

# 8  
FEB 25 2016



**MEMORANDUM**                      **Planning Division – CC Memo No. 16-002c**

**DATE:**            FEBRUARY 25, 2016

**TO:**                MAYOR AND COUNCIL

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

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

**SUBJECT:**        APL15-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR15-0031/PPT15-0017 VILLAS AT CHANDLER AIRPARK  
                          Adoption of Resolution No. 4932  
                          Introduction and Tentative Adoption of Ordinance No. 4687

**Request:**            Area Plan Amendment to the Chandler Airpark Area Plan from Special Use Commercial to High Density Residential, along with rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential, and Preliminary Development Plan (PDP) approval for site layout and building architecture, and Preliminary Plat (PPT) approval for a 504-unit apartment development

**Location:**            East of the southeast corner of McQueen and Germann roads

**Applicant:**            Ed Bull; Burch & Cracchiolo

**Project Info:**        12 residential buildings on approximately 29 acres; 504 dwelling units, 17.95 dwelling units per acre

The request was continued from the January 28, 2016, City Council meeting.

**RECOMMENDATION**

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan, recommend City Council approve the Area Plan Amendment, Rezoning, PDP, and Preliminary Plat, subject to conditions.

### **BACKGROUND**

The subject site is located east of the southeast corner of McQueen and Germann roads. West is roughly 35 acres of vacant land, zoned for commercial retail and multi-family. Adjacent to the site's south is the Los Arboles Park; east is the Consolidated Canal.

The site was zoned in late 2008 for a commercial office, retail and 320-unit apartment development. The commercial component consisted of three retail buildings at the northwest corner of the site surrounded by 12 garden offices. The 320-unit apartment complex was situated on the eastern and southern portions of the site. A zoning extension was approved in 2011, causing expiration in early 2015.

### **AREA PLAN AMENDMENT**

The site is within the Chandler Airpark Area Plan and designated as supporting *Special Use Commercial*. The *Special Use Commercial* designation was created and applied to specific properties adjacent to the canal and within close proximity to the intersection of McQueen and Germann roads. The designation allows for the most intense commercial and residential development to occur in a "village" type fashion. The existing plan met the intention of the *Special Use Commercial* designation with the combination of retail, office and residential components. The request is to amend the area plan to allow for High Density Residential, eliminating the need for commercial components.

### **SITE LAYOUT**

Due to the existing zoning specifically designating portions of the site as commercial, rezoning specifically for multi-family residential is required. The 504-unit development draws on strong aeronautical themes due to the close proximity to the municipal airport. One, two, and three bedroom units are provided, with square footages ranging from 554 up to 1,342 square feet.

Primary access is provided midway along the Germann Road frontage. The entry porte-cochere has been deliberately designed to appear as an airplane hangar with a broad arched roof. The approach into the site visually creates building heights in a stepped fashion. Flanking the entrance are two U-shaped buildings. Within the "U" special consideration has been given to the design to create useable outdoor space for the residents, including a walking path and seating areas. Central to the site is the primary focus of the residential units, with six residential buildings and the clubhouse. The buildings are located so that two large amenity areas are provided; one for the northern grouping of buildings, and one for the southern. Unique to this site is the way that the buildings are clustered. Parking is provided around the building cluster, which maximizes the amount of open space that residents are able to enjoy and view from their unit.

Along the southern end of the site, adjacent to Los Arboles Park, are three residential buildings. The buildings are set in a landscape setting with two access points leading directly to the park. Strong pedestrian connections are provided connecting the buildings to the remainder of the site.

Amenities include two pool areas, various ramada and barbeque areas, dog park, and fully amenitized clubhouse. Within the clubhouse a fitness room, racquetball court, basketball court, aerobics room, and club room are provided. Additionally, a business area is included that

provides work stations, printing area, presentation area, and a conference room. A large covered patio is provided adjacent to the pool area. Lastly, as provided in the development booklet, various airport related placards will be provided throughout the site showcasing the aeronautical heritage of the area.

Architecture of the three-story residential buildings captures design elements found throughout airport styled architecture. Elements include steel columns, arched metal canopies over entry ways, clerestory windows, pointed roof elements, and massing elements giving the appearance of vertical stabilizers. Further details and exhibits are provided in the development booklet.

### **AIRPORT COMMISSION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process at their December 9, 2015, meeting. The Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission found that the proposed subdivision does constitute a conflict with existing or planned airport uses, as well as existing businesses within the site's vicinity. While a non-residential use is preferred, various physical and administrative corrective actions were recommended for mitigation resulting in conditions 8-14 of the *Rezoning* portion of the *Recommended Actions*.

Physical corrective actions included noise attenuation construction within the residential units, and a roadway style sign indicating the presence of low flying aircraft.

Administrative corrective actions included the requirement of significant disclosure statements to be signed by prospective leasees indicating the proximity to the airport, heliport, aircraft engine repair and testing facility, and the potential impact from aviation noise and vibrations. Additionally, an aviation easement shall be dedicated to the City of Chandler. Finally, a large map shall be displayed within the leasing office identifying the proximity of the development to the airport including the noise contours, and over flight patterns. A copy of the Airport Manager's report detailing the Airport Commission's recommendation is attached to this memo.

### **DISCUSSION**

Planning Staff supports the request finding that the development of multi-family residential is well suited at this location. With the development and success of the Crossroads Towne Center, Mill Crossing, and Watermark commercial centers, commercial development in a village pattern is drawn away from the site. While multi-family development has raised concerns in the recent past, Planning Staff finds that with the location being nearby freeway access, within close proximity to a large employment area, and within close proximity to one of the City's main recreational areas, multi-family development at this location is appropriate. Furthermore, with the Los Arboles Park bordering the south and the Consolidated Canal bordering the east, natural barriers are created demarcating a difference in land-use patterns, with residential development occurring west of the canal.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held Thursday, December 3, 2015, at the airport; nine neighbors attended and offered general support of the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 3    Opposed: 0    Absent: 2 (Cunningham, Pridemore)    Abstain: 2 (Baron, Wastchak)

### **RECOMMENDED ACTIONS**

#### **Area Plan Amendment**

Planning Commission and Planning Staff recommend City Council approve the Area Plan Amendment.

#### **Rezoning**

Planning Commission and Planning Staff recommend City Council approve the Rezoning, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Villas at Chandler Airpark", kept on file in the City of Chandler Planning Division, in File No. DVR15-0031, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

7. 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.
8. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the Villas at Chandler Airpark multi-family apartments in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily apartment manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.
9. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.
10. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
11. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
12. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and over flight activity, and is encumbered by an avigational easement to the City of Chandler."
13. The development shall not be subdivided to allow individual dwelling unit ownership.
14. All leases at the Villas at Chandler Airpark multi-family apartments shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of the Villas at Chandler Airpark development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any

aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Villas at Chandler Airpark (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Villas at Chandler Airpark Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.

#### **Preliminary Development Plan**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Villas at Chandler Airpark", kept on file in the City of Chandler Planning Division, in File No. DVR15-0031, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. The applicant shall work with Planning Staff to incorporate airport observation areas within the development.

#### **Preliminary Plat**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat, subject to the following condition:

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

#### **PROPOSED MOTIONS**

##### **Area Plan Amendment**

Move City Council adopt Resolution No. 4932, approving Area Plan Amendment APL15-0008 CHANDLER AIRPARK AREA PLAN AMENDMENT, amending from Special Commercial to High Density Residential, as recommended by Planning Commission and Planning Staff.

##### **Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 4687, approving Rezoning DVR15-0031 VILLAS AT CHANDLER AIRPARK, from PAD for multi-family residential and commercial to PAD for multi-family residential, subject to the conditions recommended by Planning Commission and Planning Staff.

##### **Preliminary Development Plan**

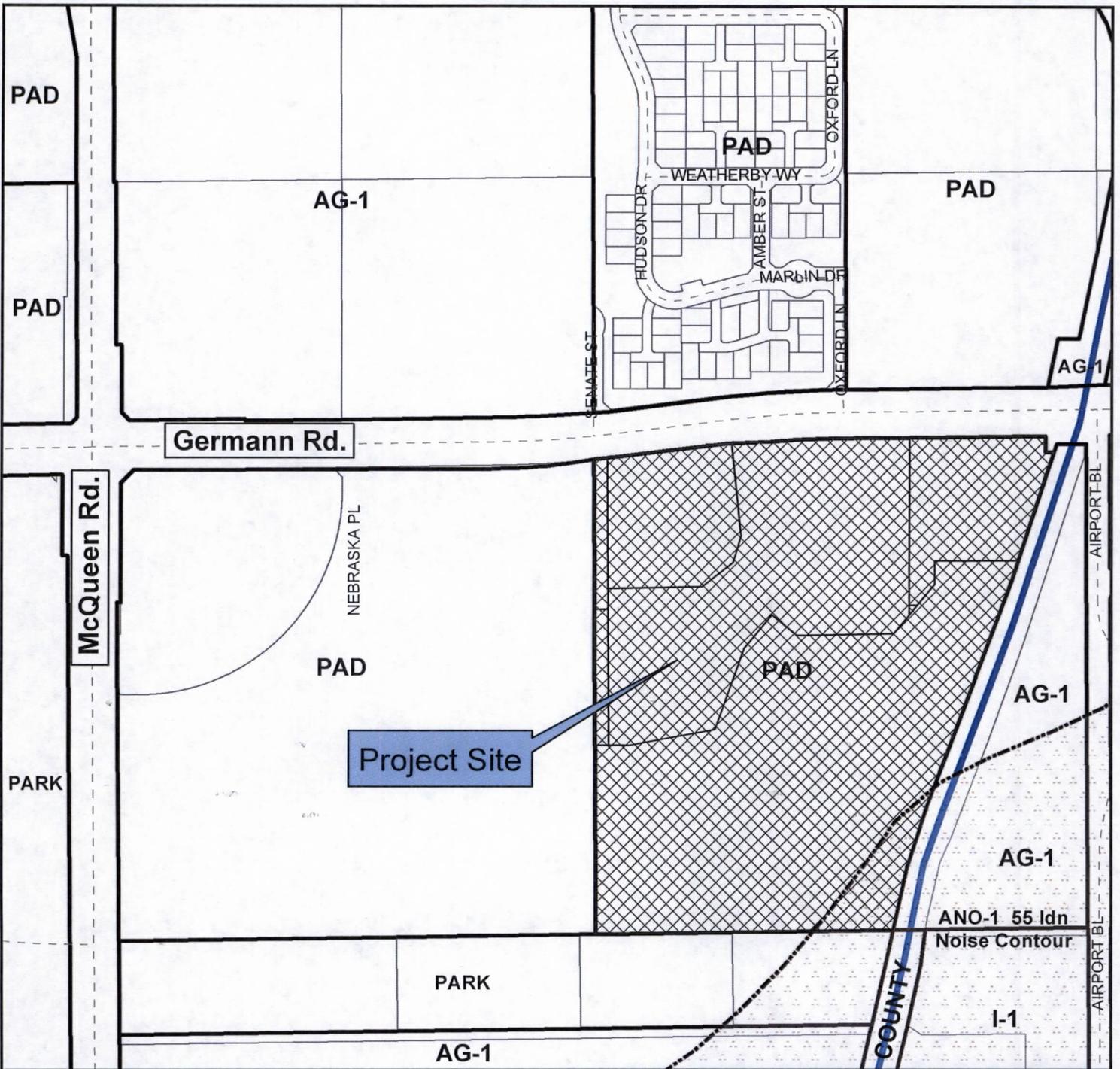
Move City Council approve Preliminary Development Plan DVR15-0031 VILLAS AT CHANDLER AIRPARK, approval for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat**

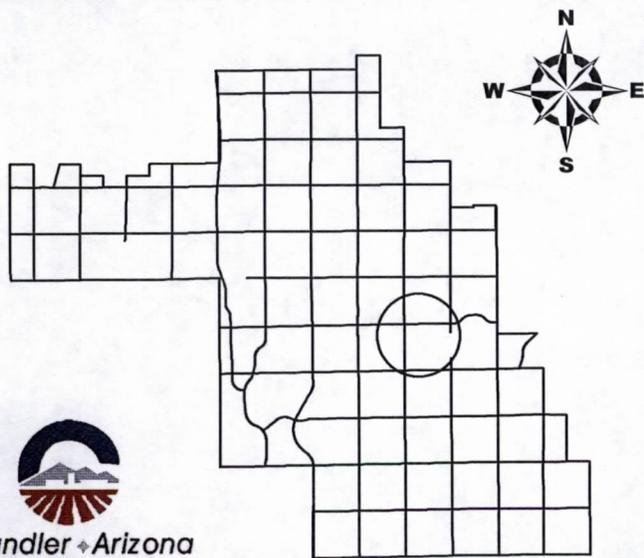
Move City Council approve Preliminary Plat PPT15-0017 VILLAS AT CHANDLER AIRPARK, approval for a 504-unit apartment development, subject to the condition recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Area Plan Amendment Map
5. Representative Elevations
6. Airport Themed Elevations
7. Perspectives
8. Airport Conflict Evaluation
9. Preliminary Plat
10. Resolution No. 4932
11. Ordinance No. 4687
12. Development Book

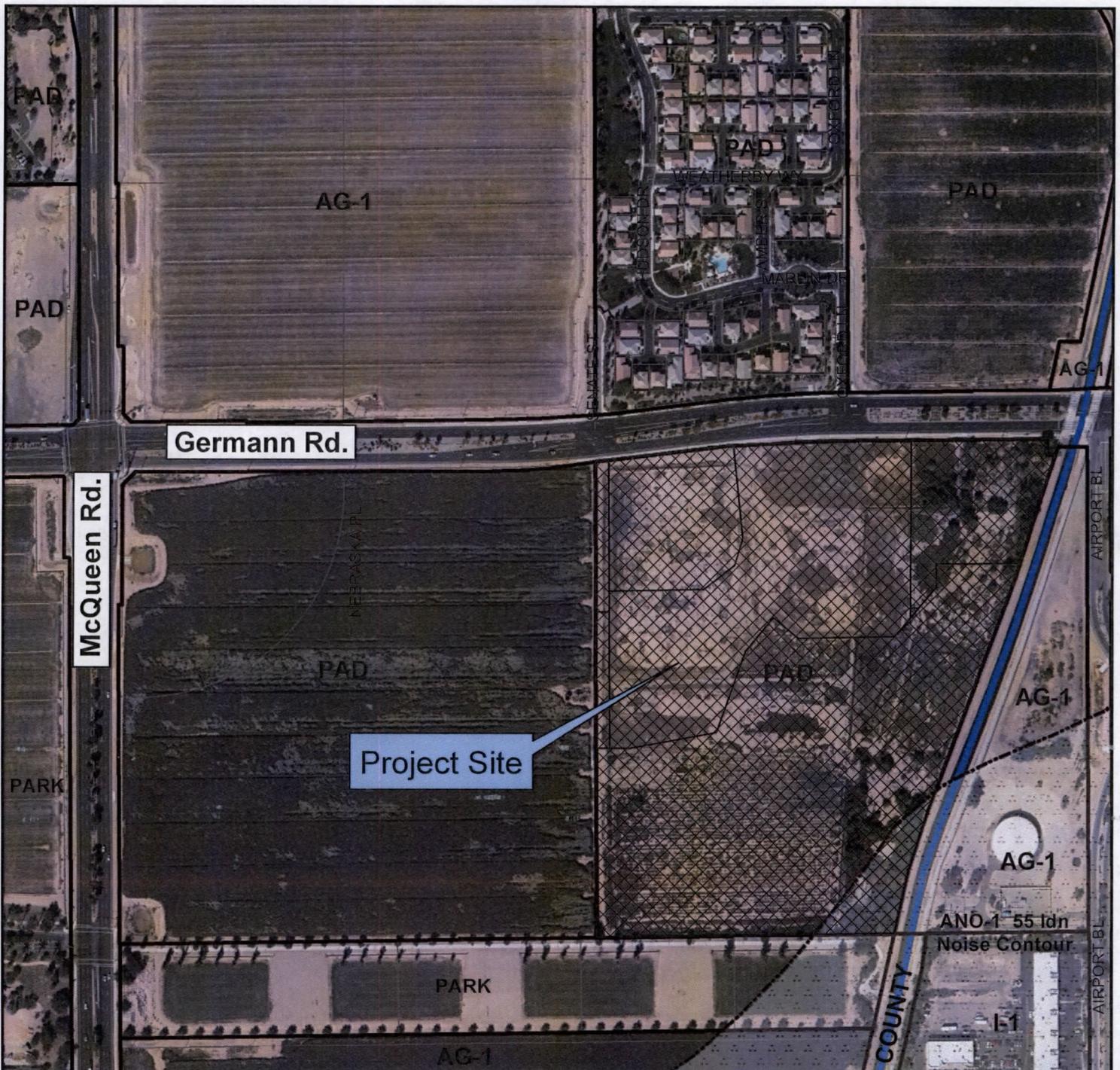


## Vicinity Map

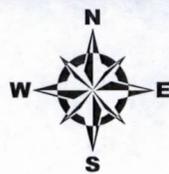
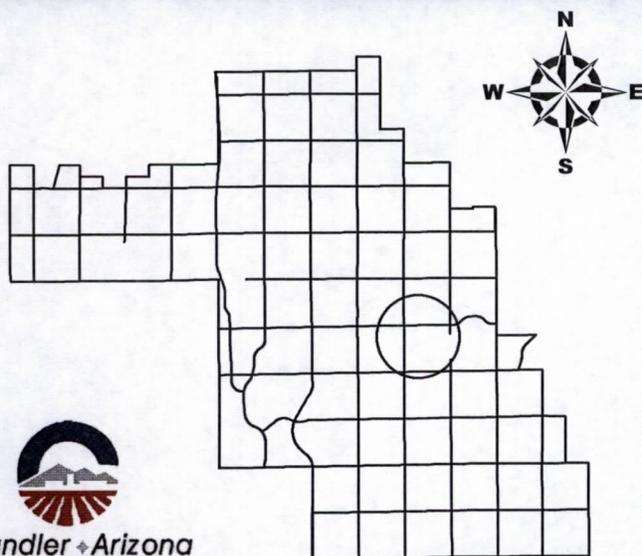


DVR15-0031

Villas at Chandler Airpark



## Vicinity Map



DVR15-0031

Villas at Chandler Airpark

**PROJECT DATA:**

**DEVELOPER MANAGERS:**  
 VVO DEVELOPMENT PARTNERS  
 4650 E. COTTON CENTER BLVD  
 SUITE 200  
 SANTA ANA, CA 92705  
 PHONE: 714-261-1100  
 602-393-3570  
 A/TN: MIKE KRON

**ARCHITECT:**  
 WHITEWELL PERRY INC.  
 1000 N. GILBERT AVE.  
 PHOENIX, AZ 85044  
 602-263-1891  
 A/TN: MIKE PERRY

**LANDSCAPE:**  
 ANDERSONSON  
 50 N. MCCLINTOCK DR.  
 CHANDLER, AZ 85226  
 480-689-7955  
 A/TN: BRETT ANDERSON

**APN:**  
 303-32-988  
 303-32-010  
 303-32-015  
 303-32-010V  
 303-32-010W  
 303-32-010Y

**CIVIL:**  
 OPTIMUS CIVIL DESIGN GROUP, LLC  
 SUITE 200 COTTON CENTER BLVD  
 PHOENIX, AZ 85044  
 A/TN: KEVIN WASTCHAK

**PAID:**  
 \$1,323,091 SQ FT  
 (\$30.37/ACRES)  
 \$1,272,555 SQ FT  
 (\$29.21/ACRES)  
 \$2,228,481 SQ FT  
 (\$5.25/ACRES)  
 17.25 DU/ACRE

**ZONING:**

**SITE AREA:** GROSS: 43,037 SQ FT  
 NET: 429,217 SQ FT

**TOTAL BUILDING AREA:** 2,228,481 SQ FT  
 (45.25 ACRES)

**DENSITY:** 17.25 DU/ACRE

**LOT COVERAGE:**

**PROVIDED:** 45%  
 17.8%

**UNIT BREAKDOWN:**  
 228 (45.1%)  
 222 (44.0%)  
 3 BR: 54 X 2.25 = 122  
 54 (10.7%)  
 TOTAL: 504

**UNITS WITH YARDS:**  
 1 BEDROOM = 48 UNITS  
 2 BEDROOM = 26 UNITS  
 3 BEDROOM = 76 UNITS  
 TOTAL = 150 UNITS

**PARKING:**

**REQUIRED:** 228 X 1.5 = 342  
 2 BR: 222 X 2.0 = 444  
 3 BR: 54 X 2.25 = 122  
 TOTAL = 908

**PROVIDED:**  
 SURFACE: 567  
 GARAGES: 84  
 TOTAL: 651 (1.89 RATIO)

**ADA ACCESSIBLE PARKING:** 971 X 2% = 20 SPACES  
**REQUIRED:** 20 SPACES

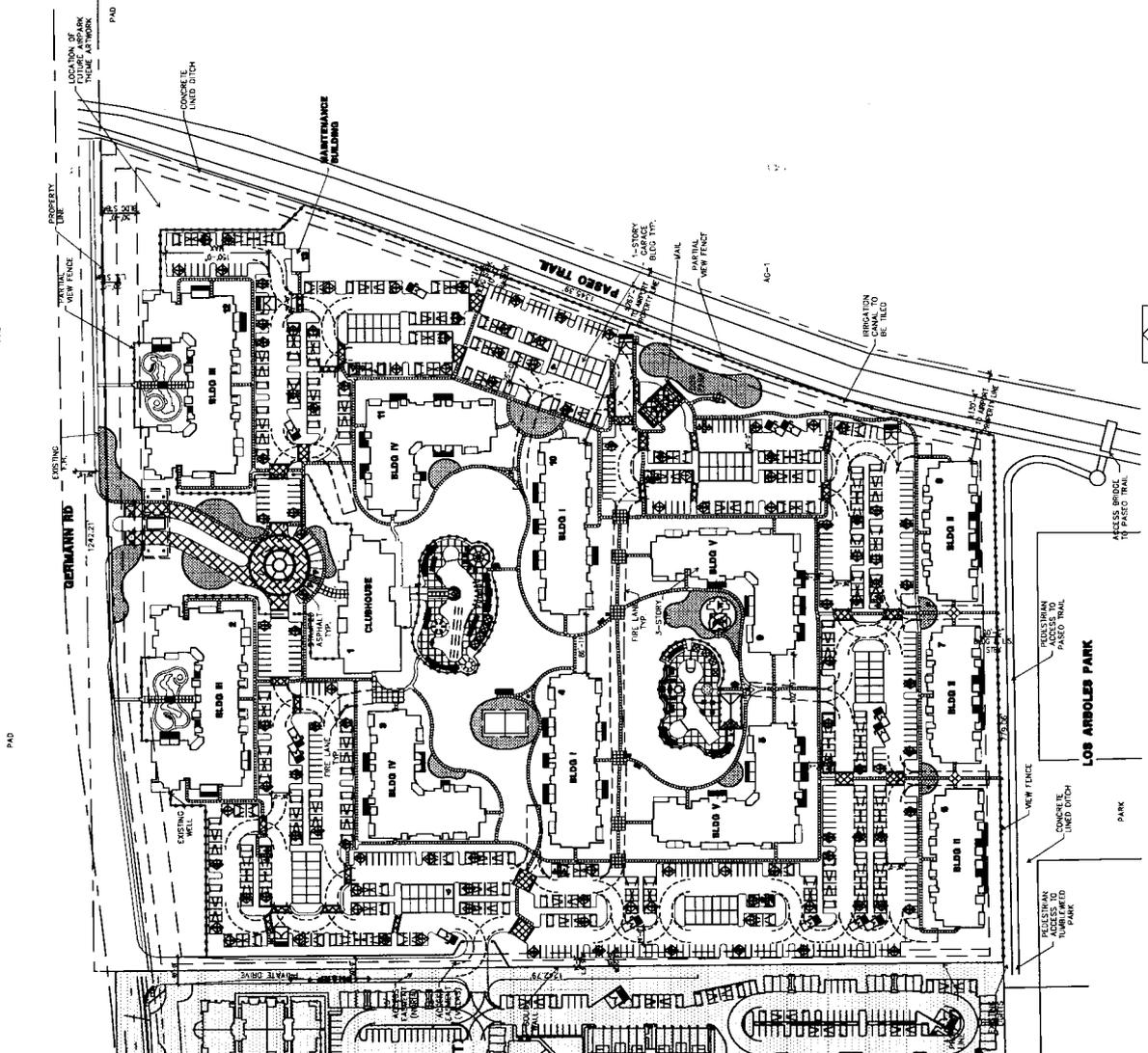
**PUBLIC OPEN SPACE:**  
 REQUIRED: 150 SF/BEDROOM  
 150 SF X 834 = 125,100 SF OF OPEN SPACE PROVIDED

**GENERAL NOTES:**

1. ALL EXTERNAL MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

2. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. SIGNS REQUIRE A SEPARATE PERMIT.

3. THERE SHALL BE NO OBSTRUCTION OF THE SIGNAGE BY MEANS OF ANY STRUCTURE OR EQUIPMENT. ANY SIGNAGE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL BE ACCEPTED/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.



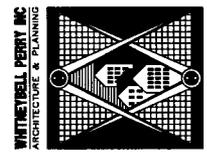
**PRELIMINARY SITE PLAN**

**NORTH**

1" = 80'-0"



**PRELIMINARY**

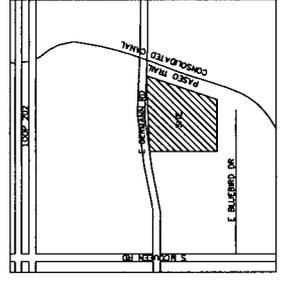


**WHITEWELL PERRY INC**  
 ARCHITECTURE & PLANNING  
 PHOENIX & CHANDLER  
 PHOENIX, ARIZONA 85044-2784  
 P: 602.263.1891 F: 602.263.2555  
 175 WEST CHANDLER BLVD, SUITE 100  
 CHANDLER, ARIZONA 85227-7522

**1.00**  
 1888

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 18, Nov. 2015

**SITE PLAN**  
**PRELIMINARY**



**VICINITY MAP, N.T.A.**





**EXTERIOR FINISH SCHEDULE**

|   |   |
|---|---|
| A | MAIN BODY - STUCCO,<br>DUNN EDWARDS DEW379 "TULOO"                  |
| B | ACCENT BODY 1 - STUCCO,<br>DUNN EDWARDS DE208 "DESERT SUDE"         |
| C | ACCENT BODY 2 - STUCCO,<br>DUNN EDWARDS DE208 "DESERT SUDE"         |
| D | ACCENT BODY 3 - STUCCO,<br>DUNN EDWARDS DE201 "DESERT SUDE"         |
| E | ALUMINUM WINDOWS  |
| F | GUARDRAIL & METAL TRIM<br>DUNN EDWARDS DE636 "SHEET METAL"          |
| G | PATIO WALL, 4" CMU BLOCK W/ ALTERNATE<br>SMOOTH & SPLIT FACE FINISH |

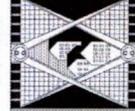
**VILLAS AT  
CHANDLER  
AIRPARK**

SEC McQUEEN & GERHANN  
CHANDLER, ARIZONA

REVISION SCHEDULE

PRELIMINARY

WHITNEYBELL PERRY INC  
1101 E Camelback Rd  
Phoenix, Arizona 85014  
575 W Chandler Blvd, Suite 123  
Chandler, Arizona 85224  
(602) 205-1891



ARCHITECTURE AND PLANNING

**A3.13**

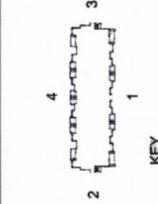
1/25

COPYRIGHT WHITNEYBELL PERRY INC  
11/20/2015 10:29 AM

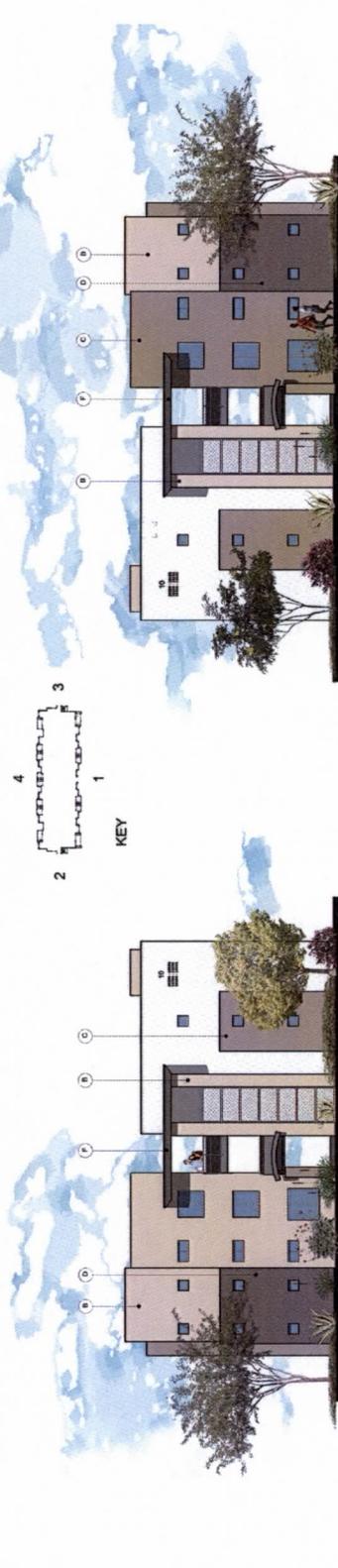
BLDG 1 ELEVATIONS  
PRELIMINARY



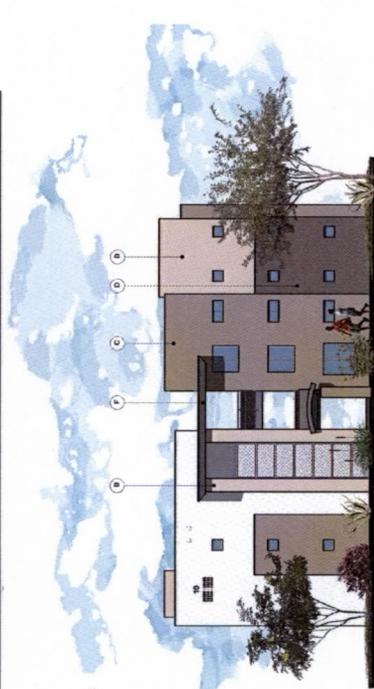
**1** BLDG 1 - FRONT ELEVATION  
3/32" = 1'-0"



KEY



**2** BLDG 1 - LEFT ELEVATION  
3/32" = 1'-0"



**3** BLDG 1 - RIGHT ELEVATION  
3/32" = 1'-0"

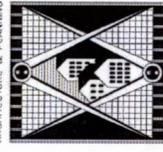


**4** BLDG 1 - REAR ELEVATION  
3/32" = 1'-0"

**VILLAS  
AT CHANDLER AIRPARK**  
CHANDLER, ARIZONA

PRELIMINARY

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ARCHITECTURE & PLANNING

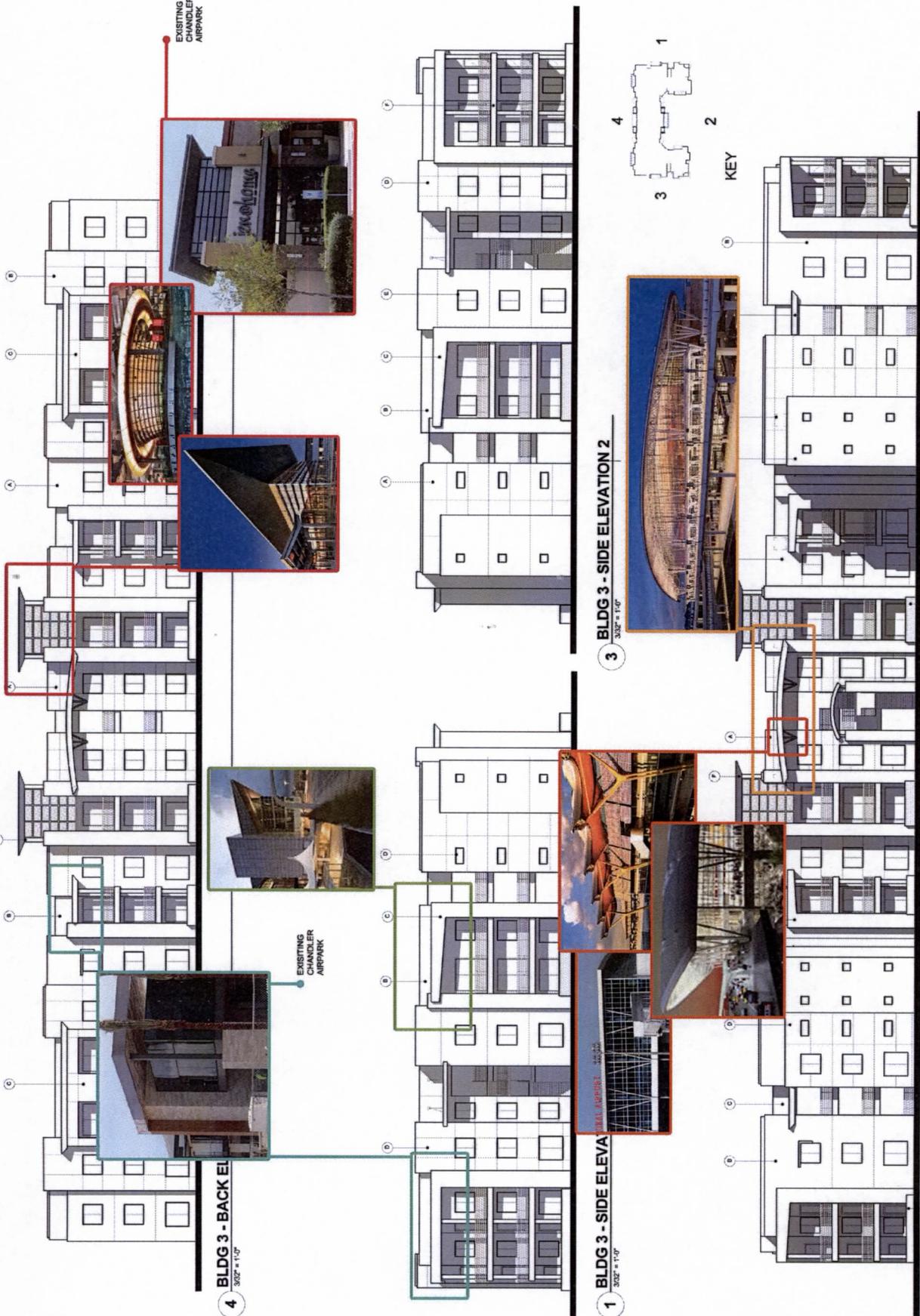


PHOENIX & CHANDLER  
P: 602.255.1891 F: 602.230.8458  
1000 EAST WASHINGTON AVENUE  
PHOENIX, ARIZONA 85004-2794  
875 WEST CHANDLER BLVD, SUITE 100  
CHANDLER, ARIZONA 85209-7532

**3.60**  
1826

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19 MAY 2015

PRELIMINARY  
DEVELOPMENT PLAN



AIRPORT THEME TYPICAL ELEVATIONS

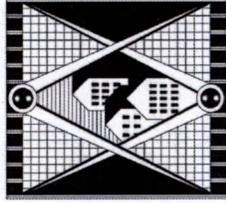
2 BLDG 3 - FRONT ELEVATION  
3/32" = 1'-0"



VIEW AT MAIN ENTRANCE  
TREES HAVE BEEN REMOVED FOR CLARITY

**VILLAS**  
**AT CHANDLER AIRPARK**  
CHANDLER, ARIZONA

WHITNEYBELL PERRY INC  
ARCHITECTURE & PLANNING



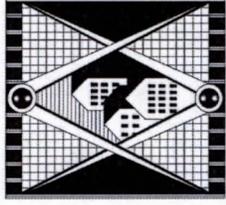
PHOENIX ■ CHANDLER  
P: 602.265.1891 F: 602.230.8468



VIEW ALONG GERMANN AT COURTYARD ENTRANCE

**VILLAS**  
**AT CHANDLER AIRPARK**  
CHANDLER, ARIZONA

WHITNEYBELL PERRY INC  
ARCHITECTURE & PLANNING



PHOENIX ■ CHANDLER  
P: 602.265.1891 F: 602.230.8458



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*Where Values Make The Difference*

**MEMORANDUM**

**Airport Memo No. AP16-026**

**DATE:** DECEMBER 10, 2015  
**TO:** JEFF KURTZ, PLANNING ADMINISTRATOR  
**FROM:** CHRIS ANDRES, AIRPORT ADMINISTRATOR *CA*  
**SUBJECT:** AIRPORT CONFLICT EVALUATION  
DVR15-0031 VILLAS AT CHANDLER AIRPARK

At their December 9, 2015 meeting, the Chandler Airport Commission ("Commission") discussed the Area Plan Amendment, Rezoning, and Preliminary Development Plan request for the Villas at Chandler Airpark multifamily residential development located at the southwest corner of Germann Road and the Consolidated Canal.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The proposed development contains more than 500 multi-family residential units and the site will experience aviation noise and vibration impact from fixed wing aircraft and helicopters in the normal airport traffic pattern and departure routes.

Conflict Resolution(s): While a non-residential use would be the preferred corrective action, if the development is approved, physical and administrative corrective actions should be employed including, without limitation:

Physical corrective actions: (1) construction of all houses built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at least one roadway-style sign at the site's entrance identifying the presence of low flying aircraft;

Administrative corrective actions: (1) display of a large size map in the management/sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan, and submittal to the Zoning Administrator of a signed affidavit and photograph of the prior referenced map display; (2) all prospective tenants should be required to sign separate disclosure statements which shall be confirmed in an aviation

notice covenant that runs with the land and is recorded with the Maricopa County Recorder before the issuance of a building permit for this development, acknowledging (i) the proximity to the Chandler Airport, including the heliport, an aircraft engine testing facility, an aircraft storage facility, (ii) that an avigational easement exists on the property, (iii) the property lies within the Chandler Municipal Airport Impact Overlay District, and (iv) the potential for impact from aircraft noise and vibrations and overflight activity; (3) dedication of an avigational easement to the City; (4) provision of a "Determination of No Hazard to Aviation" as provided from the Federal Aviation Administration; (5) stipulation that the development shall not be subdivided to allow individual dwelling unit ownership; (6) requirement that all rental leases shall provide that (i) all questions, concerns, or complaints any tenant may have about airport operations shall be directed solely at the multifamily apartment manager and (ii) it shall be within the sole and absolute discretion of the multifamily apartment manager (and not the tenant) to determine whether or not, when and how to communicate any tenant's question concern, or complaint to the Chandler Municipal Airport Administrator; (7) inclusion of an affirmative disclosure statement on the cover sheet of the final plat that the property is located within the Airport Impact Overlay District, is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.

The Commission accepted the Applicant's proposed stipulation (Administrative Corrective Action No. 5, above) to prohibit the development to be subdivided to allow individual dwelling unit ownership.

Commission Members in Attendance: Chairman Kelly McMullen, Chelle Daly, Sherri Koshiol, Schulyer "Sky" McCorkle, and Frank Nechvatal were in attendance. This attendance represented a quorum.

Per the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

Attached is a full copy of the Airport Conflict Evaluation for the above referenced project.

cc: Kevin Mayo, Planning Manager

Attachment: Airport Conflict Evaluation

**LEGAL DESCRIPTION (PER TITLE REPORT)**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 11 BEARS S. 87°12'52" W. (BASES OF BEARING), A DISTANCE OF 2844.47 FEET; THENCE S. 87°12'52" W. ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 97.48 FEET;

THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE S. 00°47'08" E., A DISTANCE OF 1915.08" W., A DISTANCE OF 21.21 FEET;

THENCE S. 18°19'12" W., A DISTANCE OF 37.69 FEET;

THENCE S. 20°39'41" W., A DISTANCE OF 300.79 FEET;

THENCE S. 20°51'16" W., A DISTANCE OF 245.73 FEET;

THENCE S. 18°03'38" W., A DISTANCE OF 187.68 FEET;

THENCE S. 12°11'18" W., A DISTANCE OF 18.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ALONG SAID SOUTH LINE S. 87°10'57" W., A DISTANCE OF 770.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, BEARING S. 87°10'57" W., A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11, HAVING A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 2925.00 FEET, CENTRAL ANGLE 09°59'56", A DISTANCE OF 56.99 FEET;

THENCE ALONG SAID WEST LINE, EASTERLY ALONG SAID CURVE THROUGH A TANGENT CURVE CONVEX SOUTHERLY, HAVING A RADIUS OF 2925.00 FEET, CENTRAL ANGLE 09°59'56", A DISTANCE OF 56.99 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 07°13'19", A DISTANCE OF 108.77 FEET;

THENCE N. 87°12'52" E., A DISTANCE OF 777.35 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 1,272,580 SQUARE FEET OR 29.21 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION (PER TITLE REPORT)**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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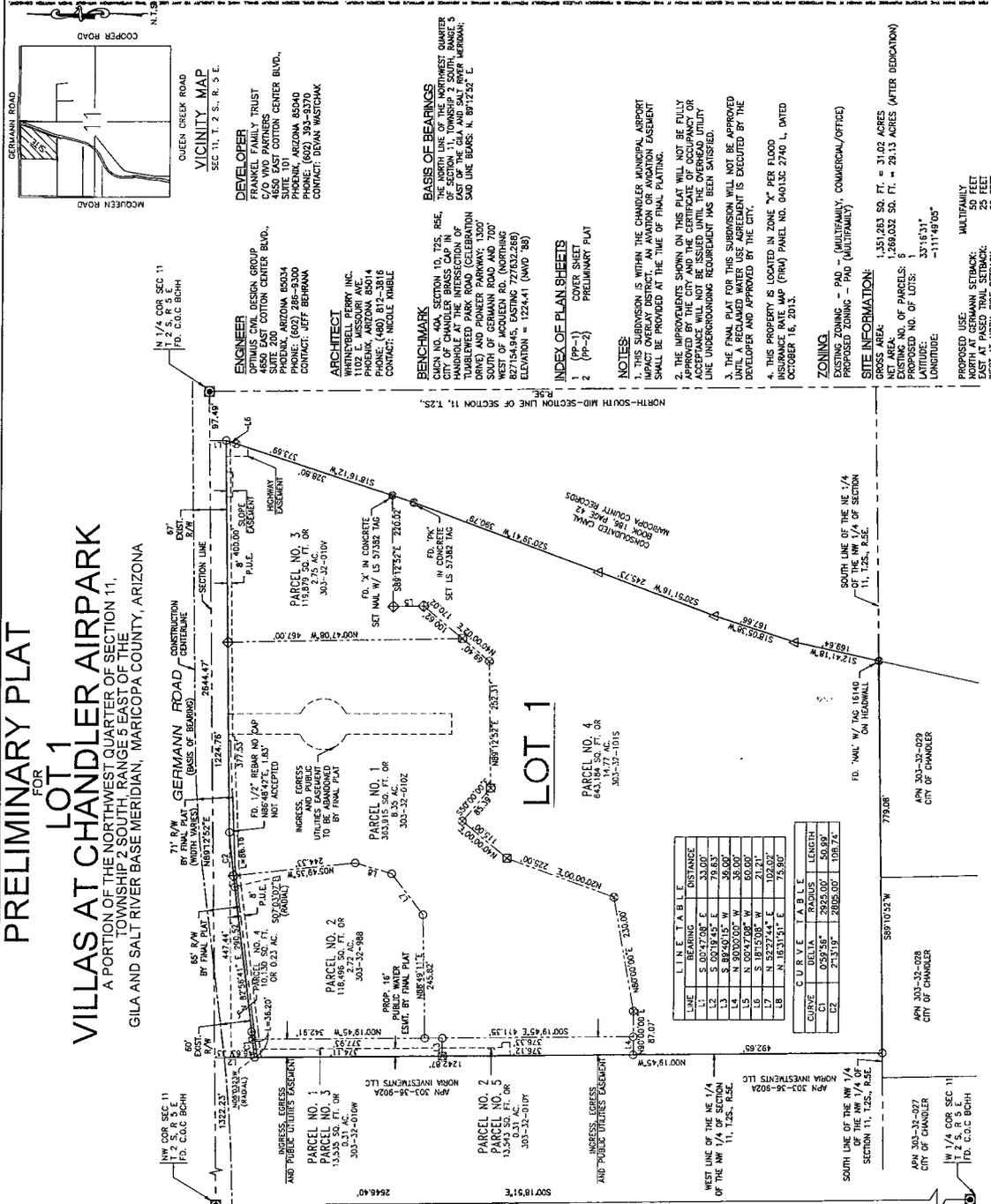
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**PRELIMINARY PLAT**

**FOR LOT 1**  
**VILLAS AT CHANDLER AIRPARK**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE  
GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA



**LINE TABLE**

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S. 00°47'08" E. | 33.00'   |
| L2   | S. 00°19'45" E. | 79.63'   |
| L3   | S. 00°19'45" E. | 79.63'   |
| L4   | N. 80°00'00" W. | 30.00'   |
| L5   | N. 00°47'08" W. | 60.00'   |
| L6   | S. 18°15'08" W. | 21.21'   |
| L7   | N. 87°12'52" E. | 102.00'  |
| L8   | N. 87°13'19" E. | 78.80'   |

**CURVE TABLE**

| CURVE | DELTA    | RADIUS   | LENGTH  |
|-------|----------|----------|---------|
| C1    | 2°33'19" | 2925.00' | 58.99'  |
| C2    | 2°33'19" | 2925.00' | 108.74' |

- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
  - FOUND MONUMENT AS SHOWN
  - ⊗ FOUND REBAR W/ LS 15573 CAP
  - ⊗ FOUND REBAR W/ LS 28724 CAP
  - ⊗ FOUND 1/2" REBAR NO. CAP, SET LS 57382 CAP
  - SET REBAR W/ LS 57382 CAP
  - △ SET MAIL W/ LS 57382 TAG
  - EASEMENT LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - EXISTING SIDEWALK
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE RESEAL
  - EXISTING CABLE TV JUNCTION BOX
  - EXISTING FIRE HYDRANT
  - EXISTING BACKFLOW PREVENTER
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING WATER SHUT-OFF VALVE
  - EXISTING UTILITY POLE
  - EXISTING ELECTRIC JUNCTION BOX
  - EXISTING ELECTRIC CABINET
  - EXISTING ELECTRIC METER
  - EXISTING LIGHT POLE
  - EXISTING TRAFFIC SIGNAL JUNC. BOX
  - EXISTING FENCE
  - PROPOSED STORM DRAIN
  - PROPOSED CATCH BASIN
  - PROPOSED SEWER LINE
  - PROPOSED OVERHEAD ELECTRIC
  - EXISTING WATER MAIN
  - EXISTING TELEPHONE LINE
  - EXISTING FIRE SERVICE LOOP

**DEVELOPER**  
FRANKEL FAMILY TRUST  
C/O VMD PARTNERS  
SUITE 200 COTTON CENTER BLDG.,  
SUITE 101  
PHOENIX, ARIZONA 85040  
PHONE: (602) 353-8370  
CONTACT: DEAN WASTCHAK

**ENGINEER**  
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PHOENIX, ARIZONA 85040  
PHONE: (602) 288-9300  
CONTACT: JEFF BERHAMA

**ARCHITECT**  
WINDYBELL PERRY INC.  
1932 S. 10TH AVE.,  
PHOENIX, ARIZONA 85014  
PHONE: (480) 812-3816  
CONTACT: NICOLE KIMBLE

**BENCHMARK**  
CICHON NO. 404, SEC. 10, T2S, R5E,  
CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN; 540 LINE BEARS: N. 87°12'52" E.

**INDEX OF PLAN SHEETS**  
1 (PP-1) COVER SHEET  
2 (PP-2) PRELIMINARY PLAT

**NOTES:**  
1. THIS SUBDIVISION IS WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.  
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.  
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED UNTIL THE AVIATION EASEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.  
4. THIS PROPERTY IS LOCATED IN ZONE "X" PER FLOOD CONTROL DISTRICT MAP (PRM) PANEL NO. 04013C 2740 L, DATED OCTOBER 16, 2014.

**ZONING**  
MULTIFAMILY - P40 (MULTIFAMILY)  
PROPOSED ZONING - P40 (MULTIFAMILY)

**SITE INFORMATION:**  
1,351,283 SQ. FT. = 31.02 ACRES  
PROPOSED ACRES: 6  
EXISTING NO. OF PARCELS: 6  
PROPOSED NO. OF LOTS: 1  
LATITUDE: 33°15'31"  
LONGITUDE: -111°49'05"

**MULTIFAMILY**  
NORTH AT GERMANN SETBACK: 50 FEET  
EAST AT PASEO TRAIL SETBACK: 25 FEET  
WEST AT GERMANN SIDE SETBACK: 20 FEET  
SOUTH AT GERMANN SIDE SETBACK: 20 FEET  
BUILDING HEIGHT: -/4- 45 FEET

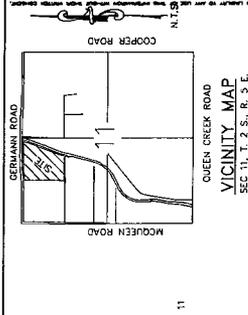
APN 303-32-027  
CITY OF CHANDLER

APN 303-32-028  
CITY OF CHANDLER

APN 303-32-029  
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**BENCHMARK**  
CICHON NO. 404, SEC. 10, T2S, R5E,  
CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN; 540 LINE BEARS: N. 87°12'52" E.

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4. THIS PROPERTY IS LOCATED IN ZONE "X" PER FLOOD CONTROL DISTRICT MAP (PRM) PANEL NO. 04013C 2740 L, DATED OCTOBER 16, 2014.

**ZONING**  
MULTIFAMILY - P40 (MULTIFAMILY)  
PROPOSED ZONING - P40 (MULTIFAMILY)

**SITE INFORMATION:**  
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EXISTING NO. OF PARCELS: 6  
PROPOSED NO. OF LOTS: 1  
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LONGITUDE: -111°49'05"

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EAST AT PASEO TRAIL SETBACK: 25 FEET  
WEST AT GERMANN SIDE SETBACK: 20 FEET  
SOUTH AT GERMANN SIDE SETBACK: 20 FEET  
BUILDING HEIGHT: -/4- 45 FEET

APN 303-32-027  
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APN 303-32-027  
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CITY OF CHANDLER

APN 303-32-029  
CITY OF CHANDLER

APN 303-32-028  
CITY OF CHANDLER

APN 303-32-027  
CITY OF CHANDLER

**DEVELOPER**  
FRANKEL FAMILY TRUST  
C/O VMD PARTNERS  
SUITE 200 COTTON CENTER BLDG.,  
SUITE 101  
PHOENIX, ARIZONA 85040  
PHONE: (602) 353-8370  
CONTACT: DEAN WASTCHAK

**ENGINEER**  
OPTIMUS CIVIL DESIGN GROUP  
SUITE 200 COTTON CENTER BLDG.,  
SUITE 101  
PHOENIX, ARIZONA 85040  
PHONE: (602) 288-9300  
CONTACT: JEFF BERHAMA

**ARCHITECT**  
WINDYBELL PERRY INC.  
1932 S. 10TH AVE.,  
PHOENIX, ARIZONA 85014  
PHONE: (480) 812-3816  
CONTACT: NICOLE KIMBLE

**BENCHMARK**  
CICHON NO. 404, SEC. 10, T2S, R5E,  
CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN; 540 LINE BEARS: N. 87°12'52" E.

**INDEX OF PLAN SHEETS**  
1 (PP-1) COVER SHEET  
2 (PP-2) PRELIMINARY PLAT

**NOTES:**  
1. THIS SUBDIVISION IS WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.  
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.  
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED UNTIL THE AVIATION EASEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.  
4. THIS PROPERTY IS LOCATED IN ZONE "X" PER FLOOD CONTROL DISTRICT MAP (PRM) PANEL NO. 04013C 2740 L, DATED OCTOBER 16, 2014.

**ZONING**  
MULTIFAMILY - P40 (MULTIFAMILY)  
PROPOSED ZONING - P40 (MULTIFAMILY)

**SITE INFORMATION:**  
1,351,283 SQ. FT. = 31.02 ACRES  
PROPOSED ACRES: 6  
EXISTING NO. OF PARCELS: 6  
PROPOSED NO. OF LOTS: 1  
LATITUDE: 33°15'31"  
LONGITUDE: -111°49'05"

**MULTIFAMILY**  
NORTH AT GERMANN SETBACK: 50 FEET  
EAST AT PASEO TRAIL SETBACK: 25 FEET  
WEST AT GERMANN SIDE SETBACK: 20 FEET  
SOUTH AT GERMANN SIDE SETBACK: 20 FEET  
BUILDING HEIGHT: -/4- 45 FEET

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| NO. | REVISION | DATE |
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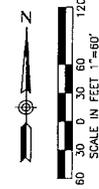
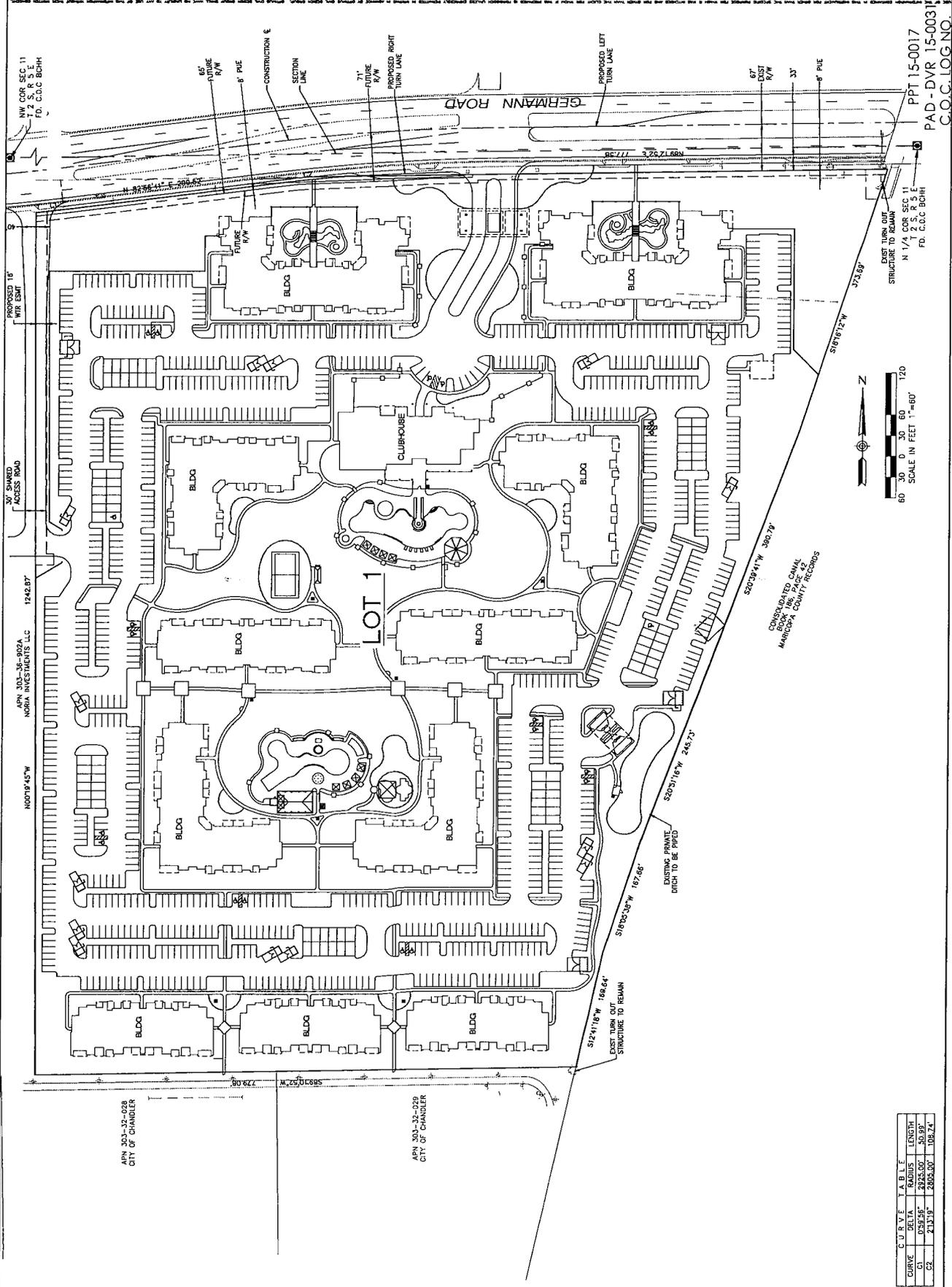
VILLAS AT CHANDLER AIRPARK  
 LOT 1 - PRELIMINARY PLAT  
 A PORTION OF THE NORTHWEST QUARTER OF  
 SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE  
 6&SRM, MARICOPA COUNTY, AZ



**OPTIMUS**  
 CIVIL DESIGN GROUP

DESIGNED: EFA  
 DRAWN: DEB  
 CHECKED: JOB  
 DATE: 12/28/15  
 JOB NO.: 151219  
 DRAWING NO.

PP-2  
 2 of 2



PPT 15-0017  
 PAD - DVR 15-0031  
 C.O.C. LOG NO.

| CURVE | C        | U        | R       | V | E | A | B | L | E | LENGTH |
|-------|----------|----------|---------|---|---|---|---|---|---|--------|
| C1    | 0°55'58" | 2825.00' | 50.89'  |   |   |   |   |   |   |        |
| C2    | 2°13'15" | 2865.00' | 108.74' |   |   |   |   |   |   |        |

**RESOLUTION NO. 4932**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" FROM SPECIAL USE COMMERCIAL TO HIGH DENSITY RESIDENTIAL ON PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF MCQUEEN AND GERMANN ROADS

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located south and east of the southeast corner of Arizona Avenue and Queen Creek Road; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008, encourage the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Chandler Airpark Area Plan", has been adopted for the area bounded by Pecos Road, Arizona Avenue, Ocotillo Road, and Gilbert Road.

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

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

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

SECTION I. That the attached map exhibit, an Amendment to the "Chandler Airpark Area Plan", as presented to the Planning and Zoning Commission and approved at their public hearing held on January 6, 2016, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4932 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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



**ORDINANCE NO. 4687**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL TO PAD FOR MULTI-FAMILY RESIDENTIAL IN CASE DVR15-0031 VILLAS AT CHANDLER AIRPARK LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

**SECTION I. Legal Description of Property:**

See Attachment 'A'.

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Villas at Chandler Airpark", kept on file in the City of Chandler Planning Division, in File No. DVR15-0031, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take

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

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
7. 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.
8. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the Villas at Chandler Airpark multi-family apartments in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2590, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily apartment manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.
9. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility, that an

avigational easement exists on the property, the property lies within the Chandler Municipal Airport Impact Overlay District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an avigation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.

10. The developer shall provide the city with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
11. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
12. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and over flight activity, and is encumbered by an avigational easement to the City of Chandler."
13. The development shall not be subdivided to allow individual dwelling unit ownership.
14. All leases at the Villas at Chandler Airpark multi-family apartments shall provide that all questions, concerns, or complaints any tenant may have about the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or on Chandler Municipal Airport shall be directed solely to the manager of the Villas at Chandler Airpark development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the manager of Villas at Chandler Airpark (and not the tenant) to determine (after the manager's due consideration of all airport related acknowledgments and disclosures that are required by the Zoning Stipulations and consideration of all information known to Villas at Chandler Airpark Manager) whether or not, when, and how to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal Airport.

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 \_\_\_\_\_, 2016.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4687 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

PUBLISHED: