

nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Attachment

1. Ordinance No. 4386

ORDINANCE NO. 4386

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0003 THE ENCLAVE) 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 A, Development Booklet, entitled "The Enclave", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0003, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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 THE ENCLAVE shall use treated effluent to maintain open space, common areas, and landscape tracts.

- 9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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. 4386 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:

Repl pg. #1

AUG 16 2012



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Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 12-100

DATE: AUGUST 2, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *[Signature]*
JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
KEVIN MAYO, PLANNING MANAGER *[Signature]*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: DVR12-0003/PPT12-0001 THE ENCLAVE
Introduction and Tentative Adoption of Ordinance No. 4386

Request: Rezoning from Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for an apartment development and Preliminary Plat approval

Location: Southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Mike Curley; Earl, Curley & Lagarde P.C.

Project Info: Approximately 21.78 net acres, 392 multi-family units, 2- and 3-story buildings, 17.99 du/net acres

RECOMMENDATION

Upon finding the Rezoning request to be consistent with the General Plan and Southeast Chandler Area Plan, Planning Commission and Planning Staff recommend approval. Upon finding the Preliminary Development Plan and Preliminary Plat to be consistent with the Multi-Family Residential Standards, Planning Commission and Planning Staff recommend approval.

BACKGROUND

The 21.78 acre subject site is located at the southeast corner of Arizona Avenue and Chandler Heights Road. West of the site is Arizona Avenue and across the street is the new Arco gas



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JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
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BACKGROUND

The 21.78 acre subject site is located at the southeast corner of Arizona Avenue and Chandler Heights Road. West of the site is Arizona Avenue and across the street is the new Arco gas

station and convenience store and the existing Ironwood Vistas single-family residential subdivision. North of the property is the incomplete Shoppes at Chandler Heights retail center surrounded by vacant land zoned for single-family residential. East of the site are the Union Pacific Railroad tracks and east of the railroad tracks are two manufacturing businesses zoned industrial in the County's jurisdiction. South of the property is vacant land and a manufacturing business zoned industrial in the County's jurisdiction.

This application request includes rezoning from Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for an apartment development. The Enclave multi-family residential proposal is the second zoning request for this site. The site was previously zoned for a project named Algodon Park in 2002, which received zoning time extensions in 2004 and 2007. The PAD zoning was approved for a multi-use commercial/retail, transit oriented multi-family residential, and high-turnover commercial/retail uses development. The project never developed. The zoning expired in October 2010 and was never extended.

The property was formerly the Chandler Ginning Company, a cotton gin that served many east valley cotton growers. The business closed down many years ago and the land has remained undeveloped even with the approval of PAD zoning and a PDP. The proposal includes a 21.78 net acres gated multi-family residential apartment development with 392 multi-family units at 17.99 dwelling units per acre.

There are 380 garden-style apartment units and 12 loft/carriage style units with 2- and 3-story buildings. The majority of the buildings are located on the site's interior. The Enclave is a creative, garden style multi-family residential project. Building designs and site layout create view corridors and access to green open spaces. Entrances to the site are highlighted with tree-lined landscape medians, decorative pavement features, and theme walls and gates. There are two main entrances/exits, one off of Chandler Heights Road and one off of Arizona Avenue. Both are full movement access drives.

ARCHITECTURE AND SITE DESIGN

The Enclave is designed as a garden setting environment with high-density, multi-family residential offering diverse building forms and amenities. The community incorporates over 20% open space with expanses of turf along street frontages and within two interior open spaces.

There are two different building styles with varying exterior types. One building style is unique design of a traditional apartment building with two- to three-floors of units. The building form includes three individual building sections connected by breezeways and a vestibule. The second building style is loft/carriage style unit with garages on the ground floor and apartment units on the second floor. There are two different loft/carriage type buildings. Individual one-story garage buildings are provided in addition to a clubhouse. Apartment units range in size from 685 to 1,450 square feet. The clubhouse is a one-story building located off of the Arizona Avenue entrance and provides computer rooms, fitness center, a game room, kitchen, and restrooms.

The overall architectural style is represented as traditional Mediterranean, a specific style for this project with a desert oasis theme. Buildings include a mix of gable, hip, and shed roofline designs, varied massing, accents, and elements, undulating wall planes, stone veneer, s-tile roofing, and an earth tone paint color palette. The choice and placement of paint colors, stone, vertical and horizontal plane changes, rooflines, and wall plane variations in addition to building form provides a distinct building character.

The streetscape theme provides a sense of arrival to Southeast Chandler with turf landscape areas leading up to buildings extending over 1200 feet along Chandler Heights Road and 900 feet along Arizona Avenue. Each of the two interior open spaces is surrounded by several buildings. These green spaces include a swimming pool, cabana, ramadas, barbecues, and a putting green near the clubhouse. A tot lot playground is provided in the eastern open space area. The open spaces offer ample room for outdoor recreation and a pedestrian friendly environment.

The development meets required parking for each unit and guests. While the new parking code amendment has been approved, this project was filed under the old parking standards. The development provides 10 additional parking spaces under the old standards and provides the exact amount of required parking under the new standards.

Perimeter fence walls include a combination masonry wall and wrought-iron. The fencing does encroach into the 50 foot building setback, which is typical of gated multi-family community's. Planning Staff supports the proposed setback encroachment. There are no individual freestanding monument signs. The project's name and decorative wall is integrated with the perimeter view wall. Lettering on the wall is individual pin mounted.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The General Plan Land Use Plan designates this property as Employment and a Commercial Node, within the Southeast Chandler Area Plan, and as a Large Growth Tract Area. The General Plan's Employment designation includes light industrial parks, corporate offices, manufacturing, knowledge-intensive employers, and a compatible mix of industrial support uses and residential densities as an integral component of a planned mixed-use development. The Commercial Nodes category denotes intersections appropriate for neighborhood or community commercial retail, office, commercial services, and institutional uses, as well as residential or employment where appropriate when allowed by the underlying land use, in this case Employment. The Large Tract Growth Area constitutes the City's prime inventory of economic development acreage.

The Southeast Chandler Area Plan designates this property as Mixed Use/Employment and Major Entry Gateway as well as emphasizes the General Plan designates this corner as a commercial node allowing multi-family. The property's original zoning incorporated multi-family along with commercial including large single use retailers and high turnover uses including a gas station. The multi-family use was a component along the railroad tracks with the intent of supporting future rail transit.

The Southeast Chandler Area Plan specifically limited development of multi-family residential to property along Arizona Avenue up to the railroad tracks. The proposed higher density

residential multi-family land use implements the City's goals of providing higher densities along Arizona Avenue's Employment corridor, in relation to the City's plans for Light Rail Transit, and as a part of the development plans for the Southeast Chandler Area Plan. Removal of commercial land use further enhances and balances the viability of available commercial property in the area.

DISCUSSION

The Land Use and Housing Element of the General Plan promote a variety of housing choices for all income levels. The multi-family residential land use provides a housing option in addition to single-family residential in the immediate area. The proposed development will serve a need for the Southeast Chandler area providing corporate housing, employee housing, and commuter housing supporting existing and planned commercial and employment development along Arizona Avenue.

The project's streetscape, sense of arrival, and creative architectural design make this an inviting project to support the entry into Southeast Chandler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held June 5, 2012. Four area residents attended the meeting. They supported the proposal.
- Planning Staff received an email from three property owners in the Pinelake Estates subdivision, which is northeast of this project. All three were mailed notice of the neighborhood meeting, but did not attend, and all were mailed a hearing notice postcard. Two of the three property owners are City Registered Neighborhood (RNO) contacts who received double notice, one as an RNO and one as a property owner. The email stated they do not want to see the community's density change dramatically due to large apartment complexes being built and they do not believe the density change is in line with the original purpose of southeast Chandler's development. They feel the proposed apartment complex does not enhance the area or provide services they would like to see such as high end restaurants and shops.

Their correspondence was forwarded to the applicant who contacted the email's author. The author invited the applicant to attend their HOA board meeting, which is scheduled for Tuesday, July 31, 2012. Planning Staff will follow up with Planning Commission at the public hearing regarding the HOA meeting results. Email is attached to this memo.

- Applicant attended the Pinelake Estates HOA Board meeting on Tuesday, July 31, 2012. The Pinelake Estates residential subdivision is located northeast across the railroad tracks from the proposed development. The applicant and developer presented details of the proposed apartment development. Following the meeting, the Board met privately to discuss this request and emailed the applicant and Planning Staff that the Board voted to not take an official position on this project.

- The day of Planning & Zoning Commission, Planning Staff received several emails in opposition to this request. Residents reside in Pinelake Estates and conveyed concerns with property values, traffic, and noisy transient apartment people if the apartments are approved.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Pridemore, Veitch)

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Rezoning request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Enclave", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0003, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.

8. 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 THE ENCLAVE shall use treated effluent to maintain open space, common areas, and landscape tracts.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Enclave", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0003, 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.
6. The parking space canopies shall incorporate building materials, forms, and colors to match the development as represented in the Development Booklet.

Preliminary Plat

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4386 approving rezoning request DVR12-0003 THE ENCLAVE from Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay to PAD (Multi-Family Residential) for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

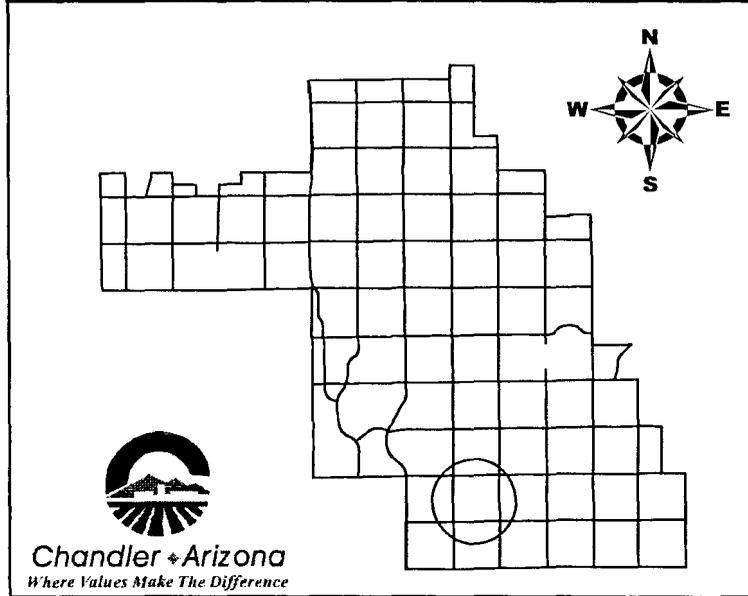
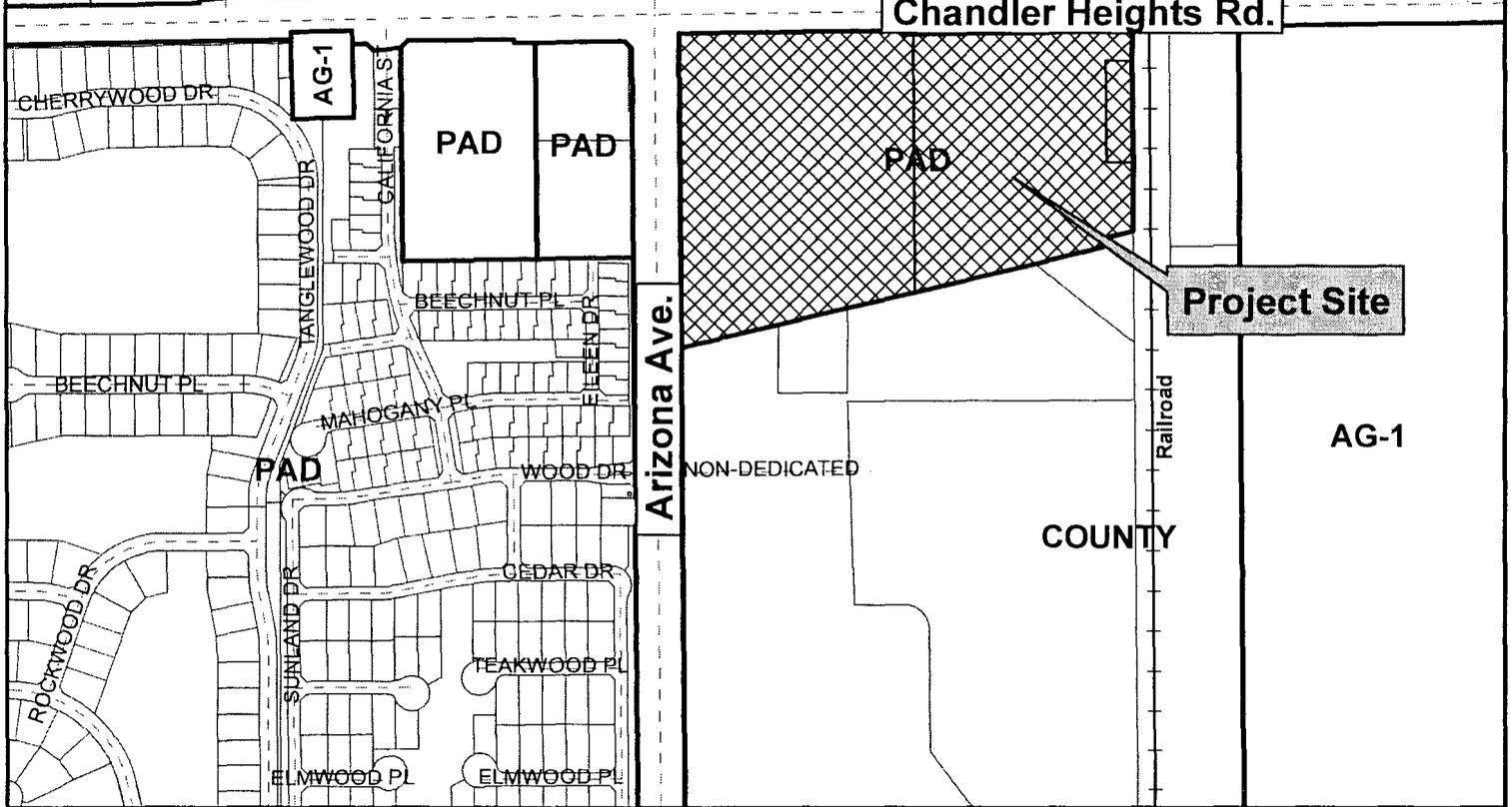
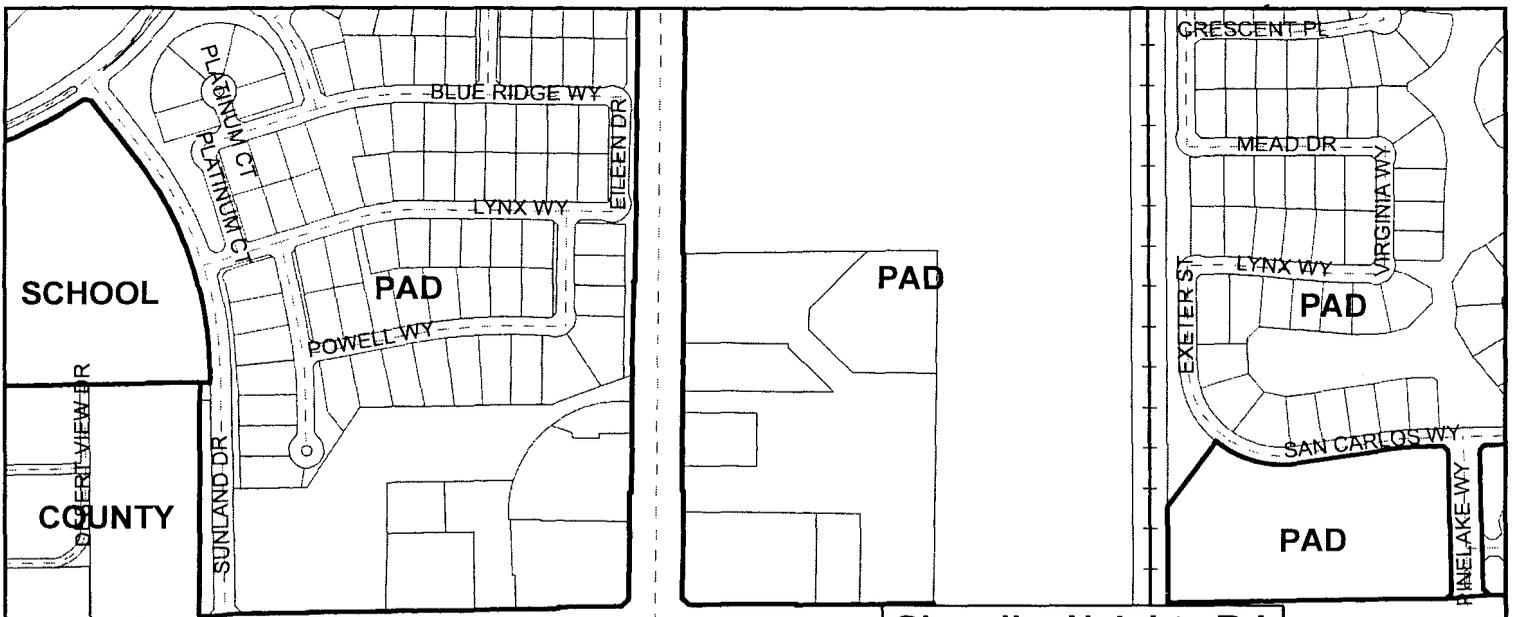
Move to approve Preliminary Development Plan request DVR12-0003 THE ENCLAVE for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

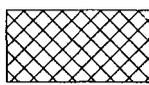
Move to approve Preliminary Plat PPT12-0001 THE ENCLAVE, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Preliminary Plat
6. Email from residents in opposition
7. Ordinance No. 4386
8. Development Booklet, Exhibit A

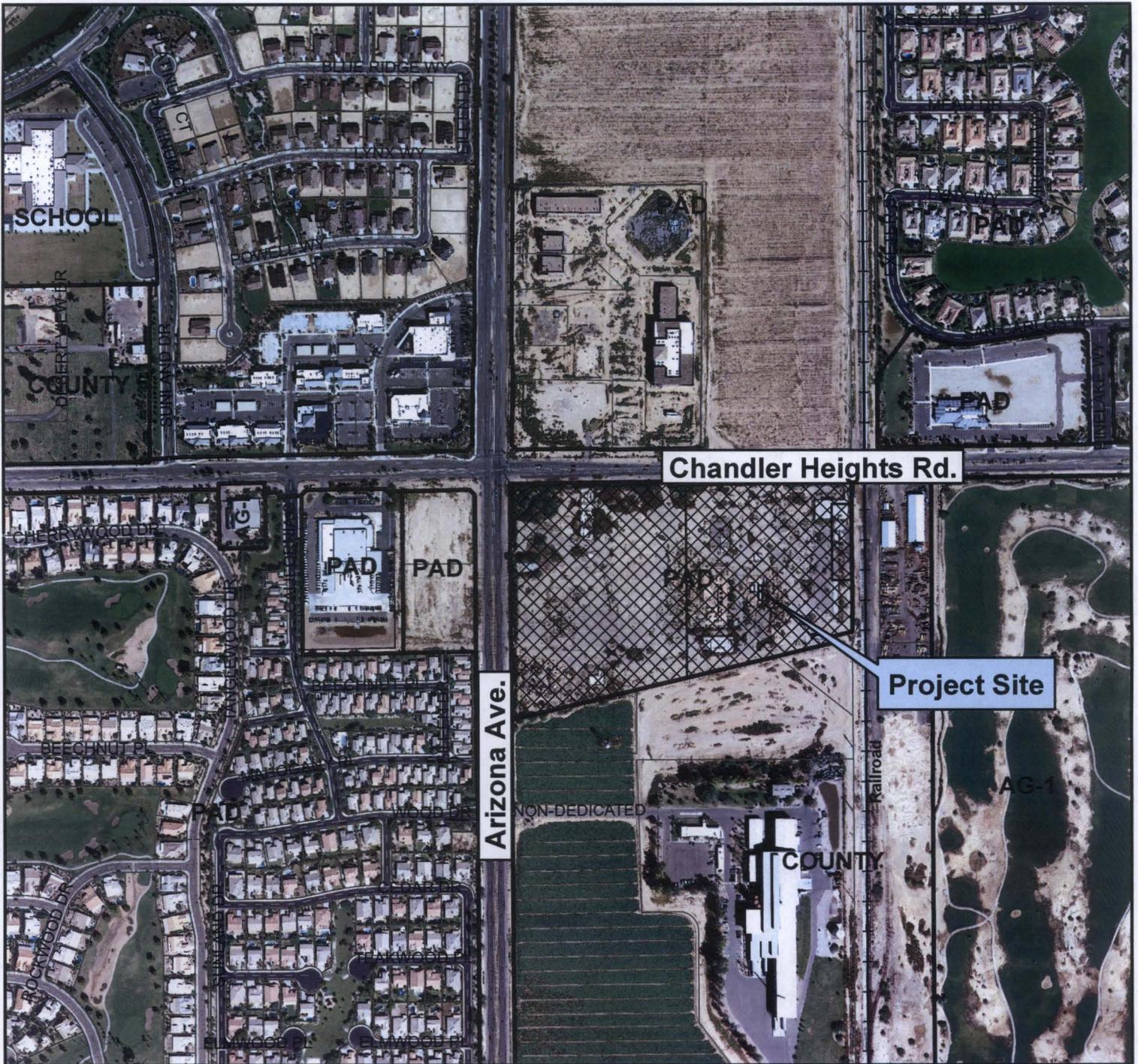


Vicinity Map

 DVR12-0003

The Enclave

CITY OF CHANDLER 1/25/2012



Chandler Heights Rd.

Project Site

Arizona Ave.

Vicinity Map



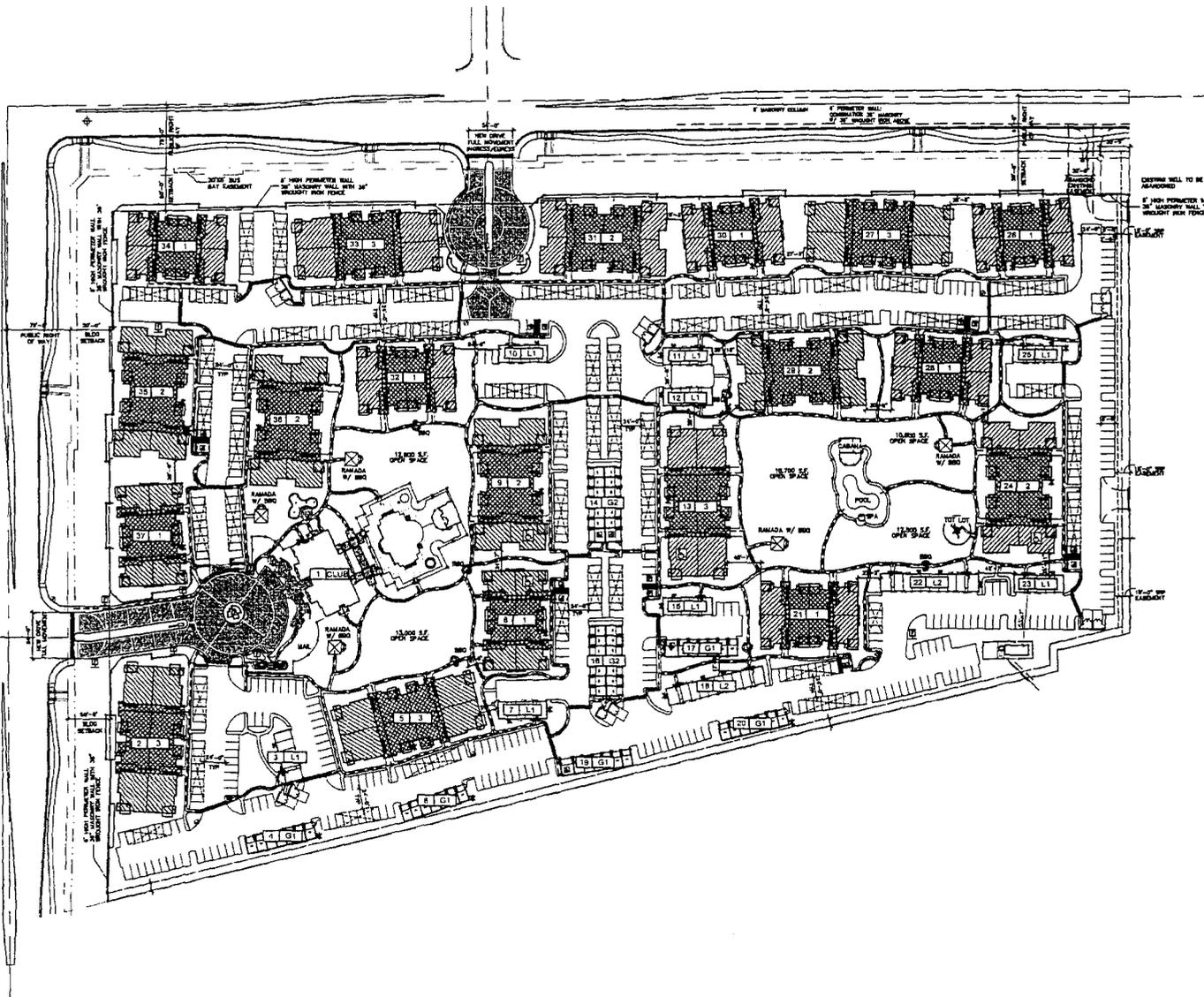
DVR12-0003

The Enclave



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CITY OF CHANDLER 1/25/2012



PROJECT DATA

OVERALL SITE DATA:
 ADDRESS: SOUTHWEST CORNER OF ARIZONA AVE. & CHANDLER HIGHWAY RD., CHANDLER, ARIZONA
 APN NO.: 303-03-010C & 303-03-0130
 SITE AREA: 422,300 SQ. FT. (9.62 ACRES) (1,102,801 S.F.)
 251,781 NET ACRES (946,780 S.F.)
 PARKING AREA: 264,200 S.F. (2.66 AC OF SITE)
 LANDSCAPE AREA: 48,000 S.F. (ONE OF SITE)
 TURF AREA: 206,201 S.F. (4.73 AC)
 SWAMP/NO AREA: 878,728 S.F. (20.03 AC)

PROPOSED USE: CLASS A APARTMENTS
ZONING: RDM-1
NO. OF STORIES: ONE, TWO & THREE
COMMON UNIT SPACE:
 OPEN SPACE REQUIRED (130 S.F. X 634 BOWERS): 83,600 S.F.
 OPEN SPACE PROVIDED (2100): 134,827 S.F.

UNIT MIX LIST AREA:
 MAXIMUM ALLOWED: 18 UNITS
 PROVIDED: (203 UNITS/21,781 ACRES) 17,99 UNITS

USE REGULATIONS:
 MAXIMUM HEIGHT ALLOWED: 45.781 S.F. (200)
 PROVIDED: 230.201 S.F. (1000)
 BUILDING HEIGHT: 3 STORES 48' MAX
 MAXIMUM HEIGHT PROVIDED: 3 STORES 48' MAX

BUILDING AREAS:

BLDG. NO.	GROSS INT. FL. AREA	# OF BLDGS	GRAND TOTAL S.F.
BLDG. 1	8,828 S.F.	8	70,624 S.F.
BLDG. 2	16,840 S.F.	8	134,720 S.F.
BLDG. 3	12,480 S.F.	8	99,840 S.F.
LOFT 1	1,204 S.F.	2	2,408 S.F.
LOFT 2	1,408 S.F.	2	2,816 S.F.
GARAGE 1	1,700 S.F.	2	3,400 S.F.
GARAGE 2	1,404 S.F.	2	2,808 S.F.
CLUBHOUSE	3,071 S.F.	1	3,071 S.F.
TOTAL (LOFT COVERAGE)		27	250,261 S.F.

BLDG. NO. **GROSS INT. FL. AREA** **# OF BLDGS** **GRAND TOTAL S.F.**

BLDG. 1	21,973 S.F.	8	175,808 S.F.
BLDG. 2	16,840 S.F.	8	134,720 S.F.
BLDG. 3	30,479 S.F.	8	243,832 S.F.
LOFT 1	2,240 S.F.	8	17,920 S.F.
LOFT 2	2,000 S.F.	8	16,000 S.F.
GARAGE 1	1,700 S.F.	8	13,600 S.F.
GARAGE 2	1,404 S.F.	8	11,232 S.F.
CLUBHOUSE	3,071 S.F.	1	3,071 S.F.
TOTAL (GROSS AREA)		37	478,084 S.F.

UNIT MIX & AREAS:

UNIT TYPE	LIQUID. AREA	# UNITS	TOTAL LIQUID. AREA
UNIT A1 (18'-18')	843 S.F.	84	70,752 S.F.
UNIT A2 (18'-18')	843 S.F.	84	70,752 S.F.
UNIT B1 (18'-20')	1,098 S.F.	48	52,716 S.F.
UNIT B2 (18'-20')	1,170 S.F.	102	119,340 S.F.
UNIT B3 (LOFT 20'-20')	1,217 S.F.	12	14,604 S.F.
UNIT C1 (18'-20')	1,420 S.F.	40	56,800 S.F.
TOTAL		302 UNITS	308,316 S.F.

ONE BEDROOMS 180
TWO BEDROOMS 112
THREE BEDROOMS 10

PARKING:
 REQUIRED:
 1.5 STALLS PER 1 BDRM = 190 UNITS X 1.5 STALLS = 285 P.S.
 2 STALLS PER 2.5 BDRM = 102 UNITS X 2 STALLS = 204 P.S.
 3 GUEST STALLS FOR ENTRY (4) 2.5 BDRM = 204 P.S.
TOTAL REQUIRED PARKING = 744 P.S.

PROVIDED:
 GARAGE ADA STALL (32 X 28 = 2.48 P.S.) 3 P.S.
 GARAGE (STANDARD STALLS) 120 P.S.
 CARPORT/COVERED ADA STALLS (200 X 28 = 7.8 P.S.) 8 P.S.
 CARPORT/COVERED (STANDARD STALLS) 373 P.S.
 UNCOVERED/OPEN ADA STALLS (18 X 28 = 3.82 P.S.) 4 P.S.
 UNCOVERED/OPEN (STANDARD STALLS) 188 P.S.
 UNCOVERED/OPEN GUEST ADA STALLS (51 X 28 = 1.03 P.S.) 2 P.S.
 UNCOVERED/OPEN GUEST STALLS 48 P.S.
TOTAL PROVIDED 764 P.S.
ACCESSIBLE PROVIDED 17 P.S.

PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

billform
 architecture

billform architecture
 group of
 companies, llc
 22244 east 400 street, suite 100
 phoenix, arizona 85036
 phone 602.988.8222 fax 602.988.9229

EXPRES 08/20/2013

THE ENCLAVE
 23601 SOUTH ARIZONA AVENUE
 CHANDLER, ARIZONA 85248

Sunrise Luxury Living
 5773 WOODWAY DRIVE, #415 HOUSTON, TEXAS 77057

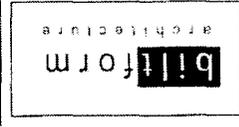
REVISIONS:

1	
2	
3	
4	
5	

DATE: JUNE 27th, 2012
SCALE: 1" = 40'
SHEET NO:

PRELIMINARY ARCHITECTURAL SITE PLAN

A1.01



billform architecture
 10000 WEST HIGHTWAY
 SUITE 1000
 HOUSTON, TEXAS 77037
 TEL: 281.460.1111
 WWW.BILLFORM.COM

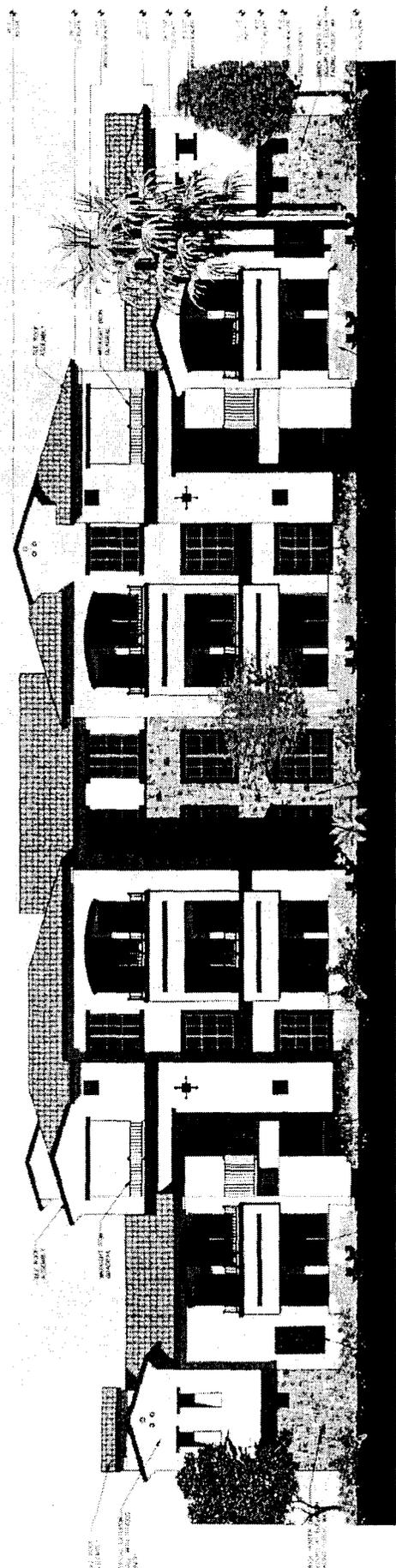
5773 WOODWAY DRIVE #415 HOUSTON, TEXAS 77057
 Sunrise Luxury Living

THE ENCLAVE
 23601 SOUTH ARIZONA AVENUE
 CLAYTON, ARIZONA 85901

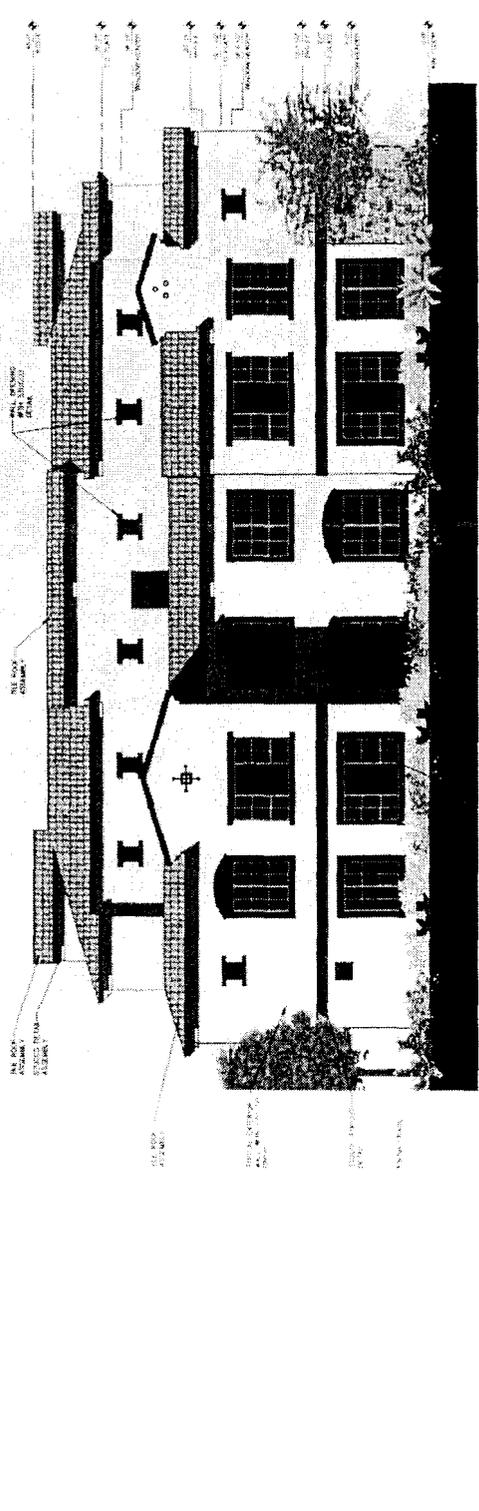
NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS
2	11/15/11	ISSUED FOR CONSTRUCTION
3	01/15/12	ISSUED FOR OCCUPANCY
4	03/15/12	ISSUED FOR FINAL REVIEW
5	05/15/12	ISSUED FOR AS-BUILT

A6.01

BUILDING TYPE 2 COLOR



UNIT B1 UNIT B2 UNIT B3 UNIT B4 UNIT B5 UNIT B6 UNIT B7 UNIT B8 UNIT B9 UNIT B10 UNIT B11 UNIT B12 UNIT B13 UNIT B14 UNIT B15 UNIT B16 UNIT B17 UNIT B18 UNIT B19 UNIT B20 UNIT B21 UNIT B22 UNIT B23 UNIT B24 UNIT B25 UNIT B26 UNIT B27 UNIT B28 UNIT B29 UNIT B30 UNIT B31 UNIT B32 UNIT B33 UNIT B34 UNIT B35 UNIT B36 UNIT B37 UNIT B38 UNIT B39 UNIT B40 UNIT B41 UNIT B42 UNIT B43 UNIT B44 UNIT B45 UNIT B46 UNIT B47 UNIT B48 UNIT B49 UNIT B50 UNIT B51 UNIT B52 UNIT B53 UNIT B54 UNIT B55 UNIT B56 UNIT B57 UNIT B58 UNIT B59 UNIT B60 UNIT B61 UNIT B62 UNIT B63 UNIT B64 UNIT B65 UNIT B66 UNIT B67 UNIT B68 UNIT B69 UNIT B70 UNIT B71 UNIT B72 UNIT B73 UNIT B74 UNIT B75 UNIT B76 UNIT B77 UNIT B78 UNIT B79 UNIT B80 UNIT B81 UNIT B82 UNIT B83 UNIT B84 UNIT B85 UNIT B86 UNIT B87 UNIT B88 UNIT B89 UNIT B90 UNIT B91 UNIT B92 UNIT B93 UNIT B94 UNIT B95 UNIT B96 UNIT B97 UNIT B98 UNIT B99 UNIT B100



UNIT B1 UNIT B2 UNIT B3 UNIT B4 UNIT B5 UNIT B6 UNIT B7 UNIT B8 UNIT B9 UNIT B10 UNIT B11 UNIT B12 UNIT B13 UNIT B14 UNIT B15 UNIT B16 UNIT B17 UNIT B18 UNIT B19 UNIT B20 UNIT B21 UNIT B22 UNIT B23 UNIT B24 UNIT B25 UNIT B26 UNIT B27 UNIT B28 UNIT B29 UNIT B30 UNIT B31 UNIT B32 UNIT B33 UNIT B34 UNIT B35 UNIT B36 UNIT B37 UNIT B38 UNIT B39 UNIT B40 UNIT B41 UNIT B42 UNIT B43 UNIT B44 UNIT B45 UNIT B46 UNIT B47 UNIT B48 UNIT B49 UNIT B50 UNIT B51 UNIT B52 UNIT B53 UNIT B54 UNIT B55 UNIT B56 UNIT B57 UNIT B58 UNIT B59 UNIT B60 UNIT B61 UNIT B62 UNIT B63 UNIT B64 UNIT B65 UNIT B66 UNIT B67 UNIT B68 UNIT B69 UNIT B70 UNIT B71 UNIT B72 UNIT B73 UNIT B74 UNIT B75 UNIT B76 UNIT B77 UNIT B78 UNIT B79 UNIT B80 UNIT B81 UNIT B82 UNIT B83 UNIT B84 UNIT B85 UNIT B86 UNIT B87 UNIT B88 UNIT B89 UNIT B90 UNIT B91 UNIT B92 UNIT B93 UNIT B94 UNIT B95 UNIT B96 UNIT B97 UNIT B98 UNIT B99 UNIT B100

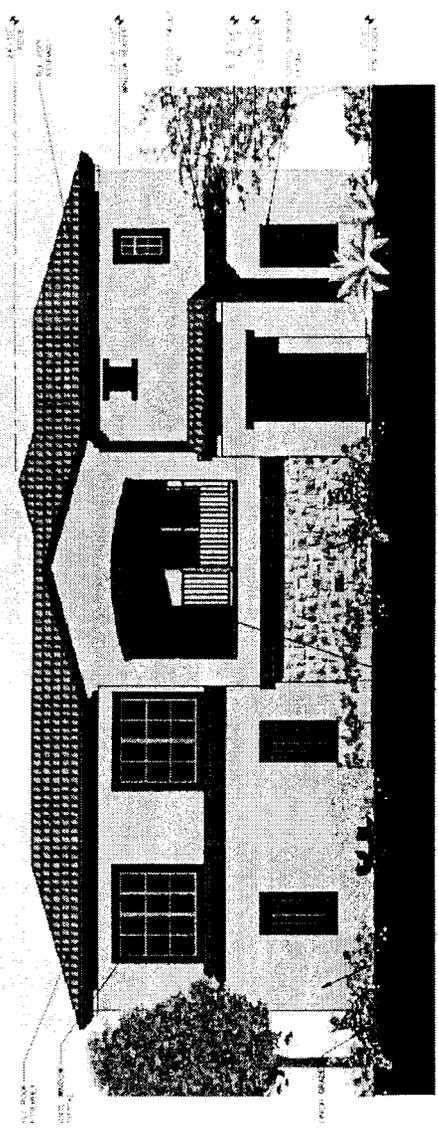
SIDE ELEVATIONS

THE ENCLAVE
23601 SOUTH ARIZONA AVENUE
Sunrise Luxury Living
5773 WOODWAY DRIVE #415 HOUSTON, TEXAS 77057

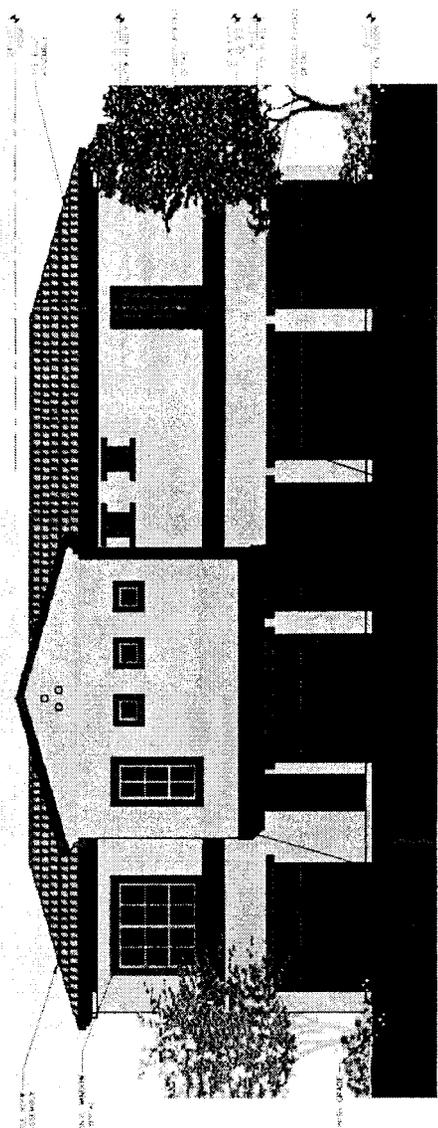
DATE	11/11/2014
BY	ARCHITECT
PROJECT	THE ENCLAVE
CLIENT	SUNRISE LUXURY LIVING
LOCATION	23601 SOUTH ARIZONA AVENUE, HOUSTON, TX
SCALE	AS SHOWN
PROJECT NO.	14-001
DATE PLOTTED	11/11/2014
PLotted BY	ARCHITECT

billform
architecture

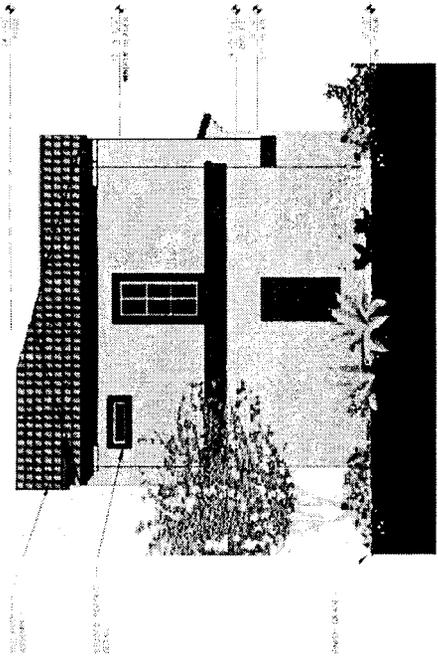
billform architecture
11000 WESTHEIMER BOULEVARD, SUITE 100
HOUSTON, TEXAS 77042
713.865.1100
WWW.BILLFORMARCHITECTURE.COM



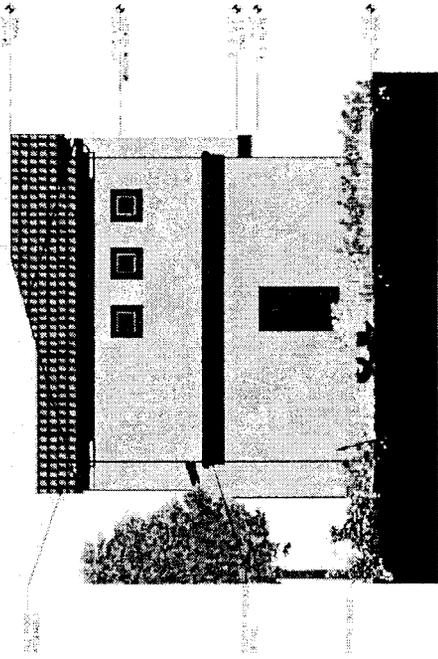
A FRONT ELEVATION



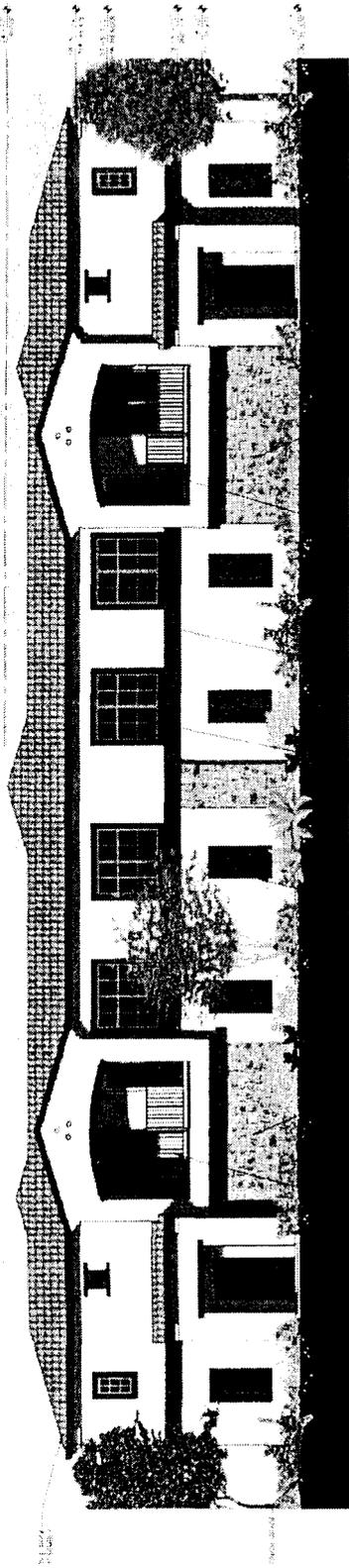
B REAR ELEVATION



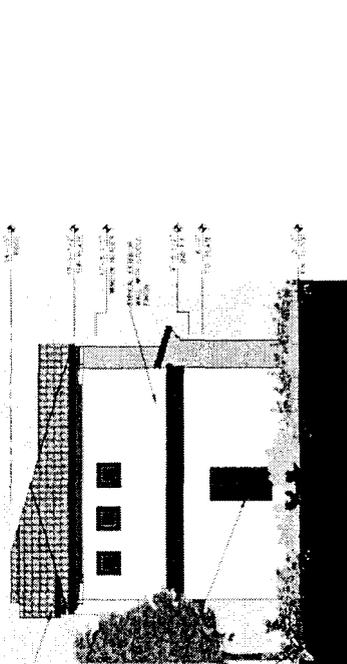
C RIGHT ELEVATION



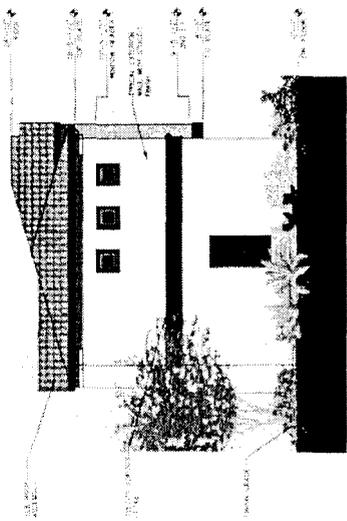
D LEFT ELEVATION



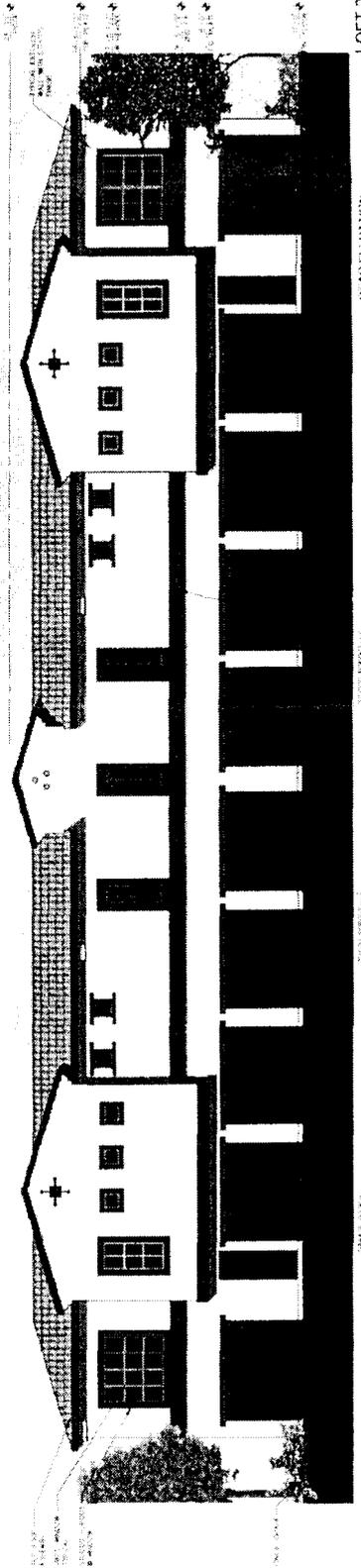
FRONT ELEVATION
A



RIGHT ELEVATION
B



RIGHT ELEVATION
C



REAR ELEVATION
D

bltform
architecture

BLTFORM ARCHITECTURE
11111 W. WOODWAY DRIVE, SUITE 100
HOUSTON, TEXAS 77057
713.466.1111
www.blatform.com

THE ENCLAVE
23601 SOUTH ARIZONA AVENUE
CHANDLER, ARIZONA 85224

Sunrise Luxury Living #415 HOUSTON, TEXAS 77057
5773 WOODWAY DRIVE

A9.01

LOFT 2 BUILDING COLOR
EXTERIOR ELEVATIONS

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2847.60 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 94.42 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 180.01 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 4.00 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 364.94 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 6.00 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 718.82 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 572.50 FEET;

THENCE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 1235.86 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 64.55 FEET;

THENCE NORTH 01 DEGREES 49 MINUTES 40 SECONDS EAST, 105.33 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 384.11 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 4.00 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 305.01 FEET;

THENCE NORTH 44 DEGREES 25 MINUTES 19 SECONDS EAST, 28.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 948,728 SQUARE FEET OR 21.7798 ACRES, MORE OR LESS.

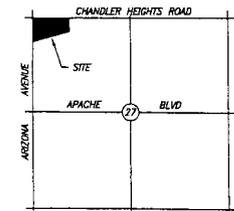
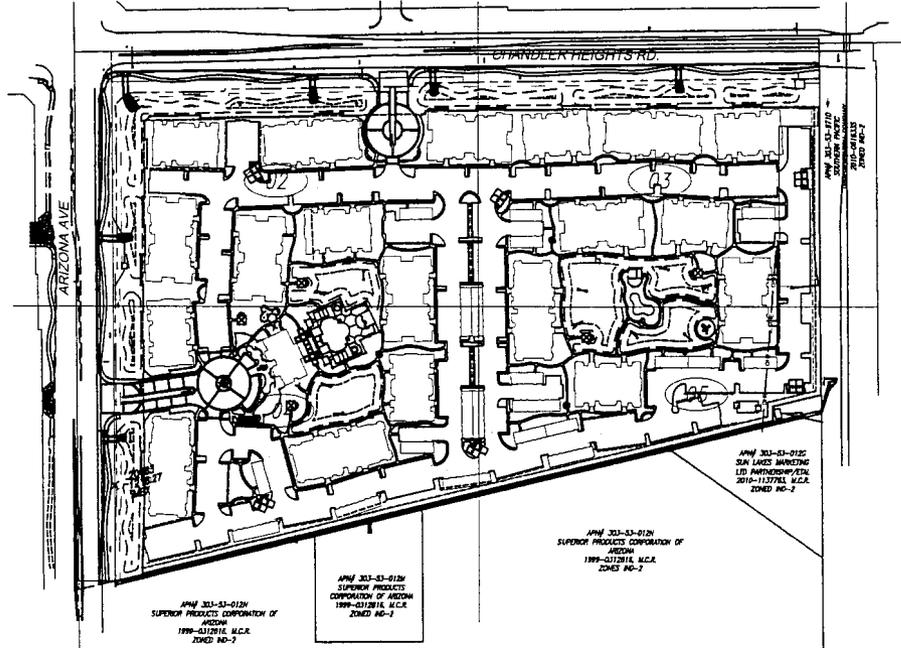
NOTES:
THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATING.

THE IMPROVEMENTS SHOW ON THE PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

PRELIMINARY PLAT AND PRELIMINARY G&D THE ENCLAVE

PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

SURVEYOR

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ 85204
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADAM BURCHAM, PLS

CIVIL ENGINEER

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ 85204
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: GLEN J. MILLETT, PE

OWNER

SUNRISE LUXURY LIVING
5773 WOODWAY DR. #415
HOUSTON, TX 77057
(949) 632-1811
CONTACT: ROBERT J. BUSSONE

ARCHITECT

BILTFORM ARCHITECTURE GROUP
22044 NORTH 44TH STREET, SUITE 100
PHOENIX, AZ 85050
(602) 285-9200
CONTACT: JIM APPELGADE

BASIS OF BEARINGS

NORTH 89°11'57" EAST ALONG THE NORTH LINE OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

SECTION 21, 72S. R5E, 3RD CITY OF CHANDLER BRASS CAP IN CONCRETE FLUSH AT THE POINT OF CURVATURE ON SUNLAND DR.; 1200' WEST OF ARIZONA AVE. AND 800' NORTH OF CHANDLER HEIGHTS RD., ACROSS FROM SOUTH ENTRY TO SCHOOL. (NORTHING, 813205.302, EASTING, 721923.193) ELEVATION=1210.67 (NAVD83 DATUM, CITY OF CHANDLER DATA) CDC 844/ 50A (ELEVATION=1.66')

UNIT PER NET ACRE:

MAX. ALLOWED: 18 UNITS
PROVIDED: 17.99 UNITS
TOTAL UNITS: 392 UNITS

PARCEL ACREAGES

TOTAL ACREAGE: ±26.368 GROSS ACRES (1,105,901 S.F.)
±21.781 NET ACRES (948,728 S.F.)

SHEET INDEX

- 1 COVER SHEET
- 2-5 PRE-PLAT
- 6 OVERALL UTILITY

ZONING

THE SITE IS ZONED "PAD" PER THE CITY OF CHANDLER ZONING MAP.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

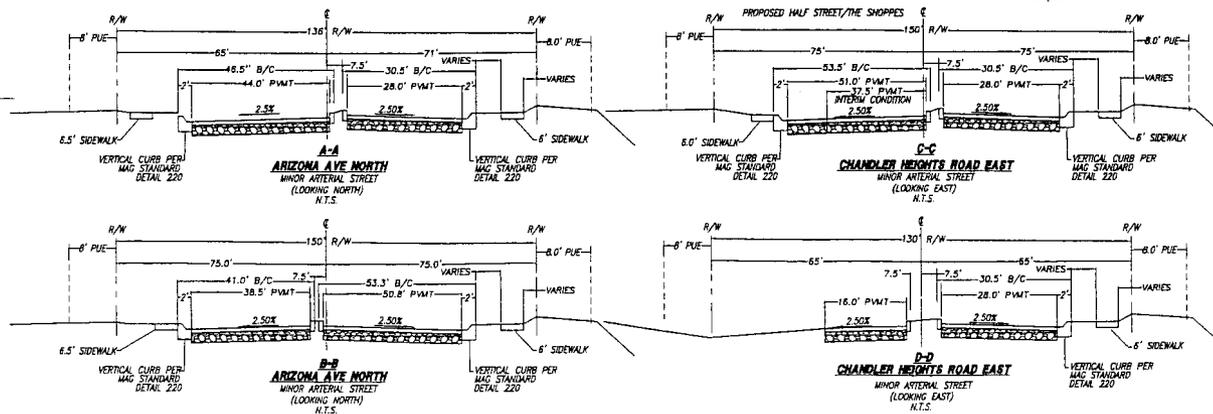
COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
040040	3030 SEP. 30, 2005	H	SEP. 30, 2005	X	

ZONE X IS DEFINED AS: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

LEGEND

- EXISTING VALVE
- SEWER MANHOLE
- WATER SERVICE METER
- TIRE HYDRANT
- EXISTING CONTOURS
- OFFSITE DRAINAGE FLOW ARROW
- ONSITE DRAINAGE FLOW ARROW
- GRADE BREAK
- D.E. DRAINAGE EASEMENT
- W.E. WATER LINE EASEMENT
- O.H.E. OVERHEAD ELECTRIC
- BSL. BUILDING SETBACK LINE
- S.D. STORM DRAIN
- S. SEWER LINE
- W. WATER LINE
- IRP. IRRIGATION LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W. RIGHT-OF-WAY
- RETENTION AREA
- PAD ELEVATION
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- IMPROVEMENT PLAN SHEET #/S
- IRRIGATION MANHOLE
- STREET LIGHT POLE
- ELECTRICAL CABINET/TRANSFORMER
- ELECTRICAL MANHOLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL TRANSMISSION POLE
- FIBER OPTIC CABINET

INDEX MAP
N.T.S.



1840 S. STAPLEY DR. SUITE #137
 MESA, AZ 85204
 PHONE: (480) 892-3313
 FAX: (480) 892-7051
 WWW.HUBBARDENGINEERING.COM

HUBBARD ENGINEERING

PRELIMINARY PLAT THE ENCLAVE
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

Date: 06/29/12
 Project Eng: S. HANCOCK
 Project Mgr: G. MILLETT, P.E.
 Project No: 11180
 PRPL01
 SHT: 01 OF 06

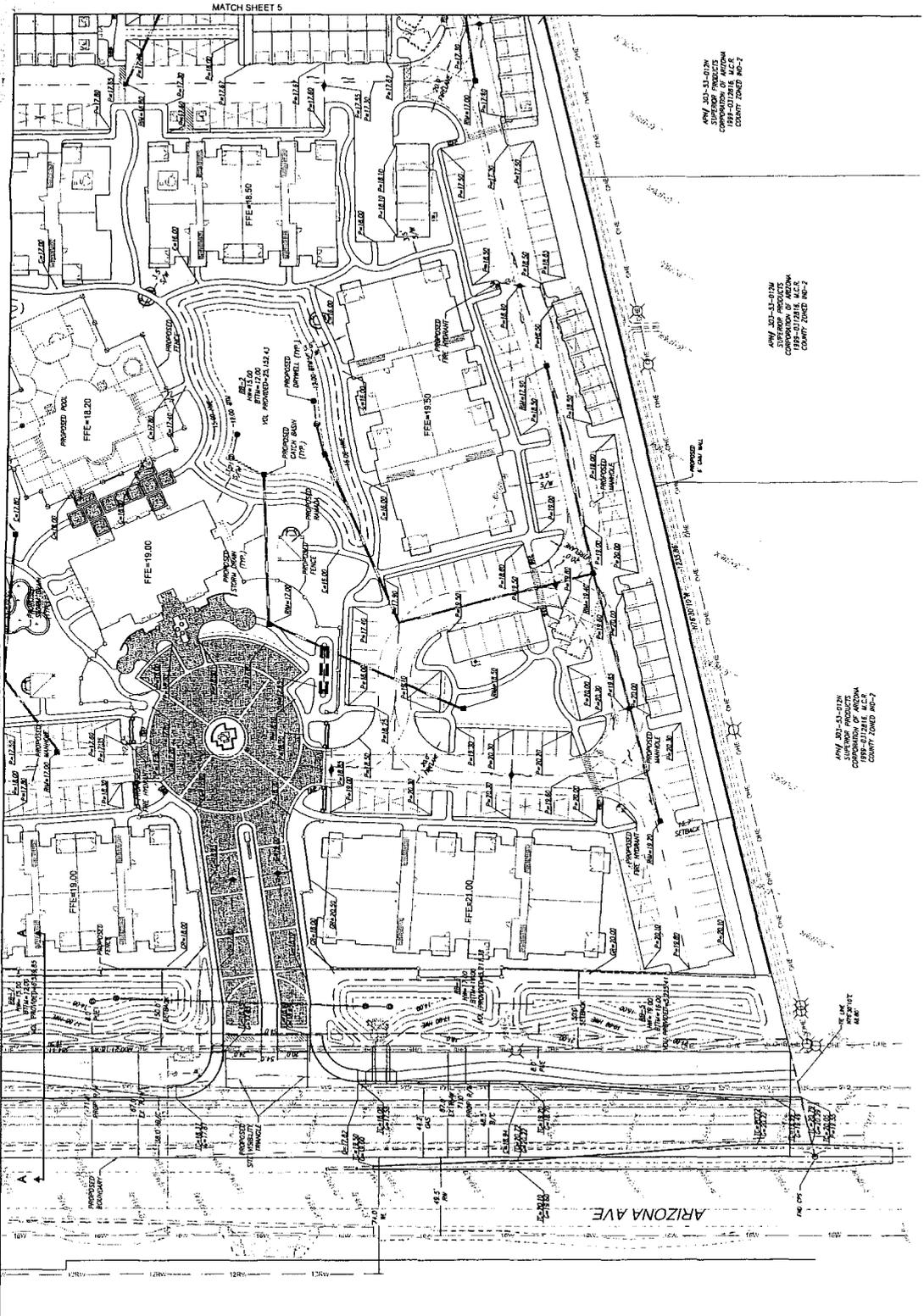
PPT103001

Project No.	1180
Project Mgr.	S. HANNAHAN
Project Eng.	
Date	06/29/12



PRELIMINARY PLAN
THE ENCLAVE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 2 SOUTH RANGE 5 EAST OF THE GRAND CANYON
MERCADER, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

HUBBARD ENGINEERING
1640 S. BUCKLEY RD.
SUITE 102
MESA, AZ 85204
PH: 480.833.1313
WWW.HUBBARDENGINEERING.COM



APN/LOT: 007-03-012N
SUPERSEDES PRODUCTIONS
COURT REPORT NO. 1180-0121816 M.C.R.
COUNTY ZONED RDC-7

APN/LOT: 007-03-012N
SUPERSEDES PRODUCTIONS
COURT REPORT NO. 1180-0121816 M.C.R.
COUNTY ZONED RDC-7

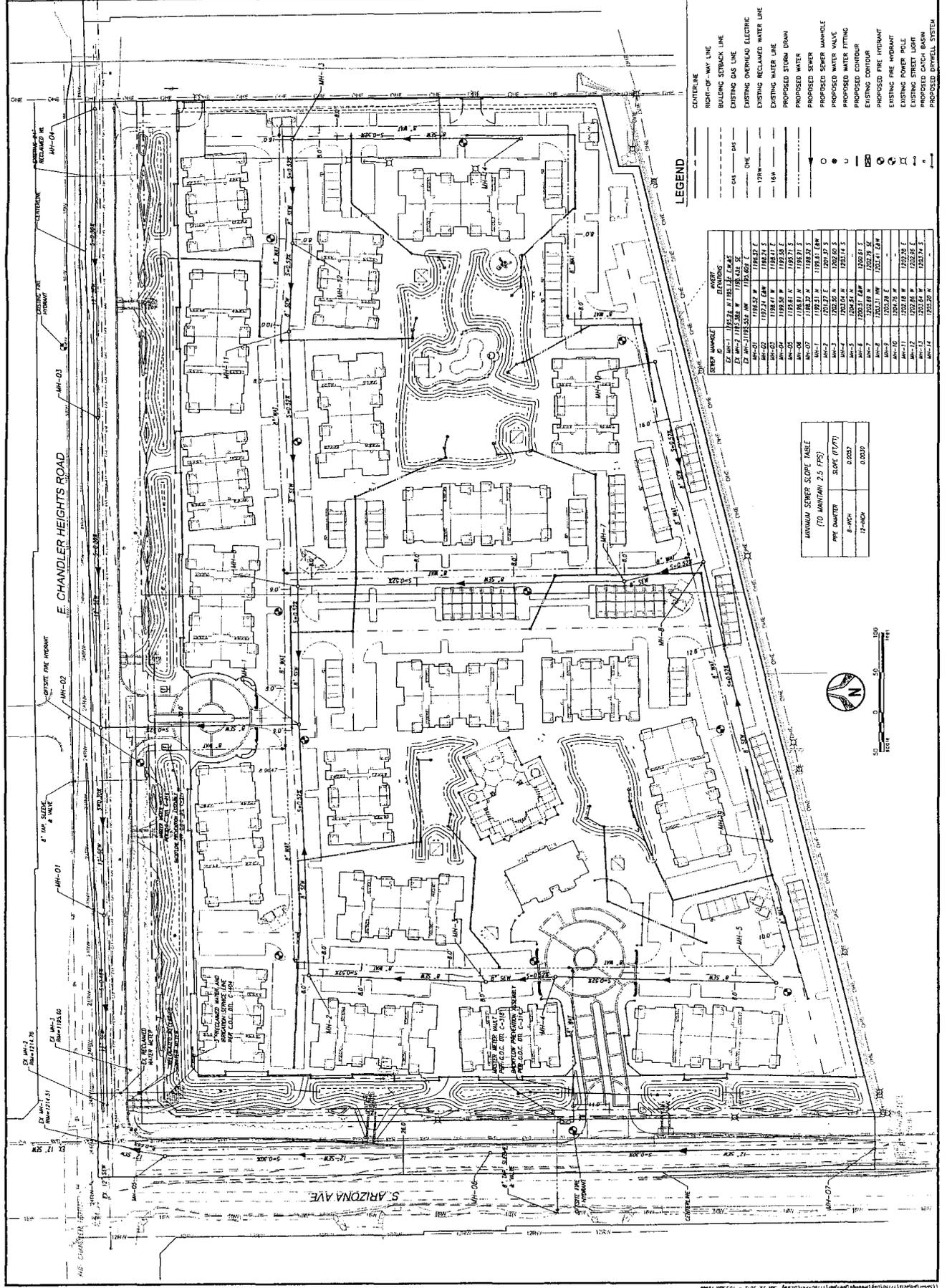
APN/LOT: 007-03-012N
SUPERSEDES PRODUCTIONS
COURT REPORT NO. 1180-0121816 M.C.R.
COUNTY ZONED RDC-7

THE NEW AND EXISTING
11.47' AND 10.00' WIDE
125' WIDE



PRELIMINARY PLAT
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 27
 TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE 10TH MERIDIAN
 MESA, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

HUBBARD ENGINEERING
 1240 N. Greenway Rd.
 Mesa, AZ 85204
 P: 480-282-2112
 F: 480-282-2113
 www.hubbardengineering.com



LEGEND

- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING RECLAIMED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER FITTING
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- PROPOSED CATCH BASIN
- PROPOSED DRAIN SYSTEM

STAKE NUMBER	INVERT	STATIONING
SM-01	1720.28	N 185.12' E 48.5'
SM-02	1720.28	N 185.12' E 48.5'
SM-03	1720.28	N 185.12' E 48.5'
SM-04	1720.28	N 185.12' E 48.5'
SM-05	1720.28	N 185.12' E 48.5'
SM-06	1720.28	N 185.12' E 48.5'
SM-07	1720.28	N 185.12' E 48.5'
SM-08	1720.28	N 185.12' E 48.5'
SM-09	1720.28	N 185.12' E 48.5'
SM-10	1720.28	N 185.12' E 48.5'
SM-11	1720.28	N 185.12' E 48.5'
SM-12	1720.28	N 185.12' E 48.5'
SM-13	1720.28	N 185.12' E 48.5'
SM-14	1720.28	N 185.12' E 48.5'
SM-15	1720.28	N 185.12' E 48.5'
SM-16	1720.28	N 185.12' E 48.5'
SM-17	1720.28	N 185.12' E 48.5'
SM-18	1720.28	N 185.12' E 48.5'
SM-19	1720.28	N 185.12' E 48.5'
SM-20	1720.28	N 185.12' E 48.5'

MINIMUM SEWER SLOPE TABLE
 (TO MAINTAIN 2.5 FPS)

PIPE DIAMETER	SLOPE (F/T)
8-INCH	0.0052
12-INCH	0.0032





More information requested on DVR12-0003 The Enclave

Paula McCarty

to:

Jodie Novak, Bill Dermody

07/03/2012 06:04 PM

Cc:

Barb Yunginger, Derek Logan

Hide Details

From: Paula McCarty <paulamccarty8@yahoo.com>

To: Jodie Novak <Jodie.Novak@chandleraz.gov>, Bill Dermody
<William.Dermody@chandleraz.gov>

Cc: Barb Yunginger <barb.yunginger@lyonhomes.com>, Derek Logan <delogan1@cox.net>

Please respond to Paula McCarty <paulamccarty8@yahoo.com>

History: This message has been replied to.

Hi Jodie and Bill

I'm looking to get more information on the rezoning for an apartment development on Arizona Ave and Chandler Heights Rd. "The Enclave"

As you are aware, we have seen many new LARGE apartment complexes being built in Chandler recently - one on Arizona Avenue between Ocotillo and Queen Creek, and another on Alma School and Willis, just south of the 202 freeway. As long-time residents of this area of Chandler, we do not want to see our community's density change dramatically, nor do we believe that this was in line with the original purpose and intent communicated to us during the early years of south east Chandler development, where a distinct country-horse feel currently exists with the existing white fencing and home designs.

Having another large apartment complex in this vicinity, and adjacent to upscale single family homes found in Fulton Ranch and Pinelake HOA does nothing to enhance the area or provide the services that we would like to see in this area - high end restaurants and shops - both of which were originally designed, I do believe, for the piece of property in question.

We would have hoped that the developer would have contacted our HOA prior to this public hearing meeting.

As such, I do intend to attend this meeting, along with other residents in this community, to voice our strong opposition to this apartment complex development proposal.

Please send me as much information as possible.

Kind regards,

Paula A. McCarty, Director
Pinelake HOA

office: +1.480.704.9824

mobile: +1.480.570.1348

fax: +1.480.704.5888



I am not in favor of the apartment project proposed at AZ Ave and Chandler Heights.

Platt, John

to:

'Jodie.Novak@chandleraz.gov', 'Marla.Paddock@chandleraz.gov'

07/10/2012 08:32 AM

Hide Details

From: "Platt, John" <jhplatt@swlaw.com>

To: "'Jodie.Novak@chandleraz.gov'" <Jodie.Novak@chandleraz.gov>,

""Marla.Paddock@chandleraz.gov"" <Marla.Paddock@chandleraz.gov>

A 400 unit Apartment complex with three story high apartments is not in keeping with the character of our area of Chandler. That immediate area of Chandler is filled with homes, and I would like it to stay that way. I understand that apartments are all the rage right now, but that won't last long, and we shouldn't rezone the character of neighborhoods every time the wind changes directions.

Thanks,
John



RE: DVR12-0003 The Enclave

Derek Logan

to:

Jodie.Novak

07/31/2012 11:07 PM

Cc:

"Barb Yunginger", "Paula McCarty"

Hide Details

From: "Derek Logan" <delogan1@cox.net>

To: <Jodie.Novak@chandleraz.gov>

Cc: "Barb Yunginger" <barb.yunginger@lyonhomes.com>, "Paula McCarty" <paulamccarty8@yahoo.com>

2 Attachments



image001.gif image003.png

Jodie,

Thank you for sharing information about DVR12-0003 The Enclave, and for providing contact information.

Mike Curley, attorney with Earl, Curley & Lagarde, P.C., presented details of the proposed Enclave development plan at the Pinelake Estates HOA's Board meeting tonight in Chandler, AZ.

Following his presentation the Board discussed the proposed development plan and voted to not take an official position on the project.

Thank you,

Derek Logan

President

Pinelake Estates HOA



Proposed Apartment Complex at Arizona Avenue and Chandler Heights

Craig to: Jodie.Novak

08/01/2012 08:56 AM

From: "Craig" <mcschwerdt@cox.net>
To: <Jodie.Novak@chandleraz.gov>

History: This message has been forwarded.

I live in Pinelake Estates which is in close proximity to the intersection of Arizona Ave & Chandler Heights, where the City is now considering to approve a massive apartment complex. I think it is extremely short-sighted to allow apartments on a prime corner lot in south Chandler. Such property should be reserved for quality retail and restaurants (which are in short supply in south Chandler) to not only serve the needs of the residents, enhance surrounding house property values (which are extremely depressed) and generate much needed sales tax revenue for the city. High density housing as proposed will further depress property values in the area by flooding the market with cheap housing. In addition, it will cause substantial traffic congestion at the intersection, especially during rush hour. As this may be a gated entry, traffic could easily block the intersection if their gate malfunctions. This project is ill-advised and will prove to be a major blunder in the development of south Chandler. Accordingly, I am opposed to this proposed development. Please distribute this email to the commissioners for their consideration.

M. Craig Schwerdt
4858 S. Fresno St.
Chandler, AZ 85249



please forward my email to the Planning and Zoning commission
Platt, John

to:

'Jodie.Novak@chandleraz.gov'

08/01/2012 09:28 AM

Hide Details

From: "Platt, John" <jhplatt@swlaw.com>

To: "'Jodie.Novak@chandleraz.gov'" <Jodie.Novak@chandleraz.gov>

History: This message has been forwarded.

I am opposed to the Enclave Apartments development. It will change the nature of the area, increasing traffic dramatically without sufficient improvements to the roads, and making the quite area not so quite. I worry about the transitory nature of the people in the apartments and I would rather the area be developed as homes or commercial consistent with a home style community which we have in this area.

Thanks

John



Proposed Enclave Apartments at Chandler Heights and Arizona Ave
Stege, Alex

to:

Jodie.Novak@chandleraz.gov

08/01/2012 10:07 AM

Hide Details

From: "Stege, Alex" <AStege@SCSEngineers.com>

To: "Jodie.Novak@chandleraz.gov" <Jodie.Novak@chandleraz.gov>

Dear Jodie:

I am contacting you to express my opposition to the proposed Enclave Apartments development in South Chandler. I am a homeowner living on Fresno Street in Pinelake Estates. I am concerned that an apartment complex of 400 units will create major traffic congestion on Chandler Heights near its intersection with Arizona Ave. Chandler Heights is not large enough to handle the huge influx of traffic which would result and cause big delays for local residents heading west to get to Arizona Avenue on their way to work, shopping, etc. I can envision that the backup will at times reach the railroad crossing which will be a big safety hazard – was this potential problem considered?

Please forward my comments to the Planning and Zoning Commission.

Thank you for your consideration.

Sincerely,
Alex Stege

G. Alex Stege
Senior Project Advisor
SCS Engineers
4222 East Thomas Road Suite 310
Phoenix, Arizona 85018
602-840-2596 (Office)
602-224-0572 (Fax)
602-388-9988 (Cell)
astege@scsengineers.com



Please Do Not Allow the Enclave Apartments Development

Tamara Platt

to:

Jodie.Novak

08/01/2012 02:19 PM

Cc:

John Platt

Hide Details

From: Tamara Platt <7presidents@gmail.com>

To: Jodie.Novak@chandleraz.gov

Cc: John Platt <jplatt@swlaw.com>

Jodi,

We are a family of 7, and live in Pine Lake Estates, and we are **strongly opposed** to apartments being built so close to our home. We are concerned about our property values, the generally noisy transient people apartments attract, and most importantly the traffic that this project will bring to already overly congested roads. We are strongly opposed to this project. PLEASE DO NOT allow this development to be built here.

Please forward our email to members of the P&Z Commission.

thank you,

John & Tamara Platt:)



Enclave Apartments - We are Opposed!

Lisa Knab

to:

Jodie.Novak

08/01/2012 04:04 PM

Hide Details

From: Lisa Knab <lisaknab@cox.net>

To: Jodie.Novak@chandleraz.gov

Jodie,

While I may be too late in sending this, I wanted to let you know that my husband and I are opposed to building the proposed Enclave Apartment buildings at the southeast corner of Arizona Ave. & Chandler Heights. We live in Pinelake Estates, and when we purchased our home 3 years ago we had high expectations for the planning and build-out of the area. However, what we have received in the past three 3 years has been extremely disappointing. A shopping center that remains incomplete, abandoned, and a horrible eye-sore at the northeast corner of Arizona Ave & Chandler Heights. A gas station whose design and architecture is sub-par for southeast Chandler. And, now, the possibility of an apartment building complex that will lower home value prices even more than what we have already experienced since purchasing our home!

If the City of Chandler chooses to accept the Enclave Apartment Complex proposal, despite a majority of residents being opposed to the plan, I would ask that you please seriously reconsidered the proposed street modifications and improvements for Chandler Heights. It should absolutely be **required** that the builder of the Enclave apartment complex make significant improvements and expansions to **BOTH** sides of the road (north and south bound lanes)...otherwise, you will be creating a traffic nightmare!!!

Sincerely,

Lisa & Kurt Knab

4839 South Fresno St.
Chandler, AZ 85249
480-239-6176

ORDINANCE NO. 4386

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0003 THE ENCLAVE) 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 A, Development Booklet, entitled "The Enclave", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0003, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED: