

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Thursday, December 11, 2014.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY at 7:00 p.m.

The following members answered roll call:	Jay Tibshraeny	Mayor
	Rick Heumann	Vice-Mayor
	Trinity Donovan	Councilmember
	Nora Ellen	Councilmember
	Kevin Hartke	Councilmember
	Jack Sellers	Councilmember
	Jeff Weninger	Councilmember

Also in attendance:	Rich Dlugas	City Manager
	Nachie Marquez	Assistant City Manager
	Marsha Reed	Assistant City Manager
	Kay Bigelow	City Attorney
	Marla Paddock	City Clerk

INVOCATION: Pastor Tyronne Stowe led the invocation.

PLEDGE OF ALLEGIANCE: Mayor Tibshraeny led the Pledge of Allegiance.

Vice Mayor Heumann requested Staff to provide a brief presentation on item No. 54.

MS. KIM MOYERS, Downtown Redevelopment Manager explained the 4.5 acre site received five proposals and through a selection process, Vintage Partners was selected. Included in this Phase 1 of development is a proposal for 62,000 square feet of retail including restaurants. The anchor will be an Alamo Draft House Cinemas, the first in the state, from a company from Austin, Texas. She added that Vintage Partners currently has Letters of Intent with three restaurants: The Vig, La Boca, and Modern Margarita. Phase 1 is on a fast track for completion by December 2015. Paying homage to the original movie theater here in Chandler, will be a sky bridge to the new theater appropriately named the Row, for the Rowena Theater.

CONSENT:

MOVED BY COUNCILMEMBER HARTKE, SECONDED BY COUNCILMEMBER DONOVAN, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VICE MAYOR HEUMANN AND COUNCILMEMBER HARTKE STATED THEY WOULD BE VOTING NAY ON ITEM NO. 7.

MAYOR TIBSHRAENY STATED HE WOULD BE VOTING NAY ON ITEM NO. 1.

The Mayor stated he had eight cards in support of agenda Item number 4, no one requested to speak.

MOTION CARRIED UNANIMOUSLY (7-0), with the exceptions noted.

1. REZONING: SWC of Gilbert and Ocotillo Roads

Ord. No. 4595

MAYOR TIBSHRAENY VOTED NAY.

ADOPTED (6-1) Ordinance No. 4595, DVR14-0036 SWC of Gilbert and Ocotillo Roads, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station.

2. INITIAL CITY ZONING: Southwest Corner of Ocotillo Road and the Union Pacific Railroad
Ord. No. 4591

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4591, DVR14-0037 Southwest Corner of Ocotillo Road and the Union Pacific Railroad, establishment of initial City zoning of Agricultural (AG-1) on a City-owned parcel of approximately 3,920 square feet located at the SWC of Ocotillo Road and the Union Pacific Railroad. (Applicant: City Initiative.)

BACKGROUND

The subject property is approximately 4,000 square feet in size, is owned by the City and is planned to be used as a City well site. The annexation of the subject parcel was recently processed together with a larger area including the intersection of Ocotillo Road and the Union Pacific Railroad. Abutting the parcel to the south is a 2,500-square foot City-owned parcel, previously annexed, that will be part of the well site. Wrapping around the well site to the south and west, is a property that recently received preliminary development plan approval for the development of Dominion Chandler Self Storage (PDP14-0001).

In accordance with the following statute, Planning Staff is proposing an initial City zoning of AG-1, which is consistent with the previous RU-43 zoning in the county. Arizona Revised Statute §9-471 states that "a city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land".

Council held a public hearing to annex the subject property on August 14, 2014, and subsequently adopted Ordinance No. 4559 annexing the subject parcel on November 17, 2014.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 6 – 0 with Commissioner Foley absent.

RECOMMENDED ACTION

Upon finding consistency with Arizona Revised Statutes, the Planning Commission and Planning Staff recommend approval.

3. REZONING/PRELIMINARY DEVELOPMENT PLAN: Avilla Homes

Ord. No. 4593

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4593, DVR14-0020 Avilla Homes, rezoning from Regional Commercial (C-3) zoning to Planned Area Development (PAD) for High Density Residential.

APPROVED a Preliminary Development Plan (PDP) for site layout and building design on property located at the NEC of Warner Road and Grace Boulevard, west of Arizona Avenue. (Applicant: Brennan Ray, Burch & Cracchiolo, P.A.)

GENERAL PLAN CONFORMANCE

The General Plan designates this property under the Revitalization/Infill Growth Area and Commercial Node categories, which allows a range of residential densities from low to high density. The proposed 12.3 du/acre falls within the High Density Residential category, 12 to 18 du/acre. High density residential is considerable adjacent to arterial streets and high capacity transit corridors such as Arizona Avenue.

The residential land uses serve as a transitional use to existing single-family homes, public charter schools and a retail center. The proposed one-story flat-roof buildings provide minimal visual impact next to established residential homes.

BACKGROUND

The approximately 15-acre subject site is located at the northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue. This property encompasses the former Food 4 Less grocery with gas station which became a Swap Mart store, Spot Free Car Wash pad, inline retail shops and movie theater. The Avilla Homes development wraps around the remaining building occupied by public charter schools Vector Prep and Arts Academy K-6th and AZ Compass Pre School 9-12th. The intersection of Warner Road and Grace Boulevard is developed with the SRP Wood Electric Substation and the Arbolane single-family residential at the northwest corner. The southwest corner is the Sunstone townhome residential subdivision. The southeast corner is the Palm Court retail center. East of the subject site is Jolies Place bar and restaurant.

The request is to rezone the site from Regional Commercial District (C-3) to Planned Area Development (PAD) for High Density Residential along with a PDP for site layout and building design for a multi-family development.

Avilla Homes is a new form of residential living that is a gated multi-family residential development and is far from traditional. There are no multi-story buildings. The development includes 194 individual units that are all one-story and detached except for approximately 23 units that are a two-pack; two units attached. The individual, single-story units provide an opportunity for lessees to be a part of an urban residential setting with a single-family style and feel. Building placement, adjacency to arterial streets, and use of open space represents an urban lifestyle.

There are common open spaces within the development and amenities including a community pool and spa. The primary entry is off of Grace Boulevard north of Warner Road, which is enhanced with Fan Palm trees. Grace Boulevard circulates around the property providing access to Warner Road and Arizona Avenue. A second entry/exit is located off of Grace Boulevard on the development's north side toward Arizona Avenue.

ARCHITECTURAL AND SITE DESIGN

There are three building/unit types based on the number of bedrooms. Unit sizes range from approximately 635 square feet to 1,244 square feet in building area. Each unit has a private yard space in lieu of typical private open space such as patios. Building Type 1 is a 1-bedroom unit; however, there are two units attached side-by-side. Building Types 2 and 3 are individual units. Private yard space ranges from 212 to 358 square feet based on the size of the unit; larger units have greater sized yards. The private yard area is approximately 8 feet deep and cordoned off by a 5'4" masonry wall typically the width of the unit itself.

Buildings are designed with a "Desert Contemporary" style with desert earth tone paint colors and modern-contemporary elements. These units have a different exterior style than those at the Arie developments (NWC and NEC of Pecos and Alma School roads) providing distinctive communities. The buildings incorporate stone columns highlight unit entries and courtyards. Horizontal architectural elements are designed to create shade by windows and doors in addition to recessed window areas. Building facades vary in height and depth incorporating pop-out elements such as horizontal wall planes. Paint colors enhance wall planes creating sections and defining shapes. Each unit has a flat roof with parapets used for mechanical equipment screening.

The units are sited in groups that create pedestrian circulation and courtyards. In a couple of locations, decorative seat walls are located along primary pedestrian walkways. The rear yard spaces abut one another on interior units and back up to street frontages and the site's perimeter.

The perimeter landscaping includes non-deciduous trees with a desert landscaping theme. Gravel and turf landscaping is provided along street frontages. The intersection landscape area is defined by a corner project identification sign with a decorative wall and plant pots.

Parking is provided by a mix of garage buildings, covered parking spaces and uncovered parking spaces. A looped drive with one interior drive provides accessibility to all units and amenities. A total of 380 parking spaces are provided.

The Planning Commission and Planning Staff support the represented designs as the project site layout and building type provide a creative environment for a residential community. The project includes detached units, courtyards, private rear yard spaces that abut other rear yards similar to single-family lots and offers an urban environment lifestyle that does not lend itself to typical building setbacks, open space and signage.

DISCUSSION

The Planning Commission and Planning Staff are of the opinion that the multi-family residential development furthers the City's goal to promote new development, alternative forms of housing, urban forms, creative and unique developments, and compatible land uses adjacent to existing single-family residential and commercial. The development meets the intent of the Multi-Family Residential Development Standards including architecture, site design and landscaping, while incorporating attractive site wall and entry monument features. The proposed detached residential units with private rear yard spaces and pedestrian scale courtyards are appropriate as it offers a different product type for north Chandler.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on August 13, 2014. There were 10 area property owners in

attendance in support of the project. A resident conveyed concerns with increased traffic on Grace Boulevard. The applicant has worked with the adjacent Mirage Manor residential condominiums to abandon and acquire a private street, Mariposa Street, which will alleviate cut-through traffic and maintenance.

Planning Staff has received a couple of telephone calls from residents interested in the project and one wanting a City traffic signal installed at Arizona Avenue and Grace Boulevard concerned about increased cars on Grace Boulevard.

Planning Staff is aware of two residents in opposition who spoke at the Planning Commission hearing.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 6 – 0 with Commissioner Foley absent.

The Planning Commission discussed this project's differing architecture including building materials, forms and colors that enhance each unit with Planning Staff. This quality design distinguishes this development from similar projects. The Planning Commission recommended adding Condition No. 5 regarding architectural design on rear elevations. Commission comments included happy to see the site redevelop, concern with the building designs and overall appearance from street views, would have preferred higher density residential, what are building design differences from existing projects, enhance the rear elevations with additional roofline variation, materials and alternate look from building to building. Planning Staff has added Condition No. 5 to the Preliminary Development Plan conditions.

Two area residents spoke. One resident is opposed to the development and stated the architectural appearance was institutional in nature. The other resident has concerns about construction debris and dust in the neighborhood as well as increased traffic at the Warner Road and Grace Boulevard traffic light.

RECOMMENDATIONS

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend rezoning approval subject to the conditions listed in the ordinance.

Preliminary Development Plan:

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division in File No. DVR14-0020 except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including freestanding 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. The applicant shall work with Planning Staff to enhance the rear building elevations along Grace Boulevard and Warner Road.
6. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

4. REZONING/PRELIMINARY DEVELOPMENT PLAN: St. Juan Diego Catholic Church
Ord. #4594

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4594, DVR14-0024 St. Juan Diego Catholic Church, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church.

APPROVED a Preliminary Development Plan (PDP) for site layout and building design on property located at the NWC of Cooper Road and Markwood Drive, south of Queen Creek Road. (Applicant: David Arambula, Phoenix Design Group.)

BACKGROUND

The approximately 10-acre subject site is located at the northwest corner of Cooper Road and Markwood Drive, south of Queen Creek Road. This property is surrounded by undeveloped commercial zoned land to the north, offices to the northwest, rural residential lots and Markwood Drive to the south, and an undeveloped custom home subdivision to the southwest. East of Cooper Road is the SRP Cooper Electrical Substation and single-family residential.

The request is to rezone the site from Agricultural (AG-1) to Planned Area Development (PAD) for a church with PDP for site layout and building design. St. Juan Diego Catholic Church is a regional church capable of seating approximately 1,200 people at a single service. There are typically four services held on Sunday and one on Saturday with other events and meetings held throughout the week.

The building architecture is a southwest historical interpretation including clay tile roofs, stucco walls, simple trim detailing and paint colors. The site design includes an outdoor courtyard gathering space with a rose garden between Phases 1 and 2.

Vehicular access is provided off of Cooper Road and Markwood Drive. The site has appropriate parking at 594 spaces. One freestanding monument sign is proposed along Cooper Road which is architecturally designed to match the church

GENERAL PLAN CONFORMANCE/AREA PLAN BACKGROUND

The General Plan designates this property as Residential and as part of the Airpark Area Plan. The Airpark Area Plan designates this parcel as Rural Residential with a Transitional Overlay Zone to commercial use and abuts Neighborhood Commercial. The proposed church use is in conformance with the General Plan and Airpark Area Plan.

AIRPORT COMMISSION RECOMMENDATION

The Airport Commission reviewed the Area Plan amendment and Rezoning request in accordance with the Airport Conflicts Evaluation Process. A conflicts evaluation report was issued indicating that

the Airport Commission determined the proposed development does not constitute a conflict with existing or planned airport uses.

DISCUSSION

The Planning Commission and Planning Staff are of the opinion that the church use is a compatible land use adjacent to existing residential areas and planned commercial. The site is designed to coincide with existing and planned median breaks along Cooper Road. The architecture and landscape palette complement existing landscaping along Cooper Road.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on October 21, 2014. There was one area property owner in attendance inquiring about the proposal. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioner Ryan abstaining and Commissioner Foley absent.

RECOMMENDATIONS

Rezoning

Upon finding consistency with the General Plan and Airpark Area Plan, the Planning commission and Planning Staff recommend approval subject to the conditions listed in the ordinance.

Preliminary Development Plan

Upon finding consistency with the General Plan and Airpark Area Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet entitled "ST. JUAN DIEGO CATHOLIC CHURCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0024, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including freestanding 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. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

5. REZONING/PRELIMINARY DEVELOPMENT PLAN: Element Hotel Ord. #4596

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4596, DVR14-0026 Element Hotel, rezoning from Planned Industrial (I-1) to Planned Area Development for a hotel and commercial uses.

APPROVED a Preliminary Development Plan (PDP) for site layout and building architecture, along with Mid-Rise Overlay for building height exceeding forty-five feet on 3.4 acres. The site is located south of the SWC of Chandler Boulevard and Chandler Village Drive. (Applicant: Adam Baugh; Withey Morris PLC.)

BACKGROUND

The subject site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. Along the site's north and west is the recently approved Met multi-family residential development that is currently under construction. South of the site are a residential treatment facility and single-family homes.

The site was zoned in 1979 to I-1 as part of a larger industrial park. With the exception of three smaller industrial flex buildings located west of Hearthstone Way, the industrial park has never come to complete fruition. With the approval of The Met residential project north and west of the site, industrial development of the site is unrealistic and inappropriate giving the surrounding uses. The request is to rezone the property to PAD for a hotel with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for a maximum building height of sixty feet for the hotel, along with PAD for commercial for the outparcel that occupies the remainder of the site.

SITE LAYOUT/ARCHITECTURE

The four-story, 107-room hotel is placed at a slight angle along an east west plane. The main entry drive is located at the site's northeastern corner with the hotel's entrance via a porte-cochere along the eastern portion of the building. The area surrounding the porte-cochere will be formally landscaped along with a pedestrian-oriented water feature providing a sense of arrival.

The layout of the hotel is in a backwards 'L' design with the building opening to the south, with the intention of keeping the mass of the hotel as far from the single-family residential homes to the south of the site. Additionally, through the review process, the applicant has increased the landscape buffer along the sites southwest property line three and one-half feet, and will be constructing an eight-foot wall along the property boundaries where there are existing single-family homes. An eight-foot wall currently exists along the boundary shared with the residential treatment facility. An outparcel is provided along the Chandler Village Drive frontage, and is anticipated to develop with support service commercial uses whether that be a restaurant, drive-thru, or combination of inline shop spaces. The commercial parcel will require separate Preliminary Development Plan review and approval; however, is part of the rezoning request.

Architecturally, the hotel presents a modern design. Vertical and horizontal massing elements are included to provide visual interest to the building. Massing is further addressed by means of varying parapet heights and wall colors. A wood element is included as an accent element that frames various massing portions. Larger wall expanses are addressed by means of a change in scoring patterns and window layout. Mid-Rise Overlay is requested for additional building height up to sixty feet. As proposed, the building height, exclusive of architectural ornamentation, is slightly below fifty-feet; however, Planning Staff is recommending the Mid-Rise Overlay for up to sixty-feet to ensure all mechanical equipment is sufficiently screened. Planning Staff is supportive of the request for Mid-Rise Overlay.

A single monument sign is proposed just south of the northern entrance along Chandler Village Drive. The monument sign includes a major panel for the hotel and four smaller tenant panels that would be utilized for the future commercial pad. While the future tenant panels state 'Logo', the intent is that the area would reflect the business name. The design of the sign incorporates elements from the hotel design including the exterior trespa panels reflecting the wood grain and metallic designs. As currently shown, the color of the sign is reflective of the corporate green; however, the sign will be the burnt ash color as found on the main body of the hotel.

DISCUSSION

The Planning Commission and Planning Staff support the Rezoning, PDP and Mid-Rise Overlay request citing that the use and design representations are consistent with the General Plan and surrounding area. Furthermore, the proposal successfully adds a hotel user new to the area and develops a site with relatively difficult design restraints that would pose a difficult opportunity to other types of commercial development.

A request for deviation from the commercial design standard requiring that commercial development be separated from single-family residential by 25 feet plus one foot for every foot of building height is requested. In this case, the building would need to be setback 82 feet, whereas a separation of 65 feet is provided. As mentioned, landscaping was increased along the southwestern boundary to soften the expanse between the building and property line. Additionally, the design team oriented the hotel building such that the area that encroaches into the separation area is the stair tower and the majority of the rooms and massing is located along the north property line adjacent to the four-story Met development.

Lastly, with the design of hotels, wall planes can become monotonous due to the layout of rooms. While the design team has included elements to break up wall planes, Planning Staff has some minor concerns with the grid pattern and level of sameness with the current window configuration. Planning Staff is recommending a condition requiring additional work on design elements to integrate additional interest in the window configuration.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. Two neighborhood meetings were held due to the request for Mid-Rise Overlay. The first meeting was held on September 10, 2014, with three neighbors in attendance. The second meeting was held on October 7, 2014, with two neighbors in attendance. Overall support for the project was provided. Planning Staff has received letters of support from the property owners southwest and south of the site. Planning Staff received a phone call from the gymnastic facility west of Hearthstone Way seeking additional information. The caller did not express any concerns with the request.

Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioner Foley absent and Commissioner Ryan abstaining.

RECOMMENDATIONS

Rezoning

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the conditions listed in the ordinance.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet entitled "ELEMENT HOTEL" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The applicant shall work with Planning Staff to incorporate additional architectural interest on the elevations to break-up monotonous wall plane designs specific to the current window configuration.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. Sign packages, including freestanding 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.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

6. REZONING/PRELIMINARY DEVELOPMENT PLAN: DC Heights Ord. #4597

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4597, DVR14-0032 DC Heights, rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development.

APPROVED a Preliminary Development Plan (PDP) for site layout and building architecture, along with Mid-Rise Overlay for building heights exceeding forty-five feet on 5.3 acres located at the SWC of Commonwealth Avenue and California Street. (Applicant: Mike Perry; Whitneybell Perry, Inc.)

BACKGROUND

The 5.3-acre subject site is located at the southwest corner of Commonwealth Avenue and California Street. The site encompasses the area between Commonwealth Avenue and Boston Street, from California Street to Essex Street on the west end; Dakota Street bisects the site. North of the site is the San Marcos Hotel; west are a single-family home and a golf academy as part of the San Marcos Hotel. On the south side of Boston Street are single-family homes with an MF-2 zoning designation.

The subject site has a long zoning history stemming back to when the lots were platted in 1912 as part of the establishment of Chandler. Various structures on the site have been demolished over the years with the site being completely cleared earlier this year.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as located within the South Arizona Avenue Corridor Area Plan (SAZACAP). The Area Plan labels the site as a Future Growth Area. The intention of the Future Growth Area was to encourage further exploration in appropriate land uses with options for residential development, or as an expansion of the Cultural and Entertainment district that currently includes Site 6 and the block south of Site 6 that is flanked by Arizona Avenue and Oregon Street. Within the Cultural and Entertainment designation, residential development is considerable and is anticipated to incorporate a mixed-use type design. Specific density ranges are not provided in the categories; however, it was anticipated that residential development would occur in a high-density fashion. The rezoning request is consistent with the General Plan and SAZACAP.

SITE LAYOUT

Two residential structures are proposed. The main structure occupies the block of Commonwealth Avenue, Boston Street, Dakota Street and California Street with the building masses being adjacent to the street frontages; residential parking is provided interior to the site, as well as along the street frontages. The western portion of the development is designed in a 'U' fashion opening towards the west, allowing for the continued building presence along the street frontage that the eastern building creates. The western boundary of the development includes the existing Essex Street; however, through the development review process, Essex Street will be vacated, which in turn will allow Essex Street to be repurposed as outdoor space creating a buffer between the development and the properties to the west. Access into the development is provided along Dakota Street with a secondary access point at the west end of Boston Street and along Commonwealth Avenue.

A total of 158 units are proposed with options for up to 250 units. The 158 units include seven studio units, 85 one-bedroom units and 65 two-bedroom units. The units range in size from 441 sq. ft. for the micro studio, up to 1,375 sq. ft. for the two-bedroom units. Options are provided in the development booklet allowing the northeast portion of the development to increase heights up to 8-10 stories with a maximum building height up to 130 feet, resulting in approximately 100 additional units. In the event the additional units are constructed, parking will be addressed by increasing the internalized parking area by providing a parking deck. Representative elevations are provided in the development booklet for the purpose of seeking administrative review and approval in the event the option is exercised. Planning Commission and Planning Staff are comfortable with the representations and the ability for future administrative review.

ARCHITECTURE

Design strategies for higher-density type development were provided both within the SAZACAP, and within the South Arizona Avenue Design Guidelines that were approved in 2010. While specifics were not provided on a site-by-site basis, the spirit of the guidelines was to create strong urban development by actively engaging a pedestrian experience.

The development team has paid special attention to detail and the pedestrian experience in the overall design of the development. Massing is well articulated through the change of wall planes, by use of materials, integration of different outdoor patio designs, colors, metal overhangs, balconies and vertical and horizontal elements. The ground floor is designed with higher ceilings allowing for

conversion of some units to commercial uses that would be analogous to boutique/specialty retail uses with the allowance for restaurants, office and support services.

Attention to the massing of the building has been taken into consideration. Roof parapets provide movement along a horizontal plane. Additionally, with the rooftop outdoor amenity area with the angled roof line, additional interest to the skyline is provided. The development includes a Mid-Rise Overlay request for additional building height up to 130 feet for the potential 8-10 story tower.

DISCUSSION

The Planning Commission and Planning Staff support the request. The Area Plan encourages development at this location to occur in a vertical fashion while integrating the potential for a mixed-use component. With the proximity to the designated Urban Commercial components in the Area Plan, the development will encourage future development and support existing development in the area. Furthermore, with the public right-of-way building engagement, internalized on-site parking, and adjacent on-street angled parking provides the desired urban sense of place, all while providing a significant re-development catalyst for Downtown Chandler.

Planning Staff inadvertently omitted a condition regarding commercial uses and the proposed live/work ground floor units. Planning Staff has added Condition No. 8 of the Rezoning Recommended Action.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The first meeting was held on November 3, 2014, and was attended by ten residents.

The second meeting was held on November 5, 2014, and was attended by six residents. In general, the neighbors were supportive of the request. Staff has heard from two neighbors that live south of the site in support of the request.

Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioner Foley absent and Commissioner Ryan abstaining.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0032 DC HEIGHTS, Rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development, including Mid-Rise Overlay for building height up to 130-feet, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual# 4).
4. 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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
7. Maximum building height shall be 130-feet.
8. The ground floor live/work units shall allow those commercial uses analogous to boutique/specialty retail uses with the allowance for restaurants, office, and support services.

Preliminary Development Plan

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval of DVR14-0032 DC HEIGHTS, Preliminary Development Plan approval for site layout and building architecture, subject to following conditions:

1. Landscaping shall be in compliance with current Commercial Design Standards.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
5. Development shall be in substantial conformance with the Development Booklet, entitled "DC HEIGHTS" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
6. 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.
7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

7. REZONING: Modern Storage

Ord.#4598

VICE MAYOR HEUMANN AND COUNCILMEMBER HARTKE VOTED NAY.

INTRODUCED AND TENTATIVELY APPROVED (5-2) Ordinance No. 4598, DVR14-0035/PPT14-0017 Modern Storage, rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, subject to the conditions as recommended by Planning Commission and Planning Staff.

PRELIMINARY DEVELOPMENT PLAN:

APPROVED DVR14-0035 MODERN STORAGE, Preliminary Development Plan for site design and building architecture for a self-storage facility, subject to the conditions as recommended by Planning Commission and Planning Staff.

PRELIMINARY PLAT:

APPROVED Preliminary Plat PPT14-0017 MODERN STORAGE, subject to the condition recommended by Planning Commission and Planning Staff.

BACKGROUND

The approximate 4-acre site is located at the southeast corner of Arizona Avenue and Germann Road. Germann Road abuts the property's north side with an existing Circle K gas station located north of Germann. Arizona Avenue abuts the property's west side. South of the subject site is an existing bar and gentlemen's club located within Maricopa County. To the east is an existing industrial glass and steel business also located within Maricopa County.

The General Plan designates the subject site as Employment allowing major employers, industrial/business parks, and industrial support uses, as well as located within the Chandler Airpark Area Plan. The Chandler Airpark Area Plan designates the subject site as Commercial/Office/Business Park permitting uses that include but are not limited to the proposed self-storage uses. The proposed rezoning is consistent with the General Plan and Chandler Airpark Area Plan.

The subject site received zoning approval in early 2008 for a commercial retail development including a fast-food restaurant and an inline retail shops building. Construction never commenced. The request is to rezone the subject site from Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a Self-Storage facility.

The self-storage facility will include a 77,879 square-foot single story 'Building A' that provides primarily interior loaded climate-controlled units, as well as a series of exterior loaded units. Additionally, the south and east property lines are screened through the use of a 17,417 square-foot 'Building B' that includes internal-facing exterior loaded units. The larger building is located within a landscaped setting along Germann Road, with the primary entrance oriented towards Arizona Avenue. A secondary exit-only gated entrance is located along Germann Road. The Arizona Avenue frontage is highlighted with a significant use of turf accented by Date Palm trees flanking the entrance and building. The building architecture conveys a strong contemporary style not commonly found on self-storage facilities. The Arizona Avenue frontage includes a significant use of dynamically articulated facade elements, accented by metal

elements and Italian Cypress trees. The Germann Road frontage provides an appropriate transition to the industrial business park environment that surrounds the site.

Finally, the request includes a comprehensive sign package. Building mounted signage is proposed as individual mounted standard or reverse pan-channel lettering. A single freestanding monument sign is proposed for each street frontage. The sign includes an architectural design reflective of the building, as well as individual mounted standard or reverse pan-channel lettering.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process.

The Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff supports the request. While Planning Staff does not traditionally encourage processing a 4-acre stand-alone development, the subject site's existing adjacent uses located within the County prohibit a more traditional larger development. The applicant has done a good job utilizing the building orientation to effectively screen the adjacent existing more industrial-based uses that surround it. A minor building setback encroachment is requested for a portion of the building along Germann Road. Planning Staff supports the encroachment finding the building's design, and landscaped setting meritorious.

PUBLIC / NEIGHBORHOOD NOTIFICATION

The request was noticed according to the provisions of the City of Chandler Zoning Code. A neighborhood meeting was held on October 2, 2014, at the Tumbleweed Recreation Center. Four neighboring property owners attended the meeting. No one offered opposition to the request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Wastchak abstaining and Foley absent.

RECOMMENDED ACTION

Rezoning

Upon finding consistency with the General Plan and Chandler Airpark Area Plan, Planning Commission and Planning Staff recommend approval of the Rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the

effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of- ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of- way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

8. IGA: Regional Public Transportation Authority Res. No. 4816

ADOPTED Resolution No. 4816 authorizing an Intergovernmental agreement (IGA) with Regional Public Transportation Authority (RPTA) to provide Fixed Route Bus Service, Dial-A-Ride, and Ride Choice programs for Fiscal Year 2013-2014, in an amount of \$355,919.

BACKGROUND/DISCUSSION: For Fiscal Year 2013/2014 the City of Chandler and RPTA entered into amendments relating to three (3) separate transit services for the provision of transit service for the fiscal year beginning July 1, 2012. For Fiscal Year 2013/2014 it was RPTA's desire to consolidate the three (3) existing amendments into a single IGA for the purpose of obtaining transit services for City of Chandler. These costs are the final reconciliation for Fiscal Year 2013/2014.

This IGA is for a five-year term with RPTA for the provision of transit service through June 30, 2018. Each year an amendment is made to adjust for operating costs and service levels.

Fixed Route Bus Service: There are thirteen (13) bus routes that operate within the City of Chandler. These include ten (10) local fixed routes, two (2) express routes, and one (1) LINK bus route. Chandler's bus service is funded by three different funding sources: Public Transportation Funds (PTF), City funds (General Fund), and City Local Transit Assistance Funds (LTAF) as shown in the Table below. In Fiscal Year 2013/2014 the City and LTAF funded 45,394 miles and PTF funded 916,382 miles. The total cost of Fixed Route Bus Service for Fiscal Year 2013/2014 is listed below in Table 1.

East Valley Dial-A-Ride: Dial-A-Ride provides door-to-door, shared-ride public transportation services for senior citizens and persons with disabilities. In Fiscal Year 2013/2014 a total of 47,130 trips were provided for a total cost listed below in Table 1. Proposition 400 funds covered the cost of service for persons with disabilities in accordance with the Americans with Disabilities Act (ADA).

Ride Choice: The Ride Choice program offers additional transportation options for seniors and persons with disabilities. This program offers participating residents more flexibility and helps minimize the City's cost for Dial-A-Ride. Participants use a reloadable card and can purchase up to \$100 in value for \$25 each month. This program is funded with grant funding and City funds. A total of 5,341 trips were provided using the Ride Choice program for a total cost listed below in Table 1.

	LTA	City General Fund	Grand Fund	Prop 400 Public Transportation Fund (PTF)	Totals
--	-----	-------------------	------------	---	--------

Fixed Route Bus Service	\$129,131	\$37,500		\$3,679,628	\$3,846,259
East Valley Dial-A-Ride	\$55,686	\$92,873		\$1,150,000	\$1,298,559
Ride Choice		\$40,729	\$40,354		\$81,083
Totals	\$184,817	\$171,102	\$40,354	\$4,829,628	\$5,225,901
City-Funded Total	\$355,919				

FINANCIAL IMPLICATIONS:

City Cost: \$ 355,919
 Savings: \$ 4,869,982 in transit service funded by PTF & Grant

Fund Source:

<u>Acct. No:</u>	<u>Fund Name</u>	<u>Program Name</u>	<u>Funds</u>
101.3340.5219.0000	General Fund	Transit Operations	\$171,102
216.3340.5219.0000	LTAf	Transit Operations	\$184,817

TRANSPORTATION COMMISSION: This agreement was reviewed at the November 6, 2014, meeting of the Transportation Commission and recommended for approval by a vote of 7-0.

9. IGA: REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA) FIXED ROUTE BUS SERVICE Res. No. 4817

ADOPTED Resolution No. 4817 approving an amendment to the intergovernmental agreement (IGA) between the Regional Public Transportation Authority (RPTA) and the City of Chandler to provide Fixed Route Bus Service, Dial-A-Ride, and Ride Choice programs for Fiscal Year 2014/2015, in an estimated amount of \$557,353.

BACKGROUND/DISCUSSION: This is the first of four (4) annual amendments with RPTA for the provision of transit service through June 30, 2015. Each year an amendment is made to adjust for operating costs and service levels.

Fixed Route Bus Service: There are thirteen (13) bus routes that operate within the City of Chandler. These include ten (10) local fixed routes, two (2) express routes, and one (1) LINK bus route. Chandler's bus service is funded by three (3) different funding sources: Public Transportation Funds (PTF), City funds (General Fund), and Local Transit Assistance Funds (LTAf) as shown in the Table below. For Fiscal Year 2014/2015 approximately 63,525 miles will be funded by the City and LTAf and approximately 920,037 miles will be funded with PTF funds. The estimated total cost for fixed route bus service is listed below in Table 1.

East Valley Dial-A-Ride: Dial-A-Ride provides door-to-door, shared-ride public transportation services for senior citizens and persons with disabilities. For Fiscal Year 2014/2015 approximately 60,431 trips will be provided for an estimated cost listed below in Table 1. Proposition 400 funds will cover the cost of service for persons with disabilities in accordance with the Americans with Disabilities Act (ADA).

Ride Choice: The Ride Choice program offers additional transportation options for seniors and persons with disabilities. This program offers participating residents more flexibility and helps minimize the City's cost of Dial-A-Ride. Participants use a reloadable card and can purchase up to \$100 in value for \$25 each month. This program is funded with grant funding and City funds. For Fiscal Year 2014/2015 an estimated 6,000 trips will be provided and the estimated cost for the Ride Choice program is listed below in Table 1.

Table 1
Service Funding Information, Fiscal Year 2014/2015

	LTAf	City General Fund	Grant Fund	Proposition 400 Public Transportation Fund (PTF)	Totals
Fixed Route Bus Service	\$235,974	\$ 75,000		\$4,274,692	\$4,585,666
East Valley Dial-A-Ride	\$168,379	\$ 19,398		\$1,180,000	\$1,367,777
Ride Choice		\$ 58,602	\$15,708		\$ 74,310
Totals	\$404,353	\$153,000	\$15,708	\$5,454,692	\$6,027,753
City-Funded Total	\$557,353				

FINANCIAL IMPLICATIONS:

City Cost: \$557,353
 Savings: \$5,470,400 in transit service funded by PTF and Grant

Fund Source:

Acct. No:	Fund Name	Program Name	Funds
101.3340.5219.0000	General Fund	Transit Operations	\$153,000
216.3340.5219.0000	LTAf	Transit Operations	\$404,353

TRANSPORTATION COMMISSION: This agreement was reviewed at the November 6, 2014, meeting of the Transportation Commission and was recommended for approval by a vote of 7-0.

10. **ENTERTAINMENT DISTRICT: DOWNTOWN CHANDLER** Res. No. 4819

ADOPTED Resolution No. 4819 implementing an Entertainment District in Downtown Chandler in accordance with A.R.S. § 4-207(C)(4).

BACKGROUND/DISCUSSION

An Entertainment District allows a municipality's governing body to approve an exemption from the 300' distance restriction applicable to churches/schools and certain liquor licenses. These liquor licenses must be approved by Mayor and Council on a case-by-case basis after receiving public

input. The purpose of an Entertainment District is to give more local flexibility to promote all uses within an urbanized area, particularly downtowns.

State statute defines an Entertainment District as an area that contains a "significant number of entertainment, artistic and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios, galleries, restaurants, bars and other related facilities." The mix of uses and amenities in Downtown Chandler qualifies for this designation.

The approval of an Entertainment District does not impact zoning ordinance requirements. The Entertainment District only impacts existing liquor laws by removing the 300' distance requirement

The liquor licenses affected are:

- Series 3, Microbrewery
- Series 6, Bars
- Series 7, Beer and Wine Bars
- Series 9, Liquor stores
- Series 10, Beer and Wine stores
- Series 14, Private Clubs

The State statute requires the Entertainment District's size to be no larger than one square mile in total. The City of Chandler's boundary is 0.20 square miles and matches the boundary of the Enhanced Municipal Services District (EMSD). The bounded area is between Chandler Blvd and Frye Rd, and roughly Dakota St. to Delaware St. With a population between 200,000 and 500,000, State statute allows the City of Chandler to designate up to two Entertainment Districts.

There is currently one church within the proposed Entertainment District boundary and staff met with the Pastor. After receiving details about the Entertainment District, no objections were noted.

A Neighborhood Meeting for the Entertainment District took place on November 12th, 2014. One citizen attended and no objections were noted.

FINANCIAL IMPLICATIONS

There are no assessments or fees on property owners within the Entertainment District.

11. PURCHASE VACANT PARCEL: 99 S. Hamilton St. Chandler, AZ Res. No. 4823

ADOPTED Resolution 4823 granting authority to purchase a vacant parcel located at 99 South Hamilton Street, Chandler, Arizona, for the appraised value of \$103,000.00, plus closing costs of approximately \$2,000.00, granting authority to transfer the funds from fund 240 Grant Contingency to fund 236 Proceeds Reinvestment, and further authorizing the City's Real Estate Coordinator to sign the purchase agreement and other documents necessary to complete the acquisition.

BACKGROUND/DISCUSSION: City Staff recently entered into an agreement to purchase a property for the future Washington Street alignment. As a part of the negotiations to acquire the alignment parcel, the owner strongly encouraged the City to consider purchasing another vacant parcel he owned. The City's Housing and Redevelopment Division has been interested in this parcel for several years due to its location which abuts property the Housing and Redevelopment Division currently owns. City Staff have been able to reach an agreement with the property

owner to purchase the parcel for the appraised value of \$103,000, plus closing costs of approximately \$2,000.

The 99 S. Hamilton Street parcel is adjacent to another Housing and Redevelopment Division-owned parcel which has limited use because it is encumbered with an access easement subservient to the subject parcel. The Housing and Redevelopment Division believes that investing in this parcel will make both parcels more valuable. It will also help ensure the overall condition of the remnant property for the short term and will eventually become an asset that should benefit the neighborhood and serve as an important affordable housing resource in the future.

FINANCIAL IMPLICATIONS: The City's Housing and Redevelopment Division has specific non-federal funding designated for the support of sustaining, improving, and expanding affordable housing projects within the City of Chandler. The Housing and Redevelopment Division is requesting permission to transfer \$105,000 in budget authority from fund 240 Grant Contingency to fund 236 Proceeds Reinvestment if Resolution No. 4823 is adopted.

Fund Source:

<u>Account</u>	<u>Fund Name</u>	<u>Program Name</u>	<u>Amount</u>
236.4650.6210	Proceeds Reinvestment	Other Business -Nonfederal	\$105,000

12. Issuance and Post-Issuance Compliance Procedures: Tax Exempt Bonds Res. No. 4824

ADOPTED Resolution No. 4824 adopting a revision to Issuance and Post-Issuance Compliance Procedures Relating to Tax Exempt Bonds, Other Tax Exempt Financing, Build America Bonds (Direct Pay), Recovery Zone Bonds, Tax Credit Bonds, and Tax Credit Bonds (Direct Pay) for the City of Chandler, Arizona.

DISCUSSION

On April 25, 2013, Council approved Resolution No. 4679 which adopted the City's first Issuance and Post-Issuance Compliance Procedures for various tax-exempt bonds. These procedures are required by the Internal Revenue Service. During the City's recent General Obligation Bond Refunding process, it was brought to our attention that the City was only completing one part of the financial filings required for prior bond sales. The City was posting the Comprehensive Annual Financial Report to the Electronic Municipal Market Access (EMMA) system, but certain supplemental financial information was not posted. Working closely with our bond Attorney and our Financial Advisor, this information was posted to EMMA prior to the final closing of the refunding. However, we have identified the need to add specific requirements about continuing disclosure into the existing procedures.

Specifically, this Resolution will add paragraph 9, CONTINUING DISCLOSURE to the existing Issuance and Post-Issuance procedures. This paragraph specifies the requirement to post supplemental information as required in each bond sale Official Statement, to the EMMA system by February 1st of each year for the prior Fiscal Year. It also requires posting of information to EMMA for singular events such as rating changes for underlying insurance companies, bond calls, delinquent payments, and other events that could be of interest to bond holders.

Internally, Management Services has created a checklist to ensure that the required information is posted for every bond series currently outstanding. Adding Continuing Disclosure to the approved procedures and implementing the internal control checklist will ensure compliance for all existing and future debt issues.

13. AGREEMENT: JP Morgan Chase Bank, N.A.

ADOPTED Resolution No. 4825 authorizing the extension of Agreement No. 2845, with JP Morgan Chase Bank, N.A., for Banking Services, and authorize the City Manager to sign any documents, agreement amendments, or a request required to implement said agreement.

BACKGROUND

On December 9, 2010, City Council approved an agreement with JP Morgan Chase Bank, N.A. for banking services for a four-year period with the option of three additional two-year extensions. JP Morgan Chase has agreed to extend for one two-year period at the same terms, conditions and pricing. Extension of this agreement will be for a new term of January 1, 2015 through December 31, 2016, and is the first extension of the contract.

The scope of services includes checking account maintenance, deposits, armored car service, electronic payments and deposits (ACH), wire transfers, credit card payment processing and on-line bank transactions and reporting.

FINANCIAL IMPLICATIONS

Historically credits based on the Fed Funds rate offset the cost of service provided, however due to low interest rates in recent years, the City has not earned enough credits.

Therefore, funds for the contract are from the General Fund, Non-Departmental, Bank Fees account (101.1290.5807). Estimated maximum costs for the term is \$97,582 per year if the Fed Funds rate remains at its current low level.

14. IGA: Germann Road Improvements

Res No. 4826

ADOPTED Resolution No. 4826 authorizing the City to enter into an Intergovernmental agreement with the Maricopa County Department of transportation for cost sharing for improvements to Germann Road from Arizona Avenue to Hamilton Street.

BACKGROUND/DISCUSSION: Germann Road, from just east of Arizona Avenue to just west of Hamilton Street, is currently under the jurisdiction of Maricopa County. As part of the Germann Road improvements from Arizona Avenue to Airport Boulevard, that were completed in 1998, the City agreed to annex all portions of Germann Road that could be legally annexed. Only this short segment from just east of Arizona Avenue to just west of Hamilton Street could not be annexed because it would sever a county island into two county islands, which State Statutes did not allow. A recent change to State Statutes now allows this annexation to occur.

This Intergovernmental agreement is for a maximum amount of \$350,000 from the Maricopa County Department of Transportation for repairing some small areas of road failure, mill and overlay of the entire segment, and the associated Americans with Disabilities Act (ADA) improvements.

On September 16, 2014, the Maricopa County Transportation Advisory Board (TAB) recommended the Board of Supervisors fund this project from the Fiscal Year 2015 Special Project Fund (SPF) for a maximum amount of \$350,000. The work must be completed by September 1, 2015.

Upon completion of this project, the City will annex all of the Germann Road right-of-way and maintain the roadway.

FINANCIAL IMPLICATIONS: The County is responsible for the cost of this project up to a maximum amount of \$350,000

15. CONTRACT: Governor's Office of Highway Safety Resolution No. 4827

ADOPTED Resolution No. 4827 authorizing a contract with the Governor's Office of Highway Safety; authorize the City Manager and Chief of Police, as designee, to execute the contract; and authorize the Chief of Police to sign, administer, execute, and submit the contract and all documents and other necessary instruments in connection with such contract.

The Governor's Office of Highway Safety (GOHS) has notified the department that it is eligible to receive a contract in the form of a reimbursable grant for the purchase of three DUI Enforcement Vehicles. As a result, the Traffic Unit DUI team will transition from motorcycles to motor vehicles to enhance officer safety and increase operational efficiency. GOHS will reimburse Chandler up to \$142,500 for the purchase of three fully-equipped vehicles.

FINANCIAL IMPLICATIONS: None. Awards are funded by GOHS.

16. IGA Amendment: Arizona Department of Revenue Resolution No. 4828

ADOPTED Resolution No. 4828 authorizing a modification to the existing Intergovernmental agreement with the Arizona Department of Revenue to allow for compliance with changes made to A.R.S. §42-6001 related to audits.

BACKGROUND

On September 16, 2010, Council approved an intergovernmental agreement (IGA) between the City of Chandler and the Arizona Department of Revenue (ADOR) which established procedures and responsibilities related to the sharing of taxpayer information between the City and ADOR for the coordination of joint audits of taxpayers, and the administration, collection, and licensing of taxpayers subject to Transaction Privilege Tax (TPT), use tax, severance tax, jet fuel excise and use tax, and rental occupancy taxes imposed by the State or Cities or Towns.

In accordance with Chandler Tax Code Section 62-510, the City is allowed to share certain taxpayer information with other cities and towns in Arizona for the efficient administration of the various cities' transaction privilege and use tax programs. Section 62-510 also allows the City to share taxpayer information with ADOR for the same purposes, provided the City enters into an intergovernmental agreement with ADOR. A.R.S. §42-6001, et seq., requires the City to participate in joint auditing of taxpayers under certain circumstances and requires the sharing of taxpayer information for that purpose.

On June 25, 2013, House Bill (HB) 2111 passed the Arizona House and Senate and was signed into law by the Governor. The intent of this bill was to require ADOR to begin collecting the TPT for all municipalities beginning January 2015. It also required ADOR to be the single point of contact for TPT related issues and administer TPT audits of taxpayers beginning January 2015 with additional specific requirements of City auditors that must be included in an IGA.

The transition of collecting tax revenues to ADOR has since been delayed until 2016 as the Department does not have the necessary technological improvements ready for the transition. However, the legal requirement remains that ADOR administer the audit function for all cities in 2015 and set specific audit requirements that must be followed by City auditors and be included in an IGA. This modification to the current IGA allows Chandler to continue to perform TPT audits following the provisions and requirements outlined in HB 2111 now, since adopted into A.R.S. §42-6001, et seq. This will allow for compliance with State law related to TPT audits of taxpayers until such time a new IGA including all new provisions of HB 2111 is issued between Cities/Towns and ADOR.

17. CITY OF CHANDLER SECTION 125 FLEXIBLE BENEFIT PLAN: Resolution No. 4830

ADOPTED Resolution No. 4830 authorizing the Amended and Restated City of Chandler Section 125 Flexible Benefit Plan which renames the former City of Chandler Flexible Spending Account Program, adds provisions allowing for pre-tax contributions to Health Savings Accounts and continuous (evergreen) benefit elections, and makes clarifying changes to improve administration of the Plan.

BACKGROUND DISCUSSION:

A Cafeteria Plan under Section 125 of the Internal Revenue Code of 1986, as amended (26 U.S.C.A. § 125), allows employers to offer employees a choice among a variety of nontaxable benefits and cash. A Cafeteria Plan allows employees to purchase certain qualified benefits with pre-tax dollars.

The City of Chandler adopted a Cafeteria Plan for its employees effective January 1, 1996. A restatement of the Cafeteria Plan became effective January 1, 2004, as the City of Chandler Flexible Spending Account Program.

The proposed amendment and restatement of the Cafeteria Plan renames the former Flexible Spending Account Program as the City of Chandler Section 125 Flexible Benefit Plan (the "Plan") to clarify its status as a Cafeteria Plan and eliminate confusion with the Flexible Spending Account ("FSA") benefit, which is only a single component of the Plan. The restated and amended Plan also incorporates into the body of the Plan two previously approved amendments to the Health FSA effective as of January 1, 2010; adds provisions allowing employees to make pre-tax contributions to a Health Savings Account (HSA) through salary reduction if they otherwise qualify; and permits certain types of benefit elections to apply automatically to a subsequent Benefit Plan Year without an affirmative election by the employee.

The City Council's approval of the proposed Amended and Restated Plan is required for the changes to apply to the Benefit Plan Year commencing on January 1, 2015.

18. BOARD AND COMMISSION APPOINTMENTS:

The following Board and Commission appointments were approved:

Parks and Recreation Board: Erin Hays

Police Complaints and Use of Force Citizens' Review Panel: Jon Beydler

19. PURCHASE: A to Z Equipment

APPROVED the purchase of two (2) brush chippers from A to Z Equipment, utilizing the National Joint Powers Alliance Contract No. 031014-BAN, in the amount of \$74,438.44

20. AGREEMENT: Skaggs Companies Uniforms

APPROVED Agreement No. PD5-200-3453 with Skaggs Companies for police uniforms in an amount not to exceed \$175,000.00 for one year, with the option of four additional one-year extensions.

21. AGREEMENT: Proforce Law Enforcement, Galls LLC, and GT Distributors Inc.

APPROVED Agreement No. PD5-680-3456 with Proforce Law Enforcement, Galls LLC, and GT Distributors Inc., for police supplies, in an amount not to exceed \$70,000.00 for one year, with the option of four additional one-year extensions.

22. SITE SPECIFIC SUPPLEMENTAL AGREEMENT No. 002: City of Phoenix

APPROVED the IGA Site Specific Supplemental Agreement No. 002 with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746, Amendment No. 01, with the City of Phoenix regarding sharing of telecommunications facilities and network infrastructure located at 911 S. Hamilton Street, and authorize the Mayor to execute the agreement.

BACKGROUND/DISCUSSION: On June 27, 2002, Council approved an IGA with the City of Phoenix for sharing of telecommunications facilities. On September 14, 2012 the City of Chandler renewed and amended IGA No. 101746 regarding the sharing of telecommunications facilities. The amended IGA requires Site Specific Supplemental Agreements be entered into for each shared telecommunications facility location.

Shared telecommunications facilities are necessary for operation of the regional-based radio network, which provides seamless interoperable radio communications for multiple public safety and government agencies operating within the greater Phoenix metropolitan area. This proposed motion applies to Site Specific Supplement Agreement No. 002 regarding sharing of telecommunications facilities located at Chandler Fire Station 281, 911 S. Hamilton Street.

23. SITE SPECIFIC SUPPLEMENTAL AGREEMENT No. 003: City of Phoenix

APPROVED the Site Specific Supplemental Agreement No. 003 with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746, Amendment No. 01, regarding sharing of telecommunications facilities and network infrastructure between the City of

Phoenix and the City of Chandler located at 250 E. Chicago Street, and authorize the Mayor to execute the agreement.

BACKGROUND/DISCUSSION: On June 27, 2002, Council approved an IGA with the City of Phoenix for sharing of telecommunications facilities. On September 14, 2012 the City of Chandler renewed and amended IGA No. 101746 regarding the sharing of telecommunications facilities. The amended IGA requires Site Specific Supplemental Agreements be entered into for each shared telecommunications facility location.

Shared telecommunications facilities are necessary for operation of the regional-based radio network which provides seamless interoperable radio communications for multiple public safety and government agencies operating within the greater Phoenix Metropolitan area. This resolution applies to Site Specific Supplement Agreement No. 003 regarding sharing of telecommunications facilities located at Chandler Police Dispatch, 250 E. Chicago Street.

24. **SITE SPECIFIC SUPPLEMENTAL AGREEMENT No. 004:** City of Phoenix

APPROVED the Site Specific Supplemental Agreement No. 004 with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746-Amendment No. 01, with the City of Phoenix regarding sharing of telecommunications facilities and network infrastructure located at 576 W. Pecos Road, and authorize the Mayor to execute the agreement.

BACKGROUND/DISCUSSION: On June 27, 2002, Council approved an IGA with the City of Phoenix for sharing of telecommunications facilities. On September 14, 2012 the City of Chandler renewed and amended IGA No. 101746 regarding the sharing of telecommunications facilities. The amended IGA requires Site Specific Supplemental Agreements be entered into for each shared telecommunications facility location.

Shared telecommunications facilities are necessary for operation of the regional-based radio network which provides seamless interoperable radio communications for multiple public safety and government agencies operating within the greater Phoenix Metropolitan area. This resolution applies to Site Specific Supplement Agreement No. 004 regarding sharing of telecommunications facilities located at Chandler Emergency Operations Center, 576 W. Pecos Road.

FINANCIAL IMPLICATIONS: None.

25. **GENERAL PLAN UPDATE AGREEMENT:** Partners for Strategic Action, Inc.

APPROVED Agreement No. CM5-918-3447, with Partners for Strategic Action, Inc., for the General Plan Update, in the amount of \$249,975 for the term of January 1, 2015, through December 31, 2016.

BACKGROUND/DISCUSSION: Arizona Revised Statutes §9-461.06 requires the City's General Plan be adopted and ratified at least once every ten years. Approval of this contract would retain the services of primary consultant, Partners for Strategic Action, Inc., and sub-consultants to assist City Planning Staff in updating the current General Plan, which was adopted by Mayor and Council on June 26, 2008. Planning Staff is initiating the update process now with the goal of having the updated General Plan adopted by Mayor and Council in the summer of 2016 and ratified by voters in the November 2016

election. One of the first actions following the approval of this contract will be to assemble a Citizen Advisory Committee to guide the consultants and Planning Staff throughout the process. A Public Participation Plan, a general timeline that outlines the update process and strategies for encouraging public input, will be developed by the Committee and will be presented to Mayor and Council for approval early next year.

EVALUATION: On September 4, 2014, City Staff issued a Request for Proposal for the General Plan Update. Notification was sent to all registered vendors. Six proposals were received. The Evaluation Committee evaluated the proposals and recommends award to Partners for Strategic Action, Inc., who submitted the most advantageous offer to the City in accordance with the evaluation criteria.

The term of this agreement is January 1, 2015, through December 31, 2016.

FINANCIAL IMPLICATIONS:

Cost:	\$249,975
Savings:	N/A
Long Term Costs:	N/A

26. AGREEMENT: Western Alliance Bank, dba Alliance Bank of Arizona

APPROVED Agreement No. MS5-946-3488 with Western Alliance Bank, dba Alliance Bank of Arizona to maximize the return on short term investments through the use of the Certificate of Deposit Account Registry Service (CDARS), whose accounts are insured by the FDIC.

BACKGROUND/DISCUSSION: The City of Chandler is responsible for safekeeping and investment of all public monies based on the City's Investment Policy, adhering to the objectives of safety, liquidity and yield. The City engages two investment management firms (PFM Asset Management, L.L.C. and Wells Capital Management Services, Inc.) to invest City funds that are not immediately expended, in different investment types and durations as allowed in the City's Investment Policy. Investment earnings have declined due to historically low yields, and cash flow needs require a portion of the portfolio to remain in short term investments which earn the least return.

In order to maximize the return on short term investments, staff is recommending using a community bank deposit program called CDARS, which places short term funds in Certificates of Deposit (COs) for defined terms which are insured by the FDIC. This program is available through Western Alliance Bank, dba Alliance Bank of Arizona, which is an Arizona state-chartered financial institution with a physical presence in the City of Chandler. Depositing our short-term City monies in CDARS through the local bank, Alliance Bank of Arizona, provides benefit to our community by them using the funds locally for development and small business loan generation to help spur local economic activity.

EVALUATION: The opportunity to maximize return through use of the CDARS program at a Chandler financial institution is only available currently through Western Alliance Bank, dba Alliance Bank of Arizona, therefore they were direct selected to provide this service for the City of Chandler.

FINANCIAL IMPLICATIONS: It is anticipated that by shifting set amounts of short term funds from the City Investment firms money market accounts or US Treasuries to COs through CDARS, will gain additional basis points (1 basis point= .01%) thereby maximizing yield based on market rates.

27. **AGREEMENT:** Dibble Engineering

APPROVED PROJECT AGREEMENT NO. AI1502-201 with Dibble Engineering for design services for Airport Signage Replacement, pursuant to On-call Airport Facilities and Infrastructure design Services Contract No. EN1005-101, in an amount not to exceed \$78,820.00.

BACKGROUND/DISCUSSION: The Airfield Guidance Signs project involves replacing or installing new mandatory runway/taxiway guidance signs. This work will not only address changes to the Federal Aviation Administration's (FAA) signage standards, it is anticipated to reduce maintenance time and costs, as most of the signs were installed in 1989.

On October 23, 2014, City Council adopted Resolution No. 4807 authorizing a grant agreement with the Arizona Department of Transportation (ADOT) for Grant No. E5S1K for \$703,800 for the design and construction of approximately 75 airfield guidance signs and Runway 4R/22L Precision Approach Path Indicators (PAPI) replacement. For the design portion of this project, the consultant will provide engineering design, specifications, quantities, construction cost estimating, and bid-phase services for the replacement of approximately 75 airfield guidance signs at Chandler Municipal Airport, as well as the replacement of the PAPI's on Runway 4R-22L.

EVALUATION: This project is being performed under the On-call Airport Facilities and Infrastructure Design Services Contract No. EN1005.101, to Dibble Engineering. The cost proposal for this project has been evaluated by Staff and is determined to be reasonable. The contract completion time is 180 calendar days following Notice to Proceed.

FINANCIAL IMPLICATIONS: Fund Source: Under ADOT Grant No. E5S1K, ADOT pays 90% of the total project cost and the City is responsible for 10%.

<u>Acct. No.:</u>	<u>Fund Name:</u>	<u>CIP</u>	<u>Amount: Funded:</u>
417.4110.6910.6AI369	Airport Grant Capital	Yes	\$70,938.00
635.4110.6910.6AI369	Airport Operating		\$7,882.00

28. **AGREEMENT EXTENSTION:** Bank of America

APPROVED AGREEMENT EXTENSION NO. MSO-946-2777, with FIA Card Services, N.A. (Bank of America), for Procurement Card Services, for a two-year period.

BACKGROUND/DISCUSSION: The City of Chandler was the first entity to develop a procurement (P- Card) program beginning in 1993 which has expanded to today's program. In December 2009, City Council approved an agreement for P-Card Services with FIA Card Services, N.A. a subsidiary of Bank of America. At that time, the City had 640 cardholders with an average annual spend of approximately \$2.6 million. Through the use of ghost cards, as well as the e-payables program, the annual spend has increased to almost \$12 million and the number of P-Card holders

is now approximately 700. This revenue generating program provides the City with the means to be efficient and cost effective in the processing of payments, and equips the City with user-friendly reporting tools. It automates the interface with the City's financial system, Oracle, which allows for on-line review and approval of transactions to ensure program-compliant spending. The program has expanded to 28 statewide agencies and organizations using the City of Chandler's cooperative contract, making the total annual spend by all users approximately \$125 million.

EVALUATION PROCESS: The City's P-Card agreement, approved December 2009, is a 3 year contract that allows for four (4) two year extensions. The City's contract is cooperative and is used by 28 public agencies. This is a benefit to the City because the total spend volume by all users, in addition to the City's individual spend is considered in the determination of the amount of the rebate the City receives.

In the first term of the agreement, the rebate received by the City was calculated on a basis point multiplier using the City's total program spend. 1 basis point= .01% and the City's basis points in the first term were 120. Staff met with Bank of America to review the terms and conditions of this contract prior to recommending extension. For this extension term, Bank of America will increase the basis points that are the foundation for the rebates received by users. In addition, basis points are now applied in a tiered structure, offering increasing basis points for all users as both individual and overall program spend grows.

Staff recommends extension of this agreement for the new term of January 1, 2015 through December 31, 2016. This is the second extension of the contract.

FINANCIAL IMPLICATIONS: In calendar year 2013, the City received a rebate amount of about \$200,000. The rebate for calendar year 2014 will be calculated at the end of the year and may increase or decrease depending on the volume of City and total program spend, but it should be noted that the rebate would increase if spend stayed the same as 2013 based on the new rebate calculation.

29. **AGREEMENT:** Sundt Construction, Inc.

APPROVED AGREEMENT NO. MU5-913-3446 with Sundt Construction, Inc., for maintenance and repair of the Ocotillo Brine Reduction Facility, in an amount not to exceed \$250,000.00, per year, with the option to renew for up to four additional one-year periods.

BACKGROUND/DISCUSSION: Sundt Construction, Inc., was under contract with Intel for the expansion of the Ocotillo Brine Reduction Facility (OBRF), formerly known as the Reverse Osmosis Facility. Sundt Construction, Inc., coordinated the installation of specialized processes and equipment and arranged training for OBRF Staff during the expansion process.

The project scope of work includes maintenance and repair of specialized processes and equipment such as brine compressors and concentrator, boiler, blind flanges, and modifications for draining evaporation ponds and lift station. The project also includes consulting with all vendors for additional training, data analysis, and troubleshooting of issues.

The cost of this Agreement will be reimbursed by Intel.

EVALUATION: Sundt Construction, Inc., was under contract with Intel for the expansion of the OBRF. The facility has many specialized processes and equipment, therefore, Sundt Construction, Inc., is recommended as a sole source.

FINANCIAL IMPLICATIONS:

Cost: \$250,000
Savings: N/A
Long Term Costs: N/A

Fund Source:

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded</u>	<u>Funds:</u>
616.3930.5219.0	Wastewater Industrial Process	Other Professional	No	\$250,000

30. **AGREEMENT:** Wilson Engineers, LLC.

APPROVED AGREEMENT NO. WW1504.201 with Wilson Engineers, LLC, for design services for the Manganaro Lift Station Improvements, pursuant to On-call Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$102,470.00.

BACKGROUND/DISCUSSION: The Manganaro Lift Station is located on the southeast corner of Ray and Price Roads. The facility has been in operation since 1998. The Manganaro Lift Station conveys wastewater flows from northwest Chandler to the wastewater treatment facilities. Staff has identified several rehabilitation items to improve the reliability of the lift station.

The project scope of work consists of design services to provide a flow meter, along with structural and piping improvements to the wet well and manholes at the Manganaro Lift Station.

EVALUATION: This project is being performed under the On-call Water and Wastewater Services Contract No. EN1517.101, to Wilson Engineers, LLC. The costs proposed for this project have been evaluated by Staff and are determined to be reasonable. The contract completion time is 180 calendar days following Notice to Proceed.

FINANCIAL IMPLICATIONS:

Cost: \$102,470
Savings: N/A
Long Term Costs: N/A

Fund Source:

<u>Account No.</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
611.3910.6815.6WW196	Wastewater Bond	Collection System F.I.	YES	\$102,470

31. **PROJECT AGREEMENT:** Dibble Engineering Inc.

APPROVED PROJECT AGREEMENT NO. WA1511.201 with Dibble Engineering, Inc., for design services for the Water Valve Replacement Program, pursuant to On-call Water and Wastewater Services Contract No. EN1520.101, in an amount not to exceed \$127,910.00.

32. **PROJECT AGREEMENT:** Dibble Engineering, Inc.

APPROVED PROJECT AGREEMENT NO. WW1305.451 with Dibble Engineering, Inc., for construction administration services for Lone Butte Water Reclamation Facility Improvements, pursuant to On-call Contract No. EN1520.101, in an amount not to exceed \$157,484.00

33. PROJECT AGREEMENT: SDB, Inc.,

APPROVED PROJECT AGREEMENT NO. PR1504.401 with SDB, Inc., for construction of the Paseo Vista Recreation Area Drainage project, pursuant to JOC No. JOC1201.401, in an amount not to exceed \$48,422.00, plus \$2,422.00, for associated in-house engineering services for a total amount not to exceed \$50,844.00.

GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER in the amount of \$23,449.00; and SOLID WASTE FUND CONTINGENCY APPROPRIATION TRANSFER in the amount of \$27,395.00, for the contract and associated in-house engineering services.

34. PROJECT AGREEMENT: Michael Baker Jr., Inc.,

APPROVED PROJECT AGREEMENT NO. PR1504.201, with Michael Baker Jr., Inc., for design services for Paseo Vista Recreation Area Drainage in an amount not to exceed \$183,125.92, plus \$18,312.59 for associated in-house engineering services, for a total amount not to exceed \$201,438.51.

GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER in the amount of \$100,719.25; and SOLID WASTE FUND CONTINGENCY APPROPRIATION TRANSFER in the amount of \$100,719.26, for the contract and associated in-house engineering services.

35. CONSTRUCTION CONTRACT: CSW Contractors, Inc.,

APPROVED CONSTRUCTION CONTRACT NO. WW1305.401 to CSW Contractors, Inc., for Lone Butte Water Reclamation Facility Improvements, in an amount not to exceed \$899,847.32.

36. PROFESSIONAL SERVICES CONTRACT: CH2M Hill Engineers, Inc.

APPROVED PROFESSIONAL SERVICES CONTRACT NO. WW1420.101 to CH2M Hill Engineers, Inc., for development of the Water, Wastewater, and Reclaimed Water Master Plan, in an amount not to exceed \$891,520.00.

37. CONSTRUCTION CONTRACT: Shasta Industries

APPROVED CONSTRUCTION CONTRACT NO. CS1406.401 to Shasta Industries for Folley Pool Toddler Slide Replacement, in an amount not to exceed \$155,420.00.

38. CONSTRUCTION CONTRACT: Builders Guild, Inc.,

APPROVED CONSTRUCTION CONTRACT PROJECT NO. LI1301.401 to Builders Guild, Inc., for Copper Room Renovations, in an amount not to exceed \$366,059.00.

39. PURCHASE: Maintenance, Repair and Operational (MRO) Supplies

APPROVED PURCHASE of maintenance, repair and operational (MRO) supplies from Grainger, utilizing the National Intergovernmental Purchasing Alliance Company (NIPA), in an amount not to exceed \$250,000.00.

40. PURCHASE: SHI International Corporation

APPROVED PURCHASE of LANDesk license conversion, training and implementation services from SHI International Corporation, utilizing the Western States Contracting Alliance (WSCA) Agreement No. ADSPO11-007500, in the amount of \$110,443.00.

41. PURCHASE: Toter, LLC.

APPROVED PURCHASE of refuse and recycling containers and parts from Toter, LLC, utilizing the National Intergovernmental Purchasing Alliance (NIPA) Contract No. 120576, in an amount not to exceed \$350,000.00.

42. USE PERMIT: ST. LUKE'S BEHAVIORAL HEALTH

APPROVED USE PERMIT, ZUP13-0032 ST. LUKE'S BEHAVIORAL HEALTH, extension for the continued operation of a therapy business in an office/industrial building located at 325 E. Elliot Road, Suite 29, east of the SEC of Arizona Avenue and Elliot Road.

BACKGROUND

The subject site is located within the 240-acre Arizona Corporate Park that was zoned I-1/PAD for industrial uses and a limited amount of commercial and office uses in 1981. The corporate park encompasses land both north and south of Elliot Road. The subject site's zoning was limited to I-1 uses in the 1981 zoning; however, a Use Permit was approved in 1988 for the subject site to allow general office uses to the extent allowed by parking provision. The Use Permit specifically prohibited medical office uses. A Use Permit was granted for the therapy business in late 2011 for two years. The subject request is to allow the continuation of the therapy business. Operations of the business have not changed since the prior approval.

The business occupies 8,000 square feet in the southwestern portion of the site.

The site contains two horseshoe-shaped buildings with parking around the perimeter and a small truck court between the buildings. The floor plan features six (6) group rooms, a lunch room, and 14 smaller offices. The smaller offices will house the program director, therapists, nurse, psychiatrist, and other employees.

The business primarily involves group therapy in a clinical setting via two types of programs. The Momentum Program is run Monday through Saturday 8:30 a.m. to 2:30 p.m., with a maximum of 5 groups of ten persons (50 persons at a time), attending multiple short sessions during the timeframe. The average number of participants is around 25 per day; however, the sessions are staffed to accommodate the larger group. Lunch is catered into the facility allowing clients to eat together in the facility.

The second program, Chemical Dependency Intensive Outpatient Treatment Program (CD-IOP), is run Monday, Wednesday, and Thursday 9 a.m. to noon and 6 p.m. to 9 p.m. On average there are roughly 5 clients in the morning and 8 clients in the evening program; however, the program can operate with up to 15 clients per group.

All clients participate in group counseling with the occasional one-on-one counseling session. At full capacity with both programs operating, the potential exists for 55 patients at the site during the day and 15 clients in the evening.

The business will use private passenger vans to transport all patients in the Momentum Program as none of these patients are allowed to drive.

Patients in the CD-IOP are allowed to drive, though many are anticipated to use public transit, which is one of the primary factors as to why the business wishes to remain located near the Elliot Road/Arizona Avenue intersection.

At 8,000 square feet, the Zoning Code would require 54 parking spaces for this medical use. The business as proposed could generate up to 42 vehicles if operating at capacity that would include transport vans, clients, and the necessary medical staff. It is unlikely that the business will ever be at full capacity at any given time. Parking is shared throughout the site; however 62 parking stalls are within close proximity to the suite. Planning Staff is unaware of any parking issues occurring since the start of operations for the business and finds there is no parking conflict presented by the proposed use.

Planning Commission and Planning Staff recommend approval of the request, finding that a group therapy use fits in well with the established office/light industrial neighbors and does not present land use conflicts. The five year recommendation allows Planning Staff to monitor the ongoing use to ensure the operation of the program remains compatible within the larger business park. The unique nature of the business' transportation situation serves to significantly lessen the traffic impact compared to typical medical office uses. Though hazardous materials can be of concern in other industrial settings, this particular site has a less industrial nature due to its allowance of general office uses and its tight courtyard. In practice, the proposed use will have an impact similar to the general office uses already permitted.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held Tuesday, November 4, 2014, at the subject site. No citizens attended.

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff, recommend approval of ZUP13-0032 ST. LUKE'S BEHAVIORAL HEALTH subject to the following conditions:

1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
2. Development shall be in substantial conformance with all existing approvals for the site, except as modified herein.
3. The Use Permit shall remain in effect for five (5) years from the effective date of City Council

approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

43. USE PERMIT: VERIZON WIRELESS

APPROVED USE PERMIT, ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202, to install a monopalm wireless communication facility within the ADOT right-of-way located east of Price Road and south of the Loop 202 Santan Freeway.

BACKGROUND:

The request is for Use Permit approval to install a monopalm wireless communication facility within the ADOT right-of-way, located east of Price Road and south of the Loop 202 Santan Freeway. The proposed monopalm is 60 feet (ft.) in height, measured to the top of antennas.

Allred Park Place, a business park including a hotel was approved in May 2014, is south of the facility and is permitted for buildings up to 150ft. in height. ADOT right-of-way surrounds the proposed monopalm. Hampton Inn and Suites and Homewood Suites are southeast. The nearest residential developments are more than 1,800 ft. to the southeast. Price Road is about 700 feet west of the wireless facility.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, and antennas painted to match the fronds. The equipment enclosure would be eight feet high and constructed of concrete masonry units. A state approved pre-fabricated equipment shelter would be contained within the enclosure. Landscape is not proposed to be installed. ADOT indicates they do not want additional landscape in their right-of-way, see attached.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facility on existing poles or towers. An inventory of existing facilities, vertical towers, and structures located within an approximate one mile radius was prepared by the applicant to assess alternative locations. The locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. The inventory is attached.

Photographic simulations of the wireless communication facility illustrating existing views and proposed views were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations. The photo-simulations are attached.

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 60 ft. monopalm. Existing verticalities include 90 ft. tall utility poles and several multi-story hotels. The location appears to be the least visually intrusive. Once Allred Park Place is built-out, this monopalm will become less noticeable. Planning Staff is of the opinion that

permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held on September 30, 2014. No one other than the applicant attended. At the time of this writing, there is no known opposition to this request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 6 – 0 with Commissioner Foley absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff Recommend approval of ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202. for a wireless communication facility, subject to the following condition:

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

44. USE PERMIT: VERIZON AT EPIPHANY LUTHERAN

APPROVED USE PERMIT, ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN, to install a monopalm wireless communication facility located at 800 W. Ray Road, north and east of the NEC of Alma School and Ray roads.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility at 800 West Ray Road, north and east of the northeast corner of Alma School and Ray roads. The proposed monopalm is 55 feet (ft.) in height, measured to the top of antennas. The monopalm would be located in the northern parking lot of the Epiphany Lutheran Church campus. The nearest residential developments are the College Park single family residential subdivision, approximately 230ft. east and the Boardwalk condominiums, approximately 240ft. north.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts in cases where the replacement pole exceeds the original pole height by 25 ft. or greater. The existing light pole would be replaced with a monopalm that exceeds the existing light pole height by 31 ft.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, and the antennas would be painted to match the fronds. The equipment enclosure would be eight feet high and constructed of concrete masonry units painted to match the color of the church. A state approved pre-fabricated equipment shelter would be contained within the enclosure. A solid metal gate allows access for routine maintenance. Landscape is proposed to be installed around the enclosure to match existing landscaping.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facility on existing poles or towers. An inventory of existing facilities, vertical towers, and structures located within an approximate one mile radius was prepared by the applicant to assess alternative locations.

The locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. The inventory is attached.

Photographic simulations of the wireless communication facility illustrating existing views and proposed views were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations. The photo-simulations are attached.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 55 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location given the presence of palms in the area. The separation from the residential developments to the north and east are greater than the 160 ft. distance of recently approved wireless communication facilities. Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held on October 14, 2014. No one other than the applicant attended. At the time of this writing, there is no known opposition to this request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 6 – 0 with Commissioner Foley absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval of ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN, for a wireless communication facility, subject to the following condition:

1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

45. USE PERMIT: CHRISTIAN HIGH SCHOOL

APPROVED USE PERMIT, ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL, to allow a time extension for a modular classroom building located at 6900 W. Galveston Street, south of the SEC of 56th Street and Ray Road.

BACKGROUND

The request is for Use Permit approval to allow a time extension for a modular classroom

building located at 6900 West Galveston Street, south of the southeast corner of 56th Street and Ray Road. The modular classroom building is located near the center of the Valley Christian High School Campus, adjacent to the main classroom building and gym.

The Chandler Crossing single-family residential subdivision is north and a school parking lot is directly south of the modular classroom building.

The first Use Permit for the modular classroom building was approved in 2000 for three years and then extended for an additional five years in 2003 and 2009. The current request is to extend the Use Permit for an additional five years. The modular classroom building is 3,360 square feet in floor area and contains four classrooms. Three classrooms are used for English, Spanish, and Health/Physical Education/Sports Medicine classes. The fourth classroom is used as the "football room" during the football season and as an office and team meeting area during the "off-season".

The Valley Christian High School received PDP approval for their Master Plan in June, 2010. The Master Plan includes three development phases for the construction of recreation fields, classroom and maintenance buildings, a performing arts center, and parking lots. The modular classroom building would be removed and replaced by an approximate 19,392 sq. ft., two-story classroom building during Phase One development.

DISCUSSION:

Planning Staff supports the continued use of the modular classroom building for an additional five years. The school intends to replace the temporary structure with a permanent structure as part of Phase One of the Campus Master Plan but has an ongoing need to use the modular classroom building for daily classes and ancillary school activities.

PUBLIC / NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood notification letter was mailed out on October 16, 2014. No comments or questions have been received.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 6 – 0 with Commissioner Foley absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval of ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL_ for a modular building, subject to the following conditions:

1. The Use Permit shall be extended for a period of five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

46. USE PERMIT: BORNS OFFICES

APPROVED USE PERMIT, ZUP14-0029 BORN'S OFFICES, for personal service/retail/office type uses in addition to general office use located at 348 W. Chandler Blvd., north side of Chandler Boulevard and west of Chandler High School.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and Nebraska Street fronting Chandler Boulevard. The property is adjacent to Chandler High School's parking lot and athletic fields to the east. The property is surrounded by single-family residential homes to the north and west. South, across Chandler Boulevard, is the San Marcos Golf Course. The house immediately west across Nebraska Street has Use Permit approval for an administrative insurance and financial services office. In addition, along Chandler Boulevard there are several other residential homes that were converted to commercial businesses with Use Permits.

The property has been used as a single-family residence since 1944. The property was a rental home between 1989 and 2007. The property is a double-sized lot approximately 20,551 square feet in size. The 1,946 square foot single-family residence is located on the southern lot fronting Chandler Boulevard. There is a two-car carport east of the home. The northern portion of the property was not improved. A Use Permit for the residential conversion to office use was granted by Council in February 2009; however, the use never commenced within a one-year period thus the Use Permit expired. This property received re-approval of the Use Permit in 2010 to convert the home into two general offices with a two-year condition of approval and a maximum of seven employees. There are two general office spaces. There is an audio visual editing conversion company which functions like a general office leasing one office space. The second tenant space is recently vacant and the owners would like to lease to a photography business.

The Use Permit requests approval for personal service/retail/office type uses in addition to general office use. Various, smaller type retail-oriented and medical office type businesses are requested to accommodate future tenants. The proposed nature of uses include a photography studio, art studio, art gallery; specialty boutiques such as bead shop, stamp/scrapbooking shop, knit/yarn shop; alterations; tutoring; music instrument lessons, vocal lessons, music recording studio; medical office uses specifically counselors, therapist, psychiatrist/psychologist, physical therapist, massage therapist, audiologist, speech pathologist, and medical devices; and uses that are similar in nature to those described above.

The Residential Conversion Policy allows for one tenant/company for each 1,000 square feet of floor area with a maximum of three users. Based on the size of the home, only one tenant/user is permitted; however, the existing Use Permit approval grants a maximum of two tenants/users. Suite One is approximately 826 square feet in size. Suite Two is approximately 989 square feet in size. The entry vestibule is approximately 131 square feet in size. A single tenant can occupy the entire 1,900 square feet of usable floor area.

The Residential Conversion Policy requires one parking space for each employee plus one parking space for each 500 square feet of floor area. The development provides 18 parking spaces including the two-car carport. The two suites are designed to accommodate up to

seven employees and a 1,964 square foot home (4 parking spaces) requires a total of 11 parking spaces.

The Michaels & Associates office immediately west of the site has approval through their Use Permit to utilize parking spaces on the Borns' property for an additional four parking spaces, typically used during tax season. Dedicating four of the 18 parking spaces for the adjacent residential conversion property does not affect the required parking provided on the Borns' property for the existing offices.

DISCUSSION

Planning Commission and Planning Staff recommend approval of the additional land uses given similar approvals of a nail/beauty salon and alterations shop for homes along the Chandler Boulevard frontage. The subject site is located at the end of the street where residential conversions exist and closest to downtown shops. The additional uses would be small scale and appropriate in this two suite residential conversion.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood meeting was held on November 12, 2014. One area homeowner attended in addition to the applicant. The resident was opposed to a baseball card collector shop, thus the applicant has removed that use from the request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 6 – 0 with Commissioner Foley absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Residential Conversion Policy, the Planning Commission and Planning Staff recommend approval of the Use Permit subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (narrative, site plan, floor plan) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
2. The Use Permit is non-transferable to any other property.
3. Increases in on-site employment over seven (7), or the expansion of the home to provide additional tenant spaces, shall require a new Use Permit application and approval by the City of Chandler.
4. The property shall be maintained in a clean and orderly manner.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.

47. SPECIAL EVENT LIQUOR LICENSE: Family Support Group Inc.,

APPROVED a Special Event Liquor License, for Family Support Group Inc., for the Arizona Cardinal's Big Red Rage Radio Show Fundraiser on Thursday, December 18, 2014, located at Marjerle's Sports Grill, 3095 W. Chandler Boulevard. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this applicant is a non-profit organization, no sales tax license is required.

48. LIQUOR LICENSE: Jogoya Sushi Seafood Buffet

APPROVED a Series 12 Restaurant Liquor License (Chandler #155657, L12) for Bi Darren Liu, Agent, DND Seafood LLC, dba Jogoya Sushi Seafood Buffet, located at 2100 S. Gilbert Road, Ste 1. A recommendation for approval of State Liquor License # 1207A069 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as Yummy Buffet LLC, dba Yummy Grill Buffet.

49. LIQUOR LICENSE: Elephant Bar Restaurant

APPROVED a Series 12 Restaurant Liquor License (Chandler # 15569 L12) for Randy D. Nations, Agent, CM EBAR LLC, dba Elephant Bar Restaurant, located at 3405 W. Chandler Boulevard. A recommendation for approval of State Liquor License No. 1207A073 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as S B Restaurant Co of Ca., dba Elephant Bar Restaurant.

50. LIQUOR LICENSE: Stingray Sushi

APPROVED a Series 12, Restaurant Liquor License (Chandler No. 155348 L12) for Randy D. Nations, Agent, Stingray Chandler LLC, dba Stingray Sushi, located at 900 N. 54th Street, Suite 1.

A recommendation for approval of State Liquor License No. 1207A078 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. All licenses, permits, and fees have been paid, and the applicant is in compliance with the City's Tax Code. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as Chalak-MMT Chandler LLC, dba Genghis Grill.

51. SAMPLING PRIVILEGES, LIQUOR LICENSE: Wal-Mart Supercenter #2671

APPROVED the addition of sampling privileges to the existing Series 9 Liquor Store Liquor License (Chandler #100664 L9) for Clare Hollie Abel, Agent, Walmart Stores Inc., dba Wal-Mart Supercenter #2671, located at 1175 S. Arizona Avenue.

A recommendation for approval of adding sampling privileges to State Liquor License No. 09070352s will be forwarded to the State Department of Liquor Licenses and Control.

Walmart Stores Inc., dba Wal-Mart Supercenter #2671 has been in business at this location since May 25, 2005 at which time Council approved a Series 9, Liquor Store Liquor License. The applicant has submitted an application to add sampling privileges to their Series 9, State Liquor License No. 09070352. The Arizona State Legislature amended A.R.S. Section 4-206.01(1) effective July 29, 2010, allowing an applicant or licensee of a Liquor Store License to apply for sampling privileges.

52. FINAL PLAT: LONE TREE

APPROVED Final Plat FPT14-0010 Lone Tree, for a 72-lot single-family residential subdivision located at the SWC of Riggs and Lindsay roads. (Applicant Michael Sexton; Cardno)

BACKGROUND

This Final Plat is for a 72-lot single-family residential subdivision located at the southwest corner of Riggs and Lindsay roads that was approved by Council in July of this year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

53. FINAL PLAT: CHAMPION ACADEMY

APPROVED Final Plat, FPT14-0014 CHAMPION ACADEMY, for a public charter school located north of the NWC of McQueen and Frye roads. (Applicant Bowman Consulting Group.)

BACKGROUND

This Final Plat is for a public charter school. The plat creates the lot, establishes the necessary easements, and dedicates the required rights-of-way. The property is zoned AG-1 (Agricultural District) and Planned Area Development (PAD) for a church. A Rezoning is not required since public charter schools are exempt from local zoning compliance.

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

54. AGREEMENT: Vintage Partners for Sites 1, 2, and 3

APPROVED Resolution No. 4829 authorizing the award of the request for proposals to Vintage Partners for Sites 1, 2, and 3, and authorizing Staff to begin Development Agreement deal terms between the City of Chandler and Vintage Partners.

BACKGROUND/DISCUSSION:

Sites 1, 2, & 3 is a 4.6 acre site located at the southwest corner of Chandler Boulevard and Arizona Avenue. The site is vacant, unencumbered and owned by the City.

The City issued a Request for Proposals (RFP) for Sites 1, 2, & 3 on July 21, 2014, requesting interest from development firms with a solid track record of mixed-use development.

The preferred specifications included:

- 40,000 sf restaurant/retail/entertainment
- 50,000 sf office/services
- High density residential if appropriate to the project
- Parking structure if appropriate for the development
- Zero lot line and higher density

Five development companies responded to the RFP by the deadline of October 24, 2014: COR Companies, Vintage Partners, LGE Design Build, Whitneybell Perry

INFORMATIONAL:

1. Minutes of the November 19, 2014, Planning and Zoning Commission meeting.

UNSCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

- A. Mayor's Announcements

- There is an online Budget Survey for feedback on programs, service priorities, and capital project priorities. Feedback is due by December 19th.
- Saturday, December 6th Chandler held their annual tree lighting festival. The event had significant attendees and was a beautiful evening.
- Chandler's Fire Department annual Toy Drive will be held Saturday, December 13th from 2:00 p.m. to 8:00 p.m. at the Chandler Fashion Center Mall.
- Swearing in of new Councilmembers will be in January.

B. Councilmembers' Announcements

- The Councilmembers wished everyone a Happy Holiday Season and Happy New Year.
- Councilmember Sellers asked the City Manager to provide information of Chandler's new Economic Development Director.
- Vice Mayor Heumann asked everyone to think about those individuals in the service who are overseas or away from their family and keep them in their prayer's.
- Councilmember Hartke thanked the City Staff, the Fire and Police for gathering food and toys to help the community.
- Councilmember Ellen stated last month she was at the National League of Cities and Towns in Austin Texas. She realized just how well Chandler operates.

C. City Manager's Announcements

None.

Adjournment: The meeting was adjourned at approximately 7:22 p.m.

ATTEST: _____
City Clerk

Mayor

Approved: January 8, 2015

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Chandler, Arizona, held on the 11th day of December 2014. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of January, 2015.

City Clerk