

Add info - #13

April 11, 2013



**Fw: I oppose Apartment Complex Construction at Longhorn & 202**

**Melanie Sala** to: Jeff Kurtz, CityClerkAgenda, Robert Zeder

04/11/2013 03:53 PM

Sent by: **Melanie Sala-Friedrichs**

From: <genx15@cox.net>  
To: MAYOR&COUNCIL@chandleraz.gov  
Date: 04/11/2013 10:17 AM  
Subject: I oppose Apartment Complex Construction at Longhorn & 202

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I oppose Apartment Complex Construction at Longhorn & 202. It is a bad location for such a project and it will create a lot of problems in the neighbourhood.

Why not build a community like the other around it ?

Walter Simonetti Resident at Canyon Oaks



**MEMORANDUM                      Transportation & Development - CC Memo No. 13-047**

**DATE:**            MARCH 20, 2013

**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*  
                         KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        APL12-0004/DVR12-0041 202 COOPER PLACE  
                         Adoption of Resolution No. 4677  
                         Introduction and Tentative Adoption of Ordinance No. 4444

Request:            Area Plan Amendment of the Chandler Airpark Area Plan from Community Commercial to High-Density Residential, along with Rezoning from Planned Area Development for Commercial and Agricultural to Planned Area Development for multi-family residential and Preliminary Development Plan approval for a multi-family residential development on an approximate 18.75-acre site

Location:           Northwest corner of Cooper Road and the Loop 202 Freeway

Project Info:        18.75 acres, 332 units, 17.7 dwelling units per acre

Applicant:           Mike Withey; Withey Morris PLC

**RECOMMENDATION**

The request is for Area Plan Amendment of the Chandler Airpark Area Plan from Community Commercial to allow for High-Density Residential, along with Rezoning from Planned Area Development (PAD) for Commercial and Agricultural (AG-1) to PAD for multi-family residential and Preliminary Development Plan approval for multi-family residential development on an approximate 18.75-acre site. Planning Commission and Staff, upon finding consistency

with the General Plan and Planned Area Development zoning, recommend approval with conditions.

### **BACKGROUND**

The subject site is located at the northwest corner of Cooper Road and the Loop 202 Freeway. North and west of the subject site are the Canyon Oaks and Canyon Oaks Estates single-family residential subdivisions. South is the Loop 202 Freeway; east across Cooper Road is the Arizona Estates single-family residential subdivision.

The subject site was part of the approval for the Canyon Oaks Estates subdivision approved in 1998. At the time of approval, the subject site was rezoned to PAD Commercial for C-2 uses; however a 2.5-acre remnant piece was excluded from the rezoning and left as AG-1. The current request includes the remnant AG-1 piece.

### **AREA PLAN AMENDMENT**

The subject site is within the Chandler Airpark Area Plan that is bounded by Pecos Road, Gilbert Road, Ocotillo Road, and Arizona Avenue. The Area Plan was initially approved in 1986 with an update in 1998; both plans designated the site as supporting some form of Commercial/Hotel/Office development surrounded by high-density residential. It should be noted that while the Area Plan designates the subject site as commercial, surrounding the subject site is designated as supporting high-density residential. The request seeks to amend the Area Plan from Community Commercial to High-Density Residential.

### **SITE LAYOUT/BUILDING ARCHITECTURE**

The second aspect of the request includes Rezoning from PAD for Commercial and AG-1 to PAD for multi-family residential. Two gated points of entry are provided; one along Cooper Road and the other along Longhorn Drive; a right-out exit only is also provided along Cooper Road. Nineteen residential buildings are provided ranging from single up to three-stories. A mix of one, two, and three bedroom units are provided with a total of 332 units at an overall density of 17.7 dwelling units per acre. One single-story building is provided at the intersection of Cooper Road and Longhorn Drive; two-story buildings are provided along the perimeter areas adjacent to the single-family subdivisions. Three-story buildings are predominantly centrally located as well as at the southeast corner of the site. Of the nineteen residential buildings there is one single-story, ten two-story, and eight three-story buildings. Specific attention was given to the layout of the site, with a desire to create a more visually interesting layout by angling the buildings.

Fifty-foot building setbacks are maintained along Cooper Road as well as thirty-foot setbacks along Longhorn Drive; minor encroachments are requested for perimeter walls and will be addressed in the DISCUSSION portion below. In an effort to provide buffering between the development and the single-family homes to the west, garages are provided along the site's west side. A clubhouse, two pools, volleyball court, two tot lots, and various BBQ/ramada areas are provided throughout the site.

The architectural design of the buildings are muted compared to recently approved apartment developments, with the specific intention of using architectural elements and colors of the surrounding residential developments. In an effort to provide variation, seven building types are provided, and include three color schemes. Various accented pop-out areas, roof elements, building massing, arched windows, window mullions, and metal elements provide visual interest to the project, as well as integrate the project to the surrounding developments.

### **DISCUSSION**

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

As outlined in the Narrative of the development booklet, a number of deviations from the design standards are requested. The deviations are relatively minor in nature and in some regards offer a better design solution. Deviations include relief from outdoor patio diameters where code requires an 8' diameter space for second story and above balconies, and a 12' diameter for first floor diameters. In all instances where this occurs, more patio open space is provided. Relief is also sought from walls encroaching into the required building setback. The perimeter walls are staggered and in certain areas encroach roughly a couple of feet into the setback. Additionally, there are elements of the walls that exceed the minimum heights by incorporating a view fence element. Planning Commission and Staff support the deviations as the impact that the deviations create are inconsequential.

### **AIRPORT COMMISSION**

The Airport Commission found that there were no conflicts between airport operations and the proposed development, but wanted to ensure that disclosure statements would be provided to future residents that there may be aircraft noise. Staff has added condition no. 9 addressing disclosure of airport operations in the vicinity.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Wednesday, January 30, 2013; three neighbors attended. Additionally, the development team met a couple of individual residents prior to the neighborhood meeting due to a conflict in schedules. Staff has heard from a few neighbors that expressed concerns with the development. An email from one resident is attached. Concerns expressed revolved around multi-family development, increase in traffic, diminution in property values, and building heights. One of the residents requested that a signal be put in at the intersection of Longhorn Drive and Cooper Road. The applicant submitted an estimated trip generation report based on office/commercial versus multi-family development and found that multi-family development will overall generate less traffic volumes; however, the volumes will be at the peak hours. The Traffic Division has reviewed

the report and agrees that a signal is not warranted. Additionally, the Transportation Studies Manager is reviewing the potential to locate speed bumps within the Canyon Oaks Estates subdivision in an effort to address traffic concerns.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 4    Opposed: 0    Abstain: 1 (Ryan)    Absent: 2 (Donaldson, Rivers)

The case was placed on the Action Agenda. Five speaker cards were submitted; four were submitted as opposition to the case; however two of the opposition positions were withdrawn, the other two chose not to speak. One neighbor spoke in favor of the request stating a preference of multi-family development over commercial development.

### **RECOMMENDED ACTIONS**

#### **Area Plan Amendment**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of APL12-0004 202 COOPER PLACE, Area Plan amendment of the Chandler Airpark Area Plan, amending the plan from Community Commercial to High-Density Residential.

#### **Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0041 202 COOPER PLACE, Rezoning from Planned Area Development (PAD) for commercial and Agricultural (AG-1) to PAD for multi-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 9, Development Booklet, entitled "202 COOPER PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0041, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the 202 COOPER PLACE shall use treated effluent to maintain open space, common areas, and landscape tracts.

8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the 202 COOPER PLACE Multi-Family Apartments in the context of the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

10. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport, that an avigational easement exists on the property, and that the property is subject to aircraft noise and overflight activity. The requirement for such disclosures shall be confirmed in an Avigation Notice Covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first Building Permit for this development.
11. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
12. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
13. In the event the development is proposed to be subdivided to allow individual condo unit ownership, the proposed condos shall be processed in accordance with City of Chandler plat requirements which includes public hearings and, if such Condo Plat is approved and Recorded, the following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) Prior to any condo unit reservation or purchase agreement, any and all prospective condo buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies proximate to the Chandler Municipal Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the condo buyer shall be recorded with the Maricopa County Recorder's Office upon sale of the condo to such buyer.
  - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the condo sales office, a map illustrating the location of the Condo Plat in the context of Chandler Municipal Airport. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the subdivider/developer by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this map is on display prior to beginning any sales activity.
14. The aircraft noise, overflight activity and avigational easement information referenced above in "a" and "b" shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona law.
15. All leases at the 202 COOPER PLACE multi-family apartments shall provide that all questions, concerns or complaints any tenant may have about Chandler Municipal Airport of the operation of aircraft landing at, taking off from or operating at or on Chandler Municipal

Airport shall be directed solely to the manager of the 202 COOPER PLACE development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the Manager of 202 COOPER PLACE (and not the tenant) to determine (after the Manager's due consideration of all airport related acknowledgements and disclosures that are required by these Zoning Stipulations and consideration of all information known to 202 COOPER PLACE Manager) whether or not, when and how to communicate any tenant's question, concern or complaint to the manager of the Chandler Municipal Airport.

**Preliminary Development Plan**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0041 202 COOPER PLACE, Preliminary Development Plan for site layout and building architecture for a multi-family development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 11, Development Booklet, entitled "202 COOPER PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0041, except as modified by condition herein.
2. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

**PROPOSED MOTION**

**Area Plan Amendment**

Move to adopt Resolution No. 4677 for case APL12-0004 202 COOPER PLACE, Area Plan Amendment of the Chandler Airpark Area Plan, amending the plan from Community Commercial to High-Density Residential, as recommended by Planning Commission and Staff.

**Rezoning**

Move to Introduce and Tentatively Adopt Ordinance No. 4444 approving DVR12-0041 202 COOPER PLACE, Rezoning from PAD Commercial and AG-1 to PAD for multi-family residential development, subject to the conditions recommended by Planning Commission and Staff.

CC Memo 13-047

March 20, 2013

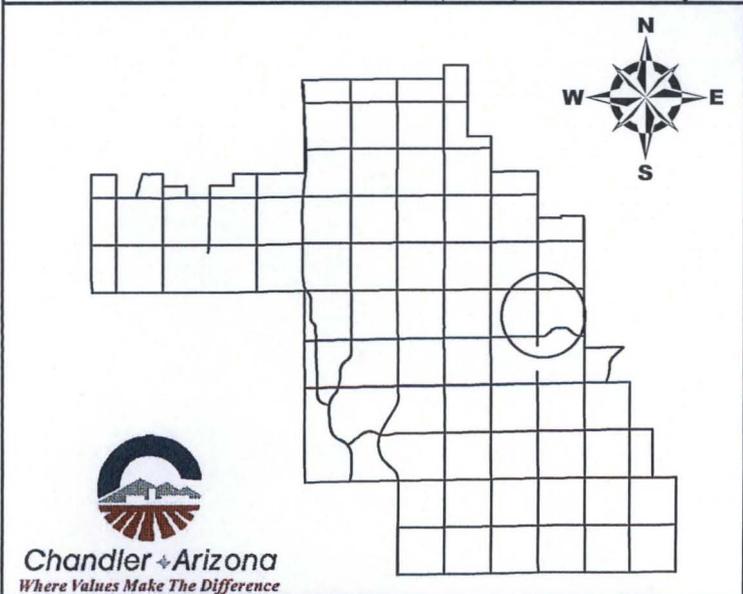
Page 8 of 8

**Preliminary Development Plan**

Move to approve DVR12-0041 202 COOPER PLACE, Preliminary Development Plan approval for a multi-family residential development, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Existing Area Plan
3. Proposed Area Plan
4. Site Plan
5. Landscape Plan
6. Building Elevations
7. Applicant Narrative
8. Letters of Opposition
9. Resolution No. 4677
10. Ordinance No. 4444
11. Development Booklet

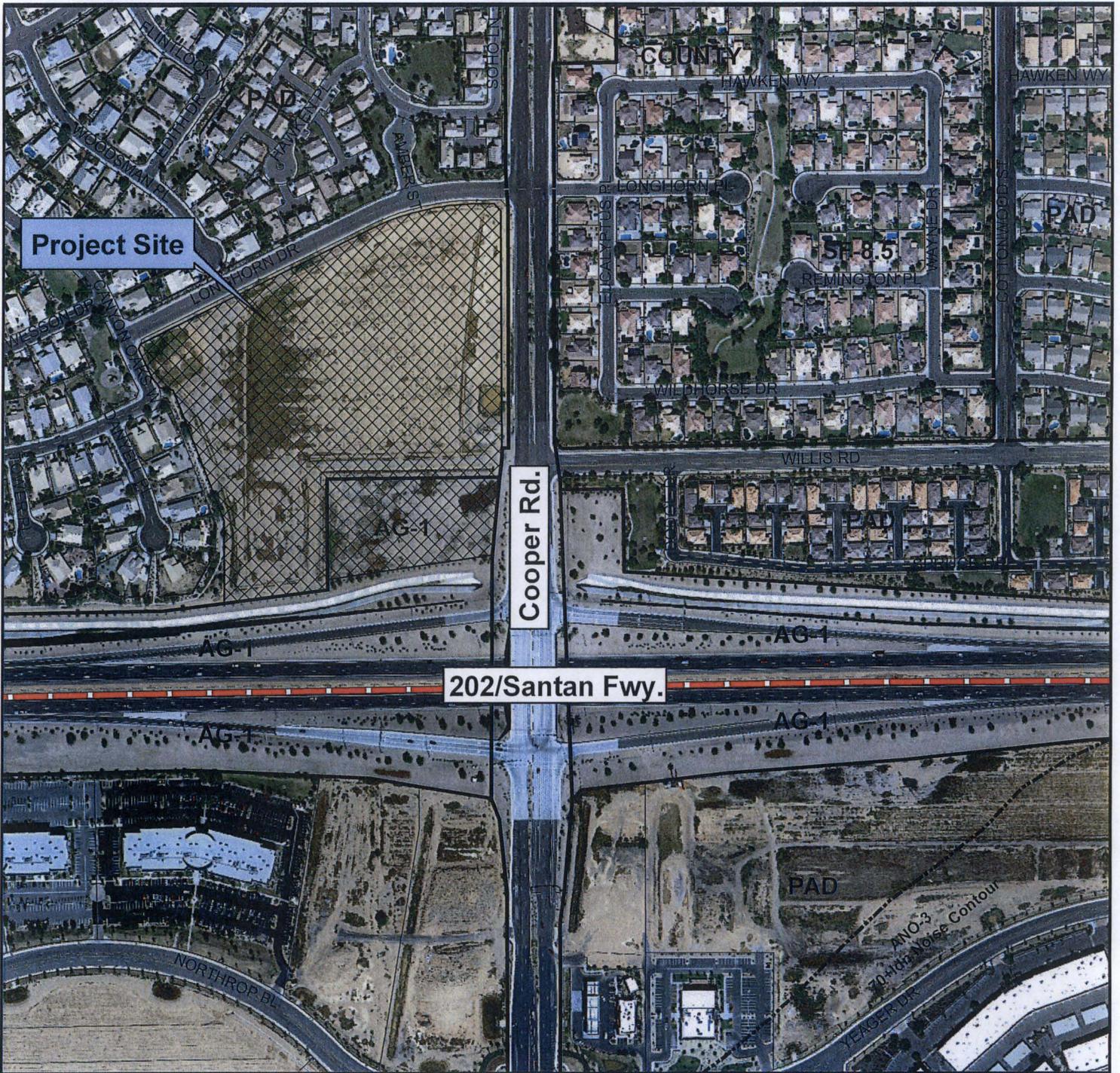


**Vicinity Map**



DVR12-0041

202 Cooper Place

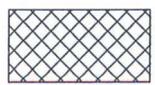


**Project Site**

**Cooper Rd.**

**202/Santan Fwy.**

**Vicinity Map**



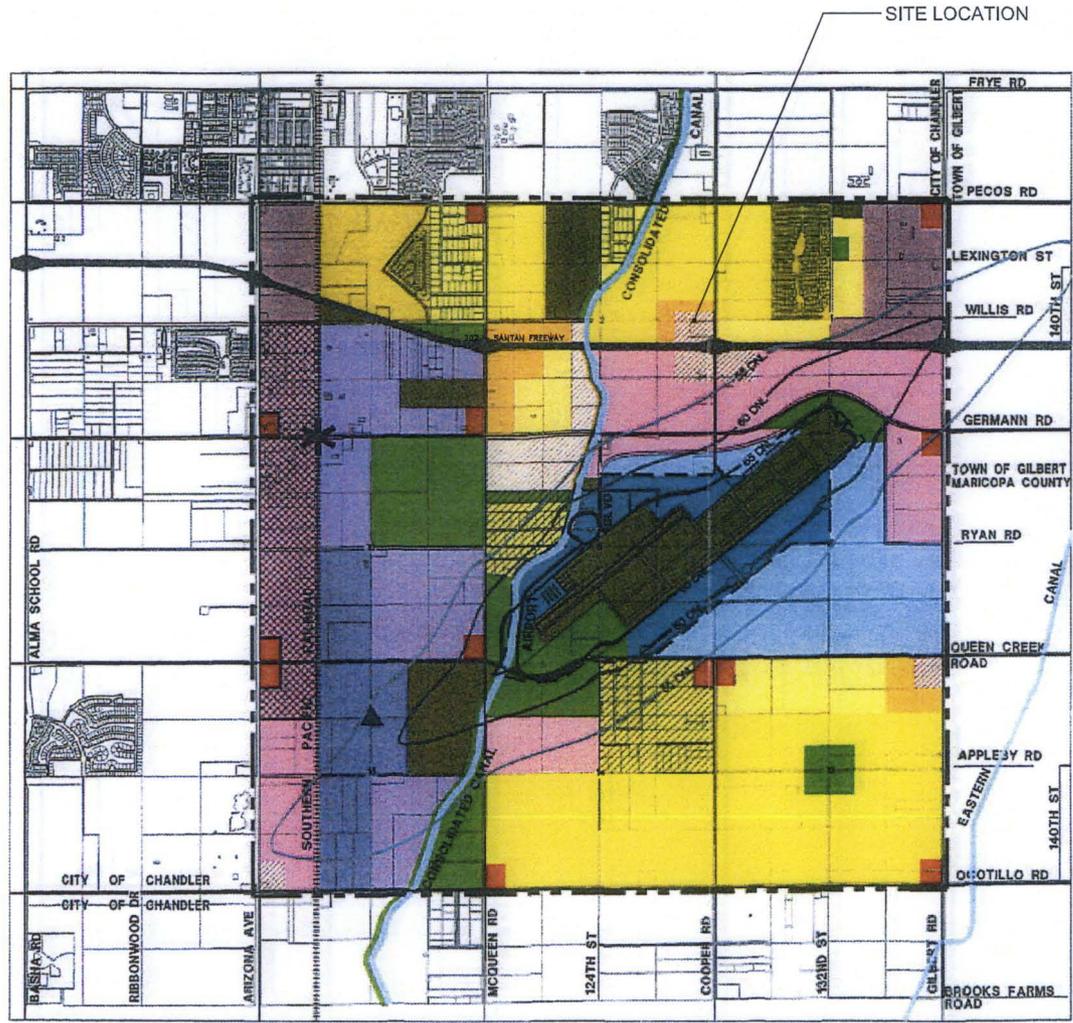
**DVR12-0041**

**202 Cooper Place**



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SITE LOCATION

### CHANDLER AIRPARK Area Plan

#### LAND USE PLAN

	RR (0-15 D.U. PER ACRE) 500 ACRES
	LDI (0-15 D.U. PER ACRE) 1000 ACRES
	LIIDR (0-15 D.U. PER ACRE) 500 ACRES
	MDR (0-15 D.U. PER ACRE) 200 ACRES
	HCR (15-18 D.U. PER ACRE) 100 ACRES
	NEIGHBORHOOD COMMERCIAL 75 ACRES
	COMMUNITY COMMERCIAL 50 ACRES
	REGIONAL COMMERCIAL 200 ACRES
	SPECIAL USE COMMERCIAL 100 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK 50 ACRES
	LIGHT INDUSTRIAL 50 ACRES
	INDUSTRIAL 200 ACRES
	COMMERCIAL/OFFICE/BUSINESS PARK (TRAILWAY ACCESS) 400 ACRES
	AEROSPACE INDUSTRY (FSO) 200 ACRES
	PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	PARKS AND OPEN SPACE 100 ACRES
	TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 200 ACRES
	LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL MIXED USE) 200 ACRES
	FUTURE TRANSIT CENTER
	POTENTIAL FUTURE TRANSIT RALLYARD
	LOOP 202 RANTAN FREEWAY TENTATIVE ALIGNMENT
	NOISE CONTOUR 50
	NOISE CONTOUR 60
	NOISE CONTOUR 65 OR GREATER
	AIRPORT BOUNDARY
	STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: DNL IS THE AVERAGE DAY/NIGHT NOISE LEVEL MEASURED IN DECIBELS, HOUR EXPOSURE IN PHON 2010 LEVELS.

SOURCE: SHY 600

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

MERIDIAN WEST COOPER, LLC

MERIDIAN WEST

MC CLARK WAYLAND DEVELOPMENT, LLC

**202 COOPER PLACE**

CHANDLER, ARIZONA

**NOT FOR CONSTRUCTION**

Expires 12/31/2012

WHITNEYBELL PERRY INC  
575 W Chandler, Suite 123  
Chandler, Arizona 85224-7532  
(602)265-1891

ARCHITECTURE AND PLANNING

**AP1**  
1168

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EXISTING AREA PLAN

NORTH

**EXISTING AIRPARK AREA PLAN**

1" = 1250'







Contractor must verify all dimensions of project before proceeding with this work. It is not intended that this document be used as a substitute for the contract documents. The contractor shall be responsible for verifying all dimensions and materials to be used in the project. It is not intended that this document be used as a substitute for the contract documents. It is not intended that this document be used as a substitute for the contract documents.

**NOTES**

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

**COLOR SCHEDULE**

- COLOR SCHEME #1**
- A. MAIN BODY COLOR  
DUINN EDWARDS HANDWOVEN (DE2200)
  - B. BASE COLOR  
DUINN EDWARDS COCONUT SHELL (DE2202)
  - C. BASE COLOR  
DUINN EDWARDS BIG STONE BEACH (DE 6133)
  - D. ACCENT ONE  
DUINN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUINN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPISTRANO - CANYON BROWN (3581)

**COLOR SCHEDULE**

- COLOR SCHEME #2**
- A. MAIN BODY COLOR  
DUINN EDWARDS DOVER PLAINS (DE2114)
  - B. BASE COLOR  
DUINN EDWARDS SANDPIT (DE2116)
  - C. BASE COLOR  
DUINN EDWARDS BIG STONE BEACH (DE 6133)
  - D. ACCENT ONE  
DUINN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUINN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPISTRANO - CANYON BROWN (3581)

**COLOR SCHEDULE**

- COLOR SCHEME #3**
- A. MAIN BODY COLOR  
DUINN EDWARDS PALE BEACH (DE2199)
  - B. BASE COLOR  
DUINN EDWARDS HANDWOVEN (DE2200)
  - C. BASE COLOR  
DUINN EDWARDS COCONUT SHELL (DE2202)
  - D. ACCENT ONE  
DUINN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUINN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPISTRANO - CANYON BROWN (3581)



**PRELIMINARY FRONT ELEVATION**  
BUILDING TYPE 1B  
FRONT ELEVATION SHALAR  
SCALE: 1/8" = 1'-0"



**PRELIMINARY SIDE ELEVATION**  
BUILDING TYPE 1B  
SIDE ELEVATION SHALAR  
SCALE: 1/8" = 1'-0"

MERIDIAN WEST COOPER, LLC

**MC Clark Wayland**  
LANDSCAPE DEVELOPMENT AND CONSTRUCTION  
MC CLARK WAYLAND DEVELOPMENT, LLC

**202 COOPER PLACE**

CHANDLER, ARIZONA

**NO CONSTRUCTION**

Expires 12/31/2012

**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891

ARCHITECTURE AND PLANNING

**2.11**  
1166

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19 Dec 2012

**PRELIMINARY ELEVATION**  
BUILDING TYPE 1B

A:\00001000 - Cooper - 2012\00001000\00001000.dwg, Date: 12/19/2012, 10:41:18 AM

Contractor must verify all dimensions of project before proceeding with this work. The contractor shall ensure the specifications are not in conflict with the provisions of the contract. The architect and contractor are responsible for any and all errors and omissions that may occur in the project for which any party is released or not. These drawings and specifications shall not be used by anyone in any other project. For additional information, or for any questions of this project, the architect shall be contacted. © Copyright WhitneyBell Perry Inc. 2012

**NOTES**

- THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE
- COLOR SCHEME 2 IS REPRESENTED HERE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL & COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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- DISCLAIMER: THE BROWN IRON DESIGNATES A STYLE BUT IS ACTUALLY A DIFFERENT MATERIAL.



**PRELIMINARY FRONT ELEVATION**

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

MERIDIAN WEST COOPER, LLC  
 MERIDIAN WEST  
 MC Clark Wayland  
 MC CLARK WAYLAND DEVELOPMENT, LLC

**202 COOPER PLACE**  
 CHANDLER, ARIZONA

**NOT FOR CONSTRUCTION**  
 Expires 12/31/2012

**COLOR SCHEDULE**

- COLOR SCHEME #2
- A. MAIN BODY COLOR  
DUNN EDWARDS DOWEN PLAINS (DE6116)
  - B. BASE COLOR  
DUNN EDWARDS SANDPIT (DE6118)
  - C. ROOF TILE  
DUNN EDWARDS BIG STONE BEACH (DE 6132)
  - D. ACCENT ONE  
DUNN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUNN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPSTRAND - CANYON BROWN (35B1)

**COLOR SCHEDULE**

- COLOR SCHEME #3
- A. MAIN BODY COLOR  
DUNN EDWARDS PALE BEACH (DE6190)
  - B. BASE COLOR  
DUNN EDWARDS HANDHOVEN (DE6200)
  - C. ROOF TILE  
DUNN EDWARDS COCONUT SHELL (DE6202)
  - D. ACCENT ONE  
DUNN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUNN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPSTRAND - CANYON BROWN (35B1)



**PRELIMINARY REAR ELEVATION**

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

WHITNEYBELL PERRY INC  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-2784  
 (602)265-1891

ARCHITECTURE AND PLANNING

**2.20**  
 1108

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 18 Dec 2012

PRELIMINARY ELEVATION  
 BUILDING TYPE 2



**PRELIMINARY SIDE ELEVATION**

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





**NOTES**

- THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE
- COLOR SCHEME 1 IS REPRESENTED HERE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES AND MATERIAL. A COLOR SCHEME SITE LOCATION PLAN FOR LOCATIONS OF EACH SCHEME.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
- DISCLAIMER: THE WROUGHT IRON DESIGNATES A STYLE BUT IS ACTUALLY A DIFFERENT MATERIAL.

**COLOR SCHEDULE**

- COLOR SCHEME #1
- A. MAIN BODY COLOR  
DUNN EDWARDS HANDWOVEN (DE6200)
  - B. BASE COLOR  
DUNN EDWARDS COCONUT SHELL (DE6202)
  - C. STONE COLOR  
DUNN EDWARDS BIG STONE BEACH (DE 6132)
  - D. ACCENT ONE  
DUNN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUNN EDWARDS BURNS CAVE (DE 6094)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPSTRAND - CANYON BROWN (3561)

**COLOR SCHEDULE**

- COLOR SCHEME #2
- A. MAIN BODY COLOR  
DUNN EDWARDS DOWER PLAINS (DE8116)
  - B. BASE COLOR  
DUNN EDWARDS SANDPIT (DE8118)
  - C. STONE COLOR  
DUNN EDWARDS BIG STONE BEACH (DE 6132)
  - D. ACCENT ONE  
DUNN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUNN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPSTRAND - CANYON BROWN (3381)

**COLOR SCHEDULE**

- COLOR SCHEME #3
- A. MAIN BODY COLOR  
DUNN EDWARDS PALE BEACH (DE8199)
  - B. BASE COLOR  
DUNN EDWARDS HANDWOVEN (DE6200)
  - C. STONE COLOR  
DUNN EDWARDS COCONUT SHELL (DE6202)
  - D. ACCENT ONE  
DUNN EDWARDS NEUTRAL VALLEY (DE 6119)
  - E. ACCENT TWO (RAILINGS AND SCREENS)  
DUNN EDWARDS BURNS CAVE (DE 6098)
  - F. STONE VENEER  
CORONADO TUSCAN VILLA - PRAIRIE MOSS
  - G. ROOF TILE  
EAGLE CAPSTRAND - CANYON BROWN (3561)



Contractor must verify all dimensions of project before proceeding with this work. Do not construct these elevations and specifications without the express written permission of the architect. The drawings and the program of the project is subject to change without notice and may be amended or null. These drawings and specifications shall not be used for any other project or purpose. All drawings to be made by the architect under jurisdiction of the architect.

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**PRELIMINARY FRONT ELEVATION**

BUILDING TYPE 5  
NEAR ELEVATION SIMILAR  
SCALE: 1/8" = 1'-0"



**PRELIMINARY FRONT ELEVATION**

BUILDING TYPE 5  
SIDE ELEVATION SIMILAR  
SCALE: 1/8" = 1'-0"

MERIDIAN WEST COOPER, LLC

MERIDIAN WEST

MC Clark Wayland  
ARCHITECTURAL DEVELOPMENT AND CONSTRUCTION

MC CLARK WAYLAND DEVELOPMENT, LLC

**202 COOPER PLACE**

CHANDLER, ARIZONA

**NOT FOR CONSTRUCTION**

Expires 12/31/2012

WHITNEYBELL PERRY INC  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)285-1891



**2.50**

1108

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19 Dec 2012

**PRELIMINARY ELEVATION  
BUILDING TYPE 5**

**COOPER & 202**  
**NWC COOPER RD AND 202 SANTAN FREEWAY**  
**PRELIMINARY DEVELOPMENT PLAN, ZONING AMENDMENT, AND AREA PLAN AMENDMENT**  
**October 30, 2012**

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transitional use to the commercial developments to the south and the freeway interchange. The project is consistent with the Chandler General Plan Residential land use designation for the property.

**Pg. 20 - GOAL: PLAN FOR SUSTAINABLE DEVELOPMENT.**

**Objective: Promote a balance of land uses.**

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

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

**Pg. 20 - GOAL: PRESERVE EXISTING NEIGHBORHOODS.**

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

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

The proposed development offers a transitional use between the single family residential and the surrounding commercial uses. The multifamily community is the ideal buffer and encourages residential preservation by removing the existing approved commercial plan. The multifamily development provides greater

community open space, landscape, amenities, and will generate less traffic compared to commercial development at this location.

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

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

There is an abundance of existing commercial inventory in the area, particularly at freeway intersections along the Santan Freeway. The Amendment strengthens the existing and planned commercial zoning in the area by removing a commercial corner that would otherwise compete for tenants and services in the area. The proposal enhances the overall Chandler economy and will improve commercial development in this area and net municipal revenues. See General Plan at **Tab A**. The proposed PAD/PDP will provide a multifamily residential community anticipated by the General Plan.

**C. Area Plan Conformance**

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

This application provides a needed housing alternative consistent with the General Plan. The General Plan Map designates the site for Residential uses which "category allows a range of residential densities from Rural Residential to Urban Residential (18+ dwellings per acre) based upon location and other criteria

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described in the text of the General Plan.” The General Plan states “a range of residential densities may be considered in this category” including High density residential in “areas adjacent to arterial roads.”

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

**II. PAD**

**A. Permitted Uses**

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

**III. PDP**

**A. Introduction/Process**

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

**B. Site Design**

Building heights, building setbacks, landscape setbacks and development standards are compatible with the MF-2 standards of the City of Chandler Zoning Code and the Multifamily Design Guidelines, except as modified in PAD. See the Site and Landscape Plans at **Tab B**. Along Longhorn Drive and Cooper Road, there will be several variations of fencing. The variation adds interest and complexity to the character of the streetscape. Building placement has been developed to interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing spacious courtyards, amenities and landscape features, a variety of stories, and architectural detail.

As a multifamily residential community, enhanced amenities have been provided for the residents. The amenities include two resort style swimming pools with cabanas, spa, covered barbeques and picnic areas, canvas covered tot lot play areas, a volleyball courtyard, and a clubhouse with an indoor game room, kitchen and bar, and a fitness and yoga center. Adjacent to many of the amenities is open space, which is also provided between buildings, creating enjoyable gathering areas for residents. The pedestrian walkways meander to connect individuals to various areas of the site, buildings and parking areas.

**C. Development Standards**

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

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**1. Setbacks**

The landscape and building setbacks are compatible with the Chandler Zoning Ordinance and are as follows: a 20'-0" landscape setback has been established along Longhorn Drive and Cooper Road. In addition, a 100'-0" x 100'-0" corner landscape setback has been provided on the corner of Longhorn Drive and Cooper Roads. Along the south and west boundaries of the property site, there is a 10'-0" rear and side yard setback provided. In addition, building setbacks of 50'-0" are provided along Cooper Road and 30'-0" along Longhorn Drive. To provide a grand open space focal point at the intersection of Longhorn Drive and Cooper Road, building number 15 is angled and slightly mediates the corner setback. The fencing along Longhorn Drive and Cooper Roads are higher than the 42" maximum height allowed within the setback requirements. We feel this is acceptable since the fencing is "view through" fencing in a landscape setting and is designed to enhance the architecture. The monument signs at the drive entries at Longhorn Drive and Cooper Road exceed the 42" height requirement; we believe this is acceptable as we are providing site identity, a dynamic street entry, and an enhanced architecture.

**2. Height**

The maximum building heights in the proposed development follow the Chandler Zoning Ordinance MF-2 standards by not exceeding a building height of forty-five (45') feet.

**3. Deviations**

1. Zoning request to allow a landscape island to occur past ten parking spaces. This occurs in two locations where an additional landscape island would un-necessarily reduce parking.

2. Zoning request relief from the 12' diameter circle in the patios and 8' diameter circle in the balconies. Due to the unique design of the multifamily units, we are providing equivalent or greater square footage than what is required, See Exhibits of the Building Plans at **Tab D**.

3. Zoning request to allow trash enclosure within the 20' landscape setback. Trash enclosure screen walls also serve to screen parking and provide a buffer between the property, the adjacent ADOT concrete channel, and the Cooper Road and Santan Freeway intersection.

4. Zoning request to allow buildings have an open space separation of less than the height of the taller building. By angling buildings away from each other we provide greater distance separation for most of the building, in exchange for minimal interference at the corner. No buildings are separated less than 23'-6" yet human scale corridors are preserved.

5a. Zoning request to allow wall to exceed 42" height requirement by an additional 30" for 24' of length within the 30' building setback. We believe this is acceptable as the wall is topped with 'view -through' fencing above 36" which gives visual appeal while defining space and providing a sense of security.

5b. Zoning request to allow wall to exceed 42" height requirement by an additional 30" for 62' of length within the 30' building setback along Longhorn Drive. We believe this is acceptable as the wall is topped with 'view -through' fencing above 36" which integrates the site wall to the building architecture beyond.

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5c. Zoning request to allow wall to exceed 42" height requirement by an additional 30" for 16" of length within the 30' building setback along Longhorn Drive. We believe this is acceptable as the wall provides pedestrian scale variation along the paralleling Longhorn Drive sidewalk. The 'view -through' fencing above 36" still allows views of the abundant landscaping while integrating the site with the adjacent neighborhood.

5d. Zoning request to allow wall to exceed 42" height requirement by an additional 30" for 12' of aggregate length within the 30' building setback along Longhorn Drive. We believe this is acceptable as the wall provides pedestrian scale variation along the paralleling Longhorn Drive sidewalk. The 'view -through' fencing above 36" still allows views of the abundant landscaping while integrating the site with the adjacent neighborhood.

6. Zoning request to allow wall to exceed 30" height requirement by an additional 42" for 79' of length within the 100' x 100" corner landscape setback at Longhorn Drive and Cooper Road intersection. We believe this is acceptable as the stone veneered and stucco wall is a showcase for the community within. It gives a focal point that is residential in scale but not private in nature. Topped with 'view -through' fencing above 36", the wall gives visual appeal while (combined with abundant landscaping) defines space, provides security, and serves as a screen to intersection traffic.

7a. Zoning request to allow wall to exceed 42" height requirement by an additional 30" for 75' of length within the 50' building setback along Cooper Road. We believe this is acceptable as the wall is topped with 'view -through' fencing above 36" which gives visual appeal while (combined with abundant landscaping) defines space, provides security, and serves as a screen to intersection traffic.

7b. Zoning request to allow exit gate and wall to exceed 42" height requirement by an additional 30" for 75' of length within the 50' building setback along Cooper Road. We believe this is acceptable as this wall is clad with stone giving it visual appeal while serving as a natural backdrop to the abundant landscaping in this area. The wall defines space, provides security, and serves as a screen to intersection traffic at Willis Road. The gate provides a 'view-through' visibility while echoing the building and screen wall architecture.

8. Zoning request to allow monument sign wall to exceed 72" monument sign height maximum. We believe this is acceptable as the monument signage provides site identity, a dynamic street entry, and an enhanced architecture.

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**D. Parking**

The parking requirements for multifamily residential for both residents and visitors have been provided. The site will provide of a total of 626 parking spaces. We feel this is acceptable as the amount of parking being provided is compatible with other successful communities developed by ownership. The new parking regulations only require 595 parking spaces. Moreover, the community will have a total of 72 enclosed garage spaces, 12 of which will be direct access into the units; this reduces the visual impact and scale of the parking spaces.

**E. Vehicular Access and Circulation**

A main entrance will be provided along Cooper Road leading to guest parking in front of the clubhouse and dual gated entries. A secondary entry and exit will be provided to the north on Longhorn Drive. An additional exit only driveway will be provided to Cooper Road aligned with Willis Road. These three connections to the streets will provide seamless connectivity and safety. In addition, a decel lane is provided along Cooper Road.

**F. Pedestrian Circulation**

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

**G. Architectural Design & Theme**

**1. Building Massing and Articulation**

The proposed project consists of unique mix of luxury apartments within seven different building types. These buildings range from one-story, two-story, and three-story and are carefully arranged on the site to create an interesting composition of building masses. This variation is more evident toward the perimeter of the site where the majority of the one and two-story buildings are located to complement the scale of the existing adjacent residential neighborhood. The three-story buildings are tucked-in toward the center of the site and arranged around landscaped common courtyards and amenity areas. All of the proposed buildings are within the maximum building height allowed.

The proposed architectural character intends to combine an "old-world" Mediterranean style with Sonoran desert materials and the simplicity of Southwestern residential detailing. The predominant building material will be stucco in warm, desert tones. The use of barrel-style roof tile and introduction of rustic stone-veneer accents will add texture and warmth to the architecture. The layering of various massing elements, in different color tones, and the use of varying hip and gable roof forms intends to break-up the building masses into smaller components and yield visual interest and variety throughout the development. The different massing elements encompassing the patios and balconies will provide shade to the recessed sliding glass doors and windows. The use of decorative metal railings will introduce an added level of human-scaled detail while adding visual interest to the overall building elevation. The predominant, visible decorative pattern of the balcony railings will be backed by decorative perforated metal panels for added texture and safety. In addition, most of the buildings provide human-scaled entry portals with varied designs to provide unique and inviting entry points to the buildings. These various entry elements are articulated with stucco columns, stone-veneer accents, decorative wall sconces, gable roofs, shed roofs, and some decorative trellises

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The overall project character intends to create a soft and inviting architectural style that fits well within its surroundings by respecting the scale and character of existing, surrounding developments.

**2. Building Materials**

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

- Stucco system (inclusive of pop-outs) with muted earth tone paint color options
- Wrought Iron railings, gates and accents (wrought iron designates a style, and not a material)
- Stone veneer with various blends and color options
- Concrete roof tiles
- Terra cotta accents

**3. Unit Design**

There are eight dwelling unit types in the project. Three of the unit types have one bedroom, four of the unit types have two bedrooms, and one of the unit types has three bedrooms. The development will include 156 one bedroom units, 140 two bedroom units, and 36 three bedroom units, for a total of 332 units.

**H. Compliance with Multifamily Design Standards**

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

**1. Open Space**

Private and common open space areas are provided as follows:

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

**2. Site Circulation and Parking**

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. A 6' meandering sidewalk is located on arterial streets with public sidewalk access. The central area contains parking spaces that are a minimum of 9' x 19', with ADA van accessible spaces being 11' x 19'. Parking canopy covers are architecturally integrated with the surrounding structures, i.e., color, materials, location, and 6" minimum fascia (all four sides).

**3. Amenity Options**

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed PDP contains approximately 13 amenities which exceeds the required amount. See Site Details and Amenities Exhibits at **Tab E**.

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**4. Interface to West**

The plats to the west were designed to provide their own buffers for future development of this parcel. A landscaped pedestrian path lies between them and the proposed PDP. Furthermore, single story garages and masonry screen walls will also provide an excellent physical and visual buffer between the uses. Proposed PDP buildings increase in height as the distance increases from the residential development. In addition, the angled orientation of the taller buildings is such that the widest façades do not face residences, reducing the visual impact to neighbors and creating view corridors. Buildings are also positioned in such a way that the private open space is oriented away from adjacent development. The remainder of the perimeter is adjacent to streets rather than housing. Landscaping has been strategically located along the property lines to provide a buffer between the uses.

**5. Specific design attention areas**

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

**6. Energy conservation**

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

**7. Landscaping**

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

**8. Building Standards**

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

**9. Lighting**

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

**10. Signage**

The property's frontage is in excess of three-hundred feet, yet, only one sign has been provided along Cooper Road. One additional sign is provided on Longhorn Drive. The signage doesn't exceed six feet above adjacent walkway elevation. Lettering on the signage will be reverse pan channel letters and LED lighting materials of the monument signage will include stucco and stone. Details of the proposed signage are included herein. See Wall Details Exhibits at **Tab E**.

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**I. Summary**

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

202 & Cooper  
Eric Goodman  
to:  
erik.swanson  
03/11/2013 09:08 PM  
Show Details

Hi Erik,

It was a pleasure talking with you today. As spoke about here is my letter of request for disapproval for the rezoning of DVR12-0041 located at 202 and cooper. With the reasons listed below that I feel this will not be a good thing and lower our community's and houses value. I think we should wait for a better vision usage of the area such as a park, small business area.

1. increased traffic into the area. As you maybe aware of that there is only limited alternate ways out of the community besides longhorn road. There is one other exit however it is through alot of residential neighborhoods and i not meant for high traffic areas. With increased traffic of a complex of 350 units with an average family size of 3 your looking at about 1000 people, making the area congested and in need of a light in the future. There is already enough lights on cooper and adding to it is not a good thing for our neighborhood.

2. With the increased traffic our neighborhood is not gated. This will lead to more foot traffic and unwanted trespassing in our community park. This will lead to more trash and usage of our areas in which canyon oaks community will be punished with higher HOA dues and a trashed community.

3. Added stress on the neighborhood with more individuals will certainly increase our crime in the neighborhood, in which we are already fighting with burglaries and thefts.

4. With high disregard for the builder and the location i'm sure that they are looking to cram as many people into that area as they can and fill their pockets while not maintaining a pleasant look over the aging of the community. This will have an unsightly look on our neighborhood.

if you have any further questions feel free to call me at [REDACTED], also if you can respond back to my email to confirm you received it, that would be great.

Thanks,

Eric Goodman

City of Chandler Planning and Zoning Commission  
Peter Wartak  
to:  
Erik.Swanson  
03/12/2013 01:56 PM  
Show Details

Hello Mr. Swanson

My name is Peter Wartak and I live within the Canyon oaks neighborhood off of the 202 and cooper. I have seen the signage on the parcel of land but didn't know what it was going to be. I received an email from my neighbor Eric goodman saying that the land is trying to be rezoned for basically an apartment complex. Citing reasons you have probably heard before, I am not in favor of this plan. Several reasons really, such as:

1. increased traffic on longhorn
2. potential decrease in property values
3. potential for increased crime
4. Probable increase in hoa due's (with our park being used by the complex)

These are the reasons I can think of now, but I'm sure I'll think of more :-)

I wouldn't be opposed to a small business of some sort or community park being on the land (what eric suggested). I understand that it is the city's land, but I feel like it can be put to better use than a apartment complex which we already have plenty of. Thank you and please email/call with questions.

Sincerely,

Peter Wartak  
(219)218-3116

Concern regarding rezoning of Cooper and 202

William Mahoney

to:

Erik.Swanson

03/12/2013 01:43 PM

Show Details

I'd like to express my disapproval of the proposed rezoning of a parcel from commercial to residential on the Northwest corner of Cooper and 202. I believe the proper zoning for this arterial intersection is commercial, and rezoning to high density residential would over extend the cities planned ratio of residential to commercial and cause a deleterious affect on the quality of living by inhabitants.

Thanks,

Bill Mahoney

1531 S. Veleró Pl,

Chandler AZ, 85286

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**NWC COOPER RD AND 202 SANTAN FREEWAY**  
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**I. Introduction**

**A. Project Overview**

The subject property is located at the northwest corner of Cooper Road and Santan Freeway (Loop 202) and encompasses approximately 21.38 gross acres of vacant land (the "Property"). The majority of the Property is currently zoned PAD (Planned Area Development) for commercial uses and a smaller portion is partially zoned for Agricultural (AG-1) uses. See Aerial Map at **Tab A**.

The proposal is to down-zone the Property for a multifamily residential community. The residential development will include two resort style swimming pools with cabanas, spa, covered barbeques and picnic areas, canvas covered tot lot play areas, a volleyball courtyard, and a clubhouse with an indoor game room, banquet room, kitchen and bar, and a fitness and yoga center.

**1. Summary of Requests**

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

**2. Relationship to Adjacent Properties**

The Property is currently vacant. To the North, East, and West is land zoned PAD for single family residential subdivisions; fully built-out. To the South of the Property is the Santan Freeway (202). South of the Santan Freeway is land zoned PAD for commercial, employment, and office uses; partially built out.

**B. General Plan Conformance**

This request is in conformance with the City of Chandler General Plan adopted in 2008. The General Plan designates the future land use of the Property as Residential. The City of Chandler General Plan outlines several land use goals, objectives and policies that are fulfilled by the proposed development.

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

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

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

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

This project provides an alternative housing option that is currently underserved in this area. It also improves the adjacent single family residential by providing a

**ORDINANCE NO. 4444**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) AND AGRICULTURAL (AG-1) TO PAD IN CASE (DVR12-0041 202 COOPER PLACE) 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 and AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 9, Development Booklet, entitled "202 COOPER PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0041, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to

extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment

or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the 202 COOPER PLACE shall use treated effluent to maintain open space, common areas, and landscape tracts.

8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the 202 COOPER PLACE Multi-Family Apartments in the context of the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.
10. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport, that an avigational easement exists on the property, and that the property is subject to aircraft noise and overflight activity. The requirement for such disclosures shall be confirmed in an Avigation Notice Covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first Building Permit for this development.

11. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
12. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
13. In the event the development is proposed to be subdivided to allow individual condo unit ownership, the proposed condos shall be processed in accordance with City of Chandler plat requirements which includes public hearings and, if such Condo Plat is approved and Recorded, the following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) Prior to any condo unit reservation or purchase agreement, any and all prospective condo buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies proximate to the Chandler Municipal Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the condo buyer shall be recorded with the Maricopa County Recorder's Office upon sale of the condo to such buyer.
  - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the condo sales office, a map illustrating the location of the Condo Plat in the context of Chandler Municipal Airport. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the subdivider/developer by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this map is on display prior to beginning any sales activity.
14. The aircraft noise, overflight activity and avigational easement information referenced above in "a" and "b" shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona law.



**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4444 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:

EXHIBIT 'A'  
LEGAL DESCRIPTION

TRACT "S" AND TRACT "T", CANYON OAKS ESTATES, A SUBDIVISION RECORDED IN BOOK 521 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY ARIZONA;

EXCEPT THERE FROM ANY PORTION LYING WITHIN THAT CERTAIN PROPERTY TRANSFERRED TO THE STATE OF ARIZONA IN DEED RECORDED AT RECORDER'S NO. 2002-1312609 DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACTS S AND T OF CANYON OAK ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 521 OF MAPS, PAGE 6, LOCATED IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP IN A HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 2 BEARS NORTH 00 DEGREES 22MINUTES 41 SECONDS WEST 2694.76 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 2 NORTH 00 DEGREES 22 MINUTES 41 SECONDS WEST 49.20 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 19 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING OF THE EXISTING WEST RIGHT OF WAY LINE OF COOPER RD, ALSO BEING THE EAST LINE OF SAID TRACT T; THENCE CONTINUING SOUTH 89 DEGREES 37 MINUTES 19 SECONDS WEST 18.00 FEET;

THENCE SOUTH 05 DEGREES 19 MINUTES 00 SECONDS WEST 80.12 FEET TO THE SOUTH LINE OF SAID TRACT S;

THENCE ALONG THE SOUTH LINE OF SAID TRACT S AND THE SOUTH LINE OF SAID TRACT T NORTH 89

DEGREES 17 MINUTES 16 SECONDS EAST 25.95 FEET TO SAID EXISTING WEST RIGHT OF WAY LINE OF COOPER ROAD ALSO BEING SAID EAST LINE OF TRACT T;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF COOPER ROAD AND SAID EAST LINE OF TRACT T NORTH 00 DEGREES 22 MINUTES 41 SECONDS WEST 79.58 FEET TO THE POINT OF BEGINNING.

**RESOLUTION NO. 4677**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" AS A LAND USE GUIDELINE FOR FUTURE REZONING AND LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY PECOS ROAD, GILBERT ROAD, OCOTILLO ROAD, AND ARIZONA AVENUE.

WHEREAS, an interest has been expressed in seeking approval of a Rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northwest corner of Cooper Road and the Loop 202 Freeway; and

WHEREAS, an existing Area Plan, the "Chandler Airpark Area Plan" has been adopted for this property on November 5, 1998 by Resolution No. 2946; and

WHEREAS, the applicant prepared this amendment to the existing "Chandler Airpark Area Plan"; and

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

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

SECTION I. That the attached map exhibit, an Amendment to the Chandler Airpark Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on March 20, 2013, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4677 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

GAB

**Apartment Complex (Longhorn & 202) Emails**

**Susan Moore** to: CityClerkAgenda

Cc: David Bigos, Melanie Sala-Friedrichs, Robert Zeder, Kevin Mayo

04/04/2013 04:22 PM

----- Forwarded by Susan Moore/COC on 04/04/2013 04:21 PM -----

From: Cody Ostrand <codyostrand@msn.com>  
To: "mayor&council@chandleraz.gov" <mayor&council@chandleraz.gov>  
Date: 04/03/2013 12:01 PM  
Subject: Regarding planned apartment development on 202 and Gilbert

---

Hello,

I'm writing in regards to the planned development for a 332 unit apartment in my area North of the 202 between Cooper and Gilbert. Please explain to me how this will not be a nightmare every morning getting out of my subdivision, Rancho Del Ray, on Willis Rd. There has recently been an addition of two STOP signs on Willis Rd that are obnoxious and I can only imagine the bottleneck created when 300 something odd people are planning to go to work in the morning leaving an apartment complex. Please consider alternatives such as a grocery store with no exit to Willis Rd or a group of medical offices surrounded by a high wall.

Anything with a high wall on Willis Rd will go a long way in making the sight of the stores on the other side of the 202 and glow of the dealership and store signs less obnoxious to our neighborhood. They light this place up like Christmas at night. It would be nice if Home Depot could just shut that light off on their sign on the backside of their store. I can see it from my driveway every night and morning.

Thanks for your time,

Cody Ostrand  
1400 S. Nash Way  
Chandler, AZ 85286

----- Forwarded by Susan Moore/COC on 04/04/2013 04:21 PM -----

From: Melanie <melaniepiowarsy@yahoo.com>  
To: "mayor&council@chandleraz.gov" <mayor&council@chandleraz.gov>  
Date: 04/03/2013 12:57 PM  
Subject: Oppose apartment construction

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To Whom it May Concern,  
Please accept this email as my formal opposition to the proposed apartment construction intended at Longhorn and 202.  
If possible, I would like propose and alternative of single family homes to be considered.  
Thank you for your time,

Melanie Piowarsy  
Chandler Resident

Sent from my iPhone

----- Forwarded by Susan Moore/COC on 04/04/2013 04:21 PM -----

From: tonypiwarsy@vzw.blackberry.net  
To: mayor&council@chandleraz.gov  
Date: 04/03/2013 01:01 PM  
Subject: Apartments

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To Whom it May Concern,

Please accept this email as my formal opposition to the proposed apartment construction intended at Longhorn and 202.  
If possible, I would like propose and alternative of single family homes to be considered.

Sincerely,

Tony Piowarsy  
Chandler Resident  
Sent from my Verizon Wireless BlackBerry

----- Forwarded by Susan Moore/COC on 04/04/2013 04:21 PM -----

From: <m\_fantus@hotmail.com>  
To: mayor&council@chandleraz.gov  
Date: 04/03/2013 09:36 PM  
Subject: Apartment complex construction - Longhorn and 202

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Hi. I would like to inform the council of my opposition to the construction of a multi-unit apartment complex at Longhorn & 202. The increased traffic, usage of the Canyon Oaks community parks and deviation from community HOA standards are a cause of concern for me, in a community that has suffered significant negative impact from the recent housing crisis. Please consider zoning this parcel for development of single family homes or commercial space to reduce the impact on the Canyon Oaks community.

----- Forwarded by Susan Moore/COC on 04/04/2013 04:21 PM -----

From: Andrea Grech <ahgrech@cox.net>  
To: Mayor&Council@chandleraz.gov  
Date: 04/04/2013 04:07 PM  
Subject: Vacant Lot at Longhorn & 202

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Dear Mayor and Council.

I am concerned about the request to rezone the land at the 202 and Longhorn to multi family residential. We have our home within the 1/4 mile of the proposed apartment complex. I don't feel this would be in the best interest of the home owners in Canyon Oaks Estates. Apartments will supply many families with homes, but will cause an increase in traffic that will need to exit onto Longhorn to make a left hand turn onto Cooper. We could potentially have more vehicles driving through our neighborhood to gain access to Pecos Road. We have a large community park, and I have personally seen residents of the gated community use the park and not remove dog waste before leaving the park, and fear the same for the residents of the apartment complex. Chandler Gilbert

Community College is so close, I am concerned that this may become homes to many college students. I am not opposed to college students, but I am opposed to the loud parties, especially when some of the balconies will be facing the direction of our home.

I am also not in support of the property being zoned commercial as I feel we have local business that have been vacant for several years.

Thank you.

Andrea