



MEMORANDUM **Transportation & Development – CC Memo No. 12-112**

DATE: SEPTEMBER 11, 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 *KA*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR12-0017/PPT12-0014 SAN HACIENDA II
 Introduction and Tentative Adoption of Ordinance No. 4393

Request: Rezoning from AG-1 (Agricultural) and C-3 (Regional Commercial District) to Planned Area Development (PAD) for multi-family residential with Preliminary Development Plan (PDP) for an apartment development and Preliminary Plat approval

Location: South of the southwest corner of Arizona Ave. and Warner Rd.

Applicant: Ed Bull with Burch & Cracchiolo, P.A.

Project Info: Approximately 2.75 net acres, 60 multi-family units, 2- and 3-story buildings as an expansion to an existing 13 acre, 220 unit apartment development. Expansion will provide an overall total of 280 units at 18.3 du/ac.

RECOMMENDATION

Upon finding the Rezoning request to be consistent with the General 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 2.75 net acre subject site is located approximately 810 feet south of the southwest corner of Arizona Avenue and Warner Road. The property is the former Casa Arizona restaurant site that has sat vacant for many years and immediately north is a remnant agricultural vacant commercial parcel. These properties are surrounded by the existing San Hacienda multi-family apartment

development on the west and south. North of the properties is the former Tempe Marine site which is now occupied by Ferguson Enterprises a plumbing contracting and supply company.

This application request includes rezoning from AG-1 (Agricultural) and C-3 (Regional Commercial District) to Planned Area Development (PAD) for multi-family residential with Preliminary Development Plan (PDP) for an apartment development and Preliminary Plat approval. This site has not been previously rezoned, but there have been liquor use permit requests associated with the former restaurant for new restaurants/bars which never opened.

The proposed multi-family development is an expansion of the existing San Hacienda apartments, which received zoning approval as San Ventana in May 2002 and received a zoning time extension in 2004. San Hacienda is approximately 13 acres with 220 apartment units. This request includes an expansion of 60 units on 2.75 acres, which yields a total unit count of 280 with an overall density of 18.3 du/ac. There are 6 new buildings, all of them are 2-story buildings except for one 3-story building on the site's interior.

Building designs and site layout create a seamless transition to the existing apartment development. The building elevations have been updated with materials, textures, style, and colors compatible with existing buildings including matching roof tiles, stucco, and balcony designs. Site design incorporates a pedestrian friendly environment with linkages to the main complex's open space and amenities. Buildings are separated by landscape and pedestrian corridors. Streetscape landscaping will be an extension of the existing landscaping along Arizona Avenue.

A new second exit only, full movement drive is located off of Arizona Avenue at the property's northern end. The primary entrance/exit is located off of Arizona Avenue further south. The development provides parking as required by code for the additional 60 units.

GENERAL PLAN CONFORMANCE

The General Plan's Land Use Plan designates this property as Residential and within the Revitalization/Infill Growth Area. Both land use categories allow consideration of residential densities including apartment development. The Residential land use allows for Urban Residential densities greater than 18.0 du/ac within the Residential/Infill Growth Area. Redevelopment of the subject site provides additional multi-family rental housing and a more attractive streetscape at this location.

DISCUSSION

The project's streetscape and architectural design make this an inviting project compatible and consistent with the existing apartment community. The expansion serves to develop infill property and remove an abandoned building and vacant parcel along the North Arizona Avenue Corridor. Planning Staff supports the expansion of an additional 60 apartment units. The overall density is 18.3 dwelling units per net acre and meets the General Plan.

PUBLIC / NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held August 8, 2012. No area residents attended other than the applicant and apartment managers.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General 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 "San Hacienda Expansion", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0017, 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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General 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 "San Hacienda Expansion", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0017, 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 be consistent in design with existing parking space canopies throughout the development.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT12-0014 SAN HACIENDA II, subject to the following condition:

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. 4393 approving DVR12-0017 SAN HACIENDA II from AG-1 (Agricultural) and C-3 (Regional Commercial District) to Planned Area Development (PAD) for multi-family residential subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

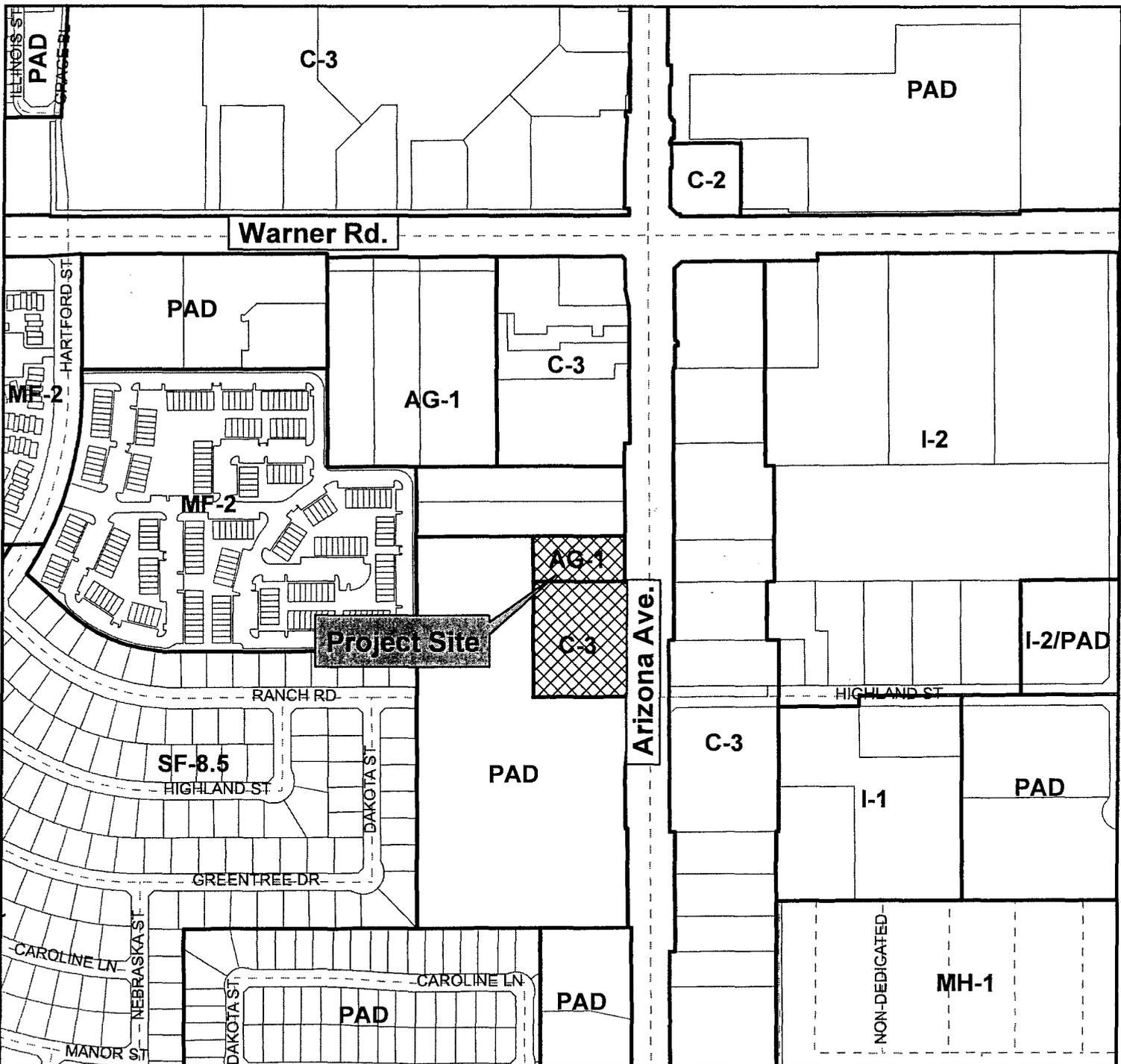
Move to approve Preliminary Development Plan request DVR12-0017 SAN HACIENDA II for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

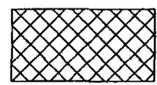
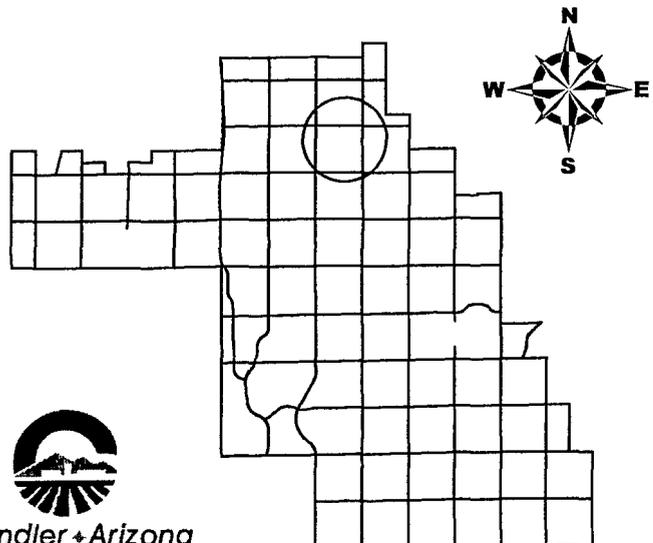
Motion to approve Preliminary Plat PPT12-0014 SAN HACIENDA II, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plans
4. Building Elevations
5. Preliminary Plat
6. Ordinance No. 4393
7. Development Booklet, Exhibit A



Vicinity Map



DVR12-0017

San Hacienda II

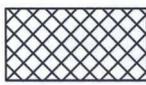


Project Site

Arizona Ave.

Warner Rd.

Vicinity Map

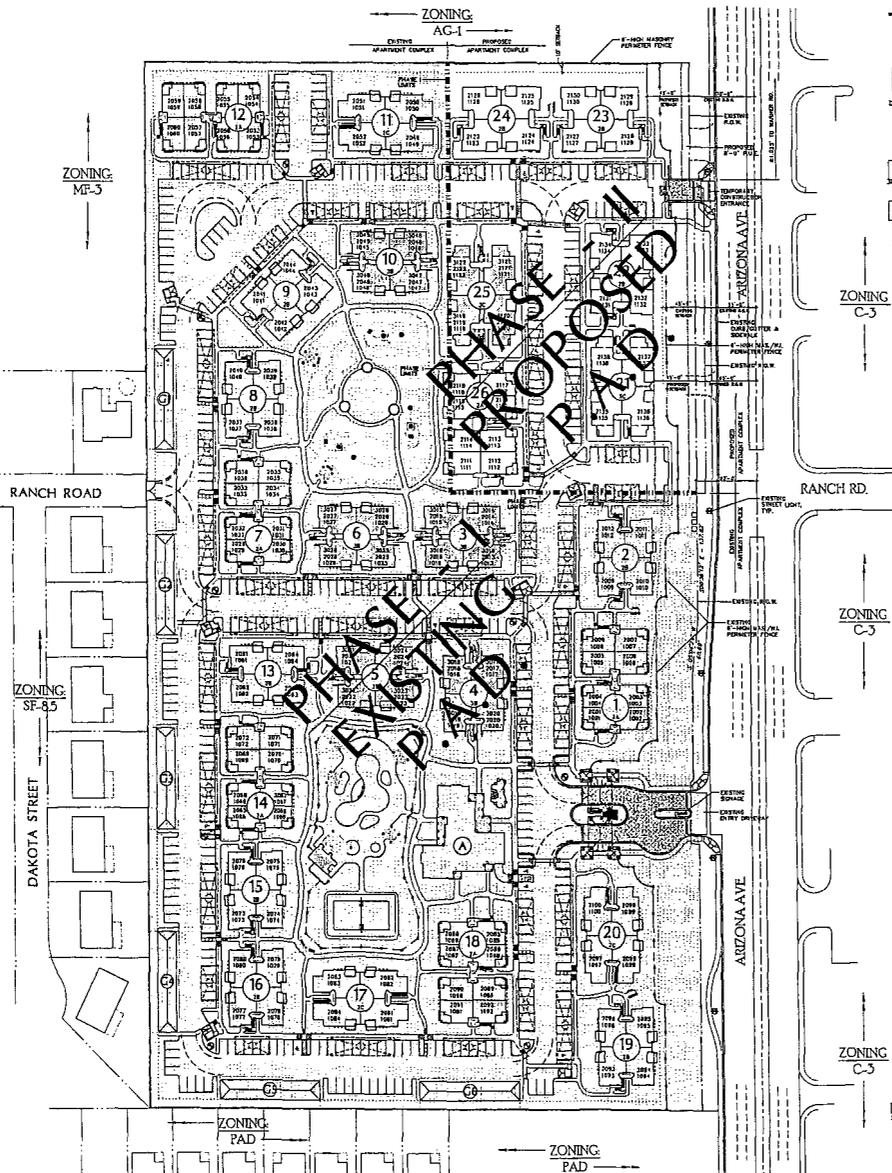


DVR12-0017

San Hacienda II

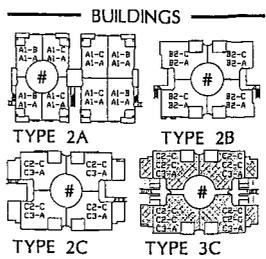


Overall site plan



SITE PLAN
1600 N. ARIZONA AVENUE
CHANDLER, AZ

SCALE: 1" = 60'-0"



ZONING CODE NOTES:

ROOF ACCESS LADDERS AND ROOF ESCAPES: ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE ROOF SPACE. ROOF ESCAPES SHALL BE INTERIOR ROOF GATES OR BE ARCHITECTURALLY INTEGRATED INTO THE EXISTING ROOF ARCHITECTURE. INTERIOR ROOF ESCAPES SHALL REQUIRE ADDITIONAL ATTENUATION BEYOND PARAPETS. SECTION 20-10-01(A) ZONING CODE.

SERVICE ENTRANCE SECOND STORIES: SECONDORIES SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (S) AND ALL UTILITIES. ALL OUTDOOR MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A COMBINATION OF MOUNTED WALL OR LANDSCAPE EQUAL TO THE HEIGHT OF THE MECHANICAL EQUIPMENT. SECTION 20-10-01(B) ZONING CODE.

MECHANICAL EQUIPMENT: 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 OUTDOOR MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MOUNTED WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.

LIGHTING: ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM BEING DIRECTED OFF THE PROPERTY UPON THE ADJACENT PROPERTY LOCATED.

STREET FRONTAGE AREAS MUST BE GRASSY TO MATCH ADJACENT COLLEGE: A MAXIMUM OF 50% OF THE STREET FRONTAGE (EXCLUDING ROOF-TOP) SHALL BE USED FOR STREET FRONTAGE LANDSCAPE. LANDSCAPE FOR REVIEW BOARD MUST BE USED TO CREATE COMPLEMENTARY LANDSCAPE. HEIGHT OF EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET. EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET. EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET.

PLANNING NOTES:

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEARANCE, MUST BE COMPLETED PRIOR TO ANY OCCUPANCY-OF-OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
- SOLID MOUNTED WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT SHALL SCREEN ALL ROOF MOUNTED MECHANICAL EQUIPMENT.
- EXISTING BUILDING SHALL BE DEMOLISHED AND REBUILT WITH A LANDSCAPE AND ARCHITECTURAL SETTING TO THE LARGER COLLEGE. ALL EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET. EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET. EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET.
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- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM BEING DIRECTED OFF THE PROPERTY UPON THE ADJACENT PROPERTY LOCATED.
- STREET FRONTAGE AREAS MUST BE GRASSY TO MATCH ADJACENT COLLEGE.
- LANDSCAPE FOR REVIEW BOARD MUST BE USED TO CREATE COMPLEMENTARY LANDSCAPE.
- HEIGHT OF EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET.
- EXTERIOR LIGHTING SHALL BE LIMITED TO 10 FEET.
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DEVELOPER
MARK-TAYLOR, LLC
8623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: SCOTT TAYLOR
P (480) 281-9111
F (480) 591-9138

ARCHITECT
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: BOB DRUKE
P (480) 281-5249
F (480) 281-5539

CIVIL ENGINEER
NICK ENGINEERING, INC.
6150 N. 16TH STREET
PHOENIX, AZ 85016
CONTACT: BOB WINGHORN
P (602) 857-3350
F (602) 285-2395

PROJECT DATA

EXISTING MULTI-FAMILY:

PROJECT APPROVED: ORDINANCE 3232
MARCH 21, 2007

SITE AREA (NET): 3.75 ACRES

ZONING: EXISTING: AG-1 / C-3
PROPOSED: MF-3 / C-3

DENSITY: ALLOWABLE: 18.0 D.U. PER NET ACRE
PROPOSED: 17.5 D.U. PER NET ACRE

LOT COVERAGE: MAXIMUM PERMITTED: 380,040 SQ. FT.
15% OF NET LOT = 378,004 SQ. FT.

OPEN SPACE CALCULATIONS: 281 BARS = 27,800 SQ. FT.
APPROVED: 142,515 SQ. FT.

PARKING: REQUIRED: (1) 1 BEDROOM + 1.5 SPACE = 100
(1) 2 BEDROOM + 2.5 SPACE = 122
GUEST (1 SPACE PER 4 D.U.) = 25

TOTAL REQUIRED: 153
UNCOVERED: 118
STANDARD: 10
GARAGES: 18
TOTAL PROVIDED: 146
SPACES/UNIT: 1.00

UNIT MIX:

| BEDS | TYP | QUANTITY | RATIO | TOTAL | RATIO |
|-------|------|----------|------------|-------|-------|
| 1 | BDRM | 100 | 80.0 D.U. | 368 | 368 |
| 2 | BDRM | 122 | 100.0 D.U. | 450 | 450 |
| 3 | BDRM | 25 | 20.8 D.U. | 93 | 93 |
| TOTAL | | 247 | | 911 | 911 |

PROPOSED MULTI-FAMILY:

SITE AREA (NET): 3.75 ACRES

ZONING: EXISTING: AG-1 / C-3
PROPOSED: MF-3 / C-3

DENSITY: ALLOWABLE: 18.0 D.U. PER NET ACRE
PROPOSED: 17.5 D.U. PER NET ACRE

BRACING HEIGHT (A/F/F): ALLOWABLE: 45'-0" (SEE SECTION 20-10-01(B) ZONING CODE)

LOT COVERAGE: MAXIMUM PERMITTED: 380,040 SQ. FT.
15% OF NET LOT = 378,004 SQ. FT.

OPEN SPACE CALCULATIONS: 281 BARS = 27,800 SQ. FT.
APPROVED: 142,515 SQ. FT.

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GUEST (1 SPACE PER 4 D.U.) = 25

TOTAL REQUIRED: 153
UNCOVERED: 118
STANDARD: 10
GARAGES: 18
TOTAL PROVIDED: 146
SPACES/UNIT: 1.00

ACCESSIBLE PARKING:

REQUIRED: 15
PROVIDED: 15 (10% PROVIDED)

UNIT MIX:

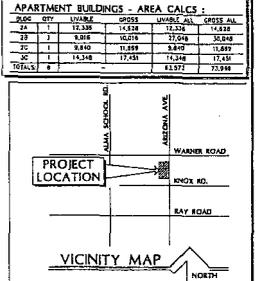
| BEDS | TYP | QUANTITY | RATIO | TOTAL | RATIO |
|-------|------|----------|------------|-------|-------|
| 1 | BDRM | 100 | 80.0 D.U. | 368 | 368 |
| 2 | BDRM | 122 | 100.0 D.U. | 450 | 450 |
| 3 | BDRM | 25 | 20.8 D.U. | 93 | 93 |
| TOTAL | | 247 | | 911 | 911 |

DWELLING UNITS - AREA CALCS:

| TYPE | AREA | PER UNIT | TOTAL |
|--------|-------|----------|---------|
| 1-BDRM | 1,250 | 12.5 | 125,000 |
| 2-BDRM | 1,500 | 15.0 | 182,400 |
| 3-BDRM | 1,800 | 18.0 | 45,000 |
| TOTAL | | | 352,400 |

APARTMENT BUILDINGS - AREA CALCS:

| TYPE | AREA | PER UNIT | TOTAL |
|--------|-------|----------|---------|
| 1-BDRM | 1,250 | 12.5 | 125,000 |
| 2-BDRM | 1,500 | 15.0 | 182,400 |
| 3-BDRM | 1,800 | 18.0 | 45,000 |
| TOTAL | | | 352,400 |

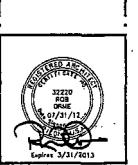


ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, AZ 85250
480-991-9111

DATE: REVISIONS:

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Mark - Taylor Development
San Hacienda - Phase III
Chandler, AZ
1600 N. ARIZONA AVENUE

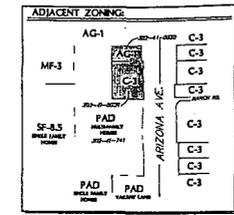
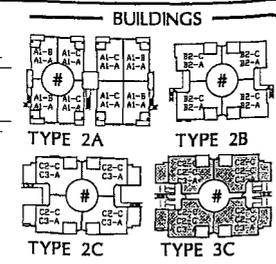
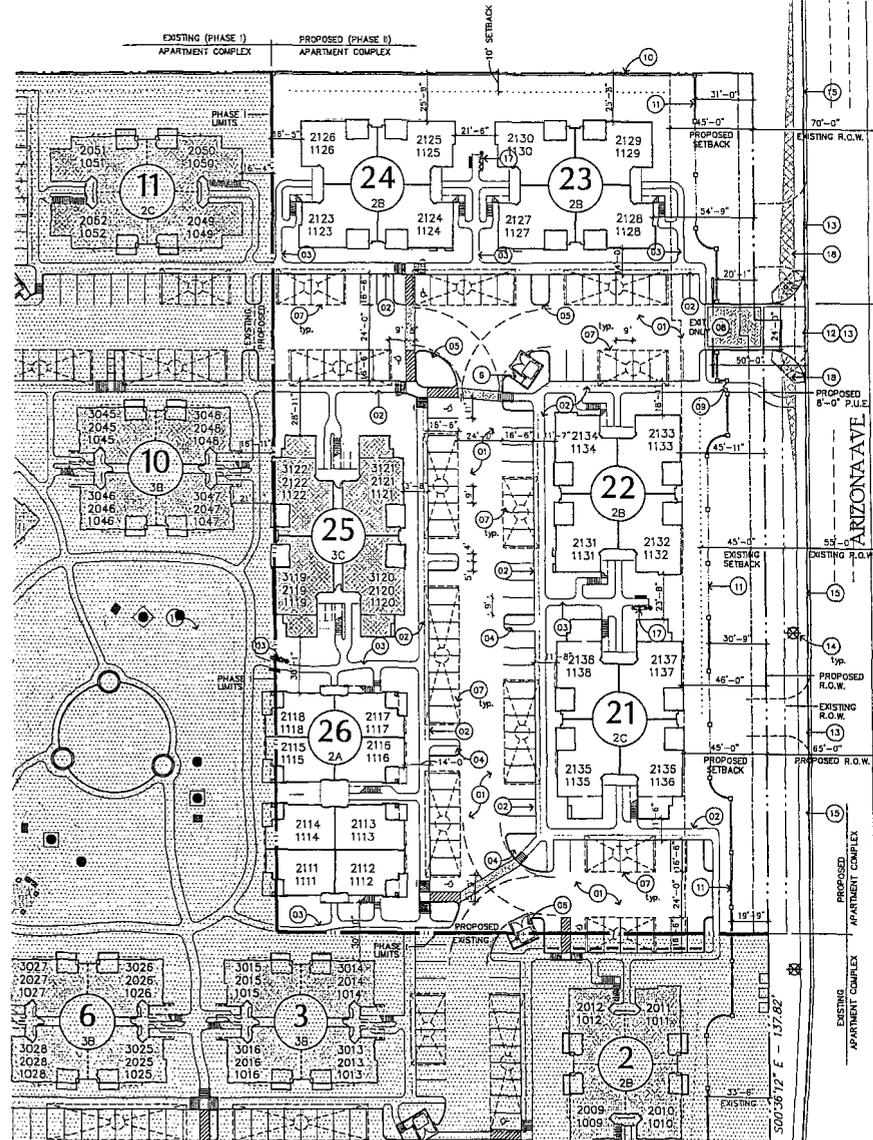


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Date: Aug. 1, 13
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Drawn: JH
Checked: RP
Plot Date: 8/1/13

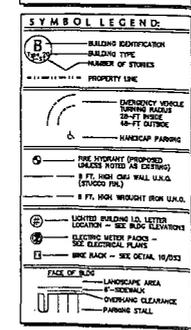
PAD/PDP AMENDMENT SUBMITTAL

VR 12-0017

Site plan
subject site
expansion



- KEYNOTES:**
- 1 ASPHALT DRIVE
 - 2 6" WIDE CONCRETE SIDEWALK 1/2"-1" OVERLAP
 - 3 7'-6" WIDE CONCRETE SIDEWALK 1/2"-1" OVERLAP
 - 4 8'-0" FLARE 1/2"-1" CONCRETE WALK
 - 5 LANDSCAPE ISLAND
 - 6 ISLAND DIMENSIONS
 - 7 GARAGE CURVE
 - 8 TYPED ONLY VEHICLE ACCESS BAY
 - 9 PAVED WALKWAY ACCESS BAY
 - 10 6'-0" HIGH MASONRY FORMER FENCE
 - 11 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE
 - 12 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE
 - 13 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE
 - 14 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE
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 - 99 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE
 - 100 6'-0" HIGH MASONRY/WOODEN IRON FORMER FENCE



EXISTING MULTI-FAMILY:

PROJECT APPROVED: _____ DATE: MARCH 23, 2001

SITE AREA (NET): _____ SQ. FT.

ZONING: EXISTING: _____ PROPOSED: _____

DENSITY: EXISTING: _____ PROPOSED: _____

LOT COVERAGE: _____

OPEN SPACE CALCULATIONS: _____

PARKING: _____

PROVIDED: _____

UNIT MIX:

| UNITS | TYPE | QUANTITY | RATIO | TOTAL | RATIO |
|-------|------|----------|-------|-------|-------|
| 1 | BDRM | 10 | 10.0% | 10 | 10.0% |
| 2 | BDRM | 20 | 20.0% | 30 | 30.0% |
| 3 | BDRM | 30 | 30.0% | 60 | 60.0% |
| TOTAL | | 60 | 60.0% | 60 | 60.0% |

PROPOSED MULTI-FAMILY:

SITE AREA (NET): _____ SQ. FT.

ZONING: EXISTING: _____ PROPOSED: _____

DENSITY: EXISTING: _____ PROPOSED: _____

LOT COVERAGE: _____

OPEN SPACE CALCULATIONS: _____

PARKING: _____

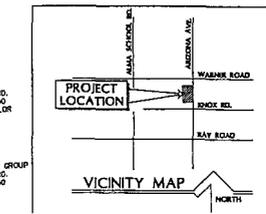
PROVIDED: _____

UNIT MIX:

| UNITS | TYPE | QUANTITY | RATIO | TOTAL | RATIO |
|-------|------|----------|-------|-------|-------|
| 1 | BDRM | 10 | 10.0% | 10 | 10.0% |
| 2 | BDRM | 20 | 20.0% | 30 | 30.0% |
| 3 | BDRM | 30 | 30.0% | 60 | 60.0% |
| TOTAL | | 60 | 60.0% | 60 | 60.0% |

DWELLING UNITS - AREA CALCS:

| UNIT | TYPE | SIZE | STOR. PART. | GROSS | UNITS | ALL | UNITS | ALL |
|-------|------|-------|-------------|-------|-------|-------|-------|-------|
| 1A | 1 | 778 | 21 | 813 | 1 | 813 | 1 | 813 |
| 1B | 1 | 778 | 21 | 813 | 1 | 813 | 1 | 813 |
| 2A | 2 | 1,556 | 42 | 1,639 | 2 | 1,639 | 2 | 1,639 |
| 2B | 2 | 1,556 | 42 | 1,639 | 2 | 1,639 | 2 | 1,639 |
| 3A | 3 | 2,334 | 63 | 2,433 | 3 | 2,433 | 3 | 2,433 |
| 3B | 3 | 2,334 | 63 | 2,433 | 3 | 2,433 | 3 | 2,433 |
| TOTAL | | | | | 60 | | 60 | |



Phase II - SITE PLAN
 1600 N. ARIZONA AVENUE
 CHANDLER, AZ

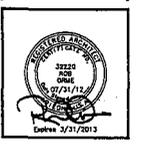


DATE: _____

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Mark - Taylor Development
San Hacienda - Phase III
 1600 N. ARIZONA AVENUE
 CHANDLER, AZ

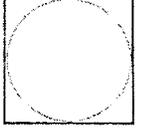


Job No: **9063**
 Date: **Aug 1, 2011**
 Scale: **As Shown**
 Drawing: **SP.2**
 Plot Check: _____



ARCHITECTURAL
DESIGN GROUP
623 North Scottsdale Road
Scottsdale, AZ 85250
MARK TAYLOR ARCHITECTS

Mark Taylor
623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111
(480) 991-9132



DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

MATERIALS & SURFACES :

STUCCO & WINDOW PROJECTIONS:

1 STUCCO - COLOR: SANDY TAN
2 WINDOW PROJECTIONS - COLOR: SANDY TAN

METALS:

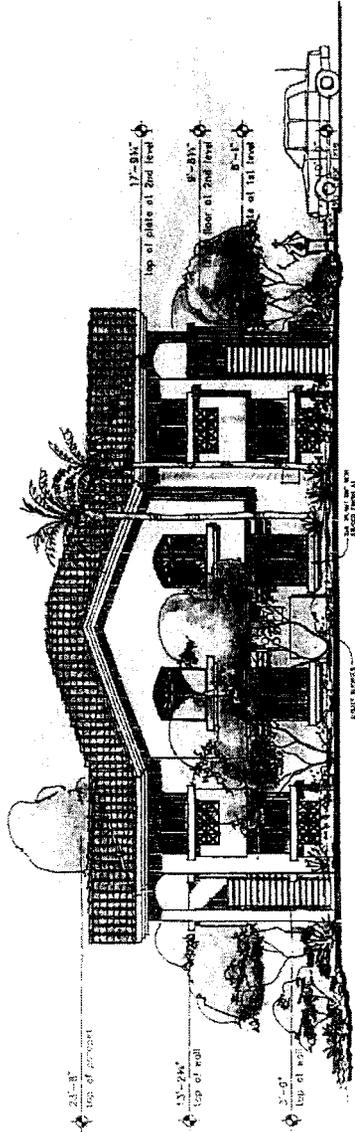
3 WINDOW GRILLS - COLOR: BRASS
4 WINDOW GRILLS - COLOR: BRASS

ROOF TILE & RECAST DECORATIVE PANELS:

5 ROOF TILE - COLOR: SANDY TAN
6 RECAST DECORATIVE PANELS - COLOR: SANDY TAN

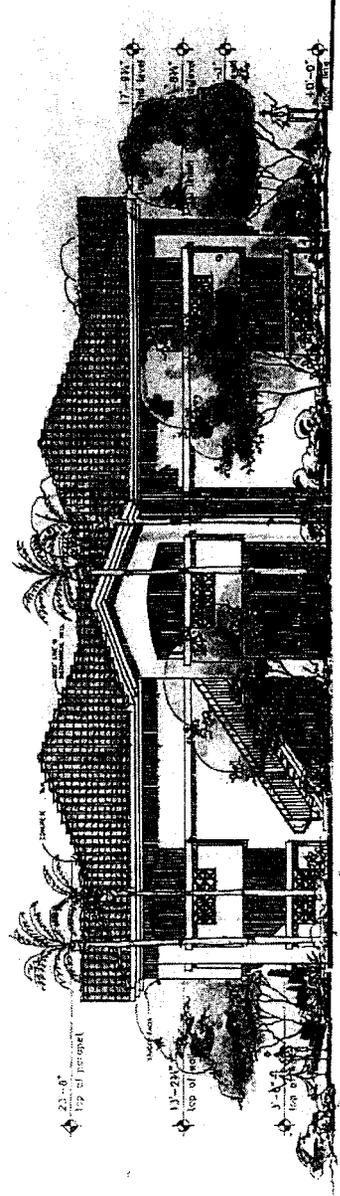
DOORS:

7 DOORS - COLOR: SANDY TAN
8 DOORS - COLOR: SANDY TAN



FRONT & REAR ELEVATION

SCALE: 3/4" = 1'-0"



SIDE ELEVATION

SCALE: 3/4" = 1'-0"

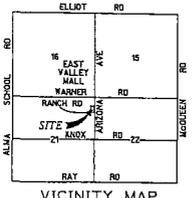
building elevations

PRELIMINARY PLAT FOR SAN HACIENDA APARTMENTS

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER:
 MARK-TAYLOR, INC.
 8623 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, AZ, 85250
 CONTACT: BOB GRUBB
 PHONE: (480) 281-5549

ENGINEER:
 RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, ARIZONA 85016
 CONTACT: BOB MOHNING
 PHONE: (602) 957-3350



NOTES:

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

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2006.

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.

BENCHMARK: CMCN#23
 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST, CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH BETWEEN WARNER ROAD AND RAY ROAD, 530' WEST OF ARIZONA AVENUE AT INTERSECTION OF KNOX ROAD AND OREGON STREET
 ELEVATION=1208.829
 CITY OF CHANDLER DATUM

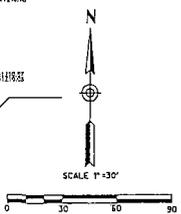
ASSESSOR'S PARCEL NO. S:
 302-41-0030 & 302-41-0038

SITE AREA:
 121,543.5 S.F. OR 2.790 ACRES NET
 151,956.9 S.F. OR 3.468 ACRES GROSS

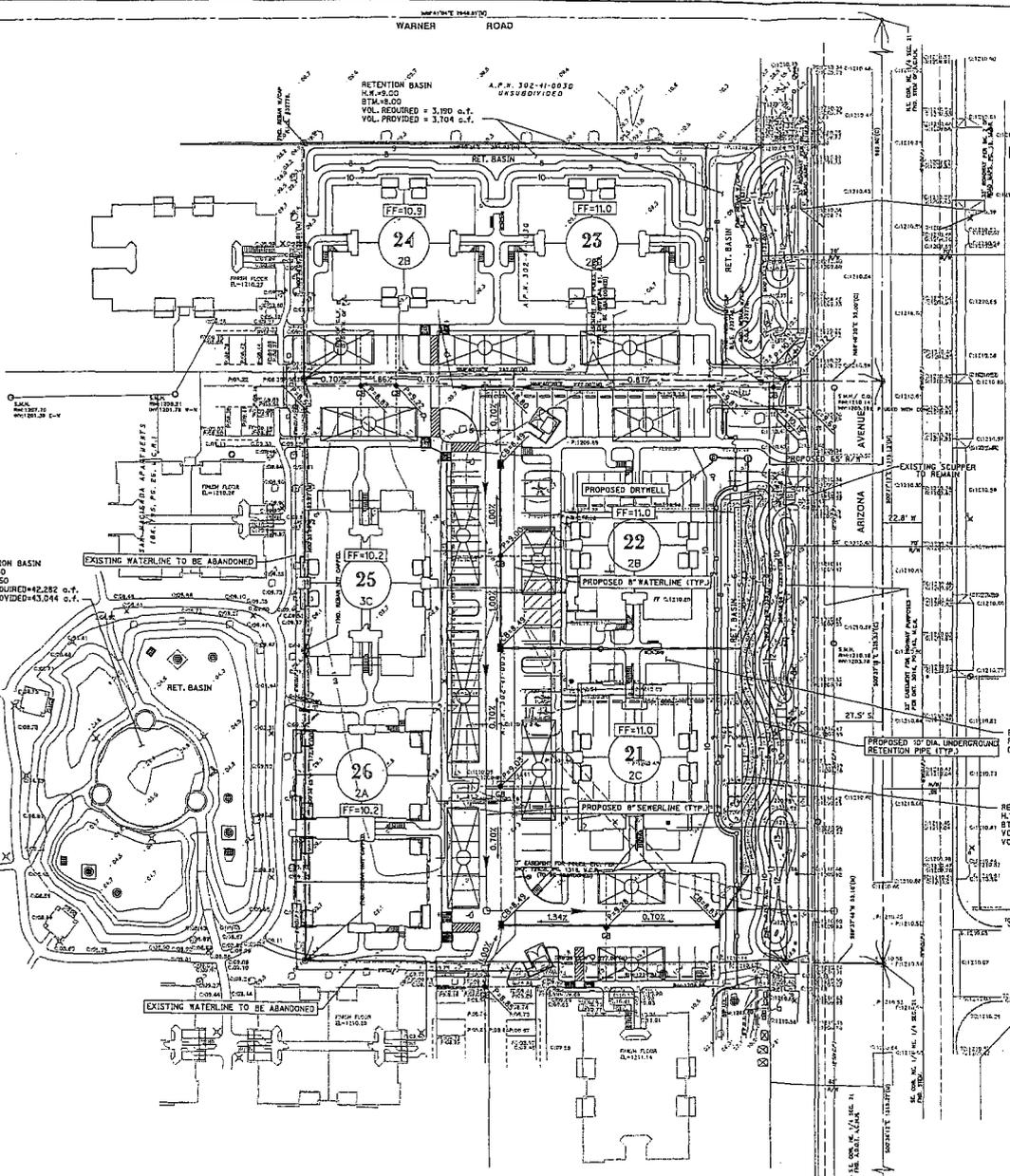
EXISTING ZONING:
 C-3

LEGEND

- INDICATES PROPERTY / BOUNDARY LINE
- 15- INDICATES PROPOSED CONTOUR ELEVATION
- INDICATES EXISTING TOP OF CURB ELEVATION
- INDICATES EXISTING GUTTER ELEVATION
- INDICATES EXISTING GROUND ELEVATION
- INDICATES PROPOSED GROUND ELEVATION
- INDICATES DIRECTION OF FLOW & SLOPE
- INDICATES GRADE BREAK
- INDICATES PROPOSED PAVEMENT ELEVATION
- INDICATES PROPOSED TOP OF CONC. ELEVATION
- INDICATES PROPOSED GUTTER ELEVATION
- INDICATES CATCH BASIN GRATE ELEVATION
- FF= INDICATES FINISH FLOOR ELEVATION
- GF= INDICATES GARAGE FLOOR ELEVATION
- INDICATES PROPOSED 10' DIA. UNDERGROUND RETENTION PIPE WITH DRYWELL
- INDICATES PROPOSED WATERLINE
- INDICATES PROPOSED SEWERLINE
- INDICATES PROPOSED STORM DRAIN PIPE
- o INDICATES PROPOSED SEWER MANHOLE
- o INDICATES PROPOSED CATCH BASIN
- o INDICATES PROPOSED FIRE HYDRANT
- o INDICATES EXISTING FIRE HYDRANT



Preliminary Plat



PRELIMINARY PLAT FOR SAN HACIENDA APARTMENTS

RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, AZ 85016
 602.957.3350
 (FAX) 602.382.2396

302-41-0030

ORDINANCE NO. 4393

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0017 SAN HACIENDA II) 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 "San Hacienda Expansion", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0017, 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.

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. 4393 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:

EXHIBIT 'A'
Legal Descriptions

APN 302-41-003R

The East half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona; Except the North 332.00 feet.

APN 302-48-003Q

The South 132 feet of the North 332 feet of the East half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona; Except the East 70 feet, thereof.