



**Fw: Norton's Crossing**  
**Susan Moore** to: CityClerkAgenda  
Cc: Melanie Sala-Friedrichs, David Bigos

07/28/2011 04:10 PM

From: Susan Moore/COC  
To: CityClerkAgenda  
Cc: Melanie Sala-Friedrichs/COC@ci.chandler.az.us, David Bigos/COC

----- Forwarded by Susan Moore/COC on 07/28/2011 04:09 PM -----

From: "Tracea Roback" <tracea.roback@rtunderground.net>  
To: <mayorandcouncil@chandleraz.gov>  
Date: 07/28/2011 03:15 PM  
Subject: Norton's Crossing

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With the economy being the way it is, I have been unable to sell my home in the neighborhood adjacent to this proposed project and or zoning change (Dobson Place). It would bring down the value and safety of our neighborhood by allowing apartment homes in this area. There are plenty of apartment buildings already in the City of Chandler. Please do not approve this change/project.

Thank you for your consideration to this matter.

Tracea Roback, concerned resident & Home Owner.  
480.247.3736



**GBA Request #11-07-1047**  
service to: rommel.cordova

07/27/2011 09:33 PM

You have received a BACKUP NOTIFICATION to a new work request:

Request # 11-07-1047  
Category Type: City Clerk  
Problem: Council Meetings  
Priority: Five Day  
Assigned To: Erica Barba

Customer Comments: I have a concern about the agenda item ZONING, DVR11-0019 NORTON'S CROSSING on the agenda for July 28, 2011. When it was zoned for single-family housing, that was fine. My main concern about having an apartment building constructed there and don't want to see that allowed. Our neighborhood already has some issues with crime from lower income housing in our neighborhood and feel that an apartment complex would only serve to attract more problems. In addition, we want to avoid crowding of the area. As it is, the single-family homes are built on small lots and we have more people in our neighborhood than older ones with larger lots. I have noticed the crowded condition at CTA Liberty Elementary and don't want to see that problem increased. Please do not allow this area to be zoned for apartments. Thank you. Sincerely, Jennifer Averett

Created By: PublicWebUser on 7/27/2011 at 9:32 PM

Fw: Nortons crossing proposal

Melanie Sala-Friedrichs

to:

CityClerkAgenda

07/28/2011 10:41 AM

Cc:

Erik Swanson

Show Details

From: "Stacy Jernigan" <sjernigan@cox.net>

To: <mayorandcouncil@chandleraz.gov>

Date: 07/27/2011 09:23 PM

Subject: Nortons crossing proposal

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It has been brought to my attention that there is a proposal to put up an apartment complex and single family homes in the field just North of Chandler blvd.

I am an original homeowner and have lived in my home in Chandler for over 12 years. I plan on staying here and do not want an apartment building next to

my neighborhood.

Please do not change the zoning to allow apartments.

Thank you so much

Stacy Jernigan  
572 N Bell Drive  
Chandler, AZ 85225

Dobson Place Neighborhood

Fw: The Norton Crossing  
Melanie Sala-Friedrichs  
to:  
CityClerkAgenda  
07/28/2011 10:39 AM  
Cc:  
Erik Swanson  
Show Details

From: Eric Norton <norton.ericjohn@gmail.com>  
To: mayorandcouncil@chandleraz.gov  
Date: 07/27/2011 11:28 PM  
Subject: The Norton Crossing

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Dear Mayor Tibshraeny,  
We are residents of Dobson Place at Chandler Blvd. and Gilbert Road. We understand that there is a proposal to put in an apartment complex in the field just north of Chandler Blvd. We do not want an apartment complex next to our neighborhood that would bring down our house prices. Please do not change the zoning to allow apartments.  
Thank you,  
Eric and Amanda Norton  
270 N. Nash Way  
Chandler, AZ 5225

Fw: Norton's Crossing  
Melanie Sala-Friedrichs  
to:  
CityClerkAgenda  
07/28/2011 10:41 AM  
Cc:  
Erik Swanson  
Show Details

From: Mary Heninger <maryjeanh@cox.net>  
To: mayorandcouncil@chandleraz.gov  
Date: 07/27/2011 08:26 PM  
Subject: Norton's Crossing

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To Whom it May Concern:

Concerning the "Project Norton's Crossing" I am in favor of the single family homes but am NOT in favor of an apartment complex. Just sayin ...

Thank you.

Mary Heninger  
25 N. Nash Way  
Chandler, Az.  
85225

Fw: Norton's Crossing development

Melanie Sala-Friedrichs

to:

CityClerkAgenda

07/27/2011 09:43 AM

Show Details

From: "Lucille Sondrup" <lsondrup@cox.net>

To: <mayorandcouncil@chandleraz.gov>

Date: 07/26/2011 08:26 PM

Subject: Norton's Crossing development

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Dear Mayor and Council,

I am writing in regards to the development of Norton's Crossing. I understand apartments and single housing units are being planned for this corner. I wish to state my objections to apartments being built on this corner. Single family housing for empty nesters and families would be more acceptable to me and to those in my development. Apartments tend to lower home values over time and bring in undesirable tenants in not managed properly. I am unable to attend the meeting as I will be out of town. Thank you for your consideration in this matter.

Sincerely,

Lucille Sondrup

371 N Bell pl.

Chandler, Az 85225

Dobson Place Subdivision

#12

JUL 28 2011

**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195  
www.ecllaw.com

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

July 18, 2011

Mayor Jay Tibshraeny  
Office of the Mayor & City Council  
Mail Stop 603  
P.O. Box 4008  
Chandler, AZ 85244-4008

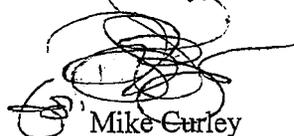
RE: Case: DVR11-0012 The Springs Retail Center Phase II  
Case: DVR11-0019 Norton's Crossing

Dear Mayor Tibshraeny:

I'm writing you regarding the above-referenced two cases which are scheduled for City Council review at your July 28<sup>th</sup> City Council Hearing. Both of these cases were approved by the Council three years ago. Both properties were rezoned just prior to the economy collapsing and for that reason no construction on either property occurred. Hence, we are requesting an extension of the zoning. There was no controversy and no objection at the Planning Commission Meeting for the Springs' extension. There was one husband and wife who did appear in opposition to the extension for the Norton's Crossing. Both cases were approved.

I want to be respectful of your time and therefore, I will not call your office. I don't want to be presumptuous, however and if you have any questions please feel free to contact me at which time I would be more than happy to speak with you.

Sincerely,



Mike Curley

MJC:rrd



**MEMORANDUM                      Transportation & Development - CC Memo No. 11-075**

**DATE:**            JULY 8, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *R Dlugas*  
                         PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                         R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                         JEFF KURTZ, PLANNING ADMINISTRATOR  
                         KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        DVR11-0019 NORTON'S CROSSING

**Request:**            Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former PAD zoning designation

**Location:**            Northwest corner of Chandler Boulevard and Gilbert Road

**Applicant:**            Mike Curley; Earl, Curley & Lagarde

**RECOMMENDATION**

The request is for action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former PAD zoning for commercial use. The current PAD zoning designation is for office, retail and multi-family development. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of a three (3) year timing extension.

**EXTENSION OF THE TIMING CONDITION**

The request is for action on an existing approximate 23.5-acre site located at the northwest corner of Chandler Boulevard and Gilbert Road. The existing plan includes 8.3-acres of commercial development and 15.22-acres of multi-family. The PAD zoning was conditioned to start construction above foundation walls within three (3) years of the ordinance effective date.

This is the first zoning time extension requested for the property. The current application requests a three-year time extension; the timing condition expired on June 7, 2011. The proposed three-year time extension would be in effect, pending City Council approval, until June 7, 2014, as the time limit is calculated from the previous zoning approval's expiration.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, determine compliance with the three-year schedule for development, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

### **BACKGROUND**

The subject site initially received zoning in 1993 as part of the 230-acre Dobson Place master planned community. At that time the site was zoned to PAD for multi-family and commercial development. In 1995, the site was rezoned to PAD strictly for commercial uses, eliminating the multi-family designation. With the development of the Dobson Place single-family residential neighborhood, the zoning was vested for the site. In 2008, the site was rezoned to allow for the office, retail, and multi-family development.

Directly north and west of the subject site is the Dobson Place single-family residential neighborhood. East, across Gilbert Road at the intersection corner is a CVS Pharmacy located within the Town of Gilbert. South, across Chandler Boulevard is a Circle K gas station, vacant land, and an automotive shop, all located in a county island. In addition, there is a small trailer park, and the Colonia Coronita single-family residential subdivision, both located within the City of Chandler.

The General Plan designates the site as low-density residential; however allows the consideration of commercial development and high-density residential development at the intersection of arterial streets. Staff, continues to find the site and proposed uses to be consistent with the General Plan.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Tuesday, June 21, 2011. Two neighbors (husband and wife) were in attendance and had general questions regarding the request.
- Staff has heard from one resident opposed to the extension. The resident lives in the adjacent neighborhood, roughly 2,200 feet from the subject site.
- At the Planning Commission hearing the two neighbors that attended the neighborhood meeting spoke in opposition to the request, citing concerns with potential increase in crime and the devaluing of homes due to the proposed construction of the apartment complex. They were in support of reverting the property to the previous commercial designation.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Rivers)

**RECOMMENDED ACTION**

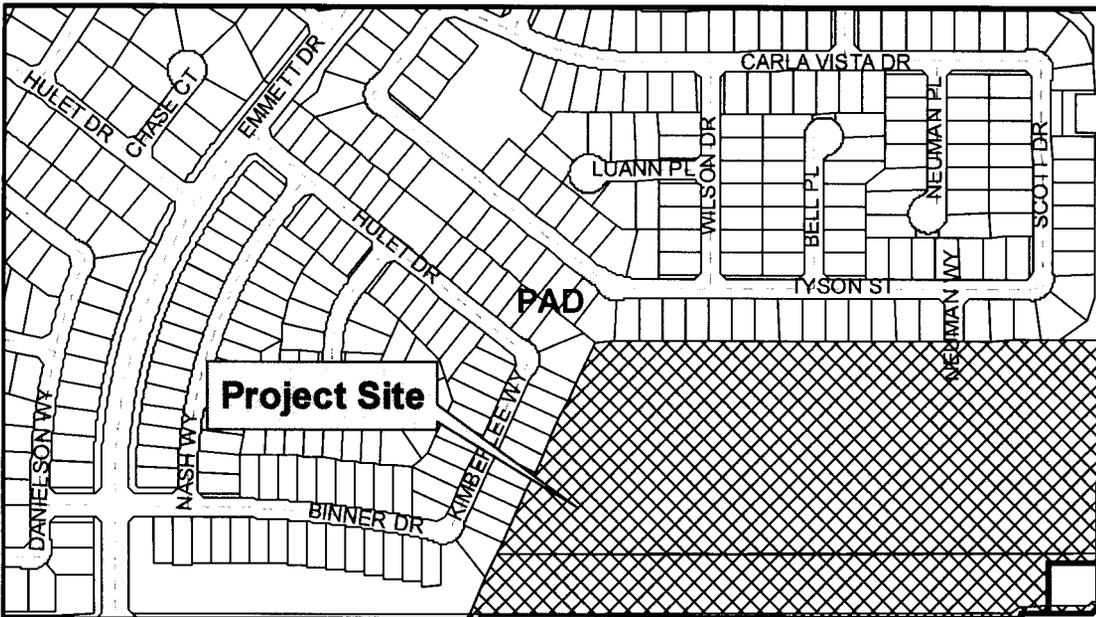
Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of extending the timing condition for case DVR11-0019 NORTON'S CROSSING for an additional three (3) years, with all of the conditions in the original approval remaining in effect.

**PROPOSED MOTION**

Move to approve extending the timing condition for case DVR11-0019 NORTON'S CROSSING for an additional three (3) years, in which the zoning would be in effect until June 7, 2014, with all of the conditions in the original approval remaining in effect.

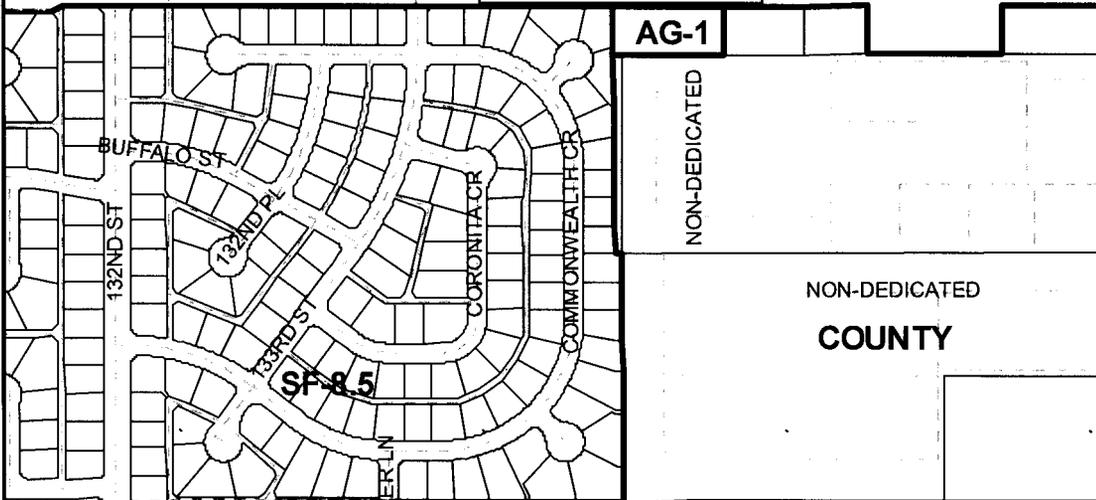
**Attachments**

1. Vicinity Maps
2. Site Plan
3. Ordinance No. 4053

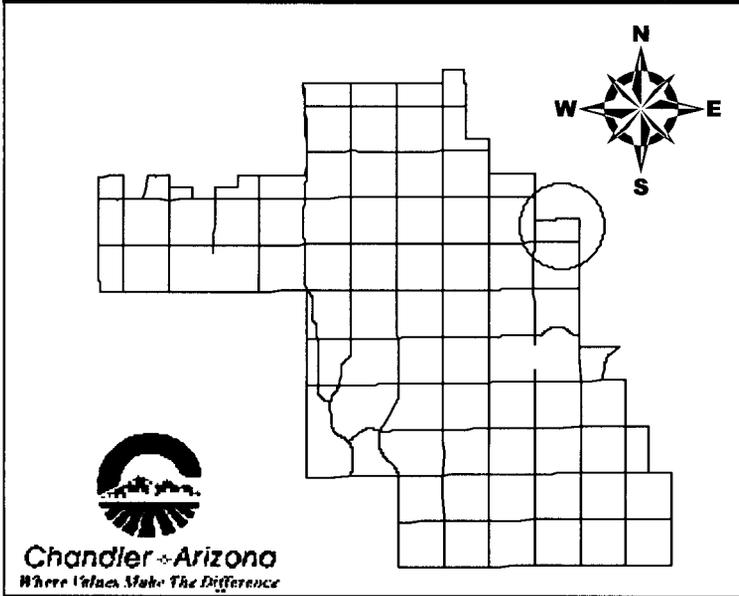
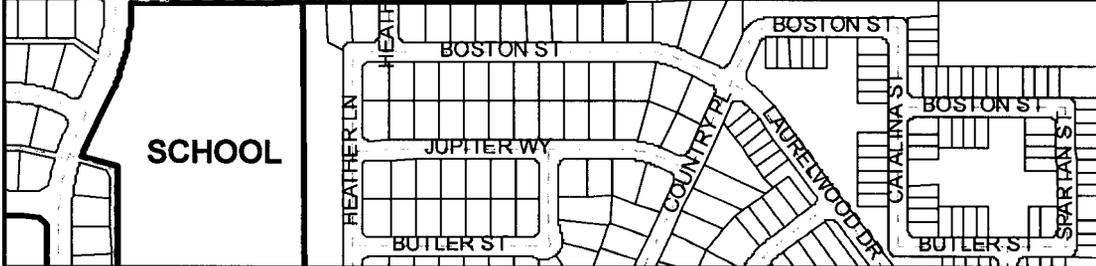


**Chandler Blvd.**

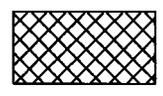
Town  
WILLIAMSFIELD RD  
of  
Gilbert



**Gilbert Rd.**



**Vicinity Map**



DVR11-0019

**Norton's Crossing**





**Project Site**

**Chandler Blvd.**

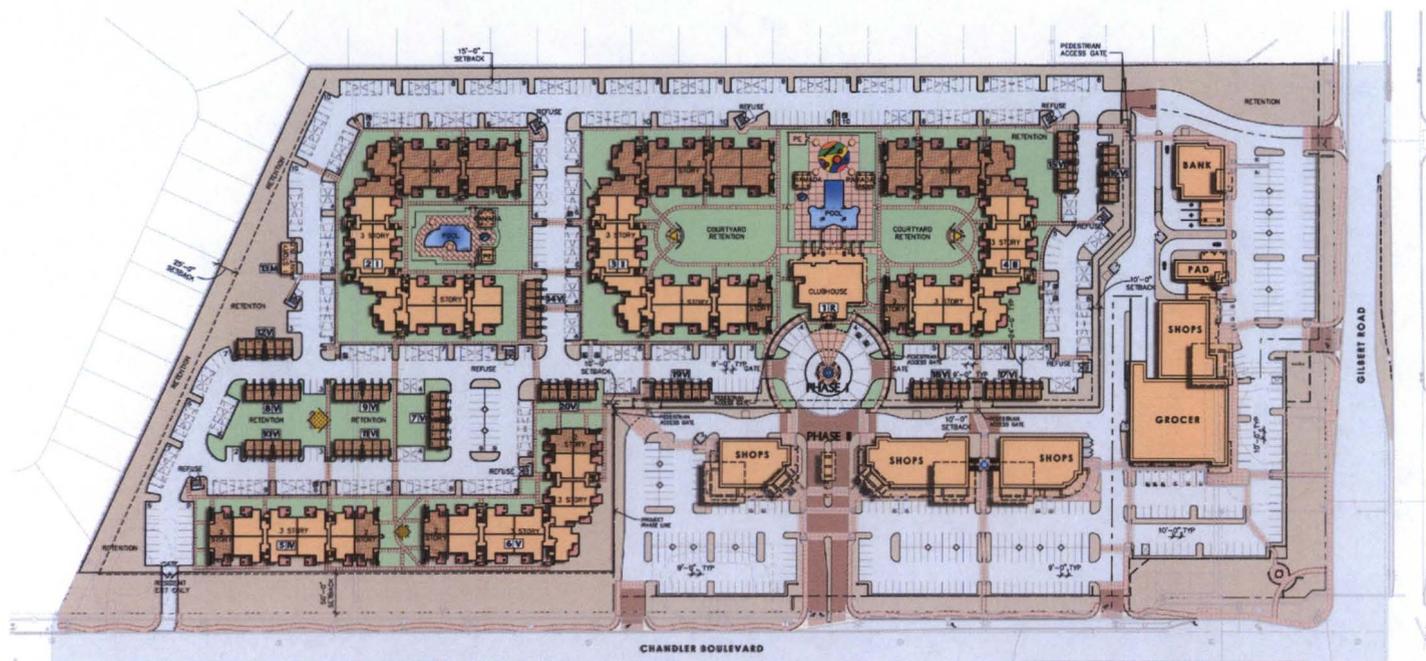
**Gilbert Rd.**

**Vicinity Map**



**DVR11-0019**

**Norton's Crossing**



**PROJECT DATA-RESIDENTIAL**

<b>SITE AREA:</b>	
RESIDENTIAL NET AREA	+/- 73,500 NET ACRES
OFFICE NET AREA	+/- 2,500 NET ACRES
<b>TOTAL SITE AREA:</b>	+/- 76,000 NET ACRES
<b>LOCATION:</b>	CHANDLER, ARIZONA
<b>ZONING:</b>	P.D.S. C-2
<b>EXISTING PROPOSED:</b>	P.D.S. C-2 WITH UNDERLYING ZONING OF C-2
<b>RESIDENTIAL DENSITY:</b>	
ALLOWED	18 UNITS/ACRE
PROPOSED	+/- 178 UNITS/ACRE
<b>UNIT MIX:</b>	
1 BEDROOM GARAGE UNITS	26 UNITS (35%)
1 BEDROOM STAGGED FLATS	154 UNITS (21%)
2 BEDROOM	100 UNITS (13%)
TOTAL	280 P.S. (39%)

<b>HEIGHTS:</b>	
ALLOWED	NO BUILDING SHALL EXCEED 20' IN HEIGHT AT THE BUILDING SETBACK LINE. EXCEPT FOR BUILDINGS THAT EXCEED 20' IN HEIGHT PROVIDED THAT AT NO POINT OF PROJECTS ABOVE A LINE SLOPING INWARD AND UPWARD AT A 45° ANGLE AT THE REQUIRED SETBACK LINE TO A MAXIMUM HEIGHT OF 45'
PROPOSED	3 AND 3 STORY
<b>PARKING STANDARDS:</b>	
MINIMUM PARKING STALLS	1 PER 100 S.F. OF GROSS FLOOR AREA
REQUIRED PARKING	1 PARKING SPACE PER 10 P.S.
<b>REQUIRED PARKING:</b>	
1 BEDROOM (112 DU. @ 1.50 P.S./DU.)	168 P.S.
1 BEDROOM (154 DU. @ 1.00 P.S./DU.)	154 P.S.
2 BEDROOM (76 DU. @ 1.33 P.S./DU.)	101 P.S.
TOTAL REQUIRED PARKING	423 P.S. (150% P.S./DU.)
<b>PROVIDED PARKING:</b>	
CARPORTS	384 P.S.
SPOTS	147 P.S.
GARAGE	28 P.S.
TOTAL PROVIDED PARKING	559 P.S. (132% P.S./DU.)

BUILDING SQUARE FOOTAGE	USE
<b>BLOCK TYPE I:</b>	
1ST FLOOR	38,360 DWELLING UNITS
2ND FLOOR	38,360 DWELLING UNITS
3RD FLOOR	38,360 DWELLING UNITS
<b>TOTAL AREA:</b>	115,080
<b>BLOCK TYPE II:</b>	
1ST FLOOR	21,280 DWELLING UNITS
2ND FLOOR	21,280 DWELLING UNITS
3RD FLOOR	21,280 DWELLING UNITS
<b>TOTAL AREA:</b>	63,840
<b>BLOCK TYPE III:</b>	
1ST FLOOR	20,600 DWELLING UNITS
2ND FLOOR	20,600 DWELLING UNITS
3RD FLOOR	20,600 DWELLING UNITS
<b>TOTAL AREA:</b>	61,800

BUILDING SQUARE FOOTAGE	USE
<b>BLOCK TYPE IV:</b>	
1ST FLOOR	12,800 DWELLING UNITS
2ND FLOOR	12,800 DWELLING UNITS
3RD FLOOR	12,800 DWELLING UNITS
<b>TOTAL AREA:</b>	38,400
<b>BLOCK TYPE V:</b>	
1ST FLOOR	18,641 DWELLING UNITS
2ND FLOOR	18,641 DWELLING UNITS
3RD FLOOR	18,641 DWELLING UNITS
<b>TOTAL AREA:</b>	55,923
<b>BLOCK TYPE VI:</b>	
1ST FLOOR	1,800 DWELLING UNITS
2ND FLOOR	1,800 DWELLING UNITS
3RD FLOOR	1,800 DWELLING UNITS
<b>TOTAL AREA:</b>	5,400
CLUBHOUSE	6,492 RECREATION
MAINTENANCE	856 UTILITY

**PROJECT DATA-RETAIL**

Net Site - Gross	+/- 59,960 sf
Net Site - Other	+/- 274,522 sf
Net Site - Overall	+/- 334,482 sf
	+/- 7.87 ac
<b>RETAIL AREAS:</b>	
Grocery	13,970 sf
Shops	26,500 sf
Bank	4,500 sf
Post	1,800 sf
<b>Total Building Area:</b>	46,770 sf
Lot Coverage Provided	+/- 14.8 %
Parking Required	297 spaces (1,500/1000)
Parking Provided	351 spaces (7.8/1000)

**SYMBOLS:**

- [Symbol] BUILDING TYPE
- [Symbol] BUILDING NUMBER
- [Symbol] PARKING CANOPY
- [Symbol] PARKING SPACE
- [Symbol] PHASE LINE
- [Symbol] FIRE HYDRANT
- [Symbol] TRANSFORMER



Chandler, Arizona

# NORTON'S CROSSING

Project No. 06.2038.02 Date 04.15.08  
 Rezoning/PDP Submittal



PRELIMINARY SITE PLAN B6

Todd & Associates Inc.  
 602.952.8280p  
 www.toddassoc.com



SITE PLAN

**ORDINANCE NO. 4053**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0042 NORTON'S CROSSING) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Exhibit 'A'

Said parcel is hereby rezoned from PAD to PAD Amended, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks,

median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. 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.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Development shall be in substantial conformance with Exhibit K, Development Booklet, entitled "NORTON'S CROSSING", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0042, except as modified by condition herein.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. Raceway signage shall be prohibited within the development.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
14. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
15. The freestanding pads shall carry an architectural level of detail similar to front facades of the main buildings.
16. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

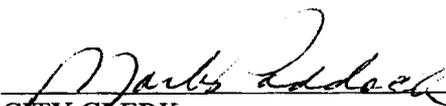
17. The applicant shall work with Staff to provide additional landscaping to enhance shading for pedestrian areas within the retail component.
18. The applicant shall work with Staff to relocate the refuse enclosures located along the northern property boundary to be more internalized.
19. The canvas shade structures shall be maintained in a manner similar to that of the time of installation.
20. The applicant shall work with Staff to better architecturally integrate the stairwells found on the residential buildings.
21. The applicant shall work with Staff to relocate the western most carriage units elsewhere on the site.
22. All retail shall be developed as part of phase one excluding the grocer pad and the bank pad.

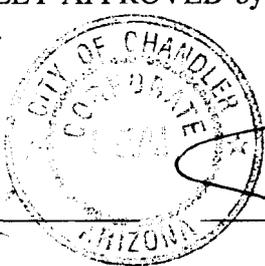
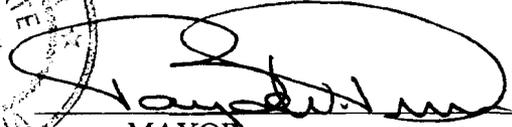
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 24<sup>th</sup> day of April 2008.

ATTEST:

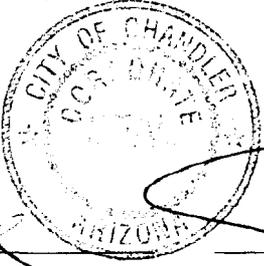
  
CITY CLERK

  
  
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 8<sup>th</sup> day of May 2008.

ATTEST:

  
CITY CLERK

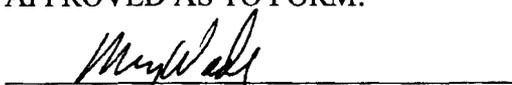
  
  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4053 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8<sup>th</sup> day of May 2008, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

PUBLISHED in the Arizona Republic on May 15 and May 22, 2008.