

Add info #8

Fw: Stonefield Apartment Development (item #8 on Council agenda)
William Dermody
to:
CityClerkDivision
05/24/2012 02:11 PM
Show Details

MAY 24 2012

----- Forwarded by William Dermody/COC on 05/24/2012 02:09 PM -----

From: Sean Ryder <seanryder@hotmail.com>
To: <william.dermody@chandleraz.gov>
Date: 05/24/2012 11:38 AM
Subject: Stonefield Apartment Development

Dear Mayor and Councilmembers,

I recently purchased my home at 1792 W. Homestead Drive. I decided to relocate to Chandler from Mesa after 12 years, so my children could attend the great schools, and to join this outstanding community.

Recently, I was made aware of the apartment development at the SEC of Germann and Dobson. I was excited to learn of the development, and believe it is the best use of the vacant land. My only concern was the landscaping near the only three residences that are directly adjacent to the property on the southeast section. I would greatly appreciate your consideration to take out parking in the SE site, and increase the landscaping to add a buffer to the three residences.

The apartments near this area have garages, so I believe that fewer parking would increase the value to the community. Additionally, the fewer spaces would be sufficient to the new parking admendment that you will be reviewing in July. Of course, all other homes adjacent to this property have an additional street buffer.

Thank you for your consideration to my request. I look forward to my families future in Chandler.

Sean Ryder





#8

MAY 24 2012



MEMORANDUM **Transportation & Development - CC Memo No. 12-047**

DATE: MAY 3, 2012

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 *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: APL12-0001/DVR12-0001 STONEFIELD LUXURY APARTMENTS
 Adoption of Resolution No. 4607
 Introduction and Tentative Adoption of Ordinance No. 4371

Request: Area Plan Amendment of the Clemente Ranch Area Plan from Commercial to Multi-Family Residential, along with Rezoning from Planned Area Development (PAD) for a commercial shopping center to PAD for multi-family residential development, and Preliminary Development Plan approval for a multi-family residential development on approximately 10.8 acres

Location: Southeast corner of Dobson and Germann roads

Applicant: Mike Perry; Whitneybell Perry Inc.

RECOMMENDATION

The request is for Area Plan Amendment of the Clemente Ranch Area Plan from Commercial to Multi-Family Residential, along with Rezoning from Planned Area Development (PAD) for a commercial shopping center to PAD for multi-family residential development and Preliminary Development Plan approval for a multi-family residential development. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Dobson and Germann roads. Directly north, across Germann Road is the Shops at Pecos Ranch commercial center. Directly east and south of

the subject site are the Stonefield and Stonefield II single-family residential subdivisions. West, across Dobson Road is the Chuparasos commercial development.

AREA PLAN AMENDMENT

The subject site is within the Clemente Ranch Area Plan that is bounded by Germann, Alma School, Queen Creek, and Dobson roads. The Area Plan was approved in 1993 as part of the Clemente Ranch master plan community, and originally designated the subject site and adjacent areas as supporting development of 13.2 acres for commercial and 18 acres for multi-family development. In 2005, the Area Plan was amended for the Stonefield I single-family residential development which rotated the area designated for commercial from a north/south design to an east/west design, and designated the multi-family to medium density single-family residential. While the designated areas were shifted, the acreage amounts for each designation within the original area plan were maintained. The current request is to amend the commercial designation to allow for a multi-family development.

SITE LAYOUT

The gated development seeks to provide a luxurious resort style atmosphere incorporating a number of resort style elements including an outdoor demonstration kitchen area, cabanas, bocce court, private outdoor gathering/barbeque areas, shaded tot lot, spa with a fireplace, and large pool with a wet deck. The development proposes eight different building types for 14 residential buildings. The development proposes three loft building where units are provided above garages, two two-story buildings with a single-story component located at the ends, three different designs for the five two-story buildings, and three different designs for the four three-story buildings. One-hundred and ninety-four units are proposed for a total density of 17.96 dwelling units per acre, which is consistent with the General Plan. The buildings are designed in staggered north/south, east/west and angled orientations, providing visual interest to the site.

Primary access to the site is provided off of Germann Road; a right-out exit only is located along Dobson Road. While a right-in/right-out movement would be beneficial along Dobson Road, the right-out exit only is limited due to the close proximity of the entrance of the Stonefield II single-family residential subdivision located south of the subject site, and the inability of the right-in/right-out driveway to meet design requirements.

Due to the surrounding single-family residential developments, the development team has worked to provide an adequate buffer between the single-family subdivisions and the subject site. The typical ten-foot landscape buffer is provided along the southern and eastern property boundaries; however, the depth of the buffer averages about 18-feet. In addition to the buffers, both subdivisions were designed so that local streets are adjacent to the subject sites' property line, increasing the general distance between apartment buildings and single-family homes. Furthermore, a majority of the parking along the southern and eastern boundaries will be designed as either covered or garage parking. Lastly, the design team has located a majority of the three story buildings closer to the northwest portion of the site, where a three story building is located close to the single-family subdivisions, the building is oriented north/south which effectively reduces the visual impact of the structure.

The development is proposing 360 parking spaces, which is less than what code requires (375); however, 36 tandem parking spaces are provided, which is generally not considered in parking requirements. Of the 360 parking stalls 247 of them will either be garage or covered parking. Staff supports the reduction in the parking requirements.

BUILDING ARCHITECTURE

The building architecture is southwest contemporary in design and incorporates a number of elements beneficial to the southwest. Elements include varying building masses that naturally creates shading, metal canopies, recessed windows, and recessed patio areas. Additionally, the front doors of the units are all located within common breezeways of the various buildings. The building design is atypical of previous approvals and provides a good amount of visual movement. Design elements included are various stacked stone elements depending on the building type, a variety of metal elements including awnings, wrought iron detailing and screening for the patios, various horizontal and vertical building massing elements, and stepping parapet heights. Three color schemes are provided so that no two buildings will be alike.

Additionally, with the diverse amount of building types, as well as diversity among the color schemes, the development will provide a substantial amount of divergence that is not typical to multi-family developments. Furthermore, the way a number of the buildings have been designed (eight of the fourteen) breezeways are designed into the building that allows visibility through portions of the building, which further assists in breaking up the building massing.

DISCUSSION

Planning Commission and Staff support the Area Plan Amendment, Rezoning and Preliminary Development Plan, citing that the proposed land use is considerable within the General Plan, that in previous renditions of the Area Plan multi-family was considered, and the development provides a much needed housing alternative to the area. Additionally, the design team has done a good job of incorporating unique architectural styles to the buildings allowing for good building diversity throughout the site, as well as incorporating a number of unique and attractive amenities for the residents.

The request seeks relief from the development standard of requiring all structures to be at the 50-foot building setback along arterial streets. The requested relief from the standard is specifically for the building located at the intersection, for the perimeter fence, and two trash enclosures.

Planning Commission and Staff is supportive of the request for deviation for the building at the arterial intersection, as the encroachment is minimal (five feet), and the angled building design tends to create a more desirous and visually appealing streetscape than a more vertical or horizontal layout of the building. Additionally, Staff supports the request for deviation for both the perimeter fencing and the trash enclosures. While requiring the perimeter fencing to meet the building setback would create greater landscape amounts along the arterials it would have the effect of compressing all of the buildings on the site, which in return would require the elimination of buildings, thus not making the project feasible. Additionally, setback relief for perimeter fencing of apartment developments is a consideration that has been granted in many instances throughout the City, so precedence is not being set by granting relief. While

historically Staff would require the relocation of the trash enclosures to be outside of the building setbacks, in this instance the trash enclosures are located within the setbacks to provide separation from the residential buildings. Staff believes the encroachments are minimal and will ensure additional landscape screening of the trash enclosure is adequate so they are screened as best as possible from street view.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Wednesday, April 4, 2011 at the Downtown Community Center. Five neighbors attended the meeting and were in general support of the request.
- Following the writing of the Planning Commission memo, Staff received a written concern from a resident to the south of the subject site that was concerned with the name of the project and requested that the name be changed. Staff explained that the name of the development is given by the owner. Additionally, Staff has heard from the Chuparasas development expressing a desire to reduce the overall number of residential stories from three to two, in order to be more in keeping with the surrounding area.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Abstain: 1 (Baron) Absent: 1 (Veitch)

RECOMMENDATIONS

Area Plan Amendment

Planning Commission and Staff, upon finding consistency with the General Plan, recommend the approval of APL12-0001 STONEFIELD LUXURY APARTMENTS, Area Plan amendment of the Clemente Ranch Area Plan, amending the plan from commercial development to allow for multi-family residential development.

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan recommend approval of DVR12-0001 STONEFIELD LUXURY APARTMENTS, Rezoning from PAD for commercial development to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 9, Development Booklet, entitled "STONEFIELD", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0001, except as modified by condition herein.
2. 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.

3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
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 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 STONEFIELD LUXURY APARTMENTS shall use treated effluent to maintain open space, common areas, and landscape tracts.

Preliminary Development Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0001 STONEFIELD LUXURY APARTMENTS, Preliminary Development Plan for site layout and building architecture for a multi-family development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 9, Development Booklet, entitled “STONEFIELD”, kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0001, except as modified by condition herein.
2. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
5. 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.

PROPOSED MOTIONS

Area Plan Amendment

Move to adopt Resolution No. 4607 APL12-0001 STONEFIELD LUXURY APARTMENTS, requesting Area Plan Amendment of the Clemente Ranch Area Plan re-designating a portion from Commercial to Multi-Family Residential, as recommended by Planning Commission and Staff.

Rezoning

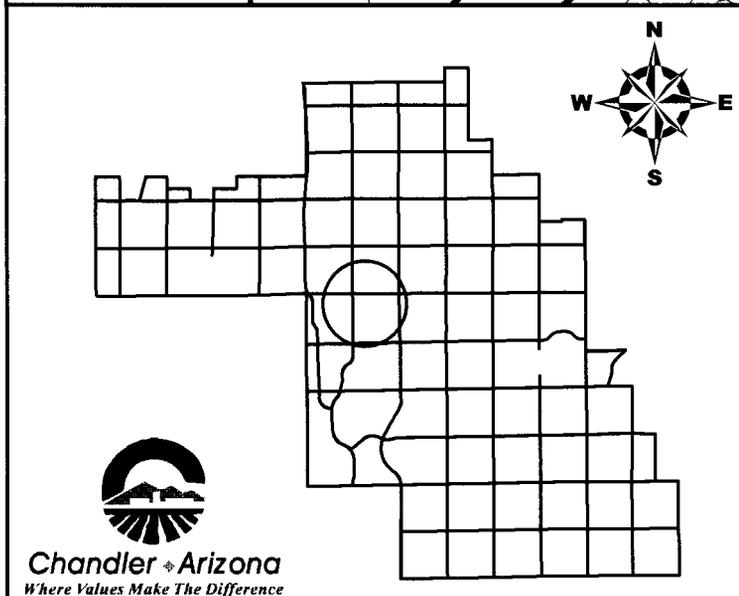
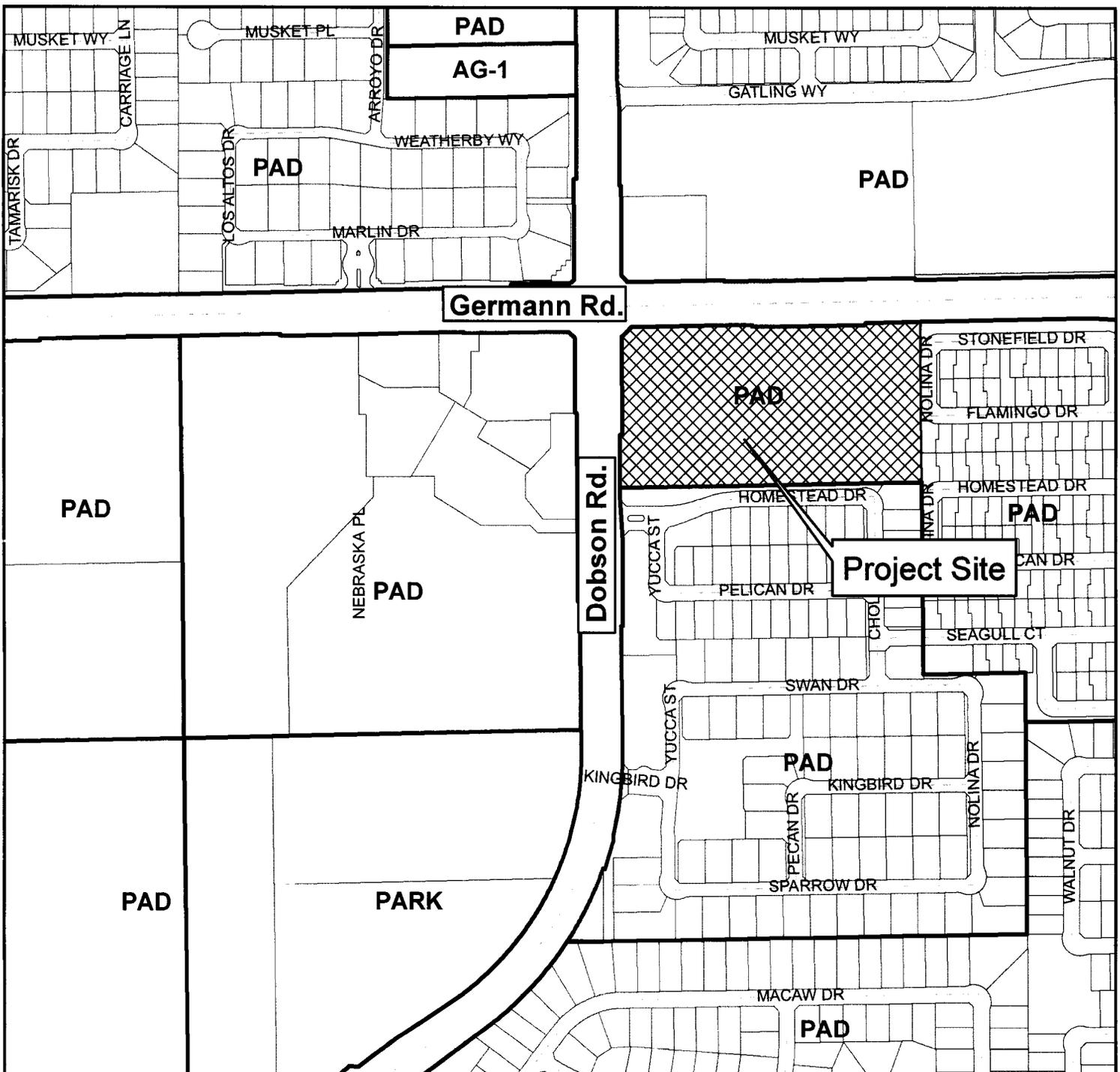
Move to introduce and tentatively adopt Ordinance No. 4371 in case DVR12-0001 STONEFIELD LUXURY APARTMENTS, Rezoning from PAD for a commercial shopping center to PAD for multi-family residential development, subject to the conditions recommended by Planning Commission and Staff.

Preliminary Development Plan

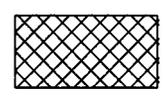
Move to approve DVR12-0001 STONEFIELD LUXURY APARTMENTS, Preliminary Development Plan approval for a multi-family residential development, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Clemente Ranch Area Plan and amendments
3. Site Plan
4. Building Elevations
5. Amenity Exhibit
6. Applicant Narrative
7. Resolution No. 4607
8. Ordinance No. 4371
9. Development Booklet



Vicinity Map



DVR12-0001

Stonefield Luxury Apartments



Germann Rd.

Dobson Rd.

Project Site

Vicinity Map



DVR12-0001

Stonefield Luxury Apartments





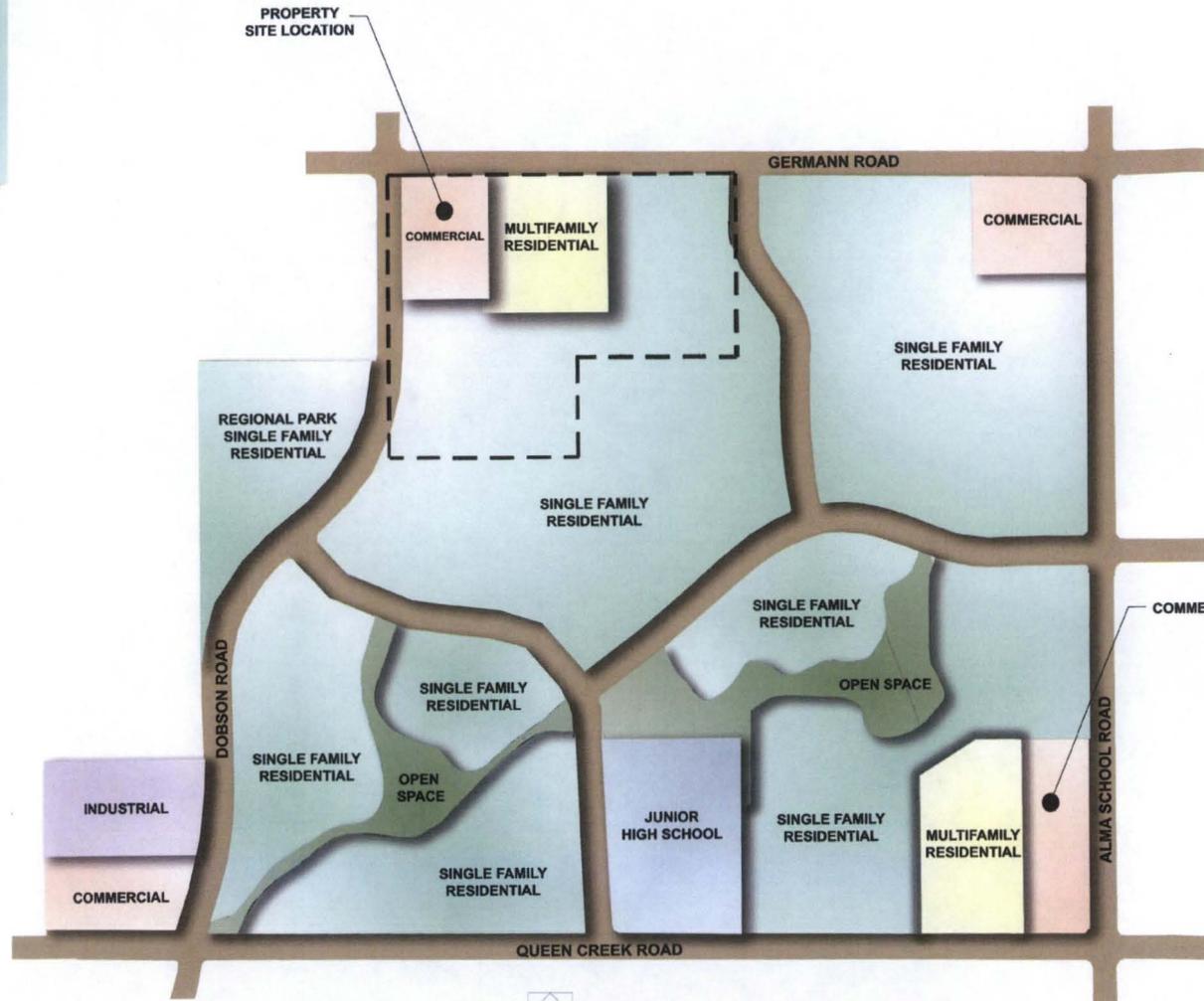
CURRENT AREA PLAN

A PORTION OF CLEMENTE RANCH



PROPOSED AREA PLAN

A PORTION OF CLEMENTE RANCH



ORIGINAL CLEMENTE RANCH AREA PLAN

A PORTION OF CLEMENTE RANCH

STONEFIELD APARTMENTS
DOBSON & GERMANN
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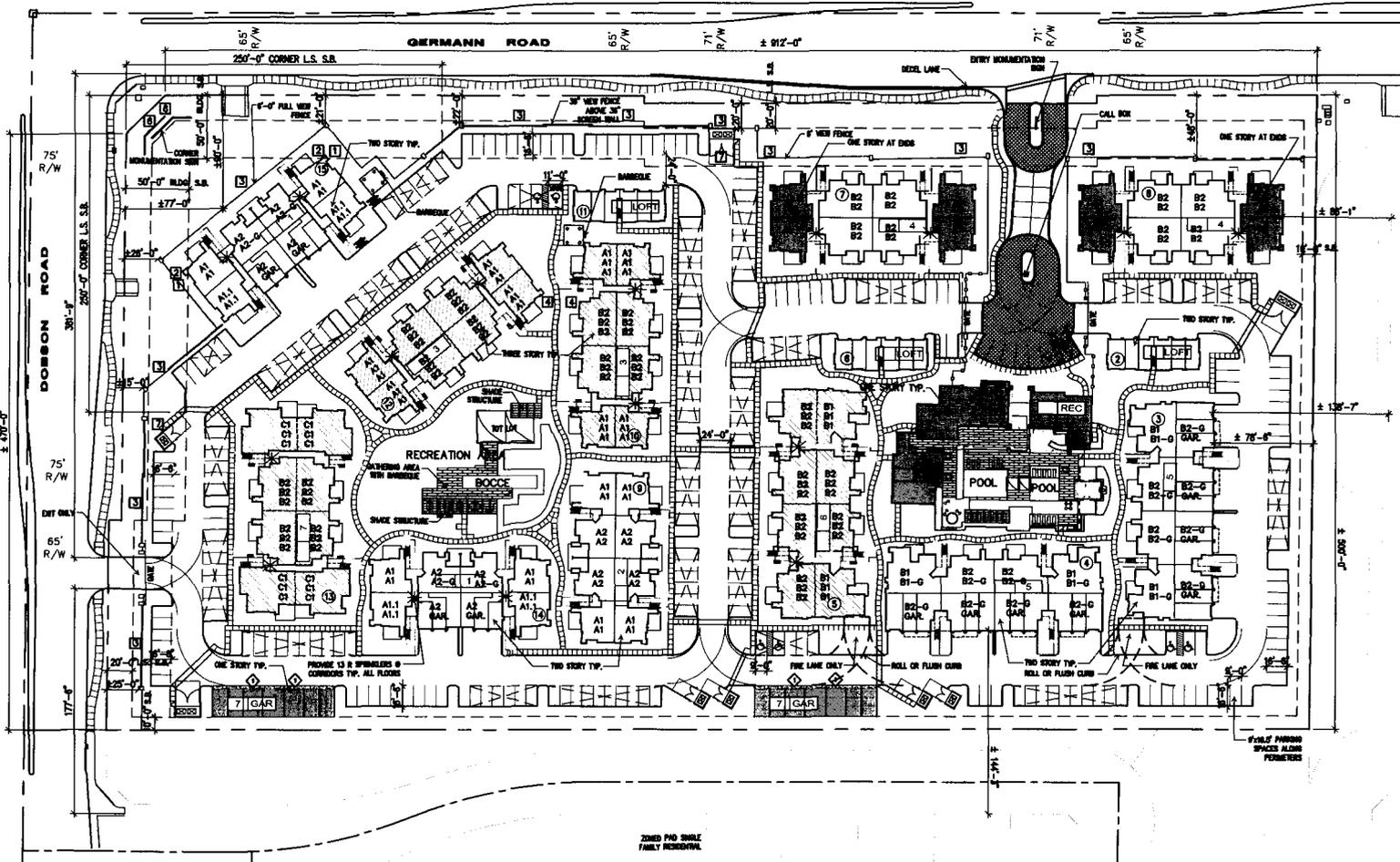
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AREA PLAN STUDIES

AREA PLANS



- ZONING REQUESTS:**
- ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED 50' X 250' CORNER SETBACK.
 - ZONING REQUEST TO ALLOW BUILDING TO EXCEED THE TWENTY-FIVE (25) FEET IN HEIGHT AT THE CORNER SETBACK LINE.
 - ZONING REQUEST TO ALLOW FULL VIEW FENCING AND COMBINATION FENCING TO BE 6'-0" IN HEIGHT ALONG GERMANN ROAD AND DOBSON ROAD TO BE LOCATED WITHIN THE REQUIRED BUILDING SETBACK AND CORNER SETBACK.
 - ZONING REQUEST TO ALLOW BUILDINGS 10 AND 12 TO HAVE AN OPEN SPACE SEPARATION OF 28'-0".
 - ZONING REQUESTS ON PATIOS/BALCONIES LOCATED ON BUILDING PLANS (PLEASE REFERENCE).
 - ZONING REQUEST TO ALLOW THE CORNER MONUMENT SIGN TO EXCEED 36" HEIGHT REQUIREMENT AT THE CORNER SETBACK.
 - ZONING REQUEST TO ALLOW TRASH ENCLOSURE WITHIN BUILDING SETBACK.
 - ZONING REQUEST TO ALLOW SIGN FACE AREA (CORNER SIGN) TO EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF FRONTAGE.
- ZONING REQUEST TO ALLOW LESS PARKING ON THE SITE THAN THE REQUIRED MINIMUM.

STONEFIELD APARTMENTS
DOBSON & GERMANN CHANDLER, ARIZONA



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PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN

SCALE 1" = 40'-0"



ADDRESS: S.E.C. OF DOBSON ROAD & GERMANN ROAD CHANDLER, AZ

TO BE ASSIGNED: PARCEL C - APN# 303-38-047

APN NUMBER: 13.2 ACRES (674,895 S.F.)

SITE AREA (GROSS): 10.8 ACRES (470,847 S.F.)

SITE AREA (NET): 10.8 ACRES (470,847 S.F.)

TOTAL BUILDING AREA: 2.28 ACRES (99,918 S.F.) - EXCLUDES DETACHED GARAGES

TOTAL GARAGE AREA: 2.4 ACRES (104,110 S.F.) - INCLUDES DETACHED GARAGES

LOT COVERAGE: 23 PERCENT

CURRENT ZONING: PAD C-2

PROPOSED USE: PAD MF-2 = MULTIPLE-FAMILY RESIDENTIAL DISTRICT

BUILDING HEIGHT ALLOWED: MAX 40'-0" / 40'-0" HT.

DENSITY (NET): 18 D.U. x 10.8 ACRES = 194 D.U. MAX

ALLOWED PER ZONING: 194 UNITS/94.8 ACRES = 17.99 D.U./ACRE

PROVIDED:

UNIT TYPE	# OF UNITS	REQUIRED	# UNITS	REASON/REMARK
1 BEDROOM LOFT UNIT	6 UNITS	1 BEDROOM LOFT UNITS 6 x 1.5 =	9 P.S.	
1 BEDROOM UNIT	78 UNITS	1 BEDROOM UNITS 78 x 1.5 =	116 P.S.	
2 BEDROOM UNIT	100 UNITS	2 BEDROOM UNITS 100 x 2.00 =	200 P.S.	
3 BEDROOM UNIT	12 UNITS	3 BEDROOM UNITS 12 x 2.00 =	24 P.S.	
TOTAL	194 UNITS	GUEST 118 x 0.25 =	29 P.S.	
		MINIMUM	376 P.S.	

MINIMUM: 376 P.S.

PROVIDED: 380 P.S.

REASON: 380 P.S. = 8 HANDICAP SPACES

PROVIDED: 8 HANDICAP SPACES

REASON: 178 P.S.

PROVIDED: 178 P.S.

REASON: 114 P.S.

PROVIDED: 114 P.S.

REASON: 2 SPACES

PROVIDED: 2 SPACES

REASON: 4 SPACES

PROVIDED: 4 SPACES

TOTAL PARKING SPACES (EXCLUDING TANDEN): 380 P.S.

TOTAL PARKING SPACES (INCLUDING TANDEN): 388 P.S.

REASON: 150 SF/BEDROOM

PROVIDED: 298 TOTAL BEDROOMS

REASON: 100 X 318 = 47,700 SF

PROVIDED: APPROX. 61,483 SF OPEN SPACE

RESIDENTIAL BUILDING AREAS

BUILDING TYPE	1	2	3	UNITS PER BLDG	# OF BLDGS	TOTAL UNITS
BLDG. TYPE 1	1	-	-	14	2	28
BLDG. TYPE 2	1	-	-	26	1	26
BLDG. TYPE 3	1	2	-	24	2	48
BLDG. TYPE 4	4	8	-	12	2	36
BLDG. TYPE 5	-	12	-	12	2	24
BLDG. TYPE 6	-	26	-	26	1	26
BLDG. TYPE 7	-	12	12	24	1	24
BLDG. TYPE LOFT	2	-	-	2	3	6
TOTAL					14	194

- ACCESSIBLE PARKING GARAGE
- PROVIDE 13R SPRINKLERS AT CORRIDORS TYP. ALL FLOORS
- 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 DESIGNED TO PREVENT LIGHT FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE DRAINAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

SITE PLAN

Contractor must verify all dimensions of project before proceeding with this work. Do not represent these drawings and specifications without the express written permission of the architect. The drawings and specifications are instruments of service and shall remain the property of the architect. No part of this project for which they are made is to be used for any other project, in whole or in part, or for the reproduction of this project by other means to the extent of the express written permission of the architect.

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PRELIMINARY FRONT ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"



PRELIMINARY LEFT & RIGHT ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

- COLOR SCHEME #3
- A. MAIN BODY COLOR
DLNN EDWARDS GRAHAM CRACKER (DEB144)
 - B. ACCENT BODY COLOR
DLNN EDWARDS HIGH NOON (DEC743)
 - C. TRIM & ACCENT BODY COLOR 2
DLNN EDWARDS BONE (DEC795)
 - D. ACCENT 1
DLNN EDWARDS CHOCOLATE CHUNK (DE6170)
 - E. ACCENT 2
DLNN EDWARDS CARVED WOOD (DEC125)
 - F. STACKED BRICK VENEER
CORONADO STONE WIRECUT BRICK (OLD CHICAGO)

NOTES

- * THESE ARE PRELIMINARY ELEVATIONS; SUBJECT TO CHANGE
- COLOR SCHEME 3 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL & COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
- ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.
- DISCLAIMER: THE WROUGHT IRON DESIGNATES A STYLE BUT IS ACTUALLY A DIFFERENT MATERIAL.

STONEFIELD APARTMENTS
DOBSON & GERMANN
CHANDLER, ARIZONA



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PRELIMINARY ELEVATION BLDG 1



PRELIMINARY FRONT & REAR ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"

STONEFIELD APARTMENTS

DOBSON & GERMANN
CHANDLER, ARIZONA



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PRELIMINARY ELEVATION BLDG 2

NOTES

- * THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE
- COLOR SCHEME 2 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL & COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.
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- ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.
- DISCLAIMER, THE WROUGHT IRON DESIGNATES A STYLE BUT IS ACTUALLY A DIFFERENT MATERIAL.

COLOR SCHEDULE

- COLOR SCHEME #2
- A MAIN BODY COLOR
DUNN EDWARDS DESERT GRAY (DEC780)
 - B ACCENT BODY COLOR
DUNN EDWARDS TUSCAN MOSAIC (DEB208)
 - C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS INSIDE PASSAGE (DEC744)
 - D ACCENT 1
DUNN EDWARDS MINK (DEA392)
 - E ACCENT 2
DUNN EDWARDS BURNT CRIMSON (DEC705)
 - F STACKED BRICK VENEER
CORONADO STONE WIRECUT BRICK (OLD CHICAGO)



PRELIMINARY LEFT & RIGHT ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



PRELIMINARY REAR ELEVATION

BUILDING TYPE 3 - THIS ELEVATION OCCURS AT NON-STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"



PRELIMINARY LEFT & RIGHT ELEVATION

BUILDING TYPE 3

SCALE: 1/8" = 1'-0"



PRELIMINARY FRONT ELEVATION

BUILDING TYPE 3 - THIS ELEVATION OCCURS AT STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

COLOR SCHEME #1

- A MAIN BODY COLOR
DUNN EDWARDS WARM BUTTERSCOTCH (DE6151)
- B ACCENT BODY COLOR
DUNN EDWARDS ROCKY RIDGE (DE6145)
- C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS BOUTIQUE BEIGE (DE6178)
- D ACCENT 1
DUNN EDWARDS NORTHERN TERRITORY (DEA158)
- E ACCENT 2
DUNN EDWARDS MISSION TRAIL (DE6233)
- F STACKED BRICK VENEER
CORonado STONE WREDDUT BRICK (OLD DHC402)

NOTES

* THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE

COLOR SCHEME 1 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL & COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.

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ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATED EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

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ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

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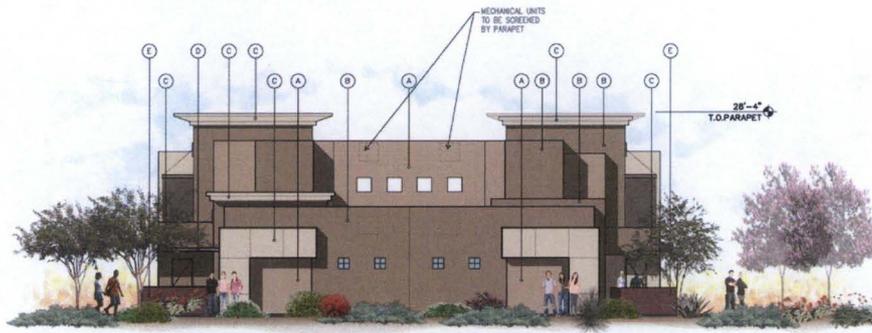
PRELIMINARY
ELEVATION BLDG 3

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PRELIMINARY REAR ELEVATION
 BUILDING TYPE 4 - THIS ELEVATION OCCURS AT NON-STREET SIDE OF BUILDING ONLY
 SCALE: 1/8" = 1'-0"



PRELIMINARY LEFT & RIGHT ELEVATION
 BUILDING TYPE 4
 SCALE: 1/8" = 1'-0"

- COLOR SCHEDULE**
- COLOR SCHEME #2
- A MAIN BODY COLOR
DUNN EDWARDS DESERT GRAY (DEC760)
 - B ACCENT BODY COLOR
DUNN EDWARDS TUSCAN MOSAIC (DES208)
 - C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS INSIDE PASSAGE (DEC7E4)
 - D ACCENT 1
DUNN EDWARDS MINK (DE6392)
 - E ACCENT 2
DUNN EDWARDS BURNT CRIMSON (DEC705)
 - F STACKED BRICK VENEER
CORONADO STONE WIRECUT BRICK (OLD CHICAGO)

NOTES

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COLOR SCHEME 2 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL & COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.

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PRELIMINARY ELEVATION BLDG 4

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PRELIMINARY FRONT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0" 0 5 10 15'

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- DISCLAIMER: THE WRIGHT HIGH DESIGNATES A STYLE BUT IS ACTUALLY A DIFFERENT MATERIAL.

COLOR SCHEDULE

- COLOR SCHEME #1
- A MAIN BODY COLOR
DUNN EDWARDS WARM BUTTERSCOTCH (DE6151)
 - B ACCENT BODY COLOR
DUNN EDWARDS ROCKY RIDGE (DE6145)
 - C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS BOUTIQUE BEIGE (DE6178)
 - D ACCENT 1
DUNN EDWARDS NORTHERN TERRITORY (DEA158)
 - E ACCENT 2
DUNN EDWARDS MISSION TRAIL (DE6223)
 - F STACKED BRICK VENEER
CORONADO STONE WIRECUT BRICK (OLD CHICAGO)



PRELIMINARY REAR ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0" 0 5 10 15'



PRELIMINARY RIGHT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0" 0 5 10 15'



PRELIMINARY LEFT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0" 0 5 10 15'



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PRELIMINARY ELEVATION BLDG 5

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COLOR SCHEDULE

COLOR SCHEME #3

- A MAIN BODY COLOR
DUNN EDWARDS GRAHAM CRACKLER (DE6144)
- B ACCENT BODY COLOR
DUNN EDWARDS HIGH NOON (DEC743)
- C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS BONE (DEC765)
- D ACCENT 1
DUNN EDWARDS CHOCOLATE CHUNK (DE8070)
- E ACCENT 2
DUNN EDWARDS CARVED WOOD (DE6125)
- F STACKED BRICK VENEER
CORONADO STONE WRELCUT BRICK (OLD CHICAGO)



PRELIMINARY REAR ELEVATION

BUILDING TYPE 6 - THIS ELEVATION OCCURS AT NON-STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"



PRELIMINARY FRONT ELEVATION

BUILDING TYPE 6 - THIS ELEVATION OCCURS AT STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"



PRELIMINARY RIGHT ELEVATION

BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

PRELIMINARY LEFT ELEVATION

BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

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PRELIMINARY
ELEVATION BLDG 6



PRELIMINARY REAR ELEVATION

BUILDING TYPE 7 - THIS ELEVATION OCCURS AT NON-STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"



PRELIMINARY LEFT & RIGHT ELEVATION

BUILDING TYPE 7

SCALE: 1/8" = 1'-0"



PRELIMINARY FRONT ELEVATION

BUILDING TYPE 7 - THIS ELEVATION OCCURS AT STREET SIDE OF BUILDING ONLY

SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

- COLOR SCHEME #1
- A MAIN BODY COLOR
DUNN EDWARDS WARM BUTTERSQUASH (DE6151)
 - B ACCENT BODY COLOR
DUNN EDWARDS ROCKY RIDGE (DE8145)
 - C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS BOUTIQUE BEIGE (DE8178)
 - D ACCENT 1
DUNN EDWARDS NORTHERN TERRITORY (DEA156)
 - E ACCENT 2
DUNN EDWARDS MISSION TRAIL (DE8223)
 - F STACKED BRICK VENEER
CORONADO STONE WIRECUT BRICK (OLD CHICAGO)

NOTES

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PRELIMINARY
ELEVATION BLDG 7

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COLOR SCHEDULE

COLOR SCHEME #2

- A MAIN BODY COLOR
DUNN EDWARDS DESERT GRAY (DEC760)
- B ACCENT BODY COLOR
DUNN EDWARDS TUSCAN MOSAIC (DE6208)
- C TRIM & ACCENT BODY COLOR 2
DUNN EDWARDS INSIDE PASSAGE (DEC764)
- D ACCENT 1
DUNN EDWARDS MINK (DE6392)
- E ACCENT 2
DUNN EDWARDS BURNT CRIMSON (DEC705)
- F STACKED BRICK VENEER
CORONADO STONE WRECCUT BRICK (OLD CHICAGO)

NOTES

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PRELIMINARY REAR ELEVATION



PRELIMINARY FRONT ELEVATION



PRELIMINARY LEFT ELEVATION



PRELIMINARY RIGHT ELEVATION

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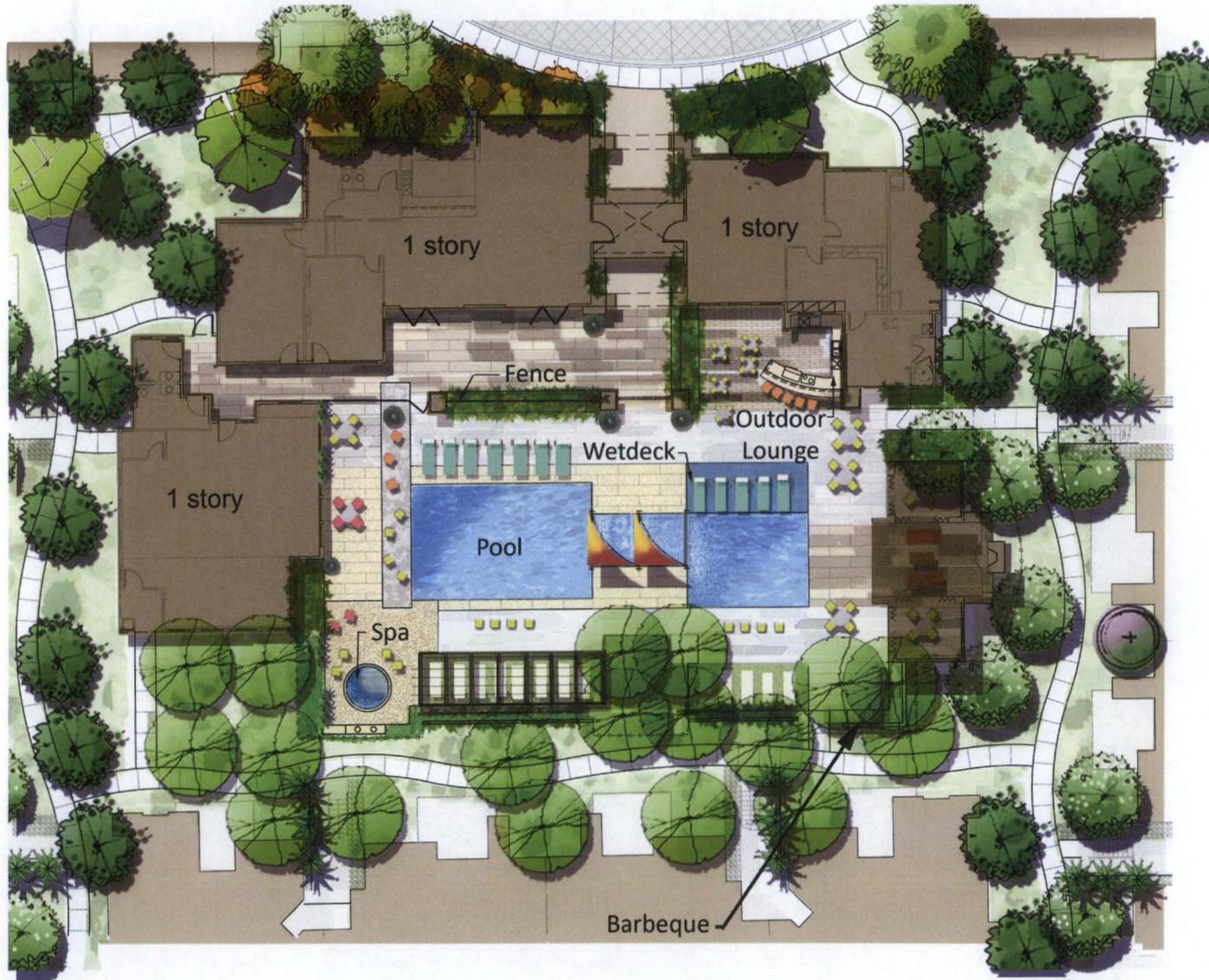


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PRELIMINARY ELEVATION LOFT



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POOL AREA

0 5 10 20

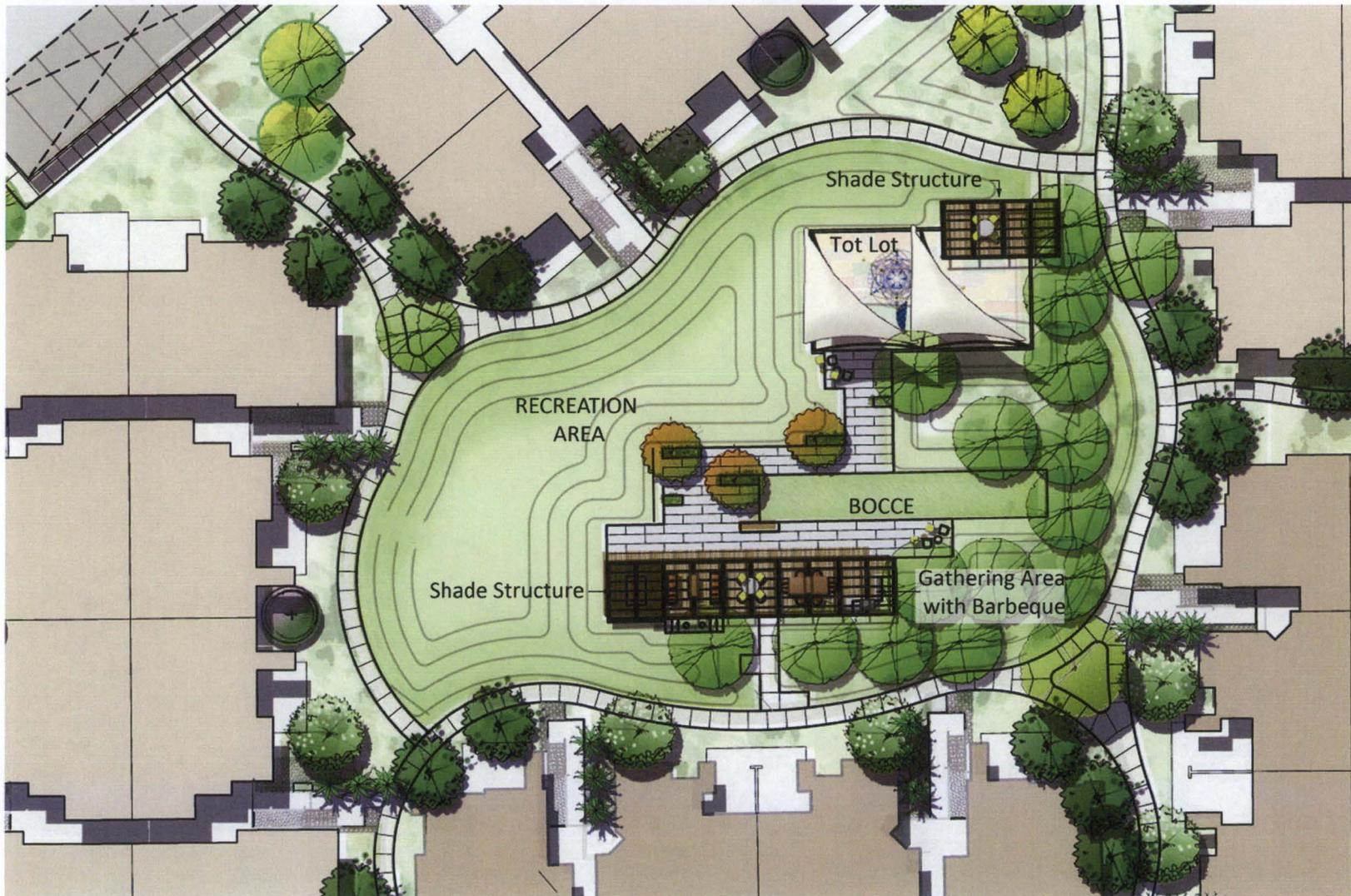
scale: 1" = 10'

03.05.12



north

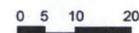
andersonbaron
plan - design - achieve
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RECREATION AREA



scale: 1" = 10'

03.05.12



north

andersonbaron
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 88 s. san marcus pl. ste 101
 chandler, arizona 85225

STONEFIELD APARTMENTS

SEC OF GERMANN ROAD AND DOBSON ROAD

AREA PLAN AMENDMENT, PLANNED AREA DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APRIL 25, 2012

I. Introduction

A. Project Overview

The subject property is located at the southeast corner of Dobson Road and Germann Road and encompasses approximately 10.8 net acres of vacant land (the "Property"). The Property is currently zoned PAD (Planned Area Development) for commercial uses. See *Aerial Map at Tab A*.

The Property will be developed as a multifamily residential community. The residential development will include a clubhouse, resort style swimming pool and spa, outdoor lounge, an indoor theater, play equipment, patio amenities with barbeque, tot lot areas, a bocce courtyard, barbeque areas, a fitness center, a conference room and recreation area.

1. Summary of Requests

This application requests an Area Plan Amendment, a Planned Area Development (PAD) zoning amendment, and a Preliminary Development Plan (PDP) for a new multifamily residential community.

2. Relationship to Adjacent Properties

The Property is currently vacant. To the West is undeveloped vacant land and a retail drug store zoned PAD for commercial uses. North of the Property is a developed commercial shopping center; the Shops at Pecos Ranch. To the South and East of the Property is land zoned PAD for single family residential subdivisions; partially built-out.

B. General Plan Conformance

This request is in conformance with the City of Chandler General Plan adopted in 2008. The General Plan designates the Property as Residential. The City of

Chandler General Plan outlines several land use goals, objectives and policies that are fulfilled by the proposed development.

Pg. 63 - GOAL: ENSURE A VARIETY OF HOUSING CHOICES FOR ALL INCOME LEVELS.

Objective: Permit urban, multi-story housing in select locations where excellent access and sufficient infrastructure capacity are in place.

The General Plan encourages higher density residential in areas adjacent to arterial roads and commercial areas. The proposed multifamily community is ideally located at an arterial intersection with excellent access from Dobson and Germann Roads. The project is located in a developed area with existing infrastructure in place to support the proposed multifamily community.

This development is consistent with the housing recommendation in the General Plan to "promote sustainable housing developments including a variety of housing types and higher densities where they may be compatible with adjoining land uses and appropriate in the context of approved area plans, neighborhood plans, and/or the General Plan."

This project provides an alternative housing option that is currently underserved in this area. It also improves the adjacent single family residential by providing a transitional use to the commercial developments to the north and west. The project is consistent with the Chandler General Plan Residential land use designation for the property.

STONEFIELD APARTMENTS

SEC OF GERMANN ROAD AND DOBSON ROAD

AREA PLAN AMENDMENT, PLANNED AREA DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APRIL 25, 2012

Pg. 20 - GOAL: PLAN FOR SUSTAINABLE DEVELOPMENT.

Objective: Promote a balance of land uses.

Objective: Match uses and intensities with assured accessibility and infrastructure.

The proposed multifamily community is a good balance to the existing single family residential and commercial uses in the area. It provides a new housing option currently underserved and it is located along arterial streets (accessibility) in an area with developed infrastructure.

Pg. 20 - GOAL: PRESERVE EXISTING NEIGHBORHOODS.

Objective: Prevent businesses and traffic incursions that negatively impact residential neighborhoods.

Objective: Encourage residential preservation, maintenance, and revitalization programs.

The proposed development offers a transitional use between the single family residential and the surrounding commercial uses. The multifamily community is the ideal buffer and encourages residential preservation by removing the existing approved commercial plan. The multifamily development provides greater community open space, landscape, amenities and will generate less traffic compared to commercial development at this location.

Pg. 21 - GOAL: SELECT USES THAT ENHANCE THE CHANDLER ECONOMY.

Objective: Evaluate the cost-benefits of prospective industrial and commercial developments to determine highest contributions to sustainable employment and net municipal revenues.

There is an abundance of existing commercial inventory in the area. The Amendment strengthens the existing and planned commercial zoning in the area by removing a commercial corner that would otherwise compete for tenants and services in the area. The proposal enhances the overall Chandler economy and will improve commercial development in this area and net municipal revenues.

See General Plan at Tab B. The proposed PAD/PDP will provide a multifamily residential community anticipated by the General Plan.

C. Area Plan Conformance

The Property is designated Commercial in the Clemente Ranch Area Plan. This application proposes an Area Plan amendment to designate the site as multifamily residential. *See Area Plan Exhibits at Tab C.*

This application provides a needed housing alternative consistent with the General Plan. The General Plan Map designates the site for Residential uses which "category allows a range of residential densities from Rural Residential to Urban Residential (18+ dwellings per acre) based upon location and other criteria described in the text of the General Plan." The General Plan states "a range of residential densities may be considered in this category" including High density residential in "areas adjacent to arterial roads."

STONEFIELD APARTMENTS

SEC OF GERMANN ROAD AND DOBSON ROAD

AREA PLAN AMENDMENT, PLANNED AREA DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APRIL 25, 2012

There is an abundance of existing commercial inventory in the area. This Amendment will strengthen the existing and planned commercial zoning in the area by removing a commercial corner that would otherwise compete for tenants and services in the area. The multi-family community will be a better transitional land use than the approved commercial use. The multifamily development provides greater community open space, landscape, amenities, better view corridors than the currently approved commercial use and will generate less traffic compared to commercial development at this location.

II. PAD

A. Permitted Uses

All uses permitted in the MF-2 District in the City of Chandler Zoning Ordinance.

III. PDP

A. Introduction/Process

The intent of this document is to set forth and establish a Preliminary Development Plan (PDP) and development guidelines.

B. Site Design

Building heights, building setbacks, landscape setbacks and development standards are compatible with the MF-2 standards of the City of Chandler Zoning Code and the Multifamily Design Guidelines, except as modified in PAD. *See the Site and Landscape Plans at Tab D.* Along Germann Road and Dobson Road, there will be several variations of fencing. The variation adds interest and complexity to the character of the streetscape. Building placement has been

developed to interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing spacious courtyards, amenities and landscape features, a variety of stories, and architectural detail.

As a multifamily residential community, enhanced amenities have been provided for the residents. The amenities include patio amenities with barbeque and seating areas, tot lot play areas for children, a resort style swimming pool, an outdoor lounge, a bocce ball court, a fitness center, conference room, and an indoor movie theater. Adjacent to many of the amenities is open space, which is also provided between buildings, creating enjoyable gathering areas for residents. The pedestrian walkways meander to connect individuals to various areas of the site, buildings and parking areas.

C. Development Standards

Development within the Property conforms to the standards set forth in the MF-2 District of the Chandler Zoning Ordinance and the standards set forth in this PDP. If there is a conflict, the development standards in this PDP will apply.

1. Setbacks

The landscape and building setbacks are compatible with the Chandler Zoning Ordinance and are as follows: a 20'-0" landscape setback has been established along Germann and Dobson Roads. In addition, a 50'-0" x 250'-0" corner landscape setback has been provided on the corner of Germann and Dobson Roads. Along the south and east boundaries of the property site, there is a 10'-0" rear and side yard setback provided. In addition, building setbacks of 50'-0" are provided along Germann and Dobson Road. To provide a grand open space focal point at the intersection of Dobson and Germann Road, building number 15 is

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angled and slightly mediates into the corner setback. The fencing at the corner of Germann Road and Dobson Road is higher than the 36" maximum height allowed within the corner setback requirements. We feel this is acceptable since the fencing is "see through" view fencing in a landscape setting and is designed to enhance the architecture. The monument sign at the corner of Dobson and Germann Road exceeds the 36" height requirement; we believe this is acceptable as we are providing a dynamic street corner and an enhanced architecture.

2. Height

The maximum building heights in the proposed development follow the Chandler Zoning Ordinance MF-2 standards by not exceeding a building height of forty-five (45') feet. The building heights in all the structures in the development range from approximately 17'-0" to approximately 44'-0".

3. Deviations

1. Request to allow building number 15 to extend within the required 50' x 250' corner setback. We feel that this is acceptable since we are providing a grand open space focal point at the intersection.
2. Request to allow building number 15 to exceed twenty-five feet in height at the corner setback line. We feel this is acceptable because we provide a dynamic streetscape on the corner of Dobson Road and Germann Road.
3. Request to allow full view fencing and combination view fencing to be 6'-0" in height along Germann Road and Dobson Road to be located within the required building setback and corner setback. The fencing at the corner setback varies from approximately 22'-0" to approximately

90'-0" from the property line. The balance of the fencing in the front yard setbacks along both arterial streets varies from approximately 15'-0" to 48'-0" from the property line. We feel this is acceptable since the fencing is "see through" view fencing in a landscape setting and is designed to enhance the architecture.

4. Request to allow buildings 10 and 12 to have an open space separation of 26'-9". By angling building 12 away from building 10 we provide greater distance separation for most of the building, in exchange for minimal interference at the corner.
5. Request relief from the 12' diameter circle in the patios and 8' diameter circle in the balconies. Due to the unique design of the multifamily units, we are providing equivalent or greater square footage than what is required, *See Exhibits of the Building Plans at Tab G.*
6. Request to allow the corner monument sign to slightly exceed 36" height requirement by an additional 38" at the corner setback. We believe this is acceptable as we are providing a dynamic street corner and an enhanced architecture for the development.
7. Request to allow the trash enclosures within building setback at Germann Road and at Dobson Road. We have added additional landscape to screen the units.
8. Request to allow sign face area (corner sign) to slightly exceed one square foot for each linear foot of frontage. We feel that this is acceptable because we are providing a dynamic corner at the intersection as a focal point to the development.

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9. Request to allow reduced lot area from the required 3000 sf to approximately 1200 sf. The space designed provides adequate room for standard play structures that would accommodate programmed children's activities. To cater to the residents of the community, the site plan provides additional outdoor programming over and above Ordinance requirements including but not limited to, bocce ball, fireplaces, recreational activities, seating areas, cooking areas, outdoor T.V.'s, etc. This holistically designed area will provide a hub for many activities and be central to the community.

10. Request to allow 360 parking spaces instead of the 375 as required by the Zoning Ordinance. We feel that the amount of parking being provided is compatible since we provide an additional 36 tandem spaces, which totals to 396 parking spaces. We feel the amount of parking being provided will meet the needs of future residents and be well-suited with other successful communities developed by ownership.

D. Parking

The parking requirements for multifamily residential for both residents and visitors have been provided. The site will consist of a total of 360 parking spaces. We feel this is acceptable as the amount of parking being provided is compatible with other successful communities developed by ownership. Moreover, the community will have a total of 68 enclosed garage spaces, 12 of which will be direct access into the units; this reduces the visual impact and scale of the parking spaces.

E. Vehicular Access and Circulation

A main entrance will be provided along Germann Road leading to a gated entry and guest parking in front of the clubhouse. A secondary exit only

driveway will be provided to Dobson Road, these two connections to the streets will provide seamless connectivity and safety. In addition, a decel lane is provided along Germann Road.

F. Pedestrian Circulation

Pedestrian circulation is a key feature provided by the proposed site plan. Off-site access is provided via sidewalks along the arterial streets, and on-site pedestrian circulation is well-defined and interconnected between the different buildings and uses to ensure that those living in this community as well as those visiting the development, have safe and convenient access throughout the property. Attention has been given to providing quality shade on pedestrian circulation connections.

G. Architectural Design & Theme

1. Building Massing and Articulation

The proposed project consists of luxurious apartments with eight various building types that are arranged as a group of various masses. The architectural theme is a contemporary style of different sized layered volumes, materials, and strategically placed linear horizontal elements.

The building masses are organized as a series of elements that include garages, patios, and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open courtyards where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with various amenities. The distinctive architecture features a combination of one, two, and three stories with architectural elements at different elevations while not exceeding the maximum building height.

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The various roof overhangs of the buildings enhance the visual depth of the project and increases the amount of shade provided to each elevation. In addition, some of the windows are recessed through the placement of pop-outs to enhance the depth of the elevations while providing additional shading. The various elements of the development harmoniously blend a contemporary architectural style with color, form and texture.

2. Building Materials

The project utilizes a large variety of materials. *Please view the Color Scheme Exhibits and their locations on the Material Location map at Tab E.* Included in our palette of materials are:

- Stucco system (inclusive of pop-outs) with muted earth tone paint color options
- Wrought Iron railings, gates and accents (wrought iron designates a style, and not a material)
- Metal overhangs
- Brick veneer with various blends and color options

3. Unit Design

There are six dwelling unit types in the project. Three of the unit types have one bedrooms, two of the unit types have two bedrooms, and one of the unit types has three bedrooms. The development will include 82 one bedroom units, 100 two bedroom units, and 12 three bedroom units, for a total of 194 units. *See Unit Plan Exhibits at Tab F.*

H. Compliance with Multifamily Design Standards

The Chandler Zoning Ordinance sets forth additional requirements for multifamily development to encourage creative and innovative design techniques, quality and merit. The multifamily development complies with the following:

1. Open Space

Private and common open space areas are provided as follows:

- a. Usable common open space and recreation area at the rate of one-hundred fifty (150) square feet per bedroom. *See Site Plan at Tab D.*
- b. A private open space will be provided for each unit that is at least twelve (12) feet in diameter when located on the ground floor and at least eight (8) feet in diameter when provided by a balcony. Due to the unique design of the multifamily units, we are providing equivalent or greater square footage than what is required. *See Exhibits of the Building Plans at Tab G.*

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. A 6' meandering sidewalk is located on arterial streets with public sidewalk access. The central area contains parking spaces that are a minimum of 9' x 19', with ADA van accessible spaces being 11' x 19'. The parking space size around the perimeter of the site is 9' x 16.5' where the car overhang does not protrude into the required building or landscape setbacks or into the ADA width of sidewalks. Parking canopy covers are architecturally integrated with the surrounding structures, i.e., color, materials, location, and 6" minimum fascia (all four sides).

3. Amenity Options

Five amenities are required to be provided in accordance with the following schedule: 180-260 units. The proposed PDP contains approximately 11 amenities which exceeds the required amount. *See Site Details and Amenities Exhibits at Tab H.*

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4. Interface to East and South

The plats to the south and east were designed to provide their own buffers for future development of this parcel. Most of the perimeter is adjacent to streets rather than housing. In addition, the orientation of the buildings are positioned in such a way that the private open space is oriented away from adjacent development. Landscaping has been strategically located along the property lines to provide a buffer between the uses. Single story garages will also provide an excellent physical and visual buffer between the uses. In addition, an 8' wall on the southern boundary has been provided to enhance the physical and visual buffer.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades will be avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by the developer as design elements that set their communities apart from other multifamily developments.

6. Energy conservation

The development provides shade on the south and west sides of buildings by overhangs and/or trees and provide shade trees on the south and west side of streets. Required shading at the above locations have been provided through recessed patios and balconies, recessed windows, metal canopies to shade windows, and the use of landscape.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. The density of plant material is dependent on the mature size of the vegetation and the shape and size of the areas to be landscaped. The planting design is tailored to provide shade onto buildings and walks while accentuating open space features. The landscape palette is comprised of low-water use, desert native or adaptive material that blends seamlessly and accentuates the architecture of the building design.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building. *See Exhibits of the Building Elevations at Tab G.*

9. Lighting

Lighting is compatible with the current City of Chandler zoning code, external lighting will be located and designed to prevent rays from being directed off of the property upon which the lighting is located. *See the Lighting Exhibits at Tab H.*

10. Signage

The property's frontage is in excess of three-hundred feet, accordingly, two signs have been provided along Germann Road. The signage doesn't exceed six feet above adjacent walkway elevation. However we are requesting to allow the sign face area to slightly exceed one square foot for each linear foot of frontage for the corner monument sign only (located at corner of Dobson Road and Germann Road). We feel that

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this is acceptable because we are providing a dynamic corner at the intersection as a focal point to the development. Lettering on the signage will be reverse pan channel letters and LED lighting materials of the monument signage will include stucco and brick. Details of the proposed signage are included herein. *See Signage Exhibits at Tab H.*

I. Summary

A multi-family residential community at this location is the ideal use for this property and a buffer for the immediate area. The proposed site plan provides greater community open space, landscape, amenities and will generate less traffic than the currently approved commercial use. The proposed multi-family residential community will provide additional housing opportunities to address the needs of the City and nearby employers. The proposed community will also provide the best transitional use between the surrounding commercial, the adjacent major arterials and the single family uses to the south and east. The architecture of the project fits well into the area by both complementing the existing housing materials and colors, as well as incorporating elements to the design that respects the significance of the Clemente Ranch Area Plan. The thoughtful design of the proposed project will be an attractive entry to the overall area and provide numerous benefits to the area and the City of Chandler.

RESOLUTION NO. 4607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CLEMENTE RANCH AREA PLAN" AS A LAND USE GUIDELINE FOR FUTURE REZONING AND LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY GERMANN, ALMA SCHOOL, QUEEN CREEK, AND DOBSON ROADS.

WHEREAS, an interest has been expressed in seeking approval of a Rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the southeast corner of Dobson and Germann roads; and

WHEREAS, an existing Area Plan, the "Clemente Ranch Area Plan" has been adopted for this property; and

WHEREAS, the applicant prepared this amendment to the existing "Clemente Ranch Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

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

SECTION I. That the attached map exhibit, an Amendment to the Clemente Ranch Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on May 2, 2012, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4607 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

LEGAL DESCRIPTION
EXHIBIT 'A'

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PER TITLE REPORT AND CURRENT DEED):

PARCEL C, OF STONEFIELD II, ACCORDING TO PLAT RECORDED IN BOOK 985 OF
MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, FORMERLY DESCRIBED AS:

THE NORTH 565.30 FEET OF THE WEST 1017.97 FEET OF THE NORTHWEST
QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 33.00 FEET; AND

EXCEPT THE WEST 33.00 FEET; AND

EXCEPT AND PORTION LYING WITHIN THAT CERTAIN RIGHT OF WAY FOR
DOBSON ROAD DEDICATED TO THE CITY OF CHANDLER PER WARRANTY DEED
RECORDED IN DOCUMENT NO. 2003-1525614, OF OFFICIAL RECORDS OF
MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA SAID PORTION
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID CORNER
BEING A FOUND BRASS CAP IN HAND HOLE AND FROM WHICH THE NORTH
QUARTER CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP FLUSH,
BEARS NORTH 88 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF
2680.82 FEET;

THENCE NORTH 88 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF
136.87 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID
SECTION 8;

THENCE SOUTH 01 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 33.00
FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF GERMANN ROAD AND
POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF 880.81 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-0053820, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 32.00 FEET ALONG SAID WEST LINE;

THENCE SOUTH 88 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 173.83 FEET,

THENCE SOUTH 01 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 6.00 FEET,

THENCE SOUTH 88 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 357.50 FEET,

THENCE NORTH 01 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 6.00 FEET,

THENCE SOUTH 88 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 381.48 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF DOBSON ROAD;

THENCE NORTH 44 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 45.50 FEET TO THE POINT OF BEGINNING.

AS CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0285054 OF OFFICIAL RECORDS.

ORDINANCE NO. 4371

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) FOR COMMERCIAL TO PAD FOR MULTI-FAMILY RESIDENTIAL IN CASE DVR12-0001 (STONEFIELD LUXURY APARTMENTS) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 9, Development Booklet, entitled "STONEFIELD", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0001, except as modified by condition herein.
2. 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.

3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
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 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 STONEFIELD LUXURY APARTMENTS shall use treated effluent to maintain open space, common areas, and landscape tracts.

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 Transportation & 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 ____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4371 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

PUBLISHED:

LEGAL DESCRIPTION
EXHIBIT 'A'

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EXCEPT THE NORTH 33.00 FEET; AND

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EXCEPT AND PORTION LYING WITHIN THAT CERTAIN RIGHT OF WAY FOR
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SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA SAID PORTION
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID CORNER
BEING A FOUND BRASS CAP IN HAND HOLE AND FROM WHICH THE NORTH
QUARTER CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP FLUSH,
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