



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – CC Memo No. 12-126

DATE: OCTOBER 9, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER ^{PM}
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR ^{RJ}
 JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}

FROM: KEVIN MAYO, PLANNING MANAGER ^{KM}

SUBJECT: DVR12-0018 PECOS & DOBSON APARTMENTS
 Introduction and Tentative Adoption of Ordinance No. 4400

Request: Rezoning from Planned Area Development (PAD) Townhomes to PAD Multi-Family Residential with Preliminary Development Plan (PDP) approval for site design and building architecture

Location: 2300 W. Pecos Road, ¼ mile west of Dobson Road

Applicant: Jason O'Clair
 Vedura Residential

Project Info: Approximately 6.8 gross acres, 163 units, 26.29 du/net acre

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The subject site is located approximately ¼ mile west of Dobson Road on the north side of Pecos Road. The property is surrounded to the north and east by the Via De Cielo residential condominium development. To the west is the existing Stone Oaks Apartments development. The property is bordered to the south by Pecos Road with the Cantera Apartment development located on the south side of Pecos Road. The General Plan identifies the subject site as located within a Growth Expansion Node straddling the area bound by the Chandler Fashion Center Mall and the Chandler Regional Hospital. Language within the General Plan allows for the consideration of High to Urban Residential densities intended to compliment the commercial and

employment uses within the growth area. The proposed Multi-Family apartment development is consistent with the General Plan Growth Expansion Node. Additionally, the subject site falls within the Gateway Area Plan. The Gateway Area Plan designates the site for Office, Multi-Family Residential and Assisted Living. The request is consistent with the Gateway Area Plan.

The subject site was zoned in April 2005 for the 60-lot Toscana Townhomes residential development. Construction never commenced. The request is to rezone the 6.8-acre site from Planned Area Development (PAD) Townhomes to PAD Multi-Family Residential with Preliminary Development Plan (PDP) approval for the site layout, landscape design and building architecture. The proposal includes 163 apartment units on the 6.2 net-acre site for a density of approximately 26.29 du/net acre. Primary vehicular access is located central to the site along Pecos Road with a secondary emergency access point at the site's southeast corner. The gated entry way leads to a circular perimeter drive aisle that encompasses the majority of apartment buildings clustered centrally within the site. Two carriage-unit buildings are provided, one each along the east and west sides, as well as two apartment buildings set in landscaped settings along Pecos Road. The majority of buildings are 3-stories tall with the carriage-unit buildings at 2 stories in height. Although the subject site is surrounded by multi-family developments that include 3-story buildings, the subject site's design concentrates the proposed intensity internally acknowledging the existing neighbors.

The landscape plan has been designed to complement the adjacent communities as well as provide resort-style amenities including a 3,330 square-foot club house with a fitness center, lounge area and gourmet kitchen area. The central courtyard is framed by the surrounding 3-story building elements and includes amenities such as a ramada with barbeques, and a heated spa. The proposal includes a requested code deviation in terms of the required amount of open space, 33,150 square-feet required vs. 26,537 square-feet provided. Staff supports this request finding the site's small 6-acre size and infill nature warrants the deviation. A significant number of parking spaces provide architecturally integrated shade canopies. Exhibits can be found within the attached Development Booklet.

The architectural theme is intended to evoke the feel of a traditional Mediterranean village utilizing iron metal accent railing, stacked stone veneer, decorative wall lights and architectural detailing. The design team has done a great job breaking up the building massing utilizing plane changes, stucco pop-outs and accent colors, as well as one and two-story elements including roof plane changes. The overall design will complement the existing surrounding residential communities.

DISCUSSION

Staff supports the request. The General Plan encourages this type of urban residential development within the Growth Expansion Node. The design team has done a good job in accomplishing that goal of higher density while maintaining compatibility with the existing surrounding residential neighbors. The proposal provides an attractive design solution to a relatively small infill parcel. The requested minor code deviations are warranted citing the proposal's overall level of quality and the intended urban nature of the General Plan's Growth Expansion Node.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on July 10, 2012 at the Chandler Community Center. The HOA president for the adjacent Via De Cielo residential community attended the meeting. General questions were asked. No opposition was given at the meeting.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Rezoning

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Multi-Family Residential apartment development, Rezoning from PAD for Townhomes to PAD for Multi-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos & Dobson Apartments" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0018, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
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. 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.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of DVR12-0018 PECOS & DOBSON APARTMENTS, Preliminary Development Plan for a Multi-Family Residential apartment development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Pecos & Dobson Apartments” and kept on file in the City of Chandler Planning Division, in File No. DVR12-0018, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

PROPOSED MOTIONS

Rezoning

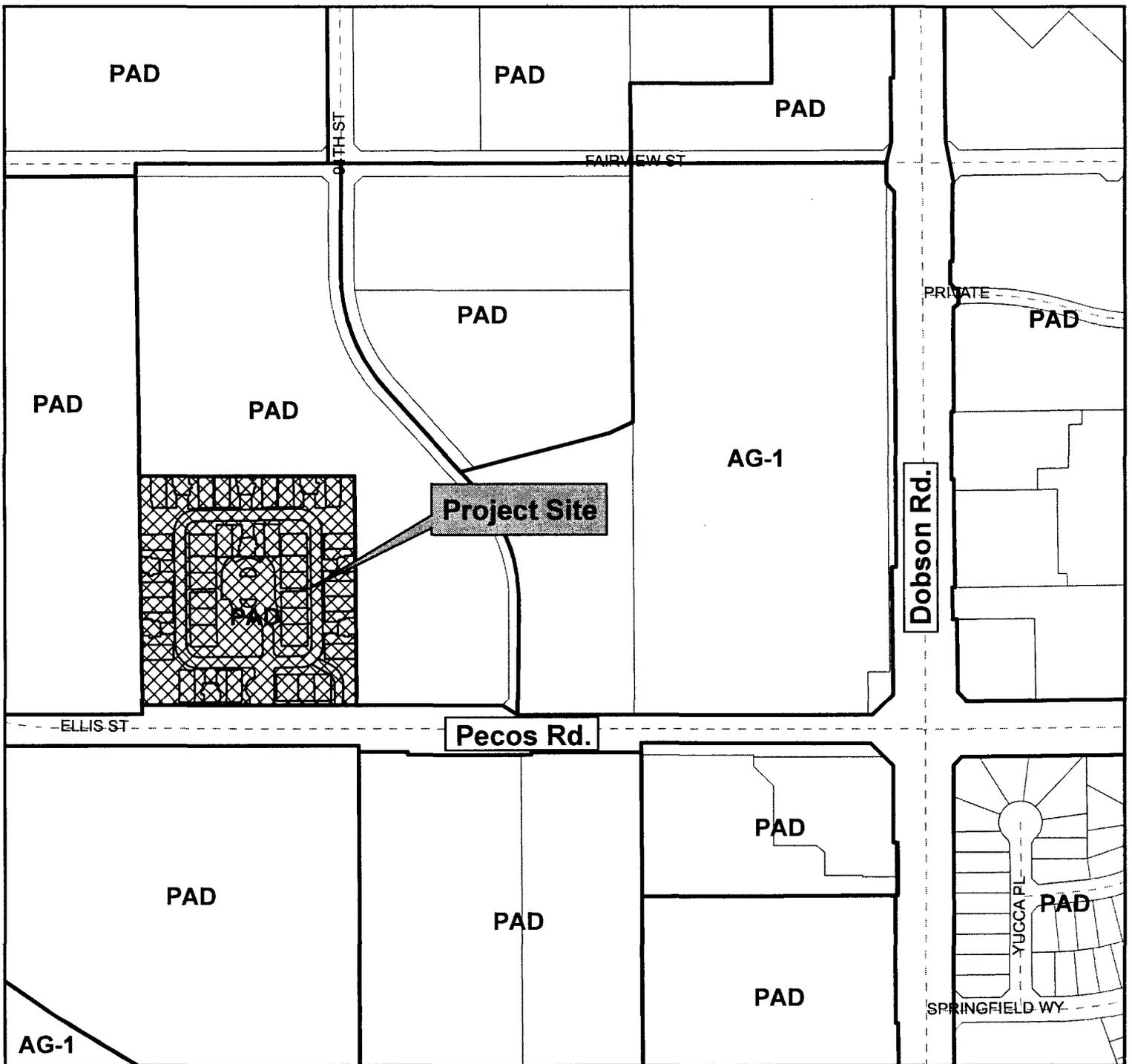
Move to introduce and tentatively adopt Ordinance No. 4400 approving DVR12-0018 PECOS & DOBSON APARTMENTS, Rezoning from PAD for Townhomes to PAD for Multi-Family Residential, subject to the conditions as recommended by Planning Commission and Staff.

Preliminary Development Plan

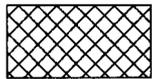
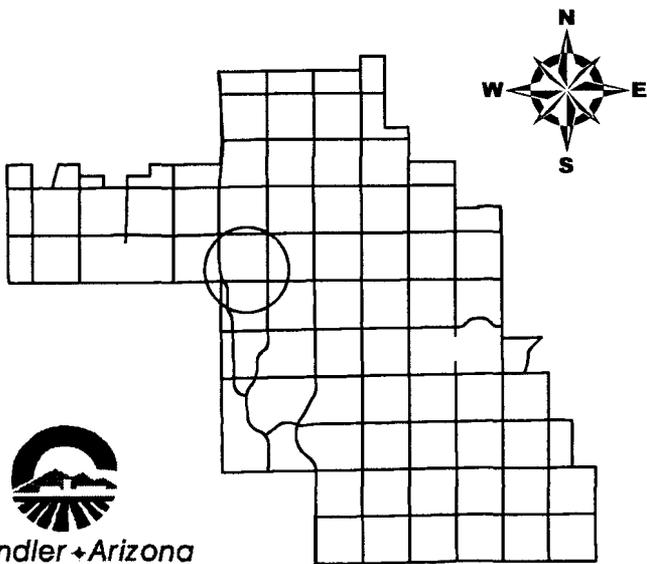
Move to approve DVR12-0018 PECOS & DOBSON APARTMENTS, Preliminary Development Plan for a Multi-Family Residential apartment development, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4400
6. Exhibit A, Development Booklet



Vicinity Map



DVR12-0018

Pecos and Dobson Apartments



Chandler + Arizona
Where Values Make The Difference

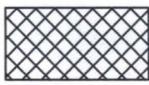


Project Site

Dobson Rd.

Pecos Rd.

Vicinity Map



DVR12-0018

Pecos and Dobson Apartments

EXISTING MULTI-FAMILY CONDOS

PROJECT NARRATIVE:

PECOS AND DOBSON APARTMENTS IS A HIGHLY AMENITIZED AND GATED RENTAL COMMUNITY NEAR THE INTERSECTION OF THE 101 AND 202 FREEWAYS. LOCATED ON AN INFILL SITE, AND SURROUNDED BY OTHER EXISTING MULTI-FAMILY COMMUNITIES, THESE ARE (183) ONE AND TWO BEDROOM DWELLING UNITS PROPOSED IN (6) STEPPED ONE, TWO AND THREE STORY WOOD-FRAME BUILDINGS. THE UNITS ARE COMPRISED OF STACKED 1-LEVEL GARDEN FLATS AND LEFT-STYLE PLANS OVER GARAGES. THE BUILDINGS ARE MOSTLY CONFIGURED WITH UNIT ACCESS FROM OPEN BREZEWAYS AND FROM COMMON ENTRY STAIRS. THE AMENITIES INCLUDE A SWIMMING POOL, AREA WITH FABRIC CABANAS, ARTIFICIAL TURF, STONE VENEER COLUMNS WITH CASCADING WATER, A JAZZED UP RAMADA WITH BAR AREA, BARBECUE AND SEATING WITH W/ ACCESS, A GAS OUTDOOR FIREPLACE WITH TRELLES AND SEATING AREA, AND A NIGHT ROOM. THERE WILL BE A COMMUNITY CENTER ATTACHED TO BUILDING 3 WITH A RESIDENT SOCIAL AREA AND ON-SITE MANAGEMENT ACTIVITIES. THE PROJECT WILL BE BUILT IN ONE PHASE.

PROJECT DATA

OVERALL SITE DATA:
 ADDRESS: 2300 W PECOS ROAD CHANDLER, ARIZONA 85224
 APN NO.: 303-34-468 THROUGH 303-34-818
 SITE AREA: 4.6180 NET ACRES (200,905 S.F.)
 PROPOSED USE: CLASS A APARTMENTS
 ZONING: PAD
 NO. OF STORES: ONE, TWO & THREE
 LOT COVERAGE: 27.28%
 COMMON OPEN SPACE:
 OPEN SPACE PROVIDED: 26,637 SF
 UNIT PER NET ACRE: 26.29 UNITS PROVIDED
 BUILDING HEIGHT: 3 STORES 40' MAX
 MAXIMUM HEIGHT PROVIDED:
 BUILDING AREAS:

BLDG. NO.	GROSS 1ST FLOOR AREA	# OF BLDGS	GROSS 1ST FLOOR TOTAL
BLDG. 1	5,869 SF	1	5,869 SF
BLDG. 2	10,537 SF	1	10,537 SF
BLDG. 3	10,245 SF	1	10,245 SF
BLDG. 4	1,533 SF	1	1,533 SF
BLDG. 5	4,437 SF	1	4,437 SF
BLDG. 6	4,468 SF	1	4,468 SF
TOTAL (LOT COVERAGE)			74,163 SF

BLDG. NO.	GROSS BUILDING AREA	# OF BLDGS	GROSS ALL FLOOR
BLDG. 1	16,998 SF	1	16,998 SF
BLDG. 2	26,111 SF	1	26,111 SF
BLDG. 3	20,302 SF	1	20,302 SF
BLDG. 4	2,468 SF	1	2,468 SF
BLDG. 5	13,811 SF	1	13,811 SF
BLDG. 6	4,830 SF	1	4,830 SF
TOTAL (GROSS AREA)			208,218 SF

 UNIT MIX & AREAS:

UNIT TYPE	LIABLE AREA	# UNITS	TOTAL LIABLE AREA
UNIT A1 (18'-10")	690 SF	3	2,070 SF
UNIT A2 (18'-10")	778 SF	102	79,506 SF
UNIT B1 (20'-00")	1,020 SF	54	55,260 SF
UNIT B2 (LOFT 28'-28")	1,075 SF	4	4,300 SF
TOTAL:		163 UNITS	142,096 SF

ONE BEDROOMS	TWO BEDROOMS	TOTAL UNITS
105	58	163

ACCESSIBLE UNITS (ANSI TYPE A)	TOTAL UNITS (2% OF TOTAL)
3	4

PARKING:	TOTAL PROVIDED (2% OF TOTAL)
(100) 1 BED UNITS X 1.5 = 150 PS	158 PS
(50) 2 BED UNITS X 2 = 100 PS	112 PS
TOTAL REQUIRED:	274 PS
(110) UNCOVERED SPACES	110 PS
(140) CARPORT STALLS	140 PS
(20) GARAGE SPACES	20 PS
TOTAL PROVIDED:	274 PS

ACCESSIBLE PARKING:	TOTAL PROVIDED (2% OF TOTAL)
COVERED (GARPORT)	3 PS
COVERED (GARAGE)	1 PS
UNCOVERED	2 PS
TOTAL PROVIDED (2% OF TOTAL)	6 PS

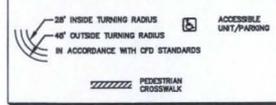
REQUESTED DEVELOPMENT CODE WAIVERS

1. REDUCE THE REQUIRED COMMON OPEN SPACE FROM 33,150 S.F. TO 26,537 S.F.
2. IN LIEU OF THE REQUIRED 12 FOOT DIAMETER PRIVATE PATIO SPACE AT FIRST FLOOR DWELLING UNITS, PROVIDE A SPACE WITH A MINIMUM 12 FOOT WIDTH X 12 FOOT DEPTH AND 144 S.F. OF AREA.
3. REDUCE THE MINIMUM OPEN SPACE BETWEEN TWO RELATED PRINCIPAL RESIDENTIAL BUILDINGS FROM THE HEIGHT OF THE TALLER BUILDING (37'-8") TO 16'-0".

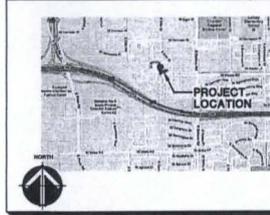
SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING AND SITE CLEAN-UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
6. SIGNS REQUIRE A SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

SYMBOL SCHEDULE



VICINITY MAP:



LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND GALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE S 68° 35' 10" E ALONG THE SOUTH LINE OF SAID SECTION 31 (BASIS OF BEARINGS) A DISTANCE OF 882.00' TO THE POINT OF BEGINNING; THENCE N00° 18' 08" W A DISTANCE OF 592.10'; THENCE S68° 35' 10" E A DISTANCE OF 503.33'; THENCE S00° 00' 00" E A DISTANCE OF 592.08' TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE N68° 35' 10" W ALONG THE SAID SOUTH LINE OF SECTION 31 A DISTANCE OF 501.67' TO THE POINT OF BEGINNING.

REVISIONS:

NO.	DATE	DESCRIPTION
1	12-08	
2	JUNE 18TH, 2012	
3	12-08	

JOB NO. 12-08
 DATE: JUNE 18TH, 2012
 SCALE: 1"=20'
 SHEET NO. A1.0

ARCHITECTURAL SITE PLAN

A1.0
 © BLTFORM ARCHITECTURE GROUP, INC.

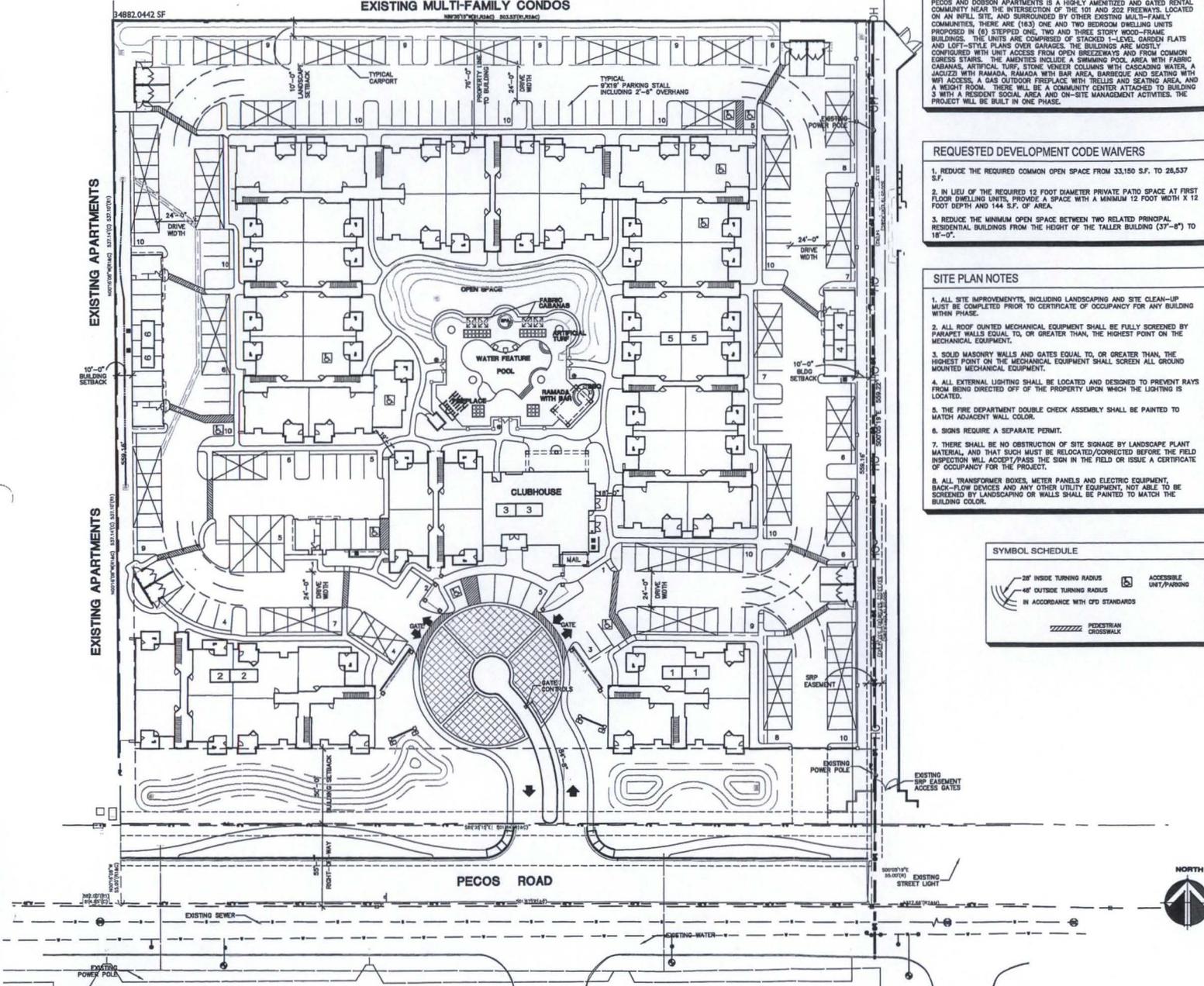


bltform architecture
 group of companies, llc
 2284 north 44th street, suite 100
 phoenix, arizona 85018
 Phone: 602.955.9200 Fax: 602.265.2029

PRELIMINARY
 NOT FOR
 CONSTRUCTION

AZ LICENSE #37448
 EXPIRES 09/30/2013

PECOS AND DOBSON
 APARTMENTS
 2300 W PECOS ROAD, CHANDLER, AZ 85224
 Vedula Residential
 6720 NORTH SCOTTSDALE ROAD SUITE 009 SCOTTSDALE, AZ 85253
 OFFICE: 480.952.9200 FAX: 480.952.9201



PLANT LEGEND

TREES

- Prunus cerasifera* "purpurea" Purple Leaf Plum
- Quercus virginiana* Southern Live Oak
- Prosopis chilensis* "Hybrid" Thornless Chilean Mesquite
- Dalbergia sissoo* Sissoo Tree
- Ulmus parvifolia* Chinese Elm
- Acacia salicina* Willow Acacia
- Pistacia chinensis* Chinese Pistache
- Cercidium hybrid* "Desert Muscadine" Hybrid
- Washingtonia robusta* Mexican Fan Palm
- Syagrus romanzoffianum* Queen Palm
- Phoenix dactylopera* Date Palm
- Pinus Eldersica* Model Pine
- Acacia aneura* Mulga
- Carpis mexicanus* Mexican Redbud

SIZE/ SPECIFICATION

- 2.0' Cal. 8H x 4W Standard
- 1.0' Cal. 7H x 3W Double Stake
- 1.0' Cal. 4H x 2W Double Stake
- 1.25' Cal. 8H x 3W Double Stake
- 1.75' Cal. 10H x 6W Double Stake
- 1.25' Cal. 7H x 2.5W Double Stake
- 3.0' Cal. 12H x 6W Double Stake
- 1.75' Cal. 8H x 5W Double Stake
- 15'-18' Trunk Height Skin Trunk Full Height
- 15 Gal 24" Box
- 18' Trunk Height Diamond Cut Trunk
- 3.0' Cal. 10H x 5W Double Stake
- 2.5' Cal. 10H x 6W Double Stake
- 2.0' Cal. 10H x 5W Double Stake

SHRUBS

- Dalies frutescens* Black Dalies
- Tecoma hybrid* Orange Jubilee
- Phoenix roebelenii* Pigmy Date Palm
- Cassipouira pulcherrima* Red Bird of Paradise
- Senna phyllodenia* Silver-Leaf Senna
- Leucophyllum candidula* "Thundercloud" Sage
- Hesperaloe parviflora* Red Yucca
- Dasylirion wheeleri* Desert Spoon
- Xylocarpus congestum* Slinky Xylocarp
- Dodonaea viscosa* Hopseed Bush
- Nerium oleander* "White Pink" Dwarf
- Rapidoletia indica* Indian Hawthorn
- Agave geminiflora* Twin-Flowered Agave
- Feijoa sellowiana* Pineapple Guava
- Hibiscus rosa-sinensis* Chinese Hibiscus

SIZE

- 15 Gallon
- 5 Gallon
- 15 Gallon
- 5 Gallon

GROUNDCOVERS

- Lantana montevidensis* Gold Mouse Ears
- Convolvulus creorum* Bush Morning Glory
- Rosemarinus officinalis* Rosemary
- Lampranthus spectabilis* Trailing Ice Plant
- Wedelia trilobata* Yellow Dais
- Seasonal annuals*
- Cynodon dactylon* Million Hybrid

SIZE

- 1 Gallon
- 4" Pots @ 5" O.C.
- Sod

VINES

- Bougainvillea* San Diego Red
- Ficus pumila* Creeping Fig

SIZE

- 5 Gallon W/ 4x 4" Trellis
- 1 Gallon

LANDSCAPE MATERIALS

- Decomposed granite "Desert Gold"
- Concrete header
- Extruded Boulders
- Decomposed Granite

- 3/4" Spd 2" Depth
- 6"x 6"
- Surface Select 1", 2", 3" Dia.

Note: PER THE ZONING CODE REQUIREMENT, DALBERGIA SISSEO WILL BE THE 60% DOMINANT TREE SPECIES AND LEUCOPHYLLUM CANDIDA WILL BE THE 60% SHRUB SPECIES FOR THIS PROJECT.

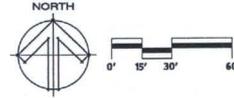
CITY OF CHANDLER NOTES

- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT REACH AT MATURITY A HEIGHT OVER 4'.
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN MATURE SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902 (B) (1).
- PLANTING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903 (B) (C) (4).
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903 (B) (C) ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 6' FROM SIDEWALKS, PUBLIC ACCESS WAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. SEE SECTION 1902 (B) (1), ZONING CODE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1903 (B) (5) ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1903 (B) (A) ZONING CODE.

PECOS AND DOBSON
APARTMENTS
2300 W PECOS ROAD, CHANDLER, AZ 85224
Vedura Residential
6720 NORTH SCOTTSDALE ROAD, SUITE 109, SCOTTSDALE, AZ 85253
(PH) 481-957-9598 FAX 481-957-9611

billform
landscape
architecture

billform landscape architecture group, inc.
22544 north 46th street, suite 100
phoenix, arizona 85028
Phone 602.285.8020 Fax 602.285.8029



LANDSCAPE PLAN

LANDSCAPE PLAN

REVISIONS:

1	
2	
3	
4	
5	

JOB NO: 13-03
DATE: July 17, 20
SCALE: 1" = 30'
SHEET NO:

L1.2



POOL AREA ENLARGEMENT

1" = 10' - 0"

PLANT LEGEND

TREES



TREES	SIZE / SPECIFICATION
<i>Prunus cerasifera</i> "purpurea"	36" Box: 2.0' Cal. 8H x 4W Standard
Purple Leaf Plum	24" Box: 1.0' Cal. 7H x 3W Double Stake
<i>Quercus virginiana</i>	15 Gallon: .75' Cal. 4H x 2W Double Stake
Southern Live Oak	24" Box: 1.25' Cal. 8H x 3W Double Stake
<i>Prosopis chilensis</i> "Hybrid"	36" Box: 1.75' Cal. 10H x 5W Double Stake
Thornless Chilean Mesquite	24" Box: 1.25' Cal. 7H x 2.5W Double Stake
<i>Chalchicomula</i>	36" Box: 3.0' Cal. 12H x 6W Double Stake
Sissoo Tree	36" Box: 1.75' Cal. 8H x 5W Double Stake
<i>Ulmus parvifolia</i>	15-18" Trunk Height
Chinese Elm	Skin Trunk Full Height
<i>Acacia salicina</i>	15 Gall 24" Box
Willow Acacia	Skin Trunk Full Height
<i>Pistacia chinensis</i>	18" Trunk Height
Chinese Pistache	Diamond Cut Trunk
<i>Cercidium hybrid</i>	36" Box: 3.0' Cal. 10H x 5W Double Stake
"Green Mountain" Hybrid	
<i>Washingtonia robusta</i>	
Mexican Fan Palm	
<i>Syagrus romanzoffianum</i>	
Queen Palm	
<i>Phoenix dactylifera</i>	
Date Palm	
<i>Pinus edulis</i>	
Modi Pine	

SHRUBS

SHRUBS	SIZE
<i>Dalea frutescens</i>	5 Gallon
Black Dalea	
<i>Tecoma hybrid</i>	15 Gallon
Orange Jubilee	
<i>Phoenix roebelenii</i>	15 Gallon
Pigmy Date Palm	
<i>Caesalpinia pulcherrima</i>	5 Gallon
Red Bird of Paradise	
<i>Senna phillyoides</i>	5 Gallon
Silver-Leaf Senna	
<i>Leucophyllum candidula</i>	5 Gallon
"Thundercloud" Sage	
<i>Hesperaloe parviflora</i>	5 Gallon
Red Yucca	
<i>Dasylirotia wheeleri</i>	5 Gallon
Desert Spoon	
<i>Xylocarpus congestum</i>	5 Gallon
Shiny Xylocarp	
<i>Dodonaea viscosa</i>	5 Gallon
Hopseed Bush	
<i>Neurium obovatum</i>	5 Gallon
"Peltia Pink" Dwarf	
<i>Rapidoletia indica</i>	5 Gallon
Indian Hawthorn	
<i>Agave geminiflora</i>	5 Gallon
Twin-Flowered Agave	
<i>Fajalpa sellowiana</i>	5 Gallon
Pineapple Quava	
<i>Hibiscus rosa-sinensis</i>	5 Gallon
Chinese Hibiscus	

SIZE

GROUNDCOVERS

GROUNDCOVERS	SIZE
<i>Lantana montevidensis</i>	1 Gallon
Gold Mound Lantana	
<i>Convolvulus cneorum</i>	1 Gallon
Bush Morning Glory	
<i>Rosemarinus officinalis</i>	1 Gallon
Rosemary	
<i>Lampranthus spectabilis</i>	1 Gallon
Trailing Ice Plant	
<i>Wedelia trilobata</i>	1 Gallon
Yellow Dais	
Seasonal annuals	4" Pots @ 6" O.C.
	Sod

VINES

VINES	SIZE
<i>Bougainvillea</i>	5 Gallon W/
San Diego Red	4' x 4' Trellis
<i>Ficus pumila</i>	1 Gallon
Creeper Fig	

LANDSCAPE MATERIALS

LANDSCAPE MATERIALS	SIZE
Decomposed granite	3/4" Spread
"Sweet Gold"	2" Depth
Concrete header	6' x 6'
Extruded	
Boulders	Surface Select
Decomposed Granite	1", 2", 3" Dia.

CITY OF CHANDLER NOTES

ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT REACH AT MATURITY A HEIGHT OVER 24'.

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 30 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902 (B) (9).

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903 (B) (C) (4).

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903 (B) (C) ZONING CODE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

SEE SECTION 1902 (B) (11), ZONING CODE.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1903 (B) (G) ZONING CODE.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND IF SUCH MUST BE RELOCATED/ CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/ PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION- RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1903 (B) (A) ZONING CODE.



LANDSCAPE PLAN



biliform landscape architecture group, inc.
 22644 north 46th street, suite 103
 phoenix, arizona 85029
 Phone: 602.955.9200 Fax: 602.955.9229



EXPIRES 09/26/2013

PECOS AND DOBSON APARTMENTS
 2300 W PECOS ROAD CHANDLER, AZ 85224

Vedura Residential
 6720 NORTH OCTOBER DRIVE CHANDLER, AZ 85226
 OFFICE: 480.922.2000 FAX: 480.922.2001

REVISIONS:
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JOB NO: 12-005
 DATE: July 17, 2012
 SCALE: 1" = 10' 0"
 SHEET NO:

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REVISIONS	
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DATE:	JUNE 18TH, 2013
SCALE:	N.T.S.
SHEET NO:	



- FOAM POP-OUT
- CONCRETE ROOF TILE
- STUCCO FACIA
- TO, PLATE
- TO, 1/2" & 3/4" WINDOW HEADER
- FIN. FLOOR

WEST



- METAL RAILING
- FOAM POP-OUT
- CONCRETE ROOF TILE
- STUCCO FACIA
- STONE VENEER
- FIN. FLOOR

SOUTH
 BUILDING 3
 COLOR ELEVATIONS



bittform architecture
 Group of
 companies, llc
 2214
 PHOENIX, ARIZONA 85016
 Phone: 602.282.0200 Fax: 602.282.0229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

AS SHOWN, REVISED
 DATE: 06/20/2013

PECOS AND DOBSON
APTMENTS
 2900 W PECOS ROAD CHANDLER, AZ 85224
Vedura Residential
 6720 NORTH SCOTTSDALE ROAD SUITE 100 SCOTTSDALE, AZ 85253
 OFFICE: 480.922.9200 FAX: 480.922.9201

REVISIONS	DATE	BY
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EAST

CONCRETE ROOF TILE

FRAM POP-OUT

STUCCO FINISH

3rd FLOOR

2nd FLOOR

1st FLOOR

WINDOW HEADERS

1st FLOOR

2nd FLOOR

3rd FLOOR

WINDOW HEADERS

1st FLOOR

2nd FLOOR

3rd FLOOR



NORTH

BUILDING 3
 COLOR ELEVATIONS

CONCRETE ROOF TILE

FRAM POP-OUT

STUCCO FINISH

3rd FLOOR

2nd FLOOR

1st FLOOR

WINDOW HEADERS

1st FLOOR

2nd FLOOR

3rd FLOOR

WINDOW HEADERS

1st FLOOR

2nd FLOOR

3rd FLOOR

STONE VENEER



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group of
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21144 North 44th Street, Suite 101
Phoenix, Arizona 85018
Phone: 602.386.0200 Fax: 602.386.0209

PRELIMINARY
NOT FOR
CONSTRUCTION

AZ LICENSE #24748
EXPIRES 09/28/2013

**PECOS AND DOBSON
APARTMENTS**
2300 W PECOS ROAD CHANDLER, AZ 85224
Vedura Residential
OFFICE: 480.222.8200 FAX: 480.222.8201
6720 NORTH SCOTTSDALE ROAD SUITE 109 SCOTTSDALE, AZ 85253

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BUILDING 1
COLOR ELEVATIONS

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WEST



SOUTH

BUILDING 1
COLOR ELEVATIONS



biform architecture
group of
companies, llc
12844 North 48th Street, Suite 109
Phoenix, AZ 85028
Phone: 602.981.0300 Fax: 602.981.0329

PRELIMINARY
NOT FOR
CONSTRUCTION

AZ LICENSE #A1748
EXPIRES 09/29/2013

**PECOS AND DOBSON
APARTMENTS**
2300 W PECOS ROAD CHANDLER, AZ 85224
Vedura Residential
6720 NORTH SCOTTSDALE ROAD SUITE 109 SCOTTSDALE, AZ 85253
OFFICE: 480.922.8200 FAX: 480.922.8204

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BUILDING 2
COLOR ELEVATIONS

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WEST



SOUTH

BUILDING 2
COLOR ELEVATIONS

REVISIONS:	
NO.	DATE
1	JUNE 09/11/2011
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EAST FACING COURTYARD

- 37'-0" RISE
- 28'-11" TO WINDOW HEADER
- 18'-1 1/2" TO PLATE
- 10'-0" TO WINDOW HEADER
- 8'-0" TO WINDOW HEADER
- 6'-0" FIN. FLOOR

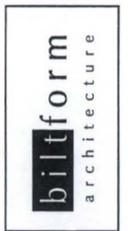


WEST

BUILDING 5

COLOR ELEVATIONS

- 37'-0" RISE
- 28'-11" TO WINDOW HEADER
- 18'-1 1/2" TO PLATE
- 10'-0" TO WINDOW HEADER
- 8'-0" TO WINDOW HEADER
- 6'-0" FIN. FLOOR



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PRELIMINARY
NOT FOR
CONSTRUCTION

AZ LICENSE #38746
EXPIRES 08/25/2013

PECOS AND DOBSON
APARTMENTS

2000 W PECOS ROAD CHANDLER, AZ 85224
Vedura Residential
6720 NORTH SCOTTSDALE ROAD SUITE 108 SCOTTSDALE, AZ 85253
OFFICE 480.922.8200 FAX 480.922.8201

REVISIONS	
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JOB NO: 12-028
DATE: JUNE 18TH, 2012
SCALE: N.T.S.
SHEET NO:



SOUTH SIDE OF WEST FACING COURTYARD



NORTH SIDE OF WEST FACING COURTYARD

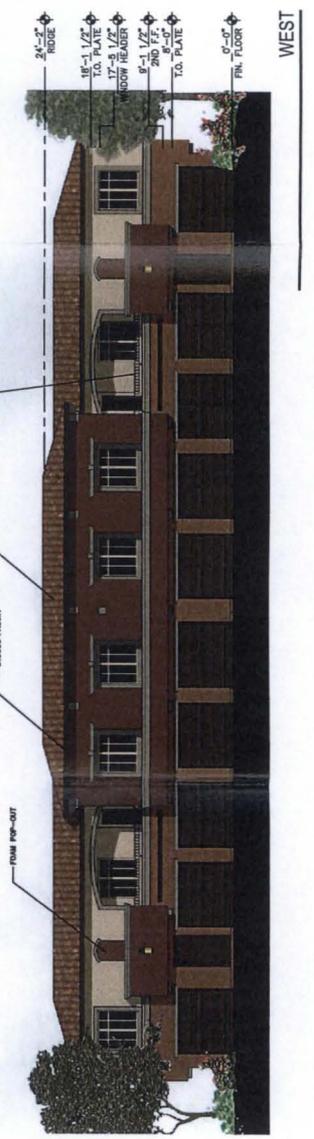
BUILDING 5
COLOR ELEVATIONS

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EAST



WEST



NORTHSOUTH

ORDINANCE NO. 4400

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (TOWNHOMES) TO PAD (MULTI-FAMILY RESIDENTIAL) (DVR12-0018 PECOS & DOBSON APARTMENTS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

Lot One (1) through Sixty (60), inclusive and Tracts A through G inclusive of Toscana Town Homes, According to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 866 of Maps, Page 6.

Said parcel(s) is hereby rezoned from PAD for Townhomes to PAD for Multi-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos & Dobson Apartments" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0018, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
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. 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.

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:

