



Add info #50

OCT 27 2011

October 27, 2011

To: Chandler City Council
Attn: Kevin Mayo

Re: ZUP11-0021 - Wee Blessings Academy & Preschool

Mr. Mayo,

Attached please find an approval of Wee Blessings' State application for 1751 East Queen Creek Road, Chandler, 85286, subject only to the final fees being paid. This approval is the result of the State investigating, approving, thus eliminating concerns of each phase of the application including a thorough investigation of the environmental portion of the application. The State is always diligent in their investigations but in this case the neighbors called the State making heated comments as to pesticides. As an added precaution the State investigated these specific comments and found them without merit. Please inform the City Council Members of the States thorough investigation that resulted in an approval.

Additionally please share with the City Council the attached seven pages containing more than 100 signatures from the clients (parents) of Wee Blessings, thus showing overwhelming approval of the new location by the airport. (As a footnote Phil accumulated those 100+ testimonials' in approximately 24 hours).

Thank you for your attention to this matter.

Sincerely

Charles DiRuzza, Designated Broker
480-539-1300

**Arizona
Department of
Health Services**

***Division of Licensing Services
Office of Child Care Licensing***

150 N. 18th Avenue, Suite 400
Phoenix, Arizona 85007-3244
(602) 364-2539
(602) 364-4768 FAX
<http://www.azdhs.gov/als/childcare/index.htm>

JANICE BREWER, GOVERNOR
WILL HUMBLE, DIRECTOR

October 25, 2011

Wee Blessings Preschool & Academy L.L.C. - CDC-16034
1751 East Queen Creek Road
Chandler, AZ 85286

Dear Debi Larkin-Chavez:

Pursuant to A.R.S. § 36-882 and A.R.S. § 36-897, your license application received on October 18, 2011, is not complete due to the following reason(s):

- i. Application Fee (see License Fee Application Form)
 - Amount - \$3,900

- ii. The submitted documents are deficient:
 - Name of Licensee
 - Name of Facility
 - License/Certificate number (CDC/SGH #)
 - Installment Payment Agreement Form

Make the necessary corrections and return the documents as soon as possible. Call if you have any questions or need any more information.

Sincerely,



Nicole Howard
State Licensing Surveyor

NMH

Enclosure(s)

cc: Public File

Leadership for a Healthy Arizona



WEE BLESSINGS
PRESCHOOL & ACADEMY

I am aware that Wee Blessings Preschool & Academy is planning on relocating to 1751 East Queen Creek Road, directly across the street from Chandler Air Park. I am in support of this relocation.

| Print Name | Address | City, Zip | Phone | Signature |
|----------------------|-----------------------|----------------|---------------|------------------|
| 1. Amy Deahr | 561 W. Locust DR. | Chandler 85248 | 480-883-7438 | Amy Deahr |
| 2. Chris Deahr | 561 W. Locust DR | Chandler 85248 | 480-883-7438 | Chris Deahr |
| 3. Kim Carney | 1653 E. Zion Way | Chandler 85249 | 480-284-8310 | Kim Carney |
| 4. Keri Smith | 4338 S. Leona Lane | Chandler 85249 | 480-786-4246 | Keri Smith |
| 5. Jill Carraro | 578 E. Mead Place | Chandler 85249 | 480-219-3780 | Jill Carraro |
| 6. Penata Brune | 3824 E. Aquarius Pl. | Chandler 85249 | 480-926-3172 | Penata Brune |
| 7. Christine Factor | 5732 S. Crossbend Pl | Chandler 85249 | 480-699-7001 | Christine Factor |
| 8. Chuck Lawrence | 3561 S. Zion Way | CHANDLER 85249 | 480-502-2905 | Chuck Lawrence |
| 9. Caren Valls | 3893 S. Danielson Way | Chandler 85286 | (480)664-6935 | Caren Valls |
| 10. Shannon Perovich | 4437 E. Melrose St. | Gilbert 85297 | 818-730-6209 | Shannon Perovich |
| 11. Gianni Perovich | 4437 E. Melrose St. | Gilbert 85297 | 818-730-6357 | Gianni Perovich |
| 12. Douglas Neer | 4420 S. Hudson Pl | Chandler 85249 | 480-907-6982 | Douglas Neer |
| 13. Laurie Burke | 1350 E. Carol Pl. | Chandler 85286 | 480-883-7232 | Laurie Burke |
| 14. KAREN NEER | 4420 S. Hudson Pl | Chandler 85249 | 480-907-6982 | Karen Neer |
| 15. Jake Bergman | 21409 S. Lindsay Rd | Gilbert 85298 | 480-234-2592 | Jake Bergman |



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| Print Name | Address | City, Zip | Phone | Signature |
|--------------------|-------------------------|----------------|----------------|-------------|
| 1. Shaw Danna | 854 E San Carlos | Chandler 85249 | 480-236-9951 | [Signature] |
| 2. Anne Derwin | 55 La Arboleta St. | Gilbert 85294 | (602) 202-0911 | [Signature] |
| 3. Eric Ancoff | 4872 E. Cherry Hill Dr. | Chandler AZ | 480-895-0671 | [Signature] |
| 4. Kim Abbott | 2102 S Southwind Tr. | Gilbert AZ | (925) 389-6076 | [Signature] |
| 5. Lynlie Hansen | 4428 S. Kolb St | Gilbert AZ | (480) 225-0156 | [Signature] |
| 6. Danielle Doll | 4350 S. White Dr. | Chandler AZ | 864-991-7158 | [Signature] |
| 7. Donald Doll | 4350 S. White Dr | Chandler AZ | 864-991-7158 | [Signature] |
| 8. McKinley Doll | 4350 S. White Dr | Chandler 85249 | 864-991-7158 | [Signature] |
| 9. Robert Doll | 4350 S. White Dr | Chandler 85249 | 864-991-7158 | [Signature] |
| 10. Eric Doll | 4350 S. White Dr | Chandler 85249 | 864-991-7158 | [Signature] |
| 11. Monika Murphy | 1895 E Scorpion Pl | Chandler 85249 | 480-460-8664 | [Signature] |
| 12. Brent Murphy | 1895 E. Scorpion Pl | Chandler 85249 | 480-236-5825 | [Signature] |
| 13. Rosalinda | 1312 E. Saguano Trail | SanTan 85143 | 980-239-2364 | [Signature] |
| 14. Kim Davila | 2771 E. Azalea Dr | Chandler 85286 | 480-710-4378 | [Signature] |
| 15. Cindy Pierzega | 11639 E. Twilight Ct | Chandler 85249 | 480-358-8092 | [Signature] |



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| Print Name | Address | City, Zip | Phone | Signature |
|----------------------|------------------------|--------------------|--------------|-------------------------|
| 1. JILL GRIFFIN | 2191 E. KINGS PL | CHANDLER, AZ 85249 | 480.720.2086 | <i>Jill Griffin</i> |
| 2. Lyane DeVall | 2180 W. Periwinkle | Chandler 85248 | 480.694-5296 | <i>L. DeVall</i> |
| 3. Norma Walden | 344 W. Grand Canyon Dr | Chandler 85248 | (47)664-6265 | <i>Norma Walden</i> |
| 4. Machel Conner | 3761 E. Leo Pl | Chandler 85249 | (480)3139852 | <i>M Conner</i> |
| 5. Amber Toppen | 1945 E Grand Canyon Dr | Chandler 85249 | 480.322-9477 | <i>Amber Toppen</i> |
| 6. Cindy Markovska | 1393 E. Barklett Ln | Chandler 85249 | 480-883-8840 | <i>C. Markovska</i> |
| 7. Christy Martin | 5410 S. Eucalyptus Pl | Chandler 85249 | 480-780-6654 | <i>Christy Martin</i> |
| 8. Natalie Nadder | 5322 S. Huachuca Pl | Chandler 85249 | 480-393-3797 | <i>Natalie Nadder</i> |
| 9. Reid MacCoshan | 2748 E Horseshoe Pl. | Chandler 85249 | 480-654-4407 | <i>Reid MacCoshan</i> |
| 10. S. Hartsfield | 1450 W. Coquina Dr. | Gilbert 85233 | 480-892-6857 | <i>S. Hartsfield</i> |
| 11. J. Hartsfield | 1450 W. Coquina Dr. | Gilbert 85233 | 480-892-6854 | <i>J. Hartsfield</i> |
| 12. Jen Goodie | 3517 S. Newport Pl. | Chandler 85286 | 480.917-7294 | <i>Jen Goodie</i> |
| 13. Temara Garrison | 41630 E Peach Tree Dr | Chandler 85249 | 480-899-0967 | <i>Temara Garrison</i> |
| 14. Kimberly Weirich | 1331 W Bartlett Wy | Chandler 85248 | 480-802-7291 | <i>Kimberly Weirich</i> |
| 15. Chad A. Rogers | 3820 E. Tonto Place | Chandler 85249 | 480-820-4627 | <i>Chad A. Rogers</i> |



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|----------------------|------------------------------|--------------------|---------------|--------------------------|
| 1. Kristin Apodaca | 754 East Sun Valley Farms Ln | Queencreek 85140 | 480 290-10331 | <i>Kristin Apodaca</i> |
| 2. Adam Romaldi | 2635 S Rockwell St. | Gilbert 85025 | 480-215-1010 | <i>Adam Romaldi</i> |
| 3. Brooke Scholtz | 3105 S. Jovina | Chandler 85286 | 480 700 8852 | <i>Brooke Scholtz</i> |
| 4. John McCann | 948 E. Nolan Place | Chandler 85249 | 480 216 6294 | <i>John McCann</i> |
| 5. Amy Hinton | 2135 E. Ebony Dr. | Chandler 85289 | 480-801-1254 | <i>Amy Hinton</i> |
| 6. Michele Mainville | 897 E Indian Wells Pl | Chandler 85249 | 480-895-9150 | <i>Michele Mainville</i> |
| 7. Kelsey Meyer | 2091 E Virgo Pt. | Chandler 85249 | 480-883-3072 | <i>Kelsey Meyer</i> |
| 8. Shawna Johnson | 3111 E County Down | Chandler 85249 | 480 209 3547 | <i>Shawna Johnson</i> |
| 9. Melissa Jensen | 14736 E Pecan Ln | Chandler 85289 | 480 621 8011 | <i>Melissa Jensen</i> |
| 10. Natalie Krebs | 41610 S Hazeltine Way | Chandler 85249 | 480 702 9092 | <i>Natalie Krebs</i> |
| 11. Mike Marlow | 4764 I. Chelam Hills Dr | Chandler 85249 | 480 883 3077 | <i>Mike Marlow</i> |
| 12. Nichole Brown | 3570 E Linnex Pl | Chandler 85249 | 480 629-5380 | <i>Nichole Brown</i> |
| 13. Jason Fabian | 1509 W Shellfish Dr | Gilbert 85233 | 480-361-7797 | <i>Jason Fabian</i> |
| 14. Courtney Cline | 1790 E Indigo Dr | Chandler 85246 | 480 528 7038 | <i>Courtney Cline</i> |
| 15. Bobbie Henderson | 1121 E. Kaibab Place | Chandler AZ. 85249 | 480-838-3332 | <i>Bobbie Henderson</i> |



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|---------------------|------------------------|-----------------|--------------|-------------------------|
| 1. Anne Altomare | 2632 E. Zion way | Chandler 85249 | 480 588 6527 | <i>Anne Altomare</i> |
| 2. Julie Sarracino | 5362 S Fair Peaks way | Chandler 85249 | 480-895-8854 | <i>Julie Sarracino</i> |
| 3. Eric Matteson | 867 W. Rockcove way | Chandler, 85248 | 480-634-1700 | <i>Eric Matteson</i> |
| 4. Heather Malby | 4264 E Cherry Hills Dr | Chandler 85249 | 602 403 2701 | <i>Heather Malby</i> |
| 5. Jen Hamblin | 913 E Elmwood Pl | Chandler 85249 | 480 291-7170 | <i>Jen Hamblin</i> |
| 6. Stacie Tsangaris | 2614 E. Carole Dr. | Gilbert 85298 | 602 502 9593 | <i>Stacie Tsangaris</i> |
| 7. Sandy in Mottet | 22322 S 132nd St | Chandler 85249 | 480-245-6999 | <i>Sandy in Mottet</i> |
| 8. Dave Pierce | 11639 E. Twilight Ct | Chandler, 85249 | 623-764-4243 | <i>Dave Pierce</i> |
| 9. Jolene Lark | 6877 S Teresa Dr | Chandler 85249 | 480 720 3047 | <i>Jolene Lark</i> |
| 10. Jennifer Miller | 659 E. La Costa Dr. | Chandler 85249 | 480-219-3618 | <i>Jennifer Miller</i> |
| 11. Whitney Luceo | 3374 E Norlene dr | Gilbert 85296 | 480-232-6486 | <i>Whitney Luceo</i> |
| 12. Stacy Hurt | 1398 E. Karabo Pl. | Chandler 85249 | 480 895-7755 | <i>Stacy Hurt</i> |
| 13. Susan Rylee | 2910 S. Camellia Dr. | Chandler 85286 | 480-459-5302 | <i>Susan Rylee</i> |
| 14. Claudia Davis | 1806 E Garob Dr | Chandler 85286 | 480-247-9341 | <i>Claudia Davis</i> |
| 15. Angie Davis | 2444 E Ebony Dr | Chandler 85286 | 602 421 7677 | <i>Angie Davis</i> |



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|------------------------|--|----------------------|--------------|---------------------|
| 1. Deborah Chovan | 3758 E Betsy Lane | Gilbert, AZ 85296 | 509-948-3578 | Deborah Chovan |
| 2. Matthew Knox | 2220 W. Dora St. Apt 128 | Mesa 85201 | 480-980-3612 | Matthew Knox |
| 3. Mariza Martinez-Gay | 1542 S. Los Altos Dr. | Chandler, AZ 85286 | 480-883-9754 | Mariza Martinez-Gay |
| 4. Karin Eldred | 3800 E. Leo Pl | Chandler 85249 | 480-717-2700 | Karin Eldred |
| 5. MINE ELDRED | 3800 E. Leo Pl | CHANDLER 85249 | 480-707-2086 | MINE ELDRED |
| 6. Susan Rambaugh | 11412 W. Sparrow Dr. | Chandler 85288 | 480-821-6915 | Susan Rambaugh |
| 7. Jacqueline Griffin | 291 E. Kaibab Pl. | Chandler 85249 | 480-733-0116 | Jacqueline Griffin |
| 8. Enka Canonic | 4260 S. Marble St | Gilbert 85297 | 480-206-3754 | Enka Canonic |
| 9. Elizabeth McCabe | 4652 Firestone Dr Chandler AZ 85249 | Chandler AZ 85249 | 480-861-8844 | Elizabeth McCabe |
| 10. Jan Dean | 22291 S. 217th Way | Queen Creek AZ 85242 | 480-292-1202 | Jan Dean |
| 11. Bill Dean | 22291 S. 217th Way | Queen Creek AZ 85242 | 480-292-1202 | Bill Dean |
| 12. Julie Johnson | 1436 E. Glacier Pl | Chandler AZ 85249 | 480-924-0368 | Julie Johnson |
| 13. Erin Jaeger | 4879 S. Renaissance Dr. | Gilbert AZ 85897 | 714-767-8885 | Erin Jaeger |
| 14. Amy Wise | 11627 E. Twilight Ct. | Chandler AZ 85249 | 480-895-7732 | Amy Wise |
| 15. Julie Pearce | 3134 S. Market St #1049 | Gilbert AZ 85295 | 480-821-2920 | Julie Pearce |



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| Print Name | Address | City, Zip | Phone | Signature |
|----------------------|------------------------|-------------------|--------------|-------------------------|
| 1. Tracey McFarland | 3943 E. Elmwood Place | Chandler 85249 | 480 651 0345 | <i>Tracey McFarland</i> |
| 2. Todd Ronalds | 2136 S. Rockwell St. | Gilbert 85295 | 480-507-0051 | <i>Todd Ronalds</i> |
| 3. Chelsie Cariffin | 2191 E. KATIAS PL. | Chandler 85249 | 480-720-2086 | <i>Chelsie Cariffin</i> |
| 4. Adrianna Kunz | 1466 E. Glacier Pl. | Chandler 85249 | 480-361-3422 | <i>Adrianna Kunz</i> |
| 5. Melissa Bantre | 3061 E. Vallesjo Ct | Gilbert, AZ 85298 | 480 290 5244 | <i>Melissa Bantre</i> |
| 6. Tammy Barsley | 2065 E. Ficus way | Gilbert AZ 85298 | 602-315-7729 | <i>Tammy Barsley</i> |
| 7. Jeannie Bragdon | 31409 S. Lindsay Rd | Gilbert AZ 85298 | 480 234 2591 | <i>Jeannie Bragdon</i> |
| 8. Jeff Haase | 333 W. Astor Dr. | Chandler 85248 | 480 329 9969 | <i>Jeff Haase</i> |
| 9. Anthony Barceny | 948 E Nolan Pl | Chandler 85249 | 480 316 9382 | <i>Anthony Barceny</i> |
| 10. Kristie Filla | 4250 E. Rummeyburg Dr. | Chandler 85249 | 214-805-6039 | <i>Kristie Filla</i> |
| 11. Susan ARBO | 2783 W. Ironwood | Chandler 85224 | 602-803-4545 | <i>Susan ARBO</i> |
| 12. Claudia Bacchus | 1442 E Ebony Dr. | Chandler 85286 | 480-895-1960 | <i>Claudia Bacchus</i> |
| 13. Melissa Brantley | 2577 E. Accord Trail | Gilbert 85297 | 480-507-7502 | <i>Melissa Brantley</i> |
| 14. Amy Dicoyle | 9872 E Cherry Hills Dr | Chandler 85249 | 480-995-0671 | <i>Amy Dicoyle</i> |
| 15. Rachel Enderst | 2502 E Birchwood Pl | Chandler 85249 | 602 321 9957 | <i>Rachel Enderst</i> |



Fw: ZUP11-0021
Melanie Sala-Friedrichs to: CityClerkDivision

10/27/2011 08:33 AM

From: Michelle Brown <brownmmkb@gmail.com>
To: Mayor&Council@chandleraz.gov
Date: 10/26/2011 07:27 PM
Subject: ZUP11-0021

To whom it may concern,

We have had a student at Wee Blessings Preschool for two years. We fully support the new location and are anxious to get the kids into the new building, settled and excited about their new school location. We fully intend to keep our daughter enrolled at Wee Blessings for the remainder of the year, and next year as well, and we intend to enroll our son when he is old enough. This is a wonderful school with amazing administration and the City of Chandler should feel lucky to have such a great program within its city limits. Please approve the new location at the meeting tomorrow night....it will help make Chandler a better city.

Michelle and Chris Brown
3090 E Lynx Pl
Chandler, AZ 85249

Add info #50

OCT 27 2011



Fw: Pre-School Location
Melanie Sala-Friedrichs to: CityClerkDivision

10/24/2011 04:35 PM

From: Lee Bolster <tbredlbolster@earthlink.net>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2011 02:13 PM
Subject: Pre-School Location

Dear Jay T and Councilmembers - I wish to comment on the proposal to locate a pre-school dangerously close to the south runway (04/22) at Chandler Municipal. All that would have to happen to create a terrible disaster would be for an airplane lose power in it's engine (mostly) during takeoff, or even on a landing approach. If an airplane were to lose power on takeoff, the pilot would have very few options, usually resulting in an off-field landing in some area generally reflecting the runway heading, and many times within a quarter mile of the departure end of the runway. Losing power during an approach to landing for any reason - including fuel starvation or mechanical failure - could easily result in an off-field landing a quarter mile short of the runway. While the chances of an airplane crashing into this pre-school are quite small, I would urge each and every one of you to ask yourself if you would enroll your child at such a location if you understood what could actually happen. Frankly, I can't imagine anyone 'rolling the dice' with their child's life. Please vote no on this proposal. Thank you for your consideration.

Lee Bolster
23 year Chandler Resident
Neighbor of the Airport
Frequent User of the Airport - N3386T



Fw: Pre-School by the airport
Melanie Sala-Friedrichs to: CityClerkDivision

10/25/2011 09:19 AM

From: William Miller <wmiller@millertown.com>
To: Mayor&Council@chandleraz.gov
Date: 10/24/2011 06:00 PM
Subject: Pre-School by the airport

To Whom It May Concern:

I have heard there are desires to put a pre-school a mere 1300 feet from the approach end of the runway at Chandler Municipal Airport. I don't believe this to be a prudent decision. There are many businesses that will benefit from the airport, however, a preschool is not one of them. The airport has a significant positive impact on our community, and offers many opportunities for economic growth. I believe the council and planning members of our city government should look to more industrial and commercial uses for space near the airport. I appreciate your consideration to this as you make your decision and support not putting a pre-school next to the airport.

Sincerely,
William J. Miller
2112 W Harrison St
Chandler, AZ 85224



Fw: pre school application
Melanie Sala-Friedrichs to: CityClerkDivision

10/25/2011 09:20 AM

From: FUELFRESH@aol.com
To: Mayor&Council@chandleraz.gov
Date: 10/24/2011 07:57 PM
Subject: pre school application

we shouldn't have to write on such a subject, but just wanting to make sure the city council has their head on straight and turns down a request to build a pre school close the the runway / runway environment.

that could never be approved..... right?

i sure am glad we voted in council members with common sense; whew!

**chandler landowner,
mark sherman**



Fw: ZUP11-0021
Melanie Sala-Friedrichs to: CityClerkDivision

10/25/2011 03:53 PM

From: "Chuck DiRuzza" <chuck@platinumrealtyone.com>
To: <Mayor&Council@chandleraz.gov>
Date: 10/25/2011 01:37 PM
Subject: ZUP11-0021

My Family introduced me to Land Development right of ASU in 1977& its how I've made my living since then. In 2006 as Member/Manager of the owning entity I Rezoned & Platted 86 acres adjacent to the main runway of the City of Show Low Municipal Airport & worked with the FAA for a Thru-The-Fence agreement.

Experience tells me that Wee Blessing's presence in the existing Office Park will be no more detrimental to the growth of the airport than any of the other business' that occupy the development. The adjacent housing and the power mall at the end of the runway will have far more impact than the Office Park or the 3 existing preschools close to the airport.

I hope Chandler will continue to consider & encourage the growth of their small business partners like Wee Blessing.

Thank you

Chuck DiRuzza, DB
Platinum Realty One
480-539-1300



Fw: Pre-School near Chandler Airport
Melanie Sala-Friedrichs to: CityClerkDivision

10/25/2011 03:58 PM

From: nj4u2nv@aol.com
To: Mayor&Council@chandleraz.gov
Date: 10/25/2011 10:36 AM
Subject: Pre-School near Chandler Airport

Mayor and Council,

With all due respect I would like voice my opinion in opposition of locating a Pre-School facility so close to an active airport. My concern is not over safety issues of the location but rather the distraction of airplane operations so near to young children. I am sure that nap times and other scheduled outside activities would be impacted by the airports location and its traffic patterns taking place so close to our youngest citizens.

The airport is a terrific asset to Chandler and is located in a light industrial commercial area. I don't believe a child care facility is an appropriate tenant for this type of zoning.

Thank you for your kind consideration,

Tom and Sue Renner
1545 S Pennington Dr
Chandler, AZ 85286

Add info. #50
OCT 27 2011



Fw: Concerned about new school plan
Melanie Sala-Friedrichs to: CityClerkDivision

10/24/2011 12:30 PM

From: Paul Totten <paulptotten@yahoo.com>
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>
Date: 10/24/2011 10:35 AM
Subject: Concerned about new school plan

Dear Mayor and Council,

It has come to my attention that there is a plan to build a pre-school close to the south end of the Chandler airport runway and I want to express my concern about that plan.

I live approximately one mile from the end of the runway and regularly enjoy breakfast at the airport. I enjoy living in Chandler with my family. My daughter is a senior at Hamilton and my two boys go to San Tan Junior High. The airport was here in 1998 when I first moved to Chandler and I was enamored with the idea that my home town has its own airport. I also enjoy watching planes fly overhead and recognize that Chandler airport has the potential to be an economy driver for Chandler much like the Scottsdale airport. In another 15 years, I'd like to retire in Chandler.

Over the years I have been enamored with and brag to others about the Chandler City Government - especially when I look at the great investments being made by Intel and other businesses in the Price Corridor that are driving local job growth. However, it seems to me that building a pre-school so close to the end of an active runway is a clear example of odd City planning in an otherwise well-executed plan. I wonder why somebody would choose this location and why the Council would support it? Aren't there plenty of other locations available in Chandler? Real estate is 50% of the price it was three years ago so why not build in a more suitable area?

If the Mayor and Council were thinking about the airport with a long-term view, they would be using caution in placing facilities like this nearby. Conversely, supporting a facility like this would indicate that the City has little or no desire to grow our airport and benefit from the economic potential there - which will certainly change my view of the City's appeal.

For me, and my friends in Chandler, please pick a direction that clearly spells out your commitment to continued economic growth and support for Chandler airport.

Very Respectfully,

Paul Totten
768 E. Mead Drive
Chandler, AZ 85249
(480) 221 2532



Fw: pre-school 1300 feet from the south runway
Melanie Sala-Friedrichs to: CityClerkDivision

10/24/2011 12:29 PM

Item #50

----- Forwarded by Melanie Sala-Friedrichs/COC on 10/24/2011 12:26 PM -----

From: "Bill Trent" <bwtrrent@cox.net>
To: <Mayor&Council@chandleraz.gov>
Date: 10/24/2011 11:46 AM
Subject: pre-school 1300 feet from the south runway

Dear Mayor Lewis,

I think there is a better place to locate the pre-school facility. Common sense would surely fall on the side of keeping our airport open and unrestricted to commerce.

I am very interested in your thinking on this matter. Would you confirm your position regarding this matter?

Thank you so much for the invitation to ask questions.

Bill Trent

Bill Trent
54 E Mary Ln
Gilbert, AZ 85295
480-297-7129



MEMORANDUM **Transportation & Development – CC Memo No. 11-098**

DATE: OCTOBER 6, 2011

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP11-0021 WEE BLESSINGS PRESCHOOL & ACADEMY

Request: Use Permit approval to operate a preschool and tutoring business within an office development

Location: 1751 E. Queen Creek Road, approximately ¼ mile west of Cooper Road

Applicant/
Property
Owner: FNBN UTAZ, LLC

Zoning: Planned Area Development (PAD) for medical/general office uses, within the Airport Impact Overlay District (AIO)

PLANNING COMMISSION RECOMMENDATION

Planning Commission, finding inconsistency with the General Plan, recommends denial of the request.

STAFF RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval for three (3) years subject to conditions.

BACKGROUND

The application requests Use Permit approval to operate a preschool and tutoring business within a partially constructed office development located west of the southwest corner of Cooper and Queen Creek roads. Specifically, the use will be located in “Building 3” and its adjacent parking lot in the northwestern portion of the site. The larger development of 8.1 acres was zoned PAD in 2006 to allow medical/general office uses. Only four (4) of the development’s 12 approved buildings have been constructed, though the drive aisles and parking spaces are all installed. To the west are large-lot rural residential properties (Twin Acres), to the north across Queen Creek Road is vacant land zoned for industrial and airport-related uses, to the east is vacant land zoned PAD for commercial uses, and to the south is vacant land zoned for custom homes.

The subject business will occupy the entirety of a 5,300 square foot building. In order to accommodate the state-mandated outdoor playground, they will remove four (4) parking spaces west of the building as well as some landscaping. The playground design will be reviewed administratively in accordance with Zoning Code standards. The playground will be located approximately 45’ from the western property line and 225’ from the nearest house.

The subject business will generally be open from 8 a.m. to 6 p.m. weekdays, with occasional special events on weekends during the same hours. Programming includes typical pre-school activities, as well as tutoring and after-school activities (karate, computers, etc.) for older children. There will be approximately 12 to 15 employees.

The development’s other buildings contain several medical uses, including a children’s speech-language clinic that operates a special-needs preschool on-site. That use is deemed “medical office” rather than “preschool” because it is medically related and not open to the general public. Also, classes are run by speech therapists rather than typical teachers.

The subject building and parking area fall within Airport Noise Overlay One (ANO-1) of the AIO district. ANO-1 corresponds to the area between the Chandler Municipal Airport’s 55 DNL and 60 DNL noise contours. ANO-1 allows preschools, day cares, and other educational facilities so long as they provide indoor sound attenuation in accordance with Zoning Code requirements. The subject building was already required to meet these sound attenuation levels through the approved PAD zoning conditions.

Staff has analyzed the application’s Zoning Code conformity based on the existing noise contours. Notably, updated noise contours have been approved by City Council and are currently under review by the FAA. However, until the new noise contours are approved by the FAA, the older noise contours remain in force. The new noise contours would shift the subject site from ANO-1 to ANO-2 (60 to 70 DNL). ANO-2 does not allow educational facilities.

The Airpark Area Plan designates the property for Rural Residential within a Transitional Overlay Zone. The 2006 rezoning to PAD that established the office uses met the Transitional Overlay Zone’s requirements for transition to non-residential uses. The Airpark Area Plan also has several policies that could potentially pertain to the subject application and its relation to the nearby airport. Most significantly, Policy 5.2 states:

The City shall prohibit the development of noise-sensitive institutions, such as day-care facilities, schools and churches, within arrival and departure flight tracks, touch-and-go patterns and within the 55 DNL noise contour.

Staff notes that area plans, like the Airpark Area Plan, are policy documents intended to guide land use decisions. However, unlike the Zoning Code, area plans are not intended to be legal documents that either prohibit or allow by-right any uses. In Staff's opinion, Policy 5.2 highlights uses that require special attention with regard to their noise-sensitivity. The Zoning Code's AIO district provides this special attention through its insulation requirements and use regulations dependent on which noise contours overlay the site.

Staff notes that the Arizona Department of Health Services (ADHS) may require that operators of day care centers, including preschools, provide written waivers from agricultural land owners located within ¼ mile regarding their pesticide use. Some of the rural residential property owners to the west regularly apply fly spray to their horses. It will be up to the preschool operators to meet the state legal requirements to the satisfaction of ADHS.

DISCUSSION

Staff recommends approval of the request, finding that a preschool use fits well in the existing zoning and will not present land use conflicts with the surrounding uses. The use is adequately buffered from the residential neighbors to the west by distance and landscaping. As indicated by the ANO-1 regulations in the Zoning Code, the use is appropriate at this distance from the airport if adequate sound attenuation is provided. Also, the use is complementary to the medical office uses in the development and, in fact, has a lower parking requirement that will free up parking spaces in the long-run. Noise effects from children playing on the outdoor playground are of little concern adjacent to Queen Creek Road and near the airport, which both produce measurable amounts of noise.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 30, 2011 at the Chandler Municipal Airport. Four rural residential neighbors attended. The neighbors expressed concern that the subject use should not prevent them from applying fly spray to their horses, nor result in any related legal liability. Other concerns regarded visibility to/from the outdoor play area to their back yards. Neighbors complained of the wall being too short (less than 6'-high) and dead trees not being replaced. Staff has determined that the wall was built to the correct height, but that four (4) trees need to be replaced. The neighbors also noted that a fence section farther south on the property was missing. The applicant is working to remedy the missing wall section and dead trees.
- Besides the neighbors in attendance at the neighborhood meeting, Staff has not received any other citizen input on the request.

PLANNING COMMISSION VOTE REPORT

Motion to deny:

In Favor: 4 Opposed: 3 (Cason, Veitch, Baron)

This was the second time Planning Commission heard the item, due to it being referred back to them by City Council. The vote for the second hearing was the same as for the first hearing.

During the first hearing, a rural residential neighbor to the west spoke in opposition, primarily citing pesticide-related concerns. He reiterated that he does not wish to change how he tends his horses or his land. He also stated concerns related to airport noise compatibility.

Commission raised concerns during both hearings regarding the safety of pesticides used by neighboring properties to the west, the safety of aircraft flown by experienced and student pilots based at the airport, and conformance to noise contour regulations (both in the Zoning Code and Airpark Area Plan). It was noted that with the future noise contours, approved by City Council and currently under review by the FAA, in place the Zoning Code would prohibit the use due to the zoning overlay changing from ANO-1 to ANO-2. ANO-2 does not allow educational uses. One Commissioner stated that Policy 5.2 in the Airpark Area Plan was inserted for a reason and that the responsible board's logic should be respected. Though it was acknowledged that pesticide safety is addressed by the state via their licensing process, several Commissioners were uncomfortable with the school's proximity to known pesticide use (horse spray).

PLANNING COMMISSION RECOMMENDED ACTION

Planning Commission, upon finding inconsistency with the General Plan, recommends denial of ZUP11-0021 WEE BLESSINGS PRESCHOOL & ACADEMY.

STAFF RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0021 WEE BLESSINGS PRESCHOOL & ACADEMY subject to the following conditions:

1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
2. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. In order for the Use Permit to be valid, a signed and completed Agreement For Waiver of Claim form under A.R.S. §12-1134 shall be provided to Transportation & Development Department's Planning Division Staff within three (3) weeks of City Council approval.

PLANNING COMMISSION PROPOSED MOTION

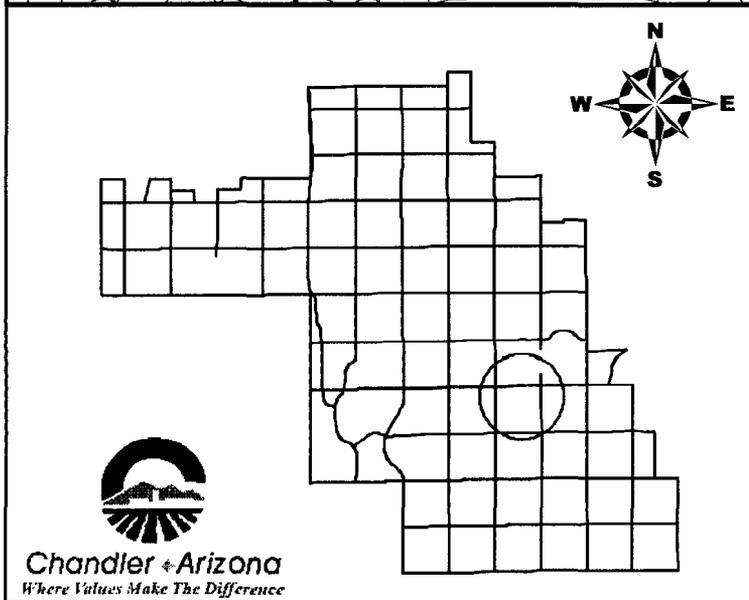
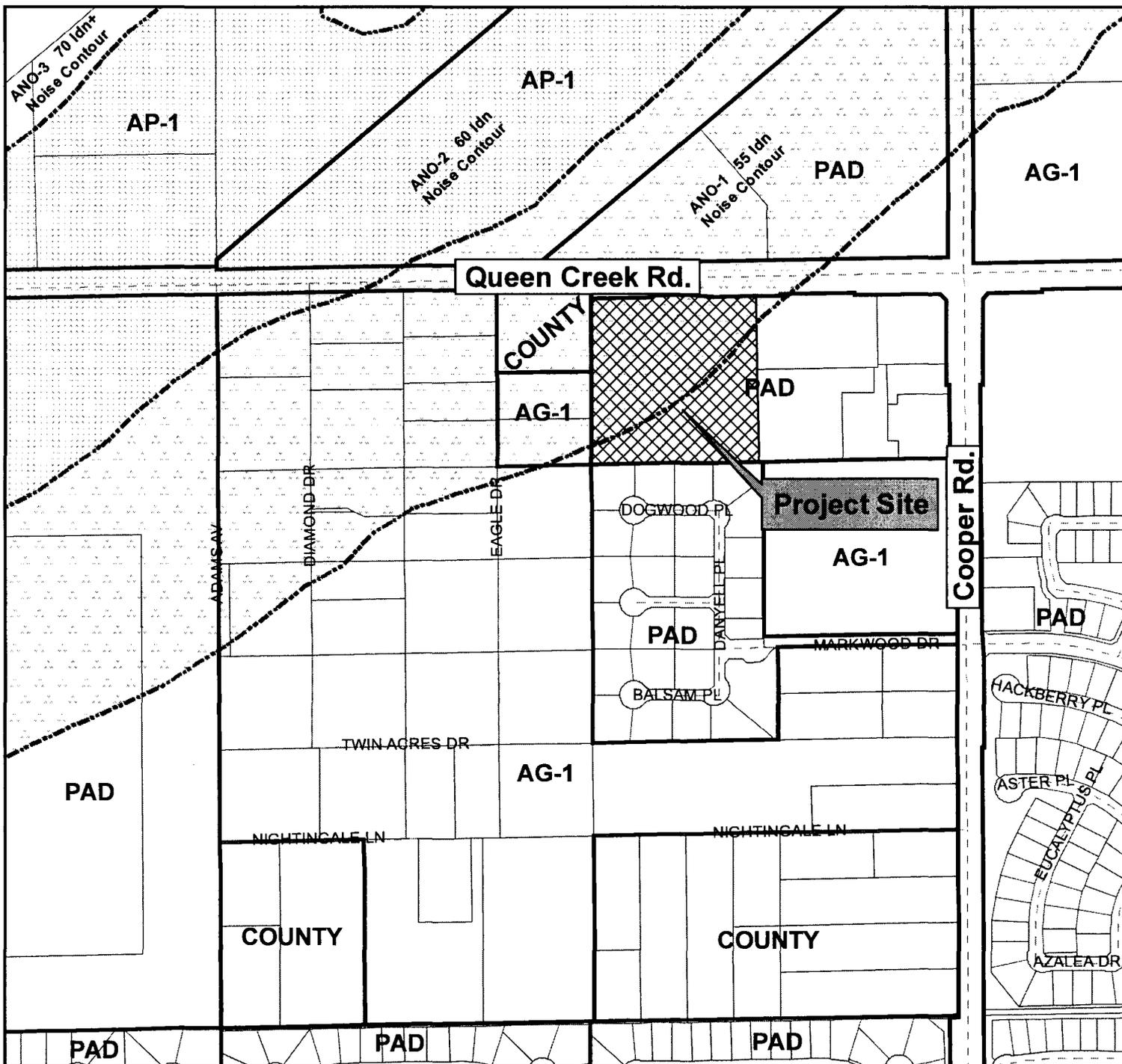
Move to deny ZUP11-0021 WEE BLESSINGS PRESCHOOL & ACADEMY Use Permit for a preschool and tutoring business.

STAFF PROPOSED MOTION

Move to approve ZUP11-0021 WEE BLESSINGS PRESCHOOL & ACADEMY Use Permit for a preschool and tutoring business subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative
5. Ordinance No. 3789 (from 2006 PAD zoning)
6. Airpark Area Plan Map



Vicinity Map



ZUP11-0021

Wee Blessings Preschool & Academy

Avg 65 70 mph
No. 1000

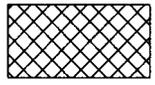
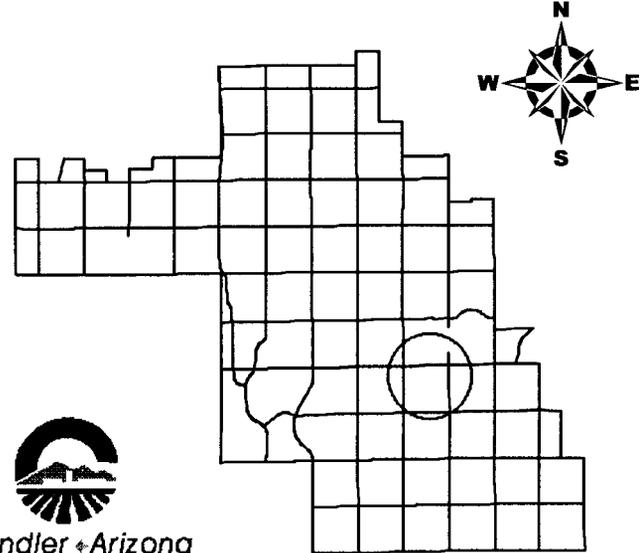
Queen Creek Rd.

Cooper Rd.

Project Site



Vicinity Map



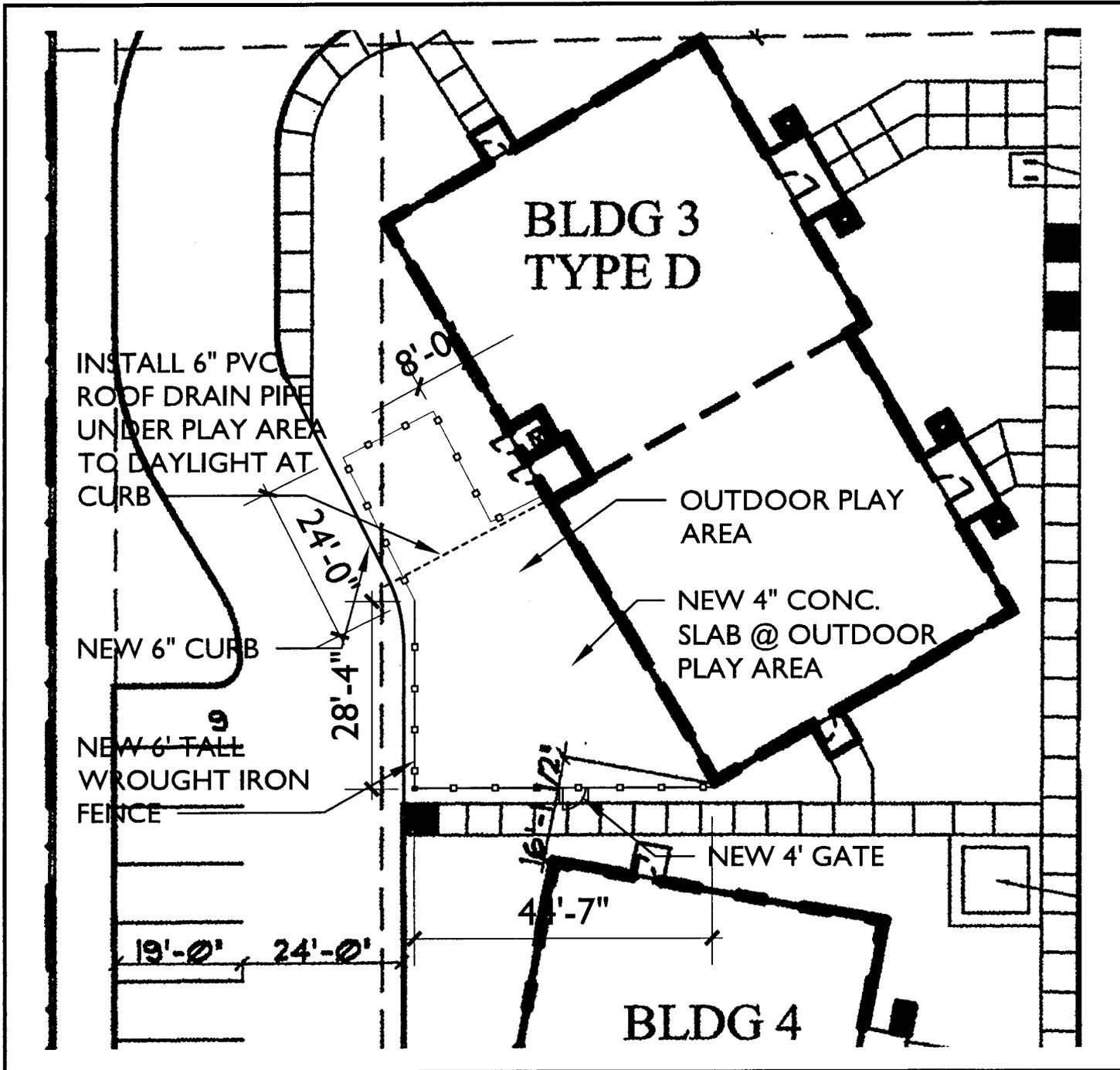
ZUP11-0021

Wee Blessings Preschool & Academy



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/17/2011

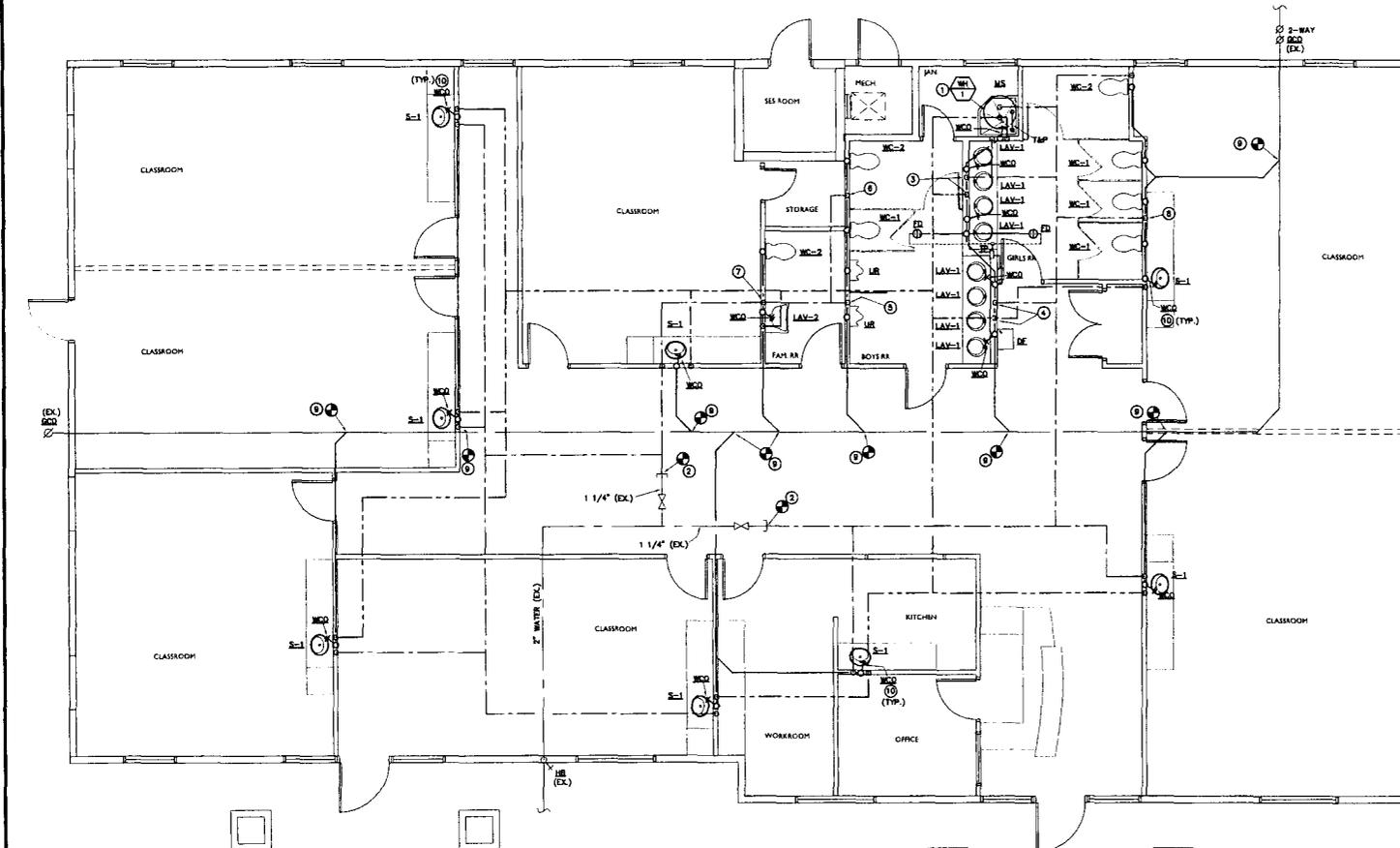


WEE BLESSINGS PRESCHOOL & ACADEMY
 CHANDLER, ARIZONA

GEORGE BAKER ARCHITECT
 GLENDALE, ARIZONA 85302
 602-678-1456

PROJECT NO.: 0000
 DATE: 07/26/11
 DESIGNED BY: CO
 DRAWN BY: CO

REV. # 1
 SHEET MODIFIED X-X0.0
 SKA#
 A2.1



KEYED NOTES:

- ① ELECTRIC WATER HEATER LOCATION. FOR INSTALLATION REFER TO DETAIL 2/P-1. 3/4" TRAP DRAIN LINE DOWN TO HOP SINK WITH APPROVED AIR GAP.
- ② CONNECT NEW 1 1/4" WATER LINE TO EXISTING WATER STUB-OUT. REFER TO WATER ISOMETRIC ON P-2.
- ③ CW/HW DOWN TO 4 LAYS. REFER TO WATER ISOMETRIC.
- ④ CW/HW DOWN TO 4 LAYS, 1 DF & 1 TP. REFER TO WATER ISOMETRIC.
- ⑤ CW DOWN TO 2 URINALS. REFER TO WATER ISOMETRIC.
- ⑥ CW DOWN TO 2 WC. REFER TO WATER ISOMETRIC.
- ⑦ CW DOWN TO 1 WC AND 1 LAV. REFER TO WATER ISOMETRIC.
- ⑧ CW DOWN TO 3 WC & 1 SINK. REFER TO WATER ISOMETRIC.
- ⑨ CONNECT NEW WASTE LINE TO 4" EXISTING ONE. FOR SIZE REFER TO WASTE ISOMETRIC ON P-3.
- ⑩ WALL CLEAN OUT LOCATION. REFER TO DETAIL 1/P-1.

GENERAL NOTES:

1. THE EXISTING SANITARY BUILDING MAIN PIPE IS UNKNOWN. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY DRAINAGE PIPES SIZES AND LOCATIONS AS NECESSARY TO ACCOMMODATE THE NEW CONFIGURATION. IF APPEAR ANY MAJOR DISCREPANCIES, NOTIFY THE ENGINEER.
2. COORDINATE EXACT ROUTING OF NEW HOT/COLD WATER, VENT AND SAN. PIPING WITH ALL TRADES, ROUTING SHOWN IS SCHEMATIC ONLY.
3. REFER TO PLUMBING FIXTURE SCHEDULE FOR ANY UNMARKED RUN OUT SIZES.
4. WASTE PIPING SHALL SLOPE 1/4" INCH PER FOOT.
5. MATERIALS:
FOR WATER ABOVE GROUND (DISTRIBUTION PIPE): CPVC, PEK OR TYPE "L" COPPER TUBING.
FOR CONDENSATE DRAIN - ABS, PVC, CPVC, PEK OR TYPE "L" COPPER TUBING.
FOR SANITARY WASTE - ABS OR PVC, SCH. 40.
FOR SANITARY VENT - ABS OR PVC, SCH. 40.
6. FOR WATER AND WASTE CALCULATION, IPC 2008 USED.

PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"
A
P-2

| | |
|---|---|
| REFERENCE PROJECT: | |
| APPARAK SOUTH PROFESSIONAL VILLAGE QUEEN CREEK AND COOPER RD. CHANDLER, ARIZONA | |
| ARCHITECTURE FIRM, LTD | 8002 N. CENTRAL AVE PHOENIX, AZ 85020 P. 602.284.7000 |
| MECHANICAL DESIGN, INC. | 7227 N. 16th STREET, SUITE # 200, PHOENIX PHX 602.943.8608 |
| JOB NO. 11501, DATE: 03-17-08, SHEET MPA.0 | SHEETS P-3, P-8, M-1 & M-2 |



Electronic copy of this design document originally created by registered professional engineer. There shall be no deviation from these drawings or any accompanying specifications without written consent of the engineer.
03-17-08

WEE BLESSINGS PRESCHOOL & ACADEMY
TENANT IMPROVEMENT FOR BUILDING 3
QUEEN CREEK AND COOPER RD.
CHANDLER, ARIZONA 85286



| | |
|----------------|----------|
| PROJECT NO: | 1108 |
| ISSUE DATE: | 07/18/11 |
| DRAWN BY: | ASB/MDW |
| DESIGNED BY: | J. GARC |
| APPROVED BY: | J. GARC |
| NO. REVISIONS: | DATE |

SHEET TITLE

SHEET NO.

Wee Blessings Preschool & Academy

Narrative

Airpark South Professional Village
1751 E. Queen Creek Road
Chandler, AZ 85286

Total Building Area: 5,300 +/- SF

Use: Academic & Christian-based pre-school program with after school activities such as (karate, Sportball, Spanish, dance, computers, tutoring, homework club and various other classes).

Hours of Operation: **M-F (8:00 - 6:00)** with some special event evening programming
Sat (8:00 - 6:00) optional birthday programs with some special event evening programming
Sun (8:00 - 6:00) optional birthday programs with some special event programming

Number of Employees: 12-15 at any given time

This school will greatly benefit the surrounding residential areas because of the need for high end preschools in that area. Because of the economic conditions more and more families are forced to have both parents work causing much stress and worry about how to best fulfill their children's needs. Wee Blessing Preschool and Academy has been a proven success in their current location and plan on bringing that success with them in this new location.

ORDINANCE NO. 3789

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE) 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 ATTACHMENT 'A'

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Airpark South Professional Village", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0037 AIRPARK SOUTH PROFESSIONAL VILLAGE, except as modified by condition herein.
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. 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.

4. Right-of-way dedications to achieve full half-widths for both Queen Creek Road and Cooper Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or an association.
8. 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.
9. 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 for the full frontage of both Queen Creek Road and Cooper Road.
10. 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.
11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Airpark South Professional Village development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Oleander trees and shrubs, Red Maple, Black Locust, Yew, St. John's Wort, White Oak (acorns), Cherry Trees, and Black Walnut plants are prohibited within the development.
13. All buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
14. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”
15. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. All lettering on the monument sign, including tenant panels, shall be halo illuminated individual letters.
17. Landscaping shall be in compliance with current Commercial Design Standards.
18. All raceway signage shall be prohibited within the development.
19. The retail/C-2 land use is conceptual only. A separate Preliminary Development Plan is required for this portion of development.
20. Berming along the street frontages must be a minimum of 24" measured from the top of curb elevation along at least 50% of the arterial streetscape frontages. Berms are to be located out of the right of way and shall maintain a 4:1 slope as per compliance with the Commercial Design Standards.
21. The trash enclosures shown on the south property line behind building 12 shall be relocated approximately 200' to the east, locating behind building 10.
22. The easternmost break in the Queen Creek Road median, proposed for the future retail use, shall be eliminated per the requirements of the Traffic Engineering Department.

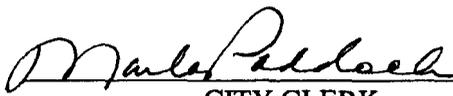
- 23. Prior to the time of making any office reservations or subsequent sales agreements, the builder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the office development is located adjacent to existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the property owner. This disclosure shall appear on all property deeds and perpetually carry with the land.
- 24. Applicant to work with Staff to increase the amount of pedestrian features such including pedestrian oriented art and water features.
- 25. The applicant shall work with Staff on the covered parking canopies to introduce building forms, materials, and colors used on the office building.
- 26. Applicant to work with Staff to remove the stone material from the parking screen wall and develop a decorative wall that will compliment the building architecture.

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

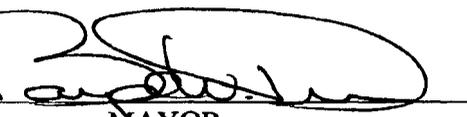
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 27th day of April 2006.

ATTEST:

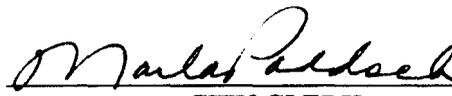

CITY CLERK


ARIZONA

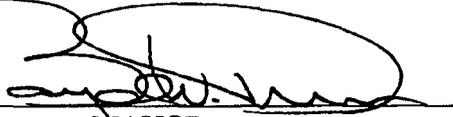

MAYOR

PASSED AND ADOPTED by the City Council this 11th day of May 2006.

ATTEST:


CITY CLERK


ARIZONA


MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3789 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11th day of May 2006, and that a quorum was present thereat.



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

Published in the Arizona Republic on May 24 & 31, 2006.

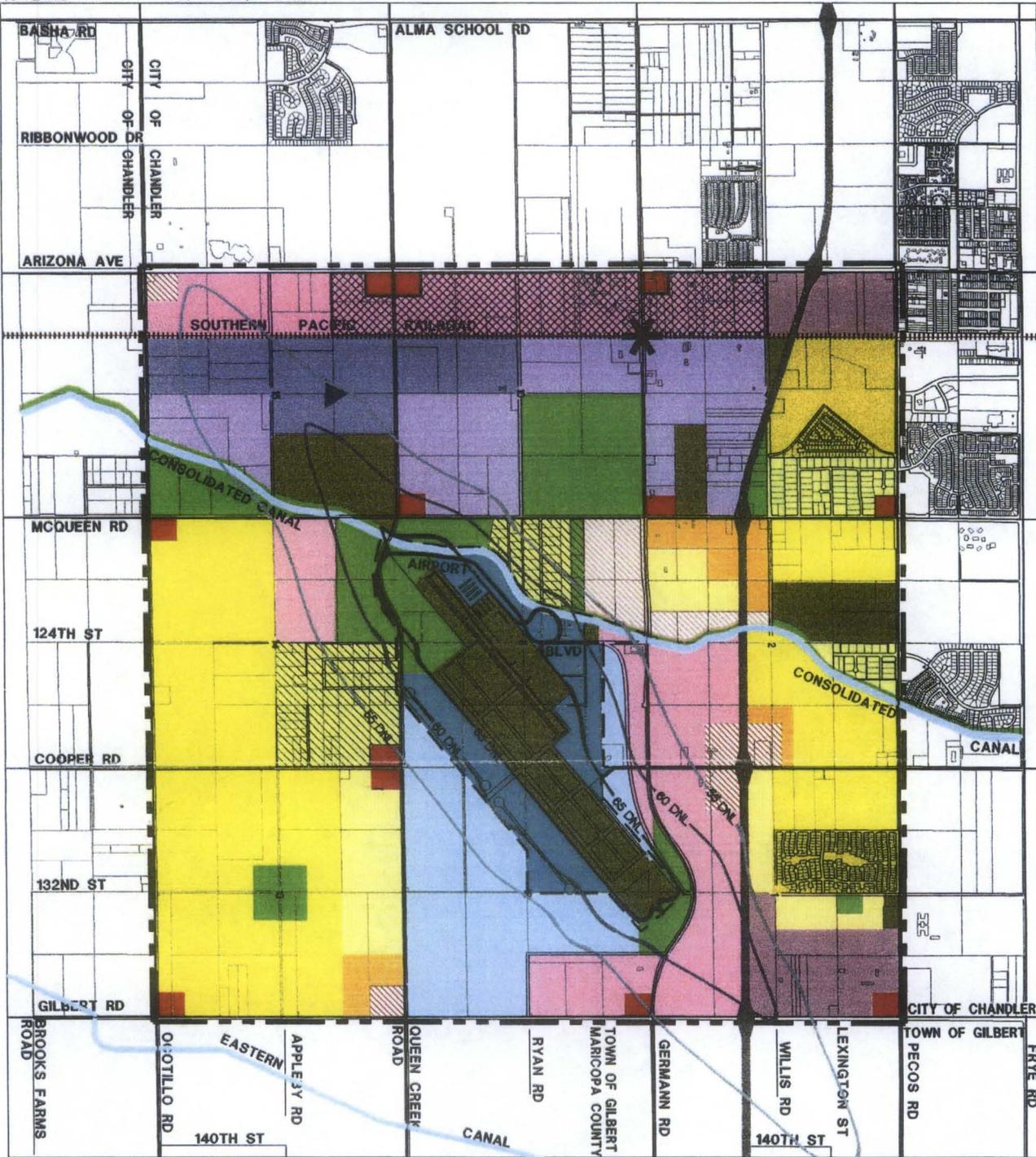
EXHIBIT A
LEGAL DESCRIPTION
PARCELS A & B
(APN #303-42-002)

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THE NORTH AND EAST 33 FEET; THEREOF.

CONTAINING 18.6137 ACRES OR 810,815 SQUARE FEET, MORE OR LESS.





CHANDLER AIRPARK
Area Plan

FINAL
LAND USE PLAN

- RR (0-15 DU PER ACRE)
300 ACRES
- LDR (16-35 DU PER ACRE)
1020 ACRES
- LDCR (3-6-8 DU PER ACRE)
240 ACRES
- MOR (8-12 DU PER ACRE)
200 ACRES
- HPR (12-18 DU PER ACRE)
150 ACRES
- NEIGHBORHOOD COMMERCIAL
10 ACRES
- COMMUNITY COMMERCIAL
75 ACRES
- RESIDENTIAL COMMERCIAL
250 ACRES
- SPECIAL USE COMMERCIAL
100 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK
848 ACRES
- LIGHT INDUSTRIAL
50 ACRES
- INDUSTRIAL
250 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK
(TRAVEL ACCESS)
440 ACRES
- AEROSPACE INDUSTRY (FBO)
297 ACRES
- FACILITY/SEMI-PUBLIC FACILITIES
470 ACRES
- PARKS AND OPEN SPACE
500 ACRES
- TRANSITIONAL OVERLAY ZONE
TO AIR COMMERCIAL USE
- LIGHT RAIL CORRIDOR OVERLAY
PLANNING AREA (POTENTIAL
MAILED USE) 250 ACRES
- FUTURE TRANSIT CENTER
- * POTENTIAL FUTURE TRANSIT RAIL YARD
- LOOP 202 SPLITWAY FREEWAY
TENTATIVE ALIGNMENT
- NOISE CONTOUR 55
- NOISE CONTOUR 60
- NOISE CONTOUR 65 OR GREATER
- APPROXIMATE BOUNDARY
- STUDY AREA BOUNDARY AND
APPROXIMATE OVERLAY DISTRICT

NOTES: DNL IS THE AVERAGE DAILY NOISE LEVEL.
 LEVELS ARE IN DECIBELS. NOISE EXPOSURE IS FROM
 2020 LEVELS.
 SOURCE: BRW 8/98

GRAPHIC SCALE
 0 2000 4000 8000
 1" = 2000' (1" = 500')

This map is only one portion of the complete and final Chandler Airpark Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airpark Area Plan and should not be viewed as such. The complete Chandler Airpark Area Plan document contains detailed information and descriptions of each land use category as well as more information about the land use, transportation, infrastructure and economic development elements planned for this area.