

#3

AUG 13 2015



**Chandler · Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – CC Memo No. 15-089a**

**DATE:** AUGUST 13, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER *MM*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

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

**SUBJECT:** DVR14-0031/PPT14-0014 RHYTHM  
Introduction and Tentative Adoption of Ordinance No. 4648

**Request:** Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat approval

**Location:** Northwest corner of 56<sup>th</sup> Street (Priest Drive) and Orchid Lane, north of Ray Road

**Applicant:** AndersonBaron Landscape Architecture

**Developer:** Mattamy Homes

**Project Info:** Approximately 30 acres with 281 residential units including 125 condominiums and 156 varied residential unit types; approximately 9.62 du/ac

**RECOMMENDATION**

Planning Commission and Planning Staff, upon finding the Rezoning request to be consistent with the General Plan, recommends approval subject to conditions. Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan (PDP) and Preliminary Plat subject to conditions.

**BACKGROUND**

Planning Staff received correspondence from a nearby automotive dealership that has expressed concerns with the proposed development request. This item was continued from the June 17, 2015, Planning Commission meeting to the July 15, 2015, Planning Commission meeting to

allow time to address the concerns. Planning Staff contacted the Chapman Automotive Group representative to address their land use concerns as conveyed in the attached letter. Overall, their desire is for the City to maintain the land for possible future commercial use allowing additional automotive dealerships on all or a part of the subject site.

The approximate 30-acre site is located at the northwest corner of 56<sup>th</sup> Street/Priest Drive and Orchid Lane, north of Ray Road. The property is undeveloped with no prior zoning cases. The subject property is surrounded on the west side by an auto dealership (Earnhardt); to the south are Orchid Lane (a collector street) and an apartment/condominium development (Lumiere Chandler). East of the site is 56<sup>th</sup> Street/Priest Drive and a single-family residential subdivision (Sierra Tempe) which are both in City of Tempe. To the north are a vacant property and a single-family residential property in City of Tempe. The property north of the subject site received zoning in City of Tempe for a single-family residential subdivision as Rhythm's northern component which includes 94 single-family residential units.

The request is to rezone approximately 30 acres from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with PDP for subdivision layout and housing product along with Preliminary Plat approval. The rezoning for a residential development includes residential single-family detached housing and residential condominium buildings. The PDP includes a residential subdivision layout with four housing types; condominium buildings, Villa units, Loft units, and Casita units with a mix of two- and three-story housing product.

### **GENERAL PLAN**

The General Plan designates this property as Commercial and a Growth Expansion Node. The Commercial land use allows for mixed-use developments, large office developments, major commercial developments, malls, power centers, and a compatible mix of residential densities as part of a regional commercial area. The Growth Expansion Node focuses on major transportation junctions, including I-10 and Ray Road, for placing specialized commercial and employment with opportunities for High to Urban Residential densities or mixed-use developments. The proposed density is within the medium density range which is appropriate along arterial roads (56<sup>th</sup> Street/Priest Drive) and adjacent to employment and commercial areas.

### **SITE LAYOUT**

The pedestrian-friendly subdivision is connected with open spaces and streets among four housing product types. There is a primary loop street along with tracts serving as driveways into garages. The tree-lined main entrance/exit feature is located along 56<sup>th</sup> Street/Priest Drive at a full-movement access. There is an exit only drive off of Orchid Lane. The main entrance is flanked with turf open space/retention areas leading into a large centralized passive recreation open space with a large ramada structure and swimming pool. A landscape median with Date Palm trees, a cascading water feature with pebble rock base, and decorative concrete paver bands create a sense of arrival to the call box and gates. The gated entry and theme wall design is modern with a mix of materials including louvered and steel panels, and ceramic tiles. Amenities also include a spa, covered outdoor spaces, cabanas, volleyball courts, lawn seating, and restrooms.

The subdivision's lot configuration varies within the four housing product types. The Villas housing product at the northwest corner are alley loaded in that garage access is at the rear of the units. There are 63 lots at 35'x90' (3,150 sq. ft.). The Casitas housing product at the northeast corner are traditional with front loaded garages off the interior street. There are 12 lots at 50'x95' (4,750 sq. ft.). The Lofts housing product at the southeast corner have traditional front loaded garage access. Some plans have a single-car garage door providing for two-car tandem parking. There are 81 lots at 35'x58' (2,030 sq. ft.). The Condominiums at the southwest corner utilize a shared drive to access ground floor garages. There are 125 units within 25 buildings.

The Development Booklet represents the development standards including building setbacks, lot coverage, and building height for each housing product type. All units and buildings are separated by at least 9 feet. Use and benefit easements are applied to the Lofts and Villas housing product.

Since all of the lots are less than 7,000 square feet, all of the Residential Development Standards (RDS) for subdivision diversity would be required. However, it is realized that this type of urban designed subdivision layout cannot meet all of the subdivision diversity standards due to the nature of the street layout and housing product type. The lot sizes are not practical for deeper rear yard setbacks and rear yard vehicle access. The mixed lot layout incorporates diversity elements such as a curvilinear street and community open spaces including a swimming pool and large ramada structure. The subdivision design meets the intent of the RDS subdivision diversity elements as outlined in the Development Booklet. The subdivision incorporates design diversity, amenities, and innovative homes with varied lot sizes. A sense of neighborhood arrival is provided at the main entry/exit and perimeter streets have visual interest with staggered decorative perimeter walls and enhanced gated entry design features.

### **BUILDING ARCHITECTURE**

The housing plans are designed with elements deemed modern/contemporary/urban. The majority of homes including condominium buildings are two-story. The Lofts housing product are three-story. Condominium units range in size from 1,400 to 2,100 sq. ft.; Villas range in size from 2,069 to 2,736 sq. ft.; Lofts range in size from 1,603 to 2,094 sq. ft.; and Casitas range in size from 2,533 to 2,856 sq. ft.

There are a variety of architectural styles, paint colors schemes, and roofing. Condominium buildings include a mix of paint colors and materials on each building. The Lofts and Casitas include three housing plans and the Villas include four housing plans. All homes offer a variety of paint, stone veneer, brick veneer, roofing, and front door and garage door color schemes.

Since all of the lots are less than 7,000 square feet, all of the RDS for architectural diversity would be required as well. However, it is realized that a diverse subdivision of this type cannot meet all of the diversity standards as outlined in the RDS. The housing product includes a variety of plans and has a prescribed architectural style that does not warrant application of all standards. The homes vary with rear alley loaded to front loaded garages. Homes incorporate angled rooflines, parapet rooflines, and unique architectural features. The housing product design meets the intent of the RDS architectural diversity elements as outlined in the Development Booklet

providing architectural diversity and distinct building materials and features. The homes are designed with varied plane changes and rooflines as well as single-story elements to mitigate a box-on-box appearance.

### **DISCUSSION**

Planning Staff finds the proposed development in conformance with the General Plan. The residential use with a mix of single-family residential homes and condominiums is compatible with existing commercial, multi-family residential, and single-family residential in the area. The two- and three-story housing product is compatible with the two- and three-story condominiums/apartments across the street in Lumiere Chandler and the one- and two-story homes east of 56<sup>th</sup> Street/Priest Drive in Sierra Tempe.

The subdivision layout and housing product are diverse and establish a unique design that is consistent with the intent of the RDS. The looped street system, alley and front loaded configuration, large community open space, large ramada structure accommodating various activities, and a pronounced sense of arrival creates a pedestrian-oriented neighborhood. The Chandler Rhythm and Tempe Rhythm are internally connected by vehicular and pedestrian access as designed as one development. The amenities are shared by both components including Tempe's regional trail at the Knox Road alignment. The community fits well with the existing regional commercial, mixed-use area.

The development's 56<sup>th</sup> Street/Priest Drive right-of-way improvements are within City of Tempe's jurisdiction. City Staff and the project's development team have communicated with Tempe planning and traffic staff. City Staff provided our recommendations for the evaluation of a traffic signal along 56<sup>th</sup> Street/Priest Drive. Tempe determined a traffic signal is needed and would be located at Lisa Lane which is in alignment with the subject property.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were held. One on November 12, 2014. There were 10 persons who signed in at the meeting; however, approximately 15 attended. A second neighborhood meeting was held May 6, 2015. There were 13 persons who signed in at the meeting; however, approximately 20-25 people attended. Attendees were residents from the area and a representative for the Lumiere Chandler multi-family development.

For both meetings, residents did not express opposition. They did ask questions and stated concerns including traffic impacts including the need for a traffic signal and a deceleration lane on 56<sup>th</sup> Street/Priest Drive, and increased vehicle trips in their neighborhood. There were questions on the type of housing product, density, square footages, the separation between the 3-story homes and 56<sup>th</sup> Street/Priest Drive, impact on the local elementary school's enrollment, the zoning and development process, and anticipated construction timing.

- Planning Staff has received phone calls and emails from two primary liaisons for the Sierra Tempe subdivisions located in City of Tempe on the east side of 56<sup>th</sup> Street/Priest Drive. The

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two homeowners requested information on the proposed Chandler development to inform residents in their neighborhood since their Homeowners Association was not forwarding residents public notice information on City of Tempe's Rhythm and a Mark Taylor apartment development. One homeowner coordinated a Sierra Tempe ice cream social/neighborhood meeting on May 2, 2015. The developer provided information on the proposed development and attended the meeting. Most comments were expressed regarding traffic on 56<sup>th</sup> Street/Priest Drive.

The two liaisons have expressed concerns regarding City of Tempe's jurisdiction of 56<sup>th</sup> Street/Priest Drive instead of Chandler since the project is in Chandler. They have concerns regarding the traffic signal location. They request that the main entrance and exit for Chandler's project be relocated to Orchid Lane instead of 56<sup>th</sup> Street/Priest Drive as this could affect Tempe's decision to locate a traffic signal at Lisa Lane. Residents are concerned with increased traffic through their subdivision if a traffic signal is put in at Lisa Lane. One of the liaisons has concerns with the three-story homes parallel to 56<sup>th</sup> Street/Priest Drive. The request is to move them further west in the development.

One of the liaisons maintains contact with City Staff regarding a desire for a traffic signal at Ray Road and Beck Ave/Stacie Way, which is in City of Chandler's jurisdiction more than one-half mile south and east of the subject property. A few homeowners have called Staff to express a desire for a traffic signal at this location due to the development occurring along 56<sup>th</sup> Street/Priest Drive in Tempe and the proposed Chandler project.

Planning Staff received emails from Tempe residents requesting no access from 56<sup>th</sup> St/Priest Drive instead moving the access to Orchid Lane.

- Planning Staff received a letter from Chapman Automotive Group which owns property west of the subject site. The letter conveys a desire to keep the property available for future automotive dealership growth.
- As of the writing of this memo, Planning Staff is not aware of any other opposition or concerns with this development.

### **PLANNING COMMISSION VOTE REPORT**

Move to Approve.

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

Planning Commission asked Planning Staff to ensure that building exteriors have the smooth stucco finish as represented in the Development Booklet. Commission recommended eliminating two PDP zoning conditions that were inadvertently included by Planning Staff. Commission commented on varying housing plans and asked Staff to ensure that homes vary along streetscapes as represented in the Development Booklet.

Several persons spoke at the meeting including homeowners in the nearby Sierra Tempe subdivision and a representative of Chapman Automotive Group. Homeowners conveyed

appreciation for the City's communication with them regarding this project and support for the project but have concerns about the main entrance location and traffic impacts. The Chapman representative read a letter expressing that this property is the last parcel viable for dealerships in this corridor, does not want the entire parcel to develop with residential, and allowing a subdivision will close the front door of all four dealerships from 56<sup>th</sup> Street/Priest Drive. Additionally, the representative stated they support the main entrance for the development off of 56<sup>th</sup> Street/Priest Drive and do not want it off of Orchid Lane which is used by their semi-truck delivery traffic.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RHYTHM", kept on file in the City of Chandler Planning Division, in File No. DVR14-0031, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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.
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.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
7. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder

shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

### **Preliminary Development Plan**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RHYTHM", kept on file in the City of Chandler Planning Division, in File No. DVR14-0031, 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 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 Plat**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Plat request 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.

## **PROPOSED MOTIONS**

### **Rezoning**

Move to introduce and tentatively adopt Ordinance No. 4648 approving rezoning request DVR14-0031 RHYTHM from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential, subject to the conditions as recommended by Planning Commission and Planning Staff.

### **Preliminary Development Plan**

Move to approve Preliminary Development Plan request DVR14-0031 RHYTHM for the residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

### **Preliminary Plat**

Move to approve Preliminary Plat request PPT14-0014 RHYTHM, subject to the condition as recommended by Planning Commission and Planning Staff.

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**Attachments**

1. Vicinity Maps
2. Overall Master Site Plan
3. Site Plan
4. Landscape Plan
5. Perspective
6. Sample of Housing Plan exhibits
7. Preliminary Plat, PPT14-0014
8. Emails from residents
9. Letter from Chapman Automotive Group
10. Ordinance No. 4648
11. Development Booklet, Exhibit A

City of Tempe

City of Phoenix

Project Site

PAD

PAD

AG-1

1-10 Fwy.

ORCHID LN

Priest Dr.

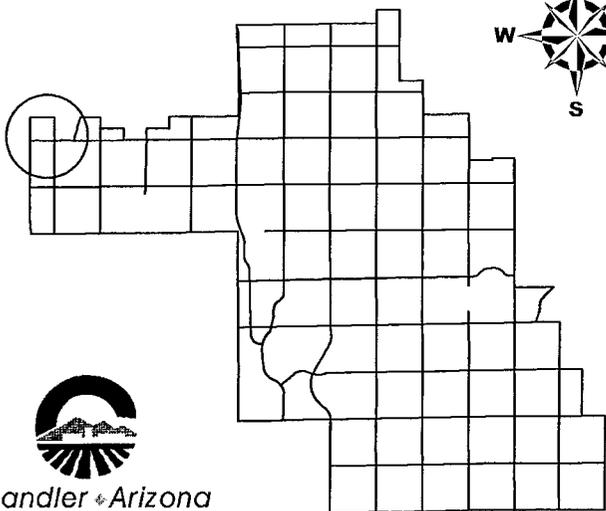
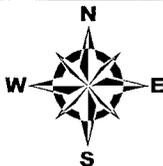
PAD

PAD

RAY-RD

Ray Rd.

### Vicinity Map



DVR14-0031

Rhythm

City of Tempe

Project Site

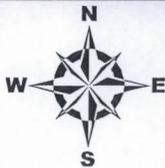
AG-1

1-10 Fwy.

Priest Dr.

Ray Rd.

# Vicinity Map



DVR14-0031

Rhythm



Chandler, Arizona  
Where Values Make The Difference

**Preliminary Development Plan (PDP)**

The proposed Rhythm development will be a unique example of New Urban Design. It will employ principles such as providing a range of housing types in a higher density configuration, promoting walkable neighborhoods and providing accessible common open spaces. Desert Contemporary architecture and theming will be utilized throughout the community. Rhythm will also employ design standards that create a traditional neighborhood environment, in an infill setting, with a network of well-connected streets and amenities, while still providing the desired diversity.

Rhythm will include a cohesive mix of housing products and densities that feature a unique contemporary urban design. It will consist of 281 total units: 125 Condominium product type units located in a condominium parcel, 63 (detached alley) "Villa" product type units, 81 (35'x58") "Loft" product type units, and 12 (50' x 95') "Casita" product type units (See Exhibit E - Development Plan, Exhibit F - Development Summary, and Exhibit G - Landscape Master Plan). Rhythm has been designed to provide transitioning densities, with the greatest intensity concentrated at the south (within the City of Chandler portion of the development), buffering the auto dealer to the west and existing condos to the south, and becoming less intense as you move north through the development into the Tempe portion.



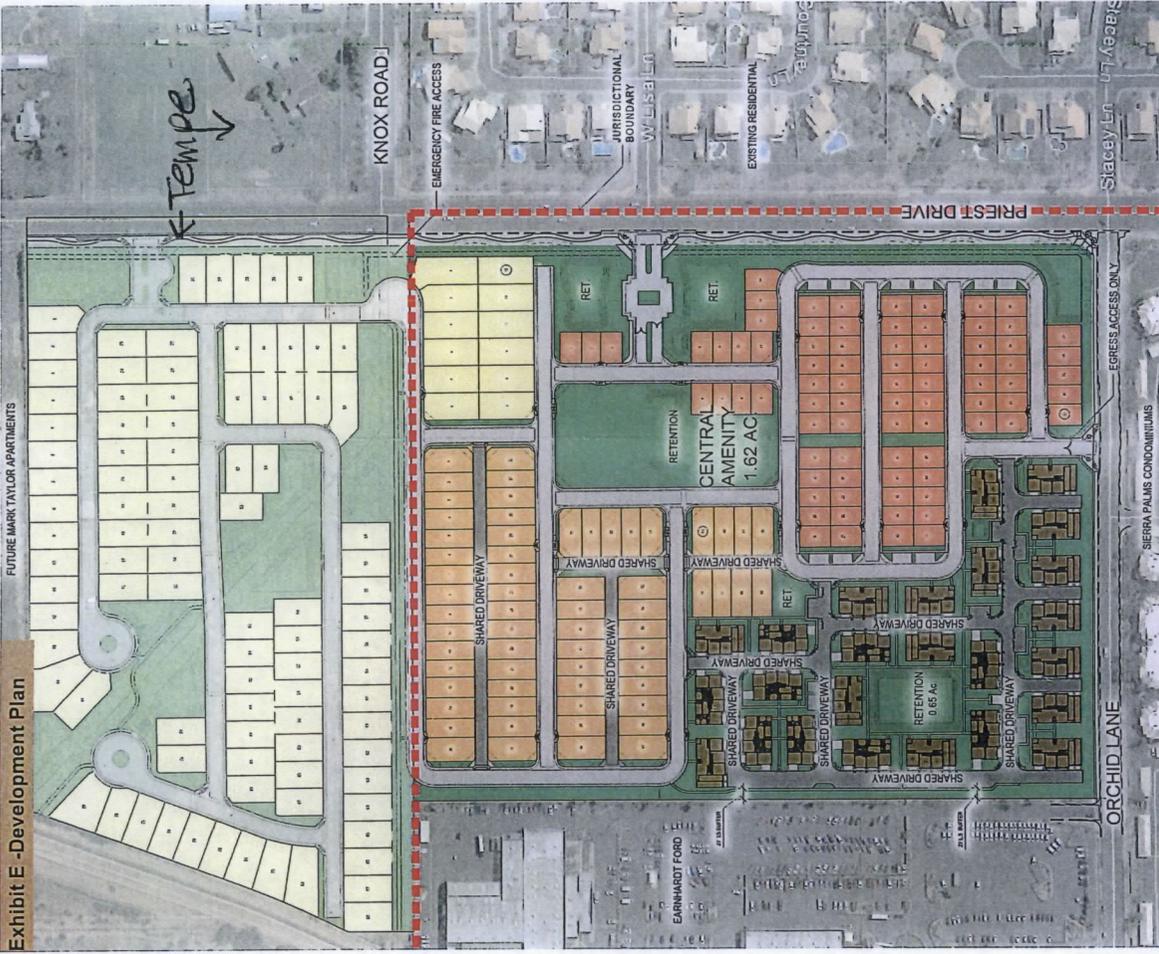
Exhibit F - Development Summary

Description	Chandler		Tempe		Total	
	Quantity	Mix	Quantity	Mix	Quantity	Mix
Gross Acreage	31.87 AC.		19.76 AC.		51.63 AC.	
Net Acreage	29.20 AC.		18.92 AC.		48.12 AC.	
*Open Space	7.73 AC.	24%	4.82 AC.	24%	12.55 AC.	24%
Condominium	125 Units	44%	0 Units	0%	125 Units	33%
Loft (35' x 58')	81 Units	29%	0 Units	0%	81 Units	22%
Villa (Detached Alley)	63 Units	22%	0 Units	0%	63 Units	17%
Casitas (50' x 95')	12 Units	4%	94 Units	100%	106 Units	28%
<b>Total</b>	<b>281</b>	<b>9.62 DU/AC</b>	<b>94</b>	<b>4.97 DU/AC</b>	<b>375 Units</b>	<b>7.79 DU/AC</b>

\* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA

Overall Master site Plan

Exhibit E - Development Plan









Perspective

56th St / Priest Dr.

## Product

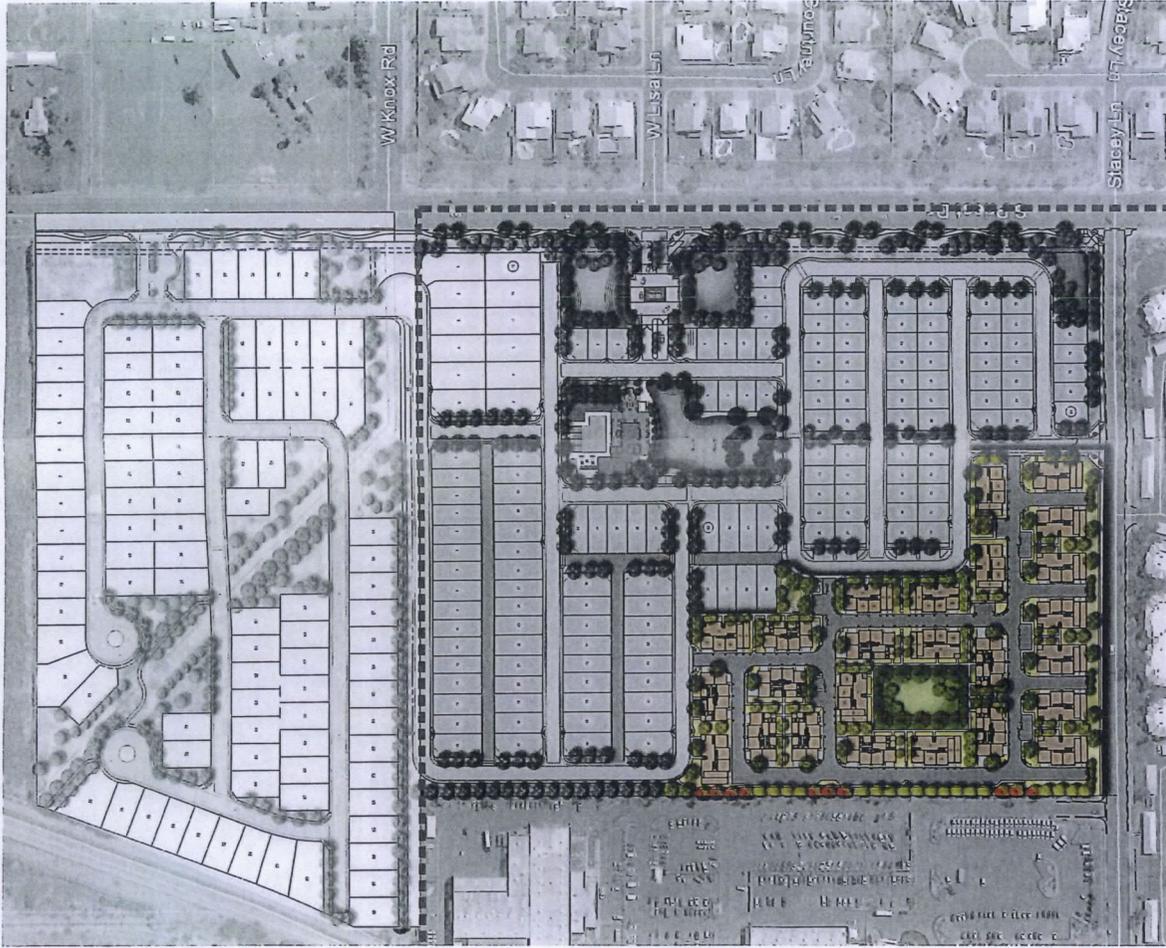
The Chandler portion of the Rhythm community will integrate well and provide diversity in the community. The Chandler product will consist of the Villa, Loft, Casita, and Condominium product types. The Villa is a two-story detached alley-loaded product on 32' to 38' by 90' lots; the Loft is a three-story detached, front-loaded product on 35' by 58' lots; the Casita is a 2-story product on 50' by 95' lots; and the Condominium product consists of 3-story buildings containing 5 units each. All of these homes will have a Desert Contemporary architectural style consistent with the community. A summary of each product is provided below, beginning with the highest density product.

### CONDOMINIUMS

As the highest density living option with Rhythm, the Condominiums provide desirable and functional floor plans in an attached housing configuration. The Condominiums will be the most affordable housing product within Rhythm. Each building of Condominiums contains five units, with one on the ground level and four on the second and third floors. Each unit has a two-car garage. Two garage configurations are provided: one for corner buildings that allow garages on two sides of the building and one for non-corner buildings with garages on only one side. (See Exhibit S - Condominium Architecture). Some key product features include:

- Functional and efficient floor plans.
- Spacious decks for outdoor living.
- Direct access from garages to each unit for security and convenience.
- Flexible floor plans for customized living options.
- Two-car garages provide ample parking and storage, including space for trash and recycle containers.
- Architectural style is Desert Contemporary respecting the theme of the community.

condos





**MATERIAL LEGEND:**

- 1 SMOOTH STUCCO FINISH
- 2 STONE VENEER
- 3 TRESPA PANEL
- 4 METAL COLUMNS
- 5 PAINTED ALUMINUM DOOR W/GLASS PANEL

- 6 SPANDEREL PANEL
- 7 METAL SUNSHADE
- 8 42" HIGH STAINLESS STEEL GUARDRAIL
- 9 METAL FASCIA

**COLOR PACKAGE 3:**

- 3A SW 6163 GRASSLAND
- 3B SW 7008 ALABASTER
- 3C M21.8.1. GRAPHITE GREY

- 3D SW 7069 IRON ORE
- 3E CLEAR ANODIZED SATIN FINISH
- 3F GRAY

- 3G METAL FINISH
- 3H THE GETTY STONE BLACK FOREST
- 3I GRAY

FRONT ELEVATION EXTERIOR MATERIAL PACKAGE A  
SCALE: 1/8" = 1'-0"

**RHYTHM CONDOS** CHANDLER, ARIZONA  
MATTAMY HOMES

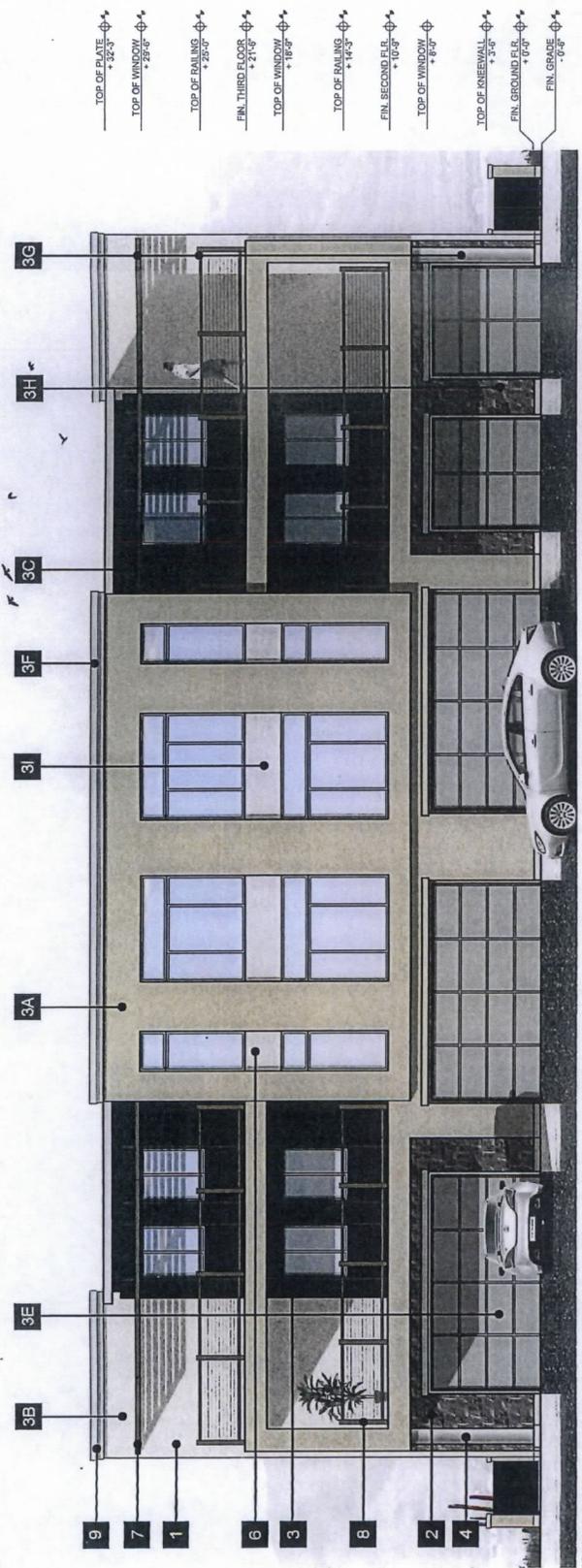
*condos*

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PROJECT 13047  
APRIL 22, 2015



**MATERIAL LEGEND:**

- 1 SMOOTH STUCCO FINISH
- 2 STONE VENEER
- 3 TRESPA PANEL
- 4 METAL COLUMNS
- 5 PAINTED ALUMINUM DOOR W/GLASS PANEL
- 6 SPANDREL PANEL
- 7 METAL SUNSHADE
- 8 42" HIGH STAINLESS STEEL GUARDRAIL
- 9 METAL FASCIA

- 3A SW 6163 GRASSLAND
- 3B SW 7008 ALABASTER
- 3C M21.8.1. GRAPHITE GREY
- 3D SW 7069 IRON ORE
- 3E CLEAR ANODIZED SATIN FINISH
- 3F GRAY
- 3G METAL FINISH
- 3H THE GETTY STONE BLACK FOREST
- 3I GRAY

**COLOR PACKAGE 3:**

REAR ELEVATION: MID-BLOCK EXTERIOR MATERIAL PACKAGE A  
SCALE: 1/8" = 1'-0"

**RHYTHM CONDOS** CHANDLER, ARIZONA  
MATTAMY HOMES



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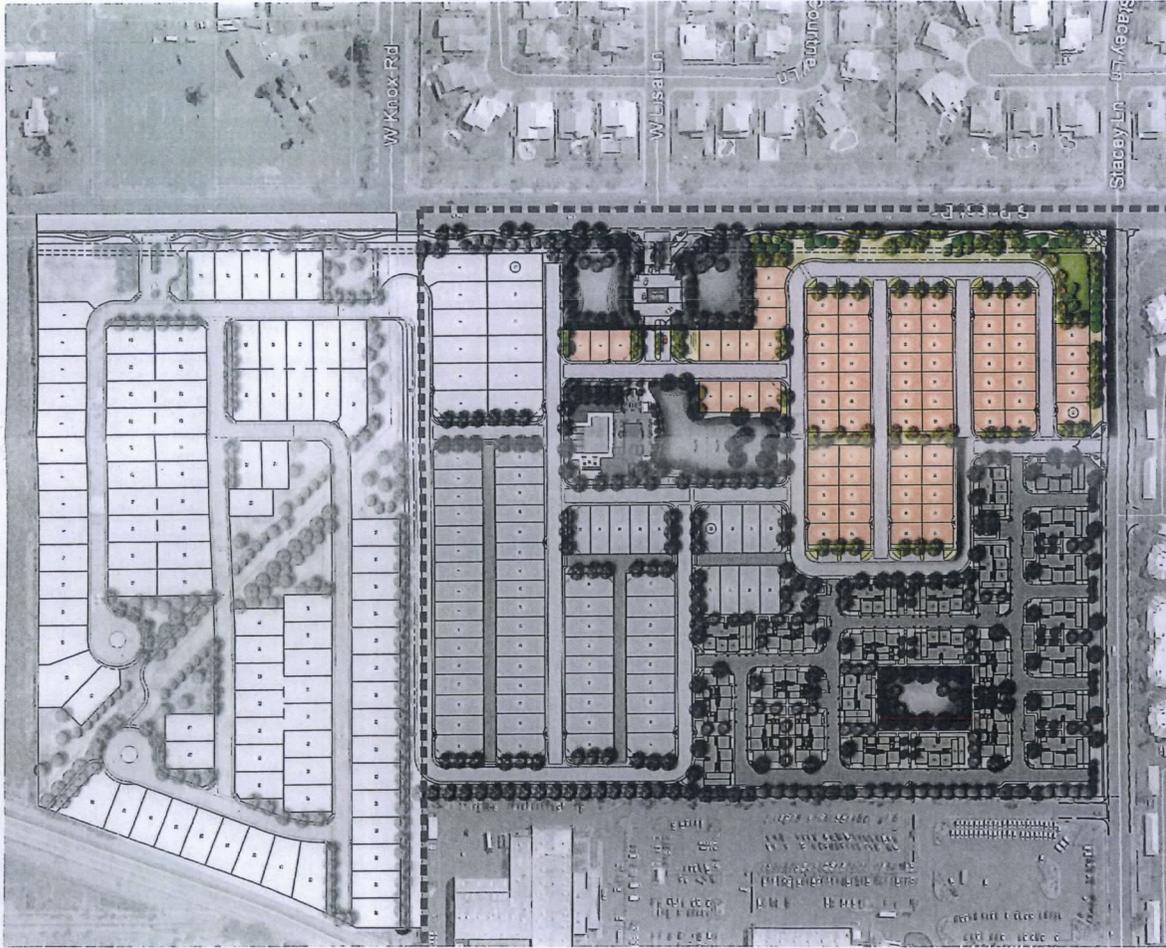
PROJECT 13047  
APRIL 22, 2015

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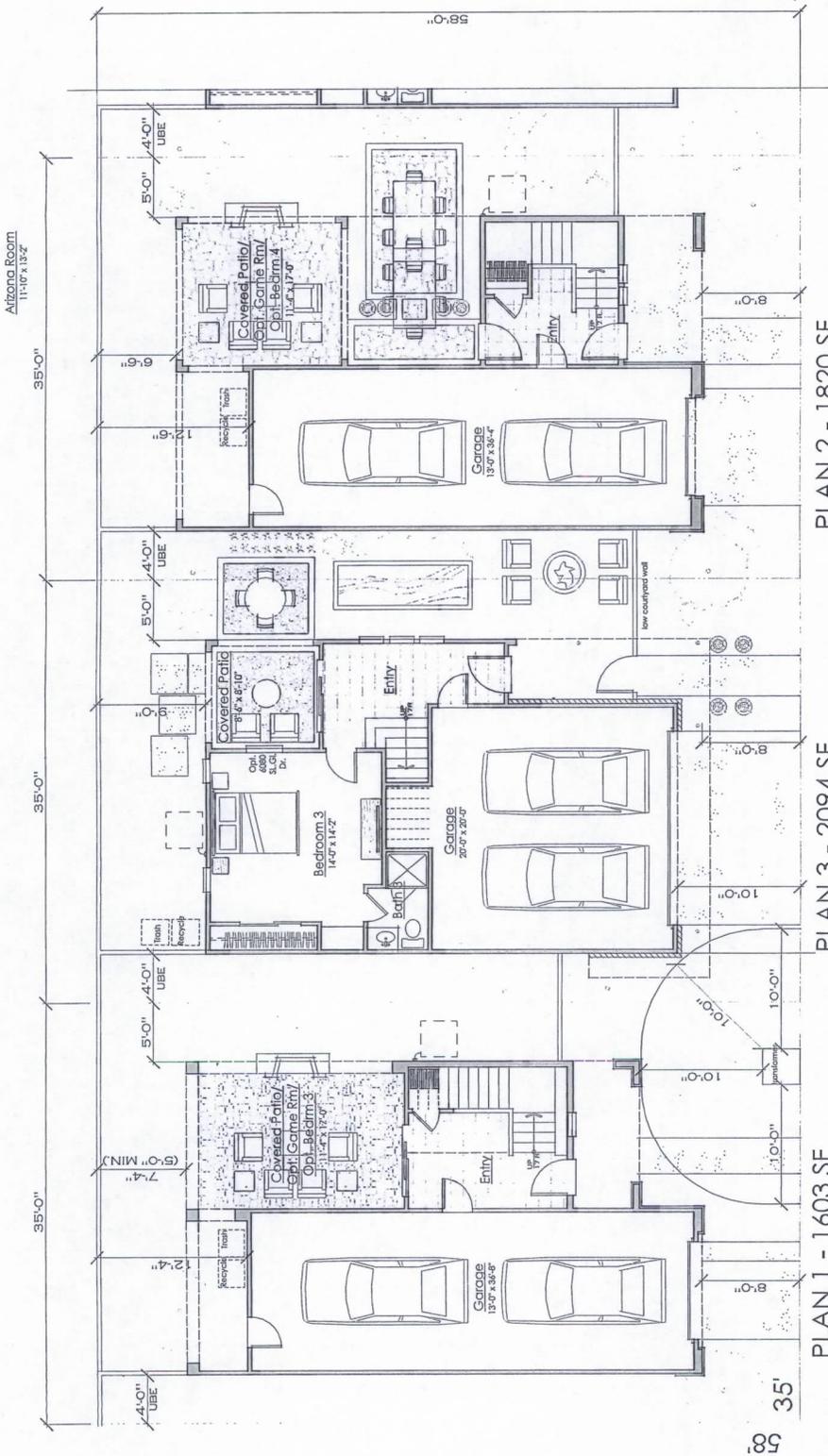
### **LOFTS: 35' X 58' FRONT LOADED LOTS**

As one of the higher density detached living solutions, this housing configuration combines the auto with the pedestrian allowing the homebuyer to access the street immediately upon leaving the garage. The overall concept is an alternative to attached townhomes, providing for efficient living but with all the benefits of a detached home. All Lofts will be three-story detached floor plans with two-car garages. This unique product offers contemporary living within a compact but yet very functional footprint and configuration. (See **Exhibit T - Loft Architecture**). Some key product features include:

- In a three story design, these homes provide for private, on-grade yard areas; affording the homebuyer the ability to have outdoor space for the family and a place for pets.
- The homes are positioned on the lot combining the side yards into one larger usable space through a use and benefit easement. This gives the homes an additional 5' of *usable* outdoor space.
- Even at a higher density, each home is designed with an on-grade Arizona Room as well as a large deck on the 2<sup>nd</sup> floor, where everyday living occurs. These 'privatized spaces' on the ground level compliment the living areas of the second floor.
- Big kitchens and living areas provide young professionals the ability enjoy some 'large house' inclusions.
- Flexible floor plans allowing for additional indoor living space on the ground level.
- Architectural style is Desert Contemporary respecting the theme of the community.



Lofts



# 4.1

## Plot Plan

Rhythm Lofts



KTGY Group Inc.  
 Architecture+Planning  
 1822 Fitch  
 Irvine, California 92614  
 ktgy.com  
 949.851.2133

04.14.2015

Mattamy Homes  
 8200 E Pima Center Parkway, Suite 230  
 Scottsdale, AZ 85258  
 408.302.6000



lofts



PLAN 1

PLAN 3

PLAN 2

Rhythm Lofts

Mattamy Homes  
 6200 E. Pima Center Parkway, Suite 230  
 Scottsdale, AZ 85256  
 488.302.6000

KTGY Group Inc.  
 Architecture+Planning  
 17522 Fitch  
 Irvine, California 92614  
 ktgy.com  
 949.851.2133

4/16/18

CONCEPTUAL STREETSCENE



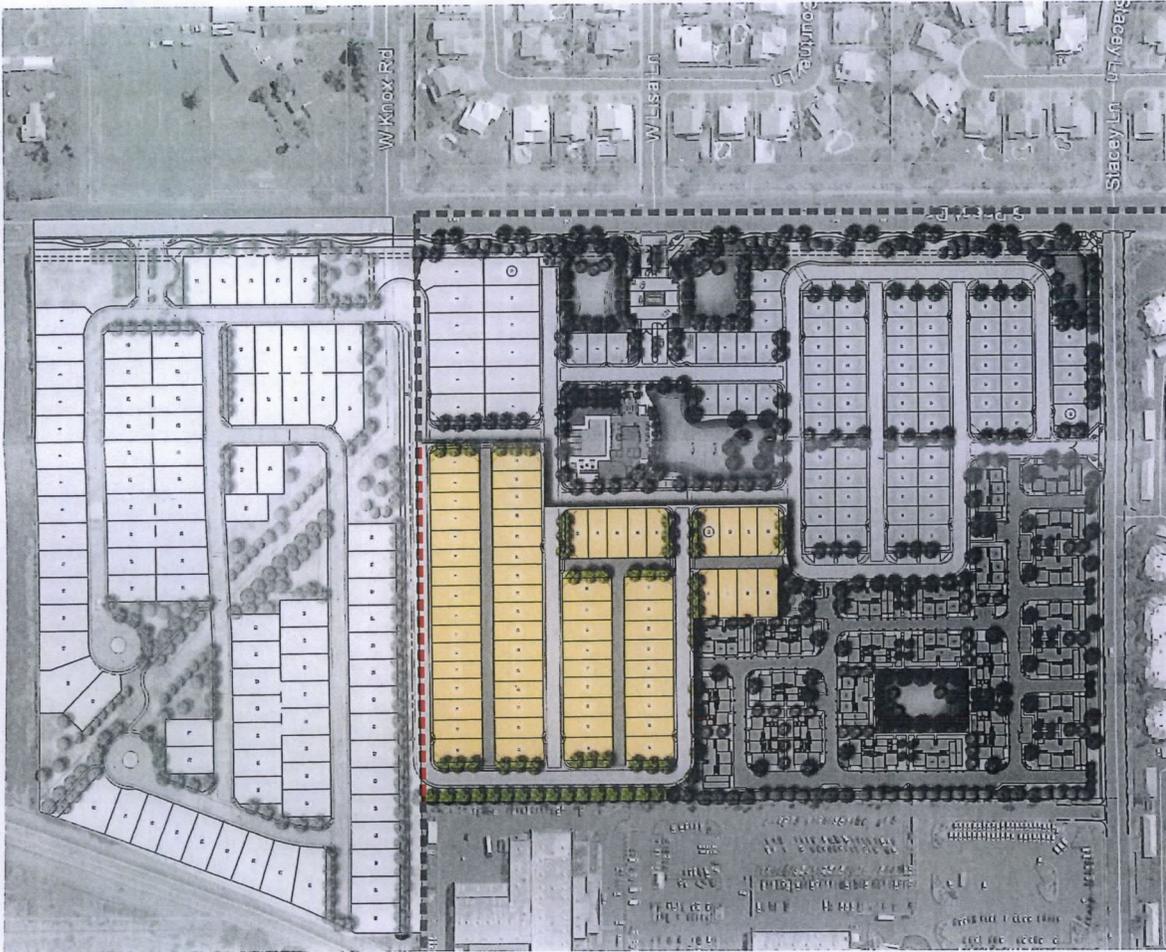
Lofts

### VILLAS: 35' X 90' DETACHED ALLEY LOADED HOMES

In a typical neo-traditional setting, the housing product is designed to take advantage of the positives in lifestyle that an alley loaded home configuration offers. Full width of architecture to the street offers an unencumbered street scene, absent of garages and is enhanced by Desert Contemporary floor plans. Each floor plan of this two-story product will provide various elevation directions that magnify modern living. The alley, which provides each home auto access, has been designed to enhance the visual relief but also create practical use. Two of the floor plans are designed with the capability of three-car parking (two within an enclosed garage and one that is provided via a driveway). This affords each homeowner the capability of additional parking. The staggered garages and the ten-foot side yard areas allowed by the use and benefit easements will accommodate undulations in the setbacks and landscaping important to making the alley experience pleasurable and to providing spacious outdoor living areas. (see **Exhibit U – Villas Architecture**).

- The floor plans of the homes incorporate popular living elements associated with desert living. The homes are designed to have ample covered "Arizona Rooms", courtyards and side yards for outdoor living.
- The homes are positioned on the lot combining the side yards into one larger usable space through a use and benefit easement. This gives the homes an additional 5' of *usable* outdoor space.
- Interiors enjoy the most current designs in scale and function...large kitchens with islands, large media family rooms, tech centers and drop zones, where functional space is provided.
- The front elevations of the four models reflect different widths, 22', 25' and 28', enhancing the capability of differentiation and appearance to the street.
- All elevations have Desert Contemporary architecture that is integrated throughout the entire community.

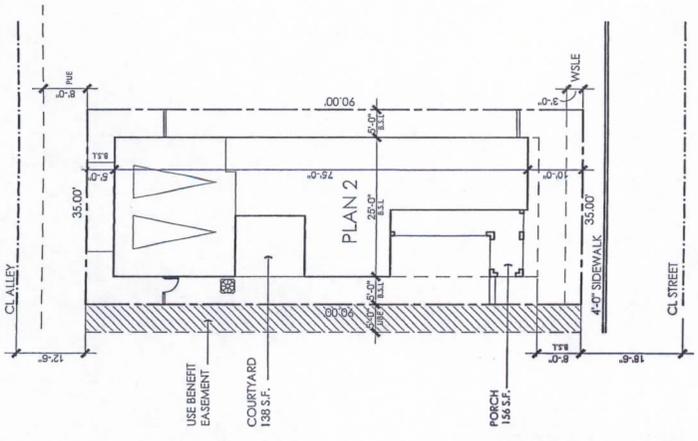
Villas



TYPICAL PLOT PLAN

LOT INFO	
LOT AREA	3150 S.F.
MAX. FOOTPRINT	1735 S.F.
LOT COVERAGE	55 %

HATCH REPRESENTS USE BENEFIT EASEMENT

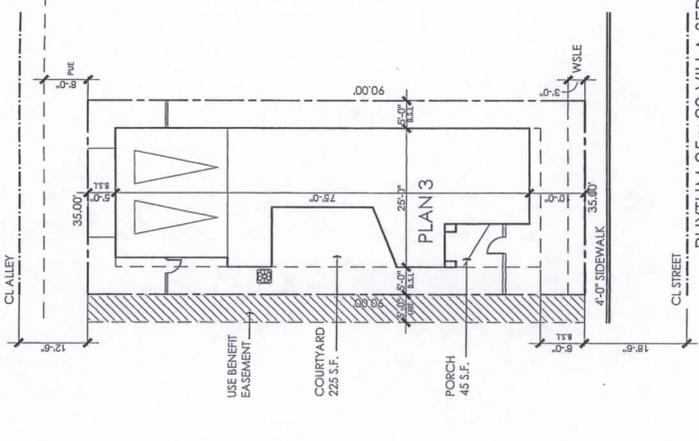


RHYTHM 35 x 90 VILLA SERIES

TYPICAL PLOT PLAN

LOT INFO	
LOT AREA	3150 S.F.
MAX. FOOTPRINT	1767 S.F.
LOT COVERAGE	56 %

HATCH REPRESENTS USE BENEFIT EASEMENT

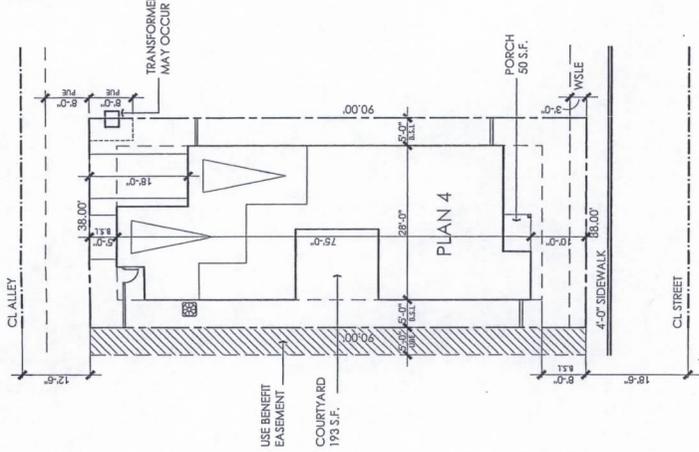


RHYTHM 35 x 90 VILLA SERIES

TYPICAL PLOT PLAN

LOT INFO	
LOT AREA	3420 S.F.
MAX. FOOTPRINT	1865 S.F.
LOT COVERAGE	55 %

HATCH REPRESENTS USE BENEFIT EASEMENT



RHYTHM 38 x 90 VILLA SERIES

Villas



PLAN 1

PLAN 4

PLAN 2

PLAN 3

CONCEPTUAL STREETSCENE

Rhythm Villas

Mattamy Homes  
 6200 E. Prima Center Parkway, Suite 230  
 Scottsdale, AZ 85258  
 488.302.0060

KTCY Group Inc.  
 Architectural Planning  
 17922 E. Foothill  
 Irvine, California 92614  
 949.851.2133

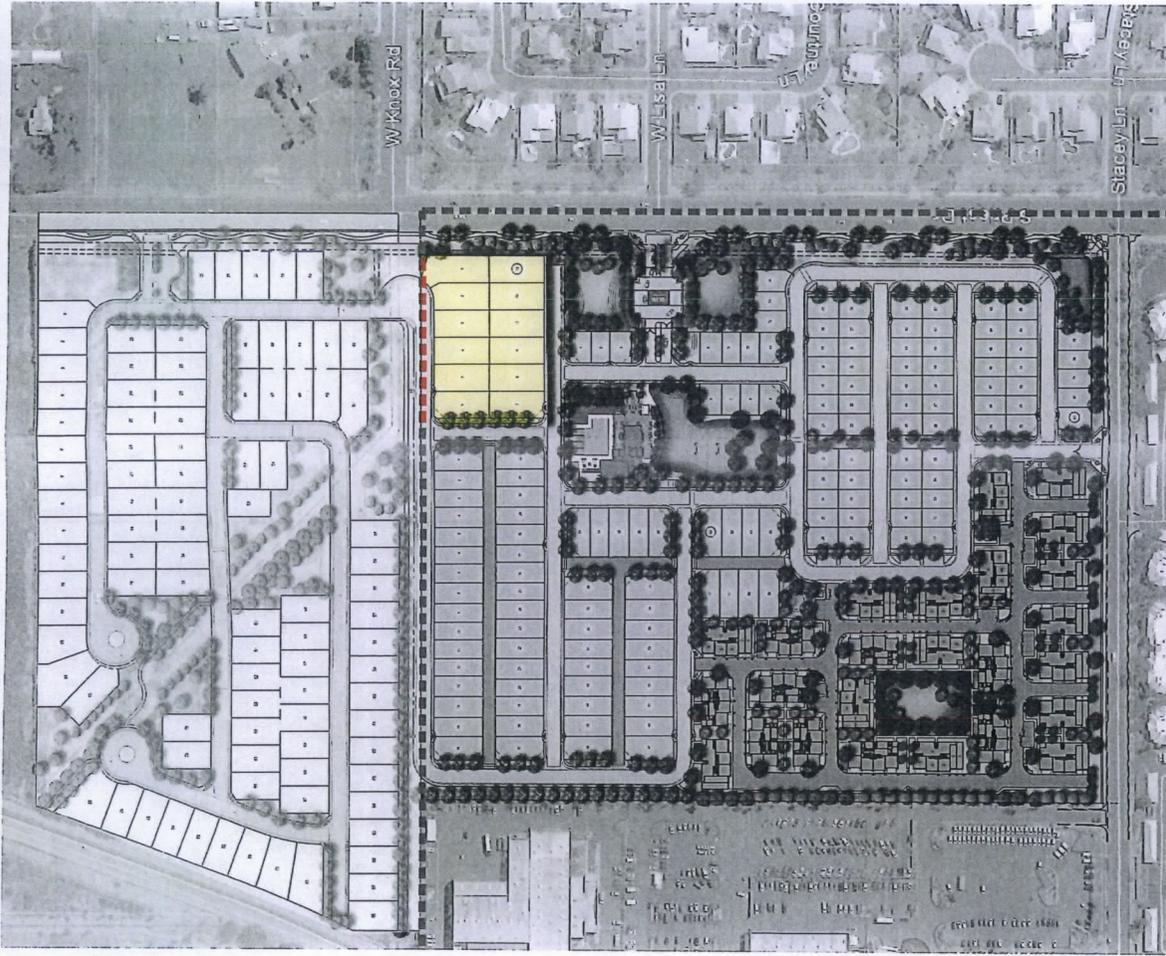
4/16/18



**CASITAS: 50' X 95' FRONT LOADED LOTS**

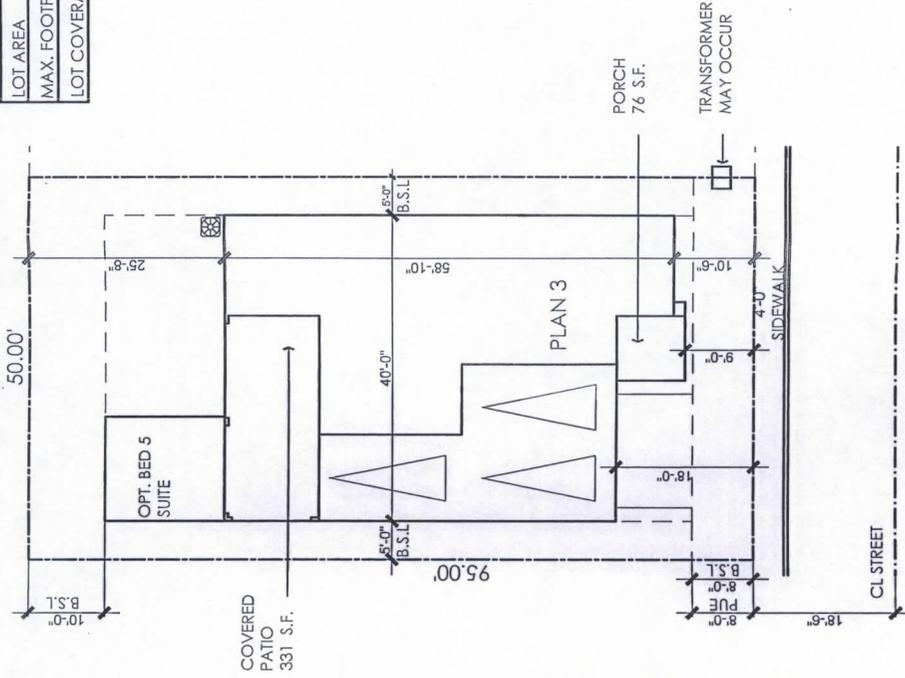
As a medium density detached living solution, the proposed housing product emphasizes sustainability and creates a pedestrian-friendly street scene. This two-story product has front loaded two-car and three-car garages that are set back from the street, while the living spaces of the home are located at least 8 feet in front of the garage. The overall concept is a more efficient product, which requires less maintenance than a conventional single family detached home based on the lot size (see Exhibit V - Casitas Architecture). Some key product features include:

- Open floor plans offering 3 and 4-bedroom configurations, large kitchens, great rooms and outdoor patios, all catering to families.
- Covered patios with optional fireplaces provide desirable outdoor living areas.
- One floor plan offers an optional bedroom suite room in the rear.
- Two and three-car garages provide ample parking and storage.
- Architectural style is Desert Contemporary respecting the theme of the community.



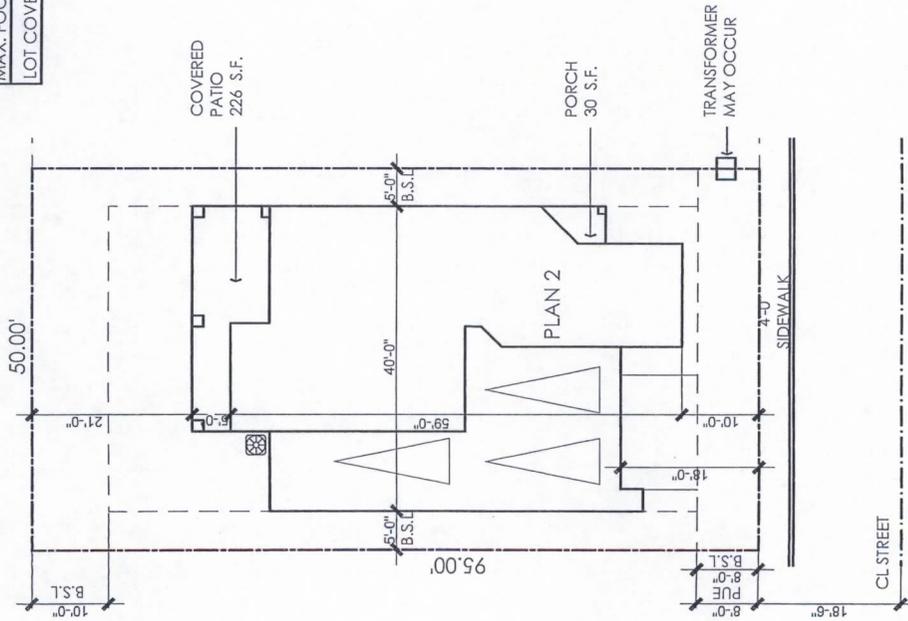
LOT INFO	
LOT AREA	4750 S.F.
MAX. FOOTPRINT	2268 S.F.
LOT COVERAGE	48 %

TYPICAL PLOT PLAN



LOT INFO	
LOT AREA	4750 S.F.
MAX. FOOTPRINT	2445 S.F.
LOT COVERAGE	52 %

TYPICAL PLOT PLAN



RHYTHM - 50 x 95 CASITAS

RHYTHM - 50 x 95 CASITAS

Casitas



PLAN 2

PLAN 1

PLAN 3

RHYTHM - CASITAS

Mattamy Homes  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6000



CONCEPTUAL STREETSCENE

DATE: 08/20/14

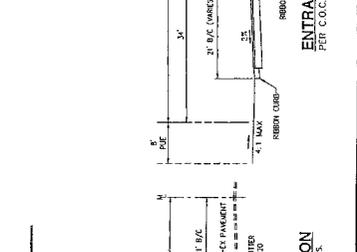
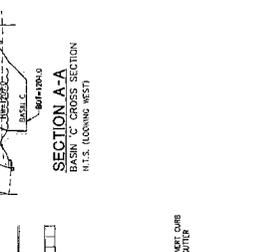
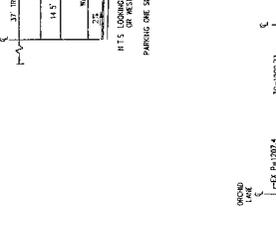
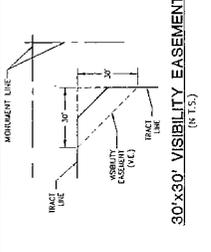
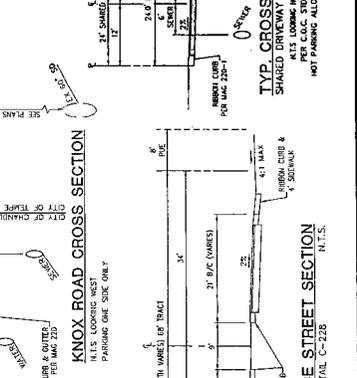
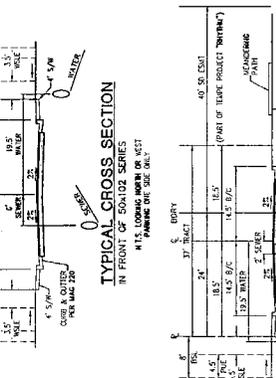
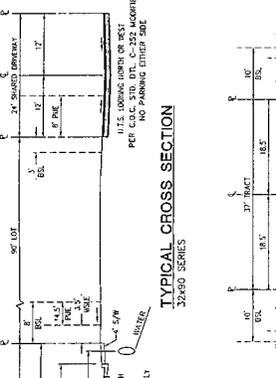
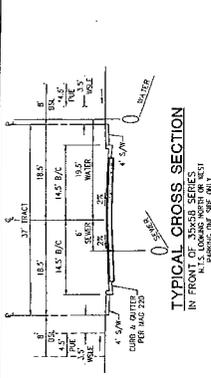
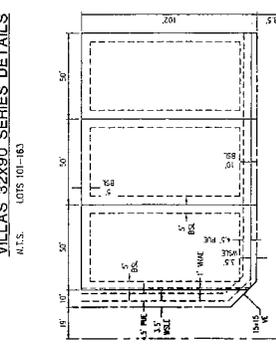
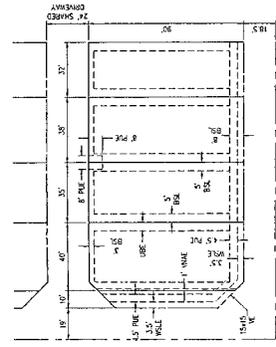
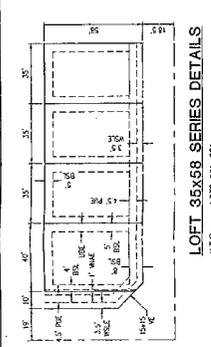
PROJECT

KTGY Group, Inc.  
 Architecture+Planning  
 17922 E. McDowell Rd.  
 Suite 100  
 Scottsdale, AZ 85258  
 480.343.2133  
 ktgy.com



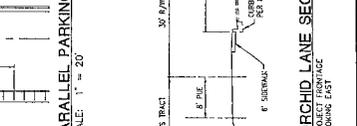
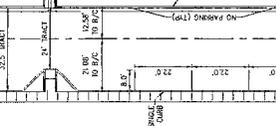
Casitas





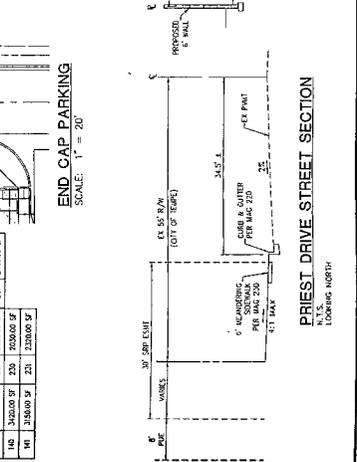
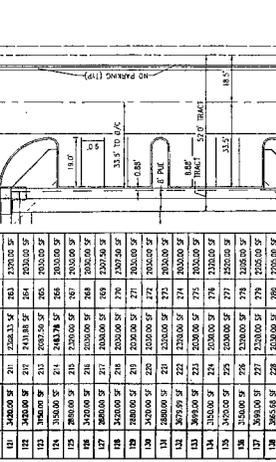
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TRACT	CHURCH / LINDER	PARCEL DATA	AREA
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TRACT	CHURCH / LINDER	PARCEL DATA	AREA
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TRACT	CHURCH / LINDER	PARCEL DATA	AREA
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30'x30' VISIBILITY EASEMENT

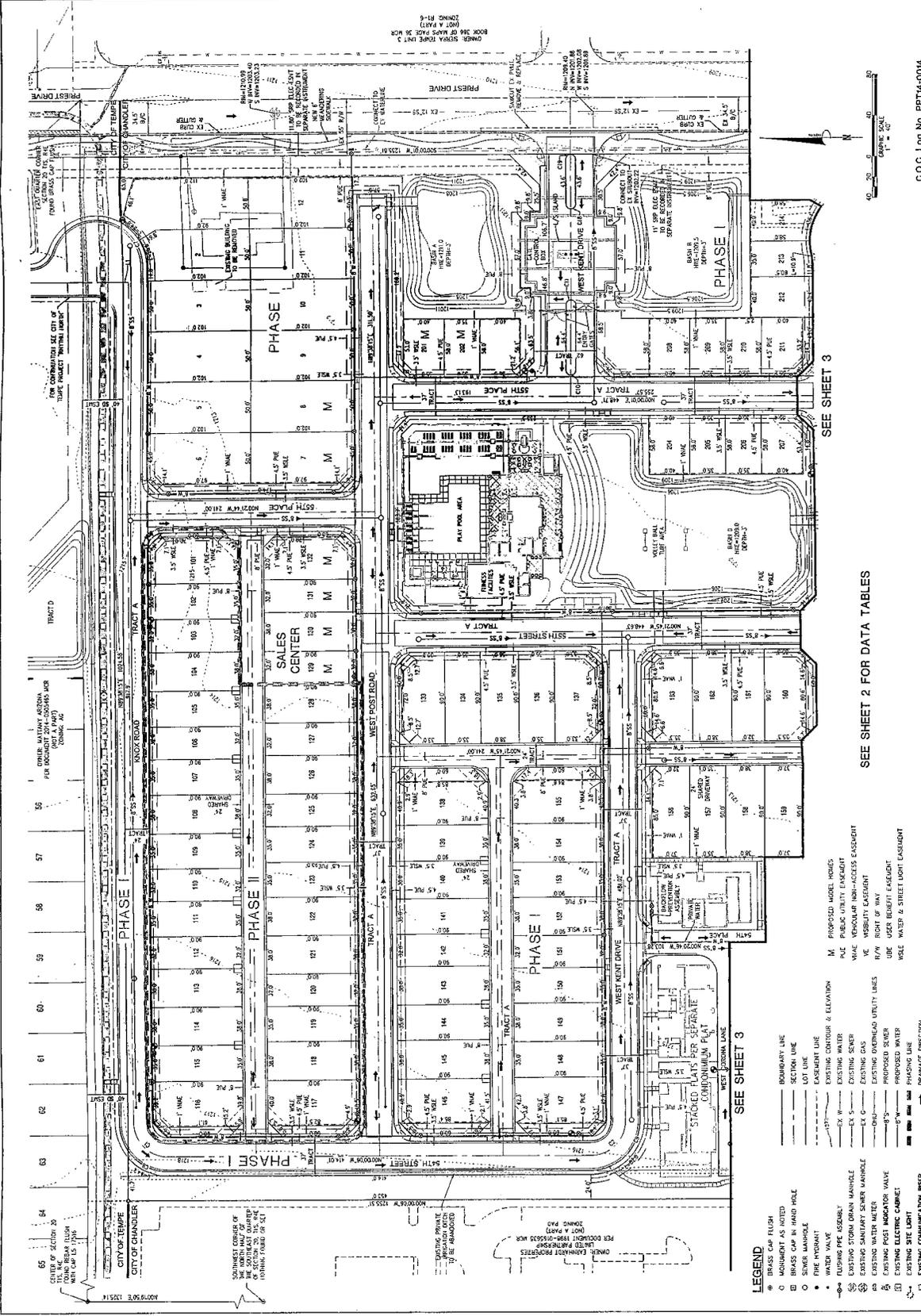
PARALLEL PARKING

END GAP PARKING

ORCHID LANE SECTION

Pre-plot





- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - LOT LINE
  - EASEMENT LINE
  - EXISTING CONTOUR & ELEVATION
  - EXISTING WATER
  - EXISTING STORM DRAIN MANHOLE
  - EXISTING WATER METER
  - EXISTING POST INDICATOR VALVE
  - EXISTING SITE LIGHT
  - EXISTING CONDUIT/PIPE
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED GAS
  - PROPOSED ELECTRIC
  - PROPOSED CONDUIT/PIPE
  - PROPOSED WATER VALVE
  - PROPOSED WATER METER
  - PROPOSED POST INDICATOR VALVE
  - PROPOSED SITE LIGHT
  - PROPOSED CONDUIT/PIPE
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED GAS
  - PROPOSED ELECTRIC
  - PROPOSED CONDUIT/PIPE

pre plat



P&Z Meeting 7/15: Mattamy Home Development

Lee, David

to:

jodie.novak@chandleraz.gov

07/14/2015 03:56 PM

Hide Details

From: "Lee, David" <David.Lee@gd-ms.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

Dear Ms. Jodie M. Novak,

My family and I have been residents for nearly 20 years residing near the Rhythm development proposed in Chandler.

The increased number of residents the development will bring to our area of Chandler and Tempe will be significant and noticeable. And while we certainly welcome development of the site, such development should never occur at the expense of the residents' safety. Therefore, there is one key safety issue that we would appreciate be addressed:

*We would like to see the entrance-way to the Rhythm development be located on Orchid rather than Priest.*

Priest Drive is already over-utilized by commuters making safe resident access to Priest Drive a challenge under the current, nominal traffic load. The Mattamy Development will only further exacerbate the problem and diminish the already thin safety-margin of Priest Drive.

With your help, simply re-locating the entrance way to the Rhythm development onto Orchid rather than Priest will encourage commuter traffic to access I-10 from Ray Road rather than further congesting Priest Drive. If this entrance cannot be moved, please require Mattamy Home Development to include a deceleration safety lane into the development both on Priest and at Orchid.

Jodie, on behalf of my family as well as other numerous residents, we appreciate your help in ensuring the safety of our families. Thank you.

Respectfully,

David K. Lee

=====  
David K. Lee

email: [David.K.Lee@gd-ms.com](mailto:David.K.Lee@gd-ms.com)

phone: (480) 675-1127

fax: (480) 441-8400

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*D. Lee*



Mattamy Home Development Hearing , Wed July 15th / Homeowner Input

Doohan Anne

to:

jodie.novak@chandleraz.gov

07/14/2015 01:49 PM

Hide Details

From: Doohan Anne <anne.doohan@freescale.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

To:

Jodie M. Novak, MEP

Senior City Planner

City of Chandler, Planning Division

Hello Ms. Novak,

I am writing you in regards to the proposed Mattamy Homes (Rhythm Development) slated for discussion in this week's Commission meeting. Reference agenda item A (below):

A. \* **DVR14-0031/PPT14-0014 RHYTHM**  
 Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential with Preliminary Development Plan (PDP) for subdivision layout and housing product along with Preliminary Plat approval on approximately 30 acres located at the northwest corner of 56<sup>th</sup> Street (Priest Drive) and Orchid Lane. north of Ray Road.

Including the new apartments that are being built just south of Warner, off of Priest (Tempe), the additional Mattamy Home development that crosses both Tempe and Chandler borders will bring a significant (more than double?) the number of residents in the immediate area. There is no question this will **significantly impact the traffic and traffic patterns on Priest and around our Sierra Tempe communities**. It's because of this increase that I am writing to you today to ask you and the Planning and Zoning Commission to consider the following options in light of the increased traffic flow in the interest of safety and efficient traffic flow patterns. Option 1 is strongly recommended, preferred.

- 1) **Main Entrance on Orchid Lane:** Requesting that the MAIN ENTRANCE be put on Orchid Lane. This would have the impact of pushing some portion of traffic (esp. rush hour/busy traffic) on/off of I10 by way of 54<sup>th</sup> St to Ray Rd, thus alleviating a significant amount of traffic flow directly onto Priest.  
*Also note that also in the morning , there is traffic coming in and out of Sierra Tempe by way of Lisa Ln/Priest Dr. accessing the elementary school (Manitas) through the subdivision. The easier it is for that traffic to enter/exit to access the school/Priest, would potentially increase safety as well as ease the congestion for residents coming in/out of Sierra Tempe I,II & III (I live in IV to the North – entering/exiting off of Knox)*
- 2) **Alternative to Main Entrance on Orchid Lane:** If the above option is voted down or not feasible, I'd like to see deceleration lanes to be placed at the Priest entrance as well as at Orchid Lane to facilitate the flow of traffic on Priest Drive

A. Doohan P10FZ

Thanks for your consideration of this request. I plan on being at the meeting tomorrow to see what transpires!

Best Regards,  
Anne

Anne Doohan  
Sierra Tempe IV Homeowner, Resident  
1193 W. Jeanine Drive  
Tempe, AZ 85284  
(480) 518-4673

*A. Doohan p2012*



Fwd: Mattamy Home Development Update

Thuy Nguyen

to:

jodie.novak@chandleraz.gov

07/14/2015 09:54 AM

Cc:

Eric Emmert

Hide Details

From: Thuy Nguyen <tinothuy@yahoo.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

Cc: Eric Emmert <eric@dornpolicygroup.com>

Dear Ms. Novack:

I am a resident in Sierra Tempe #4 which is to the east of the proposed Rhythm development. I am concerned about the traffic impact that many residents will have on Priest Drive and our community. I would like to see the main entrance to the development be on Orchid. If that is not possible, please mitigate the traffic impact by requiring the developer to include deceleration lanes into the entrance and on Orchid.

Thank you for your consideration.

Thuy Nguyen

1130 W Myrna Ln  
Tempe, AZ. 85284

T. Nguyen



**Mattamy Homes Rhythm Development @ Priest/Ray in Chandler**  
Cathy Swann to: jodie.novak

07/13/2015 04:32 PM

From: Cathy Swann <cathyswann@ubgrealestate.com>

To: jodie.novak@chandleraz.gov

History: This message has been replied to and forwarded.

Hello Ms. Novak,

As residents of Sierra Tempe, we are anxiously watching the Rhythm development along Priest.

While not opposed to the project in general, we do have a concern with the inevitable increase in traffic in the area. Especially during the morning commute (and school drop-off) and again in the afternoons/evenings, traffic on this section of Priest is already a challenge. Increasing the vehicle count obviously won't make it any easier.

We feel that having the primary point of entry from Mattamy homes on Priest will be not only noticeable, but difficult and potentially dangerous. For safety reasons and to alleviate some of the congestion caused by the additional vehicles, we would much prefer that the main point of entry for the development be on Orchid Lane, where there is less traffic and it's moving more slowly anyway.

If the primary point of entry cannot be relocated from Priest to Orchid, we would respectfully and urgently request that Mattamy be required to put in deceleration lanes both at the entrance, and at Orchid. This would help to keep southbound traffic moving more freely & safely.

Thank you for your consideration.

Respectfully submitted,

Cathy Swann  
Sierra Tempe resident  
cathyswann@cox.net  
602-809-8853

*C. Swann*



Mattamy Rhythm development

Duffell, Toby

to:

jodie.novak@chandleraz.gov

07/13/2015 03:58 PM

Hide Details

From: "Duffell, Toby" <Duffell@pbworld.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

History: This message has been replied to and forwarded.

Attention: Ms. Jodie M. Novak, MEP, Senior City Planner, City of Chandler, Planning Division

Dear Ms. Novak, I understand that there will be a hearing this week on the proposed Mattamy Rhythm development on Priest Drive. I imagine you have received many messages from concerted abuttors so will keep my message brief. As follows:

- I own a home in Sierra Tempe IV. There are two ways to access the development – Knox on to Priest, and a back way along a poor road to a traffic light that is biased to the traffic on Warner. Knox provides by far the best access.
- The proposed new developments add perhaps 2,000 more autos onto Priest, Ray or Warner.
- Currently, it's almost impossible to turn left on to Priest out of Knox during rush hours and requires hard acceleration to turn right.
- The speed of traffic regularly exceeds the posted limit. I observed this using a calibrated speed gun (I am a manager at a transportation firm). It's too fast to safely cross under the present conditions.
- Children from the new developments attending Kyrene school will be at grave risk if trying to cross without a signal. They will want to cross outside of school times, including to use our park, visit friends, and go to after-hours school events like sports.

So my request to you is to put in at least one traffic light with the option for pedestrian control along our stretch of Priest, also situate the Mattamy development entrance away from Priest on to Orchid Road, or, failing that, put in acceleration/deceleration lanes. I know you want to avoid any traffic deaths arising from approving the new development and hope you will require these safety measures as part of your approval process.

Best regards,

Toby Duffell C. Eng., Eur. Ing., MIET, SMIEEE  
Sierra Tempe IV resident

---

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T. Duffell



Sierra Tempe Unit 4

Kelley Ranés

to:

jodie.novak@chandleraz.gov

07/10/2015 02:29 PM

Hide Details

From: Kelley Ranés <rrspecialty@yahoo.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

Please respond to Kelley Ranés <rrspecialty@yahoo.com>

History: This message has been replied to.

Hello,

I am writing in the hopes this will help with the placement of a stoplight between Warner and Ray on Priest. I have lived in Sierra Tempe Unit 4 for 21 years. I am the original owner of my home. The additional street light has been needed since the development of Sierra Tempe which was completed some 20 years ago. It is nearly impossible to make a left heading South on to Priest from our neighborhood. Now with the additional apartments and the new housing development going in, it is a MUST HAVE!

I am afraid for the safety of children being dropped off and picked up from school at Manitas Elementry School. One of the main roads used for parents dropping off and picking up is Lisa Lane off Priest. I used this route when I took my children to Manitas. It was dangerous then and it is only going to get worse as the new development is established. Another concern is the school bus pick up/drop off area. I know one stop for the Tempe Unified School for Mountain Pointe High School is Priest and Carolina. The bus stops on Priest Road. The teenagers are then walking on the Priest to get back to our neighborhood. They enter on Knox Road when walking from that bus stop. This is also very dangerous.

This new housing development needs to be responsible for having the necessary turn-in lanes and acceleration/deceleration lanes and the main entrance to development should not be off Priest Rd. Priest Road is also used if an accident is on the I10 Freeway. This one mile strip of Priest Rd between Warner and Ray can use a break....a break in traffic with the use of a streetlight! This is a safety issue.

Thank you for your consideration.

Kelley Ranés

1304 W. Myrna Lane Tempe, AZ 85284

K. Ranés



Mattamy Homes  
Annette Hettinger

to:

jodie.novak

06/18/2015 12:50 PM

Hide Details

From: Annette Hettinger <ahettinger@cox.net>

To: jodie.novak@chandleraz.gov

History: This message has been replied to.

Dear Jodie Novak,

1. Requesting that the primary point of entry be moved to Orchid Drive. The additional single and multi-family units within the Rhythm development will add vehicles onto Priest Drive. The traffic impact of these additional vehicles will make turning out of neighborhoods to the east and north a challenge.
2. If the Priest access point is exit and entry, request that the City include a deceleration lane into the Rhythm development. Rhythm residents should be able to exit and enter the development as quickly as possible. A deceleration/turning lane at a Priest point of entry will allow southbound traffic to move as smoothly as possible.
3. Requesting the inclusion of a deceleration/turning lane southbound from Priest onto Orchid. From Warner to Ray, southbound Priest Drive traffic has deceleration/turning lane opportunities into each residential subdivision and business shopping center. The Mark Taylor development in Tempe has a deceleration lane. The Tempe portion of the Rhythm development will have a deceleration lane as stipulated in the development agreement. The Lumiere Chandler condominiums has a deceleration lane into the property. The Lowe's shopping plaza in Chandler includes a deceleration/turning lane for traffic turning into the property.

Sincerely,

Ms. Hettinger

I live in Sierra Tempe Development of Priest

Very Concerned about the traffic

*ms. Hettinger*



Mattamy homes project on Priest

anabel olmedo

to:

jodie.novak

06/09/2015 03:10 PM

Hide Details

From: anabel olmedo <mapachuli@gmail.com>

To: jodie.novak@chandleraz.gov

Jodie:

I am a resident near the Rhythm development proposed in Chandler. The number of residents the development will bring to our area of Chandler and Tempe will be noticeable. While I welcome development of the site, there are a few issues that need to be addressed.

I would like to see the entrance to the Rhythm development on Orchid rather than Priest. This will encourage commuter traffic to access I-10 from Ray Road rather than congesting Priest Drive. If the entrance cannot be moved, please require Mattamy to include a deceleration lane into the development on Priest.

Thank you

Alfredo and Anabel Olmedo

*A. Olmedo*



Mattamy Home Development Complaint

GARY L CHRISTIAN

to:

jodie.novak@chandleraz.gov

06/08/2015 11:47 AM

Hide Details

From: GARY L CHRISTIAN <gpchristian@msn.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

We have been homeowners in Sierra Tempe for 21 years. We are concerned with the development of more so-called single family homes on Priest Drive by Mattamy Homes. When you add this proposed development to the recent addition of the Mark Taylor apartments, it is clear that there will be many adverse effects to the traffic on Priest Dr. We wish this could be stopped entirely, but at the very least, direct traffic out of the development onto Orchid Drive instead of Priest. Please add our opinion to the discussion at your next scheduled meeting held to discuss the Mattamy Home Rhythm development off Priest Drive.

Sincerely,

Gary & Pat Christian  
1306 W. Yvonne Ln.  
Tempe, AZ 85284  
480-893-1880

G. Christian

---

**From:** Linda Arters [<mailto:arters@arterspr.com>]  
**Sent:** Tuesday, May 19, 2015 5:05 PM  
**To:** Chris Webb  
**Subject:** FW: Mattamy Home Development Update

Chris: Are you aware that this letter went out?

Linda

---

**From:** Eric Emmert [<mailto:eric@dornpolicygroup.com>]  
**Sent:** Tuesday, May 19, 2015 3:20 PM  
**To:** Eric Emmert  
**Subject:** Mattamy Home Development Update

All:

Many of you receiving this email attended the Mattamy Homes open house on Wednesday, May 6<sup>th</sup>. While much of the information shared was repetitious, hopefully, some found it informative.

As expected, the developer is submitting to the City of Chandler with the primary entrance of the Chandler portion of the Rhythm development off of Priest Drive. Our communities requested that the primary entrance of the Chandler portion be moved to Orchid Drive. This request was made in an effort to encourage residents access the freeway from Ray rather than further congesting Priest and impacting our southwest Tempe communities.

We are at a point in the development process where we need your help.

The development is scheduled for review on June 17<sup>th</sup>. We need as many residents to contact City of Chandler staff as possible before that meeting. If you are willing to send an email, please let me know. I'd be happy to assist in writing a unique and appropriate message for those who do not know what to communicate. The primary points to convey are as follows:

1. Request that the primary point of entry be moved to Orchid Drive. The additional single and multi-family units within the Rhythm development will add vehicles onto Priest Drive. The traffic impact of these additional vehicles will make turning out of neighborhoods to the east and north a challenge.
2. If the Priest access point is exit and entry, request that the City include a deceleration lane into the Rhythm development. Rhythm residents should be able to exit and enter the development as quickly as possible. A deceleration/turning lane at a Priest point of entry will allow southbound traffic to move as smoothly as possible.
3. Request the inclusion of a deceleration/turning lane southbound from Priest onto Orchid. From Warner to Ray, southbound Priest Drive traffic has deceleration/turning lane opportunities into each residential subdivision and business shopping center. The Mark Taylor development in Tempe has a deceleration lane. The Tempe portion of the Rhythm development will have a deceleration lane as stipulated in the development agreement. The Lumiere Chandler condominiums has a deceleration lane into the property. The Lowe's shopping plaza in Chandler includes a deceleration/turning lane for traffic turning into the property.

Emails should be directed to Jodie Novack, the Senior City Planner at the City of Chandler. All emails will be

*E. Emmert*  
*L. Arters 1/8/15*

shared with the Planning Commission members ahead of the meeting on June 17<sup>th</sup>. Jodie's information is below.

Jodie M. Novak, MEP  
Senior City Planner  
City of Chandler, Planning Division  
Email: [jodie.novak@chandleraz.gov](mailto:jodie.novak@chandleraz.gov)

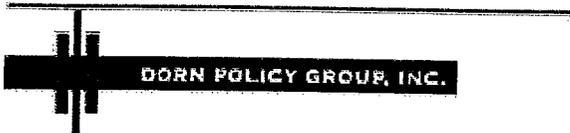
Candidly, we have an uphill battle. Moving the primary entrance point is unlikely but nonetheless possible. The more likely scenario is that we get a deceleration lane into Rhythm and the light that will likely be added at Lisa and Priest includes a dedicated through and lefthand turning lane for the Sierra Tempe #1, 2, & 3 residents. Please keep in mind the goal of our advocacy is to mitigate the impact on our communities to the greatest extent possible. There are much worse developments that could be proposed for the land to the west and south of our neighborhoods.

If you have questions or would like assistance with a message to Jodie, I'm happy to help.

Lastly, I ask that you blind carbon copy me on messages to Jodie. It is helpful to coordinate what is being sent to decisionmakers in government processes. With your help we can lessen the impact of the additional traffic on our communities.

Thank you,

Eric Emmert



**Eric W. Emmert**

Vice President  
Dorn Policy Group, Inc.  
3030 N. Central Ave., Ste. 1408  
Phoenix, AZ 85012  
Office Phone: (602) 606-4667  
Mobile: (602) 290-9998  
[www.dornpolicygroup.com](http://www.dornpolicygroup.com)

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This email has been checked for viruses by Avast antivirus software.

*E. Emmert  
L. Anders  
PS 20f2*



RE: Priest Road Development/Mattamy RHYTHM - Sierra Tempe Homeowners Ice Cream Social May 2 - FYI

Linda Arters

to:

'Chris Webb', Jodie.Novak

04/27/2015 01:20 PM

Cc:

Nachie.Marquez

Hide Details

From: "Linda Arters" <arters@arterspr.com>

To: "Chris Webb" <cwebb@roselawgroup.com>, <Jodie.Novak@chandleraz.gov>

Cc: <Nachie.Marquez@chandleraz.gov>

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

History: This message has been forwarded.

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image001.jpg



image002.jpg

Chris: Thank you for your email message and I appreciate your questions to ensure accuracy.

Yes, our joint neighborhoods located between Warner and Ray east of Priest and west of the railroad tracks in Tempe regard the entire area as "Priest Road development." While many know that there are two jurisdictions governing the land, many residents do not.

Due to the lack of direct communications to each homeowner (approximately 600 between Sierra Tempe 1,2,3 4 and Tempe Village), we are aware of many inaccuracies that have been promulgated. Thus, there are the group of neighbors who, as volunteers, are working diligently to obtain, decipher, and disseminate to the multi-generational homeowners as much as possible in between family, personal and professional responsibilities.

It was greatly appreciated when Jodie Novak sent me the updated March 20, 2015 Preliminary Development Plan and Plat, and I confirmed with you that as a public document it could be shared. It has been posted on neighborhood social media sites for residents to review in its entirety. Despite requesting a similar document for the Tempe portion from the City of Tempe officials, nothing has been received to date.

As previously stated, you are more than welcome to attend or have a Mattamy representative attend our Ice Cream Informational Social this upcoming Saturday. We are striving to provide as much information as possible in a positive manner, and allowing homeowners to voice concerns so that collectively our neighborhoods' daily lives, routines, and life safety are not negatively impacted.

Having handouts that address specifics on the various housing types, pricing, traffic patterns, noise, crime prevention, safety, traffic controls, etc. are of primary concern. The sheer number of households situated in a high density footprint translates to congestion for all of us who have lived in our quiet south Tempe neighborhood since it was built in 1994.

Please feel free to contact me by phone if we need to go into greater discussion on how to best accomplish the goals on "both sides of the road."

L. Arters  
pg 1 of 2

Thank you.

Linda

Linda B. Arters  
Arters Public Relations  
Tempe, Arizona  
arters@arterspr.com  
480-893-3748 office  
602-677-3533 mobile

*Specialized communications for  
Elder Care, EMS, & Veterinary/Pet Care*

**From:** Chris Webb [<mailto:cwebb@roselawgroup.com>]  
**Sent:** Monday, April 27, 2015 9:31 AM  
**To:** Linda Arters; Jodie.Novak@chandleraz.gov  
**Cc:** Nachie.Marquez@chandleraz.gov  
**Subject:** RE: Priest Road Development/Mattamy RHYTHM - Sierra Tempe Homeowners Ice Cream Social May 2 - FYI

Linda,

Thanks for sharing this with us. I did want to clarify a couple of things in your flier if I may:

1. The flier highlights **965** new residences. I assume that total includes the Mark Taylor apartments that are being construction already, because the Mattamy Homes project only has a total of **375** units and that includes the Tempe portion of the project that has already been approved. If you haven't already distributed the flier, it would be great if you could make that correction. If you have already sent it out, then I would ask if you could please do your best to clarify this for the neighbors attending the event.
2. The flier also indicates that these are all "**multi-family**" residential structures. While the Mark Taylor apartments certainly are multi-family, only 1/3 of our units (125) are multi-family, and these units are tucked back into the SW corner of the project, as far away as possible from your neighborhood. The majority of our project (2/3) is actually **single-family**. Again, if you haven't already distributed the flier, it would be great if you could make that correction. If you have already sent it out, then I would ask if you could please do your best to clarify this for the neighbors attending the event.

Regarding the project fact sheet, did you still want me to prepare something for you to hand out at the event? I'm happy to do that and could get it to you in the next day or so.

Thanks, Chris

**Chris Webb**  
Director of Project Management

L. Arters  
pg. 2 of 2

# GET THE SCOOP

on Priest Road development projects  
creating **965** new residences !



Please join us on Sat. May 2 between 3:30—5:30 pm  
with your family as our friends and neighbors  
from Sierra Tempe 1, 2, 3, 4 & Tempe Village  
gather at Campbell Park for an informal  
**Ice Cream Social and Information Sharing.**

Scoop up some ice cream along with the most  
current details of the Priest Road construction  
projects that bring “New Urban Design”  
in multi-family residential structures,  
which will also significantly impact our  
daily routines, traffic patterns, and lifestyle.

- Ice Cream and Bottled Water
  - Project Factsheets
- Tempe Firefighters & Fire trucks
  - Tempe Police Officers
  - Bicycle Registrations
- ERIC Trailer - fun and interactive  
educational displays on Recycling in Tempe
  - Tempe City Council & Staff

Join *Sierra Tempe Neighborhoods* on Facebook  
Questions? Contact Linda at mobile #602-677-3533  
Activities coordinated by neighborhood volunteers.



**Ice Cream Informational Social**  
**Saturday, May 2nd - 3:30 pm to 5:30 pm**  
**Campbell Park adjacent to Kyrene de las Manitas School**  
**9895 S. Beck Avenue in the Sierra Tempe neighborhood**

LAHETS



RE: SW Tempe neighborhood information/City of Chandler NW development along city border

Linda Arters

to:

Jodie.Novak

04/13/2015 05:09 PM

Hide Details

From: "Linda Arters" <arters@arterspr.com>

To: <Jodie.Novak@chandleraz.gov>

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

0 Attachment



image001.gif

Jodie:

I appreciate your sharing this information. While I spent eight years as Community Relations Manager in Tempe, I certainly don't know the intricacies of all the various departments/divisions that operate within a city. Of course, each jurisdiction has its own structure and procedures.

Our intent (a group of residents here in the Sierra Tempe neighborhood & Tempe Village) is to become up-to-date on the status of the development and related impact upon our daily lives. We want to interface positively and proactively as the process moves forward. Due to misperceptions and miscommunications, information about the various projects has not been shared through standard HOA channels.

Thank you for your time and efforts.

Linda Arters

---

Linda Arters



RE: SW Tempe neighborhood information/City of Chandler NW development along city border

Linda Arters

to:

Jodie.Novak

04/13/2015 03:11 PM

Cc:

Nachie.Marquez, "Ripley, Nikki", "Linda Arters \\\(linda arters\\)", "Jessica Tennant"

Hide Details

From: "Linda Arters" <arters@arterspr.com>

To: <Jodie.Novak@chandleraz.gov>

Cc: <Nachie.Marquez@chandleraz.gov>, "Ripley, Nikki" <Nikki\_Ripley@tempe.gov>,

"Linda Arters \\\(linda arters\\)" <arters@arterspr.com>, "Jessica Tennant"

<jtennant@cityproperty.com>

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

History: This message has been replied to.

0 Attachment



image001.gif

Thank you for your information Jodie.

aUnfortunately, the Sierra Tempe HOA has not been distributing information to homeowners regarding any of the development that has been occurring that is and will continue to impact not just Sierra Tempe HOA 1,2,and 3 but also Sierra Tempe HOA 4 (a separate entity) and the Tempe Village HOA. There may also be residents who live in the remaining pockets of "county islands" who are also not knowledgeable of what is happening.

A key question that many neighbors bring up is the traffic intersection of Beck and Ray Road. We have always been told that City of Chandler controls that particular area of roadway. Since Beck/Ray is the only entrance and exit into our neighborhood from Ray Road (to access also the elementary school and youth athletic fields in the city adjoining park,) it continues to beg the question of when will there be a traffic light installed.

Would you please provide any information on the current status of this situation.

Thank you!

Linda Arters

---

L. Arters



Mattamy Development Issues  
Eric Emmert

to:  
Jodie.Novak@chandleraz.gov  
12/02/2014 10:56 AM

Cc:  
"Mike.Mah@chandleraz.gov", Chris Webb, "Iwersen, Eric", "sherri\_lesser@tempe.gov",  
"Paul.Young@chandleraz.gov", "Bert@LoansA2z.com"

Hide Details

From: Eric Emmert <eric@dornpolicygroup.com> Sort List...

To: "Jodie.Novak@chandleraz.gov" <Jodie.Novak@chandleraz.gov>

Cc: "Mike.Mah@chandleraz.gov" <Mike.Mah@chandleraz.gov>, Chris Webb  
<CWebb@roselawgroup.com>, "Iwersen, Eric" <Eric\_Iwersen@tempe.gov>,  
"sherri\_lesser@tempe.gov" <sherri\_lesser@tempe.gov>, "Paul.Young@chandleraz.gov"  
<Paul.Young@chandleraz.gov>, "Bert@LoansA2z.com" <Bert@LoansA2z.com>

History: This message has been replied to and forwarded.

1 Attachment



ChandlerLetter.docx

Jodie:

In an effort to provide you with documentation of neighbor concerns regarding the Rhythm development at Priest and Orchid in Chandler, please see the attached (or copied and pasted list below). I would like to make it abundantly clear that neither Sierra Tempe #1, 2 & 3 nor Sierra Tempe #4 oppose the project. We welcome Mattamy as a development neighbor. We simply believe a few mitigation measures are warranted for safety, traffic, impact, and connectivity reasons.

As noted in the closing section of our stated requests, we would welcome a joint meeting given the unique nature of this multijurisdictional development and processes.

As always, please let me know if you have any additional questions.

Thank you,

Eric W. Emmert

---

December 2, 2014

Ms. Jodie Novak  
Senior City Planner  
City of Chandler  
215 E. Buffalo St.  
Chandler, AZ 85225

Dear Ms. Novak:

E. Emmert  
PS 10/4

For many years, the properties along the west side of Priest Drive between Warner and Ray Roads have been slated for development. The Chandler and Tempe General Plans adopted by voters in their respective communities determined land use across the street from the Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs. Both associations are excited at the prospect of a quality developer bringing new neighbors to our area. The Mattamy Homes Rhythm development is one that has captured the attention and anticipation of both associations since the spring of 2014.

The Rhythm development, Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOA are uniquely situated along Priest Drive. Priest is a significant north/south arterial thoroughfare directly adjacent to the I-10 freeway. Nearly 400,000 vehicles travel I-10 on any given weekday. When I-10 is shut down or overloaded, traffic exits the freeway and proceeds to Priest Drive as a means to bypass the congestion or closure. For this reason, residents in the aforementioned associations are particularly focused on changes in traffic patterns as they impact their abilities to safely access and exit their communities.

The Regional Transportation Plan adopted by the Maricopa Association of Governments Transportation Policy Committee and by voters through Proposition 400 in 2004 includes improvements and additional lanes programmed for I-10. While these improvements are years away, the extended construction along the most congested section of I-10 next to our communities will no doubt push traffic onto Priest throughout the expansion project. The Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs are considering the impact of the additional vehicles the Rhythm development will add to Priest Drive traffic in conjunction with the additional I-10 expansion traffic.

When considering the new development, with a little planning Rhythm residents will be able to get into and out of their subdivision in an efficient and effective manner. The organic flow of traffic on Priest is critical for safety of Sierra Tempe #1, 2, & 3 residents. The Sierra Tempe #1, 2, & 3 residents are impacted by commuter traffic in addition to traffic into and out of Kyrene de las Manitas during morning peak hours. The organic and unfettered flow of Priest traffic allows vehicles exiting Sierra Tempe #1, 2, & 3 during these morning hours to turn southbound onto Priest as traffic breaks safely allow. Additional traffic created by Rhythm residents or an unnecessary traffic light at Priest and Lisa Lane will cause significant traffic backup into the neighborhood.

For these Rhythm development impact reasons, the Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs respectfully request the following:

**1) Require the Rhythm Development Access onto Priest Drive to be an Exit-Only Point of Access.**

The additional single and multi-family units within the Rhythm development will add vehicles onto Priest Drive. The traffic impact of these additional vehicles will make turning out of both Sierra Tempe homeowners associations to the south a challenge.

As a traffic mitigation measure, the Rhythm development access point on Priest should be exit-only. An exit-only access point on Priest will eliminate the impact of traffic slowing and turning into the Rhythm development.

**2) If the Priest Access Point must be an Exit and Entry Location, Include a Deceleration Lane into the Rhythm Development.**

As previously noted, Rhythm residents should be able to exit and enter the development as quickly

PS 2014

as possible. A deceleration/turning lane at a Priest point of entry will allow southbound traffic to move as smoothly as possible. Such organic traffic movement will allow the residents of the Sierra Tempe #1, 2, & 3 HOA to turn southbound on Priest in an efficient manner.

### **3) Require a Deceleration/Turning Lane Southbound from Priest to Orchid.**

From Warner to Ray, southbound Priest Drive traffic has deceleration/turning lane opportunities into each residential subdivision and business shopping center. The Mark Taylor development in Tempe has a deceleration lane. The Tempe portion of the Rhythm development will have a deceleration lane as stipulated in the development agreement. The Lumiere Chandler condominiums has a deceleration lane into the property. The Lowe's shopping plaza in Chandler includes a deceleration/turning lane for traffic turning into the property.

As a matter of consistency and efficiency, a deceleration/turning lane at Priest and Orchid will allow traffic to continue moving southbound in a smooth and effective manner.

### **4) Require a Step-Up in Rhythm Development Building Height from Priest to the West.**

With commercial buildings to the west of the Rhythm development, the tallest entitled building heights should be located in the westernmost area of the Rhythm subdivision. Two-story homes should be positioned closest to Priest. Three-story homes should be positioned to the west of the two-story buildings as a way to gradually increase building height to the west. This stepped-up height increase will act as a mitigation measure for residents of the HOAs to the east of the Rhythm development.

### **5) Place the Stipulated Traffic Light at Knox and Priest.**

While the location of the traffic light stipulated in the Tempe Rhythm Development Agreement is ultimately the decision of the City of Tempe, the City of Chandler must concur with the decision.

City of Chandler staff has suggested a light be placed at Orchid and Priest. However, a light at that location will back up traffic possibly onto Ray Road for northbound commuters on Priest Drive.

Additionally, a light that far south on Priest does little for pedestrian safety. Children walking Kyrene de las Manitas from the Mark Taylor and Rhythm Tempe developments may attempt to traverse Priest well before the Orchid and Priest signal.

The Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs believe the intersection of Knox and Priest is the optimal location for the stipulated light. It provides the connectivity voters approved in the most recent Tempe General Plan. More importantly, a Knox and Priest light provides the safest location for children and residents on the west side of Priest to traverse the arterial when walking to Kyrene de las Manitas.

Safety and pedestrian and biking connectivity should be a significant consideration when determining the location of the signalized intersection.

ps 30/4

We would welcome a meeting with City of Chandler, City of Tempe planners and Mattamy Homes representatives to discuss these issues in detail. We believe coordination of residents, developers and planners will benefit all moving forward in the multijurisdictional process.

Sincerely,

Bert Carpenter  
President  
Sierra Tempe #1, 2, & 3 HOA

Eric W. Emmert  
President  
Sierra Tempe #4 HOA

CC: H. Paul Young, City of Chandler  
Sherri Lesser, City of Tempe  
Eric Iwersen, City of Tempe  
Chris Webb, Rose Law Firm



Eric W. Emmert

Vice President

Dorn Policy Group, Inc.

3030 N. Central Ave., Ste. 1408

Phoenix, AZ 85012

Office Phone: (602) 606-4667

Mobile: (602) 290-9998

[www.dornpolicygroup.com](http://www.dornpolicygroup.com)

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pg 4004

December 2, 2014

Ms. Jodie Novak  
Senior City Planner  
City of Chandler  
215 E. Buffalo St.  
Chandler, AZ 85225

Dear Ms. Novak:

For many years, the properties along the west side of Priest Drive between Warner and Ray Roads have been slated for development. The Chandler and Tempe General Plans adopted by voters in their respective communities determined land use across the street from the Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs. Both associations are excited at the prospect of a quality developer bringing new neighbors to our area. The Mattamy Homes Rhythm development is one that has captured the attention and anticipation of both associations since the spring of 2014.

The Rhythm development, Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOA are uniquely situated along Priest Drive. Priest is a significant north/south arterial thoroughfare directly adjacent to the I-10 freeway. Nearly 400,000 vehicles travel I-10 on any given weekday. When I-10 is shut down or overloaded, traffic exits the freeway and proceeds to Priest Drive as a means to bypass the congestion or closure. For this reason, residents in the aforementioned associations are particularly focused on changes in traffic patterns as they impact their abilities to safely access and exit their communities.

The Regional Transportation Plan adopted by the Maricopa Association of Governments Transportation Policy Committee and by voters through Proposition 400 in 2004 includes improvements and additional lanes programmed for I-10. While these improvements are years away, the extended construction along the most congested section of I-10 next to our communities will no doubt push traffic onto Priest throughout the expansion project. The Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs are considering the impact of the additional vehicles the Rhythm development will add to Priest Drive traffic in conjunction with the additional I-10 expansion traffic.

When considering the new development, with a little planning Rhythm residents will be able to get into and out of their subdivision in an efficient and effective manner. The organic flow of traffic on Priest is critical for safety of Sierra Tempe #1, 2, & 3 residents. The Sierra Tempe #1, 2, & 3 residents are impacted by commuter traffic in addition to traffic into and out of Kyrene de las Manitas during morning peak hours. The organic and unfettered flow of Priest traffic allows vehicles exiting Sierra Tempe #1, 2, & 3 during these morning hours to turn southbound onto Priest as traffic breaks safely allow. Additional traffic created by Rhythm residents or an unnecessary traffic light at Priest and Lisa Lane will cause significant traffic backup into the neighborhood.

E. Emmert  
pg 1 of 3

For these Rhythm development impact reasons, the Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs respectfully request the following:

**1) Require the Rhythm Development Access onto Priest Drive to be an Exit-Only Point of Access.**

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As a traffic mitigation measure, the Rhythm development access point on Priest should be exit-only. An exit-only access point on Priest will eliminate the impact of traffic slowing and turning into the Rhythm development.

**2) If the Priest Access Point must be an Exit and Entry Location, Include a Deceleration Lane into the Rhythm Development.**

As previously noted, Rhythm residents should be able to exit and enter the development as quickly as possible. A deceleration/turning lane at a Priest point of entry will allow southbound traffic to move as smoothly as possible. Such organic traffic movement will allow the residents of the Sierra Tempe #1, 2, & 3 HOA to turn southbound on Priest in an efficient manner.

**3) Require a Deceleration/Turning Lane Southbound from Priest to Orchid.**

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With commercial buildings to the west of the Rhythm development, the tallest entitled building heights should be located in the westernmost area of the Rhythm subdivision. Two-story homes should be positioned closest to Priest. Three-story homes should be positioned to

the west of the two-story buildings as a way to gradually increase building height to the west. This stepped-up height increase will act as a mitigation measure for residents of the HOAs to the east of the Rhythm development.

## **5) Place the Stipulated Traffic Light at Knox and Priest.**

While the location of the traffic light stipulated in the Tempe Rhythm Development Agreement is ultimately the decision of the City of Tempe, the City of Chandler must concur with the decision.

City of Chandler staff has suggested a light be placed at Orchid and Priest. However, a light at that location will back up traffic possibly onto Ray Road for northbound commuters on Priest Drive.

Additionally, a light that far south on Priest does little for pedestrian safety. Children walking Kyrene de las Manitas from the Mark Taylor and Rhythm Tempe developments may attempt to traverse Priest well before the Orchid and Priest signal.

The Sierra Tempe #1, 2, & 3 HOA and Sierra Tempe #4 HOAs believe the intersection of Knox and Priest is the optimal location for the stipulated light. It provides the connectivity voters approved in the most recent Tempe General Plan. More importantly, a Knox and Priest light provides the safest location for children and residents on the west side of Priest to traverse the arterial when walking to Kyrene de las Manitas.

Safety and pedestrian and biking connectivity should be a significant consideration when determining the location of the signalized intersection.

We would welcome a meeting with City of Chandler, City of Tempe planners and Mattamy Homes representatives to discuss these issues in detail. We believe coordination of residents, developers and planners will benefit all moving forward in the multijurisdictional process.

Sincerely,

Bert Carpenter  
President  
Sierra Tempe #1, 2, & 3 HOA

Eric W. Emmert  
President  
Sierra Tempe #4 HOA

CC: H. Paul Young, City of Chandler  
Sherri Lesser, City of Tempe  
Eric Iwersen, City of Tempe  
Chris Webb, Rose Law Firm



June 8, 2015

Jodie Novak  
Mail Stop 402  
P.O. Box 4008  
Chandler, AZ 85244-4008

Dear Jodie Novak:

For 50 years, Chapman Automotive Group has invested in Arizona. Over this time period, Chapman Automotive Group has developed over 20 dealerships. Two of these dealerships are in the City of Chandler, Freeway Chevrolet and Chapman BMW, both located off I-10 & Ray.

As you may know, Mattamy Homes now owns the 28 (+/-) acres located just east of our two locations, located on the NWC of Priest Road & Orchid Lane (Exhibit "A"). The current zoning on this property is AG-1 and the General Plan for the City of Chandler calls for General Commercial for this property.

We had been told by the City of Chandler that the property bordering Orchid Lane up to 56<sup>th</sup> Street was to be earmarked for dealerships in the General Plan. This piece of land is the last property that is viable for auto dealers in the corridor along I-10. There are three major automotive groups represented in this corridor (Earnhardt, Penske, and Chapman), who at anytime could receive a letter of intent for a new franchise from a manufacturer. Once this is turned into residential, there is no more property available for auto dealerships in West Chandler. It is in the best interest for the City of Chandler and the auto dealers along Orchid Lane, to not allow the entire 28 acres to be zoned for residential. This would hinder further economic growth for the automotive retail industry along the I-10 corridor.

As a major employer here in your city, creating hundreds of jobs and millions of sales tax dollars, we felt that we needed to write to you today and ask that you not allow this entire parcel to be changed from the General Plan, which has been in place for many years along the Orchid Lane corridor. The current General Plan gives us the protection and the opportunity for future

growth. By allowing this to move forward as proposed, this forces us to look elsewhere for future dealership property, if such an opportunity arises.

We welcome the opportunity to speak with you in person to discuss any questions that you may have. Please do not hesitate to reach out to us at anytime.

Thank you for your time,

CHAPMAN AUTOMOTIVE GROUP, LLC

A handwritten signature in black ink, appearing to read "David Bower", with a long horizontal flourish extending to the right.

David Bower  
Chief Financial Officer

cc: Chandler City Council  
City Manager  
Economic Development  
Transportation & Development  
Planning & Zoning Commission

**ORDINANCE NO. 4648**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR RESIDENTIAL IN CASE (DVR14-0031 RHYTHM) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RHYTHM", kept on file in the City of Chandler Planning Division, in File No. DVR14-0031, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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.
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.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
7. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_\_ day  
of \_\_\_\_\_, 2015.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4648 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *KSm*

PUBLISHED:



Attachment 'A'  
Ord. No. 4648

**LEGAL DESCRIPTION  
RHYTHM - Chandler**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DOC. 1989-0416758, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SECTION 20, BEING A BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER THEREOF, BEING A BRASS CAP IN A HAND HOLE, BEARS SOUTH 00°00'01" WEST, A DISTANCE OF 2,651.65 FEET;

**THENCE** SOUTH 00°00'01" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 40.00 FEET;

**THENCE** SOUTH 89°38'15" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE **POINT OF BEGINNING**;

**THENCE** SOUTH 00°00'01" WEST, ALONG A LINE BEING 55.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1255.81 FEET;

**THENCE** SOUTH 89°39'14" WEST, ALONG A LINE BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1024.54 FEET;

**THENCE** NORTH 00°00'06" WEST, A DISTANCE OF 1255.51 FEET;

**THENCE** NORTH 89°38'15" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,024.58 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,286,478 SQUARE FEET OR 29.53 ACRES, MORE OR LESS.