FRONTAGE OF THE SITE, AND TO ANY TRANSIT STOP ADJACENT TO THE SITE.
2. A SYSTEM OF PEDESTRIAN WALKWAYS SHALL CONNECT ALL BUILDINGS ON A SITE TO EACH OTHER, TO ON-SITE AUTOMOBILE AND BICYCLE PARKING AREAS, AND TO ANY ON-SITE RECREATIONAL OR OPEN-SPACE AREAS OR PEDESTRIAN AMENITIES.
3. TEXTURED PAVING TREATMENTS SHALL BE PROVIDED AT ALL ON-SITE PEDESTRIAN CROSSWALKS, AND DRIVEWAY ENTRANCES FOR A MINIMUM OF 30 FEET IN LENGTH ON-SITE.
4. BUS BAY LOCATIONS, WHERE APPLICABLE, SHALL BE INTEGRATED WITH PEDESTRIAN WALKWAYS THAT PROVIDE DIRECT ACCESS TO THE PROPERTY.
5. PERIMETER SIDEWALKS SHALL BE PROVIDED IN ONE OF THE FOLLOWING MANNERS:
 - a.DETACHED AND SEPARATED FROM THE CURB BY LANDSCAPING BARRIER;
 - b.ATTACHED TO THE CURB;

- c. ENTIRELY OR PARTIALLY MEANDERING AND DETACHED AND SEPARATED FROM THE CURB BY LANDSCAPING BARRIER.
- 6. PERIMETER SIDEWALKS SHALL CONNECT TO EXISTING PERIMETER SIDEWALKS ON ABUTTING PROPERTIES.
- 7. PERIMETER SIDEWALKS SHALL BE NOT LESS THAN 6 FEET IN WIDTH EXCEPT THAT, IN LOCATIONS WITH ANTICIPATED HEAVIER-THAN-NORMAL PEDESTRIAN TRAFFIC, THE ZONING ADMINISTRATOR MAY REQUIRE THESE TO BE 8 FEET IN WIDTH.
- 8. MULTI-BUILDING PROJECTS WITH THREE OR MORE BUILDINGS SHALL PROVIDE A MINIMUM OF TWO FUNCTIONAL OUTDOOR AMENITIES AND/OR COMMUNAL AREAS FOR EMPLOYEES. SUCH AMENITIES SHALL BE LOCATED NEAR BUILDING ENTRANCES OR OTHER FOCAL POINTS WITHIN THE DEVELOPMENT WHERE THEY WILL BE CONVENIENT AND COMFORTABLE FOR USERS. OUTDOOR AMENITIES AND COMMUNAL AREA INCLUDE, BUT ARE NOT LIMITED TO:
 - a. ACTIVE RECREATIONAL SPACES SUCH AS SPORT COURTS, PUTTING GREENS, ETC. ACTIVE RECREATIONAL SPACES SHALL BE LOCATED NO CLOSER THAN 100FT TO THE PROPERTY LINE OF ANY PROPERTY ZONED FOR RESIDENTIAL USES;
 - b. OUTDOOR SEATING AREAS SHADED BY TREES AND/OR STRUCTURES SUCH AS TRELLISES, PERGOLAS, AND CANOPIES.

(3) BUILDING ARCHITECTURE

(a) MASSING AND ARTICULATION

- 1. *HORIZONTAL OFF SETS*: BREAKS IN MASSING OF AT LEAST TWO FEET IN DEPTH SHALL BE PROVIDED FOR A MINIMUM OF 25% OF A SINGLE BUILDING ELEVATION THROUGH THE USE OF VARYING SETBACKS, BUILDING ENTRIES, BUILDING FACE OFF SET, OR MODULATION OF BUILDING FACADES.
- 2. *VERTICAL VARIATION*: CHANGE IN ROOFLINES OF AT LEAST TWO FEET IN HEIGHT SHALL BE PROVIDED FOR A MINIMUM OF 25% OF A SINGLE BUILDING ELEVATION THROUGH CHANGE IN HEIGHT AND FORM.
- 3. THE ZONING ADMINISTRATOR MAY ACCEPT MINOR DEPARTURES FROM THE HORIZONTAL OFF SET AND VERTICAL VARIATION REQUIREMENTS FOR THE REAR ELEVATIONS OF A BUILDING THAT ARE NOT VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND ADJOINING RESIDENTIAL, COMMERCIAL, OR OPEN SPACES.

(b) ARCHITECTURAL CONSISTENCY

- 1. BUILDING ARCHITECTURE SHALL PROMOTE CONSISTENT ARCHITECTURAL CHARACTER AND DETAIL ON ALL SIDES OF THE STRUCTURE, INCLUDING THE CONTINUED USE OF BUILDING MATERIALS ON EACH SIDE.

2. IF A SUBJECT SITE IS LOCATED WITHIN A LARGER EXISTING CENTER OR DEVELOPMENT, THEN THE SUBJECT SITE SHALL BE ARCHITECTURALLY INTEGRATED WITH THE LARGER CENTER OR DEVELOPMENT. TO BE CONSIDERED ARCHITECTURALLY INTEGRATED, THE PROPOSAL SHALL PROVIDE THE FOLLOWING AT MINIMUM:
 - a. THE PREDOMINANT BUILDING COLOR(S) (EXCLUDING ACCENT COLORS) USED ON THE PROPOSED BUILDING SHALL MATCH THE PREDOMINANT BUILDING COLOR(S) FOUND IN THE LARGER CENTER.
 - b. THE PREDOMINANT BUILDING MATERIALS USED ON THE PROPOSED BUILDING SHALL FEATURE AT LEAST TWO PROMINENT BUILDING MATERIALS FOUND IN THE LARGER CENTER.
 - c. THE PREDOMINANT ROOF FORM AND ROOF MATERIALS ON THE PROPOSED BUILDING SHALL USE THE SAME PREDOMINANT ROOF FORM AND ROOF MATERIALS FOUND IN THE CENTER.
3. BUILDING FEATURES THAT ARE USED FOR ADVERTISING OR NATIONAL IMAGE (CORPORATE STYLIZED ARCHITECTURE) SHALL BE LIMITED TO A MAXIMUM OF ONE ACCENT COLOR OR MATERIAL AND SHALL MEET ONE OF THE FOLLOWING:
 - a. WHEN THE COLOR OR MATERIAL IS NOT FOUND WITHIN THE APPROVED COLOR PALATE FOR THE LARGER CENTER, THEN THE COLOR OR MATERIAL SHALL BE LIMITED TO 10% OF A SINGLE BUILDING ELEVATION.
 - b. WHEN THE COLOR OR MATERIAL IS FOUND WITHIN THE APPROVED COLOR PALATE FOR THE LARGER CENTER, THEN THE COLOR OR MATERIAL SHALL BE LIMITED 20% OF A SINGLE BUILDING ELEVATION. ADDITIONAL COLORS OR MATERIALS MAY BE CONSIDERED IF THEY ARE PROMINENT BUILDING COLORS FOUND WITHIN THE APPROVED COLOR PALATE FOR THE CENTER.

(c) BUILDING MATERIALS

1. BUILDING MATERIALS SHALL BE OF HIGH QUALITY AND DURABLE. THEY INCLUDE, BUT ARE NOT LIMITED TO:
 - a. BRICK
 - b. STONE (NATURAL OR FAUX)
 - c. INTEGRAL COLOR, SAND BLASTED OR STAIN TEXTURED MASONRY
 - d. SPLIT-FACED MASONRY UNITS
 - e. TILT-UP CONCRETE PANELS
 - f. STUCCO/EIFS
 - g. ARCHITECTURAL PRE-FINISHED METAL
2. A GENEROUS AMOUNT OF GLAZING SHALL BE INCORPORATED INTO THE DESIGN OF THE BUILDINGS. GLAZING SHALL BE PROVIDED AT THE FOLLOWING PERCENTAGES FOR EACH INDIVIDUAL BUILDING ELEVATION:

- a.FRONT ELEVATIONS AND OTHER ELEVATIONS THAT DIRECTLY FACE A PUBLIC ROADWAY, FREEWAY, OR INTERNAL PRIMARY DRIVE: MINIMUM 20%
 - b.SIDE ELEVATIONS THAT ARE VISIBLE FROM A PUBLIC ROADWAY, FREEWAY, OR AN INTERNAL DRIVE BUT NOT DIRECTLY FACING THE ROADWAY OR DRIVE: MINIMUM 10%
 - c. REAR ELEVATIONS THAT ARE VISIBLE FROM THE PUBLIC ROADWAY, FREEWAY OR INTERNAL DRIVE: MINIMUM 5%
3. AT LEAST THREE FACADE MATERIALS SHALL BE USED IN ADDITION TO GLAZING AND ACCENT FEATURES (E.G., FENCE PANELS, TILE ACCENTS, TRELLISES) AS FOLLOWS:
- a.FRONT ELEVATION AND OTHER ELEVATIONS THAT DIRECTLY FACE A PUBLIC ROADWAY: A PREDOMINANT MATERIAL (MAXIMUM 60%) AND TWO ADDITIONAL MATERIALS (MINIMUM 40% COMBINED)
 - b.SIDE ELEVATION: A PREDOMINANT MATERIAL (MAXIMUM 80%) AND TWO ADDITIONAL MATERIALS (MINIMUM 20% COMBINED)

(d) FACADE DETAILS

1. BUILDING ENTRANCES

- a.EACH PRINCIPAL BUILDING SHALL HAVE CLEARLY DEFINED, HIGHLY VISIBLE PRIMARY ENTRANCES FOR OCCUPANTS AND PATRONS. EVERY PRIMARY ENTRANCE SHALL HAVE A SPECIAL EMPHASIS WHEN COMPARED TO THE OTHER PORTIONS OF THE BUILDING. THIS SHALL BE ACCOMPLISHED BY PROVIDING THE THREE BELOW ENHANCED DESIGN ELEMENTS NEAR THE ENTRANCES:
 - 1. INCREASED USE AND HEIGHT OF GLAZING, ENCOMPASSING A MINIMUM OF 75% OF THE HEIGHT OF THE BUILDING;
 - 2. RAISED PARAPETS WITH A MINIMUM INCREASE IN HEIGHT OF 2 FEET;
 - 3. CANOPIES OR PORTICOS.
- b.IN ADDITION TO THE ABOVE REQUIRED DESIGN ELEMENTS, A MINIMUM OF TWO ADDITIONAL ENHANCED DESIGN ELEMENTS SHALL BE PROVIDED NEAR THE ENTRANCES, INCLUDING BUT NOT LIMITED TO:
 - 1. RECESSES/PROJECTIONS
 - 2. PEAKED ROOF FORMS
 - 3. ARCHES
 - 4. INTEGRAL PLANTERS OR WING WALLS
 - 5. ENHANCED PEDESTRIAN SURFACES
- c.WHEN A BUILDING ENTRANCE IS LOCATED AT THE CORNER OF A BUILDING, THE DESIGN ELEMENTS INCORPORATED INTO THE ENTRY

SHALL WRAP AROUND THE CORNER OF THE BUILDING. DESIGN ELEMENTS ON EACH SIDE OF THE CORNER ENTRY SHALL SPAN THE SAME LENGTH OF THE BUILDING.

d. BUILDING ENTRIES SHALL BE ORIENTED TOWARD THE PREDOMINANT PUBLIC VIEW, USUALLY THE STREET FRONTAGE. THIS ALLOWS THE PUBLIC TO MORE EASILY DETERMINE WHERE THE FRONT ENTRANCE IS LOCATED AND PROVIDES A MORE ATTRACTIVE STREET FRONTAGE.

e. LARGE BUILDINGS WHICH FRONT MULTIPLE STREETS SHALL PROVIDE MULTIPLE ENTRANCES.

2. SOLID COVERED CANOPIES SHALL BE PROVIDED AT ALL PEDESTRIAN BUILDING ENTRIES AT A MINIMUM DEPTH OF 4 FEET.

(e) SCREENING:

1. ANY INDUSTRIAL DEVELOPMENT USING OUTSIDE STORAGE AREA FOR EQUIPMENT, VEHICLES OR MATERIALS SHALL SCREEN SUCH AREA FROM VIEW WITH A MINIMUM 6 FOOT MASONRY OR CONCRETE WALL EXCLUDING APPROVED GATED OPENINGS.
2. DISMANTLING, SERVICING, REPAIRING, ETC., OF VEHICLES AND/OR EQUIPMENT SHALL BE WITHIN COMPLETELY ENCLOSED BUILDINGS OR WITHIN AN AREA ENCLOSED BY A SOLID CONCRETE, MASONRY, OR SIMILAR MATERIAL WALL EXCEPT FOR OPENINGS FOR INGRESS AND EGRESS WHICH SHALL BE FURNISHED WITH SOLID GATES.
3. SERVICE BAYS SHALL MEET ALL OF THE FOLLOWING SCREENING REQUIREMENTS:

a. SCREENING FROM ADJACENT PROPERTIES ZONED FOR RESIDENTIAL USES SHALL MEET THE FOLLOWING REQUIREMENTS:

1. BAY DOORS LOCATED WITHIN 100 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE SHALL BE ORIENTED AWAY FROM THE ADJACENT USE.
2. BAY DOORS LOCATED BETWEEN 100 FEET AND 600 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE AND ORIENTED SUCH THAT THE BAY DOORS WOULD BE VISIBLE FROM THE ADJACENT USE SHALL BE SCREENED WITH AN INTERVENING BUILDING OR AN 8 FOOT TALL SCREEN WALL. THE 8 FOOT TALL SCREEN WALL SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACK.

b. SCREENING FROM ADJACENT STREETS SHALL BE ACCOMPLISHED THROUGH THE USE OF INTERVENING BUILDING SUCH THAT THE BAY DOORS ARE NOT VISIBLE FROM THE STREET(S). SITES THAT ARE UNABLE TO SCREEN SERVICE BAYS USING AN INTERVENING BUILDING SHALL USE AT MINIMUM ONE OF THE FOLLOWING METHODS:

1. *PREFERRED METHOD*: ORIENT THE BUILDING SUCH THAT THE BAY DOORS ARE PERPENDICULAR TO THE ABUTTING STREET. FOR CORNER LOTS, THE BAY DOORS SHALL BE ORIENTED PERPENDICULAR TO THE STREET WITH THE HIGHEST FUNCTIONAL STREET CLASSIFICATION (I.E. ARTERIAL, COLLECTOR, ETC.) IDENTIFIED IN THE GENERAL PLAN. IN THE EVENT THAT THE STREET CLASSIFICATIONS ARE EQUIVALENT, THE ORIENTATION CREATING THE SMALLEST NOISE IMPACT ON ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE USED.
 2. BAY DOORS FACING THE STREET SHALL BE SETBACK AT LEAST 200 FEET.
 3. BAY DOORS LESS THAN 200 FEET FROM AN ADJACENT STREET AND LESS THAN PERPENDICULAR TO A STREET SHALL PROVIDE A SOLID 6 FOOT MASONRY SCREEN WALL. THE 6 FOOT TALL SCREEN WALL SHALL NOT BE LOCATED IN THE REQUIRED BUILDING SETBACK.
- c. ALL STAIRWAYS TO UPPER LEVELS SHALL BE LOCATED WITHIN THE BUILDING.
- d. SCREEN WALLS EXCEEDING 80 FEET IN LENGTH THAT ARE VISIBLE FROM STREET VIEW, OPEN SPACE, OR PROPERTIES ZONED FOR COMMERCIAL OR RESIDENTIAL USES SHALL BE BROKEN UP THROUGH THE USE OF PILASTERS, AND/OR OFFSETS IN THE ALIGNMENT OF THE WALL OR FENCE.
- e. TRUCK COURTS SHALL BE FULLY SCREENED FROM STREET VIEW, OPEN SPACE, AND ANY SURROUNDING PROPERTIES ZONED FOR COMMERCIAL OR RESIDENTIAL USES THROUGH THE USE OF AT LEAST ONE OF THE FOLLOWING METHODS:
1. USE OF INTERVENING BUILDINGS SUCH THAT THE ENTIRETY OF THE TRUCK COURTS ARE NOT VISIBLE;
 2. USE OF SOLID 8 FOOT TALL MASONRY OR CONCRETE SCREEN WALL(S) AND OPAQUE GATE(S).
- f. WHEN SECURITY FENCING IS REQUIRED, IT SHALL BE PROVIDED AS VIEW FENCING. VIEW FENCING MAY INCLUDE A COMBINATION OF MASONRY AND VIEW FENCING, PROVIDED THAT AT LEAST THE TOP 60% OF THE FENCING IS VIEW FENCING.
- g. THE USE OF CONCERTINA WIRE OR BARBED WIRE IS PROHIBITED UNLESS NOT VISIBLE FROM PUBLIC VIEW.

(f) INTERFACE WITH SINGLE-FAMILY AREA: WHEN INDUSTRIAL PROJECTS ARE NEXT TO OR ACROSS AN ALLEY FROM A REAR OR SIDE YARD OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT:

1. SECOND-STORY WINDOW BALCONIES AND OTHER OPENINGS ARE ALLOWED ONLY WHEN DEMONSTRATED TO AND APPROVED BY THE ZONING ADMINISTRATOR THAT BACK YARDS OF ADJACENT RESIDENCES WILL NOT BE VISIBLE FROM SUCH BALCONIES OR OPENINGS BY PERSONS SITTING OR STANDING IN THE COMMERCIAL BUILDINGS.

35-1906. Landscaping

(1) *Purpose:* The purpose of this section is to provide minimum landscape development standards which will promote the general welfare of Chandler residents through the provision of an outdoor environment which will:

- (a) Create aesthetically pleasing views and vistas along public streets.
- (b) Complement and enhance the functional and aesthetic design of new building and site development projects.
- (c) Provide visual screening of parking, service and storage areas.
- (d) Mitigate the adverse impacts of higher intensity land uses upon lower intensity uses through the provision of needed "landscape buffers."
- (e) Promote water conservation by restricting the use of turf and ornamental water features and requiring the use of low-water-use plant materials.
- (f) Promote climate modifications for enhancement of pedestrian environments at street frontages, parking lots and building facades.
- (g) Provide maximum shade on ground surfaces to reduce the "urban heat island effect."

(2) *Applicability:* These landscape standards shall apply to all new developments, EXCEPT FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX DWELLINGS, ~~excepting single- and two-family dwellings~~, which require the approval of a site development plan or subdivision plat by the City of Chandler.

(3) *Definitions:*

- (a) *Director:* The Development and Community Services Director or his/her designated representative.
- (b) *Landscaping:* Shall include all living plants such as trees, shrubs, vines, vegetative ground cover, organic or inorganic materials, earthen berms, walls, walkways, plazas,

courtyards, lighting, benches, trash containers, ~~ponds, fountains~~, sculptures and other site furnishings creating an attractive environment.

(c) *Landscape plan*: A graphic representation of the development of a site which illustrates the nature, design and location of all landscaping elements and materials.

(d) *Interior open space*: That open space encompassed by line extensions of the exterior walls of one (1) or more buildings constructed on a common building site.

(E) NON-FUNCTIONAL TURFGRASS:

- ANY NARROW STRIPS OF GRASS ESPECIALLY AREAS WITH ANY SINGLE DIMENSION OF 10 FEET OR LESS.
- GRASS AREAS EXCEEDING A 4:1, OR 25%, SLOPE.
- GRASS AREAS THAT ARE NOT ACCESSIBLE BY PAVED PATHWAYS AND/OR ARE RESTRICTED BY PHYSICAL BARRIERS THAT PROHIBIT ACCESSIBILITY.
- GRASS AREAS INSTALLED CLOSER THAN 10 FEET TO A STREET AND/OR IN FRONT ENTRYWAYS TO RESIDENTIAL NEIGHBORHOODS OR SUBDIVISIONS WHERE OTHER RECREATIONAL AMENITIES DO NOT EXIST.
- GRASS AREAS THAT ARE DEDICATED TO DRAINAGE CONVEYANCES, STORM BASINS, EROSION CONTROL, OR OPERATIONAL DISCHARGE AND ARE NOT HISTORICALLY UTILIZED FOR ACTIVE PROGRAMMED RECREATIONAL PURPOSES.
- ANY GRASS AREA NOT HISTORICALLY USED FOR RECREATIONAL PURPOSES AND ARE PRIMARILY AESTHETIC OR ORNAMENTAL.

~~(e) *Reclaimed water*: Water which has been processed by a municipal wastewater treatment plant and made available for reuse.~~

(f) *Salvaged/harvested water*: Collected stormwater for landscape use.

(4) *Landscape design plan*: All landscape plans shall be drawn at a minimum scale of one (1) inch equals thirty (30) feet (maximum sheet size thirty-inch by forty-two-inch) and contain the following information:

(a) Building footprints and roof overhangs, walkways, parking surfaces and vehicular overhang lines, property lines, right-of-way lines, easement lines and sight angle clearance lines.

(b) Calculations of the square footage and percent of total site of all site elements, including building footprints, parking, and landscape area. Landscape area shall also be further subdivided into subcategories of turf, shrubs/ground cover, and inorganic materials.

(c) The location of existing and proposed plant materials.

(d) Plant schedule, including botanical and common names, planting size, number of plants, and on-center spacing of massed shrubs and ground cover plants on each landscape sheet.

(e) Plant graphic symbol legend or key on each landscape sheet. (Items (d) and (e) may be combined.)

(f) Planting details, specifications and required guaranty.

(g) Proposed treatment (type and depth) of all added inorganic ground surface materials.

(h) Inorganic materials schedule including type of material (i.e. decomposed granite, river rock, screened rock, etc.) and quantities.

(i) Irrigation plan showing location of controller, existing or proposed meters, backflow preventor, water lines, heads, and materials schedule on each sheet.

(j) Irrigation details and pressure loss calculations.

(5) *Landscape design guidelines*: Landscaping shall be designed, installed and maintained in general accordance with the following guidelines:

(a) *Xeriscape principles*: Landscape developments shall be designed, installed and maintained in accordance with the following seven (7) basic principles of xeriscape.

1. **Planning and design*: Use a water conservation design. Implement a "mini-oasis" concept. Water-using plants and turf should be concentrated in small areas near buildings where they may be enjoyed at the pedestrian level.

2. **Limited turf areas*: Limit the use of turf to small areas where it will be actively used and efficiently watered.

3. *Efficient irrigation*: Utilize the most efficient irrigation system for the area being served. Drip individual plants rather than flood larger areas. Group plantings together with common water requirements to be watered on the same control zone.

4. **Soil improvements*: Add soil amendments (improvements) within planted areas to increase the water-holding capacity of the soil and improve the health and vigor of plants.

5. *Mulching*: Cover final soil surfaces with organic or inorganic mulches to insulate soil temperature extremes and conserve moisture.

6. **Lower-water-demand plants*: Utilize only those plants listed on an officially approved low-water-use plant list.

7. *Appropriate maintenance:* Maintain irrigation systems so they operate at peak efficiency. Lessen water demand by keeping weed growth down and by thinning unwanted wood from trees rather than cropping them.

~~*Except when reclaimed water is used.~~

(b) *Unity and continuity:* Landscape unity and continuity may be significantly enhanced through the selection of a dominant tree and shrub species. Such dominance shall be established by making the selected species clearly in the majority (sixty (60) percent plus).

Note: Plant palettes, except for turf areas in excess of the limitations established by these landscape standards, partially implemented through the construction of one (1) or more phases of a previously approved master planned project shall be continued throughout the development of that project.

(c) *Plant massing:* The massing of trees and shrubs into groups containing three (3) or more plants is required unless standards elsewhere within these regulations only require a single element, e.g. single trees within parking lot planter islands. Planting of single-shrub specimens, unless used to repeat an element already established within a massed planting within the same visual area, is prohibited. Shrub and ground cover spacing within massed beds shall be spaced in accordance with the spacing standards contained within appendix C [to this section].

(d) *Plant associations:* The grouping of plant species commonly found together in natural associations or of common environmental requirements (soil type, water, sun exposure, temperature limitations, etc.) is required.

(e) *Plant spacing:* In order to foster a more natural look, an uneven spacing of plants; unless such plants are being used to create a massed shrub or ground cover bed, is required. Unless dense massing is needed for screening or other specific design purposes, shrub spacing should be sufficient to allow plants to reach their natural mature size and form.

(f) *Consistency with adopted streetscape standards:* Street frontage landscaping shall be consistent with previously adopted specific streetscape standards (i.e., Ray Road Streetscape Standards).

(6) *Standards:* ~~All turf areas equal to or greater than five (5) acres in size shall be watered exclusively with reclaimed water when reclaimed water is available in the arterial street. All infrastructure need to accept reclaimed water when it is available in the arterial street shall be installed as a part of the development. When effluent is used, all turf areas equal to or greater than five (5) acres in size shall be overseeded with a winter lawn.~~ All new developments and modifications to existing developments shall be landscaped in accordance with the following minimum standards.

(a) *Plant material:*

1. *Low-water-use plants required:* ~~Except when reclaimed water is used,~~ Plant material species (trees, shrubs, ground cover, vines, etc.) shall be limited to those which are included within the latest amended edition of the "Low-Water-Using Plant List" approved by the Director of the Phoenix Active Management Area of the Arizona Department of Water Resources (appendix A). ~~Any plant material species may be used if irrigated by a reclaimed water source.~~
2. *Arizona Nursery Association-Tree specifications:* All trees shall comply with the latest amended edition of the "Arizona Nursery Association — Recommended Tree Specifications" (appendix D).
3. *Minimum planting size:* Unless specified elsewhere, all plant material shall be of the following minimum sizes:

Plant Type	Minimum Planting Size
Trees (for office, industrial, and commercial development adjoining arterial streets)	24-inch box (50% of required trees) 36-inch box (25% of required trees)* 48-inch box (25% of required trees)*
Trees (interior of office, industrial, and commercial development)	24-inch box
Trees (for non-commercial development common open space adjoining arterial streets)	24-inch box (50% of required trees) 36-inch box (50% of required trees)*
Trees (for non-commercial interior common open space)	24-inch box
Trees (quantities that exceed minimum standards under Section 35-1903(6)(c))	24-inch box
Shrubs	5-gallon
Ground Cover	1-gallon
Vines	1-gallon
Annuals	4-inch pots or flats

*Date palm or fan palm trees in excess of fifteen (15) feet in trunk height may qualify as a required thirty-six-inch box or forty-eight-inch box planting size.

(b) *Landscape area requirements:* All portions of a development site not utilized for building development, service areas, paved or improved storage areas, parking driveways, etc., shall be landscaped. Minimum areas of landscaping are as follows:

1. *Front yard/street right-of-way areas:* All front yard areas and street right-of-way areas located between developed on-site improvements and the back of existing or future

public sidewalks or street curbs, except needed access driveways, shall be fully landscaped.

All street frontage landscaping located adjacent to driveway exits and street intersections shall be designed, installed and maintained in accordance with the height, location and sight visibility requirements of the City of Chandler Standard Details (detail C-246, [C-247](#), and [C-248](#)).

2. *Parking lot area:* A minimum of ten (10) percent of the interior surface area of all parking lots shall be landscaped. Planter islands, uniformly distributed throughout the interior parking area, a minimum of nine (9) feet in width (measured from outside face of curb to outside face of curb) and protected by raised curbs. Diamond planters shall be installed in commercial and office development and uniformly distributed between planter islands. Such planters shall be a minimum of five (5) feet square in size, oriented in a diagonal fashion, and shall occur at the following minimum frequencies:

Frequency	Type of Development
One (1) planter/ten (10) spaces	Multi-family Residential
One (1) planter and two (2) diamond planters/twelve (12) spaces	Commercial
One (1) planter and two (2) diamond planters/twelve (12) spaces	Office
One (1) planter/twenty (20) spaces	Industrial

Note: Planters, as required above, may not meet the ten (10) percent planting requirement. The deficiency shall be made up by increasing the size of the planter islands and/or increasing the width of perimeter landscape areas created by building and parking setback requirements.

3. *Landscape buffers/perimeter landscape strips:* A landscape strip a minimum of ten (10) feet in width shall be provided along all site boundary lines.

4. *Building structures:* Foundation planting shall be provided at walkways adjacent to buildings and planters up to building edge, where appropriate.

(c) *Landscape improvement requirements:* the following minimum landscape improvements are required within the following several different landscape areas:

1. *Single- and multi-family residential developments:*

a. Common open space/retention basins: A minimum of one (1) tree and six (6) shrubs per one thousand (1,000) square feet of open space plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(~~d~~)(e) of these standards, needed to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover.

b. Arterial and collector street rights-of-way: Arterial and collector street rights-of-way adjacent to and within single- and multi-family residential developments shall be landscaped at a rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet plus such additional shrubs and vegetative ground cover, excluding turf which is prohibited within street rights-of-way (unless reclaimed water is utilized), necessary to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover.

2. *Commercial/office/institutional developments:* One (1) tree and six (6) shrubs per one thousand (1,000) square feet of open space plus such additional ground cover, including turf subject to the limitations established within subsection (6)(~~d~~)(e) of these standards, that upon maturity a minimum of fifty (50) percent of all interior "nonhardscape" open space surfaces shall be covered with shrubs and ground cover.

3. *Industrial developments:* One (1) tree and six (6) shrubs per one thousand (1,000) square feet of interior open space plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(~~d~~)(e) of these standards, that upon maturity a minimum of fifty (50) percent of all interior open space surfaces shall be covered with shrubs and ground cover.

4. *Parking areas:* ~~Normal-size~~ Single-row planter islands (nine (9) by nineteen (19) feet) shall contain a minimum of one (1) SINGLE-TRUNK tree and five (5) shrubs. Double-row planter islands (nine (9) by thirty-eight (38) feet) shall contain a minimum of two (2) SINGLE-TRUNK trees and ten (10) shrubs. Planter island larger than those described above shall contain one (1) additional shrub per each additional twenty-five (25) square feet of area. Trees shall have a minimum clear canopy distance of SEVEN (7) FEET and achieve a MINIMUM mature canopy width of twenty (20) feet. Diamond planters (five (5) feet square and oriented diagonally) shall contain a minimum of one (1) SINGLE-TRUNK tree. Angled parking shall include diamond planters (five (5) feet by seven (7) feet and oriented diagonally) and shall contain a minimum of one (1) SINGLE-TRUNK TREE.

5. *Front yard/street right-of-way areas:*

a. Twenty-foot setback areas: Landscaping shall be provided at a minimum rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet of frontage plus

sufficient ground cover, to provide a combined shrub and ground cover coverage of half of the total landscaped area.

b. Intersection setback areas (section ~~35-1902(3)(a)2.~~ ~~35-1902(4)(a)2.~~) Landscaping shall be provided at a minimum rate of one (1) tree and six (6) shrubs per eight hundred (800) square feet plus sufficient ground cover plantings to provide a combined shrub and ground cover coverage of half of the total landscaped area.

6. Landscape buffer areas/dissimilar land uses:

a. A six-foot masonry wall reflecting the design, material and/or color of the primary structures within the project, excluding approved gated openings; and

b. Evergreen trees a minimum of seven (7) feet in height; twelve (12) feet in height if abutting existing or planned residential development, planted at a maximum spacing of twenty (20) feet on center and shrubs planted at a rate of four (4) per twenty (20) lineal feet.

7. Other perimeter landscape strips: All other perimeter landscape strips shall be landscaped at a rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet.

8. Parking lot screening: When parking areas abut a front yard or road frontage landscaped area, such parking area shall be screened with a decorative masonry wall(s) ~~and~~ ~~OR~~ earth berm(s) ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of screening wall is required whenever linear alignments exceed eighty (80) feet.

Tree, shrub and ground cover planting shall be as required in paragraph 5., "Front yard/street right-of-way areas," listed above.

9. Front yard/setback grading: Front yard areas shall be graded in a manner which creates natural and pleasing ground forms in accordance with the following guidelines:

a. A maximum of fifty (50) percent of the front yard setback area (that area which is behind the street frontage) may be used for stormwater retention.

b. Soil excavation to create needed retention basins shall, within the slope limitations established below, be used to create complimentary earth mounds elsewhere within the same front yard/setback area. Height of earth berms shall be measured from adjacent street curb elevation.

c. Earth mounds, natural and pleasing in size and shape, with a maximum slope ratio of 4 to 1 (horizontal/vertical) shall be located and designed to minimize street views into retention basins.

d. Rain and/or irrigation water run-off from landscaped surfaces onto paved surfaces is prohibited.

e. Stormwater retention is prohibited against retaining walls when adjacent to a street/right-of-way. Retention basins shall be designed to appear natural and pleasing, avoiding rectangular shapes or straight side slopes. Retention basins may be allowed to immediately adjoin retaining walls where they are located along side or rear property lines, only if they are not visible from any street frontage.

10. *Protection of landscaped areas:* Landscaped areas adjacent to vehicular drives or parking areas shall be protected by a six-inch vertical curb. Areas surfaced with different materials (i.e. lawn and decomposed granite) shall be separated by masonry, wood or steel headers. Steel headers shall not be used to edge turf areas within residential or recreational projects and developments.

11. *Finished grade surfaces:* 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 (1½) inches below concrete or other paved surfaces.

12. *Irrigation systems:* All landscaping shall be serviced with a permanent underground automated irrigation system designed **PER CURRENT INDUSTRY STANDARDS.** ~~in compliance with the "Minimum Standards for Landscape Irrigation" by the Arizona Chapter, American Society of Irrigation Consultants, three (3) copies of which are on file with the City Clerk, and which is hereby adopted by reference and made a part hereof as if set forth at length herein.~~

~~(d) *Additional quality standards:* The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of four (4) of the following items shall be achieved for shopping centers, office and commercial developments.~~

~~1. Provide alternative means for surface stormwater storage in addition to or in lieu of surface retention basins along all arterial street frontage areas.~~

~~2. Common open space/retention basins: A minimum of one (1) tree and six (6) shrubs per five hundred (500) square feet of open space, plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(d) of these standards, needed to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover.~~

~~3. A maximum of twenty (20) percent of the front yard setback area (that area which is behind the public right-of-way) may be used for stormwater retention.~~

4. ~~Provide placement of turf next to retention basins that are completely visible from all arterial streets.~~
5. ~~Provide landscape berms that are a minimum of two (2) feet in height along at least fifty (50) percent of all adjacent arterial streetscapes outside the right-of-way. Berms shall maintain a maximum slope ratio of four to one (4:1) (horizontal/vertical).~~
6. ~~Provide enhanced landscape planters at base of screen walls at each entry to commercial center.~~
7. ~~Provide enhanced design configuration of screen walls adjoining arterial streets.~~
8. ~~Provide at least one (1) landscape focal point element that serves as a terminus feature for a vehicular entry or pedestrian walkway.~~
9. ~~Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.~~

(e) *Limitations on use of turf:* ~~Unless watered with "reclaimed" water,~~ use of turf shall be limited to the following:

Land Use/Area	Turf Permitted as a Percent of Total Landscape Area
*Street rights-of-way	0%
Commercial/Office/ Institutional	10%
Industrial	10%
**Multi-family residential	40%
**Common open space/retention basins	40%
Within SF residential developments	LIMITATIONS BASED ON ADWR FIFTH MANAGEMENT PLAN
***Parks, schools, golf course and cemeteries	LIMITATIONS BASED ON ADWR FIFTH MANAGEMENT PLAN

*Landscape extensions of residential lots are excepted from the turf limitations. Turf is prohibited in all rights-of-way.; ~~however, when reclaimed water is used the following shall apply:~~

~~Turf is prohibited in all arterial street medians. Turf is allowed in arterial street rights-of way from the back of sidewalk to the right-of-way line. No turf shall be installed in arterial streets from back of street curb to the sidewalk.~~

~~On streets other than arterial streets, when reclaimed water is used, the following shall apply if the landscaping is maintained by a homeowners association:~~

~~Turf may be installed in the street right-of-way. All landscaping shall be designed and installed such that the final median and street landscape elevation is two (2) inches below the top of curb.~~

**** NON-FUNCTIONAL TURFGRASS SHALL BE PROHIBITED.**

~~***Although the area of turf is not limited, the amount of water which can be applied to it shall be subject to the limitations of the Second Management Plan for the Phoenix Active Management Area as adopted by the Director of the Arizona Department of Water Resources.~~

(f) *Limitations on use of decorative water/water features:* ~~Except when serviced with reclaimed water, and unless a part of a publicly-oriented outdoor recreation facility, water features (i.e. pools, ponds, fountains, streams, waterfalls, etc.),~~ Shall be allowed only within small-scale pedestrian/oriented places. Water feature design which reduces evaporation, e.g. cascading rather than vertical sprays, is required. Entrance water features placed to be seen and enjoyed primarily from moving vehicles are prohibited.

(g) *Model home complexes:* Model home complexes, ~~unless they are utilizing "reclaimed water,"~~ shall be landscaped in accordance with xeriscape landscape principles and shall meet the following minimum requirements:

1. *Plant materials:* Plant materials shall be limited to those contained within the "Low-Water-Use Plant List" referred to in these standards (app. A).

2. *Turf and water surfaces/features:* Combined turf* and water surfaces of all water features, except for swimming pools which shall be exempt from these calculations, shall not occupy more than twenty (20) percent of the landscapable area within each lot in the model home complex. All water intensive landscaped areas shall be located immediately adjacent to the model homes.

*Does not apply to turf which has been officially recognized by the Director of the Phoenix Active Management Area of the Arizona Department of Water Resources and included on the latest amended edition of the "Low Water Using Plant List."

~~3. *Literature package:* A literature package describing water-conserving landscaping shall be on display within all model sales offices. Such display, if copies are not made available by the homebuilder, shall include information regarding where such literature is available. The following literature is suggested:~~

~~Xeriscape—Water Conservation through Creative Landscaping~~

~~Arizona Municipal Water Users Association 505 N. 2nd Street, Suite 385 Phoenix, Arizona 85004~~

~~The Unthirsty One Hundred~~

(h) *Landscape maintenance:* All installed landscaping shall be maintained (watering, fertilizing, weeding, mowing, trash pickup, and pruning) by the landowner or the lessor in accordance with the following:

1. Sites shall be kept clean and attractive at all times. Weeds and trash shall not be allowed to accumulate on the site.
2. Living plant material shall receive sufficient water and fertilization to maintain health and vigor and shall, to the maximum extent possible, be allowed to attain its natural size and shape.
3. Pruning shall be used to maintain plant health and vigor while enhancing its form and structure. Cropping of trees, unless necessary to protect traffic safety or overhead power lines is prohibited. All pruning shall be in accordance with the adopted pruning standards of the Western Chapter of the International Society of Arboriculture (see appendix B).
4. All dead or obviously unhealthy plant materials shall be replaced with material equal to that which was originally specified on the approved landscape plan.

(i) *Landscape guaranty:* The owner shall, prior to building permit approval, provide evidence that all plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the city. Terms of the guarantee shall also specify that any plant materials 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 which have to be replaced under terms of the guarantee shall be guaranteed for an additional 60 days from the date of replacement.

All plant materials requiring replacement under the conditions of the contractor's guarantee shall be replaced within ten (10) working days from the date of written notification from the owner or the City of Chandler.

(j) *Miscellaneous provisions:*

1. *Restrictions on tree and shrub placement:* Trees measured from trunk center shall be placed a minimum of SIX (6) ~~five (5)~~ feet from sidewalks, public accessways, or rear of fire hydrants. Shrubs as measured from their mature perimeter shall be located a minimum of five (5) feet from the rear of a fire hydrant. In no case shall any material other than ground cover be placed between the street or roadway and fifteen (15) feet either side of a fire hydrant.

2. *Spacing of massed shrubs/ground cover plantings:* The spacing of all massed shrubs and living ground cover plant materials shall be in accordance with appendix C, Recommended Spacing of Massed Shrubs and Ground Covers.

3. *Paving against building and screening walls prohibited:* A minimum of three (3) feet of foundation landscaping surrounding the building shall be provided. Paving of sidewalk, access driveways and parking surfaces adjacent to building or screen walls, unless part of a screened service area, is prohibited.

4. *Plastic under ground cover areas prohibited:* Use of plastic under ground cover materials is prohibited.

5. *Inorganic ground cover:* Inorganic ground covers (decomposed granite, crushed stone, etc.) shall be of a natural color harmonious with other site and architectural materials and shall be installed to a minimum depth of two (2) inches.

6. *Plant cover/dust control:* All portions of a development site (including future building PAD sites) not occupied by buildings, structures, paved improvements, and required landscape areas shall be temporarily landscaped with plant materials in accordance with these standards or treated with an appropriate inorganic ground cover and maintained in a weed-free condition.

7. *Cacti and succulents:* Cacti and succulents, while being low-water users, shall be limited to a maximum of fifty (50) percent of the required shrub material.

8. *Energy conservation:* The development shall incorporate those energy conservation measures that can only be provided at the time of land development or initial construction, such as:

A) Shading of south and west sides of building by overhangs and/or trees.

B) Provision of shade trees on the south and west side of streets.

(7) THE FOLLOWING DOCUMENTS, ON FILE WITH THE CITY CLERK, ARE HEREBY ADOPTED BY REFERENCE AND MADE A PART IF HEREOF AS IF SET FORTH AT LENGTH HEREIN: PHOENIX ACTIVE MANAGEMENT AREA (AMA) FIFTH MANAGEMENT PLAN AND ARIZONA DEPARTMENT OF WATER RESOURCES- PHOENIX AMA LOW WATER USE PLANT LIST.

~~(7) The following documents, three copies of which are on file with the City Clerk, are hereby adopted by reference and made a part hereof as if set forth at length herein: Low Water Using Plant List—Phoenix Active Management Area, August 1998 Revision, published by the Arizona Department of Water Resources; Pruning Standards, adopted by the Western Chapter ISA Executive Committee on May 18, 1988; City of Chandler Landscape Standards—Recommended Spacing of Massed Shrubs and Ground covers; Arizona Nursery Association—Recommended Average Tree Specifications, 1997 Revision published by the Arizona Nursery Association.~~

~~35-1903.1~~ 35-1906.1. Rights-of-way landscape.

Except as provided in Section ~~35-1906~~ ~~35-1903~~, public or private rights-of-way located in the City of Chandler shall only be planted with plants listed on the low-water-use plant list as approved by the city zoning administrator. Exceptions to the approved plant list through use of various water-conserving techniques shall be subject to review and approval by the Arizona Department of Water Resources, City Engineer, and Planning Director.

It is in the best interests of the City to promote water conservation techniques within rights-of-way, thereby encouraging innovative landscape design through low-water-use plant material. Location of said landscape materials shall conform to standards outlined in the Zoning Code, Section ~~35-1908~~ ~~35-1903~~, including but not limited to size, ratio of plantings to street frontage, and percentage of coverage. It is not the intent of the water conservation program to promote installation of turf or other high-water-use plant materials located within rights-of-way.

~~35-1907~~ ~~35-1904~~. Site development compliance for certificate of occupancy.

All on-site improvements, including but not limited to:

- (a) Landscape/irrigation;
- (b) Outdoor lighting for buildings and parking areas;
- (c) Landscape and paving area walkways;
- (d) Parking areas paved and striped, and covered parking structures completed;
- (e) Six-inch vertical concrete or precast curb in place where required;
- (f) Complete cleanup of trash and construction materials;

shall be completed and accepted prior to issuance of a certificate of occupancy, except in cases where the Zoning Administrator finds circumstances such as prohibitions of weather or other acts of God have prevented compliance with this requirement, whereupon the Zoning Administrator may extend compliance for a maximum period of thirty (30) days.

Noncompliance with such extension shall result in automatic revocation of the certificate of occupancy. These improvements may be installed in phases, provided that no certificate of occupancy shall be issued for any phase prior to completion and acceptance of the required on-site improvements for that particular phase. In addition, all sign permits shall be obtained prior to occupancy, in accordance with applicable code requirements.

Compliance with this requirement shall be recorded in written form and released through the Zoning Administrator to the Building Code Enforcement Manager.

ARTICLE XII. - C-1 – NEIGHBORHOOD COMMERCIAL DISTRICT

35-1203. Height and area regulations.

...

(2) *Front Yard*: Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets. In the proximity of street intersections, see section 35-1902(3). ~~35-1902(4).~~

...

F. The reduced setback maintains the goals of providing landscaping along streets and street intersections as identified in section 35-1906.1. ~~35-1903.1~~

ARTICLE XV. - I-1 – PLANNED INDUSTRIAL DISTRICT

35-1503. Height and area regulations.

...

(2) *Front yard*: Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets. In the proximity of street intersections, see section 35-1902(3). ~~35-1902(4).~~

...

F. The reduced setback maintains the goals of providing landscaping along streets and street intersections as identified in section 35-1906.1. ~~35-1903.1.~~

...

ARTICLE XVII. - PLANNED AREA DEVELOPMENTS

35-1703. Intensity of land use.

...

F. The reduced setback maintains the goals of providing landscaping along streets and street intersections as identified in section 35-1906.1. ~~35-1903.1.~~

...

ARTICLE XVIII. - PARKING AND LOADING REGULATIONS

35-1803. Design standards.

(1) All vehicular egress from parking lots to public rights-of-way shall be by forward motion only, except in the case of single-family, duplex, triplex, and fourplex ~~and two-family~~ residences fronting on a local street or a ~~primary or secondary~~ collector street.

...

(4) Landscaping standards: See Section 35-1906 ~~35-1903~~ for details.

...

ARTICLE XXI. - TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

35-3200. - Purpose.

Footnotes:

...

² Large single use retail, as defined in section 35-200 of this Code, shall only be permitted at permitted at locations specified, and when developed in accordance with section 35-1904(3) ~~35-1902(10)~~ of this Code.

...

ARTICLE XXIX. P.C.O. - PLANNED COMMERCIAL OFFICE DISTRICT

35-2903. Preliminary site development plan.

...

(2) *Preliminary site development plan standards:* The standards outlined in Article XIX, ~~section 35-1902~~, will apply to all preliminary plans.

...

ARTICLE XXXI. - AP-1 – AIRPORT DISTRICT^[5]

35-3103. Site development standards.

...

(e) Adding on to an existing building except that an addition involving less than twenty (20) percent of the total existing floor area or two thousand five hundred (2,500) square feet, whichever is less, shall be exempt from the requirements of this article; however, the requirements of section 35-1902(3)(a)2.b., ~~35-1902(4)(a)2.b.~~, relating to corner obstructions, and section 35-1906, "LANDSCAPING," shall be met with respect to the addition.

...



Planning & Zoning Commission Development Services Memo No. 25-021

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
David de la Torre, Planning Manager
From: Darsy Smith, City Planner
Subject: PLH25-0024 Middle Housing Overlay District

Proposed Motion:

Move Planning and Zoning Commission recommend approval of proposed text amendments to allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the Chandler's Central Business District, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use, as recommended by Planning staff.

Background/Discussion

- In May 2024, Governor Hobbs signed and authorized House Bill 2721 Middle Housing
- The bill mandates municipalities with populations exceeding 75,000 to comply by January 1, 2025
- Under HB 2721, municipalities must allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the municipality's central business district, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use, that is, without a public hearing (i.e., the Rezoning/Preliminary Development Plan process)
- HB 2721 precludes cities from:
 - Discouraging the development of middle housing through requirements or actions that make the permitting, siting, or construction of middle housing impracticable
 - Restricting middle housing types to less than two floors

- Restricting middle housing types to a floor area ratio of less than fifty percent
- Setting restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone
- Requiring owner occupancy of any structures on the lot
- Requiring more than one off-street parking space per unit
- Eligible properties must be zoned for single-family residential use
- Development standards including building setbacks for Planned Area Development (PAD) zoned properties and height must comply with single-family requirements within the zoning code

Methodology

- Resolution No. 4646, approved on October 25, 2012, established the Central Business District (CBD)
- The City of Chandler's Geographic Information System (GIS) database was utilized to identify the one-mile extent from the CBD (see attached map) surrounding the middle housing district
- Recent City Council approved duplex and triplex approvals were utilized as precedent for determining the proposed development standards that include reduced setbacks

Proposed Development Standards

Building Height	No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.
Parking	One covered off-street parking space per unit
Lot Coverage	Gross building(s) area shall not exceed fifty (50) percent of the lot area.
Design Standards	See Section 35-1904 Residential Design Standards for additional site layout and building architecture requirements.*
Setbacks for AG-1, SF-33, SF-18, SF-10, SF-8.5, MF-1, MF-2, & MF-3	• Front yard: ten (10) feet to livable; 20 feet to required covered parking • Side yard : five (5) feet • Rear yard : ten (10) feet

Setbacks for PAD zoned properties	Building setbacks shall comply with the setbacks adopted in the PAD zoning designation.
--------------------------------------	--

*The referenced design standards are the subject of a separate item on the same agenda.

Public Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code

Attachments

Middle Housing Legal Description

HB2721

Middle Housing Overlay District Map

Middle Housing Overlay Code Amendment

Exhibit A

LEGAL DESCRIPTION

“City of Chandler Middle Housing Overlay District”

The East half of the East half of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona along with the West half of the West half of Section 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Containing an area of 14,067,948.24 square feet or 322.96 acres more or less.

Together with a 5,280-foot buffer zone extending outward from the perimeter of the described parcel.

Buffer zone area contains 173,486,498.07 square feet or 3,982.70 acres and is subject to easements and restriction of record.

Combined area of district and buffer zone equals 187,554,446.31 square feet or 4,305.66 acres, more or less.

Note: The legal description above is based on County and GIS Enterprise data layers. It is not based on a boundary survey of the subject area.

Senate Engrossed House Bill
municipal zoning; middle housing

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2721

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 6.1, Arizona Revised
3 Statutes, is amended by adding section 9-462.10, to read:

4 9-462.10. Zoning; development; middle housing; applicability;
5 definitions

6 A. ON OR BEFORE JANUARY 1, 2026, A MUNICIPALITY WITH A POPULATION
7 OF SEVENTY-FIVE THOUSAND PERSONS OR MORE MUST AUTHORIZE BY ORDINANCE AND
8 INCORPORATE INTO ITS DEVELOPMENT REGULATIONS, ZONING REGULATIONS AND OTHER
9 OFFICIAL CONTROLS THE DEVELOPMENT OF DUPLEXES, TRIPLEXES, FOURPLEXES AND
10 TOWNHOMES AS A PERMITTED USE ON BOTH OF THE FOLLOWING:

11 1. ALL LOTS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHIN ONE MILE
12 OF THE MUNICIPALITY'S CENTRAL BUSINESS DISTRICT.

13 2. AT LEAST TWENTY PERCENT OF ANY NEW DEVELOPMENT OF MORE THAN TEN
14 CONTIGUOUS ACRES.

15 B. THE MUNICIPALITY MAY NOT DO ANY OF THE FOLLOWING:

16 1. DISCOURAGE THE DEVELOPMENT OF MIDDLE HOUSING THROUGH
17 REQUIREMENTS OR ACTIONS THAT INDIVIDUALLY OR CUMULATIVELY MAKE
18 IMPRACTICABLE THE PERMITTING, SITING, OR CONSTRUCTION OF MIDDLE HOUSING.

19 2. RESTRICT MIDDLE HOUSING TYPES TO LESS THAN TWO FLOORS.

20 3. RESTRICT MIDDLE HOUSING TYPES TO A FLOOR AREA RATIO OF LESS THAN
21 FIFTY PERCENT.

22 4. SET RESTRICTIONS, PERMITTING OR REVIEW PROCESSES FOR MIDDLE
23 HOUSING THAT ARE MORE RESTRICTIVE THAN THOSE FOR SINGLE-FAMILY DWELLINGS
24 WITHIN THE SAME ZONE.

25 5. REQUIRE OWNER OCCUPANCY OF ANY STRUCTURES ON THE LOT.

26 6. REQUIRE ANY STRUCTURES TO COMPLY WITH A COMMERCIAL BUILDING CODE
27 OR TO CONTAIN A FIRE SPRINKLER.

28 7. REQUIRE MORE THAN ONE OFF-STREET PARKING SPACE PER UNIT.

29 C. THIS SECTION DOES NOT PROHIBIT THE GOVERNING BODY OF A
30 MUNICIPALITY FROM ALLOWING EITHER OF THE FOLLOWING:

31 1. SINGLE-FAMILY DWELLINGS IN AREAS ZONED FOR SINGLE-FAMILY
32 DWELLINGS.

33 2. ADDITIONAL TYPES OF MIDDLE HOUSING NOT REQUIRED UNDER THIS
34 SECTION.

35 D. THIS SECTION DOES NOT APPLY TO ANY OF THE FOLLOWING:

36 1. AREAS THAT ARE NOT INCORPORATED.

37 2. AREAS THAT LACK SUFFICIENT URBAN SERVICES.

38 3. AREAS THAT ARE NOT SERVED BY WATER AND SEWER SERVICES.

39 4. AREAS THAT ARE NOT ZONED FOR RESIDENTIAL USE.

40 5. AREAS THAT ARE NOT INCORPORATED AND ARE ZONED UNDER AN INTERIM
41 ZONING DESIGNATION THAT MAINTAINS THE AREA'S POTENTIAL FOR PLANNED URBAN
42 DEVELOPMENT.

43 6. AREAS COVERED UNDER TITLE 48, CHAPTER 6, ARTICLE 4.

44 7. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A PUBLIC
45 AIRPORT AS DEFINED IN SECTION 28-8486 OR TO THE EXTENT THIS SECTION WOULD

1 INTERFERE WITH THE PUBLIC AIRPORT'S ABILITY TO COMPLY WITH THE LAWS,
2 REGULATIONS AND REQUIREMENTS OF THE UNITED STATES RELATED TO APPLYING FOR,
3 RECEIVING OR SPENDING FEDERAL MONIES.

4 8. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A MILITARY
5 AIRPORT AS DEFINED IN SECTION 28-8461.

6 E. IF A MUNICIPALITY DOES NOT ADOPT THE REGULATIONS REQUIRED BY
7 THIS SECTION ON OR BEFORE JANUARY 1, 2026, MIDDLE HOUSING SHALL BE ALLOWED
8 ON ALL LOTS IN THE MUNICIPALITY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE
9 WITHOUT ANY LIMITATIONS.

10 F. THIS SECTION DOES NOT CHANGE OR OTHERWISE IMPAIR THE TERMS OF
11 ANY DEVELOPMENT AGREEMENT THAT EXISTS ON THE EFFECTIVE DATE OF THIS
12 SECTION.

13 G. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A UTILITY PROVIDER
14 IMPACTED BY A DEVELOPMENT BEING DEVELOPED PURSUANT TO THIS SECTION SHALL
15 HAVE THE OPPORTUNITY TO REVIEW AND APPROVE THE SITE PLAN FOR THE
16 DEVELOPMENT.

17 H. FOR THE PURPOSE OF THIS SECTION:

18 1. "BUILDING CODE":

19 (a) MEANS A CONSTRUCTION CODE ADOPTED BY A MUNICIPALITY.

20 (b) INCLUDES A MODEL BUILDING CODE, COMMERCIAL CODE, PLUMBING AND
21 MECHANICAL CODE, ELECTRIC CODE, ENERGY CONSERVATION CODE, FIRE CODE,
22 PROPERTY MAINTENANCE CODE, NEIGHBORHOOD PRESERVATION CODE, ANTI-BLIGHT
23 CODE OR OTHER SIMILAR CODE.

24 2. "CENTRAL BUSINESS DISTRICT" MEANS AN AREA OR SERIES OF AREAS
25 DESIGNATED BY A MUNICIPALITY THAT ARE PRIMARILY NONINDUSTRIAL AND THAT
26 ATTRACT COMMUNITY ACTIVITY, INCLUDING THE ENTIRE GEOGRAPHIC AREA THAT THE
27 MUNICIPALITY HAS OFFICIALLY DESIGNATED AS ITS DOWNTOWN OR EQUIVALENT ON
28 THE EFFECTIVE DATE OF THE SECTION.

29 3. "DUPLEX" MEANS TWO DWELLING UNITS ON THE SAME PARCEL OR LOT IN
30 ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
31 RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENTLY
32 FROM EACH OTHER.

33 4. "FLOOR AREA RATIO" MEANS THE RATIO OF ALLOWED SQUARE FOOTAGE IN
34 A MIDDLE HOUSING PROJECT TO THE SQUARE FOOTAGE OF THE PARCEL ON WHICH IT
35 IS BUILT.

36 5. "FOURPLEX" MEANS FOUR DWELLING UNITS ON THE SAME PARCEL OR LOT
37 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
38 RESIDENTIAL OCCUPANCY BY NOT MORE THAN FOUR HOUSEHOLDS LIVING
39 INDEPENDENTLY FROM EACH OTHER.

40 6. "HOUSEHOLD" MEANS EITHER:

41 (a) A SINGLE PERSON LIVING OR RESIDING IN A DWELLING OR PLACE OF
42 RESIDENCE.

43 (b) TWO OR MORE PERSONS LIVING TOGETHER OR RESIDING IN THE SAME
44 DWELLING OR PLACE OF RESIDENCE.

1 7. "MIDDLE HOUSING":

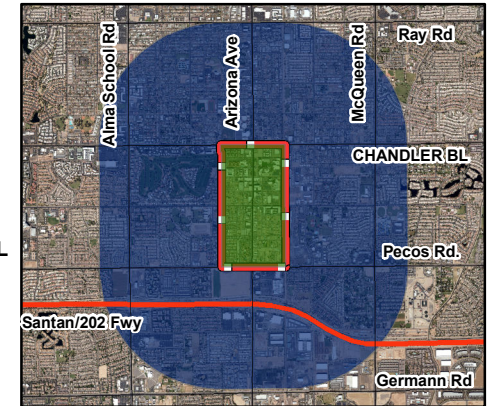
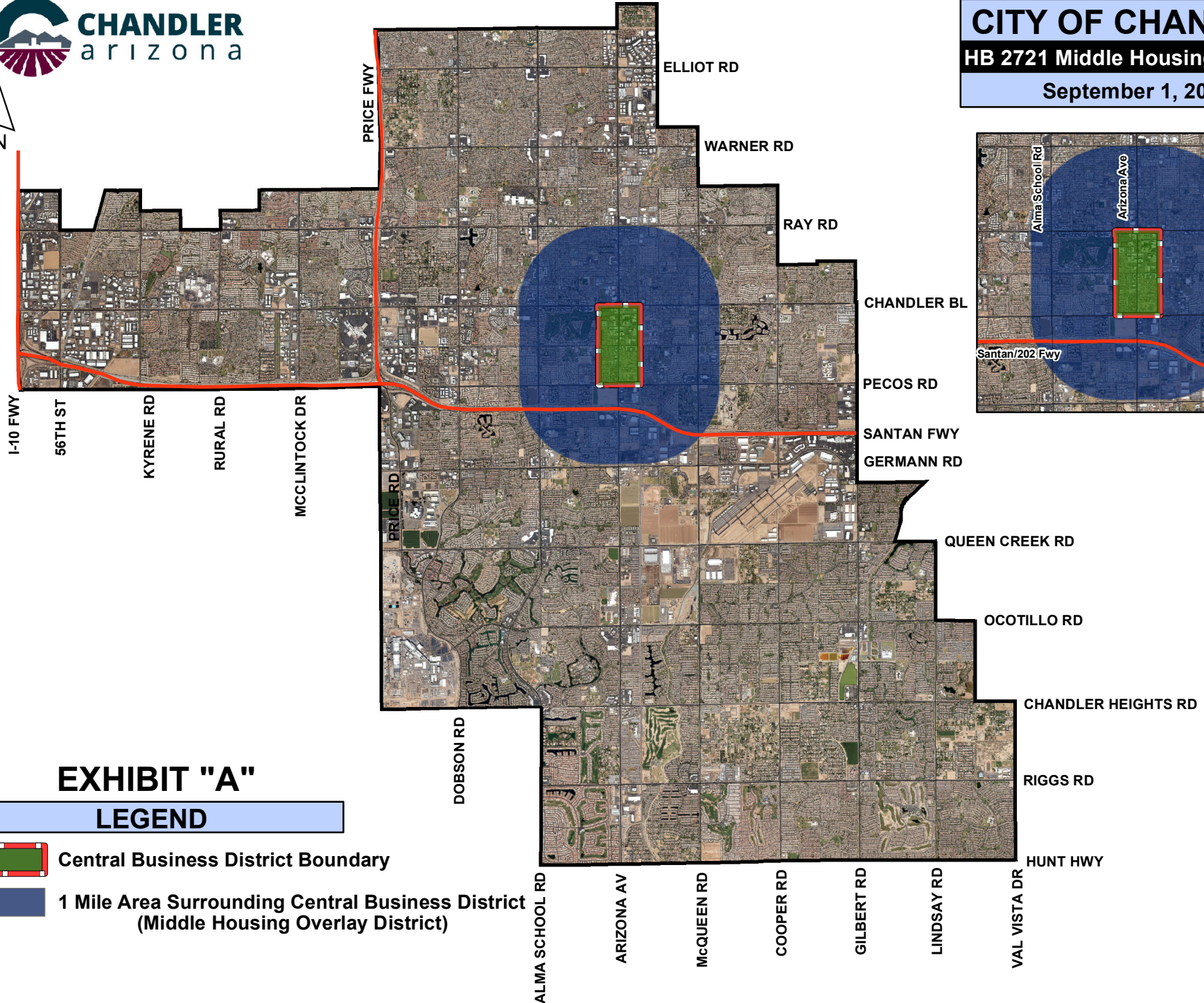
2 (a) MEANS BUILDINGS THAT ARE COMPATIBLE IN SCALE, FORM AND
3 CHARACTER WITH SINGLE-FAMILY HOUSES AND THAT CONTAIN TWO OR MORE ATTACHED,
4 DETACHED, STACKED OR CLUSTERED HOMES.

5 (b) INCLUDES DUPLEXES, TRIPLEXES, FOURPLEXES AND TOWNHOUSES.

6 8. "PERMITTED USE" MEANS THE ABILITY FOR A DEVELOPMENT TO BE
7 APPROVED WITHOUT REQUIRING A PUBLIC HEARING, VARIANCE, CONDITIONAL USE
8 PERMIT, SPECIAL PERMIT OR SPECIAL EXCEPTION, OTHER THAN A DISCRETIONARY
9 ZONING ACTION TO DETERMINATION THAT A SITE PLAN CONFORMS WITH APPLICABLE
10 ZONING REGULATIONS.

11 9. "TOWNHOUSES" MEANS DWELLING UNITS THAT ARE CONSTRUCTED IN A ROW
12 OF TWO OR MORE ATTACHED UNITS IN WHICH EACH DWELLING UNIT SHARES AT LEAST
13 ONE COMMON WALL WITH AN ADJACENT UNIT AND THAT ARE ACCESSED BY SEPARATE
14 OUTDOOR ENTRANCES.

15 10. "TRIPLEX" MEANS THREE DWELLING UNITS ON THE SAME PARCEL OR LOT
16 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR
17 RESIDENTIAL OCCUPANCY BY NOT MORE THAN THREE HOUSEHOLDS LIVING
18 INDEPENDENTLY FROM EACH OTHER.



“2025 Amendments to Chandler City Code Chapter 35”

The Chandler City Code Chapter 35- Property Maintenance, Chapter 35- Land Use and Zoning, is hereby amended to read as follows (additions in **ALL CAPS**, deletions in ~~strikethrough~~, omitted text indicated by ellipses as “. . .”):

ARTICLE II. - DEFINITIONS

35-200. - Definitions.

. . .

CENTRAL BUSINESS DISTRICT: FOR PURPOSES OF CHAPTER 35, CENTRAL BUSINESS DISTRICT MEANS THAT AREA DESIGNATED AS THE CITY’S DOWNTOWN PURSUANT TO ARIZ. REV. STAT. § 9-462.13, HAVING THE BOUNDARIES CONSISTING OF THE CENTERLINES OF CHANDLER BOULEVARD ON THE NORTH, THE UNION PACIFIC RAILROAD ON THE EAST, PECOS ROAD ON THE SOUTH, AND PALM LANE AND ESSEX STREET ON THE WEST AS DEPICTED IN SECTION 35-3505.

. . .

Dwelling, townhouse: Building that has not less than three (3) nor more than eight (8) single-family housekeeping units erected in row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from ground floor to roof along a dividing lot line, and each such building being separated from other buildings by required yard areas.

DWELLING, DUPLEX: TWO DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED, OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENT FROM EACH OTHER.

DWELLING, FOURPLEX: FOUR DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENT FROM EACH OTHER.

DWELLING, TRIPLEX: THREE DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN THREE HOUSEHOLDS LIVING INDEPENDENTLY FROM EACH OTHER.

. . .

MIDDLE HOUSING: RESIDENTIAL BUILDINGS THAT ARE COMPATIBLE IN SCALE, FORM, AND CHARACTER WITH SINGLE-FAMILY HOUSES AND THAT CONTAIN TWO OR MORE ATTACHED, DETACHED, STACKED, OR CLUSTERED HOMES, INCLUDING DUPLEXES, TRIPLEXES, FOURPLEXES, AND TOWNHOUSES.

. . .

ARTICLE XXXV. – MIDDLE HOUSING OVERLAY DISTRICT

35-3501. - GENERAL INTENT AND PURPOSE.

THE PURPOSE OF THIS ARTICLE IS TO CONFORM WITH ARIZ. REV. STAT. § 9-462.13, WHICH REQUIRES MUNICIPALITIES WITH POPULATIONS OF 75,000 OR MORE PERSONS TO AUTHORIZE DUPLEXES, TRIPLEXES, FOURPLEXES, AND TOWNHOUSES AS A PERMITTED USE ON BOTH OF THE FOLLOWING:

(1) ALL LOTS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHIN ONE MILE OF THE CITY'S CENTRAL BUSINESS DISTRICT; AND

(2) AT LEAST TWENTY PERCENT OF ANY NEW DEVELOPMENT OF MORE THAN TEN CONTIGUOUS ACRES. THE REGULATIONS IN THIS ARTICLE ARE IN ADDITION TO OTHER CODES AND REQUIREMENTS OF THE CITY.

35-3502. - USES PERMITTED.

MIDDLE HOUSING BUILDINGS ARE CONSIDERED A PERMITTED USE AS DEFINED IN ARIZ. REV. STAT§ 9-462.13, SUCH THAT CONSTRUCTION OF MIDDLE HOUSING WILL BE APPROVED WITHOUT REQUIRING A PUBLIC HEARING, VARIANCE, CONDITIONAL USE PERMIT, SPECIAL PERMIT, OR OTHER SPECIAL EXCEPTION. EXCEPT AS PROVIDED IN THIS ARTICLE, THE MIDDLE HOUSING OVERLAY DISTRICT DOES NOT CHANGE, ALTER, EXPAND, DIMINISH, OR OTHERWISE AFFECT ANY USES PERMITTED AS A MATTER OF RIGHT OR OTHERWISE IN ANY UNDERLYING ZONING DISTRICT FOR PROPERTY TO WHICH THE MIDDLE HOUSING OVERLAY DISTRICT APPLIES.

35-3503. – DEVELOPMENT STANDARDS

(1) HEIGHT REGULATIONS: NO MIDDLE HOUSING BUILDING MAY EXCEED TWENTY-FIVE (25) FEET IN HEIGHT AT THE BUILDING SETBACK LINE, EXCEPT ANY BUILDING MAY EXCEED SUCH HEIGHT PROVIDED THAT AT NO POINT IT PROJECTS ABOVE A LINE SLOPING INWARD AND UPWARD AT A FORTY-FIVE (45) DEGREE ANGLE AT THE REQUIRED SETBACK LINE TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET.

(2) *INTENSITY OF LOT USE*: MIDDLE HOUSING GROSS BUILDING AREA SHALL NOT EXCEED FIFTY (50) PERCENT OF THE LOT AREA.

(3) MINIMUM PARKING REGULATIONS: MIDDLE HOUSING BUILDINGS MUST HAVE ONE COVERED OFF-STREET PARKING SPACE PER UNIT.

(4) SEE SECTION 35-1904 RESIDENTIAL DESIGN STANDARDS FOR ADDITIONAL SITE LAYOUT AND BUILDING ARCHITECTURE REQUIREMENTS.

(5) BUILDING SETBACKS FOR MIDDLE HOUSING BUILDINGS BUILT ON PROPERTIES ZONED AGRICULTURAL DISTRICT (AG-1), SINGLE-FAMILY DISTRICT (SF-33), SINGLE-FAMILY DISTRICT (SF-18), SINGLE-FAMILY DISTRICT (SF-10), SINGLE-FAMILY DISTRICT (SF-8.5), MEDIUM- DENSITY RESIDENTIAL DISTRICT (MF-1), MULTIPLE- FAMILY RESIDENTIAL DISTRICT (MF-2), AND HIGH-DENSITY RESIDENTIAL DISTRICT (MF-3) SHALL BE AS FOLLOWS:

- a. MINIMUM FRONT YARD SETBACK: TEN (10) FEET TO LIVABLE; 20 FEET TO REQUIRED COVERED PARKING

- b. MINIMUM SIDE YARD SETBACKS: FIVE (5) FEET
- c. MINIMUM REAR YARD SETBACK: TEN (10) FEET

(6) BUILDING SETBACKS FOR PROPERTIES ZONED PLANNED AREA DEVELOPMENT (PAD) SHALL COMPLY WITH THE SETBACKS ADOPTED IN THE PAD ZONING DESIGNATION.

35-3504. - APPLICABILITY.

(1) THE MIDDLE HOUSING OVERLAY DISTRICT APPLIES TO ANY PARCEL ZONED FOR SINGLE-FAMILY RESIDENTIAL USE THAT IS LOCATED WHOLLY OR PARTIALLY WITHIN THE BOUNDARIES OF THE MIDDLE HOUSING OVERLAY DISTRICT AS ESTABLISHED BY SECTION 35-3505, PROVIDED THAT THE ZONING ORDINANCE FOR THE SUBJECT SITE ALLOWS FOR SINGLE-FAMILY RESIDENTIAL USES.

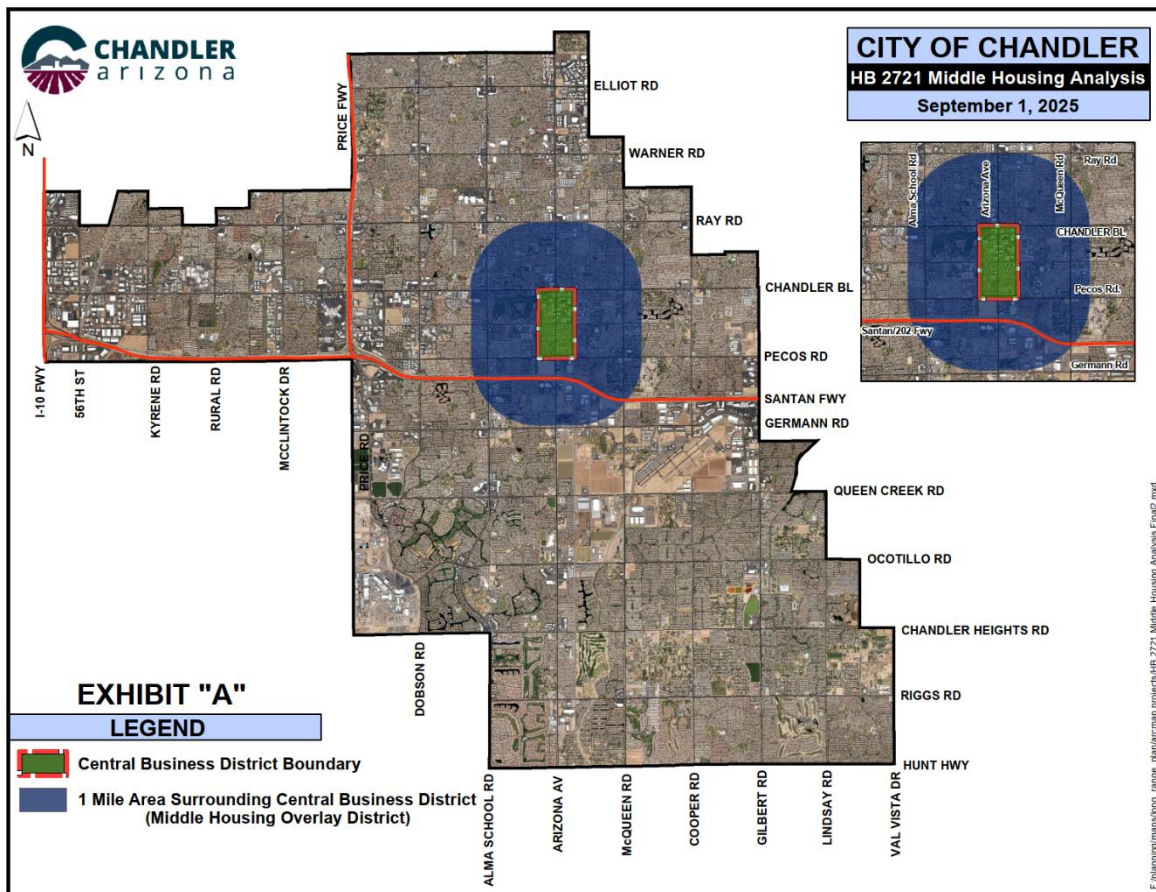
(2) THE MIDDLE HOUSING OVERLAY DISTRICT WILL ALSO BE DEEMED TO APPLY TO ANY PARCEL IN THE CITY ELIGIBLE TO BE INCLUDED IN THE MIDDLE HOUSING OPT-IN OVERLAY DESCRIBED IN SECTION 35-3506.

(3) THE CONSTRUCTION OF MIDDLE HOUSING UNITS WITHIN A LARGER NEW SINGLE-FAMILY DEVELOPMENT MAY NOT BE BUILT IN PHASES. BUILDING PERMITS FOR MIDDLE HOUSING MAY ONLY BE ISSUED AT THE TIME THE REMAINDER OF THE DEVELOPMENT HAS BEEN PERMITTED FOR CONSTRUCTION; AND

(4) THE DEVELOPMENT SITE SHALL NOT BE LOCATED WITHIN AN EXCLUSION AREA AS DESCRIBED IN SECTION 35-3506.

35-3505. – MIDDLE HOUSING OVERLAY DISTRICT BOUNDARIES.

FOR PURPOSE OF ADMINISTERING THESE REGULATIONS, THE MIDDLE HOUSING OVERLAY DISTRICT IS ESTABLISHED AS ENCOMPASSING THAT TERRITORY CONTAINED WITHIN THE CENTRAL BUSINESS DISTRICT AND ALSO WITHIN A ONE-MILE BUFFER EXTENDING OUTWARD FROM THE CENTRAL BUSINESS DISTRICT AS DEFINED IN THE OFFICIAL ZONING MAPS OF THE CITY OF CHANDLER, AS AMENDED FROM TIME TO TIME, AND AS SHOWN IN THE FIGURE BELOW.



35-3506. – MIDDLE HOUSING OPT-IN OVERLAY

PROPERTIES THAT ARE PART OF A LARGER NEW DEVELOPMENT CAN ALSO CONSTRUCT MIDDLE HOUSING IF THE PARCELS CONSIST OF GREATER THAN TEN (10) CONTIGUOUS NET ACRES AND CONFORM TO THE FOLLOWING REGULATIONS:

(1) PARCELS FOR NEW DEVELOPMENT THAT ARE IN EXISTING ZONING FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS, OR NEW DEVELOPMENT WHEN REQUESTING THE INCLUSION OF MIDDLE HOUSING AS A PART OF AN ACTIVE APPLICATION FOR A ZONING AMENDMENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT, ARE ELIGIBLE FOR SUCH USE;

(2) SITES ARE ALLOWED TO HAVE DUPLEXES, TRIPLEXES, FOURPLEXES, OR TOWNHOUSES AS A BY RIGHT USE, WHEN THE PROJECT DESIGNATES UP TO TWENTY PERCENT (20%) OF THE DEVELOPMENT'S TOTAL *NET SITE AREA*, INCLUDING ANY LOTS, COMMON AREA AND PRIVATE STREETS OR DRIVEWAYS DEDICATED FOR SUCH USE. WHEN THE MIDDLE HOUSING DEVELOPMENT AREA SHARES A PRIVATE STREET OPPOSITE THE SINGLE-FAMILY DEVELOPMENT, THE HALF-STREET AREA ADJACENT TO MIDDLE HOUSING SHALL BE COUNTED AS A PART OF THE ALLOWED TWENTY PERCENT (20%) ALLOTMENT;

(3) THE MIDDLE HOUSING UNITS MUST BE BUILT ON LOTS THAT COMPLY WITH THE MINIMUM LOT DIMENSIONS OF THE UNDERLYING SINGLE-FAMILY RESIDENTIAL DISTRICT;

(4) THE CONSTRUCTION OF MIDDLE HOUSING UNITS WITHIN A LARGER NEW SINGLE-FAMILY DEVELOPMENT SHALL NOT BE BUILT IN PHASES. BUILDING PERMITS SHALL BE ISSUED AT THE TIME THE REMAINDER OF THE DEVELOPMENT HAS BEEN PERMITTED FOR CONSTRUCTION; AND

(5) THE DEVELOPMENT SITE SHALL NOT BE LOCATED WITHIN AN EXCLUSION AREA AS DESCRIBED IN SECTION 35-3507.

35-3507. – EXCLUSIONS.

THE FOLLOWING AREAS ARE NOT ELIGIBLE FOR CONSTRUCTION OF MIDDLE HOUSING:

(1) AREAS THAT ARE NOT INCORPORATED;

(2) AREAS THAT LACK SUFFICIENT URBAN SERVICES AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT;

(3) AREAS THAT ARE NOT SERVED BY WATER OR SEWER SERVICES;

(4) AREAS THAT ARE NOT ZONED FOR RESIDENTIAL USE;

(5) AREAS THAT ARE NOT INCORPORATED AND ARE ZONED UNDER AN INTERIM ZONING DESIGNATION THAT MAINTAINS THE AREAS POTENTIAL FOR PLANNED URBAN DEVELOPMENT;

(6) AREAS COVERED UNDER ARIZ. REV. STAT. TITLE 48, CHAPTER 6, ARTICLE 4, "ALTERNATIVE FORM OF GOVERNMENT FOR DOMESTIC WATER AND WASTEWATER IMPROVEMENT DISTRICTS;

(7) ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A PUBLIC AIRPORT AS DEFINED IN ARIZ. REV. STAT. § 28-8486 OR TO THE EXTENT THAT THIS SECTION WOULD INTERFERE WITH THE PUBLIC AIRPORT'S ABILITY TO COMPLY WITH LAWS, REGULATIONS, OR REQUIREMENTS OF THE UNITED STATES RELATED TO APPLYING FOR, RECEIVING, OR SPENDING FEDERAL MONIES; AND

(8) ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AS DEFINED IN ARIZ. REV. STAT. § 28-8461.



Planning & Zoning Commission Development Services Memo No.

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
From: David De La Torre, Planning Manager
Subject: Notice of Cancellation of the November 5, 2025, Planning and Zoning Commission Hearing

Proposed Motion:

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

Background/Discussion

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



Planning & Zoning Commission Memorandum Development Services
Memo No. 25-020

Date: 10/15/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
From: David De La Torre, Planning Manager
Subject: PLH24-0046 Price Road Innovation Campus
Request: Rezone an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture.
Location: 3380 S. Price Road, southwest corner Price and Dobson roads
Applicant: Adam Baugh, Withey Morris Baugh, PLC

Proposed Motion:

Move Planning and Zoning Commission recommend denial of PLH24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture, as recommended by Planning staff.

Background Data:

- 1989: The site was rezoned from Agricultural District (AG-1) to Planned Area Development (PAD) to allow Space Data Corporation, a high-technology firm that merged with Orbital Sciences Corporation to build an approximately 330,000 square foot facility that specialized in military and civilian aerospace engineering, manufacturing and testing.
- 1998: An amendment to the Preliminary Development Plan was approved for

a 40,000 square foot addition.

- 2019: The property was vacated after being acquired by Northrup Grumann in 2018.
- The existing 369,000 square foot building on the property has remained unoccupied ever since.

Surrounding Land Use Data:

North	Price Road, then 3-story office building and tennis courts owned & managed by Ocotillo Community Association	South	City of Chandler Public Safety Training Center
East	Dobson Road, then Sienna at Ocotillo residential condominiums and single family residential	West	City of Chandler Ocotillo Water Reclamation Facility

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Employment	Employment

Proposed Development

Proposed Building	Site Plan Label	Proposed Square Feet	Proposed Building Height*
Data Center	Building A	422,877	85 ft. top of mechanical screening 75 ft. top of parapet
R&D/Flex/Office	Building B	50,753	45 - 47 ft. top of parapet
R&D/Flex/Office	Building C	66,476	43 - 45 ft. top of parapet
R&D/Flex/Office	Building D	71,420	43 - 45 ft. top of parapet

R&D/Flex/Office	Building E	42,674	43 - 45 ft. top of parapet
R&D/Flex/Office	Building F	42,674	43 - 45 ft. top of parapet

*The request includes a Mid-Rise Overlay to allow building heights up to 90 feet over the entire site.

Review and Recommendation

This rezoning request is triggered by the proposal to construct a data center as a primary use. Per section 35-2214 of Chapter 35 of the Chandler Municipal Code, data centers are not permitted unless explicitly approved as part of a Planned Area Development (PAD). Data centers that are an ancillary component and provide support to the primary activities or operations of a business are permitted in the current PAD zoning if they meet the following criteria: a) they occupy no more than 10 percent of the building footprint, b) they are used to serve the enterprise functions of the on-site business and not used to lease data storage and/or processing services to third parties, and c) they are not housed in a separate stand-alone structure on the parcel.

As proposed, the data center is the only tenant identified with the proposed development and would occupy 100% of Building A. It would be used to lease data storage and process services to third parties, and would be housed in a stand-alone building that is 422,877 square feet, almost six times larger than Building D, the second-largest building proposed.

Proposed Phasing

- Phase I: Includes the construction of Building A, the data center, and Building B, a speculative 50,753 square foot building located immediately north of the data center.
- Phase II: The balance of the site will be marketed to attract a single-tenant user who could occupy all or a portion of the remaining 19 +/- acres. However, at minimum, the applicant has agreed to obtain building permits for Buildings E and F within 12 months of the Certificate of Occupancy of the data center building.
- Phase III: Includes, at minimum, the construction of either Building C or D obtaining a building permit within 36 months of the Certificate of Occupancy of the data center.

Please note that if the City Council wishes to approve this request, the timeframes for Phases II and III may be modified by the terms of a development agreement that the City Council will review concurrently with this request.

South Price Road Corridor Policies

The subject site is located in the South Price Road Corridor, which has been envisioned as a major employment area since 1982. Through the years, the City's persistent development policies for this corridor have resulted in a thriving technology and employment corridor that is home to numerous major companies including Intel, Wells Fargo, PayPal, and Northrup Grumman. The current General Plan identifies the corridor as "a first-class, high-technology area attracting employers and industry leaders". Below is a selection growth area policies from the current General Plan for the South Price Road Corridor followed by staff findings.

1.2.4. South Price Road Corridor Policies (selected growth area policies from the 2016 Chandler General Plan)

Policy "a. Actively preserve and enhance the high-value employment reputation of the corridor by giving priority to single users in campus-like settings."

Staff finding: The proposed development does not align with this policy given that

- (1) data centers provide significantly lower numbers of jobs after construction is complete compared to high-value employment industries targeted in the corridor,
- (2) if approved, future phases would be incentivized by a development agreement to be built as speculative buildings that attract multiple smaller tenants, which would greatly reduce the ability to prioritize a larger single user, and
- (3) future phases are not designed to be in a campus-like setting as further described in the staff findings below.

Policy "b. Reserve the corridor for knowledge-based employers and supporting non-residential uses."

Staff finding: The General Plan defines knowledge-based industries as "high-technology, biomedical, aerospace, renewable energy research and development, and other similar research and development based industries". A data center as a primary use is not a knowledge-based employer, nor a supporting non-residential use, which refers to supporting commercial and business services. According to the Cambridge Dictionary, a data center is "a place where a number of computers that contain large amounts of information can be kept safely". IBM defines a data center as "a physical room, building or facility that houses IT infrastructure for building, running and delivering applications and services." On its website, the company Cisco states, "at its simplest, a data center is a physical facility that organizations use to house their critical applications and data". To paraphrase these three

definitions, a data center is essentially a storage facility for active computer servers and related IT equipment.

Policy "c. Maintain and expand the campus environment on South Price Road."

Staff finding: The proposed site design does not present a campus environment. Elements that make a campus-like environment include (1) boulevard-like driveways that lead to and unify abutting buildings, (2) enhanced pedestrian connections to and from buildings and shared spaces, and (3) shared amenities, common open spaces and focal points that unify the buildings within the campus.

The proposed site plan places all the buildings parallel with Dobson Road in a geometric fashion that lacks a unifying boulevard driveway, enhanced pedestrian connections, and does not fully take advantage of the existing water feature located at the northeast corner of the site. The water feature presents an opportunity to become a focal point of the site and a key campus amenity by fronting buildings around it and creating an enhanced pedestrian pathway that connects all the buildings to each other and the water feature.

Policy "d. Encourage more diverse knowledge-based industries."

Staff finding: As previously stated, a data center as a primary use is more akin to a storage facility and is not considered to be a knowledge-based employer.

Policy "g. Preserve the campus-like environment by ensuring developments and supporting non-residential uses are centered on a common design theme."

Staff finding: As previously stated, the proposed site design does not present a campus-like environment. The water feature presents an opportunity to become a central feature of the campus design and place non-residential support uses such as restaurants in the buildings fronting it.

In addition to the aforementioned inconsistencies with the General Plan's policies, staff is concerned that approval of the request would establish a precedent for other properties within the South Price Road Corridor. Currently, there are 10 existing data center buildings in the corridor, all of which were approved prior to adoption of the 2016 General Plan policies for the South Price Road Corridor. In part, the policies for South Price Road Corridor in the 2016 General Plan were adopted to prevent further data center developments (as primary uses) and reserve the corridor for high-value knowledge-based employers.

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.
- Three neighborhood meetings were held as follows:
 - February 26, 2025 (9 neighbors/interested parties attended) at Jacobson Elementary School Cafeteria
 - March 3, 2025 (12 neighbors/interested parties attended) at Jacobson Elementary School Cafeteria
 - August 28, 2025 (7 neighbors/interested parties attended) at the subject site.
 - At each of the meetings, attendees inquired about a variety of topics including utility infrastructure, substation design, data center operations and screening, potential uses in the future buildings, potential for the existing building, proposed building heights, noise standards, traffic generation, job generation and project timeline. See attached Neighborhood Meeting Summaries for a more detailed description of the Q & A.
- As of the writing of this memo, Planning staff has received 3 emails in support, 3 emails in opposition and 1 phone call requesting more information. See attached Emails Received.

Recommended Conditions of Approval:

Proposed Motion:

Move Planning and Zoning Commission recommend denial of PLH24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture, as recommended by Planning staff.

Alternate Motion:

The following alternate motion and recommended conditions of approval are provided below in the event that the Planning and Zoning Commission would like to vote in favor of the request.

Move Planning and Zoning Commission recommend approval of PLH24-0046 Price Road Innovation Campus, rezoning from Planned Area Development (PAD) to PAD with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for a data center in addition to employment uses, subject to the following

conditions:

Rezoning

1. Primary land uses shall be limited to knowledge-intensive uses including but not limited to:

- a. Manufacturing, research and development, and/or office for high-technology, biomedical, biotechnology, bioscience, pharmaceuticals, nanotechnology, telecommunications, aerospace, renewable and/or cogeneration energy, and other industries involved in emerging technologies except no use shall be permitted that is likely to be detrimental to the health and safety of the surrounding area or the general community;
- b. Higher education facilities such as universities and professional institutes of learning;
- c. Assembly of finished products or subassemblies, so long as the primary use of the property is technology related and not basic processing and compounding of raw materials or food products;
- d. Supporting advanced business services or office uses such as financial services, information technology, software design, professional design or engineering firms, accounting, or human resources; and
- e. Other uses determined by the Zoning Administrator to be similar to the aforementioned knowledge-intensive uses.

2. The use of a data center as a primary use is permitted within the portion of the site identified in Exhibit A.

3. Data centers not located in the portion of the site identified in Exhibit A shall:

- a. not occupy more than 10 percent of the building footprint
- b. be used to serve the enterprise functions of the on-site business
- c. not be used to lease data storage and/or processing services to third parties, and
- d. not be housed in a separate stand-alone structure

4. Call centers, warehousing, storage, distribution, and other similar land uses that do not employ a workforce composed of a substantial number of predominantly highly skilled workers engaging in knowledge-intensive employment shall not be permitted as a primary use.

5. Ancillary commercial uses that support employment uses such as but not limited to retail, restaurants, personal services and business services shall be permitted and shall not occupy more than 15% of each building footprint.

6. Building heights shall not exceed 90 feet in height as measured to the top of parapet of the building facade.

7. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price Road Innovation Campus" and kept on file in the City of Chandler Planning Division, File No. PLH24-0046, 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.

8. Completion of the construction of all required off-site 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.

9. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per standards of the Chandler Transportation Plan.

10. The landscaping and all other improvements in all open spaces shall be maintained by the property owner or property owner's association and shall be maintained at a level consistent with or better than at the time of planting.

11. The landscaping in all right-of-way shall be maintained by the adjacent property owner or property owner's association.

12. All water meters serving the site shall be removed, except for one one-inch water meter to serve the data center. Applications shall be submitted for any additional water meters to serve the remaining buildings pursuant to the Sustainable Water Allocation Regulations set forth in City Code Chapter 52.

13. The data center shall be engineered to utilize mechanical cooling system which may include closed-loop water-based cooling systems that do not require the on-going use of water provided that the water use for the data center does not exceed Tier I water allocation for the property.

14. All generators shall only be utilized for backup power or if required by SRP during a demand response event. Nothing in this stipulation shall prevent weekly testing of the generators pursuant to the requirements contained in Section 35-2214 Data Centers of the municipal code of the City of Chandler.

Preliminary Development Plan

1. Development shall be in substantial conformance with the conceptual plans included in the Development Booklet, entitled, "Price Road Innovation Campus" and kept on file in the City of Chandler Planning Division, File No. PLH24-0046, 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 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.

3. A minimum three percent of the required parking spaces shall be electric vehicle charging stations.

4. The existing pedestrian crosswalk on Price Road leading from the subject site to the existing office building on the north side of Price Road shall be removed.

5. The site plan layout for phases 2 and 3 shall be redesigned to create a more

campus-like environment that includes utilizing the water feature as a campus focal point by fronting and orienting buildings around it, providing enhanced pedestrian pathway connecting all the buildings to the water feature and providing a main boulevard-like driveway.

6. The development shall be constructed in phases as identified in the Development Booklet, or as modified by a Development Agreement approved by the Chandler City Council.

Attachments

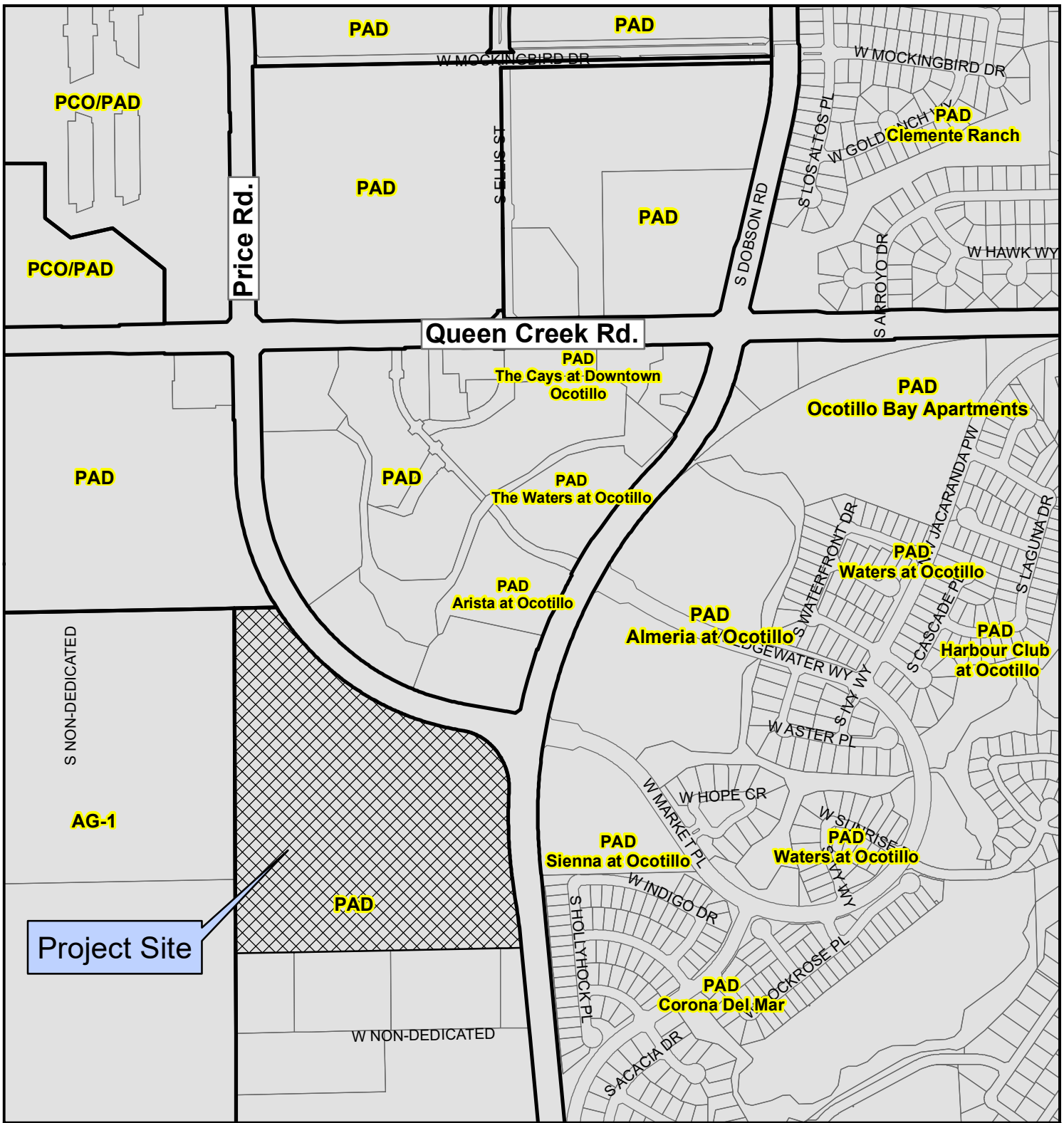
Vicinity Maps

Development Booklet

Neighborhood Meeting Summaries

Emails Received

Legal Descriptions



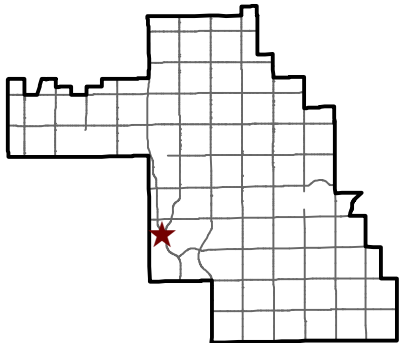
PLH24-0046 Price Road Innovation Campus

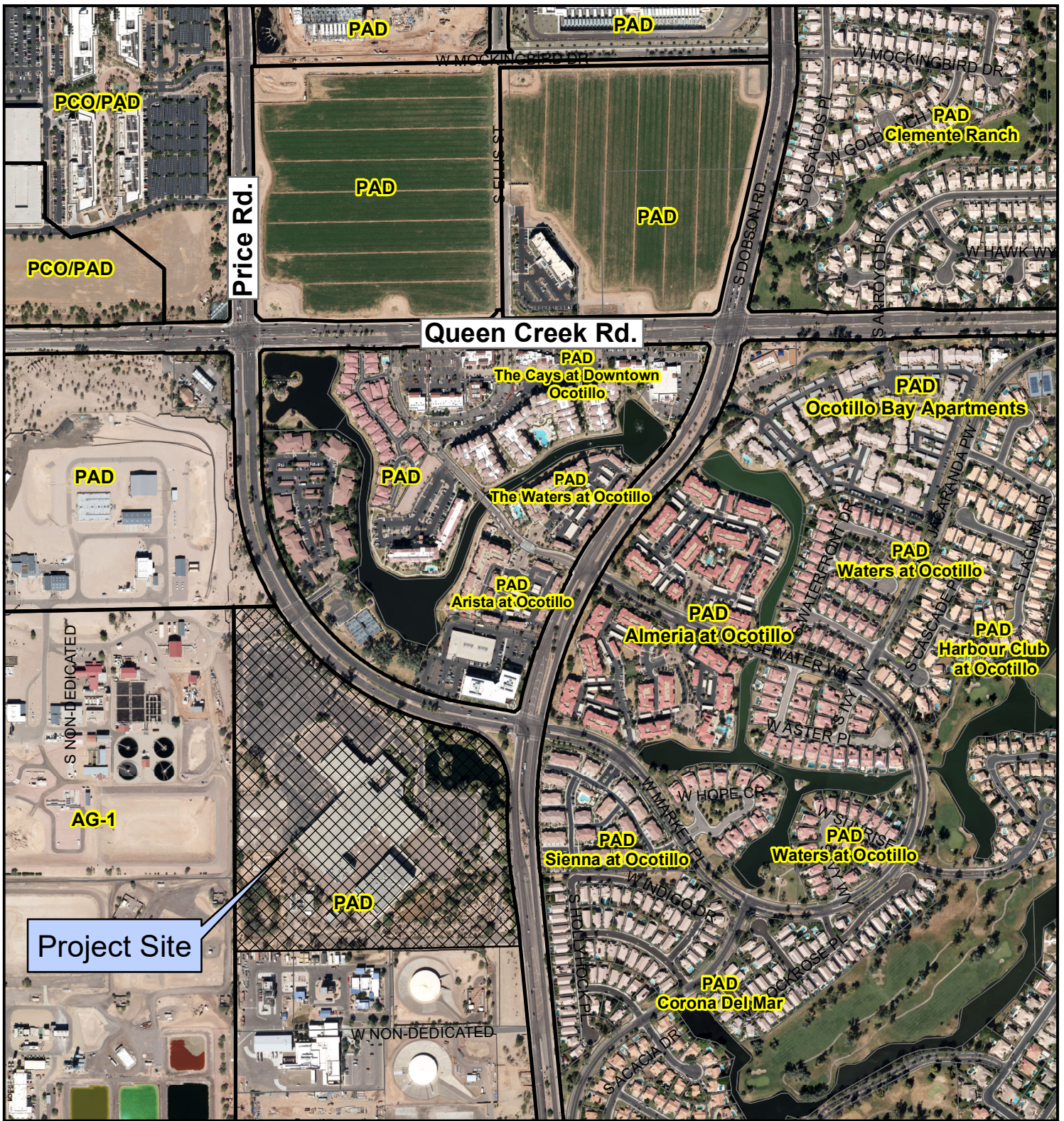


Proposed Project Details
 3380 S. Price Rd.
 Approximately 40 acres
 Rezone from Planned Area Development (PAD)
 to PAD for a data center (approximately 422,877 sq. ft.
 and 85 feet in height) in addition to knowledge-intensive uses,
 advanced business services and ancillary commercial
 with a Mid-Rise Overlay up to 90 feet and Preliminary
 Development Plan approval for site layout and
 building architecture



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





PLH24-0046 Price Road Innovation Campus

Proposed Project Details

3380 S. Price Rd.

Approximately 40 acres

Rezone from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 sq. ft. and 85 feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise Overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture

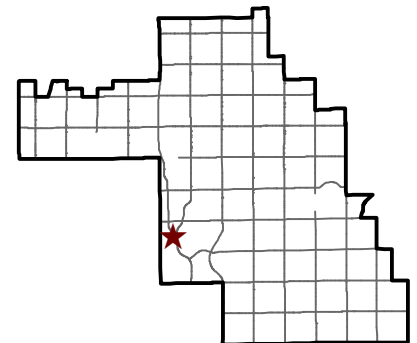


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Price Road Innovation Campus

Rezoning, Mid-Rise Overlay, and Preliminary
Development Plan Request

Case No. PLH24-0046

2nd Submittal: August 2025

1st Submittal: December 2024



WITHEY
MORRIS
BAUGH

DEVELOPMENT TEAM

Developer:	Active Infrastructure Jeff Zyglar 487 East Main Street, Suite 168 Mount Kisco, New York 10549
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Applicant / Legal Representative:	Withey Morris Baugh PLC Adam Baugh / Stephanie Watney, AICP 2525 East Arizona Biltmore Circle Suite A-212 Phoenix, Arizona 85016
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Architect:	Butler Design Group Korey Wilkes 5013 East Washington Street #100 Phoenix, Arizona 85034
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Civil Engineer:	Hubbard Engineering Teagun S. Wolf 1201 S. Alma School Road, Suite 12000 Mesa, Arizona 85210
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I. PLANNED AREA DEVELOPMENT

A. Introduction and Project Overview

This application requests approval of a rezoning for the approximately 40-acre property located at 3380 South Price Road (the “Property”) to Planned Area Development (“PAD”) with a Mid-rise Overlay and an associated Preliminary Development Plan (“PDP”). This proposed PAD will allow for a mix of advanced technology driven uses, including artificial intelligence, advanced computing, tech, research and development business park, healthcare and bioscience, aviation and aerospace, office, information technology, and data center. **See Tab A, Aerial Map.** The Price Road Innovation Campus PAD/PDP is intended to provide a framework for development of the Property as a state-of-the-art critical infrastructure hub that fosters innovation by supporting emerging industries. Positioned within one of Chandler’s premier employment corridors, this technology-focused campus is anticipated to ignite new opportunities for technological advancement and economic growth.

The Property was originally developed in the 1990’s as a 330,000 square foot industrial tech development, which included and still includes dedicated data center space. Subsequently, an approximately 40,000 square foot addition was added to the Property around 1998. The Property was entitled as a user-driven manufacturing/industrial test facility for Space Data Corporation, which later became known as Orbital Sciences Corporation. Orbital Sciences Corporation ultimately relocated its campus to a different site along the Price Road corridor in 2019 after being acquired by Northrop Grumman in 2018. Since Orbital’s relocation to a different campus along the Price Road corridor, the Property—which consists of an irregular geometry and a unique building layout that cannot be repurposed—has continued to deteriorate as it failed to attract any qualified tenants or quality users, despite a nationwide marketing campaign. This has resulted in the buildings not only aging without appropriate maintenance, but mechanical system failures and aging facilities that are inefficient and unsustainable.

Fortunately, the Property is ideally situated for meaningful redevelopment opportunities that are consistent with the City’s economic development strategy and advance the City’s position as a community of innovation.

AI Data Center and Tech Campus

AI will enable a wide range of new innovations in the physical world: autonomous drones, self-driving cars, robotics, and other inventions for which terminology does not yet exist. AI, robotics, and related technologies

create opportunities for novel capabilities in manufacturing and logistics, including ones with applications to defense and national security. This is consistent with “America’s Action Plan” authored by the White House to promote and achieve international dominance in artificial intelligence.

Chandler is uniquely positioned to experience a new wave of economic growth through AI data centers, much like it became hub for high-tech manufacturing. Low energy costs, a favorable regulatory environment, and strategic infrastructure investments will allow the East Valley to become a magnet for hyperscale data centers and AI computing facilities. With growing demand for cloud services, artificial intelligence, and digital infrastructure, Chandler’s combination of near-term power capacity, renewable energy potential, and access to fiber networks makes it a prime destination for next-generation digital industry growth. Beyond direct employment, these facilities drive demand for skilled labor, construction, renewable energy development, and ancillary services which will create a ripple effect across Chandler and East Valley communities.

AI Data centers are needed to support Arizona’s leading industries that generate and support thousands of quality jobs that depend on this infrastructure. Arizona is poised to be a leader in tech and innovation growth as the AI revolution continues. By example, SoftBank’s founder Masayoshi Son is exploring a \$1 trillion industrial complex in Arizona to build robots and artificial intelligence. Recently Hadrian, an advanced manufacturing company building AI-powered factories for America, announced a large-scale manufacturing and software hub in the East Valley, representing a minimum \$200 million investment that will create 350 new jobs in the region. Due to the sheer amount of data required to efficiently operate these highly automated factories, proximity to scalable data centers that meet a project’s timeline is paramount in the site selection process. During the planning stage, fiber infrastructure is designed to the shortest distance (often scrutinized to eliminate extra feet) in order to maximize bandwidth to efficiently run rapid computations, AI automation for fabrication, manufacturing, and quality control, and other AI-dependent operations.

These types of facilities bolster domestic manufacturing for critical aerospace and defense systems, strengthening U.S. supply chains in support of national security. However, they desire co-location near data center facilities to support proprietary software platform, production autonomy and highly automated factories. This rapid, automation-driven approach enables resiliency, improves latency, and delivers mission-critical AI data storage and computation faster than traditional systems, while creating high-skill jobs for American workers.

This proposed redevelopment of the Property will attract new uses focusing on artificial intelligence, research and development, office, flex industrial, healthcare and bioscience, and information technology.

This PAD/PDP request is consistent with the established land development pattern in the area and is an appropriate land use for this vicinity. Further, this request will support the development of employment-related industries—either through a mix of users or under a single campus user model. Both scenarios ensure that future employment opportunities are provided, which is consistent with the City’s vision for this area. The Price Road Innovation Campus PAD will contribute to the orderly growth of the City.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of office condos and a sports court amenity to the north (across Price Road); single-family and multi-family residential to the east (across Dobson Road); the Chandler Public Safety Training Center and two City of Chandler potable water tanks to the south; and the Chandler Ocotillo Water Reclamation Plant to the west.

C. General Plan and Zoning

This request conforms to the City of Chandler General Plan which designates the Property for employment uses and within the South Price Road Corridor Growth Area. The Ocotillo Master Plan also designates the Property as “Employment”, which conforms to the proposed use. As noted above, the Property is currently zoned Planned Area Development (“PAD”) for an industrial campus use.

D. Permitted Uses

All uses permitted in the Planned Industrial (I-1) District of the Chandler Zoning Code; all general offices, including professional and administrative (but excluding medical/dental offices); research and development; tech-related business; manufacturing, fabrication and processing, entertainment and media production/post-production facilities, and data center. Restaurant uses may be permitted in buildings located adjacent to the lake.

II. Preliminary Development Plan

The PDP will establish the site and building standards for the Property. This document will set forth and establish a PDP and development standards for all future development within the Price Road Innovation Campus PAD.

A. Development Standards

All development standards in the I-1 zoning district of the Chandler Zoning Ordinance shall apply to the Property, except as provided herein. In the event of a conflict between a provision of this application and a provision of the Chandler Zoning Ordinance, the provisions of this PAD shall apply. Refer to **Table 1** for a summary of development standards for this proposal.

Table 1 – Development Standards	
Development Standard	PAD
Building Height (Maximum)	90'
Building Setbacks (Minimum)	
Adjacent to Arterial Streets	50'
Side (South)	12'
Rear (West)	25'
Landscape Setbacks (Minimum)	
Arterial Intersection	50' for First 250' from Intersection
Adjacent to Arterial Streets	20'
Side (South)	12'
Rear (West)	12'
Parking	1,115 Spaces Provided, Including 12 EV Spaces

B. Site Layout and Design

Price Road Innovation Campus intends to provide opportunities for a wide and diverse spectrum of employment uses and high-quality jobs. Development and uses in this PAD will support research & development, technical, creative, data, advanced manufacturing, fabrication and processing, entertainment and media production/post-production and other technology-forward businesses. Low to moderate intensity industrial flex and office uses are also permissible. The requested development standards are intended to allow this Property the ability to bring together various types of uses in a cohesively planned campus setting.

The conceptual site plan (**Tab B**) for the Price Road Innovation Campus outlines a well-balanced development featuring six (6) buildings totaling nearly 696,874 square-feet of total building area on 40 acres. Building A, which is adjacent to the City's wastewater treatment facility along the western site boundary, has a ground level building footprint of approximately 140,959 square feet—occupying just 8% of the total site area—while delivering 422,877 square feet of building area across three stories. The verticality of Building A strategically facilitates a more efficient land use strategy over the balance of the Property by preserving the majority of the Property for additional high-value employment-generating development while also accommodating a switch station and utility area at the southwest corner of the Property, which is also adjacent to the City's wastewater treatment plant. The remaining campus square footage is distributed across five (5) flex buildings, offering versatility to accommodate a variety of users.

Building A, which is dedicated to a data center use, is purpose-built for the next generation of AI-driven compute workloads—marking a significant departure from traditional hyperscale designs like those used by legacy colocation operations. This campus is not a retrofit of older infrastructure but an engineered solution for high-density, high-efficiency AI computing from day one. Key differentiators include:

- Direct to chip cooling versus ambient environment cooling – historically, data halls have been cooled by forcing cold air through the server racks and then exhausting the hot air into the environment. Building A is designed to support direct to chip cooling where each server has coolant piping looped throughout the server, which improves heat rejection and maintains the processors at an acceptable temperature.
- Electrical distribution equipment throughout the building is designed to support a materially higher electrical demand per square foot than historical data centers
- Oversized structural design to provide increased floor, column and roof loads required to support additional equipment, plumbing and electrical and low voltage wiring. Additional structural upgrades may be utilized to support immersive cooling servers involving a dielectric solution that absorbs the heat from the equipment allowing denser racks.

In addition to the buildings, the Price Road Innovation Campus site plan maintains an established Ocotillo Community Association (“OCA”) lake at the northeast corner of the Property, which is a part of a multi-faceted reclaimed-water-based system intended to primarily provide irrigation across the master-planned Ocotillo community. While the Property is obligated by the OCA to maintain the lake in accordance with its private agreements, the applicant is proposing to reduce the total surface area of the lake by approximately 5,274 square

feet in order to accommodate efficient site design and support the City's sustainability measures (See **Tab J**). OCA has provided its approval and a letter of support for this design and request.

The conceptual site plan is intended to show a possible configuration and building orientation of the total site area to be developed and does not represent specific future tenant(s), which may include a larger single user who desires a different building configuration. Additionally, second floor mezzanines may be offered inside buildings B-F to the extent parking is available on site. If additional parking is needed because of a larger employment use or expanding building size, a parking structure may be constructed in lieu of an interior building.

Circulation

Primary access will be provided from Price Road and Dobson Road utilizing the existing access drives where appropriate. The internal circulation of the site is designed to provide flexibility to support automotive, light truck, and tractor-trailer traffic to the parking and loading areas. The entire site allows for cross access to create a unified and flexible campus.

Pedestrian access will include all required walkways connecting to public streets, along with internal pathways to support connectivity for business users. Additional internal circulation routes have been incorporated to serve employee amenity spaces and enhance connectivity between campus buildings.

C. Architectural Design and Theme

The architecture for Price Road Innovation Campus will reflect a contemporary modern character. This is established through the use of clean edges and forms, with architectural accents that create an underlying common connection between the buildings while allowing opportunities for individual uses and identity. Styles may vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary for future buildings within the Price Road Innovation Campus PAD. **See Tab C,**

Perspective Renderings. Buildings will incorporate the following approved exterior façade materials:

- Architectural metal panels
- Architectural storefront and spandrel glazing
- Projecting metal window shades with painted finish
- Poured in place, tilt-up or precast concrete provided that surfaces be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).



- Integrally colored concrete block, smooth face and/or split-face block units.
- Any roof access ladders shall be located inside the building.

The conceptual building elevations include four-sided architecture and distinct design elements, such as strong architectural forms, colors and accent shading features, variations in building height, and building envelope articulation, which collectively provide for an enhanced visual interest and varied building massing and create distinctive points of entry for users. **See Tab E, Elevations.** Roof and ground mounted equipment, service areas, and utility terminations and devices will be screened from public view by building parapets, screen walls and other similar features. No portion of any roof mounted equipment shall be visible from the public right of way above the lowest wall's parapet. Grade level doors are provided on buildings C through F to provide direct vehicle access into the buildings, consistent with typical expectations for flex spaces.

Buildings shall incorporate architectural elements such as tinted storefront glass entries, elevated metal tenant entrance canopies, projecting painted metal window shades and concrete tilt panel construction with varying widths of architectural reveals and contrasting colors.

This PDP sets forth the architectural expectations for the project; however, future tenant-driven building elevations, landscape/civil drawings, site plans and other corresponding plans shall be required to be reviewed and approved by Staff and will not require a formal approval process.

Colors and Materials

The buildings will be constructed from site finished/painted concrete tilt walls with formed reveals and form-liner texture, aluminum storefronts with insulated glazing, and architectural metal siding for accent. At a minimum, a three (3) tier-colorization of the building facades, combined with accent color banding, will emphasize the various elements of the building façade, sites will have complementary color palettes to tie project developments together while maintaining their individual identity. Colors and light materials should be used to create visual harmony. **See Tab F, Colors and Materials Palette.**

D. Landscaping and Walls

Landscaping will be provided in accordance with the Zoning Ordinance, unless otherwise modified herein. **See Tab D, Conceptual Landscape Plan.** A major objective of the landscaping is to provide a well-planned landscape area along Price Road and at key project entryways. Landscaping along the project's street frontages

will be preserved where healthy trees exist. To the extent existing trees cannot be salvaged and/or maintained, then frontage landscaping will be replaced to address damaged/missing trees. Landscaping will ultimately be maintained per the attached landscape plan. The landscape design for the project includes strong masses of shrubs and groundcovers. The main project entry includes the retention of existing date palms to provide for an enhanced entry to the project.

The entries into the site shall be clearly identified as project entry points. The site entrances shall include increased and cohesive plant massing, themed plant species. Examples of landscape treatment in these areas may include palms, with shrub accent and groundcover plantings that add to site walls and directional signage.

“Soldier rows” of trees, and the massing of shrub material in the background will provide for a streetscape that emulates a formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. The plant palette along the streetscape is limited to only a "handful" of plant varieties to provide continuity with the streetscape. Yellow Bells, Winter Blaze, Baccharis Starn, Medicinal Aloe, Rosemary, Baja Ruellia and Yellow Dot groundcover are the prominent shrub and groundcover plantings in the landscape setback. Arterial tree sizes have been increased so that 50% of trees are 36" box size and 50% are 48" box size, creating an enhanced streetscape with more mature trees.

A 3-foot-tall decorative screen wall with bermed landscaping will screen the front parking area and vehicles. A formal and repetitive landscape will embellish the wall and provide the same design repetition and continuity provided in the wall design. The horizontal design of the wall allows landscaping on both sides so that the wall can be well integrated into the landscape.

The balance of the on-site landscape will consist of mature Evergreen Elm and Sissoo Trees in the parking lot planting areas to provide shade for cars and pedestrians. Islands are placed every twenty (20) parking spaces and planted with mature shade trees. Elm, Cascalote, Texas Mountain Laurel, Eucalyptus and Pine trees accent and soften building masses; and fast-growing Pistache and colorful Cascalote trees are placed along the entire perimeter. A pallet of flowering, low water use shrubs and groundcovers will complete the landscape.

Screen Walls, Theme Walls and Entry Monuments

A 3-foot-tall decorative masonry parking screen wall along Price Road shall be permitted within the required landscape setback. Screen walls along Price Road will complement the building architecture by incorporating similar details and material accents and providing appropriate articulation to the public street frontages. The

service area has been strategically located behind buildings, so that it is screened from view from Price Road. The design, materials and colors for all walls visible from public view will be uniform in appearance. The screen walls will be broken up by landscaping berms with shrubs and trees. **See Tab G, Site Details.**

E. Lighting

Decorative and custom color architectural lighting will be provided at each building entrance. General site light poles, building area lighting, and ingress/egress lighting will be finished similar to adjacent buildings/wall finishes.

F. Parking

Approximately 1,115 parking spaces, including programming for future EV Spaces and 38 ADA spaces are provided. This equates to a parking ratio of roughly four (4) parking spaces per 1,000 square feet of building area for the R&D/Flex/Office buildings, and 1 parking space per 9,000 square feet of building area for the data center use. The proposed parking exceeds the required flex parking ratio by almost double, which is intended to support higher levels of employment on-site. Second floor mezzanines may be offered inside buildings B-F, to the extent parking is available on site. If additional parking is needed because of a larger employment use or expanding building size, a parking structure may be constructed in lieu of an interior building.

G. Signage

Signage is conceptually proposed herein. Specifically, the envisioned signage may include two (2) tenant identification monument signs, and a project identification monument sign and/or public art feature. The tenant identification monument signs are proposed in existing locations, as depicted on the site plan. The proposed tenant monument signs are nine (9) feet tall from the bottom of the sign base to the top of the sign, and approximately 160 square feet in area inclusive of the raised planters that are engaged with the sign base. The tenant monument signs feature the project logo, which represents a globe with interconnectedness at the project intersection. The tenant monument signs have been thoughtfully designed to enhance site identity while complementing the overall architectural character of the development. The tenant monument signs are constructed primarily from concrete masonry units (CMU) that match the project's material palette, in order to convey a cohesive and durable aesthetic. The monument sign structure is topped with clean-lined break metal

caps, providing a refined finish and weather resistance. A key feature of the tenant monument sign design is its integration with the project's landscaping. Steel plate raised planters are incorporated at the base, flanked by symmetrical raised planters on each side, which contribute to a softened visual impact.

A project monument sign is also proposed at the northeast corner of the project, where Price Road and Dobson Road intersect. The project monument sign establishes a strong visual and project identity for the Property, as well as a sense of arrival. Constructed with concrete and integrated LED lighting, the monument sign is framed by a dynamic band of backlit linear elements that evoke the appearance of circuit paths or data flows—symbolizing innovation, technology, and forward-thinking design. The lighting is embedded directly into the wall structure, enhancing visibility and creating an engaging visual experience for both pedestrians and motorists. Set within a thoughtfully landscaped setting, including planter boxes that flank either side of the sign, the sign is surrounded by native and drought-tolerant plantings, offering a sustainable and welcoming environment. The integration of hardscape, softscape, and lighting underscores the site's commitment to design excellence and innovation. The project monument sign is 12-feet-tall from the top of the sign to the sign base, and consists of approximately 4,000 square feet of area.

Wall mounted project and tenant identification signage are also contemplated. Except as modified herein, all future tenant signage will comply with City of Chandler standards. The signage proposed herein complements the project architecture and provides for a sense of continuity through the use of colors and materials.

H. Phasing

As illustrated in Figure 2, the project will be executed in a phased manner to ensure orderly progress and create initial opportunities for a single-tenant user prior to constructing future speculative buildings. Following demolition of the existing on-site structures, it is anticipated that construction will commence with Building A and Building B in Phase 1 (**See Sheet SP-1A**). Delivering these buildings concurrently ensures a coordinated approach that supports the functional and operational integrity of the overall development. The balance of the site will be marketed to attract a single-tenant user who could occupy all (or a portion of) the

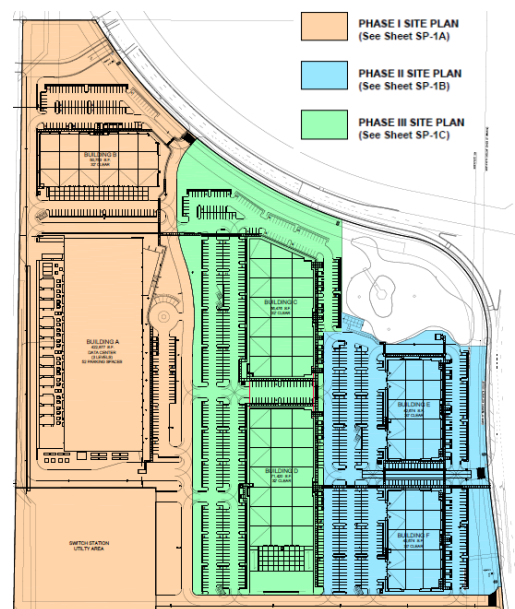


Figure 2 – Phasing Plan

remaining 19+/- acres. However, to encourage development of future buildings, the PAD sets forth an expectation that, at a minimum, Buildings E and F will obtain building permits within 12 months of the Certificate of Occupancy of the data center building (**See Sheet SP-1B**), and either Building C or D will obtain a building permit within 36 months of the Certificate of Occupancy of the data center (**See Sheet SP-1C**).

These milestones are intended to encourage steady advancement of the entire development and to maintain the project's momentum through successive phases. This phasing strategy reflects the applicant's commitment to delivering the project in a timely and coordinated manner while supporting the long-term planning goals of the City.

Notwithstanding the above phasing plan, the development sequence may be modified to respond to market demand if a single employment-based user seeks modifications to support its intended use. All needed off-site and on-site improvements will be constructed at the time each phase is developed. When a phase is developed, it will include necessary street improvements to provide proper access to a street/frontage road, water and sewer connections into the city system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

III. Engineering

A. Grading and Drainage

Existing drainage on the site generally flows from north and east to the southwest corner of the site. The site will provide the required 100-yr, 2-hour retention via underground storage. The site will dissipate the retention storage volume within the required 36 hours via approved drywells. **See Tab H, Preliminary Grading and Drainage Plan.**

B. Water and Sewer

The Property is immediately bounded by public rights-of-way with existing public utilities within Price Road and Dobson Road. Preliminary water and sewer reports have been included that provide preliminary pipe sizes and connection locations for the buildings. Final water and sewer reports will determine the final pipe sizes and connection locations for all buildings during the permit process.

The fire system will be designed in accordance with City standards. The system will be looped with onsite private hydrants connected to a private hydrant line loop and a hydraulically separated onsite private fire line loop feeding to risers as needed for fire code for each building. The FDCs will be located at the backflow connection to the public water system along the adjacent rights of ways. Fire hydrants will be spaced in accordance with City standards.

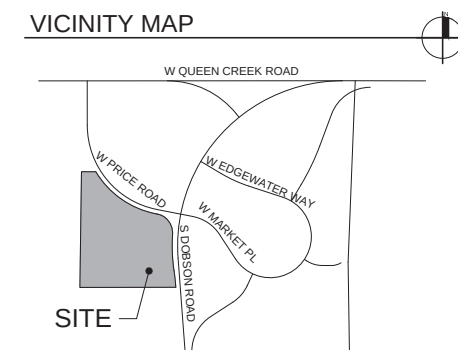
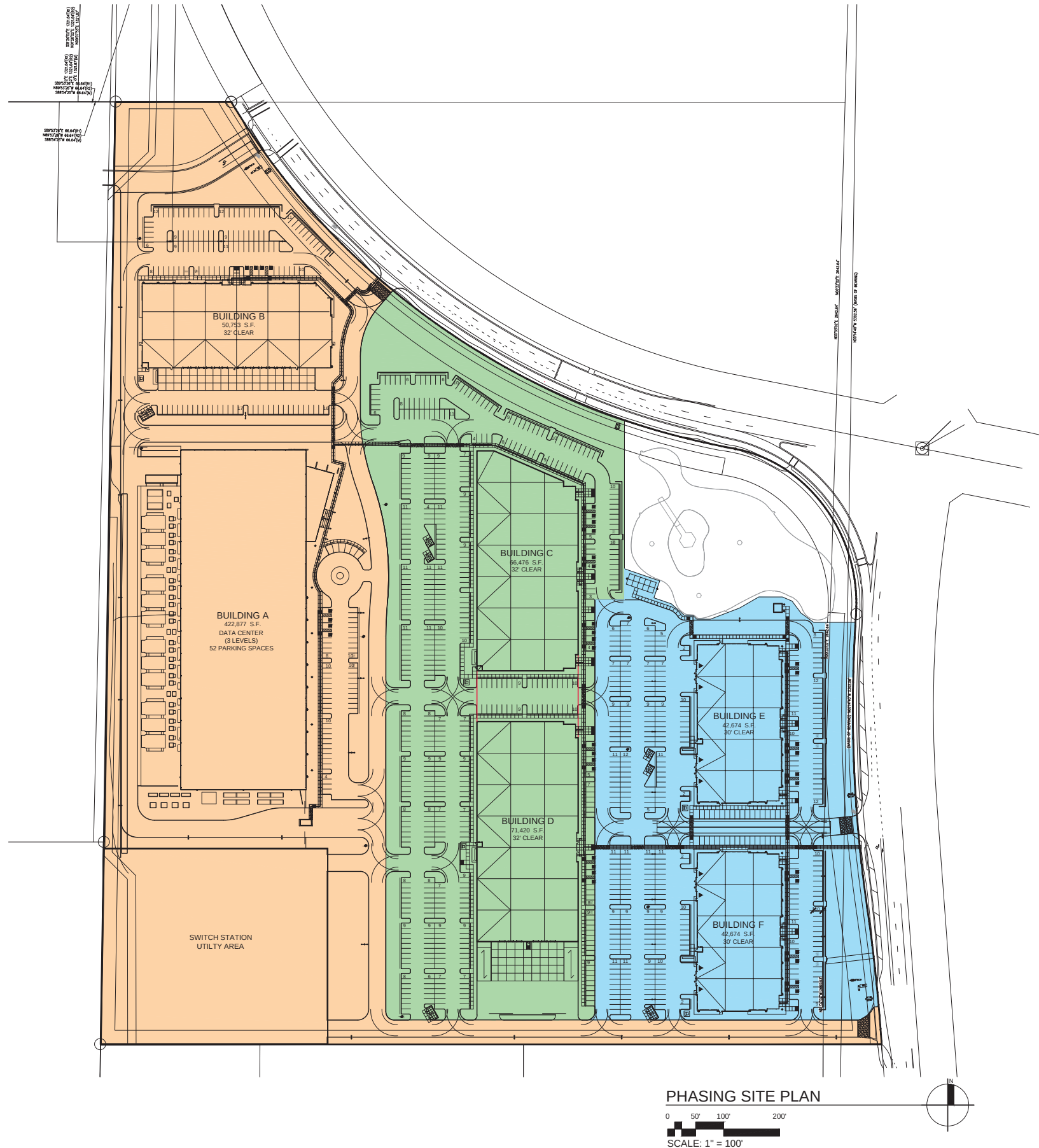
IV. Summary

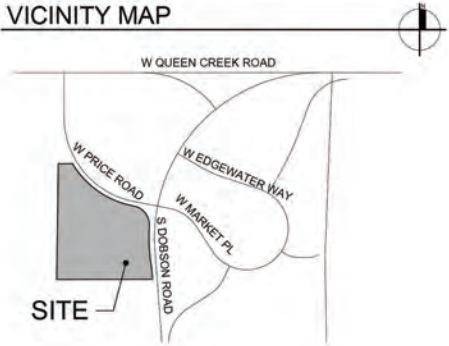
Price Road Innovation Campus PAD will redevelop an antiquated campus that has sat empty for over seven years. This PAD spurs new development for a mix of advanced technology driven uses, including artificial intelligence, advanced computing, tech research and business park, medical tech, flex industrial office space, and data center. This modern high-quality development will attract employers to the area and provide new building inventory for businesses and employers who will contribute to the economic vitality of the City. The project will generate a significant increase in incremental tax revenue to Chandler while creating hundreds of well-compensated job opportunities in a variety of in-demand industry sectors. This flexible project with a variety of building sizes and potential tenant spaces will accommodate a variety of businesses sizes and types to locate or expand their operations in this employment area. The proposed PAD/PDP conforms with and promotes the goals and objectives of the City of Chandler General Plan and South Price Road Corridor Growth Area. Price Road Innovation Campus PAD complements the Price Road Corridor and will provide significant employment opportunities for business and the City of Chandler.



Site Aerial Map







PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
TOTAL NEW BUILDING AREA:	473,630 S.F.
* WITH AN ADDITIONAL 41 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 10,250 S.F. OF MEZZANINE AREA. THE 10,250 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENTIRELY IN ONE BUILDING. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.	
BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
B - R&D / FLEX / OFFICE 4/1000 SF:	50,753 SF/250 SF
TOTAL PARKING REQUIRED:	250 SPACES
PARKING PROVIDED:	
DATA CENTER:	52 SPACES
B - R&D / FLEX / OFFICE:	175 SPACES
TOTAL PARKING PROVIDED:	227 SPACES
ADA PARKING REQUIRED: (201 to 300 SPACES)	7 SPACES
ADA PARKING PROVIDED:	8 SPACES
EV PARKING PROVIDED:	4 SPACES
PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

DEVELOPER	ARCHITECT
Active Infrastructure	Butler Design Group
487 E Main Street, Suite 168	5013 E. Washington St. #100
Mt Kisco, NY 10549	Phoenix, AZ 85034
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Email: TWolf@hubbardengineering.com	Email: daniel@laskindesign.com

PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



Project No.: 24065_ST12

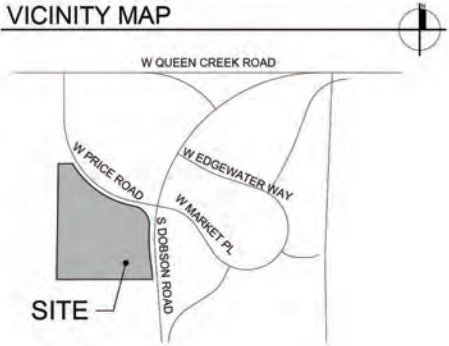
Issue Date: 07-14-2025

SP-1A



Butler Design Group, Inc

architects & planners



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BUILDING AREA: 558,978 S.F.

* WITH AN ADDITIONAL 250 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY ADD NG A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	226,307 SF / 1,742,414 SF = 13.0%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF 47 SPACES
R&D / FLEX / OFFICE 4/1000 SF:	136,101 SF/250 SF 545 SPACES
TOTAL PARKING REQUIRED:	592 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	556 SPACES
TOTAL PARKING PROVIDED:	608 SPACES

ADA PARKING REQUIRED: 2% of Total Required (.02 x 1,103)	14 SPACES
ADA PARKING PROVIDED:	20 SPACES
EV PARKING PROVIDED:	8 SPACES

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

DEVELOPER
Active Infrastructure
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Mesa, AZ 85210
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PRICE ROAD INNOVATION CAMPUS
3380 South Price Road
Chandler, Arizona

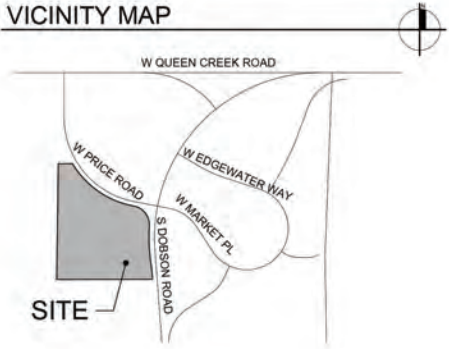


Project No.: 24065_ST12
Issue Date: 07-14-2025
Title:

SP-1B



Butler Design Group, Inc
architects & planners



PROJECT DATA	
ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
C - R&D / FLEX / OFFICE	66,476 S.F.
D - R&D / FLEX / OFFICE	71,420 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.
TOTAL NEW BUILDING AREA:	696,874 S.F.
* WITH AN ADDITIONAL 520 PARK NG SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 260,000 S.F. OF MEZZAN NE AREA. THE 260,000 S.F. OF MEZZAN NE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY REPLACING BUILDING D WITH A PARKING STRUCTURE.	
BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"
BUILDING COVERAGE:	414,956 SF / 1,742,414 SF = 23.8%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
C - R&D / FLEX / OFFICE	45'-0"
D - R&D / FLEX / OFFICE	45'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"
PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF 47 SPACES
R&D / FLEX / OFFICE 4/1000 SF:	273,997 SF/250 SF 1,096 SPACES
TOTAL PARKING REQUIRED:	1,143 SPACES
PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	1,100 SPACES
TOTAL PARKING PROVIDED:	1,152 SPACES
ADA PARKING REQUIRED: 20 + 1 for each 100	32 SPACES
ADA PARKING PROVIDED:	36 SPACES
EV PARKING PROVIDED:	12 SPACES
PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM	
DEVELOPER	ARCHITECT
Active Infrastructure	Butler Design Group
487 E Main Street, Suite 168	5013 E. Washington St. #100
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Email: TWolf@hubbardengineering.com	Email: daniel@laskindesign.com



PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

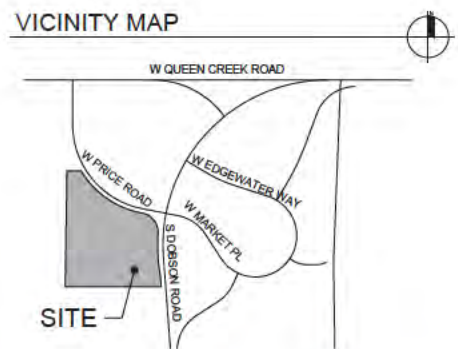
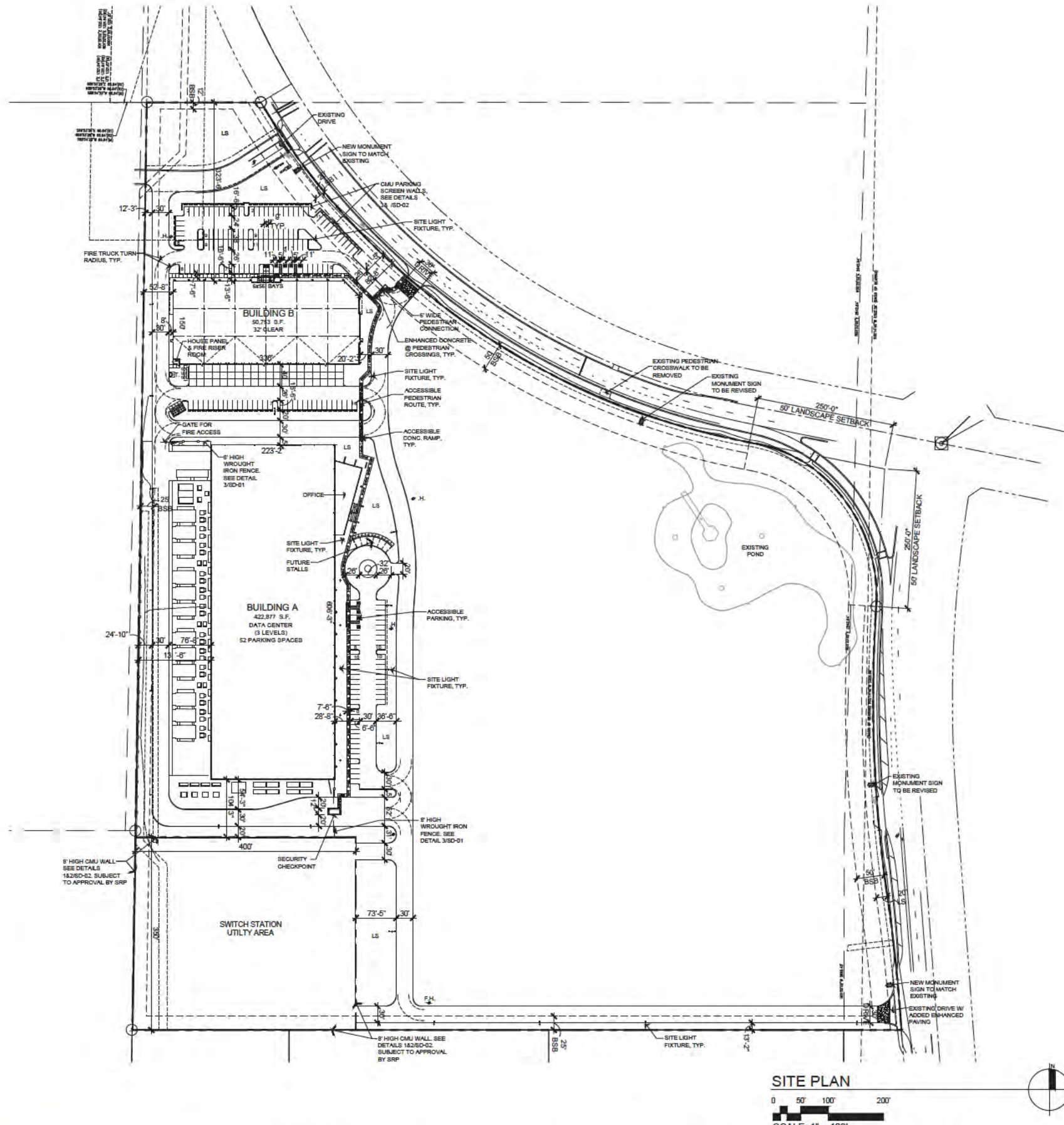
Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-14-2025
Title:

SP-1C





PROJECT DATA		
ADDRESS:	3380 S. PRICE ROAD	
ZONING:	PAD	
APN#:	303-37-001U	
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)	
EXIST'NG BUILDING AREA:	+/- 369,000 S.F.	
NEW BUILDING AREA:		
A - DATA CENTER (3 LEVELS)	422,877 S.F.	
B - R&D / FLEX / OFFICE	50,753 S.F.	
TOTAL NEW BUILDING AREA:	473,630 S.F.	
* WITH AN ADDITIONAL 40 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 20,000 S.F. OF MEZZANINE AREA. THE 20,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENTIRELY IN ONE BUILDING. ADDITIONAL MEZZANINE 2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.		
BUILDING SETBACKS:		
FRONT:	50'-0" (ALONG ARTERIAL STREETS)	
SIDE:	12'-0"	
BACK:	25'-0"	
LANDSCAPE SETBACKS:		
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)	
SIDE:	12'-0"	
BACK:	12'-0"	
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%	
PROPOSED BUILDING PARAPET HEIGHT:		
A - DATA CENTER (3 LEVELS)	85'-0"	
B - R&D / FLEX / OFFICE	47'-0"	
PARKING REQUIRED:		
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF	47 SPACES
B - R&D / FLEX / OFFICE 2/1000 SF:	50,753 SF/500 SF	102 SPACES
TOTAL PARKING REQUIRED:		149 SPACES
PARKING PROVIDED:		
DATA CENTER:		52 SPACES
B - R&D / FLEX / OFFICE:		137 SPACES
TOTAL PARKING PROVIDED:		189 SPACES
ADA PARKING REQUIRED: (151 to 200 SPACES)		6 SPACES
ADA PARKING PROVIDED:		8 SPACES
EV PARKING PROVIDED:		4 SPACES
PARKING STALL DIMENSIONS:		
STANDARD:		9'X19' W/ 2' 5" OH
ACCESSIBLE:		11'X19' W/ 2' 5" OH

PROJECT TEAM	
DEVELOPER	ARCHITECT
Active Infrastructure	Butler Design Group
487 E. Main Street, Suite 168	5013 E. Washington St. #100
Mt Kisco, NY 10549	Phoenix, AZ 85034
Contact: Jeffrey A. Zyglar	Contact: Korey Wilkes
Phone: 917-435-9865	Phone: 602-316-6307
Email: jeff@activeinfra.com	Email: kwilkes@butlerdesigngroup.com
CIVIL	LANDSCAPE
Hubbard Engineering	Laskin & Associates, Inc.
1201 S. Alma School Rd, Suite 12000	5013 E. Washington St. #110
Mesa, AZ 85210	Phoenix, AZ 85034
Contact: Teagun Wolf	Contact: Daniel Dodson
Phone: 480-892-3313	Phone: 602-840-7771
Email: TWolf@hubbardengineering.com	Email: daniel@laskindesign.com



PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona

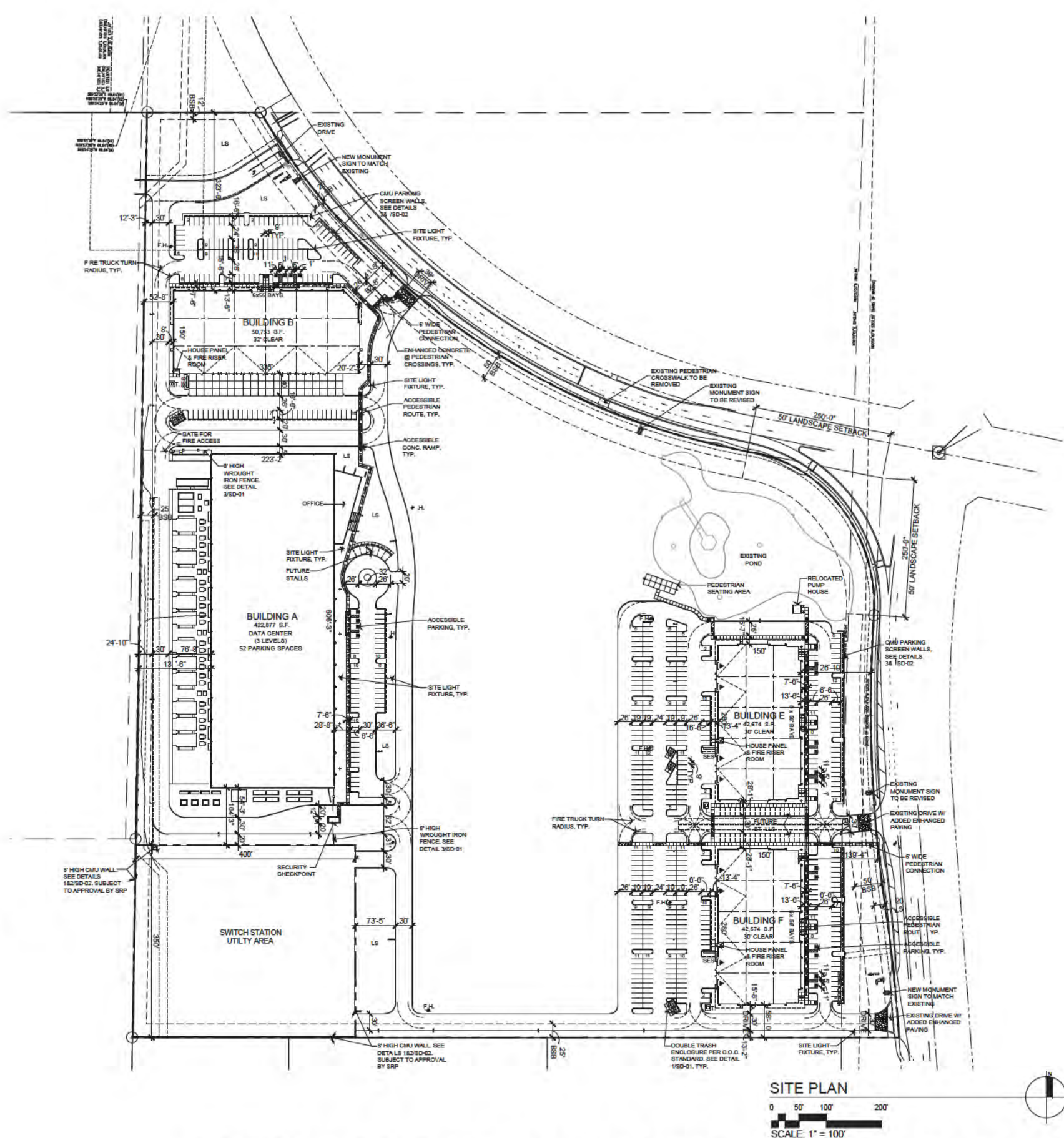


Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

SP-1A



Butler Design Group, Inc
architects & planners



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BU LD NG AREA: 558,978 S.F.

* WITH AN ADDITIONAL 250 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULT PLE BU LD NG S. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY ADD NG A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	226,307 SF / 1,742,414 SF = 13.0%
--------------------	-----------------------------------

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQU RED:		
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF	47 SPACES
R&D / FLEX / OFFICE 2/1000 SF:	136,101 SF/500 SF	273 SPACES
TOTAL PARKING REQU RED:		320 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	518 SPACES
TOTAL PARKING PROVIDED:	570 SPACES

ADA PARKING REQU RED: 2% of Total Required (.02 x 608)	12 SPACES
ADA PARKING PROV DED:	20 SPACES

EV PARK NG PROVIDED:	8 SPACES
----------------------	----------

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2 5' OH
ACCESS BLE:	11'X19' W/ 2 5' OH

PROJECT TEAM

DEVELOPER
Active Infrastructure
487 E Main Street, Suite 168
Mt Kisco, NY 10549
Contact: Jeffrey A. Zyglar
Phone: 917-435-9865
Email: jeff@activeinfra.com

ARCHITECT
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Contact: Korey Wilkes
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CIVIL
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Contact: Daniel Dodson
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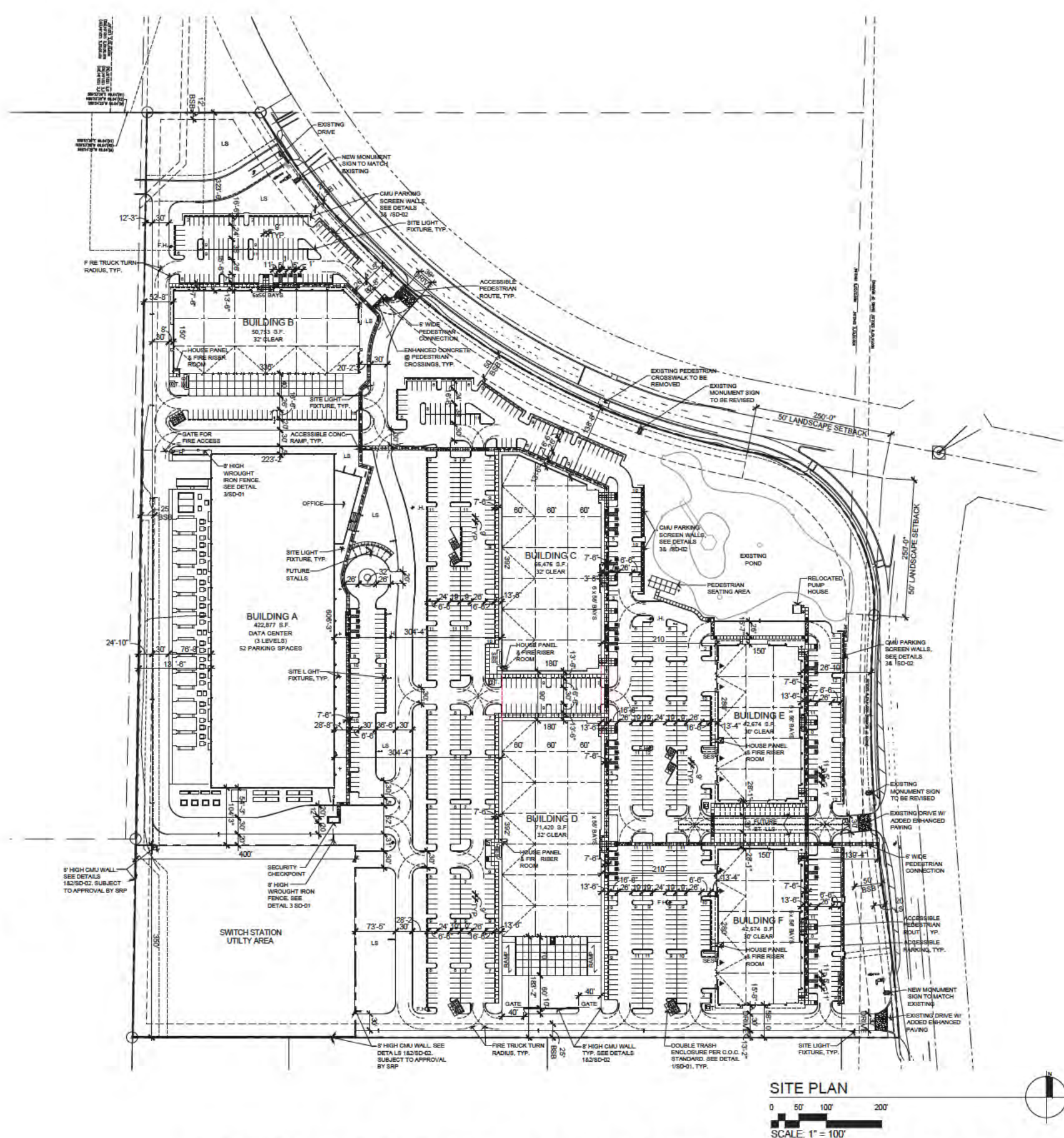
PRICE ROAD INNOVATION CAMPUS
3380 South Price Road
Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

SP-1B





PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
C - R&D / FLEX / OFFICE	66,476 S.F.
D - R&D / FLEX / OFFICE	71,420 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BU LD NG AREA: 696,874 S.F.

* WITH AN ADDITIONAL 520 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 260,000 S.F. OF MEZZANINE AREA. THE 260,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULT PLE BU LD NGS. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY REPLAC NG BU LD NG D WITH A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE: 414,956 SF / 1,742,414 SF = 23.8%

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
C - R&D / FLEX / OFFICE	45'-0"
D - R&D / FLEX / OFFICE	45'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQU RED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
R&D / FLEX / OFFICE 2/1000 SF:	273,997 SF/500 SF
TOTAL PARKING REQU RED:	595 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	1,063 SPACES
TOTAL PARK NG PROV DED:	1,115 SPACES

ADA PARKING REQU RED: 20 + 1 for each 100	32 SPACES
ADA PARKING PROV DED:	38 SPACES
EV PARK NG PROVIDED:	12 SPACES

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2'5" OH
ACCESS BLE:	11'X19' W/ 2'5" OH

PROJECT TEAM

DEVELOPER

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ARCHITECT

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PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



Project No.: 24065_ST13

Issue Date: 07-21-2025

Title

SP-1C



Butler Design Group, Inc
architects & planners





PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065

Issue Date: 07/21/2025

Title:

3D VIEWS



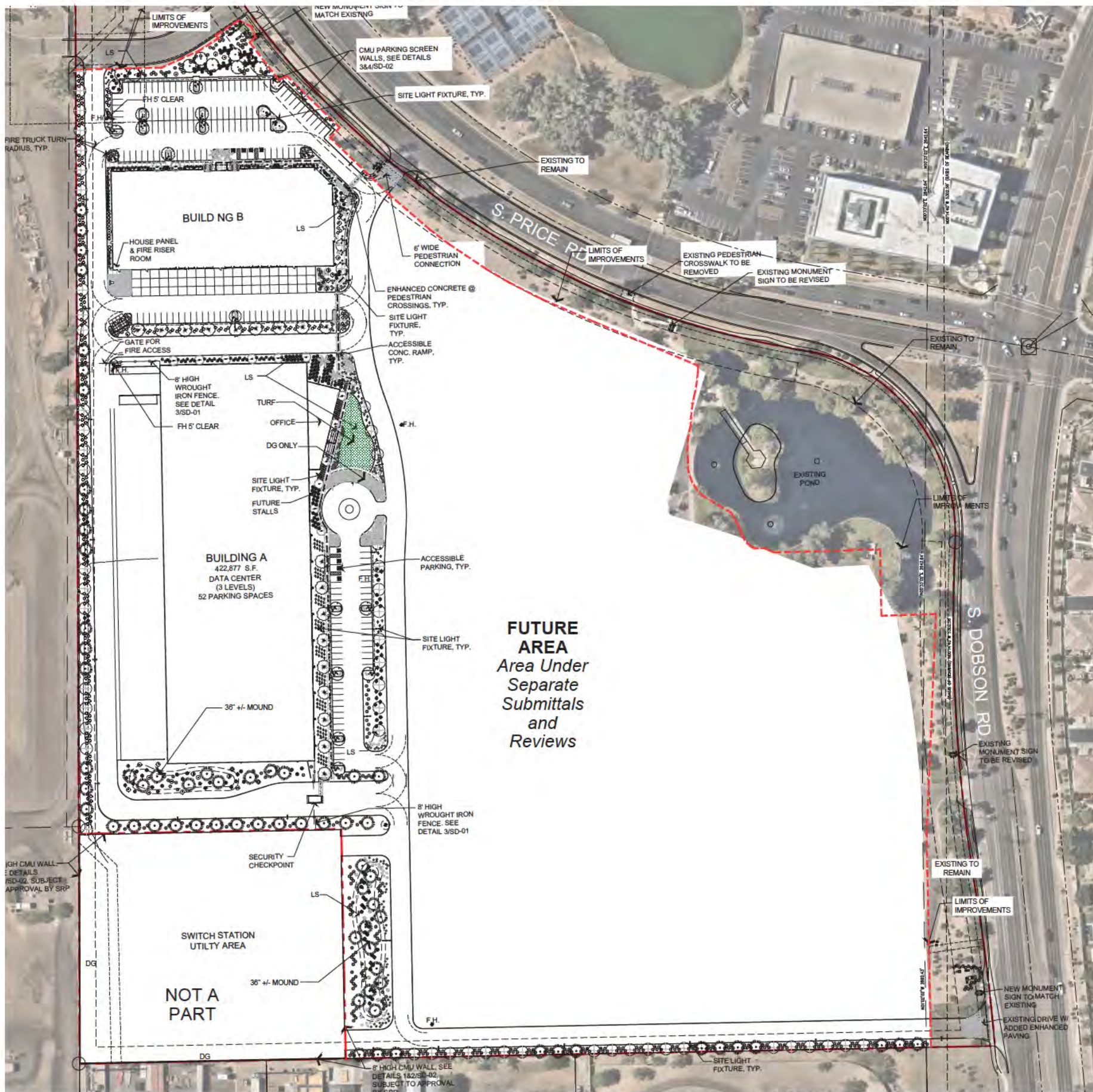
PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065
Issue Date: 07/21/2025

Title:
3D VIEWS



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
TOTAL NEW BU LD NG AREA:	473,630 S.F.
* WITH AN ADDITIONAL 40 PARKING SPACES, MORE THAN REQU RED, THIS SITE SUPPORTS UP TO 20,000 S.F. OF MEZZANINE AREA. THE 20,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENT RELY IN ONE BU LD NG. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.	
BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
PARKING REQU RED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
	47 SPACES
B - R&D / FLEX / OFFICE 2/1000 SF:	50,753 SF/500 SF
	102 SPACES
TOTAL PARKING REQU RED:	149 SPACES
PARKING PROVIDED:	
DATA CENTER:	52 SPACES
B - R&D / FLEX / OFFICE:	137 SPACES
TOTAL PARKING PROVIDED:	189 SPACES
ADA PARKING REQU RED: (151 TO 200 SPACES)	6 SPACES
ADA PARKING PROV DED:	8 SPACES
EV PARK NG PROVIDED:	4 SPACES
PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2' 5" OH
ACCESS BLE:	11'X19' W/ 2' 5" OH

PROJECT TEAM

DEVELOPER

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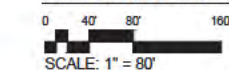
ARCHITECT

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Phone: 602-316-6307
Email: kwilkes@butlerdesigngroup.com

LANDSCAPE

Laskin & Associates, Inc.
5013 E. Washington St. #110
Phoenix, AZ 85034
Contact: Daniel Dodson
Phone: 602-840-7771
Email: daniel@laskindesign.com

OPTION A LANDSCAPE PLAN



TYPE:

CONCRETE POT SCHEDULE
COLOR - TAN

ID# C018

PLANT MATERIAL PER POT:
1 - MED FAN PALM - 15 GALLON
3 - ELEPHANT FOOD - 5 GALLON / EVENLY SPACED
TOP DRESS WITH DG

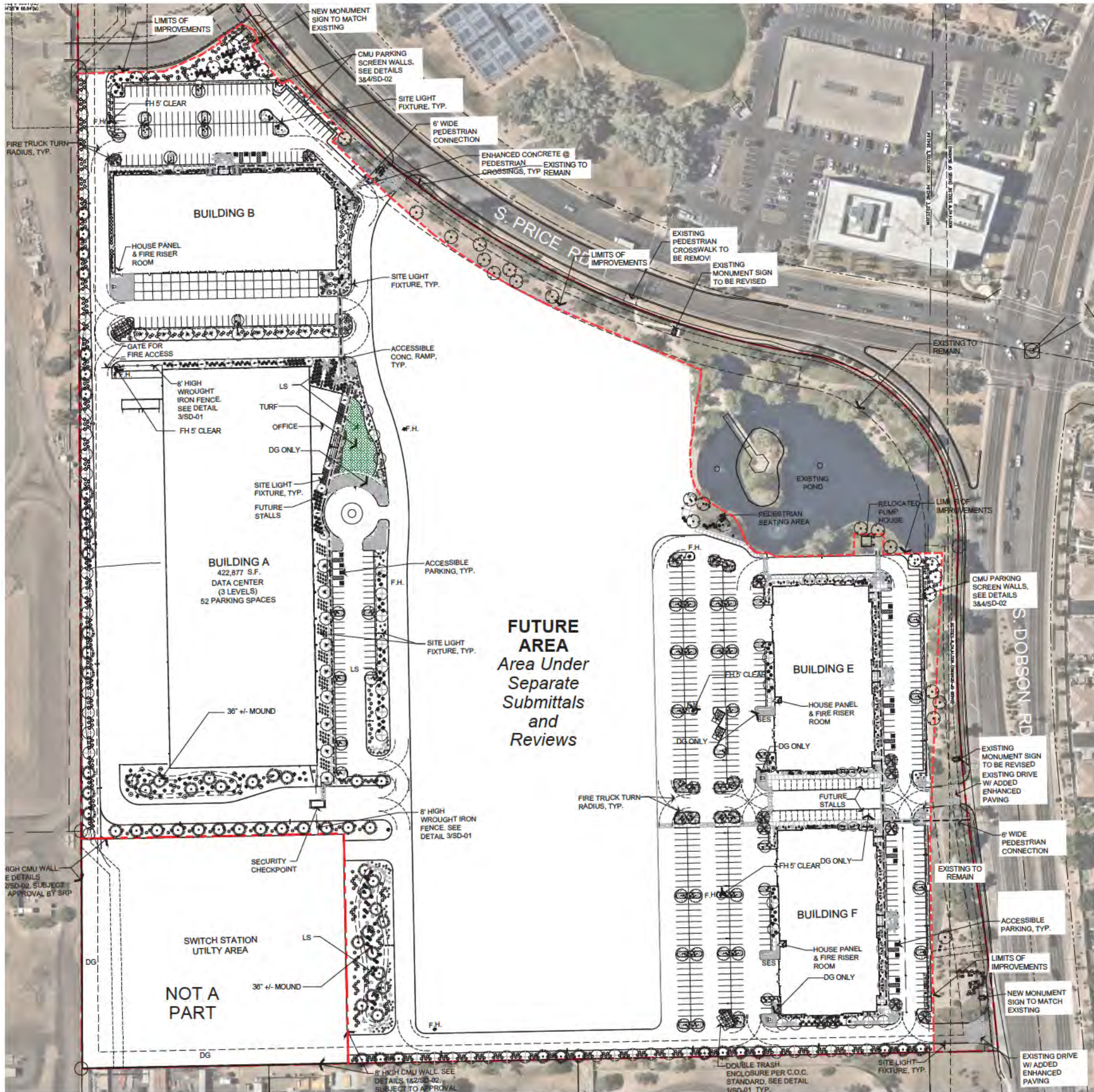
LANDSCAPE LEGEND

ALL TREES TO EXCEED ARIZONA NURSERYMAN ASSOCIATION SPECIFICATIONS FOR MINIMUM RECOMMENDED SIZE

TREES	Size
Brahea armata Mexican Blue Palm	15 Gallon
Ulmus parviflora Evergreen Elm	Standard 24" box
Washingtonia filifera Hybrid Fan Palm	14" TR FT Straight, Skinned, Matching
Olea europaea "Wilsoni" Wilson's Fruitless Olive	Mu S-Trunk 36" Box
Thevetia peruviana Yellow Oleander Standard	Standard 24" box
Pistache atlantica "Red Push" Red Push Pistache	Standard 24" box
Quercus virginiana Live Oak	Standard 24" box
Eucalyptus papuana Ghost Gum	Standard 24" box
Pinus edulis Mondel Pine	Standard 24" box
Dalbergia sissoo Sissoo	Standard 24" box
SHRUBS	Size
Tecoma stans Yellow Bells	5 Gallon
Tecoma stans Orange Jubilee	5 Gallon
Cassia nemophila Green Cassia	5 Gallon
Eremophila species Valentine Bush	5 Gallon
Leucophyllum frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia brittoniana Ruellia	5 Gallon
Carissa macrocarpa Natal Plum	5 Gallon
Carissa grandiflora "Tuttie" Tuttie's Natal Plum	5 Gallon
Muhlenbergia capillaris Regal Mist	5 Gallon
Callistemon citrinus "Little John"	5 Gallon
Eremophila hygrophana Blue Bells	5 Gallon
Nerium oleander "Pettie Pink" Pettie Pink	5 Gallon
Tecoma x Sparky	5 Gallon
GROUNDCOVERS	Size
Rosmarinus officinalis Trailing Rosemary	1 Gallon
Lantana x New Gold / Dallas Red	1 Gallon Used at Building Entries
Ruellia simplex Mexican Blue Bells	5 Gallon
Turf Mid-Iron Hybrid Bermuda Sod	
4" x 6" Concrete Header	
Decomposed Granite: Rock Pros Autumn", 3/4" Screened 2" min thickness in all non turf areas. Match existing, submit sample Granite rip rap - Hand placed 6" to 2" color to match D.G. submit sample to L.A. (place at all curb cuts to control erosion, see Civil plans) NOTE: 2/3 of each stone must be embedded in grout material. max. of 5% visible grout area	

VICINITY MAP





PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BU LD NG AREA: 558,978 S.F.
* WITH AN ADDITIONAL 250 PARK NG SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	226,307 SF / 1,742,414 SF = 13.0%
--------------------	-----------------------------------

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
R&D / FLEX / OFFICE 2/1000 SF:	136,101 SF/500 SF
TOTAL PARKING REQUIRED:	47 SPACES 273 SPACES 320 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	518 SPACES
TOTAL PARKING PROVIDED:	570 SPACES

ADA PARKING REQUIRED: 2% of Total Required (02 x 608)	12 SPACES
---	-----------

ADA PARKING PROVIDED:	20 SPACES
-----------------------	-----------

EV PARK NG PROVIDED:	8 SPACES
----------------------	----------

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

DEVELOPER

Active Infrastructure
487 E Main Street, Suite 168
Mt Kisco, NY 10549
Contact: Jeffrey A. Zygler
Phone: 917-435-9865
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CIVIL

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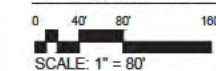
ARCHITECT

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LANDSCAPE

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Contact: Daniel Dodson
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Email: daniel@laskindesign.com

OPTION B LANDSCAPE PLAN



LANDSCAPE LEGEND

ALL TREES TO EXCEED ARIZONA NURSERYMAN ASSOCIATION SPECIFICATIONS FOR MINIMUM RECOMMENDED SIZE

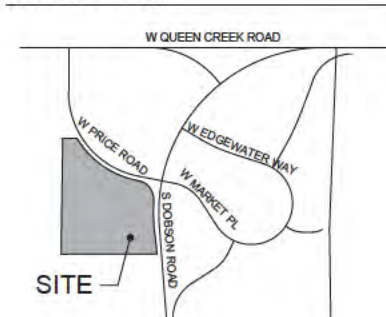
TREES	Size
Brahea armata Mexican Blue Palm	15 Gallon
Ulmus Parviflora Evergreen Elm	Standard 24\" box
Washingtonia filifera Hybrid Fan Palm	14\" TR FT Straight, Skinned, Matting
Olea europaea \"Wilson\" Wilson's Fruitless Olive	Mu 5-Trunk 36\" box
Thevetia peruviana Yellow Oleander Standard	Standard 24\" box
Pistache atlantica \"Red Push\" Red Push Pistache	Standard 24\" box
Quercus virginiana Live Oak	Standard 24\" box
Eucalyptus papuana Ghost Gum	Standard 24\" box
Pinus edulis Mondel Pine	Standard 24\" box
Dalbergia sissoo Sissoo	Standard 24\" box
SHRUBS	Size
Tecoma stans Yellow Bells	5 Gallon
Tecoma stans Orange Jubilee	5 Gallon
Cassia nemophila Green Cassia	5 Gallon
Eremophila species Valentine Bush	5 Gallon
Leucophyllum frutescens \"compacta\" Compact Texas Ranger	5 Gallon
Ruellia brittoniana Ruellia	5 Gallon
Carissa macrocarpa Natal Plum	5 Gallon
Carissa grandiflora \"Tutti\" Tutti's Natal Plum	5 Gallon
Muhlenbergia capillaris Regal Mist	5 Gallon
Callistemon citrinus \"Little John\"	5 Gallon
Eremophila hydrophana Blue Bell	5 Gallon
Nerium oleander \"Pettie Pink\" Pettie Pink	5 Gallon
Tecoma x Sparky	5 Gallon

GROUNDCOVERS	Size
Rosmarinus officinalis Trailing Rosemary	1 Gallon
Lantana x New Gold / Dallas Red	1 Gallon Used at Building Entries
Ruellia simplex Mexican Blue Bells	5 Gallon

Turf Mid-Iron Hybrid Bermuda Sod	
4\" x 6\" Concrete Header	

Decomposed Granite: Rock Pros Autumn\", 3/4\" Screened
2\" min thickness in all non turf areas. Match existing, submit sample
Granite rip rap - Hand placed 6\" to 2\" color to match D.G.
submit sample to L.A. (place at all curb cuts
to control erosion, see civil plans)
NOTE: 2/3 of each stone must be embedded in grout material.
max. of 5% visible grout area

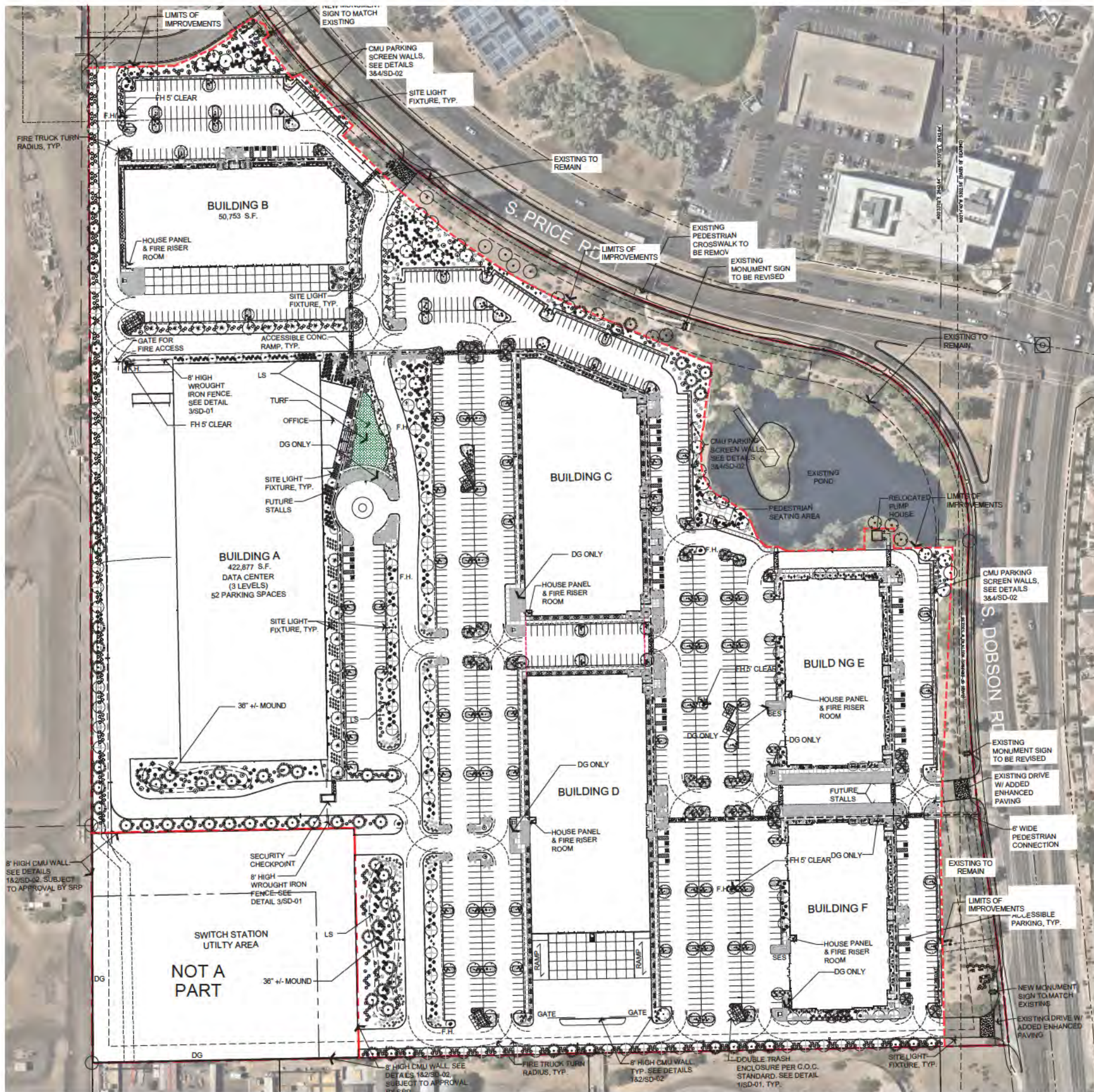
VICINITY MAP



CONCRETE POT SCHEDULE

TYPE:
ARIZONA POTTERY
WS 4818 DEEP WOK POT
COLOR - TAN
ID# C018

PLANT MATERIAL PER POT:
1 - MED FAN PALM - 15 GALLON
3 - ELEPHANT FOOD - 5 GALLON / EVENLY SPACED
TOP DRESS WITH DG



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
C - R&D / FLEX / OFFICE	66,476 S.F.
D - R&D / FLEX / OFFICE	71,420 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BUILDING AREA: 696,874 S.F.

* WITH AN ADDITIONAL 520 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 260,000 S.F. OF MEZZANINE AREA. THE 260,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY REPLACING BUILDING D WITH A PARKING STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	414,956 SF / 1,742,414 SF = 23.8%
--------------------	-----------------------------------

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
C - R&D / FLEX / OFFICE	45'-0"
D - R&D / FLEX / OFFICE	45'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
R&D / FLEX / OFFICE 2/1000 SF:	273,997 SF/500 SF
TOTAL PARKING REQUIRED:	595 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	1,063 SPACES
TOTAL PARKING PROVIDED:	1,115 SPACES

ADA PARKING REQUIRED: 20 + 1 for each 100	32 SPACES
ADA PARKING PROVIDED:	38 SPACES

EV PARKING PROVIDED:	12 SPACES
----------------------	-----------

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

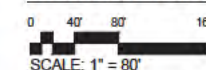
DEVELOPER
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Phone: 917-435-9865
Email: jeff@activeinfra.com

CIVIL
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Phone: 480-892-3313
Email: TWolf@hubbardengineering.com

ARCHITECT
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Phoenix, AZ 85034
Contact: Corey Wilkes
Phone: 602-316-6307
Email: kwilkes@butlerdesigngroup.com

LANDSCAPE
Laskin & Associates, Inc.
5013 E. Washington St. #110
Phoenix, AZ 85034
Contact: Daniel Dodson
Phone: 602-840-7771
Email: daniel@laskindesign.com

OPTION C LANDSCAPE PLAN



CONCRETE POT SCHEDULE

TYPE:
ARIZONA POTTERY
WS 4818 DEEP WOK POT
COLOR - TAN
ID# CO18

PLANT MATERIAL PER POT:
1 - MED FAN PALM - 15 GALLON
3 - ELEPHANT FOOD - 5 GALLON / EVENLY SPACED
TOP DRESS WITH DG

LANDSCAPE LEGEND

ALL TREES TO EXCEED ARIZONA NURSERYMAN ASSOCIATION SPECIFICATIONS FOR MINIMUM RECOMMENDED SIZE

TREES	Size
Brahea armata Mexican Blue Palm	15 Gallon
Ulmus parviflora Evergreen Elm	Standard 24" box
Washingtonia filifera Hybrid Fan Palm	14" TR FT Straight, Skinned, Matching
Olea europaea "Wilsoni" Wilson's Fruitless Olive	Mu S-Trunk 36" Box
Thevetia peruviana Yellow Oleander Standard	Standard 24" box
Pistache atlantica "Red Push" Red Push Pistache	Standard 24" box
Quercus virginiana Live Oak	Standard 24" box
Eucalyptus papuana Ghost Gum	Standard 24" box
Pinus edulis Mondel Pine	Standard 24" box
Dalbergia sissoo Sissoo	Standard 24" box
SHRUBS	Size
Tecoma stans Yellow Bells	5 Gallon
Tecoma stans Orange Jubilee	5 Gallon
Cassia nemophila Green Cassia	5 Gallon
Eremophila species Valentine Bush	5 Gallon
Leucophyllum frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia brittoniana Ruellia	5 Gallon
Carissa macrocarpa Natal Plum	5 Gallon
Carissa grandiflora "Tuttii" Tuttie's Natal Plum	5 Gallon
Muhlenbergia capillaris Regal Mist	5 Gallon
Callistemon citrinus Little John	5 Gallon
Eremophila hydrophana Blue Bell	5 Gallon
Nerium oleander 'Pette Pink' Pette Pink	5 Gallon
Tecoma x Sparky	5 Gallon

GROUNDCOVERS

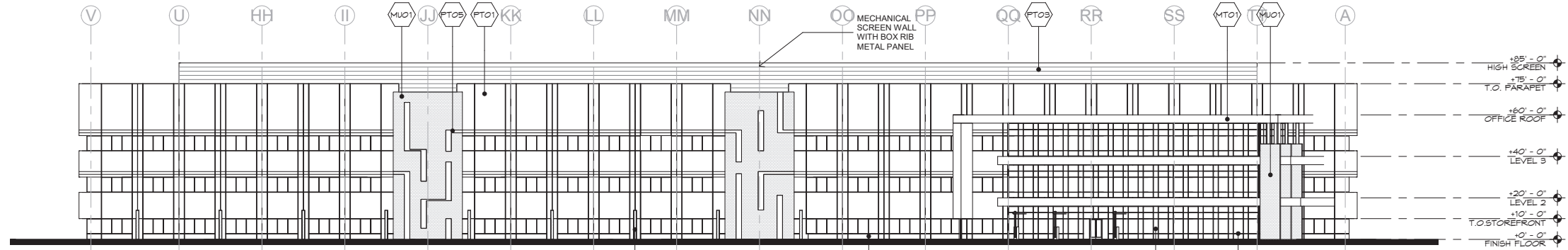
●	Rosmarinus officinalis Trailing Rosemary	1 Ga lon
	Lantana X New Gold / Dallas Red	1 Ga lon Used at Building Entries
●	Ruellia simplex Mexican Blue Bells	5 Ga lon

Turf Mid-Iron Hybrid Bermuda Sod	4" x 6" Concrete Header
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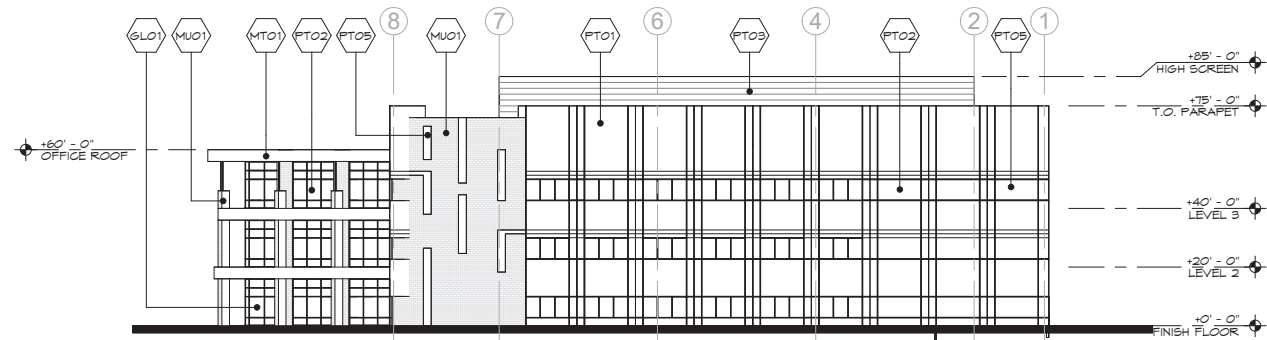
Decomposed Granite: Rock Pro's Autumn", 3/4" Screened
2" min thickness in all non turf areas. Match existing, submit sample
Granite rip rap - Hand placed 6" to 2" color to match D.G.
submit sample to L.A. (place at all curb cuts
to control erosion, see civil plans)
NOTE: 20% of each stone must be embedded in grout material.
max. of 5% visible grout area

VICINITY MAP

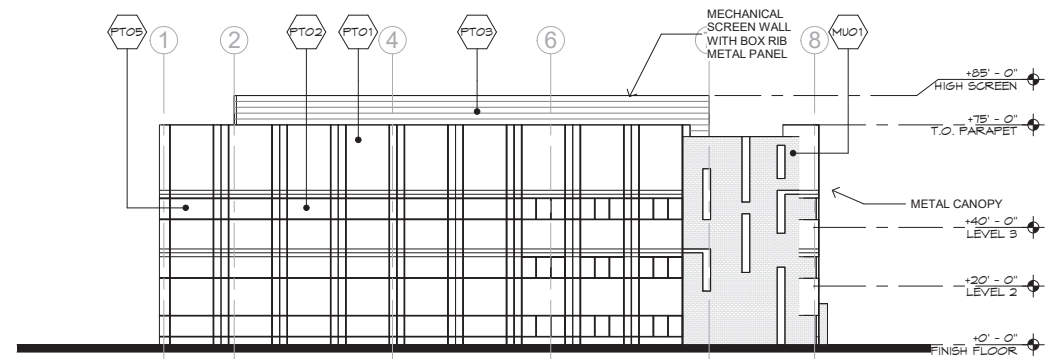




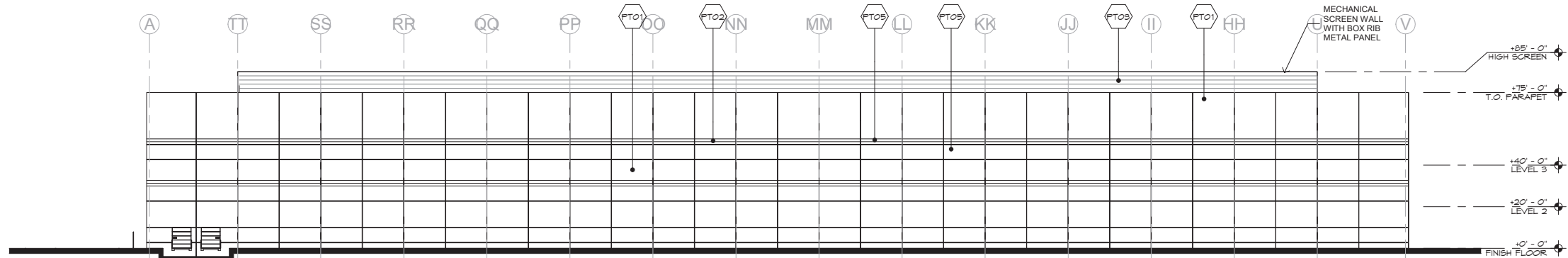
1 EAST ELEVATION
SCALE: 1" = 30'-0"



2 NORTH ELEVATION
SCALE: 1" = 30'-0"

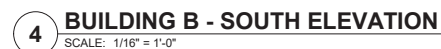


3 SOUTH ELEVATION
SCALE: 1" = 30'-0"



4 WEST ELEVATION
SCALE: 1" = 30'-0"

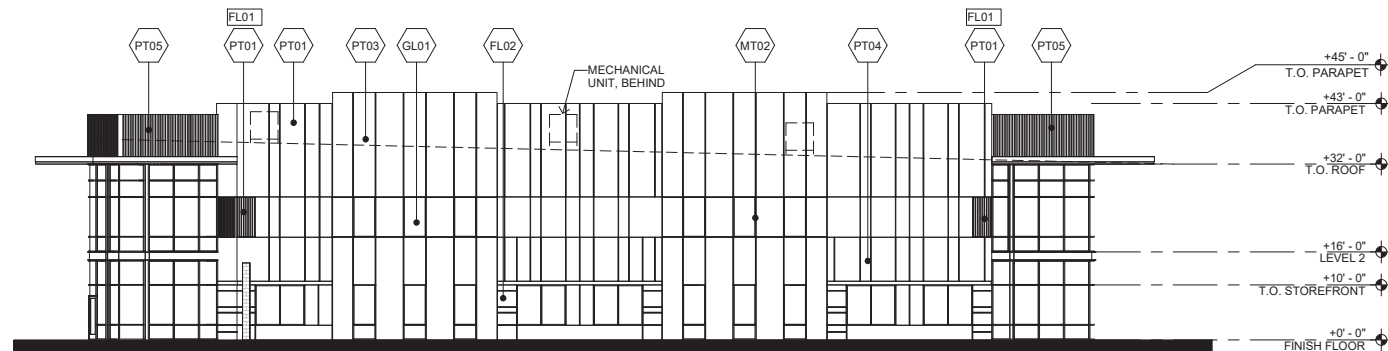
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT01	ACM METAL PANEL	BMX METALLIC SILVER STOCK		ALPOLIG	
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6219	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



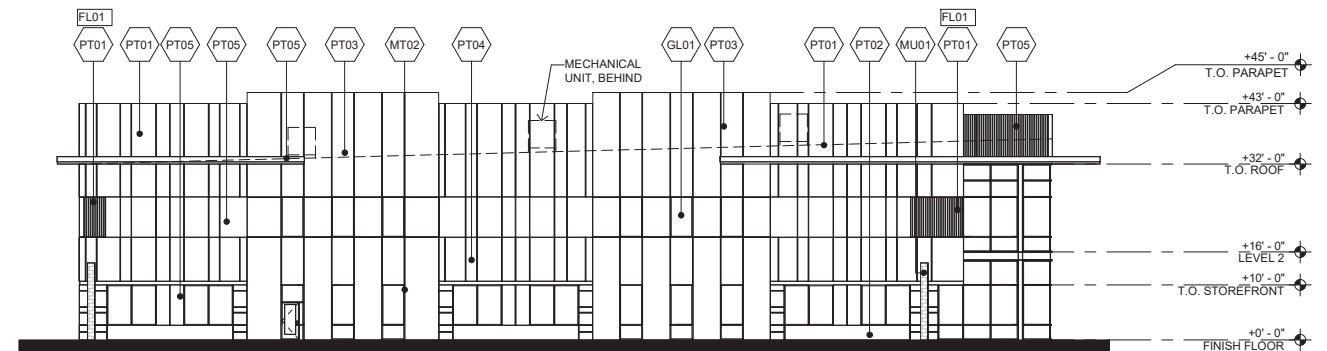
MATERIAL FINISH SCHEDULE						
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS	
GLAZING						
GL01	INSULATED GLASS	GLAZING_BLUE	TBD	TBD		
MASONRY						
MJ01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY		
METAL						
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS	
PAINT						
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS	



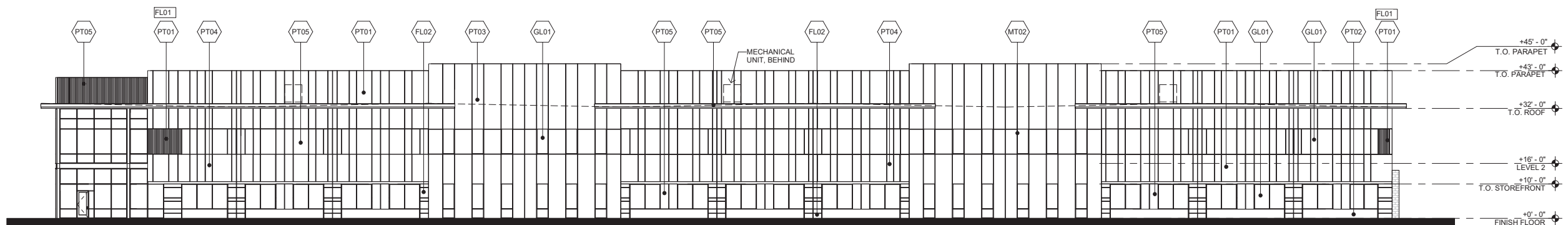
1 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

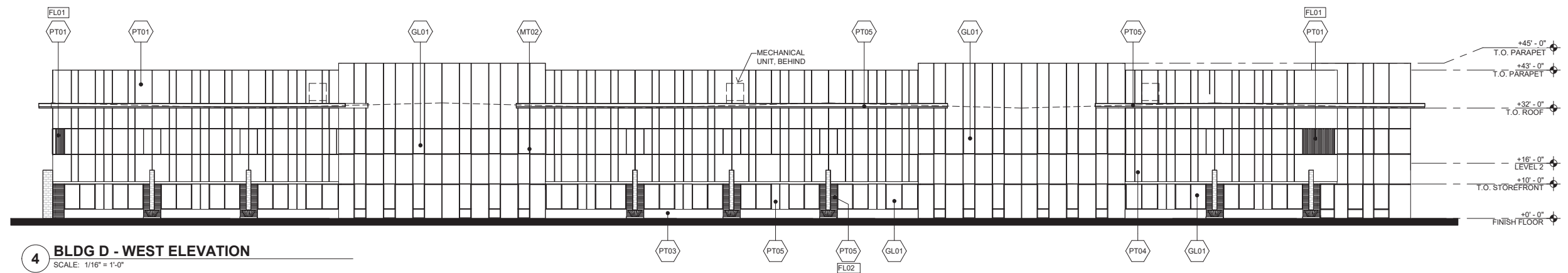
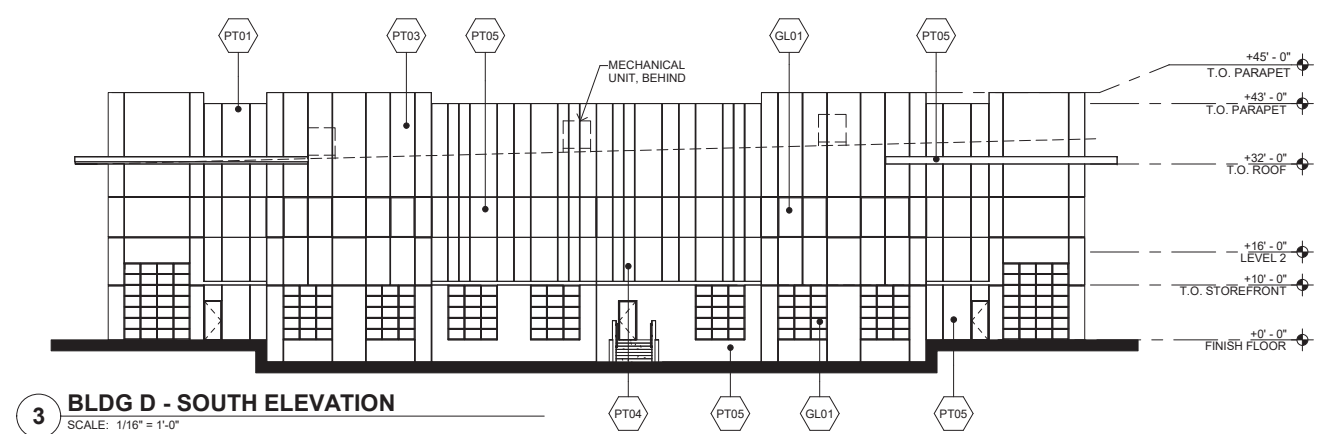
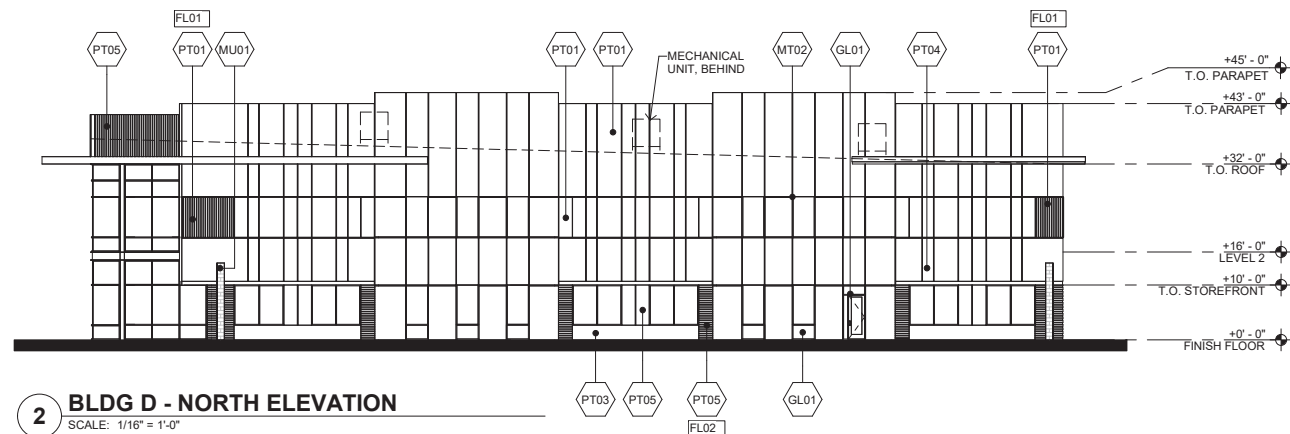
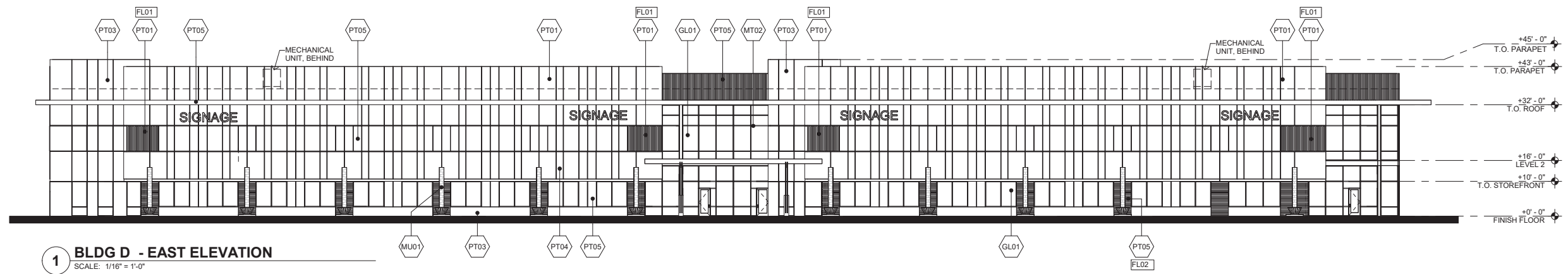


3 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

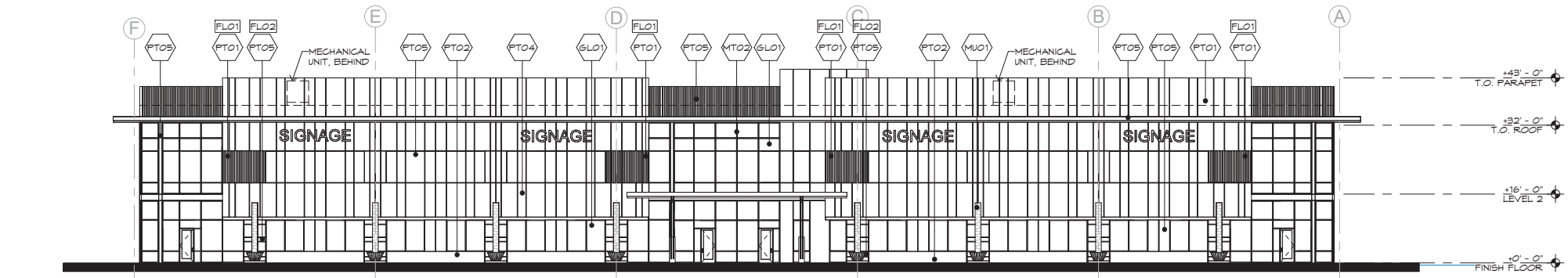


4 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"

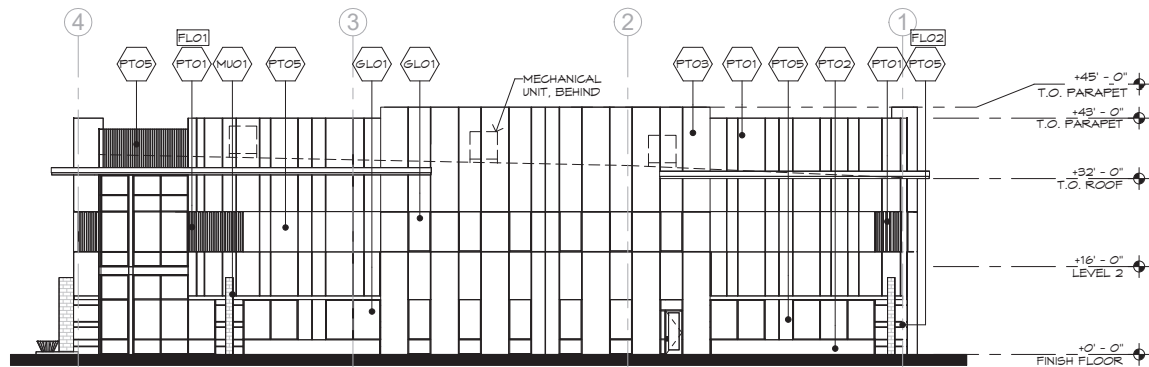
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FL01	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP.
FL02	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP.
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHOLON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	---	---	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



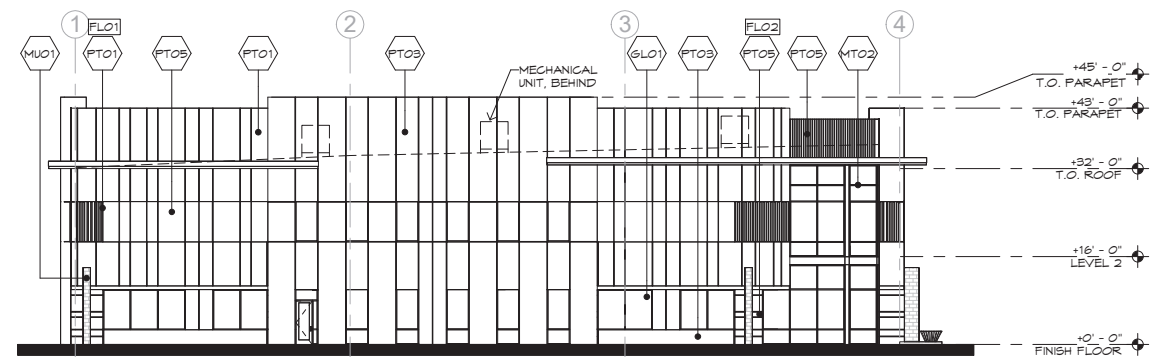
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FL01	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FL02	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT04	EXTERIOR PAINT	AGED WHISKEY	DET886	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



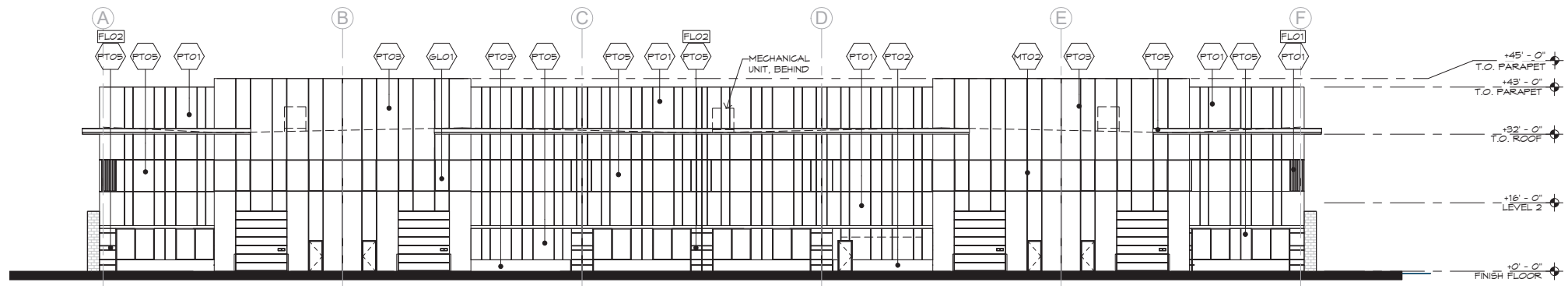
1 BLDG E - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG E - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

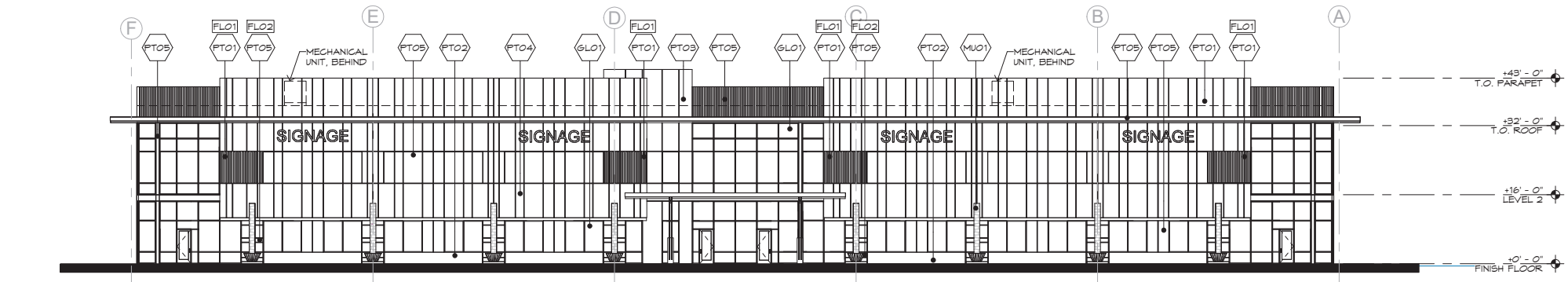


3 BLDG E - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

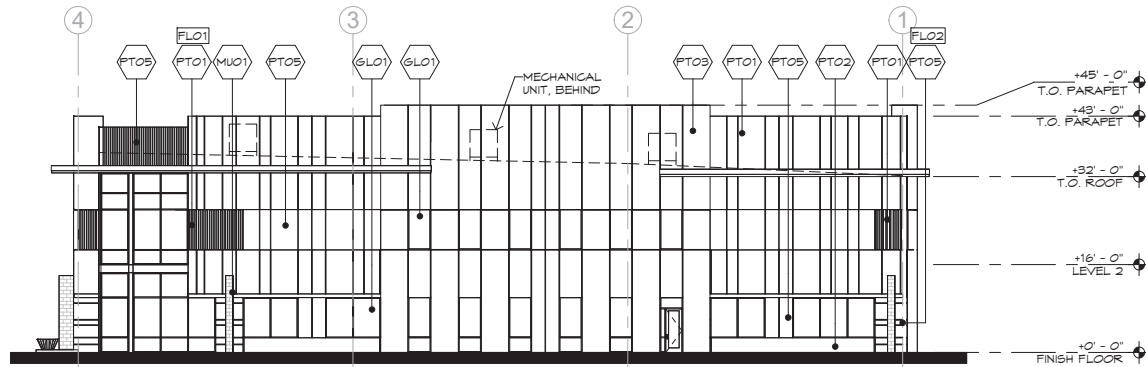


4 BLDG E - WEST ELEVATION
SCALE: 1/16" = 1'-0"

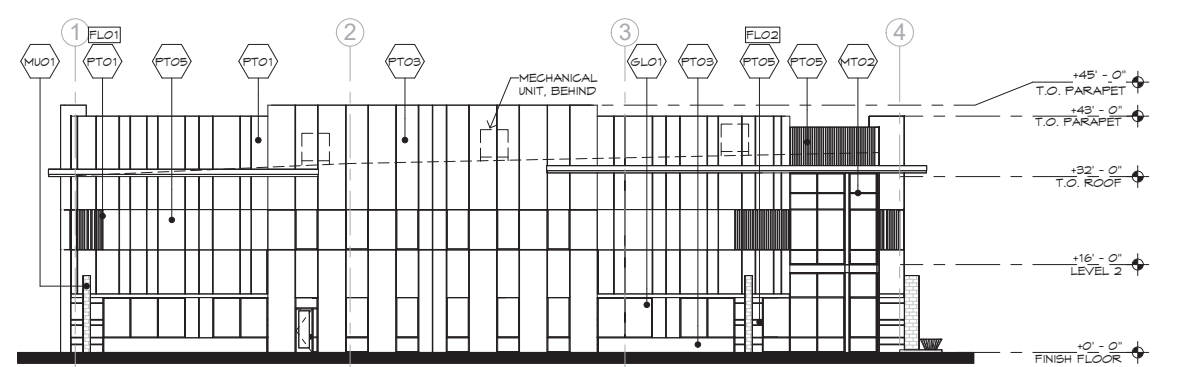
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



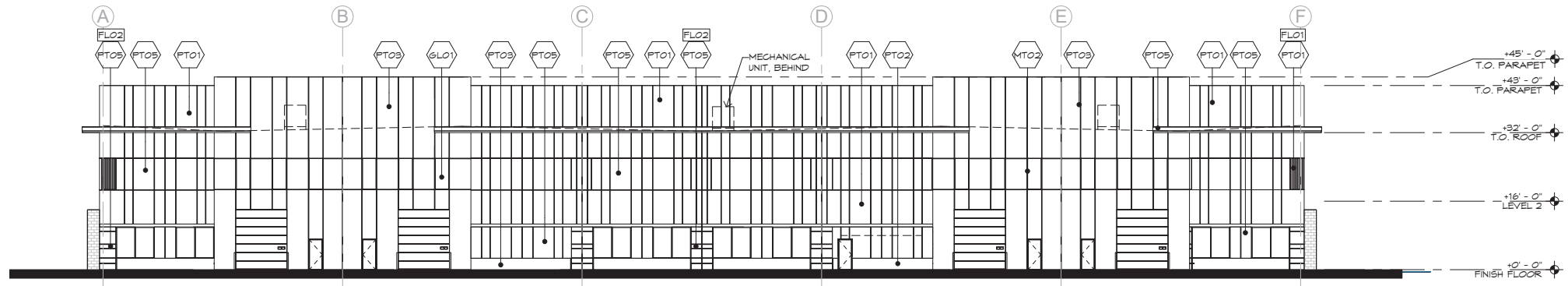
1 BLDG F - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG F - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

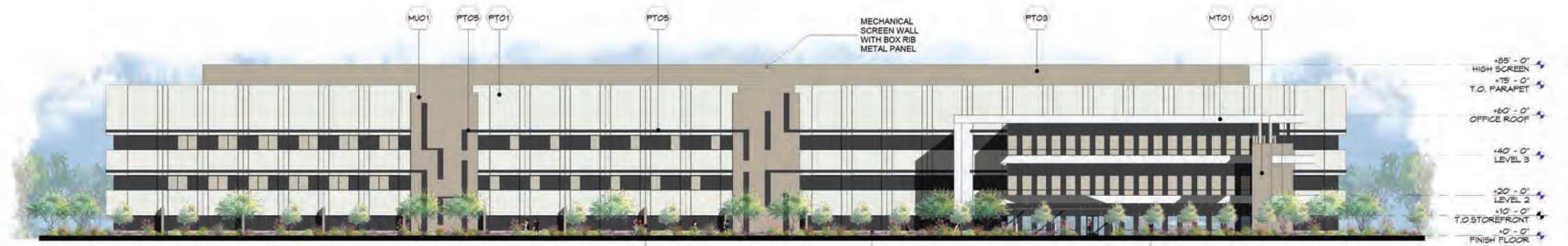


3 BLDG F - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG F - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



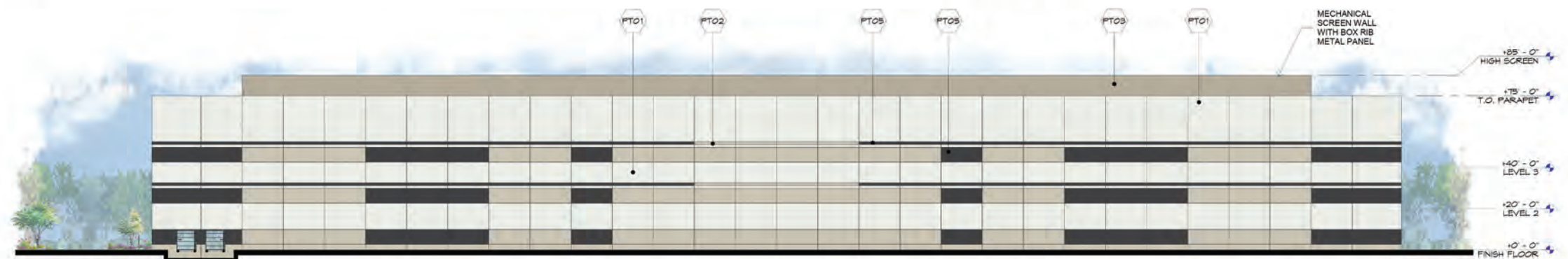
1 EAST ELEVATION
SCALE: 1" = 30'-0"



2 NORTH ELEVATION
SCALE: 1" = 30'-0"



3 SOUTH ELEVATION
SCALE: 1" = 30'-0"

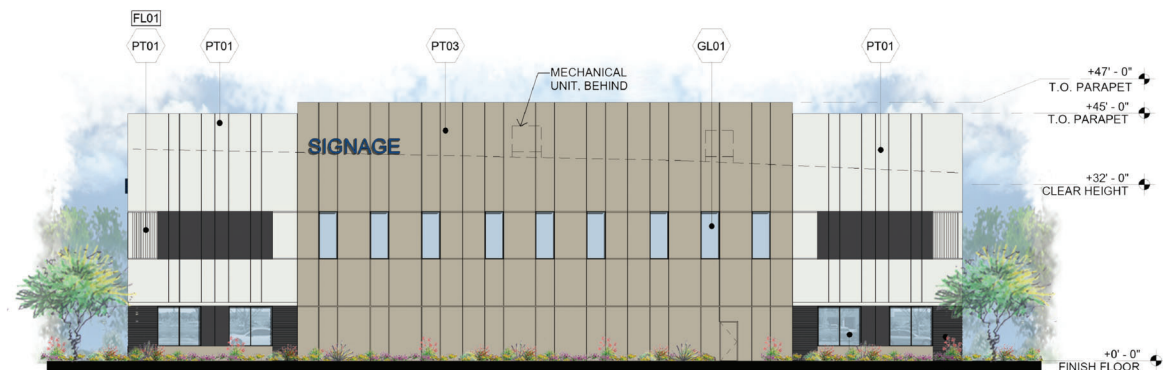


4 WEST ELEVATION
SCALE: 1" = 30'-0"

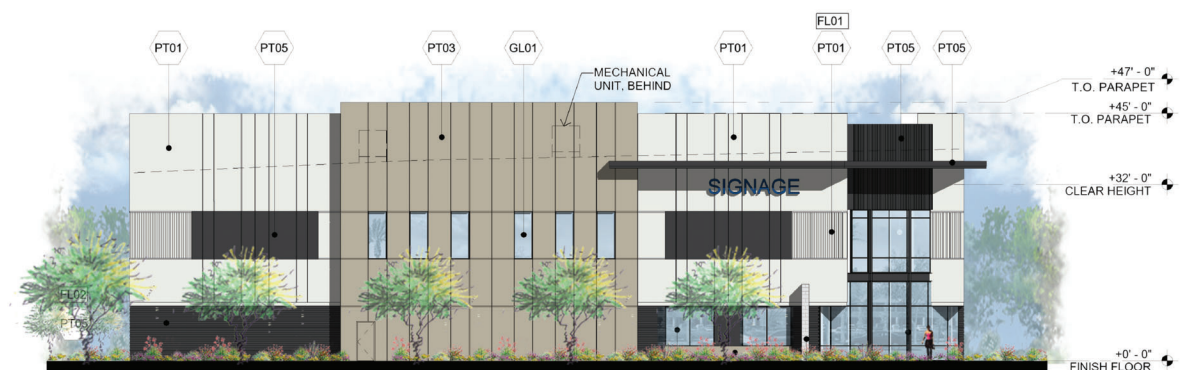
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT01	ACM METAL PANEL	SMX METALLIC SILVER STOCK		ALPOLIG	
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-T	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DANN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DANN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DANN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6984	DANN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



1 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING B - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING B - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	INSULATED GLASS	GLAZING_BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



1 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP.
FLO2	75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP.
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	---	---	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



MATERIAL FINISH SCHEDULE



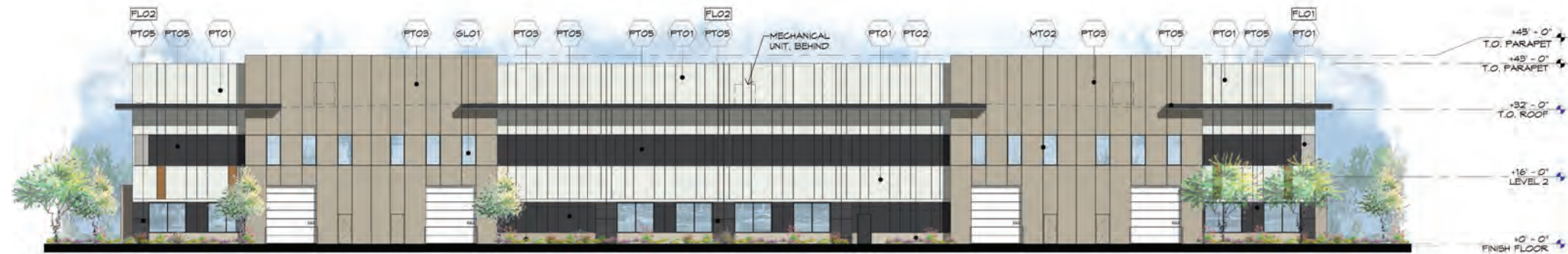
1 BLDG E - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG E - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BLDG E - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG E - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGE WHISKY	DE6686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



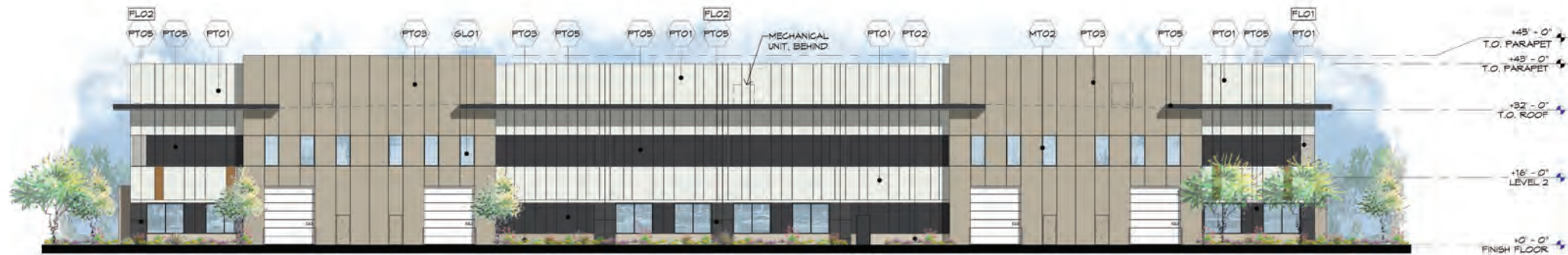
1 BLDG F - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG F - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



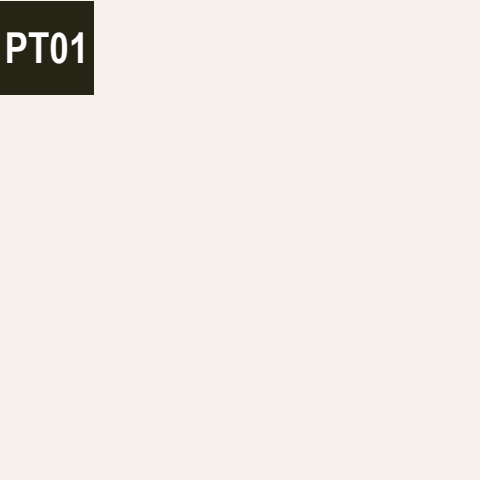
3 BLDG F - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG F - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGE WHISKY	DE6686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS

PAINT COLOR PALETTE
by Dunn Edwards



PT01
ANTIQUE PAPER
DE6218
MASONRY
by Echelon Masonry



MU01
MALIBU SAND
TRENDSTONE - GROUNDFACE



PT02
POROUS STONE
DE6220
GLASS
by TBD



GL01
TINTED BLUE



PT03
DESERT GRAY
DEC760
METAL
by Alpolic



MT01
SMX METALLIC SILVER STOCK



PT04
AGED WHISKY
DET686
METAL
by Arcadia



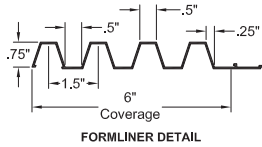
MT02
BLACK ANODIZED
AB-7



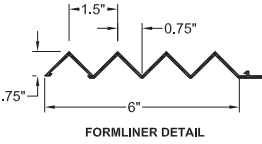
PT05
IRON FIXTURE
DE6384
FORMLINER
by Fitzgerald



FL01
PATTERN 14310



FL02
PATTERN 14662



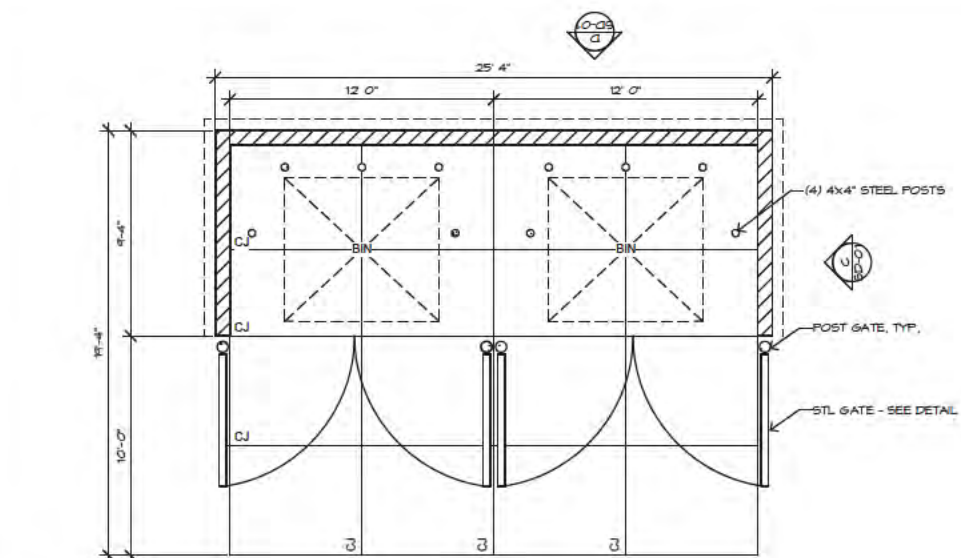
COLOR AND MATERIAL PALETTE 02/28/2025 24065



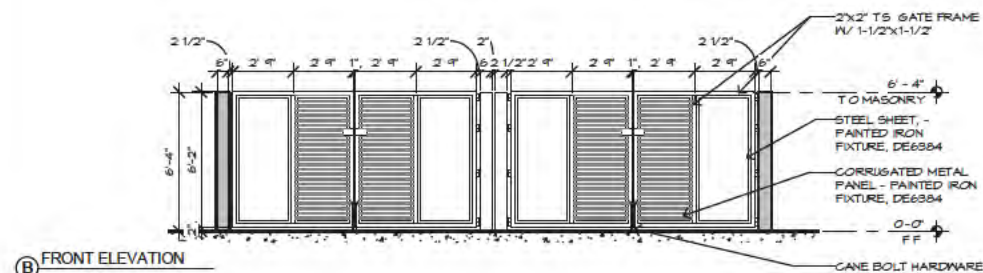
PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona

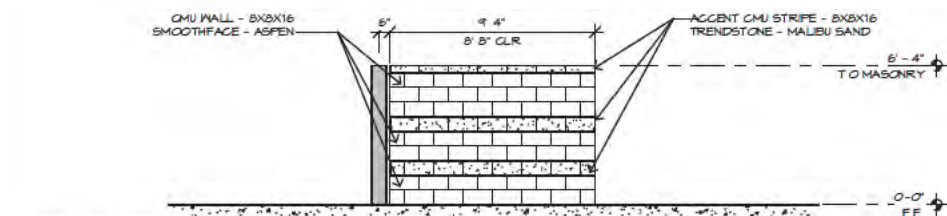




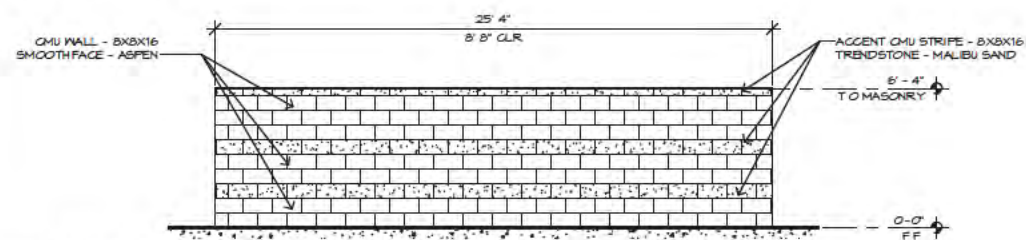
A PLAN VIEW



B FRONT ELEVATION

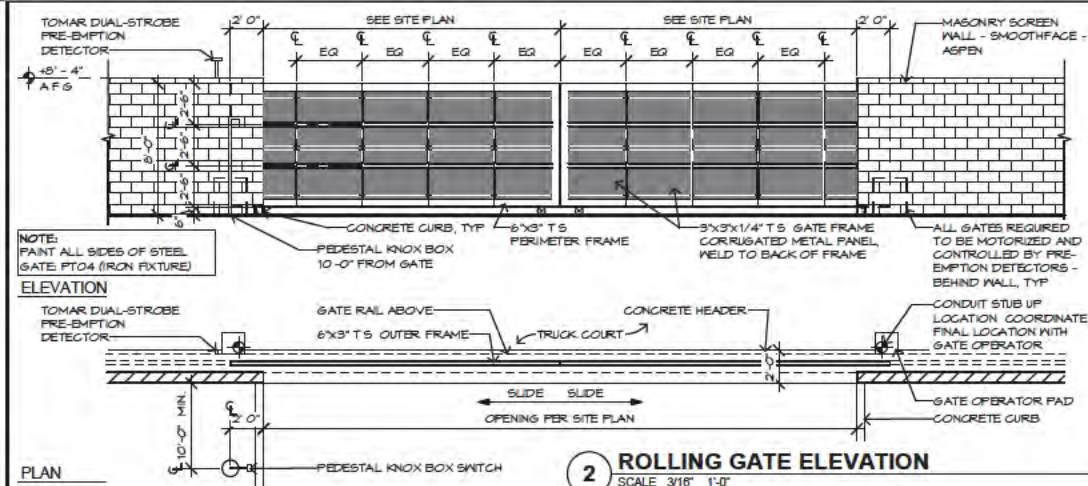


C SIDE ELEVATION

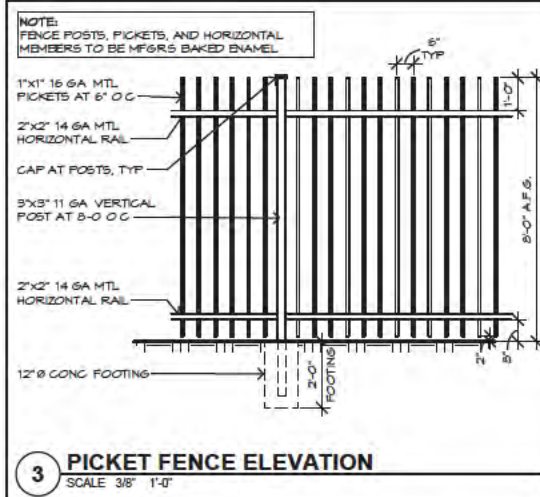


D BACK ELEVATION

1 TRASH ENCLOSURE
SCALE 1/4" 1'-0"



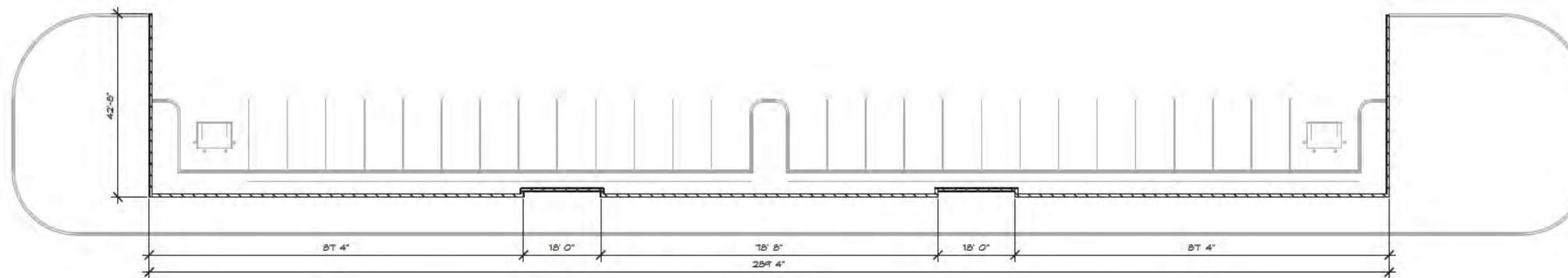
2 ROLLING GATE ELEVATION
SCALE 3/16" 1'-0"



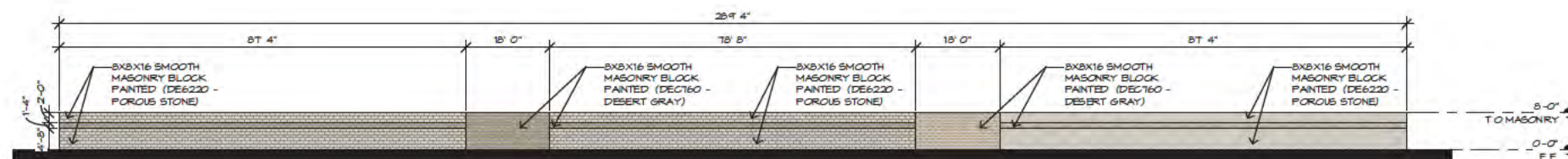
3 PICKET FENCE ELEVATION
SCALE 3/8" 1'-0"



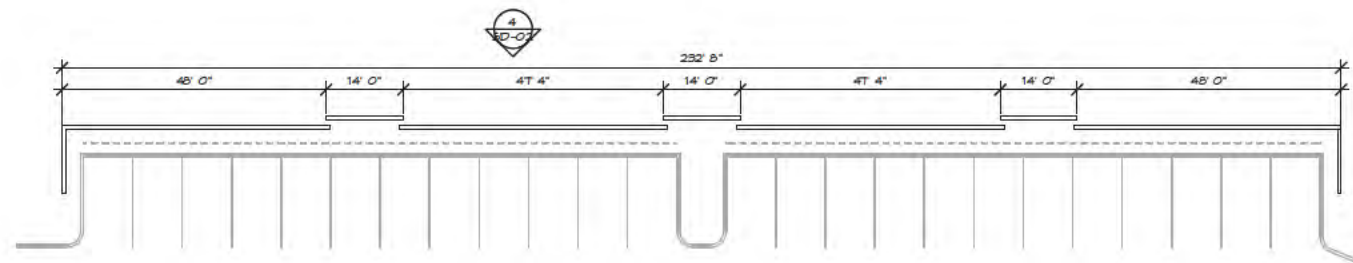
2B EXAMPLE OF CORRUGATED METAL PANEL



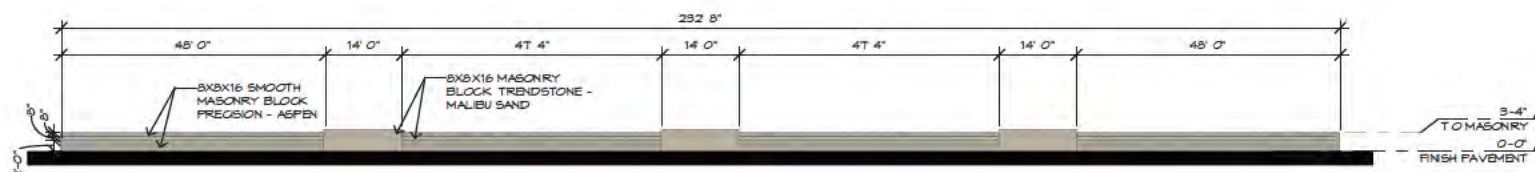
1 TRUCK COURT SCREEN WALL PLAN
SCALE 1/16" 1'-0"



2 TRUCK COURT SCREEN WALL
SCALE 1/16" 1'-0"



3 TYP. PARKING SCREEN WALL PLAN
SCALE 1/16" 1'-0"



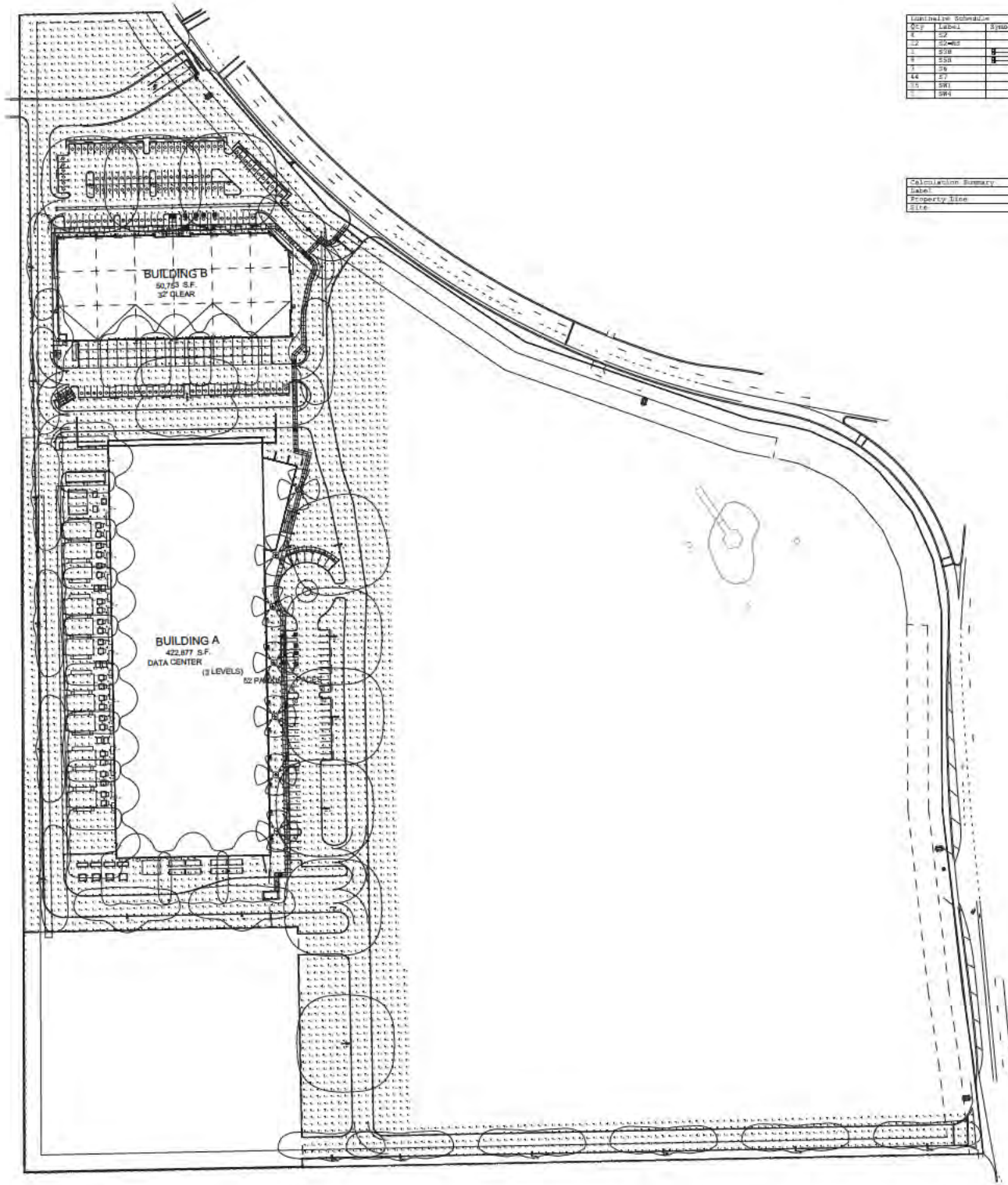
4 TYP. PARKING SCREEN WALL
SCALE 1/16" 1'-0"











Calculation Schedule	Label	Symbol	Direction	Distance	Alt	Source	Watts	Total Watts	IRC Rating
1	101	1	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
2	102	2	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
3	103	3	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
4	104	4	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
5	105	5	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
6	106	6	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
7	107	7	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
8	108	8	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
9	109	9	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
10	110	10	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
11	111	11	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
12	112	12	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
13	113	13	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
14	114	14	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
15	115	15	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
16	116	16	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
17	117	17	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
18	118	18	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
19	119	19	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0
20	120	20	ROOF	100'x100'x10'	25'	10000	1.0	10000	0.0

Calculation Summary	Category	Unit	Avg	Max	Min	Avg/Min	Max/Min
Property Size	Footcandle	FC	1.47	1.5	0.0	0.0	0.0
Site	Footcandle	FC	1.47	1.5	0.0	0.0	0.0



PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025

SP-2A



70W COB
1350 Lumens

80W COB
2085 Lumens

52W COB
5576 Lumens

33W COB
2369 Lumens

IP65
weather-resistant

IK08
crash-resistant (up to 8.0m/s)

Weight 12.12 lbs

[illegible]

2x2w LEO 2x3 Lumens
 IP65 - Suitable For Wet Locations
 IK07 - Impact Resistant
 Weight 2.2 lbs

Technical diagram showing a square fixture with a central square cutout. Dimensions include a total width of 12 inches, a central cutout width of 6 inches, and a mounting bracket height of 3 inches. A small inset shows a square panel with a central square cutout.

[illegible]

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and ceiling mounted vertical surfaces using high efficiency LEDs. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have decorative spike option and Gino 2 having effects.

The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" J-box cover plate is available upon request.

Additional Options (Consult Factory For Pricing)

FEATURES

- Low profile LED wall luminaires with a variety of applications such as retail, commercial
- Fixing Strike and Micro Strike Optical Illumination with minimal losses at the fixture face
- Visual Comfort - Option for Size 1 and 2
- Control options including photo control, "intelligence", and LightGard™
- Battery Backup options available for emergency lighting
- Quick-mount adapter allows easy installation
- 34V and 480V versions for industrial applications



SPC
US



BAA



TAA

CONTROL TECHNOLOGY

FEATURES

- Low profile LED array/side luminaires with a applications such as auto dealership, retail
- Featuring two different optical technologies which provide the best distribution pattern
- Rated for high vibration applications including rated for 1.5G
- Control options including photo control, or LightGRIP® and 7-pin with newswired control
- New customizable lumen output feature that is customizable in the factory to meet what you need
- Field interchangeable mounting provides a

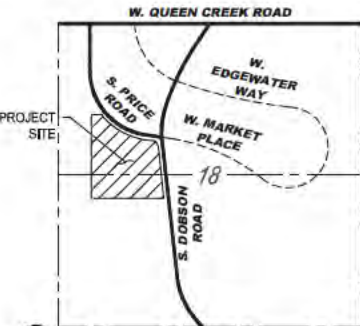
 US IP65 **DLC** **DLC**

CONTROL TECHNOLOGY

Butler Design Group, Inc.
Architects & planners

PRELIMINARY SITE PLAN
FOR
PRICE ROAD INNOVATION CAMPUS
3380. S. PRICE ROAD, CHANDLER, AZ 85248

A PORTION OF THE WESTERN HALF OF SECTION 18, TOWNSHIP 2 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP

NTS

EX. ZONING:

PAD

APN(S)

303-37-001U

SITE DATA

NET TOTAL ACREAGE: ±1,742,414

S.F. (±40 AC.)

PROJECT DESCRIPTION

PROPOSED R&D FLEX INDUSTRIAL
CAMPUS WITH SUPPORTING DATA
CENTER AND SRP SUBSTATION.

HUBBARD ENGINEERING GENERAL NOTES

- THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
- MYLAR PLAN SHEETS FOR AS-BUILTS MAY BE PURCHASED FROM HUBBARD ENGINEERING. THE COST OF THIS ITEM SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS. SLOPES WITHIN THE LIMITS OF HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. WE RECOMMEND RE-COMPACTION PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND WE RECOMMEND STABILIZATION OF DECOMPOSED GRANITE.
- UNLESS SPECIALLY NOTED OTHERWISE, THESE PLANS SHOULD BE USED FOR HORIZONTAL AND VERTICAL LAYOUT OF CIVIL ELEMENTS ONLY. (TYPICALLY WATER, FIRE, SEWER AND STORM DRAIN LINES, VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, HEADWALLS, DRYWELLS, ETC.). FOR ALL OTHER HORIZONTAL LAYOUT (BUILDINGS, CURBS, WALKS, ETC.) SEE ARCHITECT'S PLAN.
- ALL PIPES, FITTINGS, VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL CONFORM TO CURRENT AWWA, ASTM AND NSF STANDARDS.
- ALL MATERIAL THAT COMES INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 61.
- ALL NEW ELEMENTS OF A DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH EBB OR AWWA C651. (M.A.G. 511.3)
- PRESSURE TESTING OF WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C600 OR M.A.G. STD. 611.2.
- PERFORM A DEFLECTION TEST OF THE TOTAL LENGTH OF ALL SEWER LINES MADE OF FLEXIBLE MATERIALS TO ENSURE THAT THE INSTALLATION MEETS OR EXCEEDS THE MANUFACTURER'S RECOMMENDATIONS AND RECORD THE RESULTS. (R18-9-E301.D.2.1/M.A.G. 615.11)
- TEST EACH SEGMENT OF THE SEWER LINE FOR LEAKAGE USING THE APPROPRIATE ASTM TEST FOR THE PIPE MATERIAL. (R18-9-E301.D.2.2 AND M.A.G. 615.11)
- EACH MANHOLE WILL BE TESTED ACCORDING TO R18-9-E301.D.3.E AND F.

DRAINAGE CALCULATIONS

REQUIRED VOLUME 100-YEAR 2-HOUR

V = REQUIRED RETENTION VOLUME, C.F.
P = RAINFALL DEPTH 2.2 IN.
A = TOTAL AREA, 1,741,926 S.F. (ONSITE)
A = TOTAL AREA, 182,700 S.F. (ADJACENT HALF STREET ROADWAYS)
C = RETENTION COEFFICIENT, 0.89 (ONSITE- PHASE 1 [DA-B])
C = RETENTION COEFFICIENT, 0.50 (ONSITE- MASS GRADE [DA-A])
C = RETENTION COEFFICIENT, 0.95 (ADJACENT OFF-SITE ROADWAYS)
 $V = (2.2 \text{ IN.} / 12) * [(0.89 * 778,942 \text{ S.F.}) + (0.95 * 182,700 \text{ S.F.}) + (0.50 * 962,984 \text{ S.F.})] * 1.1$
 $= 271,910 \text{ C.F.}$

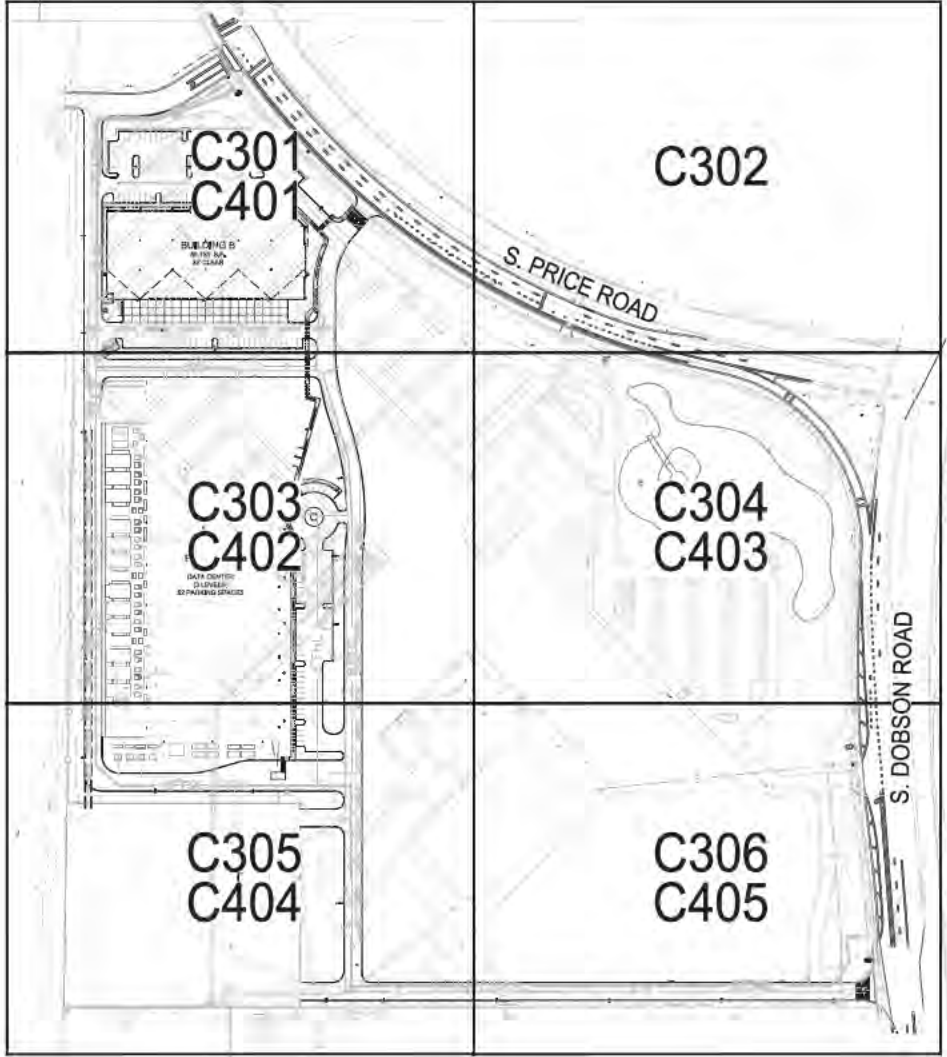
VOLUME PROVIDED

V_{PROV} = 281,961 CF

RETENTION TABLE					
DRAINAGE AREA	VOLUME REQUIRED* #3	RETENTION ID	VOL. PROV.	SHORTAGE/ SURPLUS #3	NOTES
DA-A	97,101	RB-01	141,057	+43,956	ACCOUNTS FOR 35,002 FROM DA-OFF1
DA-B	139,807	UGST #1-3	140,904	+1,097	
DA-OFF1	35,002	N/A	N/A	-35,002	35,002 ACCOUNTED FOR IN DA-A
TOTALS	271,910		281,961	+10,051	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM INDEX DATE	FIRM ZONE
040040	2720	L	OCTOBER 16, 2013	X



CIVIL ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 550-0671
CONTACT: TEAGUN S. WOLF, P.E.
EMAIL: TWOLF@HUBBARDENGINEERING.COM

SURVEY

HILGART WILSON
2141 E. HIGHLAND AVE. SUITE 250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: DAVID M. SCHLIEF, RLS
EMAIL: DSCHLIEF@HILGARTWILSON.COM

BENCHMARK

CNCN# 44A
SECTION 18, T2S, R5E, 3" CITY OF CHANDLER
BRASS CAP IN CONCRETE FLUSH, AT THE
INTERSECTION OF ARROYO DRIVE AND HAWK COURT.

NAVD 88 ELEVATION: 1196.65

SHEET INDEX

C101	COVER SHEET
C102	PRELIMINARY SECTIONS
C301-306	PRELIMINARY GRADING PLAN
C401-405	PRELIMINARY UTILITY PLAN

ARCHITECT

BUTLER DESIGN GROUP
5013 E. WASHINGTON ST. STE. 100
PHOENIX, AZ 85034
PHONE: 602-316-6307
CONTACT: KOREY WILKES
EMAIL: KWILKES@BUTLERDESIGNGROUP.COM

DEVELOPER

ACTIVE INFRASTRUCTURE
487 E. MAIN STREET, SUITE 168
MT. KISCO, NY 10549
TEL: 612-991-7114
CONTACT: CARLETON NELSON
EMAIL: CARL@ACTIVEINFRA.COM

BASIS OF BEARING

BASIS OF BEARING LINE BEARS
NORTH 00 DEGREES 14 MINUTES
40 SECONDS WEST.



LEGEND

- | | |
|--------------------------------------|---------------------------------|
| EXISTING STORM DRAIN | EXISTING WATER LINE |
| DRYWELL | EXISTING SEWER LINE |
| EXISTING SANITARY MANHOLE | EXISTING NATURAL GAS LINE |
| EXISTING POWER POLE | EXISTING OVERHEAD ELECTRIC LINE |
| PROPOSED FIRE HYDRANT | PROPOSED SEWER LINE |
| REDUCER | PROPOSED WATER LINE |
| PROPOSED WATER VALVE | PROPOSED FIRE LINE |
| EXISTING WATER METER | RIGHT-OF-WAY |
| EXISTING BACKFLOW PREVENTOR | EXISTING CENTER LINE |
| PROPOSED GRADE | PROPERTY LINE |
| EXISTING GRADE | PUE |
| EXISTING STREET LIGHT | GRADE BREAK |
| EXISTING SIGN | 100 YR WSE |
| EXISTING TRAFFIC SIGNAL JUNCTION BOX | EXISTING ELECTRICAL MANHOLE |
| EXISTING ELECTRICAL VAULT | EXISTING FIBER OPTIC STRUCTURE |
| PROPOSED STORM DRAIN | EXISTING NATURAL GAS STRUCTURE |
| PROPOSED UG STORAGE TANK | FLOW ARROW |

COVER SHEET
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

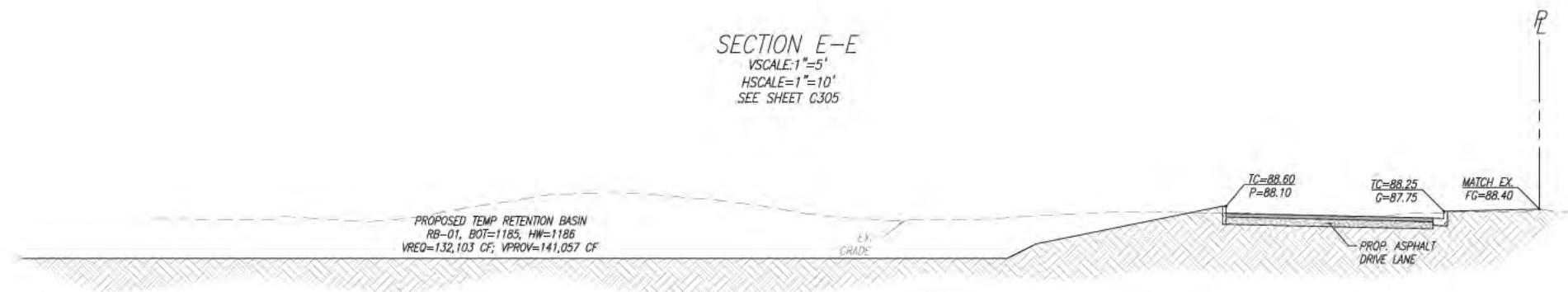
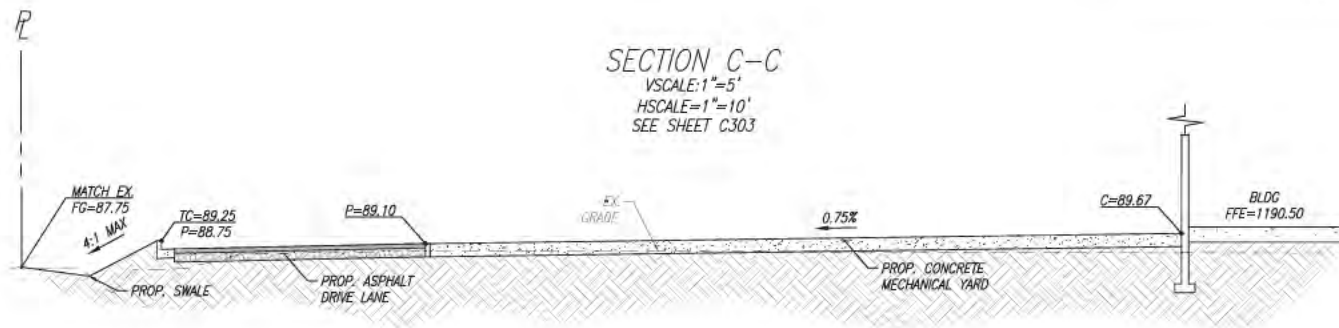
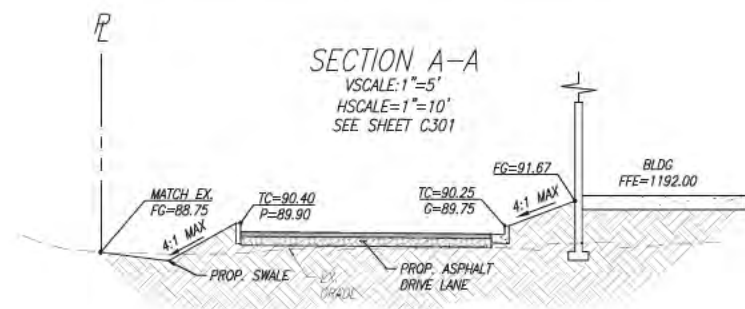
Project No.
24134

Project Eng.
TSW

Project Mgr.
TSW

SHT: 01 OF 12
C101

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1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
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WWW.HUBBARDENGINEERING.COM

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PRELIMINARY SECTIONS
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project Eng.
TSW

Project No.
24134

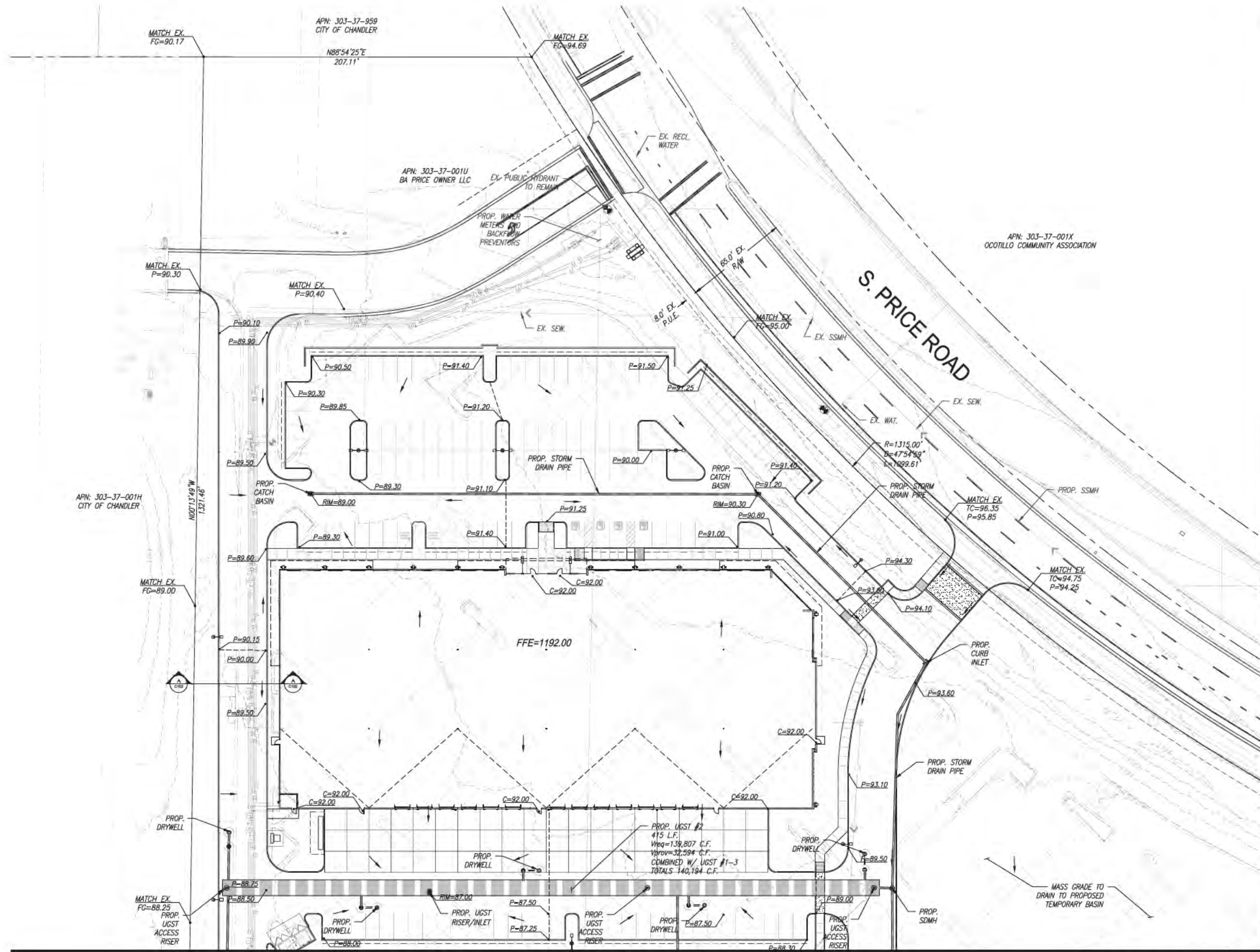
Project Mgr.
TSW

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OR RECORDING
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SHT: 02 OF 12
C102



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NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.

MATCH SHEET C302



30 0 30 60
scale feet

C.O.C LOG No. PRE23-0030

PRELIMINARY GRADING AND DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

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SHT: 03 OF 12
C301

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MATCH SHEET C301



APN: 303-39-985
PARAMOUNT CHANDLER LLC

MATCH SHEET C304

NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.



C.O.C LOG No. PRE23-0030

PRELIMINARY GRADING AND
DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

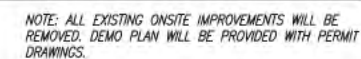
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SHT: 04 OF 12
C302



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PH: 480.892.3313

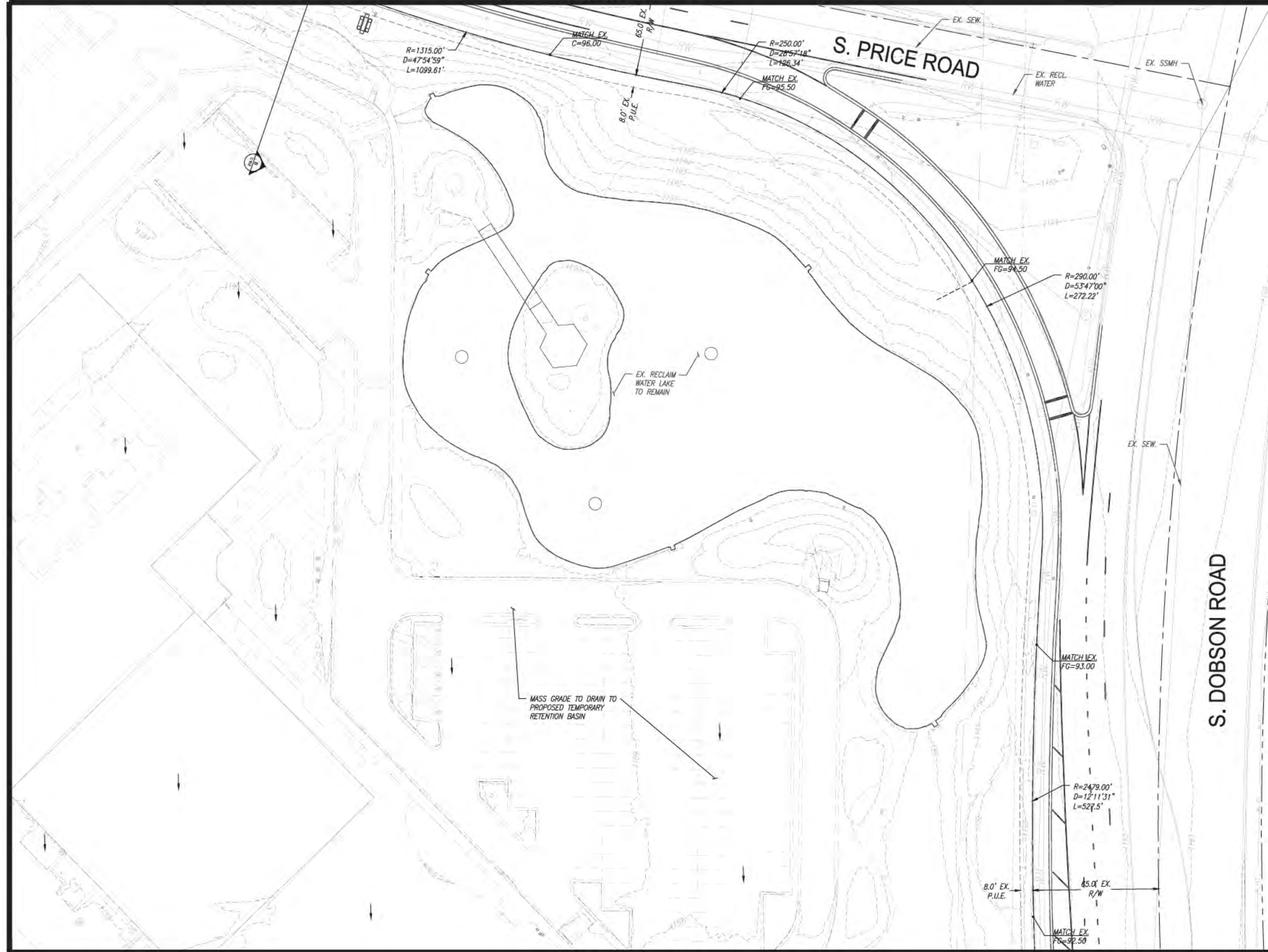
MATCH SHEET C305

SHT: 05 OF 12
C303

C.O.C LOG No. PRE23-0030

MATCH SHEET C302

MATCH SHEET C303



MATCH SHEET C306

NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.



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PRELIMINARY GRADING AND
DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 24134	Date 07/21/2025
Project Mgr. TSW	Project Eng. TSW

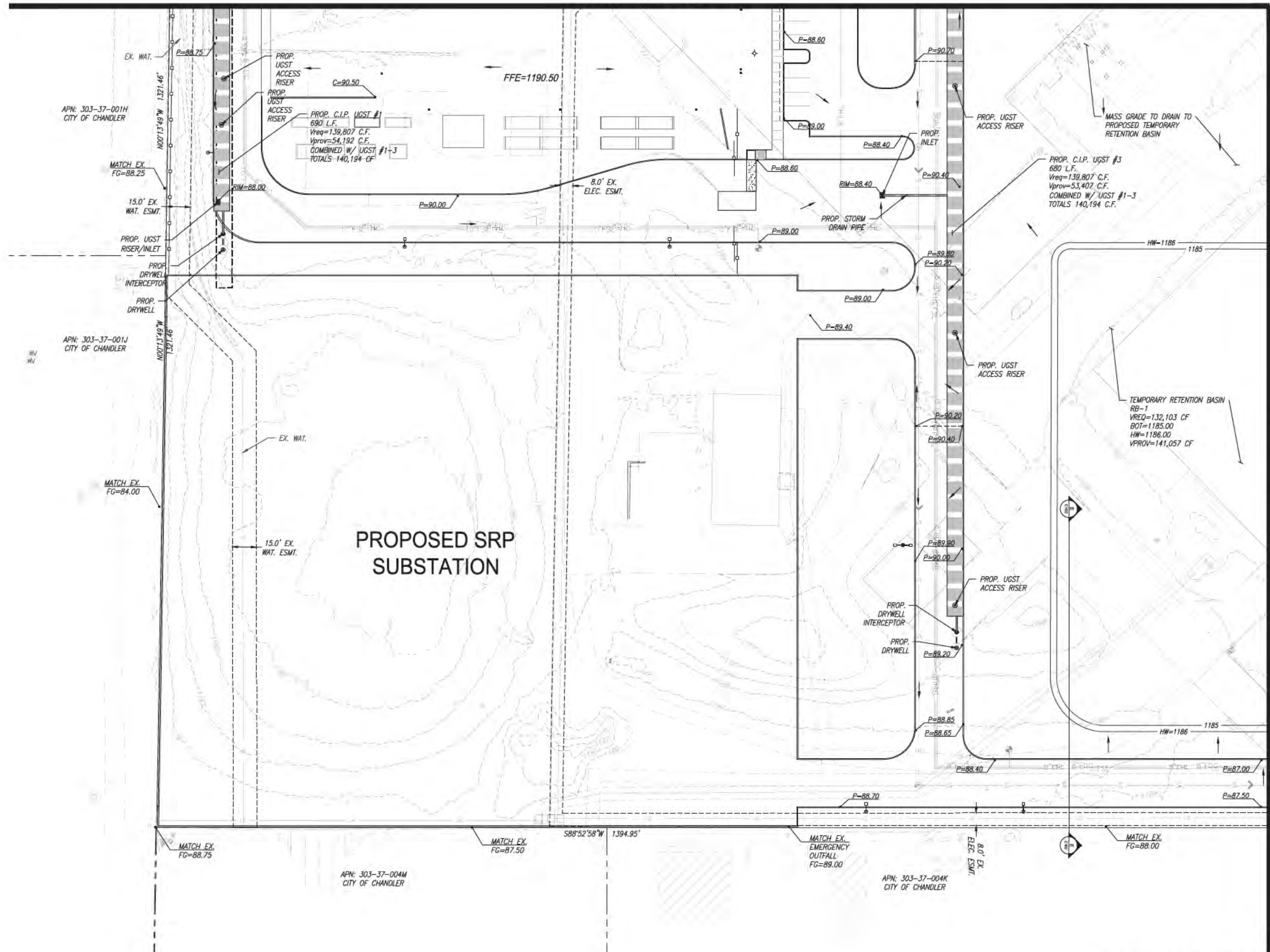
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CONSTRUCTION
PRELIMINARY
OR RECORDING
BID AT RISK



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SHT: 06 OF 12
C304

MATCH SHEET C303



MATCH SHEET C306

PRELIMINARY GRADING AND DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No.	24134
Project Mgr.	TSW
Date	07/21/2025
Project Eng.	TSW

NOT FOR CONSTRUCTION
PRELIMINARY
OR RECORDING
BID AT RISK

811
Call before you dig.
1.800.STAKE.IT
602.263.1100

SHT: 07 OF 12
C305

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardengineering.com

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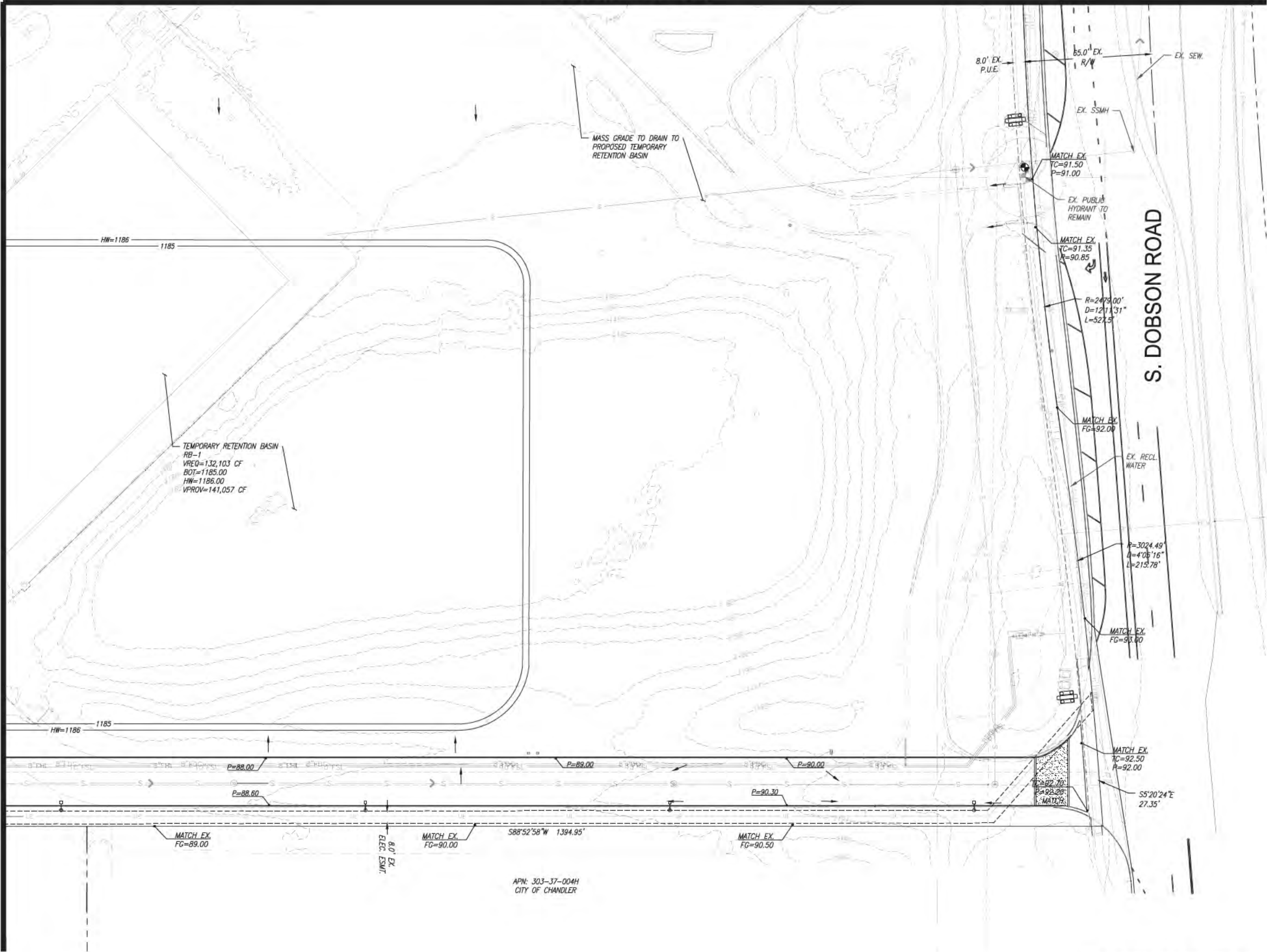
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feet

NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.

C.O.C LOG No. PRE23-0030

MATCH SHEET C304

MATCH SHEET C305



NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.



PRELIMINARY GRADING AND DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIANS, MARICOPA COUNTY, ARIZONA

Project No.	24134
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Date	07/21/2025
Project Eng.	TSW

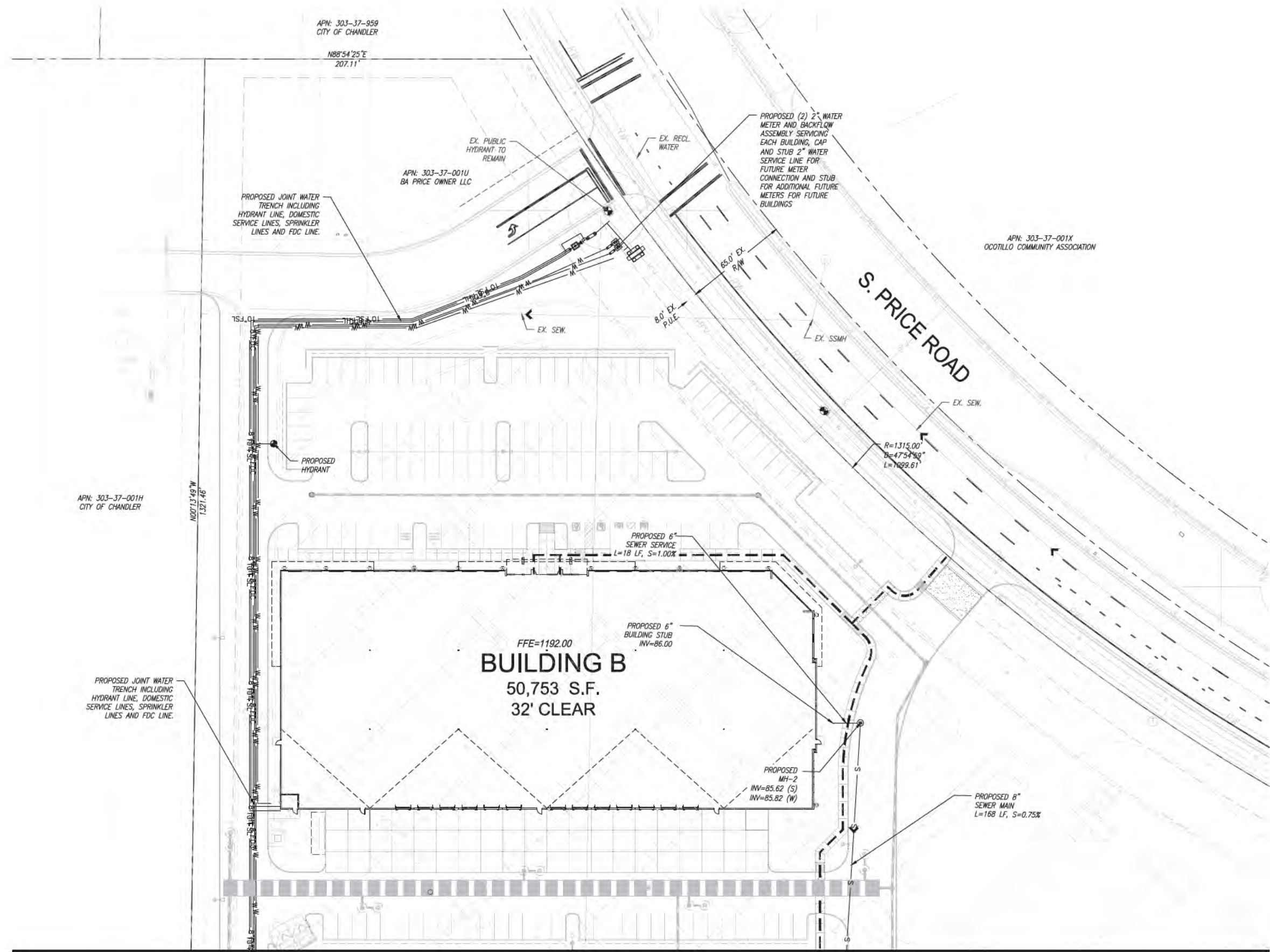
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MATCH SHEET C402



C.O.C LOG No. PRE23-0030

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Mesa, AZ 85210
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PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project No.
24134

Project Eng.
TSW

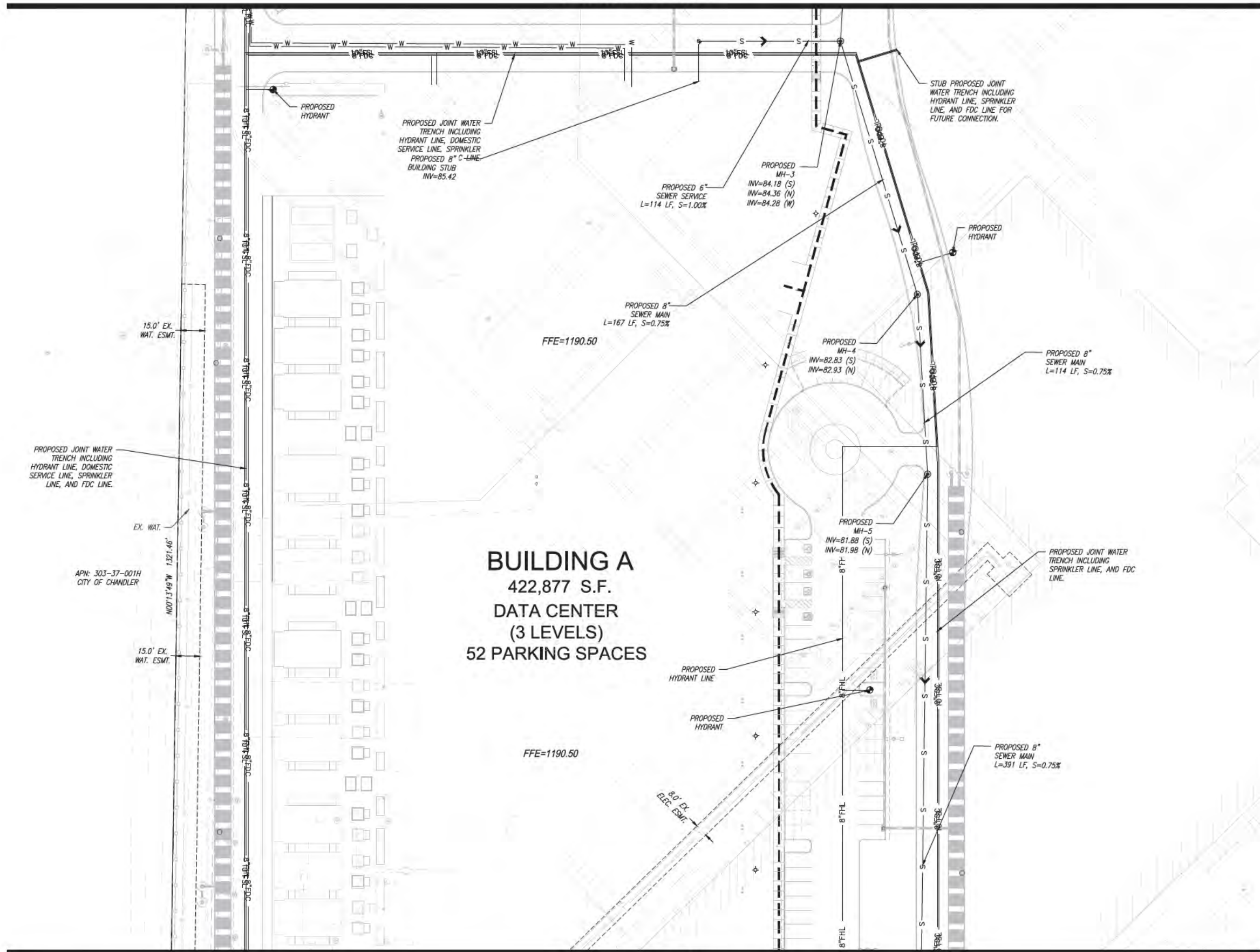
Project Mgr.
TSW

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PRELIMINARY
OR RECORDING
BID AT RISK

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SHT: 09 OF 12
C401

MATCH SHEET C401



MATCH SHEET C403

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scale feet

C.O.C LOG No. PRE23-0030

PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025	Project Eng.	TSW
Project No.	24134	Project Mgr.	TSW

NOT FOR
CONSTRUCTION
PRELIMINARY
OR RECORDING
BID AT RISK

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602.263.1100

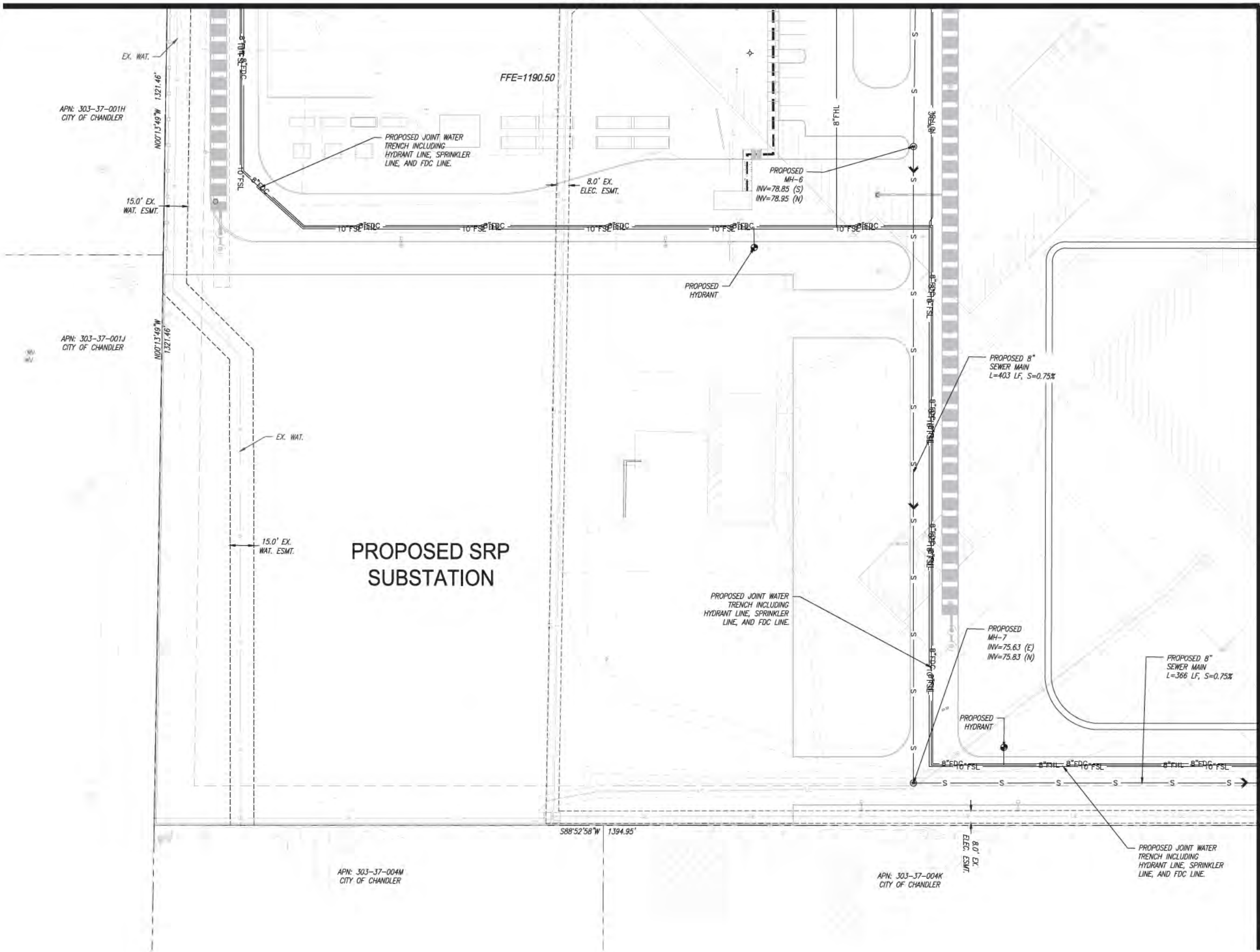
SHT: 10 OF 12
C401

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MATCH SHEET C402



MATCH SHEET C404



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PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project No.
24134

Project Eng.
TSW

Project Mgr.
TSW

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PRELIMINARY
OR RECORDING
BID AT RISK

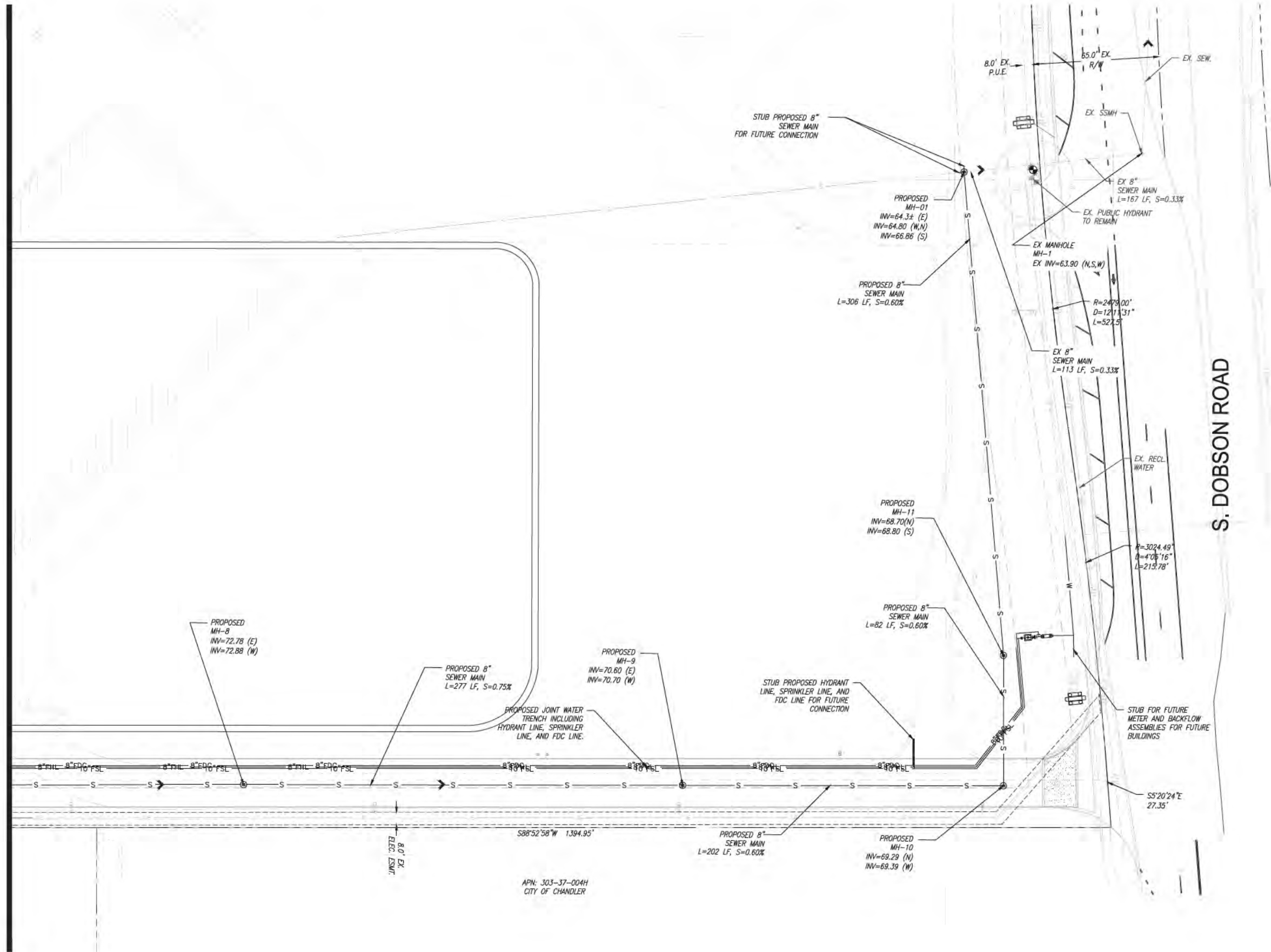
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602.263.1100

SHT: 11 OF 12
C403

C.O.C LOG No. PRE23-0030

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MATCH SHEET C403



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PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025
Project Eng.
TSW

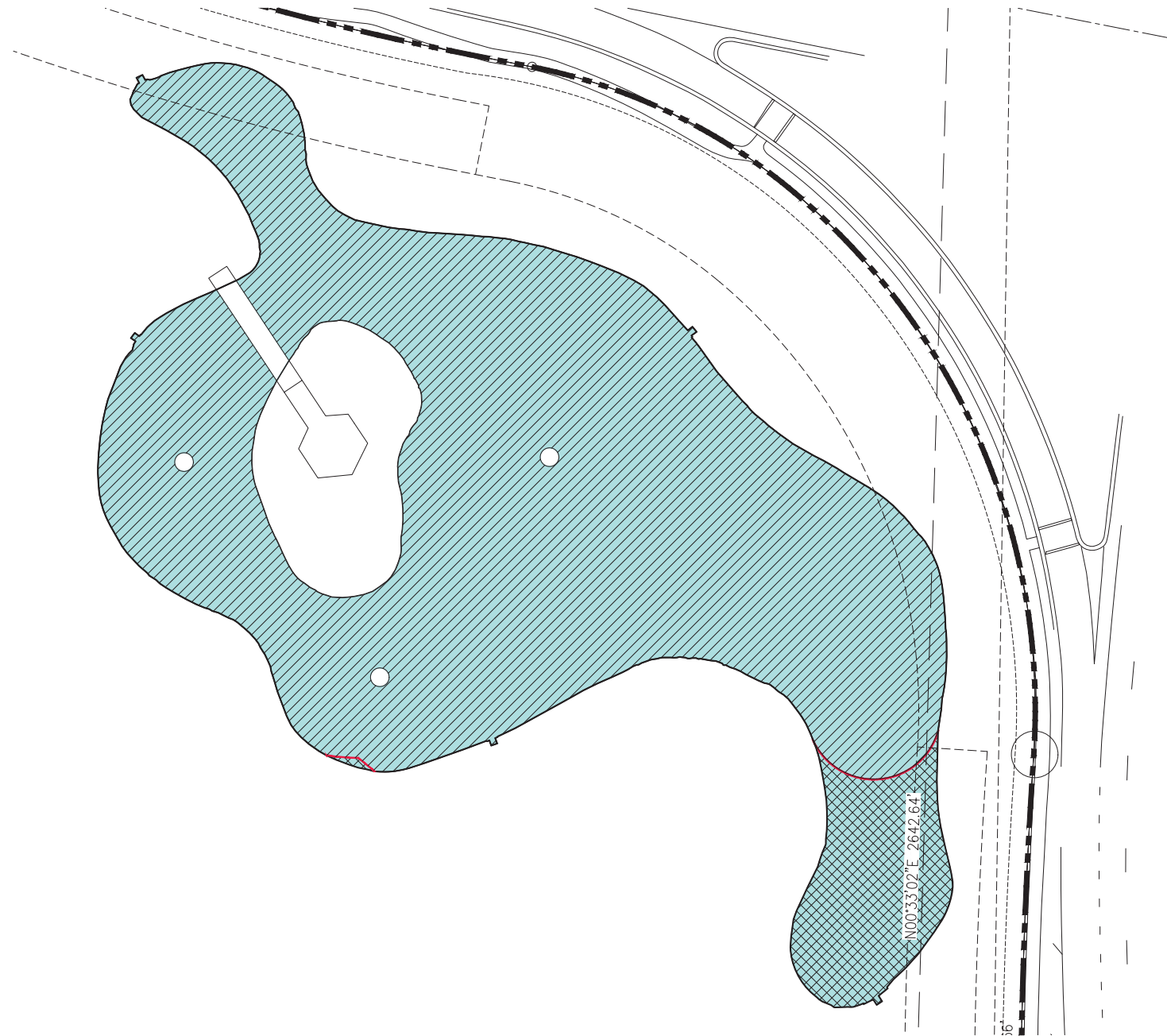
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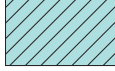
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C404



LEGEND

EXISTING LAKE LAYOUT 66,970 S.F.

 DELETED LAKE PORTION
5,274 S.F.

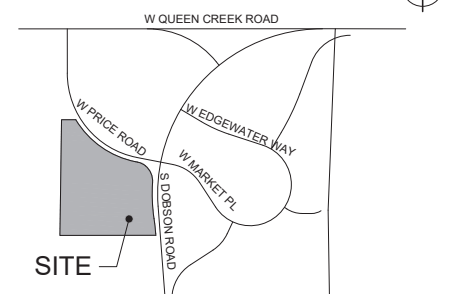
 NEW LAKE LAYOUT
61,696 S.F.

LAKE REDUCTION EXHIBIT

0 15' 30' 60'
SCALE: 1" = 30'



VICINITY MAP



PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065_ST13

Issue Date: 09-12-2025

Title:

LRE-1



Butler Design Group, Inc
architects & planners

Price Road Innovation Campus

Neighborhood Meeting Summary

Case No. PLH24-0046

Submittal: March 2025

SIGNAGE



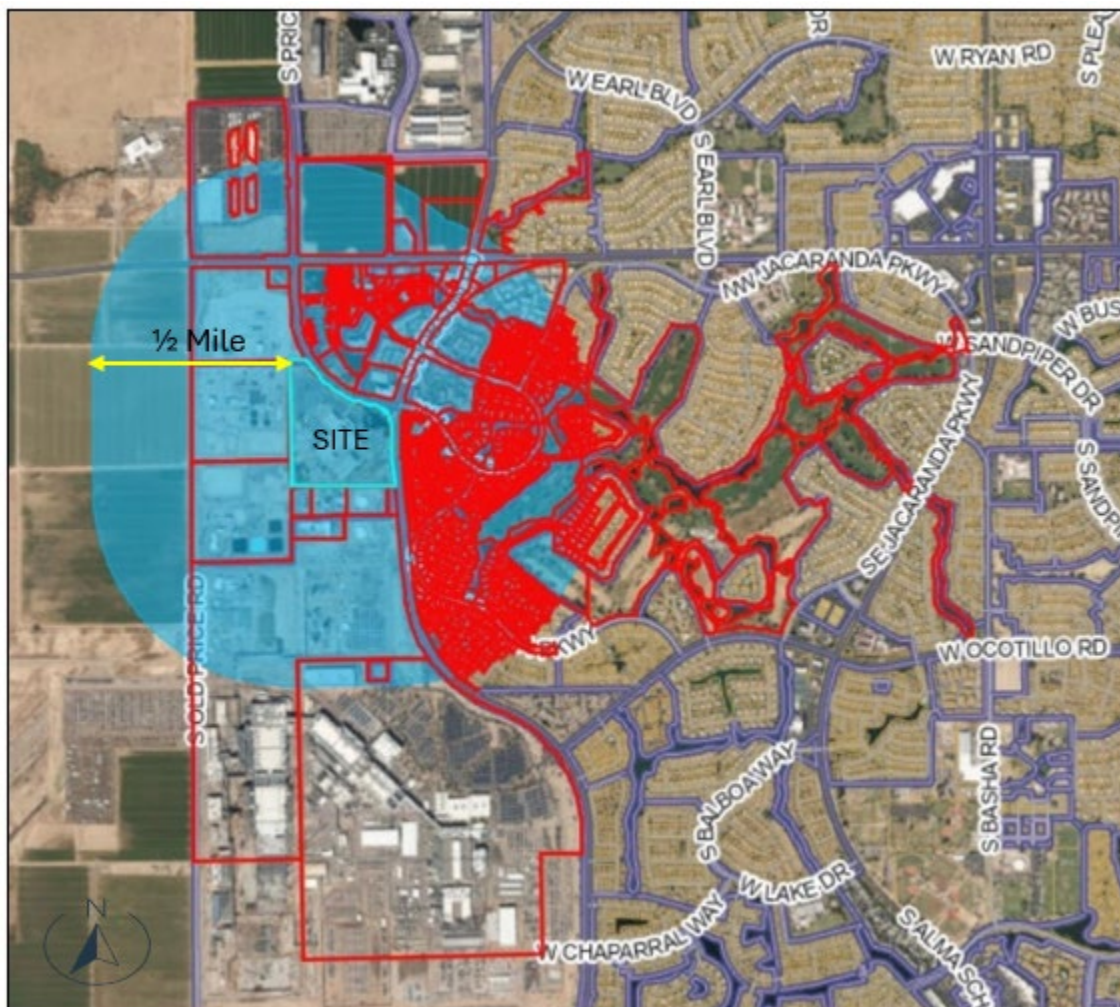
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MORRIS
BAUGH

A. Details and Techniques Used to Involve the Public

The required neighborhood meetings for the Price Road Innovated Campus (“PRIC” or the “Project”) (Case No. PLH24-0046) were held at Jacobson Elementary School, Multi-Purpose Room, 1515 NW Jacaranda Pkwy, Chandler, AZ, 85248 on February 26, 2025 and March 3, 2025, at 6:00 PM, in accordance with the City’s Zoning Code requirements.

B. Notification Details

The neighborhood meetings were noticed in accordance with the City’s Zoning Code requirements for rezonings involving a mid-rise overlay and data center uses. The notifications consisted of a mailed notification and site posting, both completed on or before February 11, 2025 (see **Tab 1**, Notification Letter and **Tab 2**, Site Posting Affidavit), as well as digital notices by the City of Chandler. The applicant mailed the required notification to 965 applicable property owners and registered neighborhood organizations (see **Tab 3**, Mailing List) located within a half mile radius of the Property, as depicted below.



C. Summary of Neighborhood Meeting #1

The first neighborhood meeting, held on February 26, 2025, began at approximately 6:00pm and ran until approximately 7:15pm. According to the sign-in sheets (attached at **Tab 4**), there were approximately nine (9) neighbors or interested parties, including a representative from the Ocotillo Management Group, that attended the initial meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team and an overview of the history of the Property. The applicant discussed site challenges, land use trends and suitability of land uses for the subject site given the area's context. The applicant then discussed the scope of the rezoning request and provided an overview of the proposed development, including a discussion regarding architectural design and building heights, site layout and operational functions. Finally, an overview was provided regarding the city's rezoning process and timing for development.

The attendees were generally supportive and encouraging of the proposal with the exception of one individual who repeated the speaking points identical to staff's internal memo dated February 21, 2025. She admitted that her comments were based on her conversation with staff prior to attending the meeting. Nobody else at that first meeting shared her sentiments.

After the applicant's presentation, general comments from attendees focused on: (1) utility infrastructure; (2) substation design; (3) solar capabilities; (4) data center operations and screening; (5) potential uses; (6) the present site conditions and ongoing vacancy; and (7) public benefits. The applicant responded to attendee comments as outlined below:

1. Utility Infrastructure

One of the neighborhood meeting attendees had expressed that she had spoken with members of City of Chandler staff regarding the proposal and had concerns about power sources and water availability. The applicant confirmed that the proposed data center would be air-cooled, thus no potable water would be used for the data center outside of domestic services such as handwashing, showers for employees and similar functions. Further, it was discussed that the applicant continues to work with SRP through its process to determine power capacity and project-specific mitigation. The applicant advised that SRP confirmed during an in-person meeting earlier in the day that it was too early to determine any facility locations or requirements to provide electricity to the site, or if the project will trigger any mitigation requirements. The applicant stated they will continue to work with SRP through the demand and design phase to mitigate impacts. There was further discussion regarding the existing facilities along Old Price Road and the potential to tap into those facilities.

2. Substation Design

A concern was raised by an attendee regarding the scale of a proposed substation. Specifically, the attendee wanted to confirm the difference between the proposed Project's substation and the existing substation at the southwest corner of Price Road and Germann Road. The applicant advised that the size of the Project's substation is a fraction of the size of the referenced substation, and further explained the proposed screening elements for the substation including via buildings,

landscaping and screen walls. The applicant advised attendees that the proposed substation should not be visible from adjacent right-of-way once the Project is complete.

3. Solar Capabilities

An attendee inquired whether solar power was an option for the site. The applicant advised that it is possible solar could be provided on carports, however that would be per tenant demand. Furthermore, the structural design for Buildings B-G includes additional load capacity to support roof mounted solar arrays.

4. Data Center Operations and Screening

One of the attendees wanted to confirm the difference between the proposed data center and other nearby data centers, in addition to any screening or mitigation measures. The applicant confirmed that the proposed data center would be air-chilled rather than water chilled, which reduces overall impacts. It was further discussed that the Project would be required to comply with the City of Chandler's data center ordinance, including noise limits, and pre- and post-development noise monitoring and reporting, along with other city requirements. The applicant discussed screening and confirmed that in many locations, the site is well below grade of the adjacent roadways, thus building height and views into the site are mitigated. It was further discussed that the proposed data center building is located adjacent to city facilities which may mitigate some of the noxious impacts of those facilities as well. Finally, the applicant discussed how the design of the data center is consistent with a high-quality office design, similar to other nearby projects, and incorporates meaningful setbacks.

5. Potential Uses

A question was raised regarding the types and nature of tenants for the building. The applicant described that the majority of buildings are designed as research and development buildings with parking ratios that could support those uses as well as possible mezzanine capabilities. The applicant further discussed that the proposed site plan, with very limited dock or at-grade door capabilities, would not be conducive to more industrial land use types. It was further discussed that, through the PAD zoning, land uses would be limited through regulatory means.

6. Present Conditions

A question was asked about the condition of the building and prior leasing efforts. The applicant explained how the property condition is functionally obsolete for today's modern tech user. The property has been marketed consistently since it was abandoned in 2018, and no legitimate user can repurpose the existing building. Additionally, the surrounding site conditions, including the odor from the City's adjacent sewer treatment plant, have been a deterrent to re-tenanting the building.

7. Public Benefits

The topic of public benefits was discussed, including anticipated water reductions compared to the existing site generation; creating hundreds of high quality jobs, significant fiscal and economic impacts for the City and beyond; as well as the creation of a buffer with the built environment from

the City's facilities. Several residents were complimentary of the Project and communicated that the proposed development is a significant improvement over the existing building.

The applicant concluded the meeting by providing attendees with applicant contact information and a discussion regarding next steps, including a potential follow-up meeting should any major changes occur.

D. Summary of Neighborhood Meeting #2

The second neighborhood meeting, held on March 3, 2025, began at approximately 6:00pm and ran until approximately 7:00pm. According to the sign-in sheets (attached at **Tab 5**), there were approximately twelve (12) neighbors or interested parties that attended the second meeting, including representatives from the Ocotillo Community Associate Board of Directors and the Siena at Ocotillo Homeowners Association Board of Directors. Similar to the initial meeting, the applicant provided an introduction of the development team, as well as an overview of the site history and Project proposal.

After the applicant's presentation, general questions were raised regarding: (1) building height; (2) data center operations and anticipated hours of operation; (3) noise standards; (4) job generation; (5) traffic generation; (6) processing and Project timeline; (7) power demand; and (8) site plan design. The applicant responded to attendee comments as outlined below:

1. Building height

One of the attendees raised a question about building height and how the community could be certain about the location of increased building heights and where they would occur on site. The applicant provided context regarding the existing building height, confirming the existing buildings were up to approximately fifty feet tall, and then discussed the proposed building heights, emphasizing that Building A (the data center) is located adjacent to city facilities and is intentionally placed at that location as a buffer for the unsightly activities occurring to the west and south. It was further discussed that building height would be limited in height and location per the PAD and PDP. The applicant also discussed that, in many locations, the site is at a lower grade than adjacent right-of-way and together with the distance from right-of-way, building height is mitigated. Several attendees were complimentary of the site design and mitigation efforts.

2. Data center operations and hours

Attendees raised questions regarding air-chilled data center facilities and hours of operation. The applicant advised there are several examples of air-chilled data center facilities within the Phoenix valley, including in Mesa. It was also confirmed there will likely be three (3) shifts for the data center, and that hours would be 24-7 due to the nature of the use.

3. Noise standards

Attendees raised concerns regarding existing noise within the immediate area (from the Intel facility). The applicant advised that the data center use would be required to comply with the City's newly adopted data center ordinance, which provides mitigation and protections for the neighborhood. There was a discussion about the City's requirements including maximum sound requirements,

monitoring and on-site liaison requirements, among others. The applicant also discussed that the site, by design, orients the data center use adjacent to existing city facilities as a means to mitigate externalities.

4. Job generation

The applicant confirmed an economic impact study has been undertaken and is in draft form. The economic and fiscal analysis predicts that the proposed development may create 600 to 800 direct jobs, and 1300 direct, indirect and induced jobs, which is a benefit for the area in light of recent layoffs by other employers along the Price Road Corridor.

5. Traffic generation

Some attendees asked about traffic generation, citing recent increases in vehicular traffic incidents in the area. The applicant discussed that, compared to the existing entitlement and historical operations for the site, the proposed Project is expected to generate less daily and peak hour trips than what is entitled today. Further, it was discussed that contemplated street improvements adjacent to the Project will assist with mitigation of issues adjacent to the site, such as potential removal of the pedestrian crossing west of the Price Road and Dobson Road intersection, which is a source of conflict for the area. Lastly, a resident expressed their support for the project and its associated traffic as they perceive that traffic speeds along Price Road and southbound Dobson Road will decrease as this site is re-occupied and normal traffic pattern resumes (as opposed to the empty building).

6. Processing and project timeline

Some of the attendees were interested in the entitlement and development timeline. The applicant advised that the timing for rezoning is targeted for a summer timeframe, and following rezoning, the construction document review process is likely to take six (6) months, followed by demolition and construction of specific buildings, which will be established in working with the City. The applicant advised that the data center portion of the development is anticipated to be operating within approximately three (3) years.

7. Power demand

One attendee had questions regarding power demand. The applicant advised that SRP anticipates completing their load study in May and that SRP confirmed during an in-person meeting on February 26, 2025, that it could not confirm what, if any, improvements or mitigation would be required due to this project. The applicant stated that they requested SRP serve the property from their existing equipment on Old Price Road.

8. Site plan design

Several neighborhood meeting attendees, including primarily residents, were complimentary of the thoughtful site design, and communicated their excitement and well wishes for improvements to the site. Two attendees asked if the applicant had any concerns with the marketability of the project given the persistent noxious odors emanating from the adjacent Chandler Water Reclamation

Facility, which in their opinion has become unbearable in the neighboring community. The applicant responded that the data center and flex warehouse buildings were intentionally planned on the west side as it is anticipated the occupants of those buildings would be less irritated than the occupants of the other buildings. However, given their recent experience while on-site and in the surrounding community, the applicant also stated they too were concerned about the odor's potential negative impacts on attracting tenants to the property.

The applicant concluded the meeting by providing attendees with the applicant's contact information and a discussion regarding next steps, including a potential follow-up meeting should any major changes occur.

E. Support

In response to the applicant's written notification to property owners, two (2) letters of support have been received by the applicant. See **Tab 6**.

F. Conclusion

The applicant will continue to be available to discuss the proposal with interested neighbors and stakeholders through the process.

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

FEBRUARY 26TH, 2025 – 6:00 PM – JACOBSON ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM– 1515 NW JACARANDA PKWY, CHANDLER, AZ 85248.

[illegible]

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

FEBRUARY 26TH, 2025 – 6:00 PM – JACOBSON ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM– 1515 NW JACARANDA PKWY, CHANDLER, AZ 85248.

[illegible]

ACTIVE INFRASTRUCTURE

NEIGHBORHOOD OPEN HOUSE MEETING

[illegible]

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

FEBRUARY 26TH, 2025 – 6:00 PM – JACOBSON ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM – 1515 NW JACARANDA PKWY, CHANDLER, AZ 85248.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Nadine Mathews			

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 3RD, 2025 – 6:00 PM – JACOBSON ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM – 1515 NW JACARANDA PKWY, CHANDLER, AZ 85248.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Keldy Winters	[REDACTED]		[REDACTED]
ADAM BOST	[REDACTED]	[REDACTED]	[REDACTED]
JEFF STICKELMAN	[REDACTED]	[REDACTED]	[REDACTED]
Michael Rutz	[REDACTED]	[REDACTED]	
Deborah Mathers	[REDACTED]		[REDACTED]

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 3RD, 2025 – 6:00 PM – JACOBSON ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM – 1515 NW JACARANDA PKWY, CHANDLER, AZ 85248.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Tracy Bork			
Tobin Frisinger			
KAY CORNELIUS			
Cory Whyte			
B. Hanger			
Phil Brausen			
Loise Gibbs			

TAB 6

letter of support from local residents.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600 Main
602-346-4603 Direct



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From: Steven Pickard <[REDACTED]>

Sent: Sunday, February 23, 2025 11:20 AM

To: Adam Baugh <adam@wmbattorneys.com>

Subject: Case No. PLH24-0046

As a local resident of 29 years and one who has also visited the building as a Motorola employee, I know the long-term eye sore this site has been and the need to “start from scratch”.

Based on the information in the mailer regarding the property, you have my support.

Regards,

Steve

Cell: [REDACTED]
2101 W Redwood Dr, Chandler, AZ 85248-4132

From:

Sent: Saturday, March 1, 2025 2:05 PM

To: Adam Baugh <adam@wmbattorneys.com>

Subject: Regarding redevelopment of Orbital Sciences Corporation vacant lot

Dear Sir,

As a resident of the Ocotillo Community Association for the past five years, I and my family have come to value and appreciate the high standard of aesthetics, recreation, and local commerce that makes OCA a great place to live. One of the continual disappointments has been the vacant lot on the southwest corner of Price Road and Dobson Road. I recently received a notice that Active Infrastructure is requesting to rezone the property to allow for more flexibility with the space. I am unable to attend the public neighborhood meetings, but I wanted to register my support for this proposal for the following reasons:

1. A new facility on this corner will help restore the value of this vacant property and provide a face lift with a modern, attractive facility.
2. The proposed data center provides a visual barrier against the less-sightly, adjacent water treatment plant. And yet the datacenter is set back appropriately from housing across Dobson or Price Road, helping mitigate some of the ambient noise that data centers create.
3. The mixed-use commercial spaces in Downtown Ocotillo and other corners around OCA provide a heightened standard of living for local residents. Adding this additional space will enhance the appeal.

I realize that there will be potential drawbacks, including additional traffic at this already busy intersection, and additional noise from the datacenter and other commercial activities. But none of these is any more significant than what is already created by the Intel campus immediately to the south. I believe that the city should seriously consider this proposal.

Sincerely,

Kristopher Endean

OCA Resident

Price Road Innovation Campus

3rd Neighborhood Meeting Summary (Voluntary)

Case No. PLH24-0046

Submittal: October, 2025



WITHEY
MORRIS
BAUGH

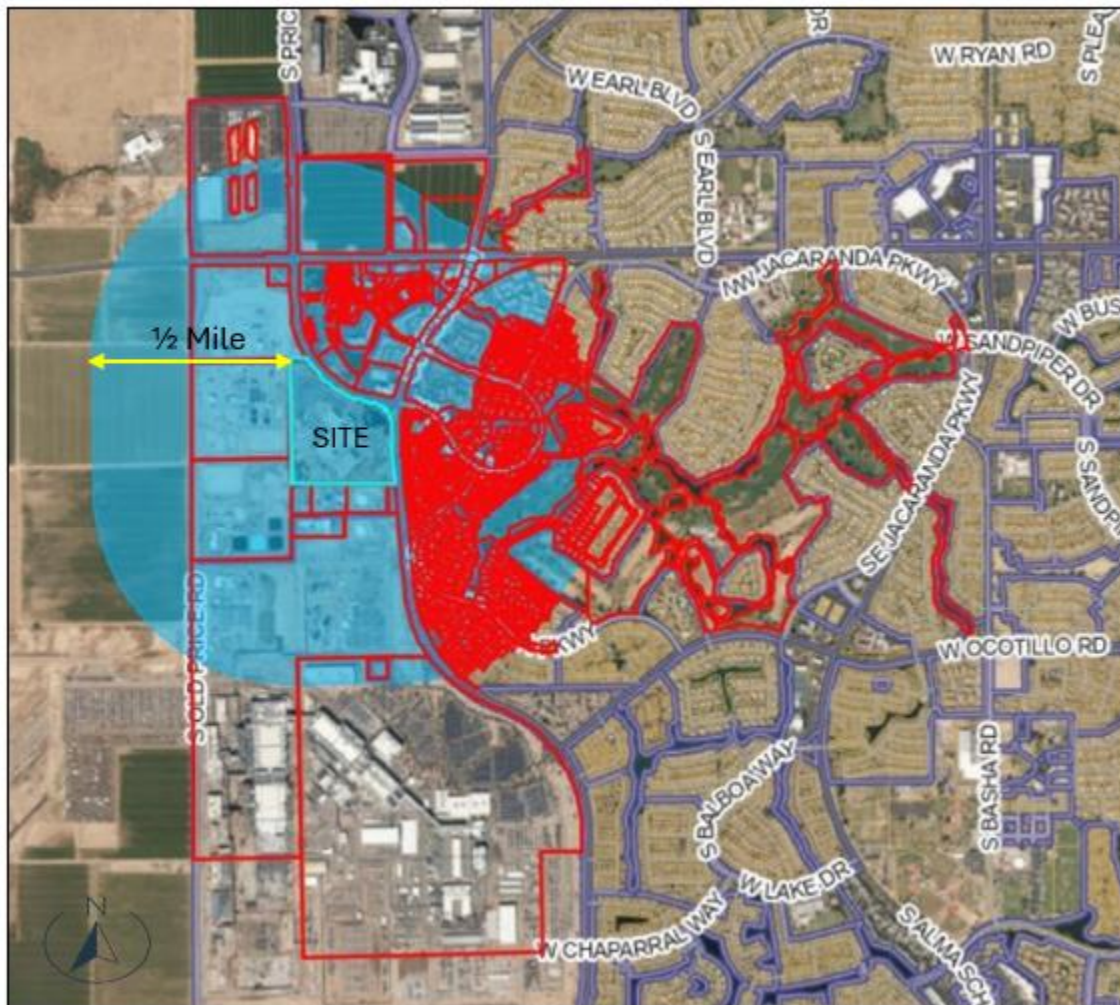
A. Details and Techniques Used to Involve the Public

Following the two (2) required neighborhood meetings being held for the Price Road Innovated Campus ("PRIC" or the "Project") (Case No. PLH24-0046), the applicant hosted a third voluntary neighborhood meeting for PRIC, to provide an additional opportunity for interested parties to learn about the proposed development, and update the community on new plan changes.

The voluntary neighborhood meeting was held at the subject property, located at 3380 South Price Road, Chandler, AZ, 85248, on Thursday, August 28, 2025 at 6:00 PM.

B. Notification Details

The notifications for the neighborhood meeting consisted of a mailed notification and site posting (see **Tab 1**, Notification Letter and **Tab 2**, Site Posting Affidavit), as well as digital notice by the City of Chandler. The applicant mailed the required notification to 962 applicable property owners and registered neighborhood organizations (see **Tab 3**, Mailing List) located within a half mile radius of the property, as depicted below.



C. Summary of Neighborhood Meeting

The voluntary neighborhood meeting, held on August 28, 2025, began at approximately 6:00pm and ran until approximately 7:00pm. According to the sign-in sheets (attached at **Tab 4**), there were approximately six (6) neighbors or interested parties, including a representative from the Ocotillo Management Group, that attended the voluntary meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team and an overview of the history of the property and challenges with the existing on-site building in present day. Ironically, one of the meeting attendees formerly worked for a prior corporate tenant of the building and was able to further convey some of the nuances with the building and its design. The applicant proceeded to discuss the proposed land use and economic trends, as well as suitability of land uses for the subject site given the area's context. The applicant then discussed the scope of the rezoning request and provided an overview of the proposed development, including a discussion regarding architectural design, site layout, operational functions, project phasing and other application related updates that occurred through the review process.

After the applicant's presentation, general comments from attendees focused on: (1) traffic; (2) tenant prospects; (3) water and power demand; (4) status of ownership; (5) lake requirements; (6) design requirements; and (7) demolition and construction phasing. The applicant responded to attendee comments as outlined below:

1. Traffic

Some attendees asked about traffic generation, citing recent increases in vehicular traffic incidents in the area. It was also noted that there are capital improvements along the Price Road corridor that are being performed by the City, and that those improvements have increased delays in the short term. The applicant discussed that, compared to the existing entitlement and historical operations for the site, the proposed Project is expected to generate less daily and peak hour trips than what is entitled today. Further, it was discussed that contemplated street improvements adjacent to the Project will assist with mitigation of issues adjacent to the site, such as potential removal of the pedestrian crossing west of the Price Road and Dobson Road intersection, which is a source of conflict for the area.

2. Tenant Prospects

One of the attendees raised a question regarding the role of the data center as part of the proposal and how the inclusion of a data center with the rezoning request benefits the area. The applicant discussed the current economic challenges with the market, and highlighted that the data center provides an opportunity not only for collocating opportunities—which other Valley jurisdictions have recently experienced with high-technology AI based businesses—but, a competitive advantage for attracting new, high-quality employment uses that align with the City's strategic goals, which is achieved by land value offsets by the data center. One of the attendees expressed enthusiastic support for this approach, noting a sentiment that new employers to the area may have a positive correlation with home values and other long-term benefits for the community.

3. Water and Power Demand

One attendee had general questions regarding water use and power demand. The applicant discussed that the Project will be required to go through the City's approval process for generated water demand, however because of the modern cooling process that will be employed for the data center, it is anticipated that the majority of water use for the data center component of the Project will be for domestic uses (i.e. handwashing, toilet flushing). Since there are no current tenants for the employment buildings, basic assumptions have been made for those buildings, and future development will ultimately need to comply with the City's requirements.

As it relates to power, the applicant advised that one important project update since the last neighborhood meeting is that SRP has confirmed that no new powerlines will be necessary along Price Road to serve the Project. It was further discussed that there is currently capacity for power and that the applicant will contribute to already approved power infrastructure in the area.

4. Ownership Status

One of the neighborhood meetings inquired about property ownership. The applicant confirmed that it owns the subject property and will retain the data center property long-term. Ownership emphasized its commitment to openness throughout the development process and beyond, and expressed a desire to remain visible as the face of the Project.

5. Lake Requirements

An attendee expressed an interest in the existing lake and whether it would be retained in its current form. The applicant confirmed that the Ocotillo Community Association governs requirements for the lake and that some reductions were proposed, but none that would significantly alter the existing visual appearance of the lake.

6. Design Requirements

One of the attendees, which attended a prior meeting, made a comment regarding building height to ensure attendees were aware of the height. The applicant provided context regarding the existing building height, confirming the existing buildings were up to approximately fifty feet tall, and then discussed the proposed building heights, emphasizing that Building A (the data center) is located adjacent to city facilities and is intentionally placed at that location as a buffer for the unsightly activities occurring to the west and south. No other attendees expressed concerns with building height.

7. Demolition and Construction Phasing.

A few of the attendees raised questions regarding timing for demolition and construction. The applicant advised that once the necessary approvals are in place, demolition can commence and is anticipated to occur immediately. The applicant then discussed the plan for project phasing, noting that development will be executed in a phased manner to ensure orderly progress and to create initial opportunities for a single-tenant user—which is the City's preference—prior to constructing future speculative buildings. One of the attendees had remarks regarding the interim condition and visual appeal of the property, and

the applicant advised that the streetscape would remain as-is, with enhancements to mitigate the interim condition of the property. Another attendee expressed an understanding of the phasing and appreciated the work the applicant has done to bring quality employment to the area.

D. **Conclusion**

The follow up voluntary neighborhood meeting was productive and the applicant received positive feedback regarding building design and the overall development concept. Many attendees made well wishes for the client proceeding forward. The applicant will continue to be available to discuss the proposal with interested neighbors and stakeholders through the process.

SIGN-IN

ACTIVE INFRASTRUCTURE

SOUTHWEST CORNER OF PRICE ROAD AND DOBSON ROAD, CHANDLER, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 28TH, 2025 – 6:00 PM – 3380 SOUTH PRICE ROAD, CHANDLER, AZ 85248.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Tom Galarra			
Kelly Winters			
Julie wetz			
Dan Darnell			
Wendy Palero			
Veran Simon			

From: Steven Pickard

Sent: Sunday, February 23, 2025 11:20 AM

To: Adam Baugh

Subject: Case No. PLH24-0046

As a local resident of 29 years and one who has also visited the building as a Motorola employee, I know the long-term eye sore this site has been and the need to “start from scratch”.

Based on the information in the mailer regarding the property, you have my support.

Regards,

Steve

2101 W Redwood Dr, Chandler, AZ 85248-4132

From: City of Chandler <no-reply@chandleraz.gov>

Sent: Saturday, March 1, 2025 11:09 AM

To: David De La Torre <David.DeLaTorre@chandleraz.gov>; POD <POD@chandleraz.gov>

Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form

Submitted on Sat, 03/01/2025 - 11:09 AM

Submitted by: Anonymous

Submitted values are:

Name

Carol Black

Address

4321 s purple sage place
Chandler, Arizona. 85248

Agenda Item No.

Reuse zoning request SW corner Price and Dobson

Support/Oppose

Oppose

Comments

The ocotillo HOA has notified residents of a zoning request to redevelop the SW corner Dobson and Price, the former Orbital facility. I am opposed to the proposal for another data center. I thought Chandler passed a rule to stop allowing data centers due to their high consumption of utilities, notably water. Also, both single family residences and multi family apartments are across the street from this site. There have been many complaints by residents of Clemente Ranch regarding the noise generated from the data centers further north on Dobson. Chandler, and developers need to recognize and respect the residential quality of life in the Ocotillo community. I am unable to attend the meeting on March 3rd as I am traveling internationally.

From:

Sent: Saturday, March 1, 2025 2:05 PM

To: Adam Baugh

Subject: Regarding redevelopment of Orbital Sciences Corporation vacant lot

Dear Sir,

As a resident of the Ocotillo Community Association for the past five years, I and my family have come to value and appreciate the high standard of aesthetics, recreation, and local commerce that makes OCA a great place to live. One of the continual disappointments has been the vacant lot on the southwest corner of Price Road and Dobson Road. I recently received a notice that Active Infrastructure is requesting to rezone the property to allow for more flexibility with the space. I am unable to attend the public neighborhood meetings, but I wanted to register my support for this proposal for the following reasons:

1. A new facility on this corner will help restore the value of this vacant property and provide a face lift with a modern, attractive facility.
2. The proposed data center provides a visual barrier against the less-sightly, adjacent water treatment plant. And yet the datacenter is set back appropriately from housing across Dobson or Price Road, helping mitigate some of the ambient noise that data centers create.
3. The mixed-use commercial spaces in Downtown Ocotillo and other corners around OCA provide a heightened standard of living for local residents. Adding this additional space will enhance the appeal.

I realize that there will be potential drawbacks, including additional traffic at this already busy intersection, and additional noise from the datacenter and other commercial activities. But none of these is any more significant than what is already created by the Intel campus immediately to the south. I believe that the city should seriously consider this proposal.

Sincerely,

Kristopher Endean

OCA Resident

From: [jeff stickelman](#)

Sent: Monday, March 31, 2025 12:12:12 PM (UTC-07:00) Arizona

To: Mayor&Council <Mayor&Council@chandleraz.gov>

Subject: Fwd: letter to Mayor and City Council

Dear Mayor and Council,

I am writing to express my strong support for the redevelopment of 3380 S. Price Road into the Price Road Innovation Campus. As you know, I've lived in this area for decades. For too long, this site has sat vacant and deteriorating—an eyesore in what should be a thriving business corridor. This project just makes good sense. I hope you support and don't overlook the opportunity to replace blight, generate new tax revenue, and provide new jobs at a time when Chandler has felt the impact of losing multiple large employers.

I drive by this site daily and redevelopment of this site is long overdue. The fact that a portion is a data center is not an issue for me. It screens out the unsightly city facilities behind it and leaves plenty of acreage for new employment buildings along Price Road. Frankly, I cannot imagine another employer who would want to go right next to the wastewater treatment facility with that foul odor. At least this project has a buffer for that.

I'm afraid it will be a long time waiting before something better comes along. It's already been 7 years of abandonment. How many more years do we need to wait before something else is proposed? The Price Road Innovation Campus will restore economic momentum to a blighted site that has been underutilized far too long.

I hope you support this redevelopment and take advantage of this opportunity for growth, revitalization, and long-term prosperity.

Thank you for your leadership and consideration.

Sincerely,

Jeff Stickelman

From: [Stefan Radloff](#)
To: [David De La Torre](#)
Cc: [Stefan Radloff](#)
Subject: PRICE ROAD INNOVATION CAMPUS comments
Date: Friday, April 18, 2025 12:35:15 AM

David –

As a resident of Chandler and Ocotillo HOA since 1998, I am writing to express my opposition to the proposed redevelopment of the old Orbital campus, eg the “Price Road Innovation Campus.”

The plan proposes to bring yet another data center to the Price Corridor, adding to at least 10 data centers we already have in the area. The City of Chandler does not need and cannot afford any more data centers:

1. Data centers provide virtually no employment once their construction is complete.
2. Data centers guzzle huge amounts of power – while at the same time SRP burdens every Chandler homeowner with a 15% rate hike to pay for the power generation and transmission capacity increases data centers require.
3. Data centers are consuming the last large prices of commercial real estate in Chandler while providing close nothing in return. (Although.. since data centers employ almost no one, they also require almost no space for parking lots.) Data centers consume land that could be occupied by companies like Wells Fargo, Intel, Northrop Grumman, Iridium, Dignity Health, Air Products etc that bring many bring high paying jobs to Chandler.
4. Data centers effectively convert the huge amounts of power they consume into heat, which is then dumped back into the Chandler air by the massive AC systems data centers provide.. We do not need more data centers dumping even more heat into the local south Chandler environment – our climate is already getting hotter and hotter at a frightening pace.

The City of Chandler can and must do better bringing real jobs and real industry to the last available pieces of Chandler.

Thank you.

Stefan Radloff
Chandler, AZ

From: [RICHARD HORWITZ](#)
To: [David De La Torre](#)
Subject: Price Road Innovation Campus
Date: Thursday, October 9, 2025 3:31:35 PM

As residents of Chandler, Arizona, this email serves to register our objections to the proposed Price Road Innovation Campus, which would be located in close proximity to our residence. Our objections are based on the potential environmental and health impacts that are characteristic of data centers.

Our research has indicated that negative potential outcomes include but are not limited to the following impacts of data centers:

- Large water requirements, placing a strain on already limited water resources.
- Generators contributing to particulate air pollution which could lead to respiratory problems and asthmatic symptoms.
- Disruptions to the electric grid.
- Excessive carbon dioxide emissions.
- Chemically treated cooling systems utilizing polyfluoroalkyl substances, which are “forever chemicals” possibly leading to cancer and high cholesterol.

We do not wish to be a sacrifice zone for the data center boom.

Richard and Bonnie Horwitz
2511 W. Queen Creek Road
Chandler AZ 85248

EXHIBIT "A"
DATA CENTER BOUNDARY DESCRIPTION

A PORTION OF PARCEL 1, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT 2024-0351129, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 17 MINUTES 37 SECONDS WEST, 2644.48 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST, 1325.47 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 13 MINUTES 49 SECONDS WEST, ALONG SAID WEST LINE, 743.81 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 88 DEGREES 52 MINUTES 58 SECONDS EAST, 446.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 84 DEGREES 02 MINUTES 35 SECONDS EAST, 417.97 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 29 SECONDS, AN ARC LENGTH OF 106.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 69 DEGREES 44 MINUTES 37 SECONDS WEST, 505.92 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 09 MINUTES 57 SECONDS, AN ARC LENGTH OF 213.38 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 785.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 01 MINUTES 37 SECONDS, AN ARC LENGTH OF 68.87 FEET;

THENCE SOUTH 01 DEGREES 07 MINUTES 02 SECONDS EAST, 722.59 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE SOUTH 88 DEGREES 52 MINUTES 58 SECONDS WEST, ALONG SAID SOUTH LINE, 509.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL, 361.45 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 548,700 SQUARE FEET
OR 12.5964 ACRES, MORE OR LESS.

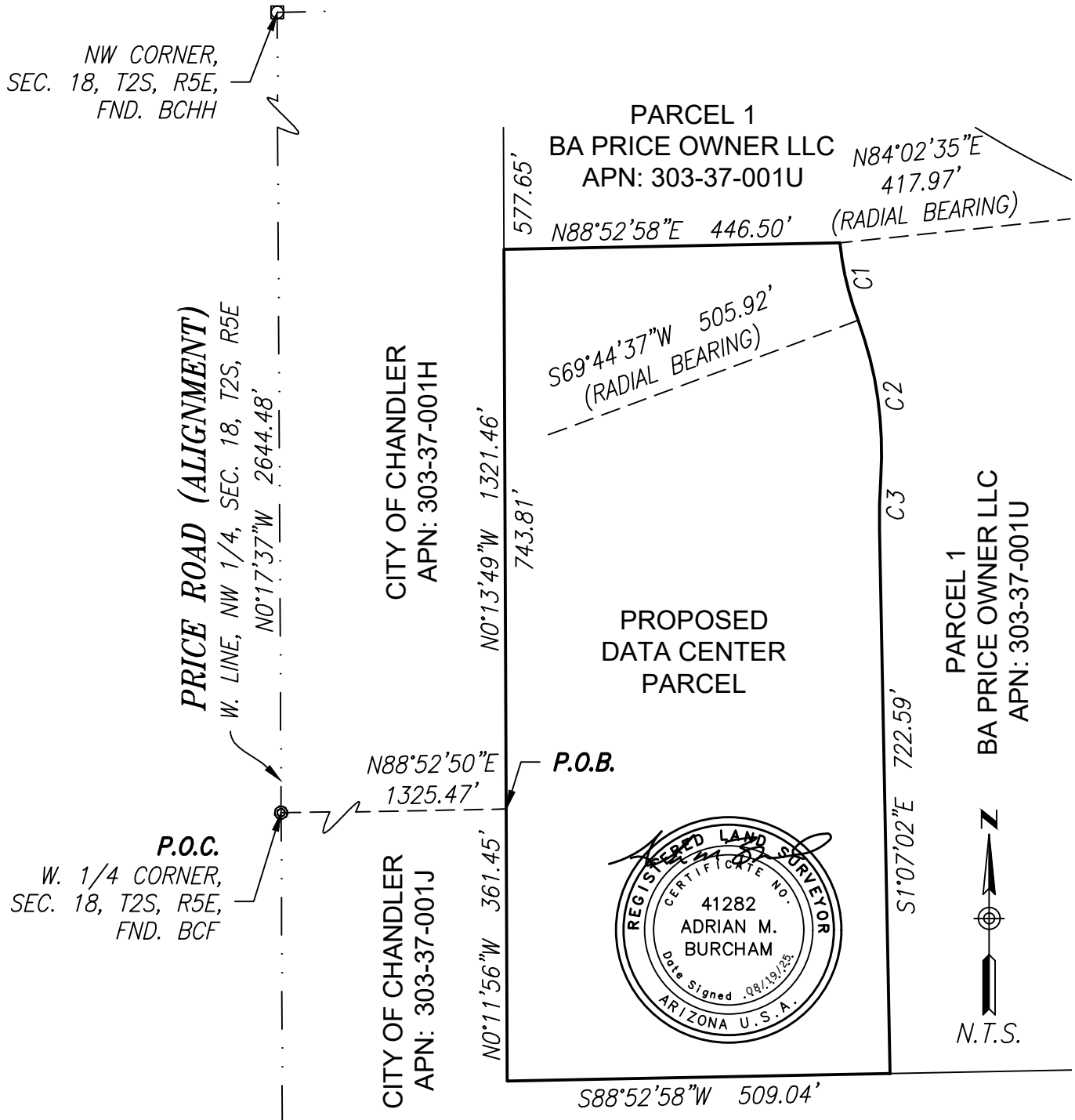




HUBBARD
ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313



PRICE ROAD INNOVATION CAMPUS
DATA CENTER BOUNDARY
EXHIBIT "A"

City of Chandler, Maricopa County, Arizona

Project No.
24134

Date
08/19/25

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 1 of 2



HUBBARD
ENGINEERING

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1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	14°33'29"	417.97'	106.20'	N13°14'09"W 105.91'
C2	24°09'57"	505.92'	213.38'	N08°10'24"W 211.80'
C3	5°01'37"	785.00'	68.87'	N01°23'46"E 68.85'



PRICE ROAD INNOVATION CAMPUS
DATA CENTER BOUNDARY
EXHIBIT "A"
City of Chandler, Maricopa County, Arizona

Project No.
24134

Date
08/19/25

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 2 of 2

EXHIBIT "B"

LEGAL DESCRIPTION FOR ENTIRE SITE

Page 1 of 2

PARCEL ONE:

THAT PORTION OF SECTION 18, 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 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1269.65 FEET TO THE NORTHWEST CORNER OF OCOTILLO AS SHOWN ON THE "MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR OCOTILLO", ACCORDING TO BOOK 303 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 20 MINUTES 02 SECONDS WEST, ALONG THE WEST BOUNDARY THEREOF, 1321.64 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID SECTION 18 AND SAID BOUNDARY OF OCOTILLO, 66.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY, CONTINUE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST 207.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRICE ROAD AS SHOWN ON SAID MAP OF DEDICATION, SAID POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 59 DEGREES 08 MINUTES 21 SECONDS EAST 1315 FEET;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 54 MINUTES 39 SECONDS, HAVING AN ARC DISTANCE OF 1099.60 FEET;

THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 27.27 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 250.00 FEET TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, HAVING AN ARC DISTANCE OF 126.34 FEET TO A POINT OF COMPOUND CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 40 DEGREES 10 MINUTES 60 SECONDS WEST 290.00 FEET;

EXHIBIT "B"

LEGAL DESCRIPTION FOR ENTIRE SITE

Page 2 of 2

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 47 MINUTES 00 SECONDS, HAVING AN ARC DISTANCE OF 272.22 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 86 DEGREES 01 MINUTES 60 SECONDS EAST 2479.00 FEET;

THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 11 MINUTES 31 SECONDS, HAVING AN ARC DISTANCE OF 527.50 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 81 DEGREES 46 MINUTES 29 SECONDS WEST 3024.49 FEET;

THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 05 MINUTES 16 SECONDS, HAVING AN ARC DISTANCE OF 215.78 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 27.35 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 53 SECONDS WEST 1394.95 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID SECTION 18;

THENCE NORTH 01 DEGREES 00 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 361.44 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 58 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 1321.46 FEET TO THE TRUE POINT OF BEGINNING.