



Chandler • Arizona
Where Values Make The Difference

#1.

NOV 07 2013

Chandler



MEMORANDUM

Transportation & Development – CC Memo No. 13-118

DATE: NOVEMBER 7, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

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

SUBJECT: DVR13-0013 THE MET AT FASHION CENTER
 Introduction and Tentative Adoption of Ordinance No. 4500

Request: Rezoning from Planned Area Development (PAD) Mixed Use with a Mid-Rise Overlay to PAD (Multi-Family Residential) on approximately 7 acres and PAD (Mixed Use with a Mid-Rise Overlay) on approximately 5 acres. In addition, request Preliminary Development Plan (PDP) approval for a multi-family residential development

Location: Southeast corner of Chandler Boulevard and Hearthstone Way (half-mile west of the Loop 101 Price Freeway)

Applicant: Robert Allen, Chandler Apartments LLC/HCW LLC, and Mike Withey, Withey Morris PLC

Project Info: Approximate 12-acre parcel, 303 multi-family apartment units, 38.45 du/ac, and a future mixed use component

RECOMMENDATION

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

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay to PAD (Multi-Family Residential) on the southern 7 acres and PAD (Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay) on the northern 5 acres. In addition, the request includes Preliminary Development Plan (PDP) approval for a Multi-Family Residential development on the approximate 7-acre site. The 12-acre site is located at the southeast corner of Chandler Boulevard and Hearthstone Way (half-mile west of the Loop 101 Price Freeway).

The subject site is bounded by Chandler Boulevard to the north and Hearthstone Way to the west. Chandler Village Drive abuts the east side with the site wrapping around the existing Windmill Suites Hotel. West of Hearthstone Way is vacant land zoned for light industrial, and the Aspire Kids Sports Center. To the southeast is an existing treatment facility, Remuda Ranch. East of Chandler Village Drive is the Chandler Fashion Center regional mall.

The General Plan identifies the subject site as within one of the six Growth Areas as defined in the Growth Area Element. The area surrounding the intersection of the Loop 202 Santan Freeway and Price Road, including the Chandler Fashion Center regional mall, is generally described as an area “targeted for more intensive development”. This identified Growth Area allows for the consideration of additional mixed-use opportunities that can accommodate higher intensity concentrated development or re-development with a mixture of land uses. Additionally, the General Plan designates the property as Commercial allowing mixed use developments and a compatible mix of residential densities. The proposed rezoning is consistent with the General Plan.

The proposed uses for the Mixed Use parcel include commercial uses permitted by right in the Community Commercial (C-2) zoning district such as retail, restaurant, and office. In addition, MF-2 uses such as multi-family residential are permitted above the ground floor in multi-level buildings creating an urban project with residential above commercial.

MID-RISE OVERLAY

The application requests to maintain existing approval for a Mid-Rise Overlay to construct buildings over 45 feet in height on the future Mixed Use parcel, the approximately 5 acres at the site’s north end. The property previously had mid-rise approval for the entire 12 acres inclusive of multi-family residential buildings; however, mid-rise is no longer requested on the residential apartment component. The future Mixed Use parcel is eligible for mid-rise consideration given its adjacency to the Chandler Fashion Center regional mall, as prescribed within the Mid-Rise Development Policy. Building height will be established at time of PDP.

PROPOSED DEVELOPMENT

The proposal includes a total of 3, 4-story buildings organized around resort-style amenity open spaces. Site design focuses around internal common areas where the two larger buildings surround the primary swimming pool and volleyball area. These buildings are setback from Hearthstone Way. The smaller building along Chandler Village Drive is oriented in a landscape setting along Chandler Village Drive with additional amenities, swimming pool, and common

area. This provides for an attractive street scene. The overall design theme is an urban-style environment inherent in high-density residential projects. The proposal represents an approximate residential density of 38.45 du/ac.

The entry off of Hearthstone Way is accentuated by decorative concrete pavers forming a traffic round-a-bout. Following the gated entry, a decorative concrete paver hardscape with a water feature and Date Palm trees create a sense of arrival to the main building entry and clubhouse. The community clubhouse is a two-floor facility that is located within Building 1. The clubhouse includes the community's leasing and administrative offices, internet computer station, fireplace, pool table, kitchen, restrooms with saunas, patio space, fitness center, yoga room, and conference room space.

The proposal includes a total of 303 urban-style residential apartment units. The units range in size from approximately 668 square feet to 1,140 square feet. There are 172 one-bedroom units ranging from 688 to 744 square feet, 131 two-bedroom units ranging in size from 1,004 to 1,140 square feet.

Buildings evoke an upscale contemporary urban village atmosphere with horizontal and vertical plane elements. A unique feature of this proposal is the juxtaposition of buildings which create angled connection points. Buildings incorporate stone façades, columns, Juliet balconies, metal parapet architectural features, and metal shade awnings.

The site is pedestrian-friendly with convenient access from all units to amenities and open space. The site also includes a pedestrian activated walkway on Chandler Village Drive to access the mall. Access to the development is provided from both Hearthstone Way and Chandler Village Drive. Full-movement access is provided at both locations except for no southbound turning movement to Hearthstone Way, which prevents traffic into the nearby subdivision.

A combination of covered parking, garages, and guest spaces are provided throughout the development. The garages are located within the apartment buildings. Residents have direct access from garages into the building. A parking reduction is requested from 520 parking spaces to 487 parking spaces. In accordance with Zoning Code, a parking demand study was submitted determining the provided parking is appropriate.

The project's landscape theme has a mix of evergreen trees and native species. Pool areas are designed Date Palm, Mesquite, Southern Live Oak, and Willow Acacia trees. The site's perimeter is lined with Southern Live Oak, Willow Acacia, and Sissoo trees which provide shade and a lush landscape.

A comprehensive sign package is proposed for monument signs and building signage. There are two freestanding monument signs located off of the adjacent streets. Signs are tiered with a stone veneer base, sign cabinet, and an extended overhanging cap to emulate building parapets. The signs lettering is individual pin-mounted metal, halo-illuminated reverse pan channel. The signs are 6 feet high to top of architectural elements. There is one building sign at the main entrance on

Building 1. There is a large projecting metal canopy topped with the project's name by individual metal lettering with indirect, halo-illumination.

Several Zoning Code deviations are requested, some of which are typical for multi-family and urban-style developments. Deviations include a building setback reduction from 30 feet to 22 feet along Chandler Village Drive. This reduction allows for the building to be placed in a landscape setting with amenities and open space area along the streetscape. In addition, a request to allow a 6-foot high fence in the building setback in this area at 20 feet versus the required 30 feet. Additional perimeter fencing along Hearthstone Way is proposed in the building setback as well. This is typical for gated, multi-family residential developments and appropriate for this site. A landscape setback reduction from 10 feet to 7 feet is requested along the northern property lines. This is necessary to meet other site development standards. Required landscaping will be to Code. Also, a reduction in the size of parking landscape planter islands is requested. The minimum required is 9 feet wide by 19 feet in length. Several planters do not meet the minimum size. Trees required by code in the smaller planters will instead be located along streetscapes. Lastly, private open space for each unit is proposed with less square footage than required. The urban-style nature of the building layout and unit floor plans lends itself to provide unconventional patio space. The development is designed with a larger clubhouse amenity for use by all residents. Due to the projects urban density, smaller private open spaces are reflective of this type of urban living community.

The Mixed Use component is proposed as conceptual only requiring a separate PDP application. The Development Booklet includes photographic images representing the anticipated quality of the development.

DISCUSSION

Planning Commission and Planning Staff recommend approval of the application finding the proposed multi-family development to be a high quality addition to the area surrounding the Chandler Fashion Center mall. The project also represents a future mixed use component for commercial uses with the opportunity for residential multi-family above commercial. This creates an urban project that compliments the adjacent regional commercial shopping in the area while maintaining sensitivity to the nearby residential community. The site's design fosters a level of urban intensity yet internalizes that intensity. Building orientations and landscaping enhance streetscapes. Through the project's creative design, Planning Staff finds the requested residential density appropriate for this location and supports the requested deviations. In regards to the Mixed Use component, Planning Staff supports maintaining a Mid-Rise Overlay for future development on that site which will complement the residential project.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held July 10, 2013. The owners of the adjacent light industrial property attended and a representative of the Hearthstone Unit 1 single-family residential subdivision to the west. They expressed support for the proposal.
- As of the date of this memo, Planning Staff has received a few phone calls from the adjacent light industrial property owner and Remuda Ranch owner. The light industrial property is

being marketed for development and the owner wanted information on where driveways could be located. The Remuda Ranch owner wanted to know where construction truck access would be located.

Planning Staff advised the applicant to contact representatives of the Hearthstone Unit 5 subdivision which have been involved in area development since the mall zoning case. They live outside of the notification area. The applicant contacted the representatives and conveyed they support the project. They wanted to ensure there would be no left turn movements from the site onto Hearthstone Way and that no driveway would occur at the southwest corner of the project getting access to Hearthstone Way. Neither is proposed and would require a new PDP application. In response to one of the representatives, when off-site improvement plans are submitted to the City for Hearthstone Way, Planning Staff will coordinate requirements for sufficient vehicle queuing related to left and right hand turn lanes onto Chandler Blvd.

- Planning Staff is not aware of any opposition to this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Donaldson)

RECOMMENDED ACTION

Rezoning

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE MET AT FASHION CENTER", kept on file in the City of Chandler Planning Division, in File No. DVR13-0013, 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. Completion of the construction, where applicable, 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.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. 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.

6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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.
9. The Mixed Use component shall be subject to approval of a separate Preliminary Development Plan application.
10. The Mid-Rise Overlay applies to the Mixed Use component only.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE MET AT FASHION CENTER", kept on file in the City of Chandler Planning Division, in File No. DVR13-0013, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. 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.
5. All raceway signage shall be prohibited within the development.

PROPOSED MOTIONS

Rezoning:

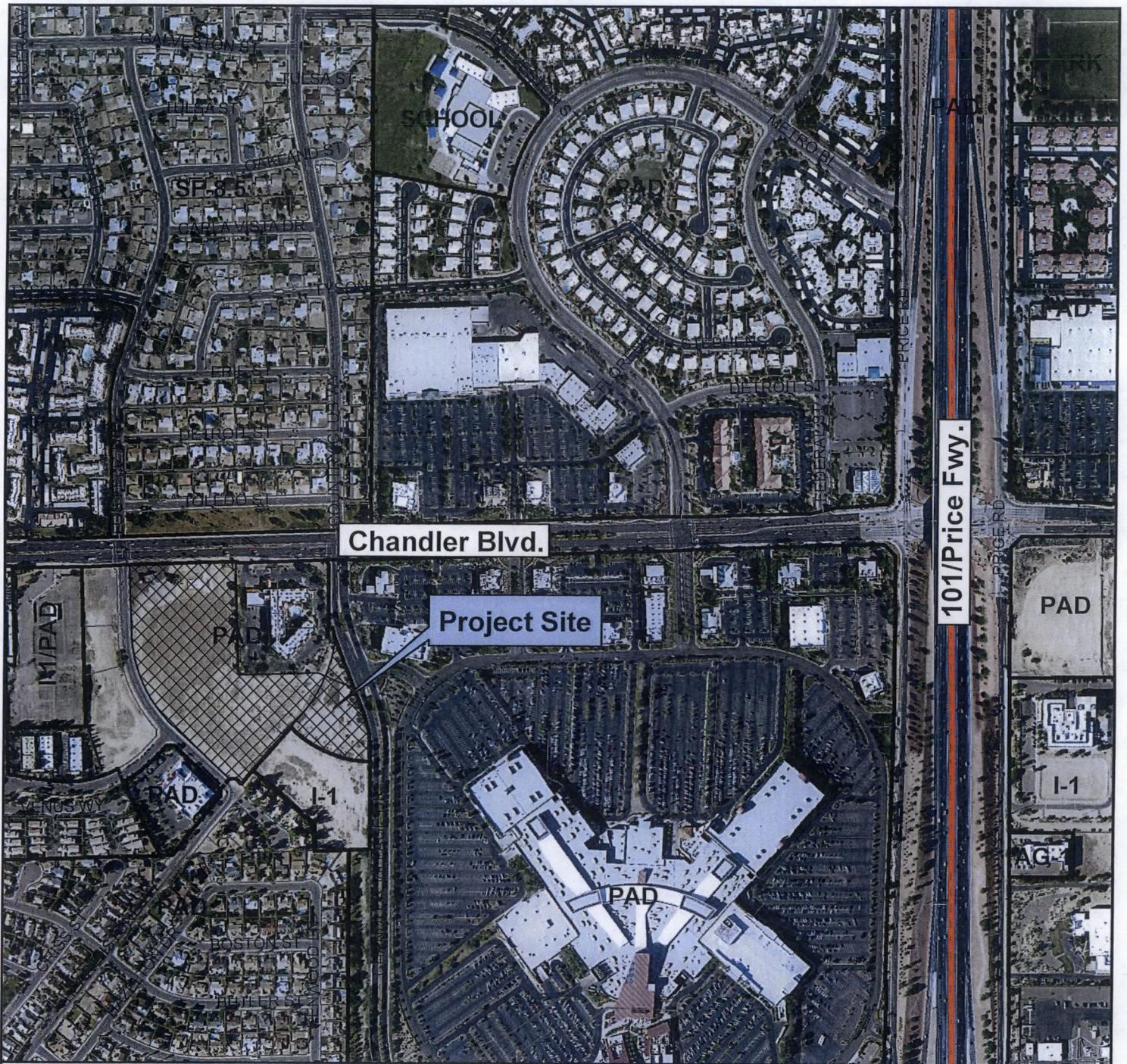
Move to introduce and tentatively adopt Ordinance No. 4500 approving rezoning request DVR13-0013 THE MET AT FASHION CENTER from Planned Area Development (PAD) Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay to PAD (Multi-Family Residential) on the southern 7 acres and PAD (Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay) on the northern 5 acres, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan:

Move to approve Preliminary Development Plan request DVR13-0013 THE MET AT FASHION CENTER for a multi-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Residential Site Plan
3. Future Mixed Use Commercial Site Plan
4. Landscape Plan
5. Building Elevation Perspective
6. Building Elevations
7. Monument Sign
8. Ordinance No. 4500
9. Development Booklet, Exhibit 'A'

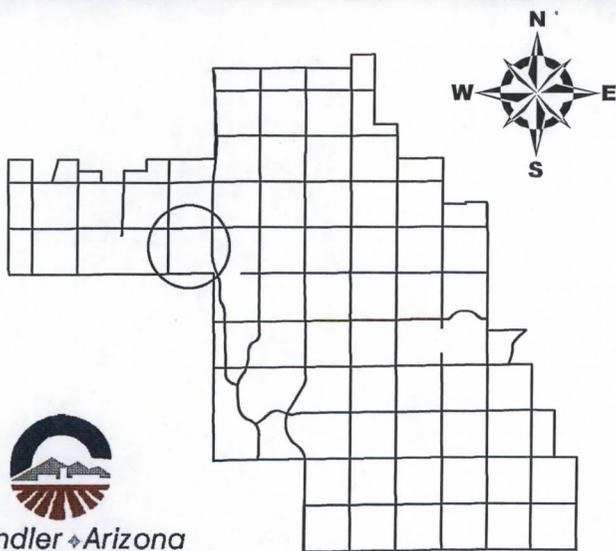


Chandler Blvd.

Project Site

101/Price Fwy.

Vicinity Map



DVR13-0013

The Met at Fashion Center

PROJECT DATA

OVERALL SITE DATA
 ADDRESS: 3657 W. CHANDLER BLVD., CHANDLER, ARIZONA 85226
 SITE AREA: 46.25 GROSS ACRES (2,017,418 S.F.)
 MULTI-FAMILY: 47.28 NET ACRES (2,114,823 S.F.)
 MIXED USE COMMERCIAL: 44.99 GROSS ACRES (2,124,029 S.F.)
 34.81 NET ACRES (1,746,625 S.F.)

ZONING: PD (MIXED USE WITH MID-RISE OVERLAY)
 PROPOSED: AMENDMENT TO PD (MIXED USE WITH MID-RISE OVERLAY)
 APR. NO.: 201-05-3310, 201-05-3400, 201-05-3500
 PROPOSED USE: MULTI-FAMILY and MIXED USE COMMERCIAL
 PROPOSED MULTI-FAMILY UNITS: 384-98 DU/AE

UNIT TYPE	UNIT COUNT	NET AREA	UNITS
1 BRD/A BATH	13	710 S.F.	13
1 BRD/A BATH	13	748 S.F.	13
1 BRD/A BATH	4	748 S.F.	4
2 BRD/A BATH	20	1,048 S.F.	20
2 BRD/A BATH	20	1,048 S.F.	20
2 BRD/A BATH	20	1,110 S.F.	20
TOTAL	172 (97%)	350,014	172 (97%)

ACCESSIBLE UNITS (AND TYPE A):
 4 DUU
 3 DUU
 7 DUU
 TOTAL (MINIMUM 2% OF TOTAL)

PARKING:
 ONE BEDROOM UNITS: 258 P.S.
 ONE BEDROOM UNITS: 258 P.S.
 TOTAL UNITS X 1.5 STALLS = 258 X 1.5 = 387 P.S.
 TOTAL UNITS X 2 STALLS = 172 X 2 = 344 P.S.
 TOTAL ALLOWED WITH REQUESTED PARKING WAIVER: 467 P.S.
 REQUEST FOR PARKING REDUCTION OF 68 OR 33 P.S.

PROVIDED STALLS: 184 P.S.
 COVERED STALLS: 238 P.S.
 TOTAL PROVISIONS: 422 P.S.

ADDITIONAL PARKING:
 COVERED PARKING: 1 P.S.
 TOTAL PROVISIONS: 423 P.S.

SITE COVERAGE:
 TOTAL AREA: 2,114,823 S.F.
 TOTAL PAVED AREA: 1,746,625 S.F.
 TOTAL UNPAVED AREA: 368,198 S.F.

BUILDING AREAS:
 BUILDING 1: 14,500 S.F.
 BUILDING 2: 14,500 S.F.
 BUILDING 3: 14,500 S.F.
 BUILDING 4: 14,500 S.F.

COMMON AREA:
 TOTAL COMMON OPEN SPACE: 79,100 S.F. (100)
 BUILDING HEIGHT: 45'-0" MAXIMUM CEILING HEIGHT
 MAXIMUM HEIGHT PROVISIONS

CONSTRUCTION TYPE: TYPE (VA) - 4 STORY STAGED FLAT BUILDINGS

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 MAXIMUM HEIGHT PROVISIONS

CONSTRUCTION TYPE: TYPE (VA) - 4 STORY STAGED FLAT BUILDINGS

CHANDLER VILLAGE DRIVE

CHANDLER FASHION CENTER

EXISTING HOTEL WINDMILL SUITES OF AMERICA

FUTURE MIXED-USE/COMMERCIAL

PAD VACANT

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CHANDLER BOULEVARD

N HEARTHSTONE WAY

CHANDLER BOULEVARD

N HEARTHSTONE WAY



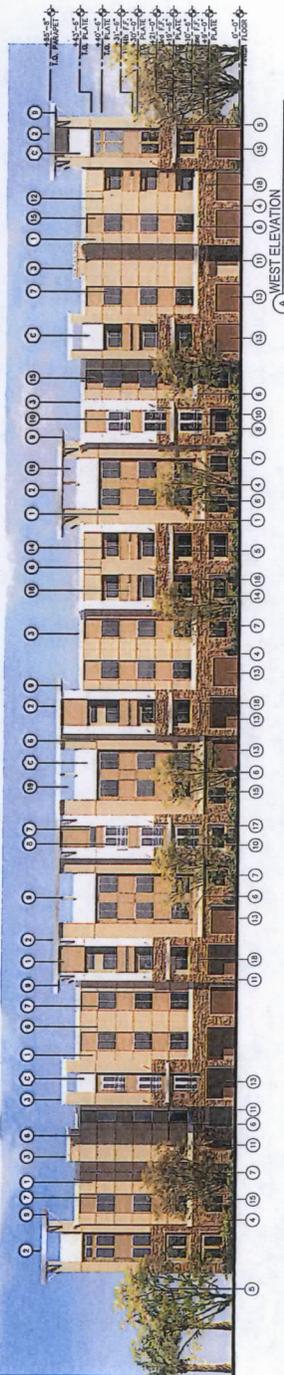
Future mixed-use commercial concept only

The MET at Fashion Center
 3657 West Chandler Boulevard Chandler, Arizona 85226
Chandler Apartments, LLC
 153 South Payne Stewart Drive Branson, Missouri 65616

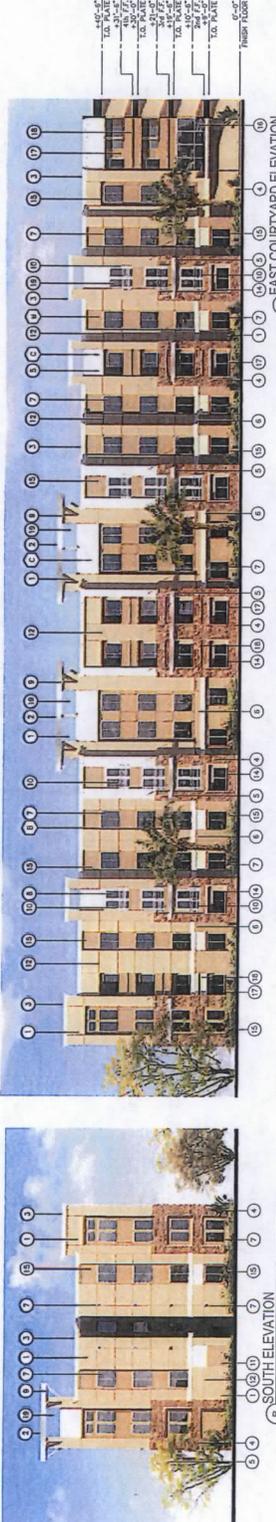
REVISIONS:	Δ	-
DATE:	12/07	
SCALE:	1" = 30'	
SHEET NO.:	AC1.0	

CONCEPTUAL COMMERCIAL PLAN
 AC1.0
 SCALE: 1" = 30'
 3" 50' 100'

blitform architecture
 blitform architecture Group, LLC
 15000 Central Expressway #1000
 Phoenix, Arizona 85024
 Phone: 480.225.1300 Fax: 480.225.1329

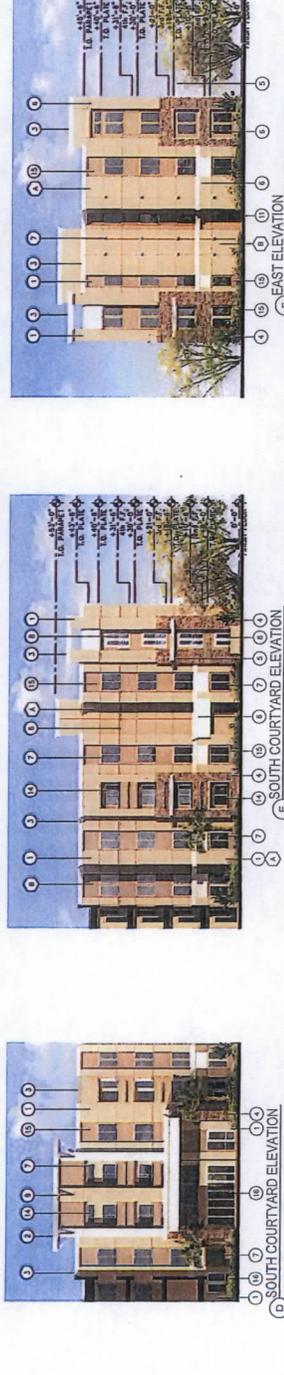


- ELEVATION KEY NOTES:**
1. EXTERIOR STUCCO SYSTEM.
 2. METAL PARAPET CAP.
 3. METAL BALCONY RAILING.
 4. STONE ACCENTS.
 5. METAL ANILING.
 6. FORM/STUCCO POP-OUT WITH SAND FINISH.
 7. WINDOW - TAN FRAME.
 8. BRACKET WITH STUCCO FINISH.
 9. 42" METAL BALCONY RAILING.
 10. 42" METAL BALCONY RAILING.
 11. DOOR WITH PANEL.
 12. WINDOW - TAN FRAME.
 13. GARAGE DOOR.
 14. ENCLOSED PATIO.
 15. 2" RECESSED WINDOW SURROUND.
 16. METAL BALCONY RAILING SYSTEM.
 17. METAL BALCONY DRAINAGE OPENING.
 18. OPEN.



EXTERIOR COLOR SCHEME 1:

A) PRIMARY STUCCO	SWISS LATITE
B) SECONDARY STUCCO	SWISS LATITE
C) IRON	SWISS LATITE
D) COOKS	SWISS LATITE
E) ORNAMENTAL METAL & FINISHES	SWISS LATITE
F) STONE VENEER	SWISS LATITE



EXTERIOR COLOR SCHEME 1:

A) PRIMARY STUCCO	SWISS LATITE
B) SECONDARY STUCCO	SWISS LATITE
C) IRON	SWISS LATITE
D) COOKS	SWISS LATITE
E) ORNAMENTAL METAL & FINISHES	SWISS LATITE
F) STONE VENEER	SWISS LATITE

blitform architecture

blitform architecture group, LLC
 1169 North Central Ave., Suite 6
 Phoenix, AZ 85028
 Phone: 602.253.0200 Fax: 602.253.0209

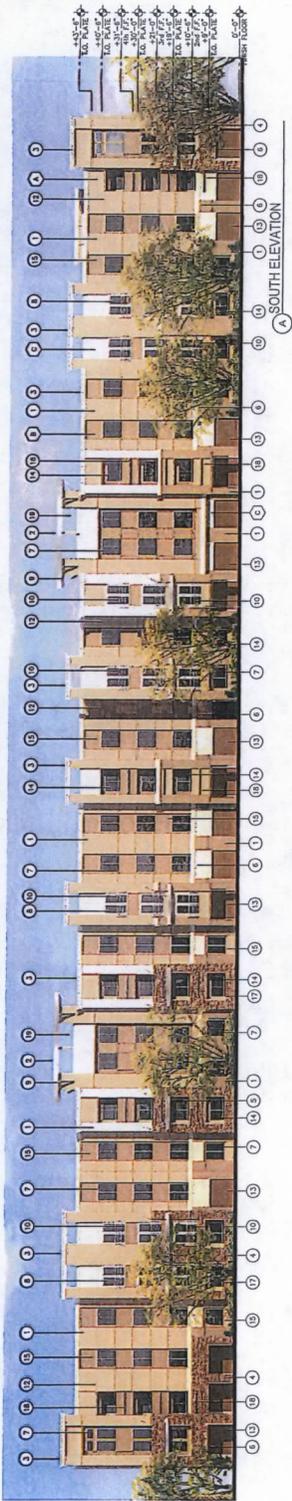
Chandler Apartments, LLC
 3657 West Chandler Boulevard Chandler, Arizona 85226
 153 South Payne Stewart Drive Branson, Missouri 65616

The MET at Fashion Center
 3657 West Chandler Boulevard Chandler, Arizona 85226
 153 South Payne Stewart Drive Branson, Missouri 65616

AC 3.1.5

BUILDING TYPE 1
 EXTERIOR ELEVATIONS

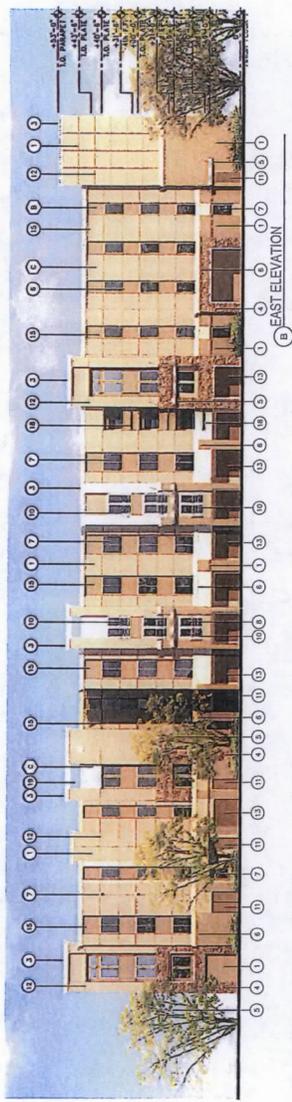
Building 1 elevations



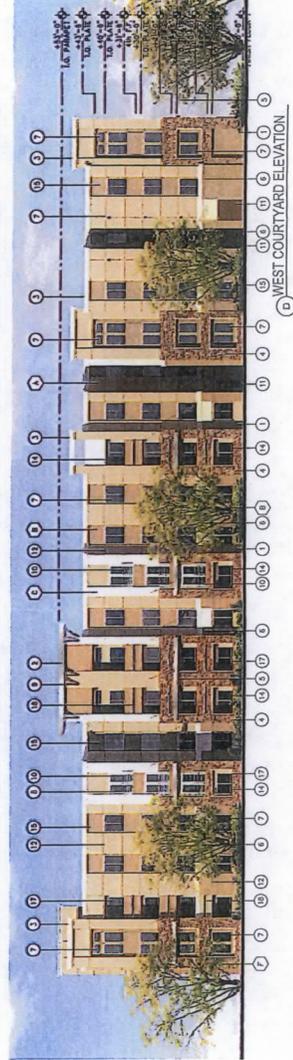
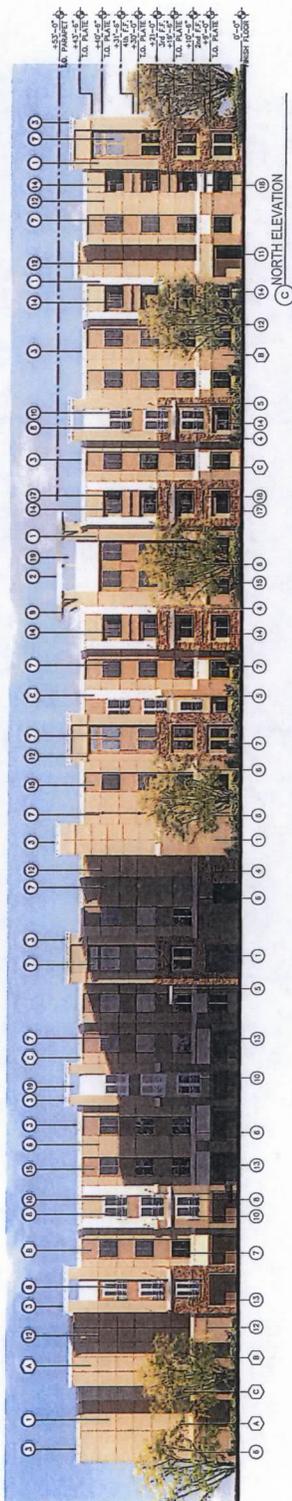
- ELEVATION KEY NOTES:**
1. METAL PARAPET CAP,
 2. METAL,
 3. FISH SCALE,
 4. METAL,
 5. METAL,
 6. FISH SCALE,
 7. WINDOW - TAN FRAME,
 8. WINDOW - TAN FRAME,
 9. WINDOW - TAN FRAME,
 10. 4" METAL BALKONY RAILING,
 11. DOOR PER PLAN,
 12. STUCCO CONTROL JOINT,
 13. ENCLOSED PATIO,
 14. ENCLOSED PATIO,
 15. 3" RECESSED WINDOW SURROUND,
 16. ALUMINUM STIFFENMENT WINDOW SYSTEM,
 17. PATIO/BALKONY DRAINAGE OPENING,
 18. OPEN

bltform
Architecture

bltform architecture
Group, LLC.
1160 North University Blvd., Suite 6
Chandler, Arizona 85226
Phone: 602.355.5500 Fax: 602.355.5229



- EXTERIOR COLOR SCHEME 1:**
- | | |
|--------------------------------|------------------|
| 1. PRIMARY STUCCO | SHRUBS LATE |
| 2. SECONDARY STUCCO | SHRUBS EARLY TAN |
| 3. TRIM | WOODGRAIN WHITE |
| 4. DOORS | SHRUBS |
| 5. ORNAMENTAL METAL & FINISHES | PROTEGE BRONZE |
| 6. EASTWOOD POWDER | SPARKLE SILVER |
| 7. STONE VENEER | STUCCO COURTYARD |
| | FIELD HOUSE |



Building 2 elevations

The MET at Fashion Center
3657 West Chandler Boulevard Chandler, Arizona 85226
Chandler Apartments, LLC
153 South Payne Stewart Drive Branson, Missouri 65616

REVISIONS:

NO.	DATE	DESCRIPTION
1	SEPTEMBER 24, 2013	ISSUE FOR PERMIT
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AC 3.2.5
BUILDING TYPE 2
EXTERIOR ELEVATIONS
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bitform architecture
Group, LLC.
1160 North 44th Street, Suite 6
Phoenix, Arizona 85018
Phone: 602.255.5200 Fax: 602.255.5209

- ELEVATION KEY NOTES:**
1. EXTERIOR STUCCO SYSTEM.
 2. METAL PARAPET CAP.
 3. STUCCO PARAPET CAP.
 4. METAL VENER.
 5. FORM/STUCCO POP-OUT WITH SAND FINISH.
 6. WINDOW - 1/4" FRAME.
 7. WINDOW - 1/4" FRAME.
 8. WINDOW - 1/4" FRAME.
 9. WINDOW - 1/4" FRAME.
 10. 42" METAL BALCONY RAILING.
 11. DOOR PER PLAN.
 12. STUCCO CONTROL JOINT.
 13. ENCLOSED PATIO.
 14. 2" RECESSED WINDOW SURROUND.
 15. ALUMINUM STORMFRONT WINDOW SYSTEM.
 16. WINDOW SURROUND.
 17. PATIO/BALCONY DRAINAGE SYSTEM.
 18. OPEN.

EXTERIOR COLOR SCHEME 1:

(A) PRIMARY STUCCO	SWISS LATE
(B) SECONDARY STUCCO	SWISS LATE
(C) TRIM	MODERATE WHITE
(D) DOORS	SWISS
(E) ORNAMENTAL METAL & FINISHES	PATRIOTIC BRONZE ANTIQUE BRONZE SPARKLE SILVER METAL CONTINUED TO BEAD BESS
(F) STONE VENEER	

K. KUCINSKI, 2/29/16
CHANDLER APARTMENTS

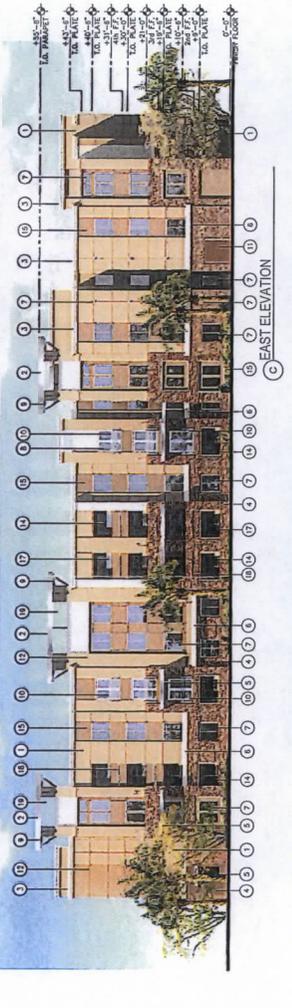
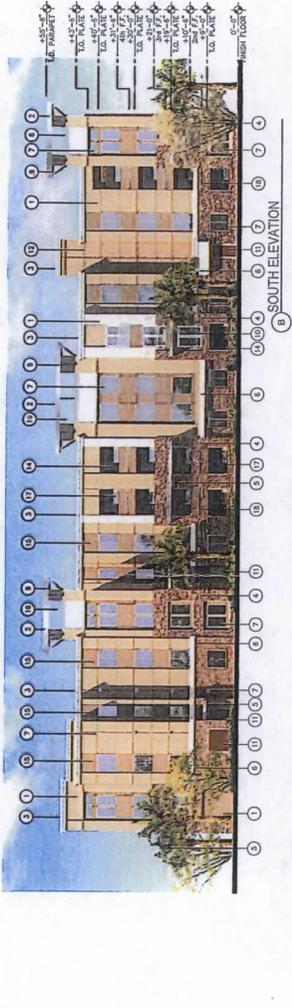
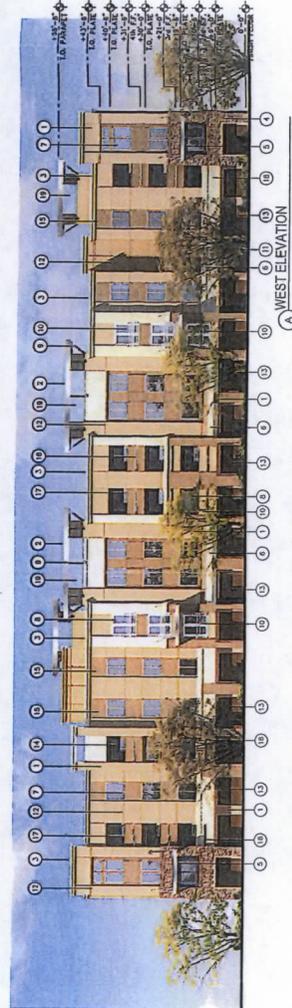
The MET at Fashion Center
3657 West Chandler Boulevard Chandler, Arizona 85226
Chandler Apartments, LLC
153 South Payne Stewart Drive Branson, Missouri 65616

REVISIONS:

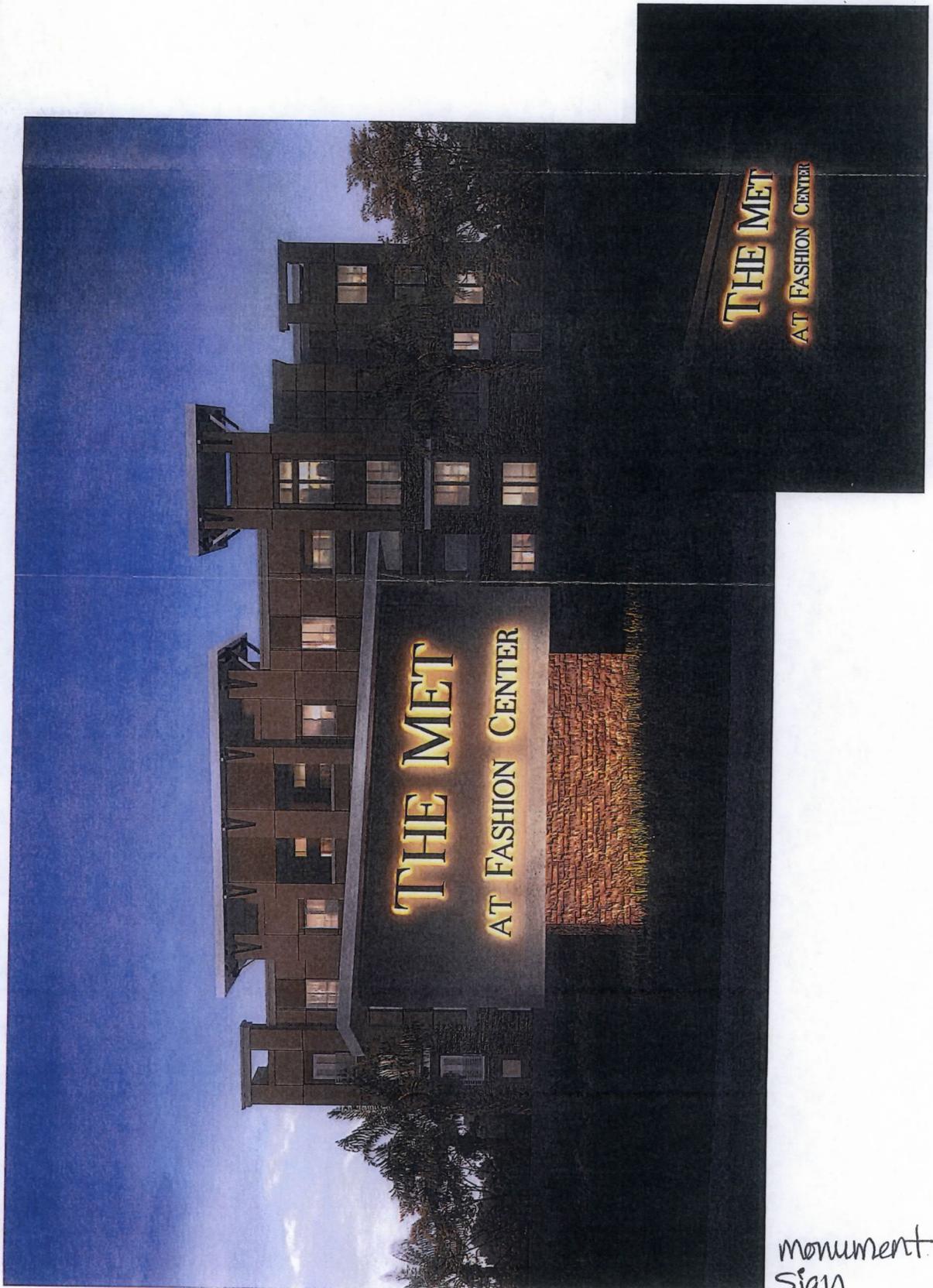
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AC 3.3.5

BUILDING TYPE 3
EXTERIOR ELEVATIONS



Building 3
elevations



monument
sign

PROJECT MONUMENT SIGNAGE

PL 5

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The MET at Fashion Center
 3657 West Chandler Boulevard, Chandler, Arizona 85226
 Chandler Apartments, LLC
 153 S. Payne Stewart Dr., Branson, MO, 65616



billiform landscape
 architecture group,
 inc.
 1100 N. Scottsdale Rd., Suite 110
 Phoenix, Arizona 85258
 Phone: 602.955.0500 Fax: 602.955.0529
 billiform
 landscape
 architecture

ORDINANCE NO. 4500

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (MIXED USE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH A MID-RISE OVERLAY) TO PAD (MULTI-FAMILY RESIDENTIAL) ON APPROXIMATELY 7 ACRES AND PAD (MIXED USE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH A MID-RISE OVERLAY) ON APPROXIMATELY 5 ACRES IN CASE (DVR13-0013 THE MET AT FASHION CENTER) 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 (Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay) to PAD (Multi-Family Residential) on approximately 7 acres and PAD (Mixed Use for Commercial and Multi-Family Residential with a Mid-Rise Overlay) on approximately 5 acres, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE MET AT FASHION CENTER", kept on file in the City of Chandler Planning Division, in File No. DVR13-0013, 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. Completion of the construction, where applicable, 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.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
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.
9. The Mixed Use component shall be subject to approval of a separate Preliminary Development Plan application.
10. The Mid-Rise Overlay applies to the Mixed Use component only.

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 of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

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 Ordinance No. 4500 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:

Attachment 'A'
Ord. 4500

The Met at Fashion Center – Legal Description

PARCEL NO. 1:

LOT 3, CHANDLER COMMERCE CENTER, ACCORDING TO BOOK 267 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001 IN DOCUMENT NO. 2001-0854413, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN DESCRIBED LOT 3.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

THE NORTHEAST CORNER OF SAID SECTION 36 FROM WHICH BEARS NORTH 88° 03' 45" EAST, 2671.87 FEET;

THENCE SOUTH 00° 09' 11" EAST (SOUTH 01° 47' 52" WEST, RECORD) ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 341.02 FEET (341.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 3, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 09' 11" EAST ALONG SAID EAST LINE (SOUTH 01° 47' 52" WEST, RECORD), 312.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 67° 32' 55" WEST, (NORTH 65° 43' 47" WEST, RECORD), ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 75.73 FEET;

THENCE NORTH 21° 27' 53" WEST, 157.58 FEET TO A POINT ON A NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF NORTH 78° 04' 07" WEST, SAID POINT BEING ON THE WEST LINE OF SAID LOT 3;

THENCE ALONG SAID WEST LINE AND ALONG SAID CURVE LEFT HAVING A RADIUS OF 632.86 FEET (633.00 FEET, RECORD), A CENTRAL ANGLE OF 12° 06' 05" AND AN ARC DISTANCE OF 133.67 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00° 10' 12" WEST (NORTH 01° 47' 52" EAST, RECORD), ALONG SAID WEST LINE, 3.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 89° 48' 55" EAST (SOUTH 88° 12' 06" EAST, RECORD), ALONG TIE NORTH LINE OF SAID LOT 3, A DISTANCE OF 113.15 (113.17 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

LOT 4, CHANDLER COMMERCE CENTER, ACCORDING TO BOOK 267 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY AND COMMONWEALTH ROAD, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001 IN DOCUMENT NO. 2001-0854413, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN DESCRIBED LOT 4, AS PROVIDED FOR BY A.R.S. 28-7205.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS: COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE NORTHEAST CORNER OF SAID SECTION 36 FROM WHICH BEARS NORTH 88° 03' 45" EAST, 2671.87 FEET;

THENCE SOUTH 00° 09' 11" EAST (SOUTH 01° 47' 52" WEST, RECORD) ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 653.02 FEET (653.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 4, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 09' 11" EAST (SOUTH 01° 47' 52" WEST, RECORD), ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER AND SAID EAST LINE OF LOT 4, A DISTANCE OF 208.75 FEET, TO A POINT ON A NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF SOUTH 85° 10' 55" WEST;

THENCE ALONG SAID CURVE LEFT HAVING A RADIUS OF 508.68 FEET, A CENTRAL ANGLE OF 16° 38' 48" AND AN ARC DISTANCE OF 147.79 FEET TO A POINT OF TANGENCY;

THENCE NORTH 21° 27' 53" WEST, 101.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;
THENCE SOUTH 67° 32' 55" EAST (SOUTH 65° 43' 47" EAST, RECORD), ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 75.73 TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

LOT 20, CHANDLER COMMERCE CENTER, ACCORDING TO BOOK 267 OF MAPS, PAGE 14; RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001 IN DOCUMENT NO. 2001-0854413, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN DESCRIBED LOT 20, AS PROVIDED FOR BY A.R.S. 28-7205.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 20 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89° 18' 01" EAST A DISTANCE OF 215.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

Attachment 'A'
Ord. 4500

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB WAY AND
ALONG THE ARC OF A CURVE CONCAVE WESTERLY SUBTENDING AN ANGLE OF 20° 13'
45" WITH A RADIUS OF 567.00 FEET, AN ARC DISTANCE OF 200.19 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WEST A DISTANCE OF 342.54 FEET TO A
POINT;

THENCE NORTH A DISTANCE OF 496.000 FEET TO A POINT ON THE SOUTH RIGHT-OF-
WAY LINE OF CHANDLER BOULEVARD;

THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174.65 FEET TO THE
POINT OF
BEGINNING.