#3

APR 24 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-041**

DATE: APRIL 24, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

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

SUBJECT: DVR13-0047 MCCLINTOCK & CHANDLER LUXURY APARTMENTS
Introduction and Tentative Adoption of Ordinance No. 4535

Request: Rezoning from Planned Area Development (PAD) for commercial to PAD for multi-family residential with Preliminary Development Plan (PDP) for site layout and building design

Location: North and east of the northeast corner of McClintock Drive and Chandler Boulevard

Applicant: Burch & Cracchiolo, Ed Bull

Project Info: Approximately 10.75 acres with 283 multi-family residential units; approximately 26.33 du/ac; mostly 3-story buildings with one 4-story building

RECOMMENDATION

Upon finding the Rezoning request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval. Upon finding the Preliminary Development Plan (PDP) to be consistent with the Multi-Family Residential Standards, Planning Commission and Planning Staff recommend approval.

BACKGROUND

This application request includes rezoning from Planned Area Development (PAD) for commercial to PAD for multi-family residential. A PDP is included for the site layout and building design for an apartment development.

The McClintock and Chandler Luxury Apartments multi-family residential development includes an approximately 10.75 acre property with a 283 unit apartment development at approximately 26.33 du/ac. The subject site is located north and east of the northeast corner of McClintock Drive and Chandler Boulevard.

In April 1998, the subject site was rezoned as part of a larger 14.5 acre project from Agricultural District (AG-1) to PAD (hotel/retail commercial). Community Commercial (C-2) uses were granted and a PDP for a hotel was approved on 2.8 acres with a conceptual plan for a retail shopping center. In 2000, the PAD zoning was extended for two years and eliminated the approved PDP per the applicant's request. Additional three year time extensions on the PAD zoning were approved in 2003 and 2006. In 2009, a PDP was approved for two, 4-story hotels on the 14.5 acre site, one of which is under construction.

The project surrounds the Staybridge Suites hotel under construction at the immediate intersection corner. The site is bounded by the hotel, Chandler Boulevard, McClintock Drive, and Tyson Street. East of the subject site is the existing Chandler Court Apartments development. To the north is a single-family residential subdivision, Pepperwood/Chandler Unit 5. Espinoza's market and restaurant is located south across Chandler Boulevard as well as homes within the Pueblo Alto subdivision. West across McClintock Drive is vacant land zoned with an approved development plan for commercial uses as part of a larger industrial business park.

The apartment development incorporates urban design with the building's style and placement which compliments the adjacent hotel. The urban feel exists along both arterial streets with reduced building setbacks. The main entrance/exit off of Chandler Boulevard is designed with decorative pavers, a landscape planter, and enhanced with Date Palm trees. The entrance leads to the clubhouse/community office building. There is a second entrance/exit off of McClintock Drive also enhanced with Date Palm trees. The resort-style swimming pool is located behind the clubhouse and connects to a pedestrian green space. The green space includes a shade ramada, dog run, and dog bath.

ARCHITECTURE AND SITE DESIGN

Similar to the Archstone Village Crossing at Chandler and The Met at Fashion Center multi-family developments, building designs are unique with contemporary urban features. The overall architectural style is represented as urban architecture with varying building mass including a series of elements such as balconies, patios, rooflines, stairways, colored wall sections, and garages. Shade along wall planes is enhanced with larger decorative roofline parapet caps and recessed windows. Smooth stucco finishes, metal railings, stacked brick veneer, decorative light fixtures, earth tone paint colors, and varying heights of paint colors and materials develop each building's urban feel.

Three buildings are u-shaped surrounding a central parking area and/or drive aisle to garages. Two of these buildings are 3-stories and one is 4-stories. The 4-story building is closest to the 4-story hotel. There are five independent 3-story buildings in which four of them parallel adjacent streets. Unit sizes range from approximately 557 square foot studios to 1,385 square foot 2- and 3-bedroom units.

The development provides the required 481 parking spaces. A parking area is dedicated for the clubhouse/office building. Most parking spaces are either garages or covered parking with over 30 garages having direct access to units.

Monument signs are located at the two main entrances/exits and at the intersection corner of Tyson Street and McClintock Drive. The signs are designed to match building elevations with cornice details, stacked stone veneer, smooth stucco finish, and paint colors. Lettering on all signs is reverse pan channel with back illumination. Two of the signs are integrated with perimeter walls and fencing. One sign is located in the McClintock Drive entrance landscape median.

The application requests deviations from Zoning Code to further enhance this multi-family residential urban designed project. Deviations are related to building setbacks, landscape setbacks, fence height, patios/balconies, and monument signage. Building setback reductions are requested adjacent to street frontages including a 25-foot reduction along Chandler Boulevard (50 feet required) and 30 feet along McClintock Drive (50 feet required).

Landscape setback reductions are requested along Tyson Street and McClintock Drive including a 5-foot reduction on McClintock Drive (20 feet required) and a 10-foot reduction on Tyson Street (20 feet required). In addition, a waiver to the landscape intersection setback at McClintock Drive and Tyson Street is requested to provide an urban feel. Buildings and fencing are not permitted in this area thus a waiver is requested to allow the building encroachment and decorative walls/fencing/monument sign into this setback.

Site walls and view fencing up to 6 feet in height are proposed within building setbacks where a maximum height of 3 feet is permitted. In addition, one monument sign up to a maximum of 5 feet high is requested within the landscape intersection setback where only 2 feet 6 inches is permitted. Signage waivers include a greater sign face area of 44 feet versus maximum 33 feet.

There are some patios/balconies that do not meet the minimum private open space diameter requirements. A waiver is requested to allow this deviation while the majority of units meet code.

Planning Commission and Planning Staff support the waivers finding the reductions maximize the ability to specifically design a higher density, urban residential environment.

GENERAL PLAN CONFORMANCE

The General Plan Land Use Plan designates this property as Residential and within a Growth Expansion Node. The General Plan Circulation/Bicycling Element designates this property as being along a High Capacity Transit Corridor. The property's location is with an area planned for specialized commercial and employment with opportunities for High to Urban Residential densities or mixed-use development as well as connectivity to Frye Road and the High Capacity Transit Corridor.

Growth Expansion Nodes are specific to more compact, business accommodation growth areas and one is specifically designated at the northwest corner of Chandler Boulevard and McClintock Drive; however, land use designation boundaries as depicted on the map do not coincide with property line boundaries. The subject site has proximity to the Chandler Fashion Center mall and industrial business parks with a strong connection to nearby shopping, entertainment, and employment.

Ensuring a variety of housing choice for all income levels is Chandler's goal which includes the allowance for urban, multi-story housing and increased density in urban living arrangements. The subject site is located within an area planned for a business park setting where multi-family residential will serve existing and planned employment. The Chandler Boulevard and McClintock Drive intersection is part of the City's High Capacity Transit Corridor where higher density residential is appropriate.

DISCUSSION

Planning Commission and Planning Staff are of the opinion that the multi-family residential development furthers the City's goal to promote higher and urban density residential to serve growth areas including the business park at the northwest corner of Chandler Boulevard and McClintock Drive.

The development's urban design represented in the buildings and site layout is unique to this area and compliments the adjacent hotel. The project's streetscape, perimeter wall/sign/entry features, and urban architectural design make this an attractive project.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Prior to the scheduled neighborhood meeting, the applicant and representatives of Lennar Multi-Family had numerous meetings and correspondence with the Stellar Runway Utilizers Association Board. The applicant and Planning Staff are not aware of any outstanding issues or opposition from this Board. The applicant has requested Planning Staff include specific zoning conditions agreed upon with the Stellar Board which are included in the recommendations below.
- A neighborhood meeting was held on February 26, 2014. Approximately four area neighbors attended in addition to the applicant and development team. Two neighbors were from the Stellar Board and two were from the residential area north of the subject site. The two residential neighbors were supportive of the request.
- As of the date of this memo, Planning Staff is not aware of any opposition or concerns related to this development request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 7 Opposed: 0

RECOMMENDATION

Rezoning

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "McClintock and Chandler Luxury Apartments", kept on file in the City of Chandler Planning Division, in File No. DVR13-0047, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS in the context of Stellar Airpark. 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.

9. 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 Stellar Airpark, 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.

10. Prior to the execution of any lease, prospective apartment tenants shall be given a written disclosure statement acknowledging that the apartments are located adjacent to or nearby existing and future industrial uses that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Lease/Purchase Contracts", CC&R's, and individual rental contracts shall state such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/apartment builder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

11. Presuming an ambient noise condition of 55-60 DNL, all apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

12. 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.

13. 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.

14. The development shall not be subdivided to allow individual dwelling unit ownership.

15. All leases at the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS shall provide: (i) that all questions, concerns, or complaints any tenant may have about Stellar Airpark or the operation of aircraft landing at, taking off from, or operating at or on Stellar Airpark shall be directed solely to the property manager of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS and not to Stellar Airpark, the City of Chandler, the FAA, any aircraft owner, or any pilot; and (ii) that the property manager of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS shall determine, in its sole discretion, how to address any such complaint, if at all.

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 "McClintock and Chandler Luxury Apartments", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0047, except as modified by condition herein.

2. Approval by the Planning Administrator 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.

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 MOTIONS

Rezoning

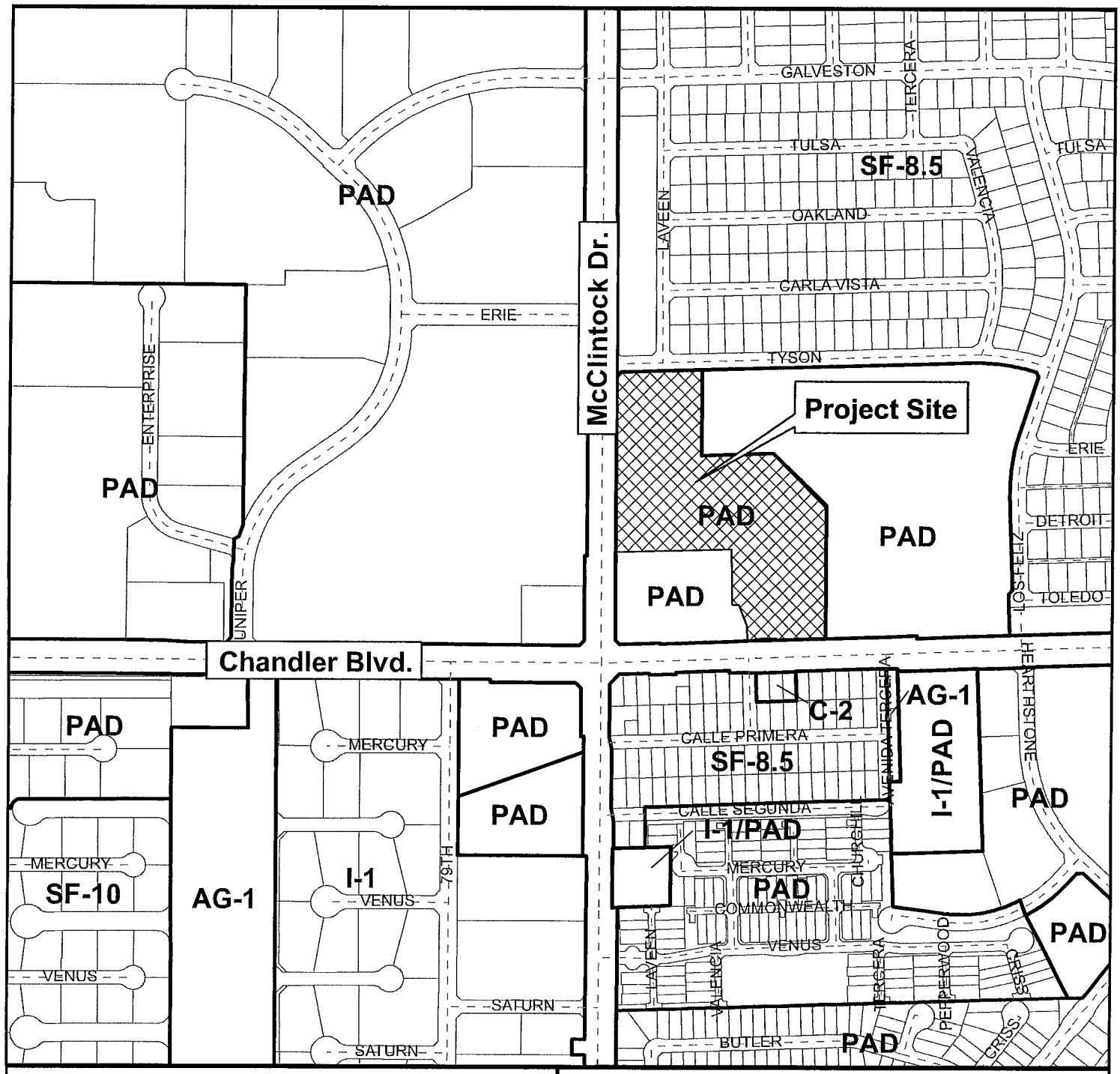
Move to introduce and tentatively adopt Ordinance No. 4535 approving rezoning request DVR13-0047 MCCLINTOCK AND CHANDLER LUXURY APARTMENTS from PAD (Commercial) to PAD (Multi-Family Residential) for the multi-family residential project, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

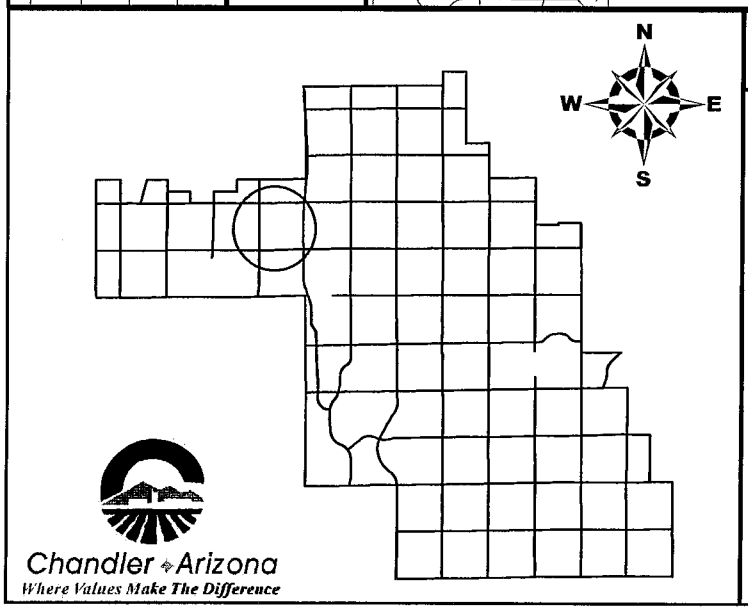
Move to approve Preliminary Development Plan request DVR13-0047 MCCLINTOCK AND CHANDLER LUXURY APARTMENTS for the multi-family residential project, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plans
4. Wall Plan
5. Building Elevations/Floor Plans
6. Sign Elevation
7. Ordinance No. 4535
8. Development Booklet, Exhibit A



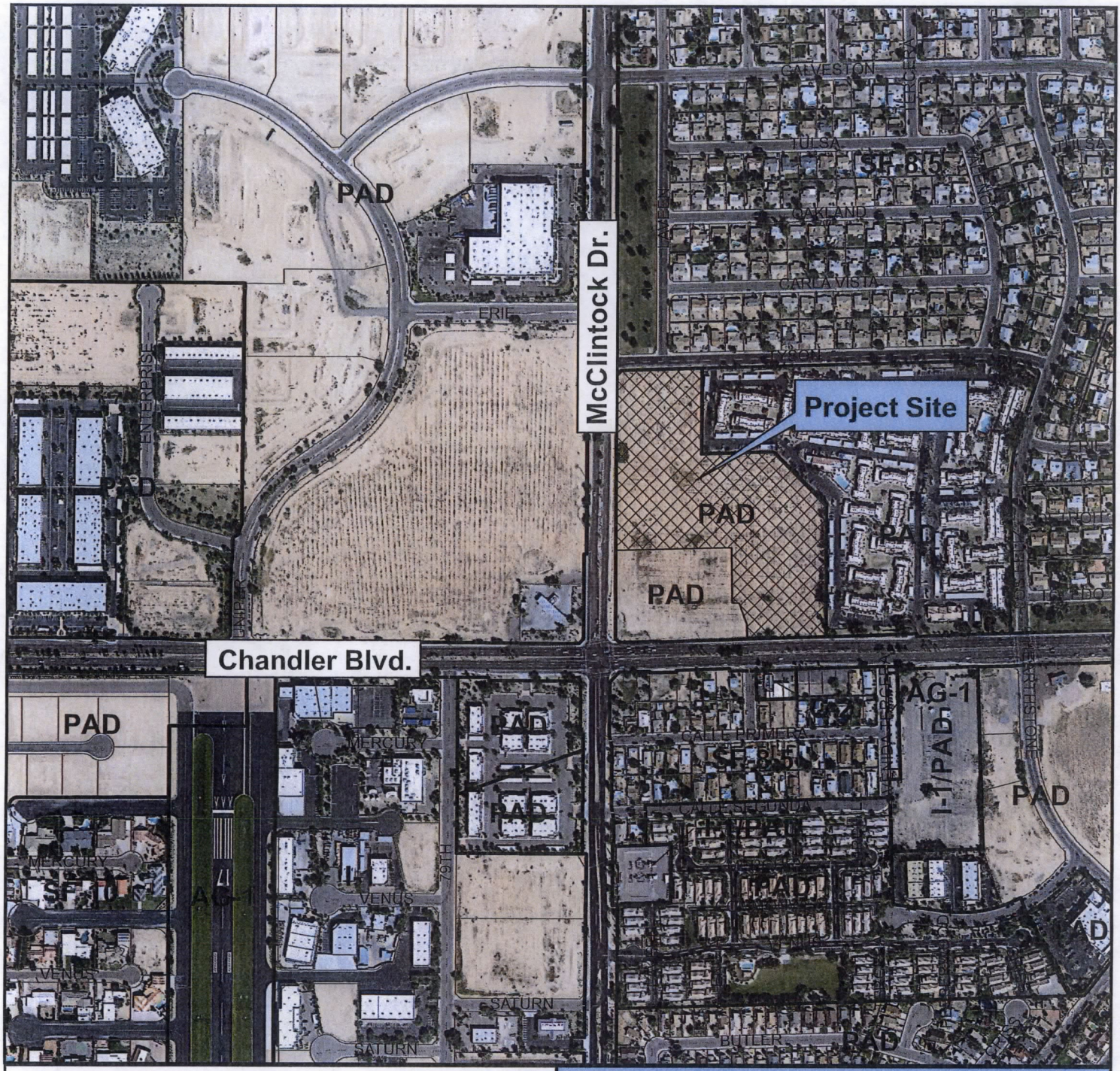
Vicinity Map



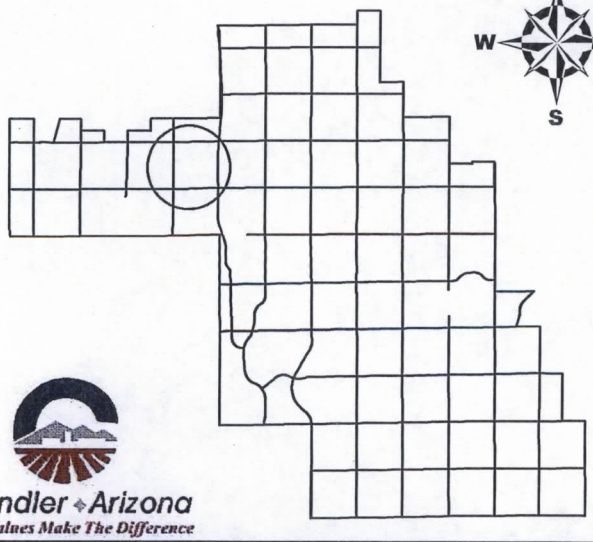
DVR13-0047

McClintock & Chandler Luxury Apartments

CITY OF CHANDLER 11/24/2013



Vicinity Map



DVR13-0047

McClintock & Chandler Luxury Apartments

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/24/2013

PROJECT TEAM

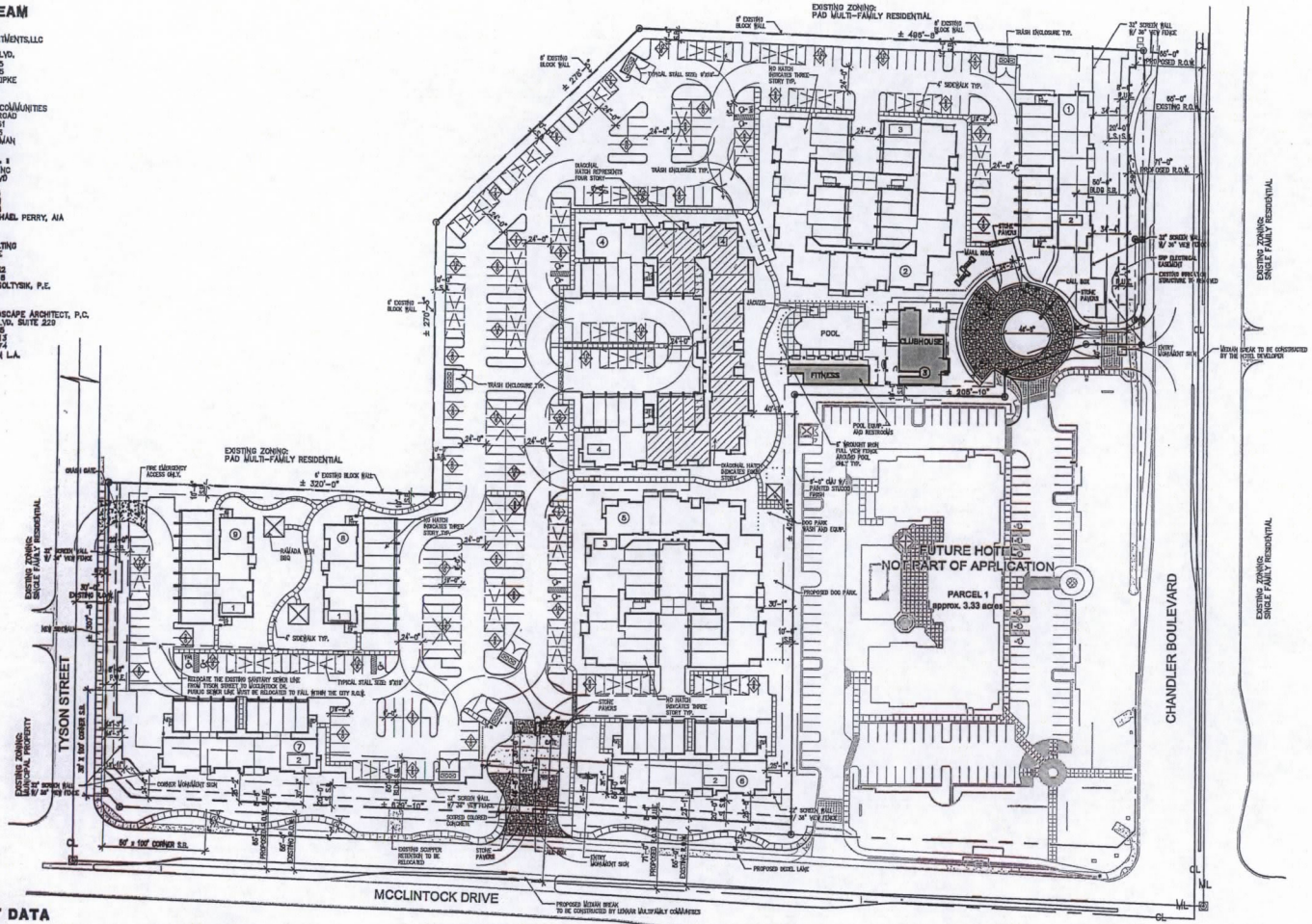
OWNER :
DESERT VIKING APARTMENTS,LLC
NIELS KREIPKE
542 W. CHANDLER BLVD.
CHANDLER, AZ 85225
PH: (480) 216-1195
CONTACT: NIELS KREIPKE

DEVELOPER:
LENNAR MULTIFAMILY COMMUNITIES
7150 E. CAMELBACK ROAD
SCOTTSDALE, AZ 85251
PH: (480) 359-4655
CONTACT: JASON OTTMAN

ARCHITECTURAL :
WHITNEYBELL PERRY INC
575 W CHANDLER BLVD
SUITE 123
CHANDLER, AZ 85225
PH: (602) 265-1891
FAX: (480) 821-6148
CONTACT: JAMES MICHAEL PERRY, AIA

CIVIL :
TERRASCAPE CONSULTING
1102 E MISSOURI AVE
PHOENIX, AZ 85014
PH: (602) 267-8732
FAX: (602) 230-6468
CONTACT: DAVID M SOLTYSIK, P.E.

LANDSCAPE :
PHILIP R RYAN LANDSCAPE ARCHITECT, P.C.
575 W CHANDLER BLVD. SUITE 229
CHANDLER, AZ 85225
PH: (480) 899-5813
FAX: (480) 963-3674
CONTACT: PHIL RYAN L.A.



NOTES:

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED 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.

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

RELOCATE SANITARY SEWER FROM TYSON STREET TO MCCLINTOCK DRIVE. PUBLIC SEWER LINE MUST BE RELOCATED TO FALL WITHIN THE CITY R.O.W.

RELOCATE EXISTING STREET LIGHTS TO AVOID CONFLICT WITH PROPOSED MEDIAN BREAK ON MCCLINTOCK DRIVE.

HVAC UNITS TO BE SCREENED FROM VIEW.

LENNAR
MULTIFAMILY COMMUNITIES

MCCLINTOCK & CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

PRELIMINARY
Expires 12/31/2018

WHITNEYBELL PERRY ARCHITECTS INC
575 WEST CHANDLER BLVD. SUITE 123
Chandler, Arizona 85225
(602)265-1891

ARCHITECTURE AND PLANNING

1.10
1345

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PRELIMINARY SITE PLAN

PROJECT DATA

ADDRESS: TO BE ASSIGNED N.E.C OF MCCLINTOCK DR. AND CHANDLER BLVD, CHANDLER, AZ

APN NUMBERS: 301-54-008G (PARCEL 2)

GROSS AREA (TO CENTERLINE): 12.54 ACRES (546,285 S.F.)
SITE AREA NET: 10.75 ACRES (468,270 S.F.)

TOTAL BUILDING AREA: 2.86 ACRES (124,752 S.F.)

LOT COVERAGE ALLOWED: 45 PERCENT
LOT COVERAGE PROVIDED: 26.6 PERCENT

CURRENT ZONING: PAD COMMERCIAL
PROPOSED USE: PAD MULTIPLE-FAMILY RESIDENTIAL DISTRICT

BUILDING HEIGHT ALLOWED: MAX 45'-0"
PROVIDED: 40'-0" MAX (THREE STORY BLDGS) AND 50'-0" MAX (FOUR STORY BLDG) (THE UPPER FIVE FEET IS USED FOR MECHANICAL SCREENING)

DENSITY (NET) ALLOWED PER ZONING: 18 DU/ACRE
PROVIDED: 283 UNITS/10.75 ACRES = 26.33 D.U./ACRE

PUBLIC OPEN SPACE CALCULATION:
REQUIRED: 150 SF/BEDROOM
417 TOTAL BEDROOMS
150 X 417 = 62,550 SF PUBLIC OPEN SPACE REQUIRED
PROVIDED: APPROX. 64,032 SF PUBLIC OPEN SPACE PROVIDED

PRIVATE OPEN SPACE CALCULATION:
REQUIRED: 12' DIA CIRCLE/UNIT PATIO & 8' DIA. CIRCLE/UNIT BALCONY
11,219 SF PRIVATE OPEN SPACE REQUIRED
PROVIDED: APPROX. 32,150 SF PRIVATE OPEN SPACE PROVIDED
NOTE: PLEASE SEE BUILDING PLANS FOR SPECIFIC SQUARE FOOTAGE SIZES ON THE PATIOS AND BALCONIES

UNIT TYPE	# OF UNITS
STUDIO	28 UNITS (9.90%)
1 BEDROOM UNIT	133 UNITS (46.6%)
2 BEDROOM UNIT	110 UNITS (39.0%)
3 BEDROOM UNIT	12 UNITS (4.2%)
TOTAL	283 UNITS

EXISTING ZONING: PAD INDUSTRIAL

NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

REQUIRED:	# UNITS		SPACES REQ'D		
STUDIO	28	x	1	=	28 P.S.
1 BEDROOM UNITS	133	x	1.5	=	200 P.S.
2 BEDROOM UNITS	110	x	2.00	=	220 P.S.
3 BEDROOM UNITS	12	x	2.25	=	27 P.S.
LEASING OFFICE	1/250sf = 1500/250			=	6 P.S.
MINIMUM					481 P.S.
PROVIDED:					
GARAGES				=	96 P.S.
CARPORT				=	196 P.S.
OPEN				=	189 P.S.
TOTAL PARKING SPACES:					481 P.S.

ADA ACCESSIBLE PARKING:
REQUIRED: 468 P.S. = 9 HANDICAP SPACES
PROVIDED: 10 HANDICAP SPACES
VAN ACCESSIBLE: 2 SPACES
GARAGE ACCESSIBLE: 4 SPACES

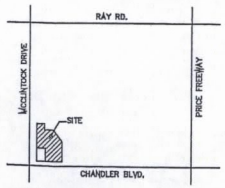
REQUIRED LANDSCAPE SETBACKS:
MCCLINTOCK DR: 20'-0"
CHANDLER BLVD: 20'-0"
TYSON STREET: 20'-0"
REAR: 10'-0"

PROPOSED LANDSCAPE SETBACKS:
MCCLINTOCK DR: 16'-0"
CHANDLER BLVD: 20'-0"
TYSON STREET: 10'-0"
REAR: 10'-0"

REQUIRED BUILDING SETBACKS:
MCCLINTOCK DR: 50'-0"
CHANDLER BLVD: 50'-0"
TYSON STREET: 20'-0"
REAR: 10'-0"

PROPOSED BUILDING SETBACKS:
MCCLINTOCK DR: 20'-0"
CHANDLER BLVD: 25'-0"
TYSON STREET: 20'-0"
REAR: 10'-0"

LEGEND
- BUILDING NUMBER
- BUILDING TYPE
- PARKING SPACES IN ROW
- COVERED PARKING SPACES IN ROW



VICINITY MAP - NOT TO SCALE

PLANT SCHEDULE:

PHOENIX DACTYLIFERA DATE PALM	25' TRUNK, MATCHING
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	36" BOX MINIMUM 12' HT, 6' SP, 3" CAL.
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM 10' HT, 45' SP, 1 1/2" CAL.
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 12' HT, 6' SP, 2 1/2" CAL.
DAHLBERGIA SISSOO SISSOO TREE	24" BOX MINIMUM 12' HT, 5' SP, 2" CAL.
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	48" BOX MINIMUM, MULTI-TRUNK SPECIMEN TREE
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 10' HT, 45' SP, 1 1/2" CAL.
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX TREE FORM
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX TREE FORM
AGAVE PARRYI PARRY'S AGAVE	5 GALLON FULL, PAST CAN
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN
MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GALLON FULL, PAST CAN
RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL, PAST CAN
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	1 GALLON FULL, PAST CAN
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN
ACACIA REDOLENS DESERT CARPET	1 GALLON FULL, PAST CAN
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, PAST CAN
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, PAST CAN
WEDELIA TRILOBATA YELLOW DOT	1 GALLON @ 3' O.C. FULL, PAST CAN
DECOMPOSED GRANITE 'NAVAJO BEIGE'	3/4" MINUS 2" DEPTH

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS

PLAN KEY NOTES: (FOR THIS SHEET ONLY)

1. SODDED LAWN
2. DOG RUN
3. RAMADA W/ B-B-Q FACILITIES, TABLES, AND TRASH RECEPTACLE
4. RAMADA W/ DOG BATH
5. SIGN MONUMENT (SEE SHEET L-4)
6. STONE PAVERS
7. SCORED COLORED CONCRETE
8. 6' HIGH METAL TUBE FENCE
9. GATED ENTRANCE
10. SPA
11. MAILBOX KIOSKS
12. FIRELANE (2' DEEP COMPACTED D.G. OVER 8" COMPACTED ABC)
13. PARTIAL SCREEN WALL W/ VIEW FENCE (SEE SHEET L-4)
14. 8' HIGH CMU WALL W/ PAINTED STUCCO FINISH
15. EXISTING 6' HIGH CMU WALL (RE-PAINT)
16. WATER FEATURE W/ BUBBLERS, BOULDERS, & SMALL POND
17. MOUNDING TO GRADES SHOWN

NOTE: SEE SHEET L-2 FOR TYPICAL SHRUB & GROUNDCOVER LAYOUT.

Landscape Plan
Scale 1:50
50 25 0 50
GRAPHIC SCALE
NORTH

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

McCLINTOCK & CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

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

ARCHITECTURE AND PLANNING

L-1

1345

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PRELIMINARY LANDSCAPE PLAN

Contractor must verify all dimensions at project before proceeding with this work.
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phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

1
L-5

ENTRY GATE (AT McCLINTOCK DRIVE)

SCALE 3/8" = 1'-0"

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MULTIFAMILY COMMUNITIES

McCLINTOCK & CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
14891
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ARIZONA, U.S.A.
Expires 03/31/15

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PRELIMINARY
WALL ELEVATIONS

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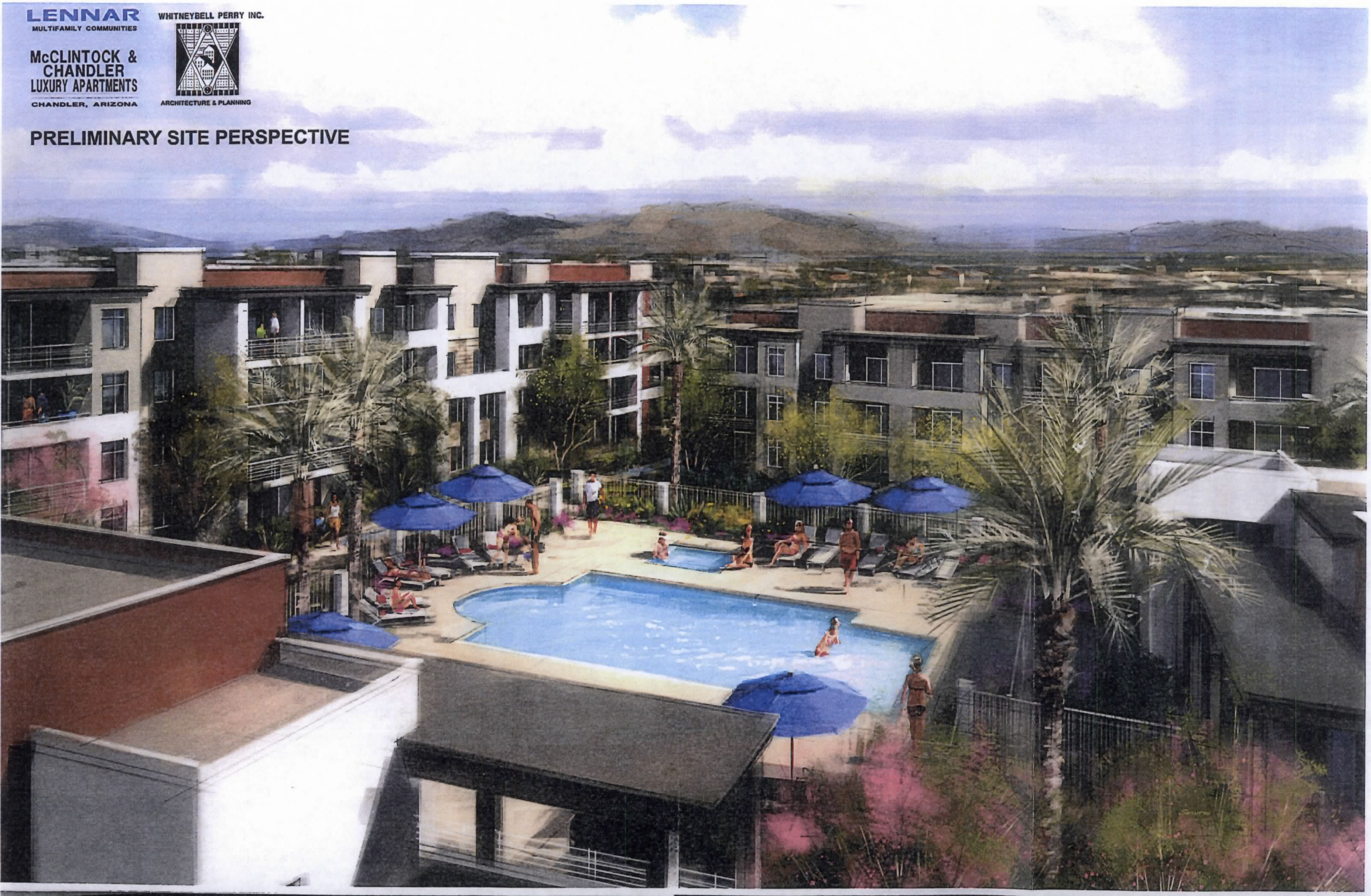
McCLINTOCK & CHANDLER
LUXURY APARTMENTS
CHANDLER, ARIZONA

PRELIMINARY SITE PERSPECTIVE



NOTES

COLOR SCHEME 1 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR DETAILED INFORMATION.

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.

ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

COLOR SCHEDULE

COLOR SCHEME #1

A MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

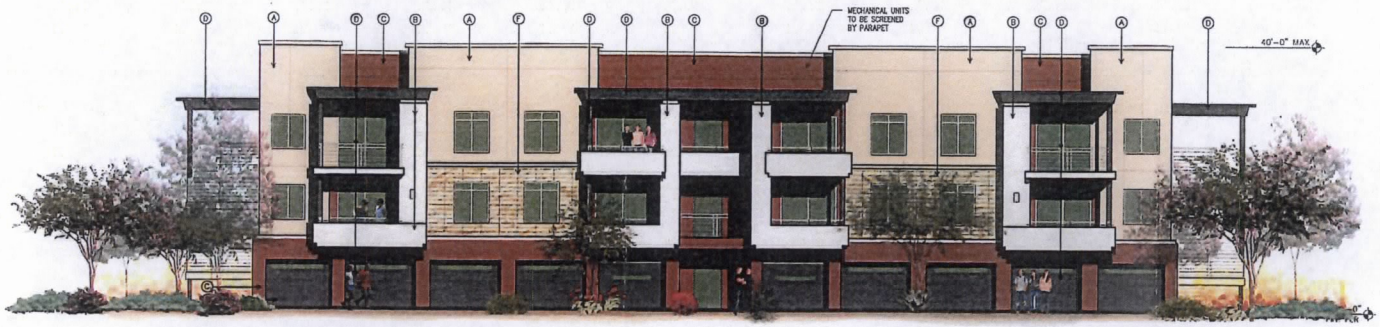
C ACCENT BODY COLOR 2
DUNN EDWARDS RUDDY OAK (DE5188)

D ACCENT 1
DUNN EDWARDS CENTER RIDGE (DE6230)

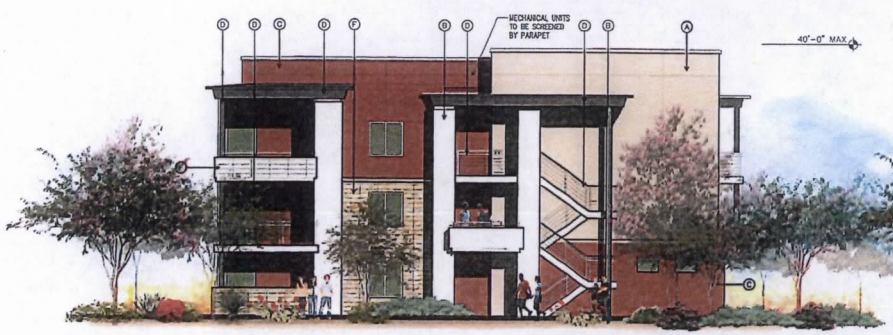
E ACCENT 2
DUNN EDWARDS FINE GRAIN (DE6213)

F STACKED BRICK VENEER
ARIZONA TILE GOLDEN GATE STACK STONE

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



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



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

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

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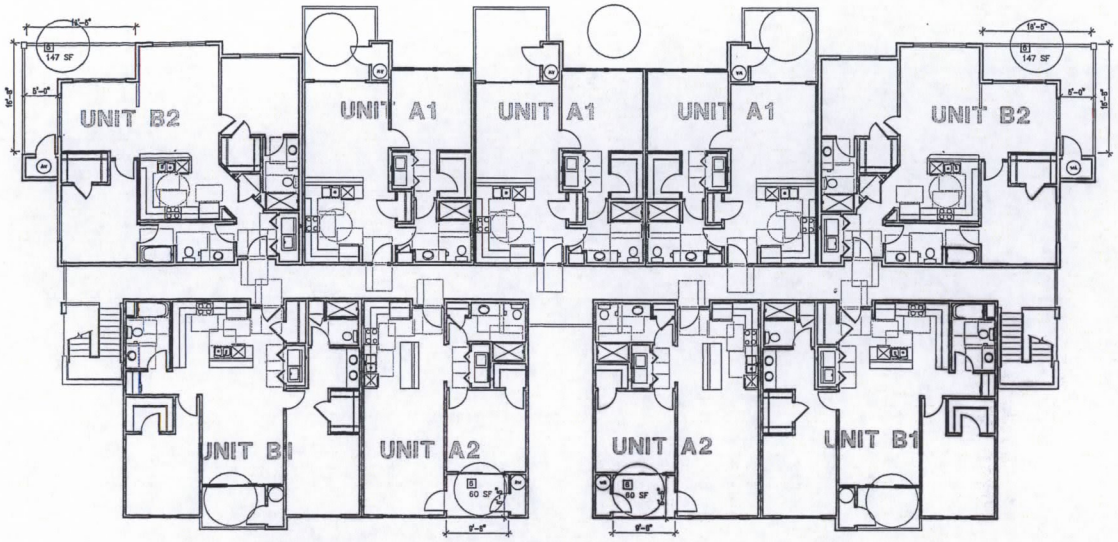
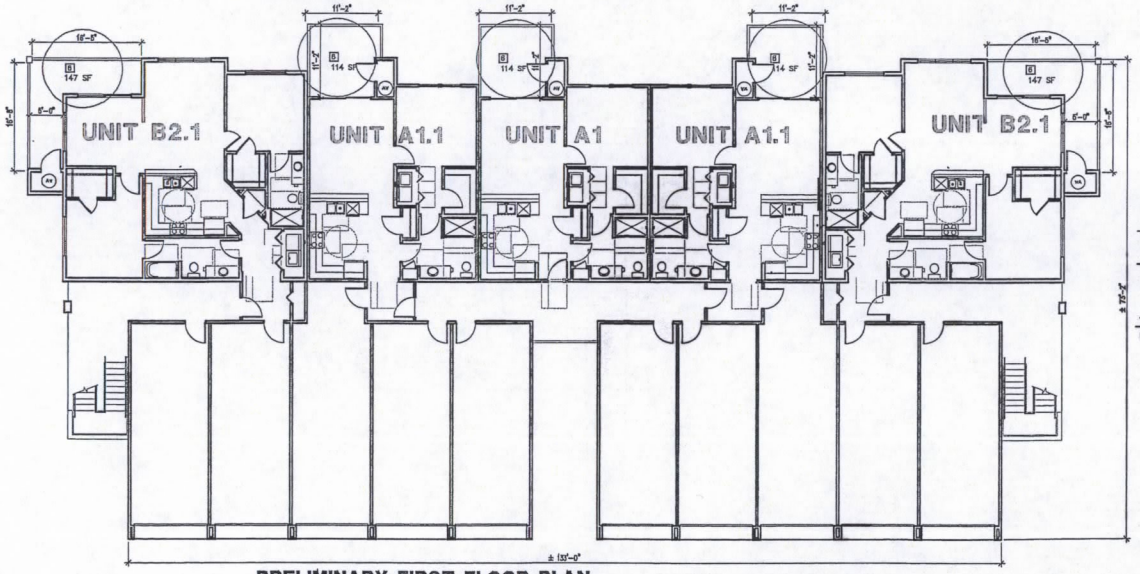
BLDG 2 ELEVATION



PRELIMINARY SECOND FLOOR PLAN

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



PRELIMINARY FIRST FLOOR PLAN

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

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[8] ZONING REQUEST:

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8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

SQUARE FOOTAGE:

ONE BEDROOM UNITS
UNIT A1 ±736 LIVEABLE SF
UNIT A2 ±767 LIVEABLE SF

TWO BEDROOM UNITS
UNIT B1 ±1,079 LIVEABLE SF
UNIT B2 ±1,160 LIVEABLE SF

UNIT TOTALS – SECOND FLOOR:

ONE BEDROOM UNITS = 5 UNITS
TWO BEDROOM UNITS = 4 UNITS
TOTAL UNITS = 9 UNITS

SQUARE FOOTAGE:

ONE BEDROOM UNITS
UNIT A1 ±736 LIVEABLE SF
UNIT A1.1 ±805 LIVEABLE SF

TWO BEDROOM UNITS
UNIT B2.1 ±1,224 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 3 UNITS
TWO BEDROOM UNITS = 2 UNITS
TOTAL UNITS = 5 UNITS

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REGISTERED ARCHITECT 24104 James Michael Perry ARIZONA U.S.A.

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BLDG 2 FLOOR PLAN

K:\WBP\1205 - McClintock & Chandler Apartments (Lennar)\Preliminary\1205 Preliminary Bldg Plans.dwg 12/13/2014 4:17 PM lennon

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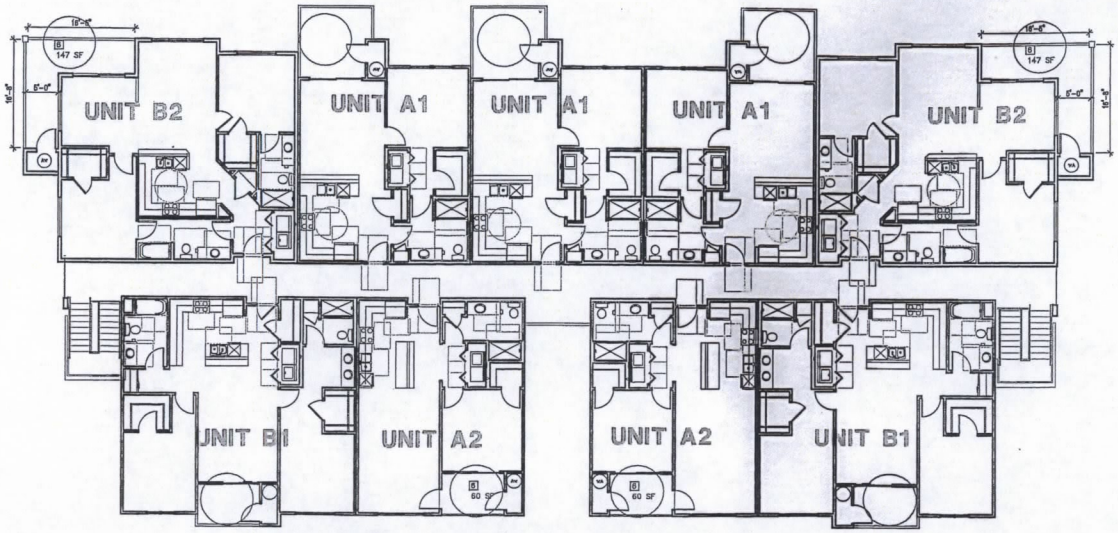
ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.



PRELIMINARY THIRD FLOOR PLAN

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

SQUARE FOOTAGE:

ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF

TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF

UNIT TOTALS – THIRD FLOOR:

ONE BEDROOM UNITS = 5 UNITS
TWO BEDROOM UNITS = 4 UNITS
TOTAL UNITS = 9 UNITS

TOTAL UNITS – ALL FLOORS:

ONE BEDROOM UNITS = 13 UNITS (56.5%)
TWO BEDROOM UNITS = 10 UNITS (43.5%)
TOTAL UNITS = 23 UNITS

TOTAL UNITS FOR BLDG TYPE 2 ON SITE:

ONE BEDROOM UNITS = 13 X 3 BLDGS = 39 UNITS TOTAL
TWO BEDROOM UNITS = 10 X 3 BLDGS = 30 UNITS TOTAL
TOTAL UNITS ON SITE PER BLDG TYPE 2 = 69 UNITS TOTAL

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REGISTERED ARCHITECT
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James Michael
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BLDG 2 FLOOR PLAN
THIRD FLOOR

NOTES

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COLOR SCHEDULE

COLOR SCHEME #1

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B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

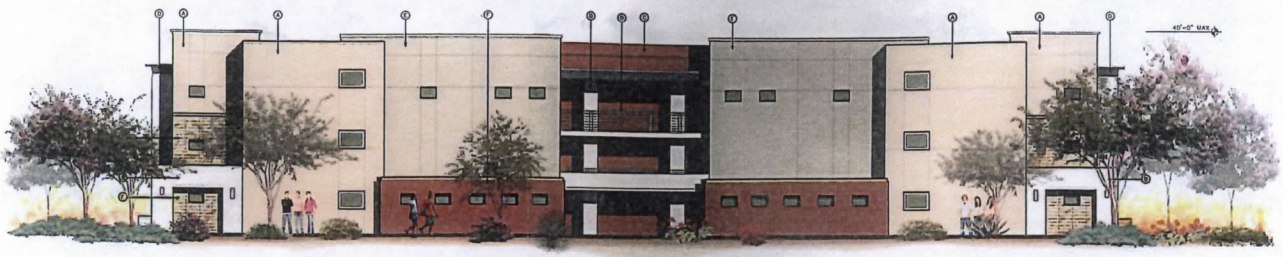
C ACCENT BODY COLOR 2
DUNN EDWARDS RUDDY OAK (DE5188)

D ACCENT 1
DUNN EDWARDS CENTER RIDGE (DE6230)

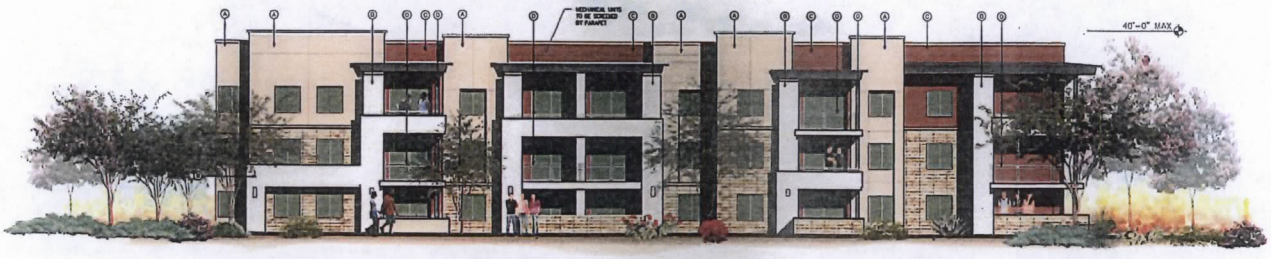
E ACCENT 2
DUNN EDWARDS FINE GRAIN (DE6213)

F STACKED BRICK VENEER
ARIZONA TILE GOLDEN GATE STACK STONE

PRELIMINARY FRONT ELEVATION
BUILDING TYPE 3



PRELIMINARY BACK ELEVATION
BUILDING TYPE 3



PRELIMINARY LEFT ELEVATION
BUILDING TYPE 3

PRELIMINARY RIGHT ELEVATION
BUILDING TYPE 3

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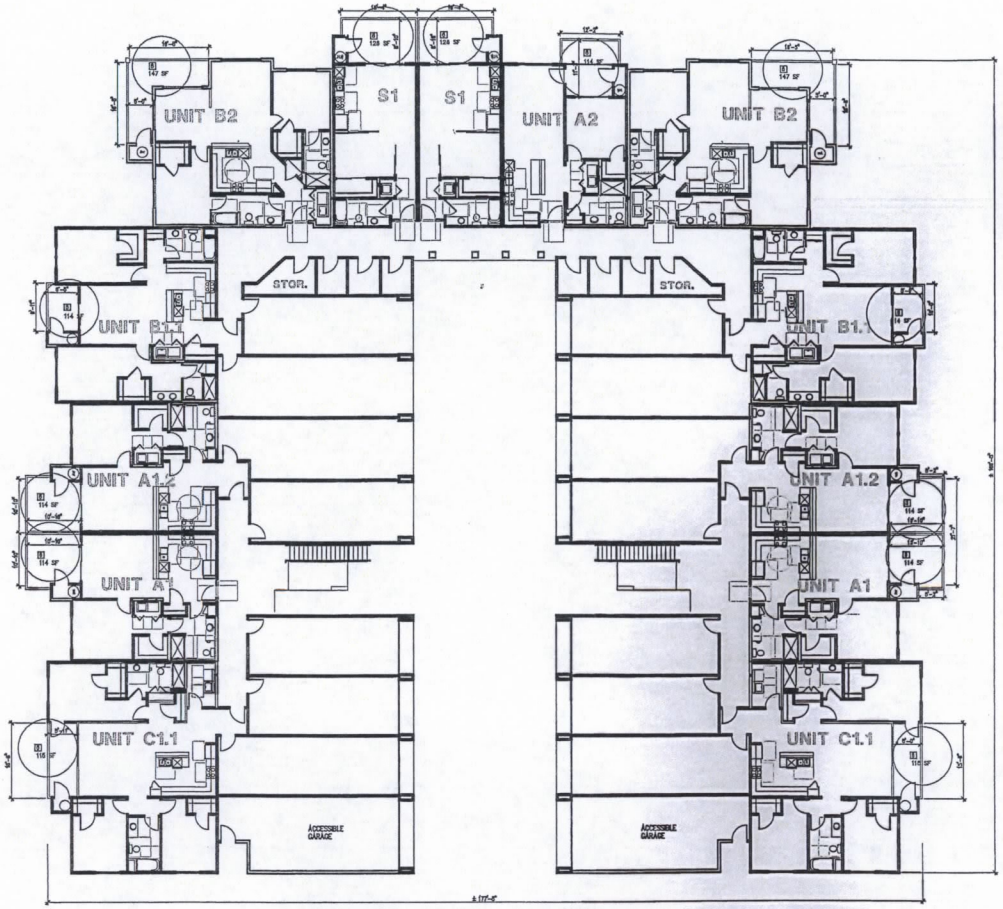
PRELIMINARY
BLDG 3 ELEVATION



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 3

SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE:

STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A1.2	±873 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B1.1	±1,150 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF
THREE BEDROOM UNITS	
UNIT C1	±1,344 LIVEABLE SF
UNIT C1.1	±1,385 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

STUDIO UNITS = 2 UNITS
ONE BEDROOM UNITS = 5 UNITS
TWO BEDROOM UNITS = 4 UNITS
THREE BEDROOM UNITS = 2 UNITS

TOTAL UNITS = 13 UNITS

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8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

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CHANDLER, ARIZONA

REGISTERED ARCHITECT
24104
James Michael Whitney
ARIZONA, U.S.A.

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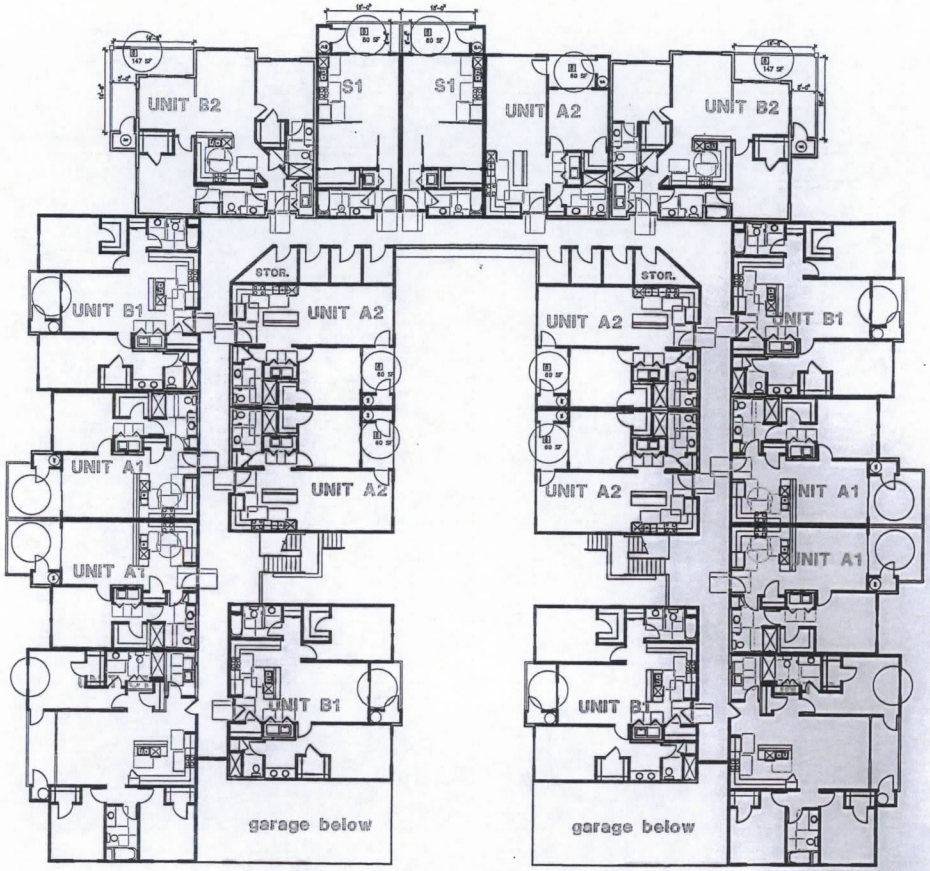
BLDG 3 FLOOR PLAN
FIRST FLOOR



PRELIMINARY SECOND FLOOR PLAN

BUILDING TYPE 3

SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE:

STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF
THREE BEDROOM UNITS	
UNIT C1	±1,344 LIVEABLE SF

UNIT TOTALS – SECOND FLOOR:

STUDIO UNITS	= 2 UNITS
ONE BEDROOM UNITS	= 9 UNITS
TWO BEDROOM UNITS	= 6 UNITS
THREE BEDROOM UNITS	= 2 UNITS
TOTAL UNITS	= 19 UNITS

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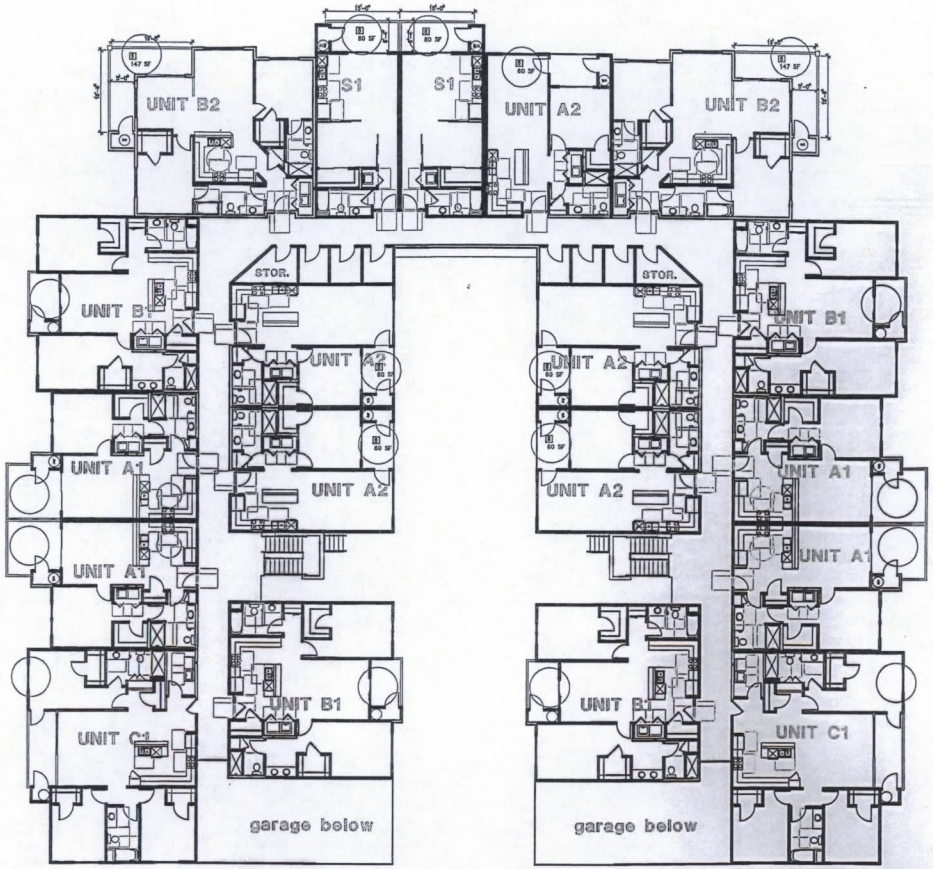
BLDG 3 FLOOR PLAN
SECOND FLOOR



PRELIMINARY THIRD FLOOR PLAN

BUILDING TYPE 3

SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE:	
STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF
THREE BEDROOM UNITS	
UNIT C1	±1,344 LIVEABLE SF

UNIT TOTALS – THIRD FLOOR:

STUDIO UNITS = 2 UNITS
ONE BEDROOM UNITS = 9 UNITS
TWO BEDROOM UNITS = 6 UNITS
THREE BEDROOM UNITS = 2 UNITS
TOTAL UNITS = 19 UNITS

TOTAL UNITS – ALL FLOORS:

STUDIO UNITS = 6 UNITS (11.8%)
ONE BEDROOM UNITS = 23 UNITS (45.1%)
TWO BEDROOM UNITS = 16 UNITS (31.3%)
THREE BEDROOM UNITS = 6 UNITS (11.8%)
TOTAL UNITS = 51 UNITS

TOTAL UNITS FOR BLDG TYPE 3 ON SITE:

STUDIO UNITS = 6 X 2 BLDGS = 12 UNITS TOTAL
ONE BEDROOM UNITS = 23 X 2 BLDGS = 46 UNITS TOTAL
TWO BEDROOM UNITS = 16 X 2 BLDGS = 32 UNITS TOTAL
THREE BEDROOM UNITS = 6 X 2 BLDGS = 12 UNITS TOTAL
TOTAL UNITS ON SITE PER BLDG TYPE 3 = 102 UNITS TOTAL

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BLDG 3 FLOOR PLAN
THIRD FLOOR

PRELIMINARY BACK ELEVATION
BUILDING TYPE 4
SCALE 3/32" = 1'-0"

PRELIMINARY FRONT ELEVATION
BUILDING TYPE 4
SCALE 3/32" = 1'-0"

PRELIMINARY LEFT ELEVATION
BUILDING TYPE 4
SCALE 3/32" = 1'-0"

PRELIMINARY RIGHT ELEVATION
BUILDING TYPE 4
SCALE 3/32" = 1'-0"

COLOR SCHEDULE

COLOR SCHEME #1

A MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS RUDDY OAK (DE5188)

D ACCENT 1
DUNN EDWARDS CENTER RIDGE (DE6230)

E ACCENT 2
DUNN EDWARDS FINE GRAIN (DE6213)

F STACKED BRICK VENEER
ARIZONA TILE GOLDEN GATE STACK STONE

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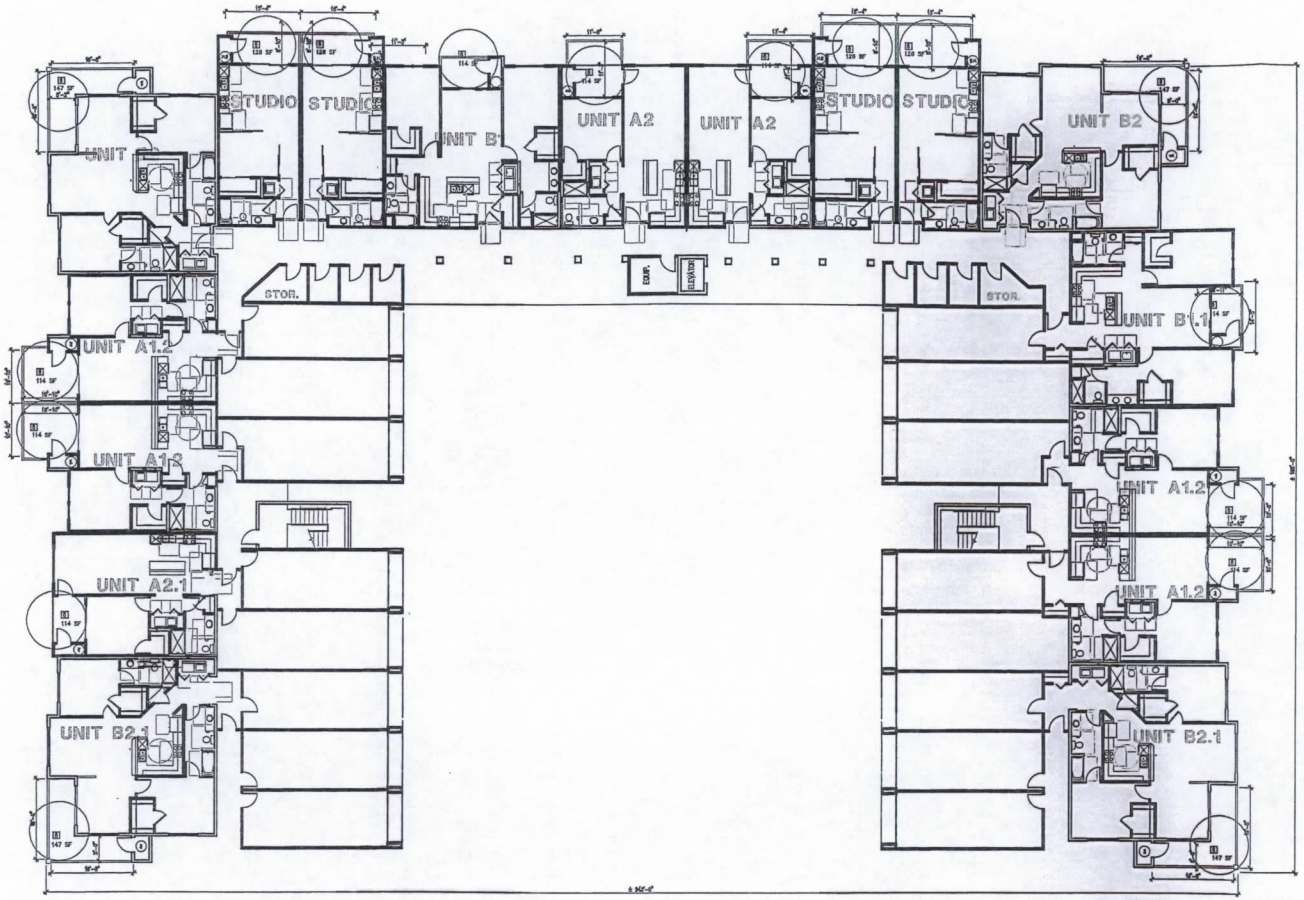
PRELIMINARY
BLDG 4 ELEVATION



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 4

SCALE: 3/32" = 1'-0"

6 ZONING REQUEST:

ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE, BUT STILL PROVIDING EQUIVALENT OR GREATER SQUARE FOOTAGE THAN WHAT IS REQUIRED.

PLEASE NOTE: IN THESE CASES, THE AMOUNT OF SQUARE FOOTAGE IS STILL MET, WE PROVIDE EQUAL OR GREATER SQUARE FOOTAGE THAN THE MINIMUM REQUIRED BY THE CITY CODE.

12' DIAMETER CIRCLE SQ. FT. = 113 SQ. F.T.
8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

SQUARE FOOTAGE:

STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A1.2	±873 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
UNIT A2.1	±813 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B1.1	±1,150 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF
UNIT B2.1	±1,224 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

STUDIO UNITS	= 4 UNITS
ONE BEDROOM UNITS	= 7 UNITS
TWO BEDROOM UNITS	= 6 UNITS
TOTAL UNITS	= 17 UNITS

Contractor must verify all dimensions at project before proceeding with this work.
Do not scale drawings. Any errors or omissions must be reported to the Architect. Without the expressed written permission of the Architect, the drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, except by agreement in writing with the expression of the project, by others except by the expressed written permission of the Architect.
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MCCLINTOCK AND CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

REGISTERED ARCHITECT 24104 James Michael Whitneybell ARIZONA, U.S.A.

PRELIMINARY

Expires 12/31/2015

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
575 West Chandler Avenue, Ste 123
Chandler, Arizona 85225-7532
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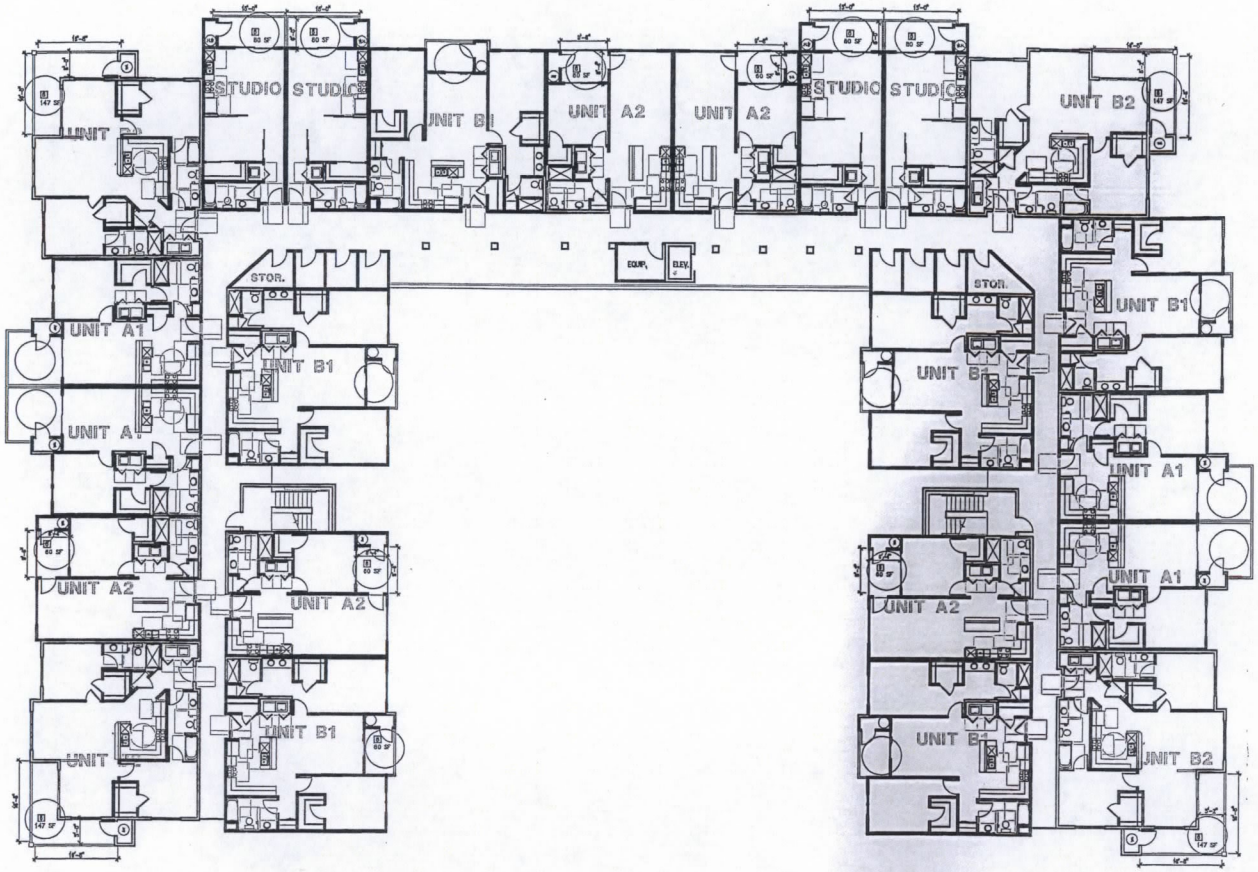
BLDG 4 FLOOR PLAN
FIRST FLOOR



PRELIMINARY SECOND FLOOR PLAN

BUILDING TYPE 4

SCALE: 3/32" = 1'-0"

6 ZONING REQUEST:

ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE, BUT STILL PROVIDING EQUIVALENT OR GREATER SQUARE FOOTAGE THAN WHAT IS REQUIRED.

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12' DIAMETER CIRCLE SQ. FT. = 113 SQ. F.T.
8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

SQUARE FOOTAGE:

STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF

UNIT TOTALS – SECOND FLOOR:

STUDIO UNITS	= 4 UNITS
ONE BEDROOM UNITS	= 9 UNITS
TWO BEDROOM UNITS	= 10 UNITS
TOTAL UNITS	= 23 UNITS

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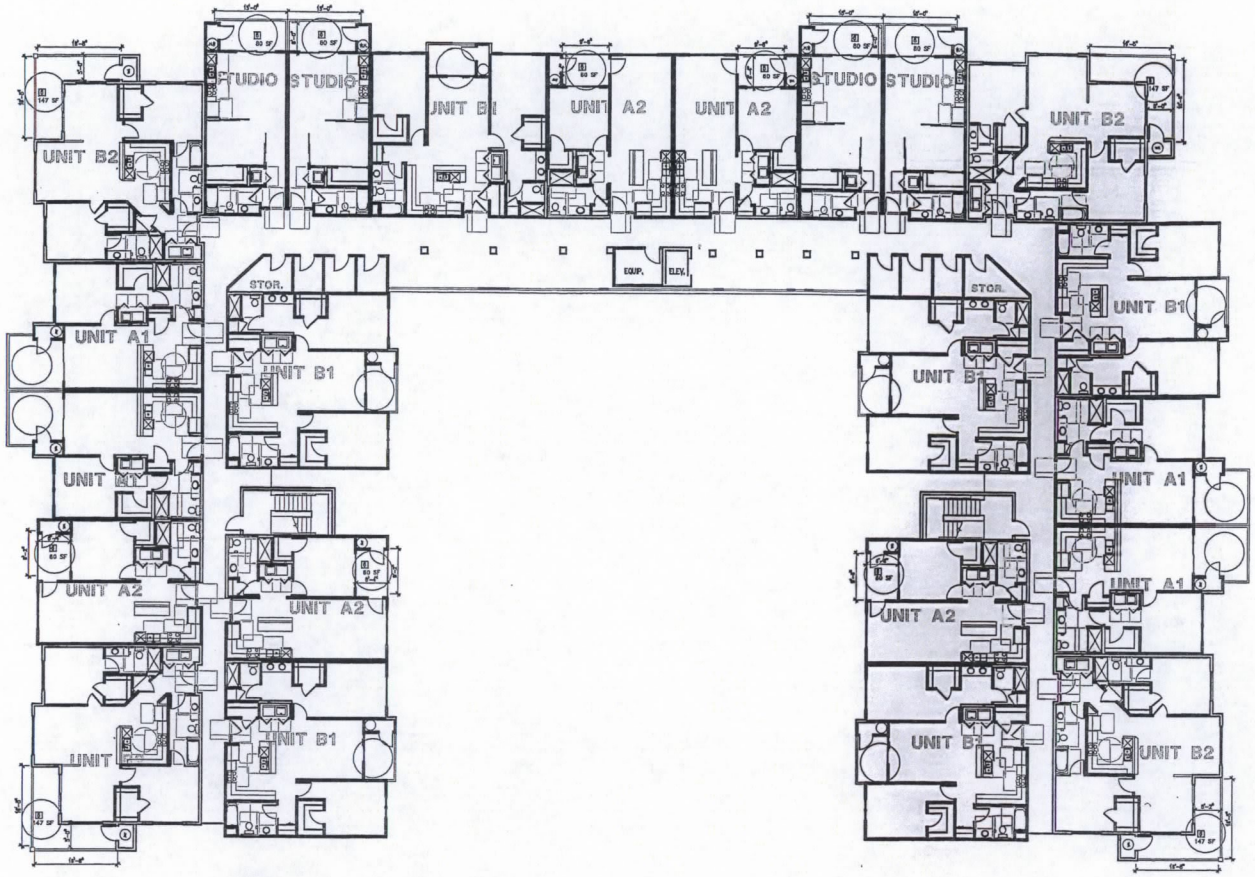
BLDG 4 FLOOR PLAN
SECOND FLOOR



PRELIMINARY THIRD FLOOR PLAN

BUILDING TYPE 4 SCALE: 3/32" = 1'-0"

6 ZONING REQUEST:

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8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

SQUARE FOOTAGE:	
STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF

UNIT TOTALS – THIRD FLOOR:

STUDIO UNITS = 4 UNITS
ONE BEDROOM UNITS = 9 UNITS
TWO BEDROOM UNITS = 10 UNITS
TOTAL UNITS = 23 UNITS

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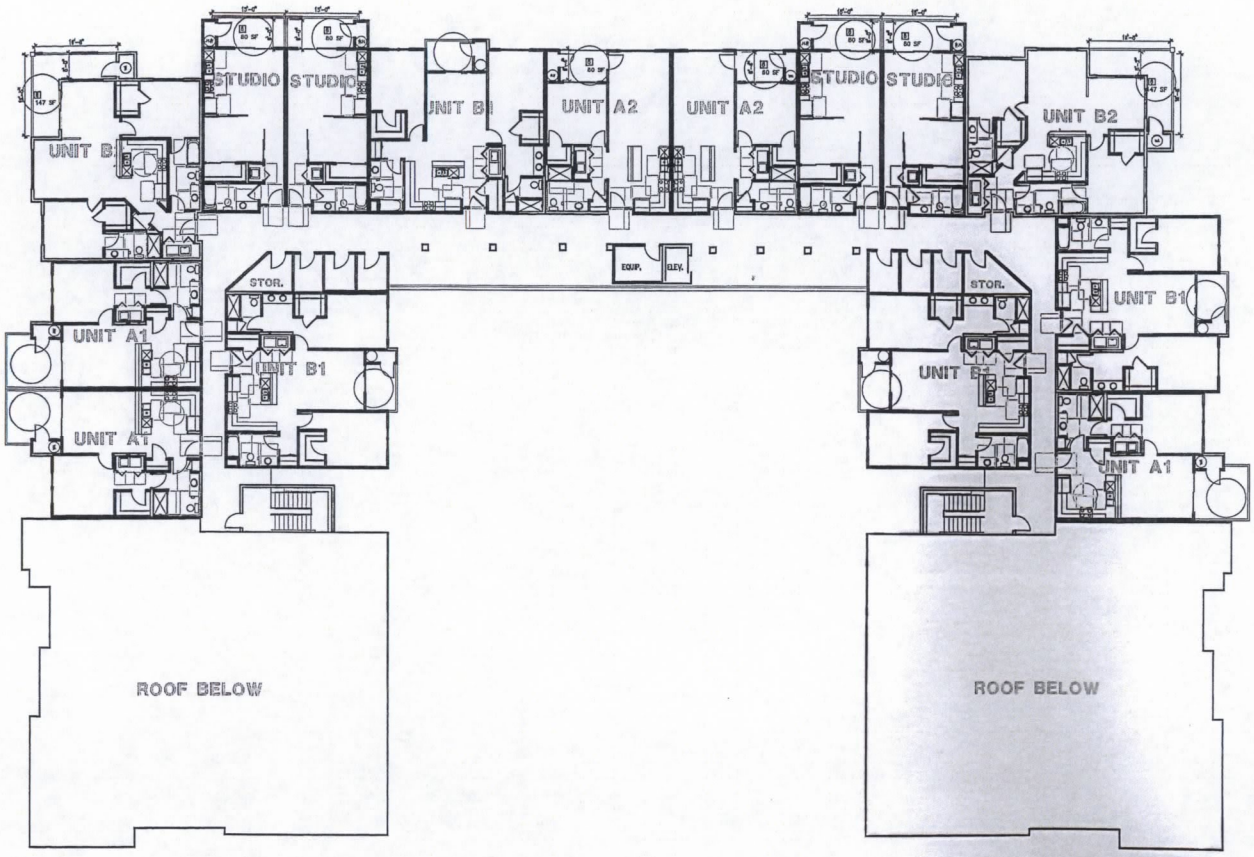
BLDG 4 FLOOR PLAN
THIRD FLOOR



PRELIMINARY FOURTH FLOOR PLAN

BUILDING TYPE 4 SCALE: 3/32" = 1'-0"

TOTAL UNITS IN PROJECT:	
STUDIO UNITS	28 UNITS (9.9%)
ONE BEDROOM UNITS	133 UNITS (46.9%)
TWO BEDROOM UNITS	110 UNITS (39.0%)
THREE BEDROOM UNITS	12 UNITS (4.2%)
TOTAL UNITS	283 UNITS

SQUARE FOOTAGE:

STUDIO UNITS	±557 LIVEABLE SF
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B2	±1,160 LIVEABLE SF

UNIT TOTALS – FOURTH FLOOR:

STUDIO UNITS = 4 UNITS
ONE BEDROOM UNITS = 5 UNITS
TWO BEDROOM UNITS = 6 UNITS
TOTAL UNITS = 15 UNITS

TOTAL UNITS – ALL FLOORS:

STUDIO UNITS = 16 UNITS (20.5%)
ONE BEDROOM UNITS = 30 UNITS (38.5%)
TWO BEDROOM UNITS = 32 UNITS (41.0%)
TOTAL UNITS = 78 UNITS

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8' DIAMETER CIRCLE SQ. FT. = 50 SQ. F.T.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

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CHANDLER, ARIZONA

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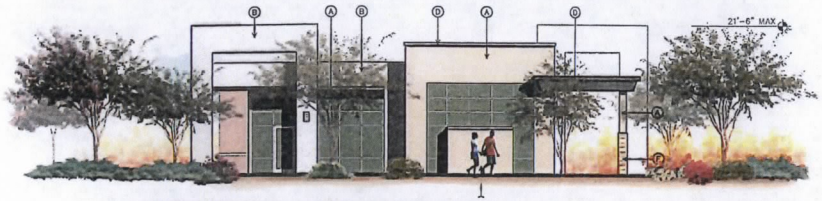
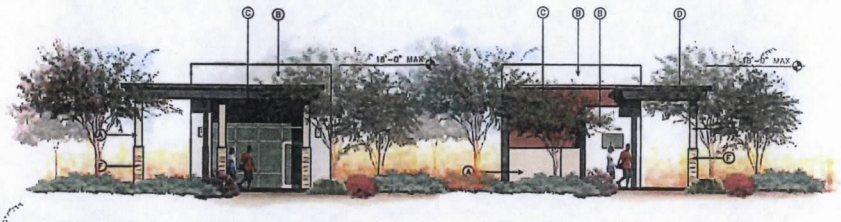
BLDG 4 FLOOR PLAN
FOURTH FLOOR

PRELIMINARY FRONT ELEVATION
CLUBHOUSE
SCALE: 1/8" = 1'-0"

PRELIMINARY FRONT ELEVATION
FITNESS CENTER
SCALE: 1/8" = 1'-0"



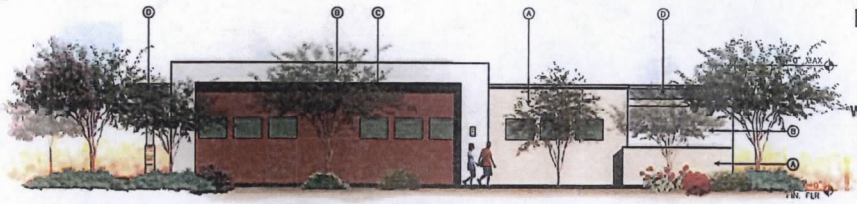
PRELIMINARY RIGHT ELEVATION
CLUBHOUSE
SCALE: 1/8" = 1'-0"



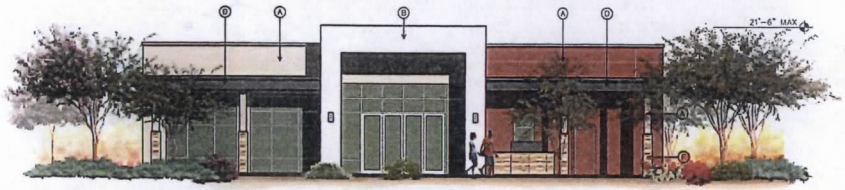
PRELIM. RIGHT ELEVATION
FITNESS CENTER
SCALE: 1/8" = 1'-0"

PRELIM. LEFT ELEVATION
FITNESS CENTER
SCALE: 1/8" = 1'-0"

PRELIMINARY LEFT ELEVATION
CLUBHOUSE
SCALE: 1/8" = 1'-0"



PRELIMINARY REAR ELEVATION
FITNESS CENTER
SCALE: 1/8" = 1'-0"



PRELIMINARY REAR ELEVATION
CLUBHOUSE
SCALE: 1/8" = 1'-0"

NOTES

COLOR SCHEME 1 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR DETAILED INFORMATION.

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.

ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

COLOR SCHEDULE

COLOR SCHEME #1

A MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS RUDDY OAK (DE5188)

D ACCENT 1
DUNN EDWARDS CENTER RIDGE (DE6230)

E ACCENT 2
DUNN EDWARDS FINE GRAIN (DE6213)

F STACKED BRICK VENEER
ARIZONA TILE GOLDEN GATE STACK STONE

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MCCLINTOCK & CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

PRELIMINARY

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PRELIM CLUBHOUSE AND FITNESS CENTER

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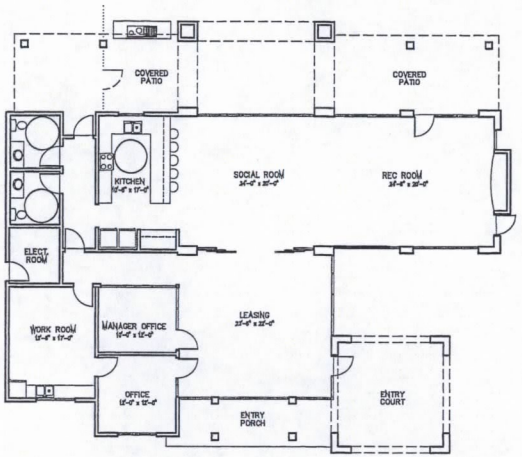
SEE LANDSCAPE PLAN FOR POOL AREA



NORTH

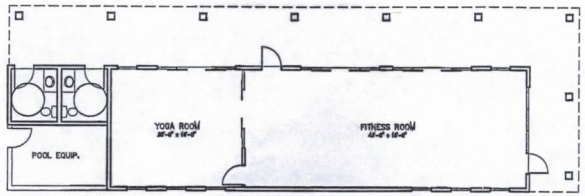
PRELIMINARY FLOOR PLAN

CLUBHOUSE

SCALE: 1/8" = 1'-0"

INTERIOR AREA: 2,655.5 S.F.

SEE LANDSCAPE PLAN FOR POOL AREA



NORTH

PRELIMINARY FLOOR PLAN

FITNESS CENTER

SCALE: 1/8" = 1'-0"

INTERIOR AREA: 1,284 S.F.

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CHANDLER, ARIZONA

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PRELIM CLUBHOUSE AND FITNESS CENTER

NOTES

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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.

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ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS

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COLOR SCHEDULE

COLOR SCHEME #1

A MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS RUDDY OAK (DE5188)

D ACCENT 1
DUNN EDWARDS CENTER RIDGE (DE6230)

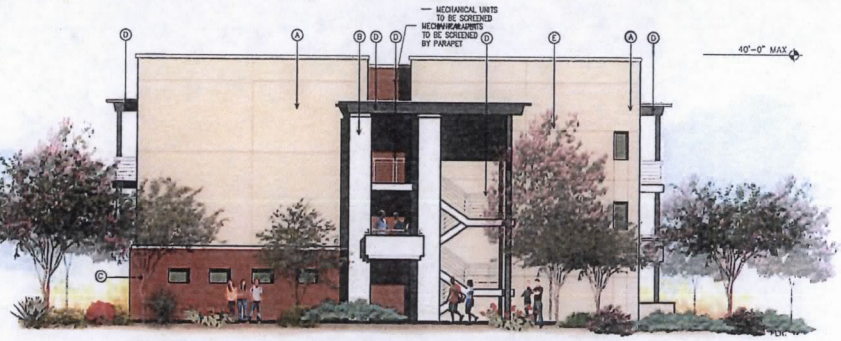
E ACCENT 2
DUNN EDWARDS FINE GRAIN (DE6213)

F STACKED BRICK VENEER
ARIZONA TILE GOLDEN GATE STACK STONE

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

PRELIMINARY BACK ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

PRELIMINARY RIGHT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



PRELIMINARY LEFT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

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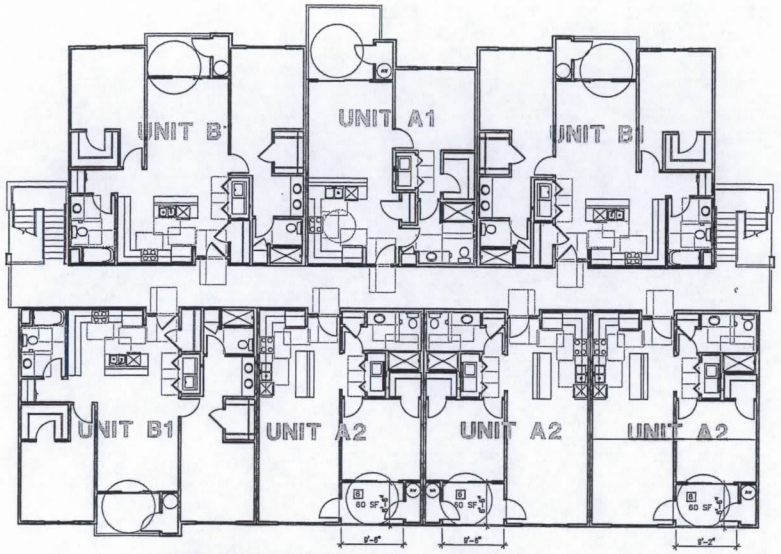
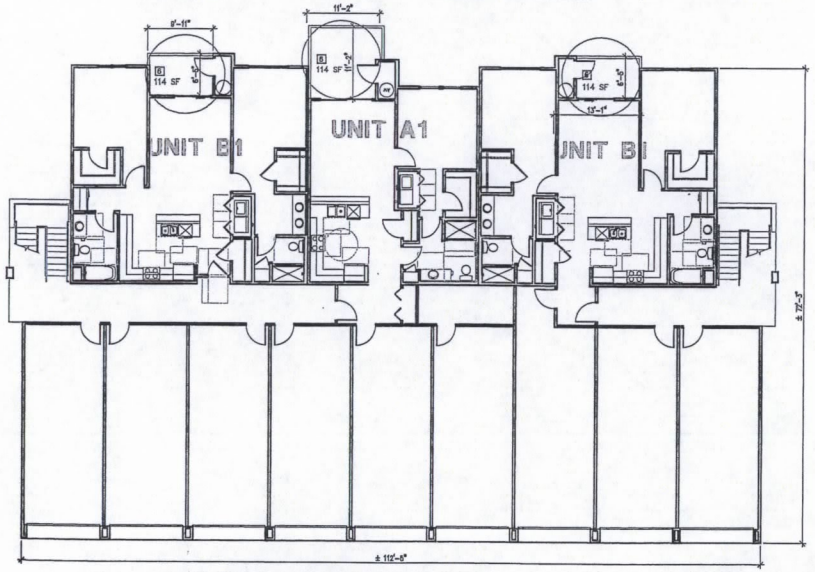
PRELIMINARY
BLDG 1 ELEVATION



PRELIMINARY SECOND FLOOR PLAN

BUILDING TYPE I

SCALE: 1/8" = 1'-0"



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE I

SCALE: 1/8" = 1'-0"

[6] ZONING REQUEST:

ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE, BUT STILL PROVIDING EQUIVALENT OR GREATER SQUARE FOOTAGE THAN WHAT IS REQUIRED.

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SQUARE FOOTAGE:	
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF

UNIT TOTALS – SECOND FLOOR:

ONE BEDROOM UNITS = 4 UNITS
TWO BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 7 UNITS

SQUARE FOOTAGE:	
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF
UNIT B1.1	±1,150 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 1 UNIT
TWO BEDROOM UNITS = 2 UNITS
TOTAL UNITS = 3 UNITS

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CHANDLER, ARIZONA

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PRELIMINARY
BLDG 1 FLOOR PLAN

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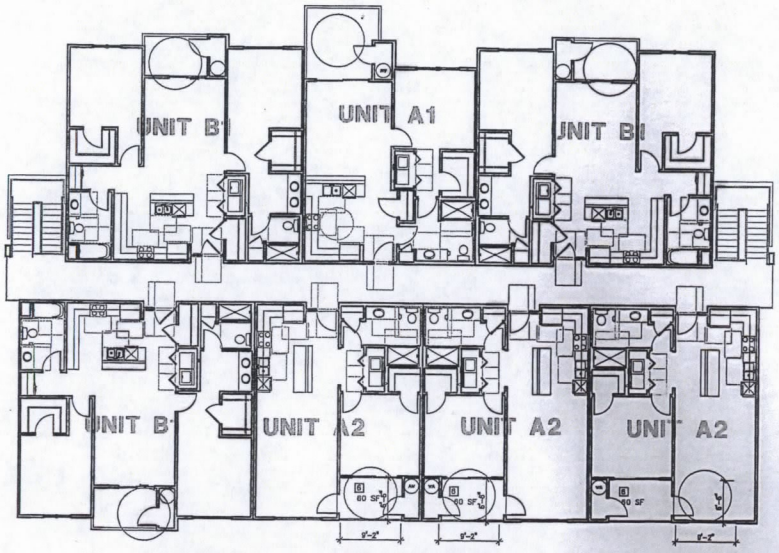

PRELIMINARY THIRD FLOOR PLAN

BUILDING TYPE 1

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE:	
ONE BEDROOM UNITS	
UNIT A1	±736 LIVEABLE SF
UNIT A2	±767 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,079 LIVEABLE SF

UNIT TOTALS – THIRD FLOOR:

ONE BEDROOM UNITS = 4 UNITS
TWO BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 7 UNITS

TOTAL UNITS – ALL FLOORS:

ONE BEDROOM UNITS = 9 UNITS (52.9%)
TWO BEDROOM UNITS = 8 UNITS (47.1%)
TOTAL UNITS = 17 UNITS

TOTAL UNITS FOR BLDG TYPE 1 ON SITE:

ONE BEDROOM UNITS = 9 X 2 BLDGS = 18 UNITS TOTAL
TWO BEDROOM UNITS = 8 X 2 BLDGS = 16 UNITS TOTAL
TOTAL UNITS ON SITE PER BLDG TYPE 1 = 34 UNITS TOTAL

LENNAR
MULTIFAMILY COMMUNITIES

MCCLINTOCK AND CHANDLER LUXURY APARTMENTS

CHANDLER, ARIZONA

REGISTERED ARCHITECT 24104 James Michael Whitney ARIZONA U.S.A.

PRELIMINARY

Expires 12/31/2015

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
575 West Chandler Avenue, Ste 123
Chandler, Arizona 85225-7532
(602)265-1891

ARCHITECTURE AND PLANNING

3.15

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13 Mar 2014

PRELIMINARY
BLDG 1 THIRD FLOOR

1
L-3

CORNER SIGN MONUMENT (AT McCLINTOCK AND TYSON STREET)

SCALE 1/2" = 1'-0"

Contractor must verify all dimensions at project before proceeding with this work.
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LUXURY APARTMENTS
CHANDLER, ARIZONA

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ORDINANCE NO. 4535

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (COMMERCIAL) TO PAD (MULTI-FAMILY RESIDENTIAL) IN CASE (DVR13-0047 MCCLINTOCK & CHANDLER LUXURY APARTMENTS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'.

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "McClintock and Chandler Luxury Apartments", kept on file in the City of Chandler Planning Division, in File No. DVR13-0047, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for

development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS in the context of Stellar Airpark. 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.

9. 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 Stellar Airpark, 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.

10. Prior to the execution of any lease, prospective apartment tenants shall be given a written disclosure statement acknowledging that the apartments are located adjacent to or nearby existing and future industrial uses that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Lease/Purchase Contracts", CC&R's, and individual rental contracts shall state such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/apartment builder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

11. Presuming an ambient noise condition of 55-60 DNL, all apartment buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.

12. 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.

13. 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.

14. The development shall not be subdivided to allow individual dwelling unit ownership.

15. All leases at the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS shall provide: (i) that all questions, concerns, or complaints any tenant may have about Stellar Airpark or the operation of aircraft landing at, taking off from, or operating at or on Stellar Airpark shall be directed solely to the property manager of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS and not to Stellar Airpark, the City of Chandler, the FAA, any aircraft owner, or any pilot; and (ii) that the property manager of the MCCLINTOCK AND CHANDLER LUXURY APARTMENTS shall determine, in its sole discretion, how to address any such complaint, if at all.

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 _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4535 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GAB

PUBLISHED:

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION

The Southwest quarter of Section 25, Township 1 South, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the Southwest Corner of said Section 25;
THENCE South 90 degrees 00 minutes 00 seconds East, along the South line of said southwest quarter, a distance of 558.23 feet;
THENCE North 00 degrees 00 minutes 00 seconds West, 65.00 feet to a point on the South right-of-way line of Chandler Boulevard, and the POINT OF BEGINNING;
THENCE North 00 degrees 00 minutes 23 seconds East, 55.05 feet;
THENCE North 19 degrees 58 minutes 10 seconds West, 84.94 feet;
THENCE North 89 degrees 59 minutes 37 seconds West, 24.64 feet;
THENCE North 00 degrees 00 minutes 23 seconds East, 205.83 feet;
THENCE North 89 degrees 57 minutes 58 seconds West, 436.49 feet to a point on the East right-of-way line of McClintock Boulevard;
THENCE North 01 degrees 51 minutes 09 seconds East, along said East right-of-way line, 564.42 feet;
THENCE North 46 degrees 06 minutes 18 seconds East, 21.49 feet;
THENCE South 89 degrees 38 minutes 23 seconds East, 307.77 feet;
THENCE South 01 degrees 51 minutes 00 seconds West, 320.00 feet;
THENCE South 89 degrees 38 minutes 23 seconds East, 270.33 feet;
THENCE South 44 degrees 04 minutes 30 seconds East, 278.61 feet;
THENCE South 01 degrees 51 minutes 00 seconds West, 496.57 feet to the aforementioned North right-of-way line of Chandler Boulevard;
THENCE along said North right-of-way line the following courses and distances;
North 90 degrees 00 minutes 00 seconds West, 187.92 feet;
THENCE North 01 degrees 51 minutes 25 seconds East, 6.99 feet;
THENCE North 90 degrees 00 minutes 00 seconds West, 80.00 feet;
THENCE South 01 degrees 51 minutes 25 seconds West, 6.99 feet;
THENCE North 90 degrees 00 minutes 00 seconds West, 24.46 feet;
to the POINT OF BEGINNING.