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MEMORANDUM **Transportation & Development – PZ Memo No. 12-003**

DATE: JANUARY 11, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: ZUP11-0012 CHATEAU DE VIE

Request: Use Permit approval to allow an event facility with a bed & breakfast and a bistro on property zoned AG-1 (Agricultural District) with an existing single-family dwelling

Location: 1220 North Kyrene Road, approximately a quarter of a mile north of Ray Road on the west side of Kyrene Road

Applicant: Ralph Pew with Pew & Lake, P.L.C.

Project Info: An approximate 10-acre property with an existing single-family residence and ancillary buildings; converting buildings and site to allow various events, a bed & breakfast, and a bistro restaurant

RECOMMENDATION

The Use Permit requests approval to allow an event facility on an approximate 10-acre property zoned AG-1 (Agricultural District) with an existing single-family residence and ancillary buildings. The proposal includes converting the existing buildings and site to allow various events, a bed & breakfast, and a bistro restaurant. The Use Permit request is for a five (5) year time limit in order to allow the property owner time to submit building permits and complete improvements prior to commencing events, bed & breakfast, and bistro restaurant uses. Upon finding the request to be consistent with the General Plan, Planning Staff recommends a three year (3) time limit, as necessary improvements discussed later should be completed within 12 months, with conditions.

BACKGROUND

The subject site is surrounded by property zoned and developed with single-family residential uses. North of the site is property zoned AG-1 with an existing single-family residence and

ancillary buildings. Trovita is a gated single-family subdivision zoned Planned Area Development (PAD) for single-family residential use, abuts the site's south side. Immediately west and abutting the subject site are two properties owned by the Ganem family each parcel zoned AG-1 and developed with one single-family residence with ancillary buildings. West of these two properties and along the northwest boundary of the subject site is the approximately 50 feet wide Gila Drain canal. Beyond this canal is an approximately 140 foot wide retention basin tract as part of the Ray Ranch Estates single-family subdivision zoned SF-10 for single-family residential use. The subject site's eastern boundary abuts Kyrene Road. East of Kyrene Road is the Warner Ranch single-family residential subdivision within City of Tempe. Kyrene Road right-of-way is also within City of Tempe.

In October 1974, the subject property was annexed into City of Chandler as part of a larger annexation. The property has been zoned AG-1 (Agricultural District) which permits agricultural uses and one single-family dwelling per acre. The property has changed ownership several times since the 1980s. The Owens family owned several parcels in this area and sold this property to the Erickson family in December 1983. According to Maricopa County records, in 1984 the property was developed with an approximately 13,131 livable square foot single-family dwelling. The property was sold in 2007 to the Soraya family, a dentist, who left the property in 2009 when a bank took ownership. The Goodman family purchased this property in June 2010. There was a Use Permit application filed in early 2010 to allow a rehabilitation facility for alcohol and drug patients; however, that application was withdrawn once the bank sold the property to the Goodman's.

The existing mansion house has multiple floors and levels with various sleeping rooms, living rooms, entertainment rooms, mezzanine/loft area, and kitchen. The existing attached garage can accommodate several types of vehicles including an RV motorcoach and limousine. The property includes hills, pine trees, various shade trees, lilly pad ponds, streams and pedestrian bridges, flowering plants, a boat dock and pond stocked with fish as well as ducks and geese residing on the site. The property has existing solid masonry block walls along the south, west and north property lines. Citrus trees line the walls on the sites interior. The property's frontage along Kyrene Road includes a low brick wall with decorative wrought-iron view fencing and columns. A mix of tree types line the interior of the wall and large pine trees are on the wall's exterior along Kyrene Road.

PROPOSAL SUMMARY

The Use Permit requests land uses that are not specifically permitted under the AG-1 zoning district. Permitted AG-1 zoning uses include single-family dwellings, farming of field crops, raising and marketing of poultry and small animals, grazing and raising of livestock, farm roadside stand, and home occupations as permitted by Zoning Code. Uses permitted by Use Permit include any other use determined by City Council to be compatible with other uses in the area and consistent with the General Plan. Approval of Use Permits is subject to the standards and procedures as set forth in Section 305 of the Zoning Code.

The request includes a variety of events such as but not limited to weddings and ceremonies, corporate events and retreats, birthday and anniversary parties, charitable events and concerts,

and auctions. Other uses include film/photo shoots, tea parties, and poker and gaming tournaments, and live music and dancing associated with events. There will be lodging and dining in connection with events including a bed & breakfast component. There will be a full service kitchen for on-site dining events and catering services. In conjunction with events, there may be gondola rides, paddle boats, fishing, and horse-drawn carriage rides. A bistro restaurant is planned for an existing accessory building, the exercise building/boat house, with indoor and outdoor seating areas.

The majority of uses are intended to be outside. Gathering areas will occur in the existing mansion home (to become an event space, room accommodations, and business offices), mansion garage (to become a commercial kitchen, meeting and event space), exercise building/boat house (to become a restaurant and meeting space), tennis court (to become an English Garden for events), and swimming pool area (to become a gathering area). It is likely multiple areas of the property will be in use at the same time for one or more events, for example, a wedding would have an area set up for the ceremony, reception, hors d'oeuvre and cocktail gathering, and photo shoot. An event may be utilizing the mansion house as well as an outdoor area at the same time. Additional details and list of uses is provided in the attached narrative which is also included in the Development Booklet.

Business hours of operation will also vary depending on the use and event. Outdoor activities and events are anticipated to occur 8 a.m. to 12 a.m. Monday through Sunday. Uses inside buildings are planned to occur 24-hours a day 7 days a week due to the nature of some uses such as the bed & breakfast. The Development Booklet indicates that the bistro restaurant is planned to offer breakfast and lunch operating 7 a.m. to 3 p.m., 7 days a week; however, when there are events on the property, the bistro will be used only by the events occurring and not open to the public as clarified through the parking analysis, and confirmed by the property owner and applicant.

There is no Liquor Use Permit application request filed. A request for on-site liquor to be sold and served for the bed & breakfast, restaurant bistro, and/or events by the property owner/business owner will require a City Liquor Use Permit application to be approved by City Council in addition to a City liquor license and State liquor license.

SITE IMPROVEMENTS

The main improvements include a paved surface parking lot and drives, a new gated two-way vehicular access off of Kyrene Road, replace existing gates along Orchid Lane with solid panel gates, and building tenant improvements for the house and ancillary buildings to meet commercial building codes. The swimming pool is currently empty and will be removed to allow for a gathering area and the tennis courts will be converted to an English Garden for events. Additional structures added to the site will include ramadas and gazebos associated with the English Garden and gathering area west of the mansion in the former pool site. The bistro restaurant building will add an outdoor patio area covered with a wood beam trellis structure. There will not be a tent structure erected at all times on the site. If a scheduled event requires a temporary tent structure, a separate Special Event Permit application is required to be submitted

to the City in advance for review, approval, and inspection prior to its use. The location of a tent for a specific event will occur only on the southeast corner of the site as depicted on the site plan.

The existing one-way vehicular drive to the house will be improved to meet City Codes in order to be utilized for vehicular access. The property's main vehicular access is from Kyrene Road. This new gated entrance is designed to meet requirements for City of Chandler and City of Tempe providing both entrance and exit. All guests and vendors will enter at this main entry in lieu of using the Orchid Lane private easement drive to the site's south side, which was opposed by neighboring property owners. The existing one-way gate along Kyrene Road will be for exit only. The existing gates along Orchid Lane be used only for accessing refuse containers and secondary emergency access. Trash pickup for this property currently occurs along Orchid Lane in which the regular trash and recycling containers are rolled outside of the property for trash truck pickup. The new trash containment area with commercial sized containers will be located along Orchid Lane as well. The containment area is screened with 6-foot high solid masonry screen walls and is sited within the subject site facing Orchid Lane to accommodate trash truck pickup.

Currently there are additional parking spaces on the site for residential purposes in addition to the garage. There are some parking spaces delineated in front of the mansion house and by the English Garden. There is a round-a-bout and decorative paver areas for vehicles to park as well. However, the proposed use requires a permanent parking area in accordance with Zoning Code for a commercial use. There will be a new asphalt parking area at the site's north end off of the new main gated entrance and exit. The parking area extends westerly and continues along the west property line, also extending south to the existing paved drive on the site's east side. The parking areas will have low level bollard light fixtures instead of typical tall light poles. The decorative paver drive leads to the mansion house and is 16 feet wide. In order to meet City fire code requirements, continued use of this drive for vehicles requires widening the entire drive to 20 feet and ensuring the bridges over the streams are structurally sound thus possibly rebuilding them to meet code requirements. If this is not achieved, this drive will be cordoned-off and the drive throat minimized to prevent vehicular access by personal and emergency vehicles.

There is no building signage or freestanding monument signage proposed with this request. Any signage would need to comply with Sign Code.

PARKING/TRAFFIC ANALYSIS

A parking/traffic analysis was submitted and reviewed by Staff and amended to address Staff comments. The parking analysis concluded that the number of vehicle trips generated by the proposed uses will not affect traffic counts on Kyrene Road since this road is an arterial street intended to accommodate large amounts of traffic. Departures from an event will occur during non-peak hours thus expected to have minimal impact.

The analysis determined approximately 220 parking spaces are required to accommodate all uses (including staff and employees) and would have a negligible impact on the efficiency of traffic flow on Kyrene Road. The analysis studied five other similar event facilities to compare provided parking spaces, capacity, and the average number of persons per vehicle attending

events. The analysis concluded that the proposed event site will average 1 parking space per each 3.5 persons with an approximate total capacity for the entire site, assuming simultaneous events and uses, to be approximately 770 persons. This number is lower (i.e. more parking spaces) than most of the five similar facilities studied.

The Zoning Code does not have a specific parking requirement for an event facility as proposed. As with other uses that are not specified in the parking code, Planning Staff finds similar uses or developments and/or requests a parking study to determine appropriate parking. Other similar event facilities in Chandler include Ashley Manor and The Castle at Ashley Manor; however, Ashley Manor is no longer in business. While both event sites operate separately, they have cross access for parking areas. Ashley Manor provides approximately 71 parking spaces accommodating approximately 350 guests. The Castle at Ashley Manor provides approximately 89 parking spaces accommodating approximately 400 guests for a total of 160 parking spaces. The subject site provides more parking and a lower total capacity than the two sites combined, which are known to operate without parking issues. Planning Staff finds the analysis determined appropriate parking spaces needed for the project based on a total on-site capacity of 770 persons.

NOISE STUDY

A noise study was submitted and reviewed by Planning Staff. The study measured existing noise levels in the area and compatibility of proposed live music outside near existing residential. The study concluded that the loudest noise would be generated from outdoor gathering areas (ceremonies and dinner), the English Garden (events with live outdoor music), and lake side (events with live outdoor music). During the loudest possible hour, noise levels from the events could exceed the existing noise levels to residences south and southwest of the site. The loudest noise level is not predicted to significantly increase the noise level at residences east and northwest of the site. Amplification of live music will occur by a single instrument not collectively as a group, thus speakers, bass, microphones, and the like for all musician members and all instruments will not occur. Planning Staff finds that noise from the site will not be a nuisance to adjacent property owners based on the applicant's representation and conclusions found by the noise study.

DISCUSSION

The proposed event facility with a bed & breakfast and a bistro restaurant is a unique reuse of the residential property. The Use Permit process allows consideration of uses deemed compatible to the surrounding area, in compliance with the General Plan, and meeting development codes. With proposals of this nature, there are understandable concerns related to traffic and noise. Planning Staff has evaluated the traffic/parking study and finds that the event facility is compatible with adjacent residential based upon the representations by the applicant and maximum on-site capacity of 770 people. Planning Staff has evaluated the noise study and finds that the proposed event facility should not unreasonably disturb adjacent property owners. The subject site is approximately 10 acres with large landscape areas. Buildings are sited greater than 100 feet from the nearest residential property, while the site layout and perimeter landscaping provides that natural sense of containment. Planning Staff finds on-going compatibility will be determined by the day-to-day on-site management and their ability to quickly remedy possible

issues as they arise. Planning Staff's recommendation of approval includes a 3-year time condition that allows the City and the adjacent neighbors the opportunity to verify compatibility.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with and beyond the requirements of the Chandler Zoning Code. Public hearing notice postcards were mailed to all property owners within the required 600-foot radius of the subject site. Property owners and a few tenants beyond the 600-foot radius were also notified which included a few property owners in Trovita that did not fall within the 600-foot radius and several property owners that had contacted Planning Staff to advise they wanted to be notified of hearings. Notification included property owners within both City of Chandler and Tempe. In addition, notification was mailed to City Registered Neighborhood Organization (RNO's) contacts within a ¼-mile radius of the subject site. Some postcards for RNO's were returned as persons no longer resided at the listed address. Planning Staff informed Neighborhood Resources staff so the database can be updated.

  Planning Staff contacted some property owners prior to the hearing notice mailing to ensure the correct address was on record. Several postcards were returned due to forwarding addresses being expired, property ownership changes, and in one instance no mailbox on site. Planning Staff made efforts to update addresses and property ownership in order to resend hearing notice postcards.

- Prior to filing the Use Permit application, the applicant held a pre-neighborhood meeting on April 26, 2011 at the subject site to notify area property owners of the planned Use Permit request. Approximately 40 area residents attended the meeting including the applicant, property owner, and Planning Staff. Property owners voiced concerns with traffic, noise, property values, outside music and partying, liquor, parking, how the business operate, and hours of operation. Notification was also above and beyond requirements to ensure individuals who contacted the City previously regarding this property were notified and those owning property beyond the 600-foot notice area.

- A second neighborhood meeting was held on October 26, 2011 at a local hotel conference room. Approximately 13 people attended the meeting including the applicant, property owner, and Planning Staff. Residents voiced concerns with traffic, noise, live music, parking, liquor, capacity, lighting, management of the property, and signage.

- Planning Staff has received several phone calls from area property owners opposed to this request conveying it is a good use but a wrong location for it. They do not want any negative impacts such as noise, liquor, traffic, property value decline, and the like. Staff received a phone call in support from a resident south of the subject site stating this will be a unique addition to the area and bring in needed tax revenue to the City. The resident stated he would like to see a quick solution to address other resident's concerns with noise and traffic.

- At the time of this memo, Planning Staff is aware of opposition with this request from both Chandler and Tempe residents. Petitions and emails in opposition are attached.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of Use Permit ZUP11-0012 CHATEAU DE VIE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chateau De Vie", kept on file in the City of Chandler Planning Division, in File No. ZUP11-0012, except as modified by condition herein.

2. Expansion or modification beyond the approved exhibits (site plan, floor plan, narrative, parking plan) shall void the Use Permit and require new Use Permit application and approval.

3. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

4. The property shall be maintained in a clean and orderly manner.

5. Liquor shall be reviewed and approved through a separate Liquor Use permit application process.

6. Noise shall not exceed the general level of noise emitted by uses outside the premises of the subject site and further will not disturb adjacent residential areas.

7. Amplification of live music will occur by a single instrument not collectively as a group, thus speakers, bass, microphones, and the like for all musician members and all instruments will not occur. Outdoor live music shall occur only in the areas represented. Musicians shall include bands, groups, individuals, disc jockeys, and the like.

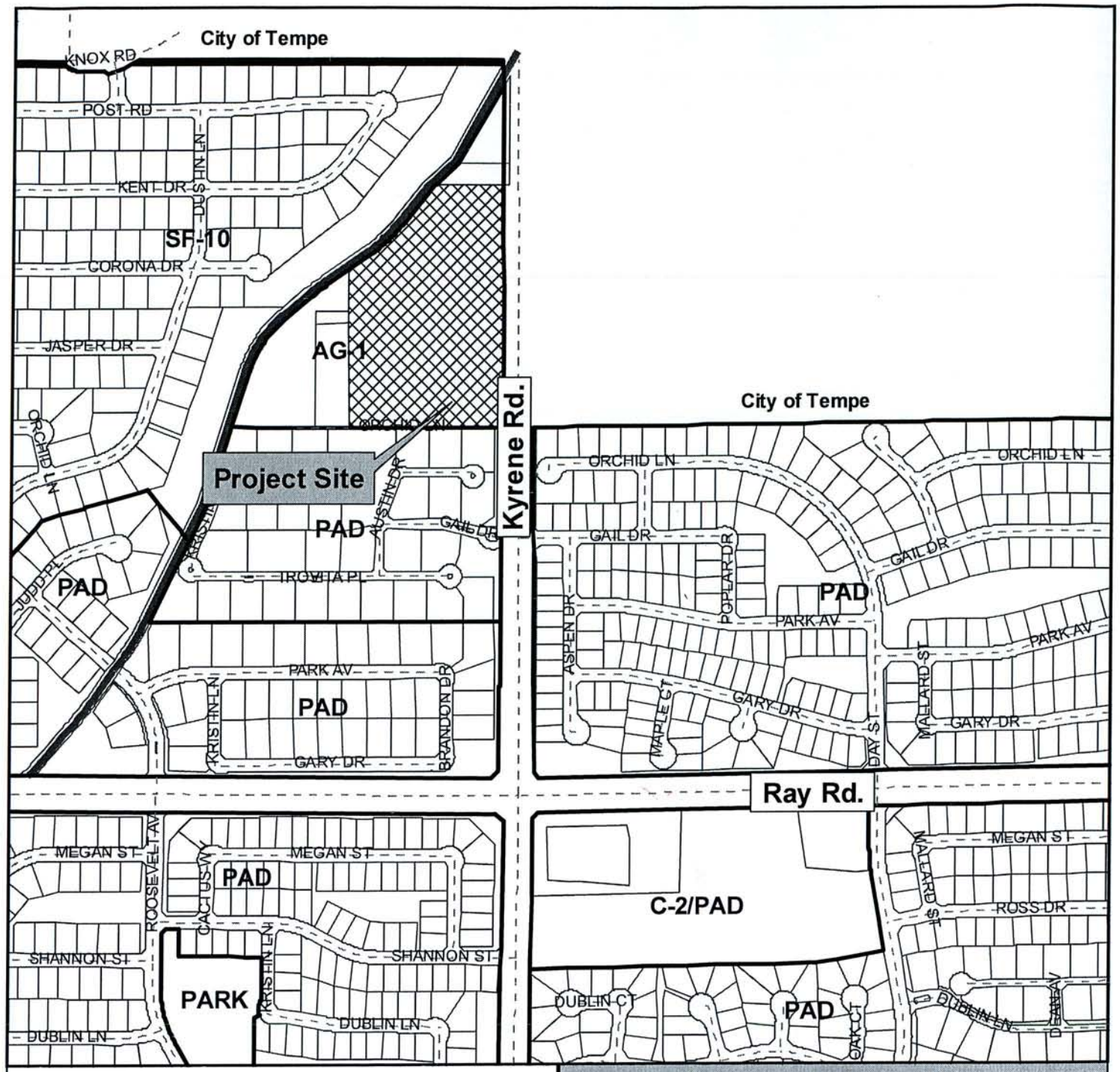
8. The maximum total on-site capacity is 770 persons.

PROPOSED MOTION

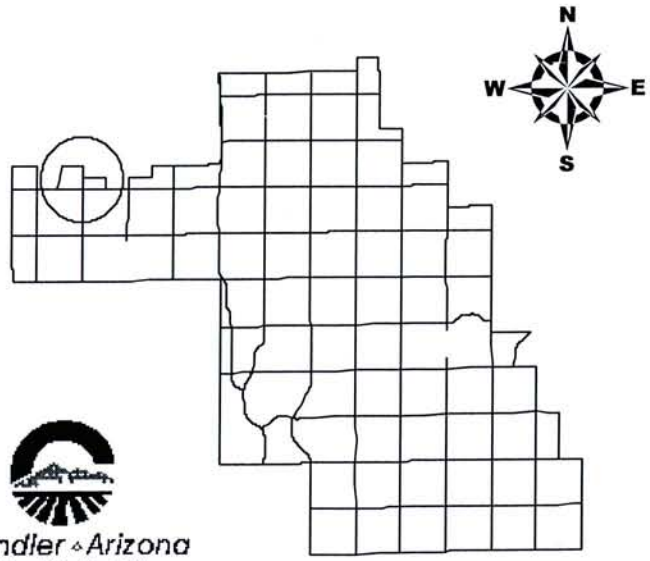
Motion to recommend approval of Use Permit case ZUP11-0012 CHATEAU DE VIE, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Traffic Analysis
5. Noise Study
6. Zubair – Opposition Petitions
7. Axelsen – Opposition Petitions
8. Letters/Emails in Opposition
9. Exhibit A, Development Booklet



Vicinity Map



ZUP11-0012

Chateau de Vie

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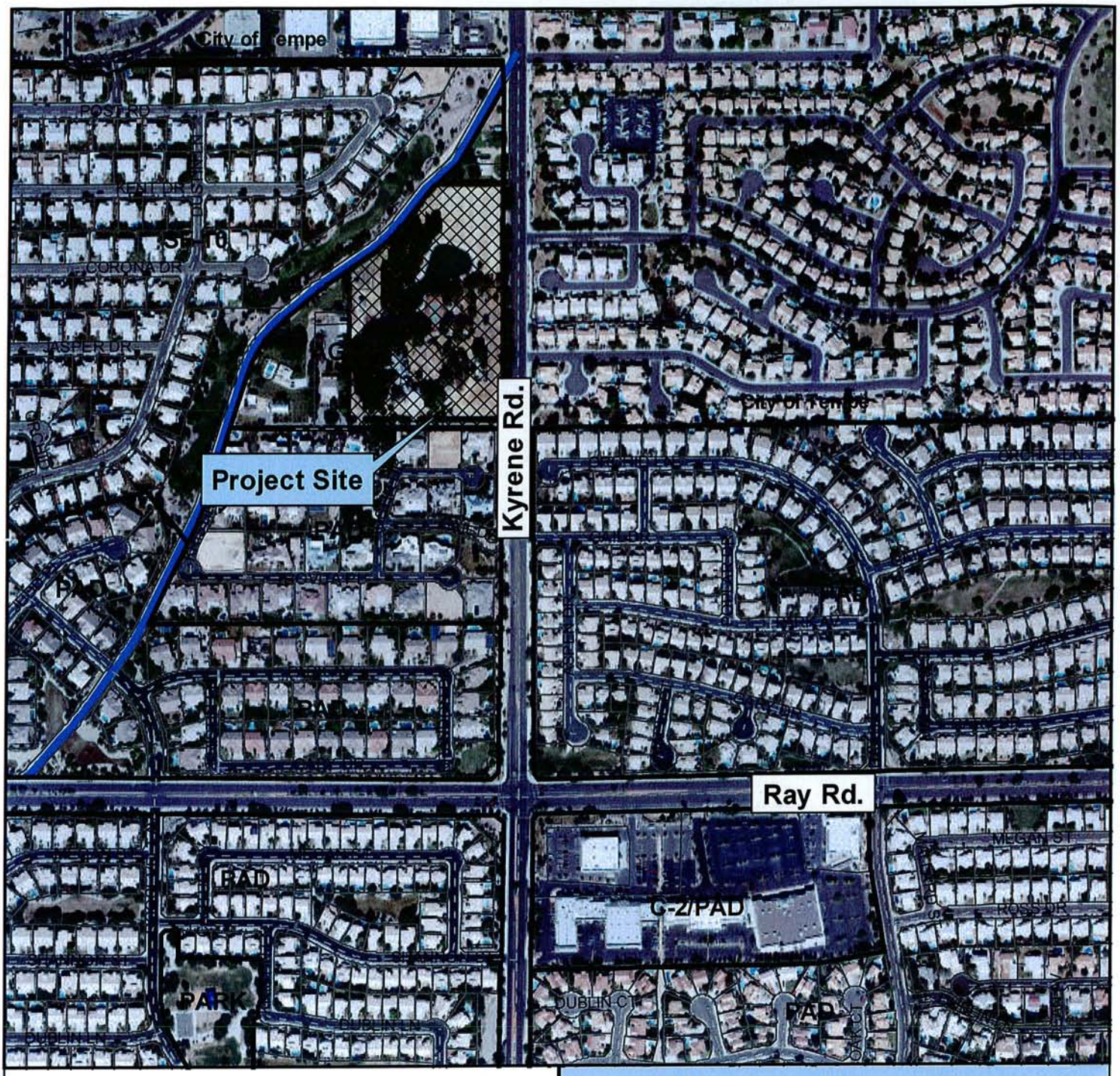
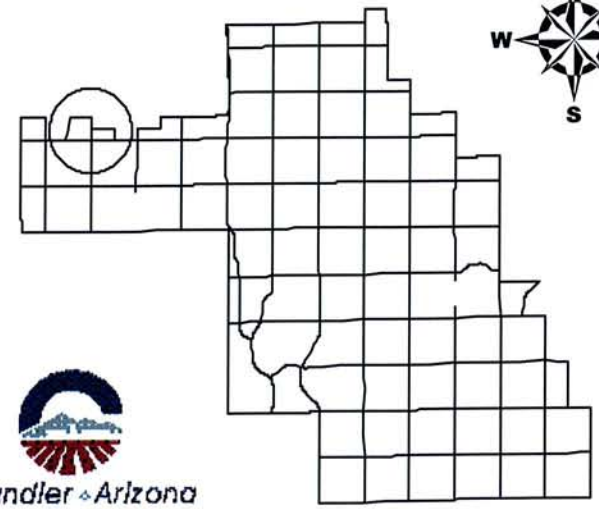
CITY OF CHANDLER 5/11/2010



Vicinity Map



ZUP11-0012

Chateau de Vie

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CITY OF CHANDLER 5/11/2010

REQUEST

Mr. and Mrs. Goodman are pleased to submit for your consideration an application for a Use Permit concerning an approximate 10.4-acre property, generally located at 1220 North Kyrene Road. The property is further identified as Maricopa County Assessor Parcel No. APN: 301-60-005Z.

More specifically, this Development Booklet complements a request for a Use Permit to enable revitalization and re-use of the property for an Event Facility with a Bed & Breakfast and a Bistro as more particularly described in this narrative. The property is incorporated into the City of Chandler and has a zoning designation of AG-1 (Agriculture).

The property is bound by single family residential uses to the north, west, and south, while Kyrene Road is situated contiguous to the eastern property boundary. Single family residential uses are situated further across Kyrene Road.

The General Plan Land Use classifications, along with the existing zoning and uses for adjacent properties, are listed below:

EXISTING LAND USE TABLE:

DIRECTION	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
On-Site	Residential	AG-1	Single Family Residential
North	Residential	AG-1	Single Family Residential
South	Residential	PAD	Single Family Residential
East	Residential (Tempe)	R1-6; R1-7	Single Family Residential
West	Residential Residential	AG-1 SF-10	Single Family Residential Single Family Residential

PROJECT NARRATIVE

OVERVIEW | DESCRIPTION OF PROPOSAL:

The approximate 10.4-acre property was initially developed for and has been used as a single family residence and related amenities for approximately 18+ years; however, the property is now unoccupied. The Goodmans purchased the property with the goal of reversing the dilapidation of the property and creating a new use for the property that will allow the property to retain its unique "one of a kind" character and be harmonious with surrounding uses.

To fulfill this vision and bring the property back to its previous grandeur, rejuvenation of the site and corresponding structures requires a substantial amount of financial resources, as well as a continued revenue stream to maintain this unique property. The viability for this property to remain a single family use is extremely limited.

Developing the property into a single family residential lot subdivision would result in an unimaginative plat that could be developed in many locations within Chandler and would completely abandon and ignore the potential of this unique residential property with frontage on an arterial street to be preserved with its landscape and water features.

The owner believes that in order to maintain the existing character of the property, an Event Facility with a Bed & Breakfast and a Bistro would be the best use for the property. This determination is based on the facts that these types of related uses would provide the resources necessary to support continued maintenance of this exclusive property, maintain the residential character of the surrounding area, create a compatible use with the neighboring properties, provide a destination location for the City, and assist in expanding revenue sources for the city and region.

The aging building and re-use of the property for events provides opportunities for the property owners, the City, and neighboring landowners to create an exclusive destination type use as a showcase for the City of Chandler.

ZONING:

The property is zoned City of Chandler AG-1 (Agriculture); which designation permits single family uses, field crops, grazing and raising of livestock and animals, riding stables, and similar uses by right. An Event Facility with a Bed & Breakfast and a Bistro are not specified in the Chandler Zoning Code as being permitted uses in the AG-1 zoning district. City staff has, however, confirmed that per the provisions of Section 35.402: Uses Permitted by Use Permit, the Event Facility, Bed & Breakfast and Bistro use of the property is subject to City Council approval of a Use Permit.

PROPOSED USE OF PROPERTY :

The approximate 10-acre property consists of a three-story, 16,316± square foot (s.f.) mansion house, ancillary structures and uses consisting of an 1,541 s.f. exercise building/boat house, a 600 s.f. maintenance building, a 480 s.f. boat storage structure, an approximate 1± acre lake, tennis court, pool, patio areas, gardens, streams and landscaped grounds.

Improvements to the mansion house, most accessory buildings and site are necessary and required to support the proposed change of use and occupancy; including but not limited to fire sprinklers and hydrants, Americans with Disabilities Act (ADA) access, site access and vehicular circulation, vehicular and bicycle parking areas, emergency vehicle access, and storm water retention.

The following table summarizes existing structures and corresponding areas for the property, along with the proposed uses and areas:

USE TABLE:

EXISTING STRUCTURE / AREA (S.F.)	PROPOSED USE / AREA (S.F.)
Mansion House (± 12,819)	1st Floor: Events noted in list below. 2nd & 3rd Floors: Residential and business office related uses only. (± 12,819)
Mansion House Garage (3,497)	Commercial Kitchen; Meeting Space/Event Area (3,497)
Exercise Building / Boat House (1,541)	Meeting Space / Bistro (1,541) Outdoor Patio / Seating Area (new expansion) (643)
Boat Storage Structure (480)	Restrooms (480)

USE TABLE:

EXISTING STRUCTURE / AREA (S.F.)	PROPOSED USE / AREA (S.F.)
Detached Garage / Storage / Shop (600)	Detached Garage / Storage / Shop (600)
Tennis Court (7,200)	English Garden / Event Area (7,200)
Swimming Pool (5,502)	Event Area (5,502)

In an effort to provide sustainable re-use of the property, the following events are anticipated to be conducted individually or concurrently on the property:

- Weddings/Vow Renewal Ceremonies
- Bed & Breakfast (guest accommodations limited to 2nd and 3rd story)
- Bistro
- Corporate Events (single day)
- Corporate Retreats (multiple days)
- Temporary lodging in connection with events
- Dining in connection with lodging and events
- Catering of events, full service kitchen and dining (Meals professionally prepared for guests.)
- Commitment Ceremonies
- Temporary lodging for Bride and Groom (Honeymoon Suite) (guest accommodations limited to 2nd and 3rd story)
- Temporary lodging for Wedding Party (guest accommodations limited to 2nd and 3rd story)
- Alcohol service in connection with events (Any distribution and/or sale of alcoholic beverages will be provided on-site by an outside vendor)
- Birthday/Anniversary Parties and Events
- Wedding Rehearsal Dinners
- Groom's Lunch
- Bachelor/Bachelorette Parties
- Bridal/Baby Showers
- Bar and Bat Mitzvah events
- Quinceañera events
- Setting for photo shoots
- Setting for filming shoots
- Tea Parties
- Gondola rides
- Paddle boats
- Horse-drawn carriage rides
- Fishing

- Charity concerts
- Live music
- Dancing
- Fashion Shows
- Fundraising events
- Charity Balls
- Poker and Gaming tournaments
- Barbecues
- Auctions

It is anticipated that the above array of uses and other uses considered to be similar and consistent with these uses by the Zoning Administrator, or any combination of these uses, will be conducted both within the interior of structures, as well as at various exterior locations.

The large portion of outdoor event uses will be concentrated at two primary locations on the property – the existing swimming pool and tennis court areas. The ancillary swimming pool situated adjacent to the west building elevation of the mansion house is planned to be removed for the purposes of creating gathering areas for various events. The removal of the swimming pool will also be complemented by the replacement of the hot tub, north of the pool area, with a new gazebo structure to accommodate various activities.

Outdoor gathering areas will be complemented through the conversion of the existing tennis court to that of an English Garden. The interior of the existing boat storage structure, west of the proposed English Garden, is planned for conversion into restrooms. Realizing the need to address the potential impacts of inclement weather on the desired events, a temporary tent structure is proposed to be occasionally situated over the English Garden or at the southeast lawn area to provide shelter against adverse climatic conditions. If a temporary tent is needed for an event, a separate special event permit as required through the City's Neighborhood Resources Department will be applied for. Details of the English Garden design, temporary tent structure, and boat storage/restroom conversion have been provided with the corresponding Use Permit application.

In addition to the uses identified, the existing exercise building/boat house, located north of the mansion house and west of the lake, is being planned for a Bistro/meeting space. The primary purpose of this structure will be to provide for a limited restaurant with kitchen facilities to serve breakfast and lunch for both guest of occurring site activities, as well as to external customers. Occupancy conversion of this structure will also include an ancillary outdoor patio area for dining and additional gatherings.

Floor plans for the mansion house structure, including attached garage, Bistro, and site plan illustrating proposed improvements have been provided with the corresponding Use Permit application.

BUSINESS OPERATIONS :

Use of the mansion house will support various types of events and activities; however, use of the upper floors will be limited to business office and residential related uses such as Bed & Breakfast and other temporary lodging, whereas the ground floor will be modified to support the event occupancies.

While the number of employees has not been determined for facility operations, it is certain that these numbers will vary depending upon the particular use, or combination of uses, being conducted on the property. Additionally, various vendors for services such as food and beverage, valet parking, photography and videography, event coordination, and others will provide on-site services based on the occurring activity.

Business hours of operation will also vary depending on the use; however, all outdoor activities are anticipated to occur between the hours of 8:00 am to 12:00 am – Monday through Sunday. Activities and uses occurring within the enclosed structures are anticipated to occur on a 24-hour basis due to the residential nature of some uses (i.e. Bed & Breakfast). The proposed Bistro is currently planned to be a breakfast and lunch venue, with anticipated hours of operation to be approximately 7:am – 3:pm – daily.

FINDINGS OF FACT:

The City of Chandler requires a Use Permit to operate an Event Facility with a Bed & Breakfast, and a Bistro uses in the corresponding AG-1 zoning district to ensure that development regulations of the Code are addressed, characteristics of the use location are analyzed, public participation is included, and impacts on adjacent uses are minimized.

While duration of Use Permits typically extend with valid operation of the use and conformity with regulatory provisions, it is understood that the Chandler City Council traditionally imposes time limitations on Use Permits and as such, it is desired that the requested use permit to re-use and improve the property to operate the Chateau de Vie Event Facility with a Bed & Breakfast, and a Bistro be granted for a minimum duration of 5-years. This minimum 5-year Use Permit duration is crucial for the success of the proposed property re-use due to the time necessary to complete the site improvements, structure modifications, to address the relatively long-range nature of activity planning and corresponding reservation characteristics of the proposed uses, and the tremendous expense incurred by the Owners in bringing the property into compliance with building code and safety requirements.

The following are responses to the two required Findings of Fact. The following explains how this Use Permit request is in conformance with the City's Use Permit requirements in the Zoning Code:

1. *The request is in conformance with the comprehensive plan and its policies.*

   Although the location of the existing Residential land use classification is consistent with the vision of the Chandler General Plan, use of this property as a single family residence is not feasible. Arterial level roadway street frontage and corresponding direct vehicular access off the arterial, coupled with the physical disconnection of the property from the adjacent neighborhoods, cause this property to be better suited for the described Wedding and Wedding Reception, Bed & Breakfast, Bistro, and event uses.

   Proposed re-use of the property for these purposes is consistent with the overall vision of the Chandler General Plan. Several notable features that respond to the General Plan Goals and Policies are summarized below:

- Promotes the revitalization of under-utilized properties through more efficient utilization of land {*Neighborhood Planning Toward Build-Out, Implementation Recommendations: pp. 57-61; Redevelopment Toward Build-Out, Build-Out Policies: pp. 76*}.

- Provides nonresidential land use in appropriate locations to assist in diversifying and creating a more sustainable economy for the City {*Land Use Toward Build-Out: pp 19-33; Cost of Development Toward Build-Out: pp. 81-85*}.

- Encourages use of an obsolete development through re-use of a vacant and deteriorating property. Prior to purchase, the state of the property had the ability to provide negative implications on adjacent properties due to the lack of maintenance and resulting deterioration. Private reinvestment and re-use of this property will positively maintain the character of the adjacent neighborhoods by eliminating the blight imposed by the lack of maintenance {*Redevelopment Toward Build-Out: pp. 73-79*}.

- Preserves and protects a valuable community asset while also maintaining quality of life for the adjacent neighbors through mitigation of any external noises, and management of vehicular circulation {*Land Use Toward Build-Out: pp 19-33; Conservation and Environmental Planning Toward Build-Out: pp. 103-107*}.

- Re-use of the property should not have an adverse impact on emergency services, nor response times, as the proposed use should not place additional demand on these services. Conversely, it is anticipated that revitalization and re-use of the property will decrease calls for service to the property {*Public Services and Facilities Toward Build-Out: pp 115-121*}.

- Re-use of the property does not impose any additional impacts on the City's open space areas, school system, or library facilities {*Recreation and Open Space Toward Build-Out: pp 87-94; Public Services and Facilities Toward Build-Out: pp 115-121*}.

- While neither an Economic Impact Analysis, nor a Fiscal Impact Analysis have been prepared for the Use Permit application, the resulting effects of the proposed re-use will definitely expand local and community employment opportunities. This provision of additional employment opportunities will provide positive economic and fiscal impacts to the region and community respectively, as employees tend to spend a certain amount of income on nearby, retail and service related uses {*Land Use Toward Build-Out: pp 19-33; Cost of Development Toward Build-Out: pp. 81-85; Public Services and Facilities Toward Build-Out: pp 115-121*}.

- Because of the site design elements and regulation of uses, this proposed use will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the City of Chandler as a whole {*Land Use Toward Build-Out: pp 19-33; {Neighborhood Planning Toward Build-Out: pp. 57-61*}.

2. *A.) The request will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.*

The requested Use Permit will not be detrimental to persons residing or working in the vicinity, nor adversely impact the adjacent neighborhoods or community as a whole. The re-use and rejuvenation of the property will reverse the dilapidation of the property and the potential for neighborhood blight that may occur due to prolonged property vacancy and resulting lack of maintenance.

Proposed sampling of uses noted above in this Development Booklet have been carefully considered and selected to preserve and protect the surrounding neighborhood character. Maintaining the quality of life of the surrounding neighborhoods is of utmost importance to not only ensure this proposal is a good fit for the area, but to also ensure the success of the project. Re-use of the property for event and lodging type uses will not create incompatible community form, but conversely provides for a logical and compatible land use that further serves as a transition and buffer for the adjacent surrounding residential uses to the adjacent arterial level road.

A noise impact study has been submitted to the Planning staff as a part of the Use Permit application to verify that the noise generated from the property will not be detrimental to neighboring residential uses.

Further maintaining compatible community form, traffic generated from the proposed uses is expected to have negligible impacts on the surrounding roadway network. A traffic/parking study has been submitted to the Planning staff as a part of the Use Permit application to support this finding.

Lastly, livability of the area will further be increased through, at a minimum, re-development of the site in compliance with the City's livability test of aesthetics and low light impact guidelines.

B.) The use will be in full conformity with the conditions, requirements or standards prescribed by the Code or higher as may be deemed necessary by City Council in any one (1) situation.

The proposed Use Permit request is consistent with and fosters the overall purpose of the Chandler Zoning Code as it: provides compatible land use relationships with the surrounding area; will meet or exceed all Code provisions concerning site development; will meet or exceed all Building and Fire Code provisions concerning health and safety issues; and will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the community as a whole.

In addition to the Findings of Fact for Use Permits, the City of Chandler further reviews Use Permit applications for consistency with the following factors, where applicable:

1. *Consistency with the Comprehensive Plan.*

The property is classified as Residential on the City's Land Use Map. The Residential classification allows for public facilities, commercial offices and institutional uses to be located along frontages of arterial streets. The proposed use is consistent with those uses

enumerated and allowed within the Residential land use classification in the City's General Plan.

2. *Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.*

   There are three points of access for ingress and egress to the property, as shown on the Site Plan. The property will utilize the new Kyrene Road access point for all guests/clients and vendors, while the secondary access points to the south will be used solely for refuse collection and public safety access. The main ingress and egress off Kyrene is proposed as a gated access that will be open during business hours and events. The majority of the events held on the property will be serviced by valet parking attendants as the guests arrive. Some of the proposed services on-site, such as the Bistro, will be self-park. Vehicular parking for guests/clients will be located along the northern and northwestern property boundaries. A gate has been designed adjacent to the turnaround/drop off area to restrict guest/clients from driving adjacent to the western property boundary. Fire access and ingress/egress will comply with City of Chandler codes and requirements.

3. *Off-street parking and loading.*

   All parking for the property and its associated uses will occur on-site. A parking study has been included with the accompanying Use Permit application to demonstrate adequate parking and loading facilities. As previously mentioned, most of the events will be served by valet parking attendants.

4. *General compatibility of use with adjacent property and property in the district.*

   The surrounding properties in the area are primarily single-family residences, which is consistent with the previous use of this property. The proposed uses: Event Facility with a Bed & Breakfast and a Bistro are consistent with residential uses, as demonstrated by the City's General Plan for uses allowed in the Residential land use classification. The design and layout for the facility has taken into consideration the surrounding residential uses to ensure compatibility with these properties. A parking and noise impact study have been submitted to Planning staff as a part of the Use Permit application.

5. *Impact on public services, including schools, recreation and utilities.*

   The property was initially developed and has been used as a single family residence for over 18-years. The proposed occupancy change will not have a significant impact on public services in the area.

6. *Screening and buffering of uses.*

   Significant screening and buffering of the property from adjacent neighborhoods will continue through the maintenance of the existing six-foot high wall surrounding the property, coupled with the restoration of the extensive and dense landscaping that surrounds the entire perimeter of the property. Additional buffering of the property is provided through the existence of the 110-foot wide Kyrene Road right-of-way to the east, an approximate 20-foot wide access easement to the south, and an approximate 180-foot wide area to the northwest consisting of the Western Canal and open space/retention area

for the adjacent residential subdivision Ray Ranch Estates. A landscape context exhibit has been provided with the corresponding Use Permit application to illustrate existing site landscape conditions.

7. *Signage.*

On-site signage will be utilized to promote superior pedestrian and vehicular way-finding. At a minimum, signage is anticipated to assist and direct arriving customers to the Bistro, Chateau English Garden, Bed & Breakfast, meeting rooms and valet parking area. Although details are not finalized, additional signage is anticipated off Kyrene Road for appropriate property identification to customers and public safety officials. Signage details will be submitted under a separate application and will comply with or exceed all provisions set forth in Chapter 39: Sign Code of the Chandler Zoning Code. All signage will be designed to be an integral element of the use, while also considering the residential characteristics of the surrounding properties.

8. *Exterior lighting with reference to adjacent properties.*

Exterior lighting adjacent to adjoining properties is proposed as bollard-style lighting that will provide security and light in the parking areas but that is low, shielded and does not trespass beyond the property lines.

9. *Stormwater retention and landscaping.*

Extensive, mature landscaping materials and water bodies exists on the property, which landscaping is currently being revitalized due to a prolonged period of neglect. Extensive efforts have occurred over the last year, and continue in an effort to revive the stressed landscape and replace lifeless plant materials with similar species.

All stormwater will continue to be retained on-site, as required by City Code.

10. *Site and building design for conformance with the Comprehensive Plan and policies and City standards.*

The site has been designed consistent with the surrounding neighborhood and properties. Existing buildings on-site will be retrofitted to be compliant with the applicable building codes for the proposed use, which is addressed in further detail below. Additionally, conformance with the Comprehensive Plan and the City policies and standards is addressed in Section 5.1 of this Development Booklet.

SITE PLAN AND BUILDING DESIGN

SITE PLAN:

Re-use of the Chateau de Vie property will maintain the approximate 16,316 s.f. - three-story building, three ancillary structures, lake and streams. Conversions of the mansion house garage to a commercial grade kitchen and event space, the existing exercise building/boat house to a Bistro/meeting space, the boat storage structure to restrooms, and the pool area and tennis courts to outdoor event areas are proposed to support the requested use of the property. Re-use and conversion of the existing structures and uses will be complemented by the installation of adequate vehicular circulation and parking areas, bicycle parking, modification of some pedestrian routes for accessibility, and revitalization of the abundant landscaping.

Existing structures were previously constructed to exceed all required building setbacks for the AG-1 district, which now provides for maximum land use efficiency for the planned facility. Proposed parking areas and vehicular access screening is accomplished through a combination of existing solid and view fencing surrounding the property and substantial amounts of mature landscaping.

The existing internal access driveway, which connects the mansion house to Kyrene Road, will be widened from 16-feet to a minimum width of 20-feet to accommodate vehicular access, emergency vehicle access, provide superior site circulation and access to parking, accommodate valet parking needs, and maximize efficiency of the site. The three corresponding bridges along this access driveway will also be widened to a minimum of 20-feet.

Two refuse collection points have been designed to be contained on-site at a location adjacent to Orchid Lane (access easement), and a more centralized location adjacent to the south elevations of the existing storage structure. Although coordination is still pending with a private refuse hauler, City staff has preliminarily indicated their support for the proposed refuse enclosure locations and corresponding access routes.

BUILDING ELEVATIONS:

Building elevations for the Chateau de Vie property will remain largely unchanged with the exception of some Code required access points to the mansion house. The proposed occupancy conversions of the existing exercise building/boat house to a Bistro/meeting space, and the boat storage structure to restrooms will however include some minor modifications to some of the building elevations.

Modifications to the proposed Bistro include enlarging the building footprint adjacent to the north and west building elevations to accommodate additional entry location, kitchen area, restrooms, changing area and an outdoor prep area. A new trellis cover and fireplace are also proposed adjacent to the east building elevation to complement the proposed re-use of the building.

Modifications to the proposed restroom facility include the enclosure of the north elevation and inclusion of doors, raising the height of the roof, and inclusion of dormers over the door access points.

All modifications will maintain consistent building massing, rooflines, proportion, façade articulation, colors and materials to ensure maximum compatibility with the architectural character of the existing built form while also respecting the proposed function of the project. Conceptual building elevations have been included for the boat storage house/restroom and exercise facility/Bistro conversions. A building context exhibit has also been provided with the corresponding Use Permit application to illustrate existing building conditions.

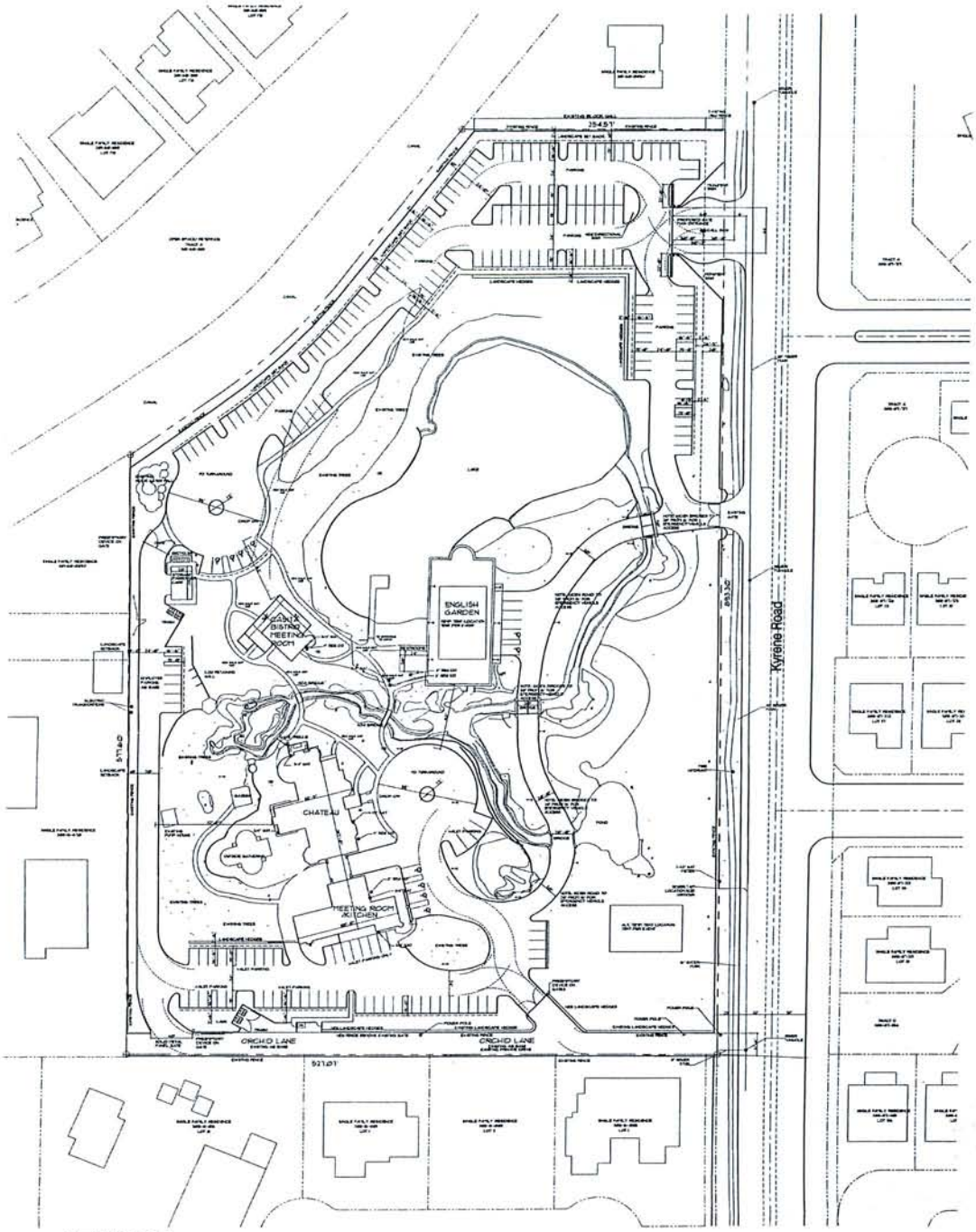
LIGHTING:

Existing, ornate lighting fixtures will remain throughout the site, which are primarily located adjacent to the existing drive that traverses from Kyrene Road to the mansion house. Low-level bollard style lighting is however proposed for the new parking field, vehicular circulation areas and some pedestrian pathways. This low-level lighting has been selected to assist in maintaining the character of the property as well as to respond to the neighbor's concerns with potential lighting impacts. Accent, up-lighting is also proposed throughout the site for architectural and landscaping purposes.

CONCLUSION:

Chateau de Vie provides a truly unique opportunity to encourage substantial private re-investment into the community; provide a destination location for the city; and, assist in expanding revenue sources for the city and region, all while maintaining compatible community form and consistency with the overall vision, goals and policies of the Chandler General Plan.

We look forward to working with the City of Chandler to realize this effort.



CHATEAU DE VIE SITE PLAN

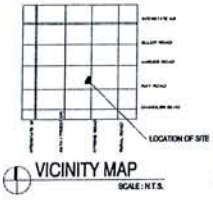
SITE PLAN

SITE DATA

ZONING	AG-1
SQUARE FOOTAGE BREAKDOWN	
MANSION	12,818 S.F.
KITCHEN / MEETING SPACE (GARAGE CONVERSION)	3,487 S.F.
CASITA BISTRO MEETING SPACE	2,184 S.F.
ENGLISH GARDEN	7,200 S.F.
OUTDOOR GARDEN	5,202 S.F.
RESTROOMS	500 S.F.
STORAGE	640 S.F.
TOTAL	32,042 S.F.
LOT AREA	438,610 S.F. 10.48 AC
LOT COVERAGE	7%
PARKING REQUIREMENTS 1/200 S.F.	126 STALLS
PARKING PROVIDED	210 STALLS
HANDICAP PARKING PROVIDED	10 STALLS
TOTAL PARKING PROVIDED	220 STALLS

CHATEAU DE VIE
GOODMAN PROPERTY
1220 NORTH KYRENE ROAD, CHANDLER , AZ.

Collaborative Group Architects, Inc.



VICINITY MAP
SCALE : N.T.S.

SCALE : 1" = 40'
DATE 4/18/2011
REVISION DATE 8/15/2011
REVISION DATE 10/25/2011
REVISION DATE 01/04/2012

SITE PLAN (S)

S

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

January 12, 2012

VIA ELECTRONIC MAIL

Jodie Novak
Senior Planner
Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Re: ZUP11-0012 – 1220 N. Kyrene Road (Chateau de Vie)

Dear Jodie:

This letter is written to clarify the maximum occupancy and parking requirements proposed for the Chateau de Vie. As you know, the City of Chandler Zoning Ordinance identifies the parking requirements for some of the uses proposed on the property, such as the Bistro, Bed and Breakfast, Office and Meeting areas; however, the Zoning Ordinance does not identify the required number of parking spaces for the events that are proposed to make up the majority of the business at the property, such as weddings, receptions and other similar gatherings.

In an effort to establish the appropriate number of parking spaces and maximum occupancy for the property, a Parking Evaluation was prepared by CivTech (dated June 17, 2011) and was included with the submittal of the Use Permit application for this request. Based on Chandler's Zoning Ordinance requirements, the CivTech Parking Evaluation established that the Bistro, Bed & Breakfast, Office and Meeting areas require 43 parking spaces.

Recognizing that the City staff had questions concerning the initial CivTech Parking Evaluation parking calculations for the wedding, reception and event uses, further analysis was performed for similar-type facilities that currently exist and operate in the east valley. The results of this analysis were included in a letter addressed to you from our firm dated December 5, 2011. The December 5, 2011 letter proposed a more conservative approach for the parking requirements for the wedding, reception and

1744 South Val Vista Drive, Suite 217 • Mesa Arizona 85204 • 480 461 4670 [phone] • 480 461 4676 [fax]

traffic analysis (TA)

event uses and established a ratio of 3.5 guests per vehicle. The current site plan proposes 220 parking spaces for the entire site (including weddings, receptions, events, the Bistro, Bed & Breakfast, Office and Meeting areas). During an event, the Bistro will only be used by the event and not separately, therefore the 11 parking spaces required for the Bistro will be included in the parking spaces available for the event. Subtracting the remaining 32 spaces required for the Bed & Breakfast, Office and Meeting areas, there are 188 spaces available for event parking. This equates to a maximum guest occupancy, assuming simultaneous events, to be 658 persons.

It is important to note that the final number of parking spaces may vary slightly from the 220 spaces currently proposed on the site plan, based on the final design and location of the improvements on the property, including the internal driveways.

Sincerely,

PEW & LAKE, PLC

W. Ralph Pew

Cc: Nick Goodman

TA

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

December 5, 2011

Jodie Novak
Senior Planner
Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Re: ZUP11-0012 – 1220 N. Kyrene Road (Chateau de Vie)

Dear Jodie:

This letter is written in response to your first review comments concerning the traffic/parking study that was prepared by CivTech, dated June 17, 2011, for the above-referenced project.

Below in *italics* are your comments, as they relate the parking study, with our responses to each in **bold**:

Is this Use Permit requesting to have events up to a maximum attendance of 772 people at one time on this property? **YES.** *Is 772 including staff, employees, and patrons?* **YES.**

The proposed event center provides 221 on-site parking spaces, as identified on the revised site plan dated October 25, 2011. The parking study prepared by CivTech outlines the requirements for parking based on the proposed uses for the property and includes the necessary parking for staff, employees and patrons for uses identified in the City of Chandler Zoning Ordinance (18 spaces for the Kitchen/Meeting area, 6 spaces for the Office use, 8 spaces for the Chateau/Bed & Breakfast).

If that is the case, the site does not meet parking requirements to accommodate 772 people at one time. Thus, the maximum attendance would need to be proposed in accordance with the amount of parking spaces provided on the property for staff, employees, and patrons.

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Traffic Analysis
(TA)

The City of Chandler Zoning Ordinance identifies the parking requirements for some of the uses proposed on the property, such as the Bistro, Bed and Breakfast, Office and Meeting areas; however, the Zoning Ordinance does not identify the required number of parking spaces for the events that are proposed to make up the majority of the business at the property, such as weddings, receptions and other similar gatherings. Therefore, the parking study that was completed by CivTech, using the City's Zoning Ordinance, identified the "Church" land use as the most similar in terms of how the parking should function from a land use perspective. The Chandler Zoning Ordinance requires 1 parking space for every 4 seats for a Church.

We recognize that because the proposed use is not a Church, that Staff has some concern with the proposed parking and capacity numbers and whether or not the parking provided on-site would be sufficient to accommodate the proposed maximum total site occupancy of 772 persons. At the request of Staff, the Applicant has re-evaluated the parking requirements for the property, specifically as it functions as a wedding, reception and event facility.

First, the Applicant had its parking consultant, CivTech, research parking generation rates for facilities similar to the proposed use of the subject property. Neither the *Urban Land Institute* (ULI) or the *Institute of Transportation Engineers* (ITE) had relevant parking statistics or studies that would assist in establishing parking ratios for the proposed use. When no relevant parking statistics, reports or studies could be identified through ULI or ITE, the Applicant conducted an analysis of similar-type facilities located in the east valley (Chandler, Mesa and Gilbert) to verify how many people each facility could accommodate and how many parking spaces are provided at each facility. Below is a table of the findings:

Venue	Noah's 2100 E. Yeager Chandler	The Castle 1300 S. Price Road Chandler	Villa Sienna 890 W. Elliot Road Gilbert	Wright House 636 W. University Mesa	Stonebridge 4000 E. Palm Street Mesa
Parking	129	86	210	140	125
Capacity	500	300	1000	450	500
Ratio	3.88	3.49	4.76	3.21	4.00

The average number of people per vehicle for these five similar facilities, all located in the east valley, is 3.87. The initial parking study prepared by CivTech identified a ratio of 4.0 for this property. In an effort to be consistent with the parking ratios at similar facilities throughout the east valley and to take a more conservative approach to the parking analysis, this letter amends the CivTech parking study to be consistent and

TA

even lower than most of these similar facilities with a ratio of 3.5 people per vehicle, which proposes the total maximum capacity for the entire site, assuming simultaneous events, to be 661 persons.

It is important to note that none of the other facilities in the east valley provide the number of on-site parking spaces as are proposed for this property, even though they may accommodate more guests at the facility. Additionally, as identified in the CivTech parking study, the Chateau de Vie will include a valet service that will assist with the circulation on-site and will allow the site to operate, from a parking perspective, even more efficient than other similar venues in the area.

Sincerely,

PEW & LAKE, PLC

W. Ralph Pew

TA

CivTech

Registered Professional Engineer (Civil) CERTIFICATE NO. 35879 DAWN D. CARTIER Date Signed 6-17-11 ARIZONA U.S.A. Expires 03/31/2013

Parking Analysis

June 17, 2011

Mr. Bryan Kitchen
Director of Engineering Design
Hubbard Engineering
1840 South Stapley Drive
Suite 137
Mesa, Arizona 85204
Phone: 480.892.3313
Email: bkitchen@hubbardengineering.com

Re: ***Review of Parking and Impacts on Adjacent Street System for the Chateau de Vie – Chandler, Arizona***

Dear Mr. Kitchen:

Thank you for allowing CivTech to review the parking conditions proposed for the Chateau de Vie located at 1220 North Kyrene Road, ¼ mile north of Ray Road in Chandler, Arizona. CivTech is a transportation engineering firm specializing in traffic analysis, design and access.

The purpose of this statement is to estimate the parking demand of the proposed Chateau de Vie development and the impacts on Kyrene Road. The proposed development site is to be located at 1220 North Kyrene Road, approximately ¼ mile north of Ray Road in Chandler, Arizona. The specific objectives of this statement are to:

- Determine the parking required based on the *City Of Chandler, Code of Ordinances, (Ordinance No. 4285, adopted February 14, 2011)(Supp. No. 39, Update 2*;
- Compare the required parking calculated per City of Chandler Code to the parking proposed in the preliminary site plan; and
- Evaluate impacts on Kyrene Road.

PROPOSED DEVELOPMENT

The proposed site encompasses approximately 10.41 gross acres and is located at 1220 North Kyrene Road, ¼ mile north of Ray Road. The proposed Chateau de Vie on site facilities will include a Mansion, Kitchen/Meeting Room, Casita Bistro Meeting Room, Storage Facilities and Two Outside Garden Gathering Locations. The indoor facilities are approximately 19,640 total square feet and the outdoor gathering areas are approximately 12,202 square feet. The proposed development will contain 2 access points from Kyrene Road.

TA

SITE INFORMATION PROVIDED

CivTech was provided several documents for the preparation of this parking analysis. These are as follows:

- Project Site Plan as provided by the architect (included as an **Attachment**);
- Development assembly area sizes by square footage; and
- Maximum event attendance of 772 attendees.

CODE-REQUIRED PARKING

Parking rates established in the *City Of Chandler, Code of Ordinances, (Ordinance No. 4285, adopted February 14, 2011)(Supp. No. 39, Update 2)*, were used to calculate the number of spaces required by the development. Per the City of Chandler Code, the owner's areas which conduct business shall be used to compute parking requirements. Per the description above, approximately 24,087 square feet of the total area is space in which business will be conducted. Six (6) suites, consisting of 6,315 square feet will be used for lodging.

Two methodologies were utilized; one which segmented the areas into uses and provides required parking based on the proposed use within the area. The second is based on evaluating the event based on maximum attendance of 772 attendees on site.

Based on this description and the methodologies, the minimum parking requirement and total spaces required, per Code, are summarized in **Tables 1** and **2**. **Table 1** identifies the minimum parking required to meet City of Chandler Code based on normal operations of the facility.

Table 1: Required Parking per City Code by Land Use Square Footage

Land Use	Vehicle Parking Minimum per Code	Size (SF)	Total Parking Required (spaces)
Land use Private Clubs, Dance Halls			
Chateau Assembly Area	1 space for every 200 square feet	5,202 SF	27
Kitchen/Meeting	1 space for every 200 square feet	3,497 SF	18
Casita Bistro	1 space for every 200 square feet	2,184 SF	11
Outdoor English Garden	1 space for every 200 square feet	7,200 SF	36
Outdoor Gathering Area	1 space for every 200 square feet	5,202 SF	27
Office	1 space for every 200 square feet	1,002 SF	6
Land Use - Hotels			
Chateau Bed and Breakfast	1 1/3 spaces for every 1 suite	6 suites	8
Total Parking Required			**133**

The parking required using the normal operations of the resort yielded a parking need of 133 spaces.

CivTech

TA

Table 2 illustrates the minimum parking requirements for an event. Since most of the events anticipated will be weddings, the parking rates for church land uses were applied as the wedding events would include ceremonies and receptions.

Table 2: Event Parking Required per City Code by Individual Use

Land Use	Vehicle Parking Minimum per Code	Size (Seats)	Total Parking Required (spaces)
Church	1 space for every 4 seats	772	193
Total Parking Required			**193**

The parking required considering an event at the Chateau de Vie results in a need for 193 spaces, assuming church land uses, per City Code.

To provide a conservative estimate, CivTech calculated the parking need assuming that an event could occur during normal occupancy of the facility, as detailed in **Table 3**. During an event, the Chateau assembly area and the Casita Bistro will be used strictly and only by the event. Therefore, their square footage was not considered in **Table 3**.

Table 3: Required Parking per City Code Event Plus General Occupancy

Land Use	Vehicle Parking Minimum per Code	Size (SF)	Total Parking Required (spaces)
Land use Private Clubs, Dance Halls			
Kitchen/Meeting	1 space for every 200 square feet	3,497 SF	18
Office	1 space for every 200 square feet	1,002 SF	6
Church	1 space for every 4 seats	772 Seats (max capacity)	193
Land Use - Hotels			
Chateau Bed and Breakfast	1 1/3 spaces for every 1 suite	6 suites	8
Total Parking Required			**225**

The parking required using the combination of event plus general occupancy within the building areas that are utilized for business purposes yielded a parking need of 225 spaces. It was assumed that the event would occur in the outdoor spaces previously documented in **Table 1**.

PROPOSED PARKING

The proposed site plan for the Chateau de Vie illustrates that 225 parking spaces are provided. Therefore, the proposed site plan provides the required parking demand during event maximum occupancy plus general occupancy of the facility.

The proposed parking spaces provided exceed other venue locations throughout the valley. In addition, the proposed Chateau de Vie will include a valet service for guests which will assist with the circulation on-site. The valet service coupled with the excess parking will allow this site to operate, from a parking perspective, more efficiently and comfortably than other similar venue locations throughout the Phoenix metropolitan area.

TA

IMPACTS TO ADJACENT STREET SYSTEM

The proposed site plan for the Chateau de Vie illustrates that 225 parking spaces are provided. Therefore, it is anticipated that no more than 225 vehicles will arrive or depart the site during a peak hour. The site plan also illustrates two (2) access points to Kyrene Road.

The events will likely start between 6:00 PM and 7:00 PM and will typically end between 11:00 PM and 12:00 AM. It is anticipated that arrival to the events will occur near the end of a normal peak hour and will occur sporadically; therefore minimal impact to Kyrene Road is expected. Departure from the events will occur during a non-peak hour and is likely to also occur intermittently; therefore minimal impact to Kyrene Road during the departure of an event is expected.

Kyrene Road currently contains two (2) lanes per direction with a two-way left-turn lane. As such, Kyrene Road contains a daily capacity of approximately 35,000 vehicles per day, or approximately 3,500 vehicles per hour. If all 225 vehicles entered or exited the site within a one-half (1/2) hour period, these vehicles would constitute approximately 6% or less of the vehicles per hour capacity of Kyrene Road and would have a negligible impact on the efficiency of traffic flow on Kyrene Road.

CONCLUSIONS AND RECOMMENDATIONS

From the above, the following has been concluded.

- The minimum parking required by facility usage, based on the detailed facility information provided by the Chateau de Vie, is 133 spaces, per City Code. The proposed site plan illustrates a surplus of 92 parking spaces above and beyond the requirements per City Code, totaling 225 parking spaces.
- The parking required for an event plus the general occupancy is 225 spaces and will accommodate a maximum of 772 attendees. The proposed site plan for the Chateau de Vie illustrates that 225 parking spaces are provided. Therefore, the proposed site plan provides more than the required parking demand during an event plus general occupancy of the facility. It is anticipated that the proposed parking will accommodate the parking demand of the facility per the City of Chandler Code.
- The events will likely start between 6:00 PM and 7:00 PM and will typically end between 11:00 PM and 12:00 AM. It is anticipated that arrival to the events will occur near the end of a normal peak hour and will occur sporadically; therefore minimal impact to Kyrene Road is expected.
- Departure from the events will occur during a non-peak hour and is likely to also occur intermittently; therefore minimal impact to Kyrene Road during the departure of an event is expected.
- If all 225 vehicles entered or exited the site within a one-half (1/2) hour period, these vehicles would constitute approximately 6% or less of the vehicles per hour capacity of Kyrene Road and would have a negligible impact on the efficiency of traffic flow on Kyrene Road.

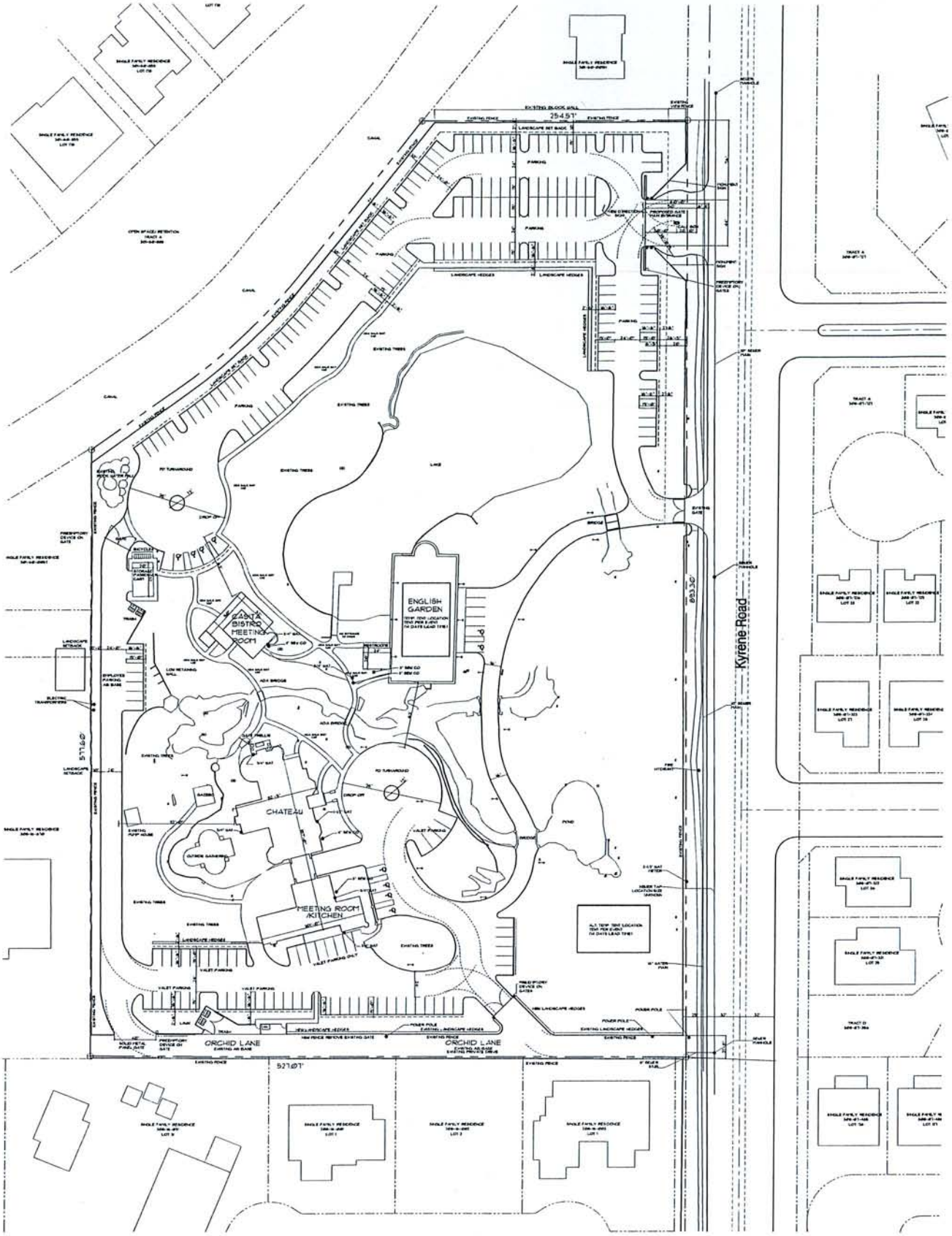
In closing, this parking statement has been prepared to meet City of Chandler requirements, and to permit the City to assess the anticipated parking demand of the proposed development. Should you wish to discuss this information further, please contact CivTech at (480) 659-4250.

Sincerely,

CivTech Inc.

Dawn Cartier, P.E.
Attachments

CivTech
TA



SITE PLAN

SITE DATA

ZONING	AG-1
SQAURE FOOTAGE BREAKDOWN	
MANSION	12,819 S.F.
KITCHEN / MEETING SPACE (GARAGE CONVERSION)	3,497 S.F.
CASITA BISTRO MEETING SPACE	2,184 S.F.
ENGLISH GARDEN	7,200 S.F.
OUTDOOR GARDEN	5,202 S.F.
RESTROOMS	500 S.F.
STORAGE	640 S.F.
TOTAL	32,042 S.F.
LOT AREA	456,610 S.F.
	10.48 AC
LOT COVERAGE	7%
PARKING REQUIREMENTS 1/200 S.F.	128 STALLS
PARKING PROVIDED	215 STALLS
HANDICAP PARKING PROVIDED	10 STALLS
TOTAL PARKING PROVIDED	225 STALLS

CHATEAU DE VIE

GOODMAN PROPERTY

1220 NORTH KYRENE ROAD, CHANDLER , AZ.

REGISTERED ARCHITECT
CERTIFICATE NO.
20084
ALBERT D. GOSON
ARIZONA U.S.A.
EXP. DATE 03 / 31 / 2011

Collaborative Group Architects, Inc.
Architecture
Planning
Value Engineering

VICINITY MAP
SCALE : N.T.S.

SCALE : 1" = 40'
DATE 4/19/2011
REVISION DATE 6/15/2011

7A

Sound Solutions
Acoustical Consulting

P.O. Box 65962
Tucson, AZ 85728

Phone: 520-979-2213
Fax: 888-886-1770
Email: info@ssacoustical.com
Website: www.ssacoustial.com

January 12, 2012

Jodie Novak
Senior Planner
Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Re: ZUP11-0012 – 1220 N. Kyrene Road (Chateau de Vie)

Dear Jodie:

This letter is written to supplement the Sound Solutions Acoustical Consulting Noise Study (hereinafter the "Report") dated September 29, 2011 in an effort to clarify two of the tables included in that Report.

First, the question has been asked by you and other members of the City staff where the distance references in **Table 2** come from and why are they included in the this Report?

Answer: These reference distances come from Sound Solutions' measurements from other projects as well as published reference sound levels that Sound Solutions regularly refers to in conducting environmental noise predictions. These reference noise levels assume that are no intervening noise mitigating factors blocking the line of sight from the noise source to the receiver. **Table 2**, with its distances and sound pressure levels, is included in the Report to establish a baseline or reference point for the various noise activities on the property. That is to say, other engineers or sound consultants analyzing the Report will find the same predicted noise levels by using these reference sound levels.

Second, you asked if we could please provide additional details and clarity to **Table 3**.

Answer: Included with this letter is a map with the locations from where the sound levels were measured, as identified in **Table 3**. Additionally, below is a chart that further identifies the approximate distances from each of the noise sources to each location identified on the attached map.

Noise study (NS)

Noise Source	Location 1	Location 2	Location 3	Location 4
Chateau	500'	260'	575'	525'
Meeting Room	380'	230'	620'	660'
Valet / Parking	300' to 780'	130' to 480'	260' to 620'	250' to 220'
Bistro	660'	330'	530'	400'
Outdoor Gathering	450'	160'	670'	540'
English Garden	620'	470'	410'	520'
Lake Side	790'	560'	450'	330'

These distances referenced the Noise Sources and Locations identified in **Table 3** of the Report. The results of the predicted noise levels found in **Table 3** do account for certain barriers and attenuation measures such as walls, structures and landscaping that exist on the property but assume worst case scenarios.

Table 2 serves to establish a baseline or reference point for sound pressure levels on the property. **Table 3** more clearly identifies the sound pressure levels to various off-site locations in the surrounding neighborhoods. As expected, the sound pressure levels in **Table 3** are lower than the baseline reference levels in **Table 2** because in every instance the off-site locations are further away from the noise source and take into account other noise attenuation factors.

To summarize the Report, the loudest predicted noise levels from the proposed facility are within the range of typical noise limits.

Sincerely,

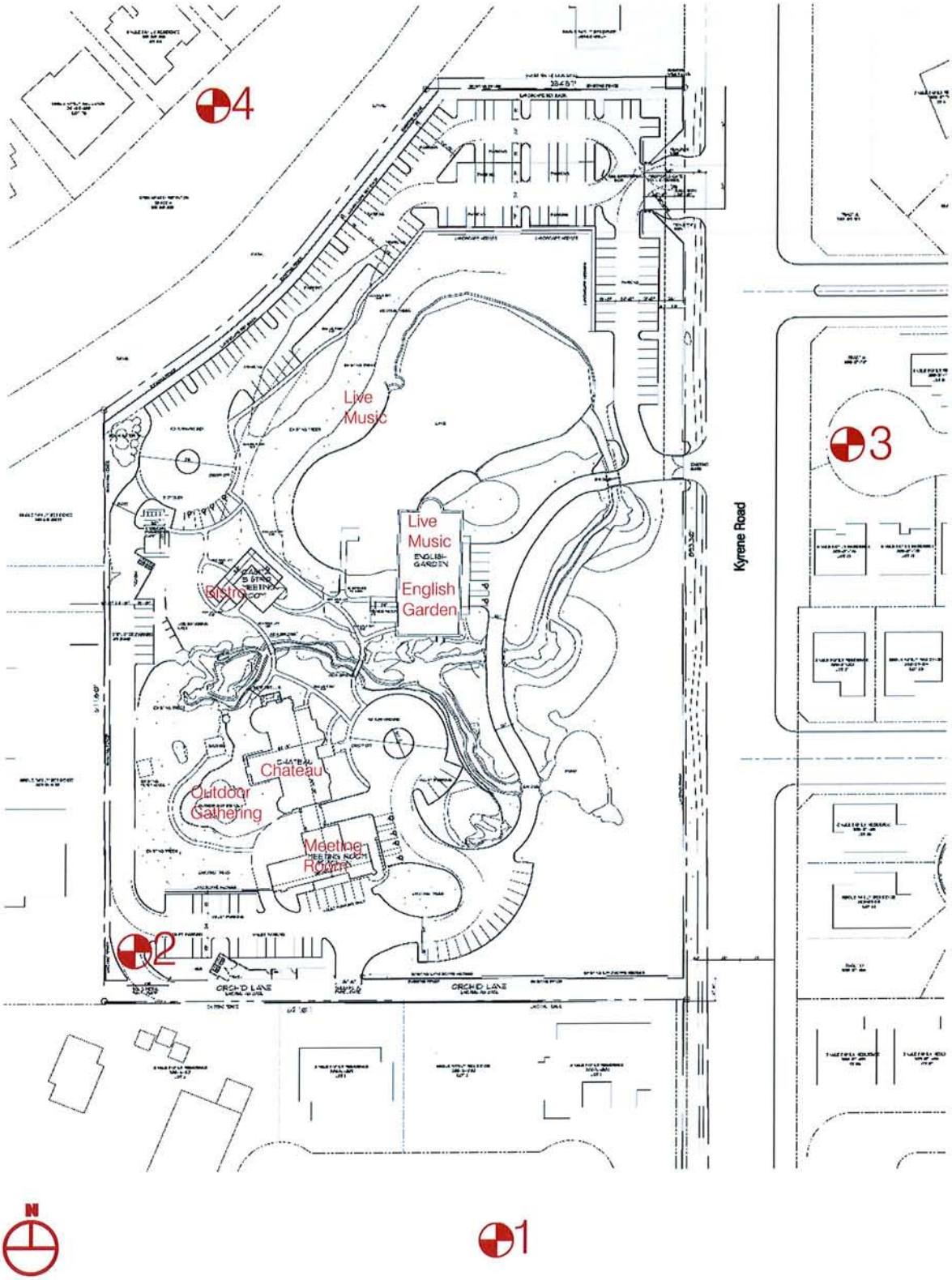
Bill Holliday

Bill Holiday, P.E.
Acoustical Consultant

Attachment (Site & Measurement Locations Map)

Cc: Nick Goodman
Ralph Pew

NS



Sound Solutions
acoustical consulting

PO Box 65962
Tucson, Arizona 85728
www.ssacoustical.com
520-979-2213

Site & Measurement Locations

Chateau de Vie

not to scale

Date	Project No.	Drawn By
May 31, 2011	11015	wmh

Figure No.
1

NS

Sound Solutions
Acoustical Consulting

P.O. Box 65962
Tucson, AZ 85728

Phone: 520-979-2213
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Email: info@ssacoustical.com
Website: www.ssacoustial.com

September 29, 2011

Nick Goodman, CEO
Goodmanagement, Inc.
Office (480) 570-6825
NGoodman@MomDoc.com

RE: Chateau de Vie Noise Study (SS 10015)

Nick:

At your request Sound Solutions measured the existing noise levels in the vicinity of the vacant and unoccupied Chateau de Vie, located at 1220 N Kyrene Road, Chandler, Arizona, and predicted future noise levels with events occurring at the Chateau de Vie as proposed in the pending application to the City of chandler for a Special Use Permit. This letter summarizes our noise measurement and prediction results.

For the benefit of the reader, an Acoustic Terminology section is provided in Section 6.0.

1.0 Site and Proposed Operation

The site and vicinity are shown in Figure 1. The site is bounded on the east by Kyrene Road, on the north by a residence and open space and on the west and south by residences.

There are several small landscaping changes in elevation on the site but the elevation of the primary gathering areas is similar to the elevation of the surrounding residences.

The site is mostly grass with sparse trees throughout and denser stands of trees on the west side of the lake and on the southwest portion of the site.

There is a brick and iron fence around the property. Along Kyrene Road, the brick wall is approximately 3 feet high with a 5 foot iron fence on top of it. Along Orchid Lane there are two solid barriers, approximately 6 feet high, along the north side of the residences and along the south side of the mansion property. There are breaks in the south barrier for iron gates at entry places. Along the north, northwest and west sides the barrier is mostly solid brick, approximately 6 feet high.

Noise Study (NS)

It is our understanding that in the Chateau and the Meeting Room buildings music will only be playing indoors. In the Outdoor Gathering space, west of the Chateau, there will be sit down dinners and ceremonies. There may be music but it will be soft background music (unamplified piano, strings, acoustic guitar, vocals). At the Bistro, north of the Chateau, there will be receptions and dining on the patio, as well as indoors.

There will be no amplification of the collective music sources from live outdoor music (piano, strings, acoustic guitar, vocals) at the English Garden and on the northwest side of the lake, as shown in Figure 1. The only amplification that is expected to be used is on individual (quiet) instruments in order to provide a balanced sound. For example, if a vocalist (or classical guitarist) is accompanied by a piano – the vocalist (or guitarist) may be slightly amplified to reach the level of the piano and not be drowned out. However the total noise level will not be amplified. There are dense bushes around three sides of the English Garden.

For purposes of our measurements and noise level predictions, we have assigned vehicular speed in the parking lot areas of 15 MPH.

2.0 Applicable Noise Regulations

The Chateau de Vie is located in the city of Chandler, county of Maricopa and State of Arizona. Maricopa County and the state of Arizona do not have specific regulations related to noise radiating from facilities similar to the Chateau de Vie.

The City of Chandler municipal code (Chapter 11-10.1) is intended to prohibit all noises that are disturbing or unreasonably loud. Section B 8 specifically prohibits playing or operating of any radio or musical device or instrument in a manner that is disturbing or unreasonably loud to a reasonable person outside the facility from which the noise emanates.

While there are no clearly defined applicable noise limits for the City of Chandler, a survey of other state and city noise limits indicates that average typical noise limits in the United Sates include an hourly L_{eq} of 55 dBA during daytime hours (7 AM to 10 PM) and 50 dBA during nighttime hours (10 PM to 7 AM).

These levels do not insure that the noise will be tolerable to all neighboring residents because the background noise, time of occurrence, duration, frequency and content of the noise impacts the situation on an individual basis. However, the noise level standards accurately reflect noise levels that are generally accepted as tolerable by most reasonable people.

3.0 Existing Condition Sound Level Measurements

Sound level measurements were made on May 28, 2011, the Saturday of Memorial Day weekend, between 8 PM and midnight. Because this was a holiday weekend, it is possible that ambient noise levels in the adjacent neighborhood on this particular Saturday evening were

NS

lower than on other Saturday evenings. In that case, the impact of the future project would be even less than we are predicting in this analysis, i.e. the change from existing to proposed operations.

With traffic being the primary noise source at the site, we expect that nighttime on a weekend will have the lowest noise levels. Our predictions assumed the loudest possible conditions and it was desired to compare them to the quietest conditions to determine the largest noise impact the residences near the site could experience.

Measurements were made at four different locations in the vicinity of the vacant and unoccupied Chateau de Vie, as shown in Figure 1.

Location 1 – 6033 W Victoria Place. Approximately 225 feet south of the Chateau's southern property line. In the front yard of the residence.

Location 2 – at the southwest corner of the property. Near the residence to the west at 6240 W Orchid Lane.

Location 3 – at the end of the cul-de-sac just north of 471 W Larona Lane. Approximately 125 feet east of the Chateau's eastern property line.

Location 4 – southeast of 6143 W Kent Drive. In the open space between the Chateau and the residences to the northwest. Approximately 175 feet northwest of the Chateau's northwestern property line.

Noise levels were measured using one Larson Davis 820 sound level meter, which meets the American National Standard Institute (ANSI) requirements for Type 1 sound level meters. The microphone was located approximately five feet above the ground. The sound level meter was calibrated prior to and immediately after the noise measurement.

The noise measurement results are presented in Table 1 below.

Table 1
Sound Level Measurements in the Vicinity of the Vacant and Unoccupied Chateau de Vie

Location	Time	Measured L_{eq} Noise Levels (dBA)
Location 1 – South	8:15 PM	44
	9:45 PM	47
Location 2 – Southwest	9:30 PM	47
	11:45 PM	46
Location 3 – East	8:45 PM	61
	10:45 PM	59
Location 4 – Northwest	9:15 PM	47
	10:00 PM	52

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During the measurement period, the temperature went down from 94°F to 84°F, the skies were clear, there was a steady wind of 5 to 10 mph from the west, and the humidity was between 13 and 16%.

It was windy during the measurement period. The primary noise source at Locations 1, 2, and 4 were from the wind in the trees. In addition at Location 1, traffic on Kyrene could be heard. At Location 2, additional noise from the fountains and sprinkler system on the Chateau de Vie property were observed during the 9:30 PM measurement. At Location 3, the primary noise source was traffic on Kyrene Road. The noise level was generally 58 to 61 dBA and it went down to 45 dBA when there was a break in traffic. At Location 4, in addition to wind in trees, a distant party and dogs barking were observed.

4.0 Noise Predictions

4.1 Noise Prediction Methodology

Established acoustical formulas for outdoor sound propagation (Handbook of Acoustical Measurements and Noise Control, Third Edition, Cyril M. Harris, 1991) were used to predict the noise levels that will radiate from the proposed operations.

Reference noise levels were based on the previous reference measurements and our library of noise sources. Table 2 presents the referenced sound levels used in our analysis and predicted noise levels were calculated using accepted prediction procedures based on the levels in Table 2. Reference noise levels are used to predict future noise levels. The reference noise levels are made without obstructions at a known distance with the source being dominant. Predictions take into account: distance, atmospheric attenuation, barriers, height of source and receiver, reflections, and type of ground.

Table 2
Reference Sound Pressure Levels Used in Predicting the Noise Radiating from the Proposed Operation

Source	Distance (ft)	Sound Pressure Level (dBA)
Chateau – indoor music	100	58
Meeting Room – indoor music	100	58
Valet and parking lot noise	50	51
Bistro – patio reception	100	61
Outdoor gathering – ceremony/dinner	100	65
English garden – live outdoor music	200	61
Lake side – live outdoor music	200	61

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4.2 Prediction Locations

Project generated noise levels were predicted at the four residences closest to each of the four measurement locations, as shown in Figure 1.

4.3 Assumptions Used in Predicting Project Generated Noise Levels

The noise predicted to radiate from the proposed facility does not represent the noise that will be produced during typical operations for each of the activities on the site. Instead, the scenarios modeled the loudest noise that could possibly be anticipated to radiate from each of the activities to the surrounding residences. To insure the worst case levels are predicted, the model included all of the following assumptions:

- 20% humidity and 80°F were assumed. Temperature and humidity have a small impact on sound propagation at these relatively close distances. The noise level at the receivers will be slightly lower if the temperature is higher and slightly higher if the temperature is lower. The noise level will be slightly lower if the humidity is lower and slightly higher if the humidity is higher.

- *Chateau* – indoor music occurring continuously at a high level with doors and windows closed.

- *Meeting Room* – indoor music occurring continuously at a high level with doors and windows closed.

- *Valet and parking lot* – three cars are continuously driving in the parking lot and three are continuously idling.

- *Bistro* – conversation (75 people in attendance, 25 constantly talking) and soft background music.

- *Outdoor gathering* – conversation (150 people in attendance, 50 constantly talking) and moderated music playing (three violins) continuously playing for one hour.

- *English Garden* – live unamplified outdoor music.

- *Lake side* – live unamplified outdoor music. Either music is at the English Garden of the Lake Side (not both).

4.4 Prediction Results

The loudest hourly L_{eq} noise levels that could radiate from the proposed facility were predicted at four locations, shown in Figure 1 and presented in Table 3. Note that the total noise level is not representative of typically expected noise levels radiating from the proposed facility but a loudest hour that could possibly occur.

The four prediction locations are at the representative residences closest to the measurement locations.

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Table 3
Predicted Loudest Hour L_{eq} Radiating from the Proposed Facility

Noise Source	Predicted L_{eq} Noise Levels (dBA)			
	Location 1 South	Location 2 Southwest	Location 3 East	Location 4 Northwest
Chateau – indoor music	36	44	38	36
Meeting room – indoor music	40	44	38	32
Valet and parking lot noise	29	37	33	32
Bistro – patio reception	34	44	39	42
Outdoor gathering – ceremony/dinner	46	54	39	43
English garden – live outdoor music	45	44	51	48
Lake side – live outdoor music	41	40	48	49
Total Noise From All Sources at the Proposed Facility[1]	**49**	**55**	**52**	**51**
Existing Measured Noise Levels	44-47	46-47	59-61	47-52
Typical Municipal Noise Limits	50-55	50-55	50-55	50-55

1 Either live music will be occurring at the English Garden or at the Lake side, not both. The Total Noise level is the sum from all events occurring simultaneously and constantly for a complete hour. It is the loudest case noise level. This is not representative of typically expected noise levels but a loudest hour that could occur.

The noise inside a typical quiet home (with no talking, tv, radio ...) is approximately 35-40 dBA. The noise reduction from noises outside to inside are approximately 10 dBA lower with windows open and about 25 dBA lower with dual pane windows closed. That would bring the predicted noise levels to between 24 to 30 dBA inside with windows closed which is below the typical background noise level in a quiet home.

5.0 Conclusion

As shown in Table 3, the loudest hour noise level is between 49 and 55 dBA. The loudest noise sources are from the Outdoor Gathering, English Garden and Lake Side. During the loudest possible hour, noise levels from the proposed facility could exceed the existing (the property being vacant and unoccupied) noise levels to residences south and southwest of the site. The loudest hour noise level is not predicted to significantly increase the noise level at residences east and northwest of the site.

The predicted interior noise level, with windows closed, at the representative prediction locations is between 24 to 30 dBA, which is below the typical background noise level in a typical quiet home (35-40 dBA).

The loudest predicted noise levels from the proposed facility (as shown in Table 3) are within the range of typical noise limits for municipalities in the United States that have adopted noise limit ordinances.

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6.0 Acoustic Terminology

Sound Pressure Level

Sound, or noise, is the term given to variations in air pressure that are capable of being detected by the human ear. Small fluctuations in atmospheric pressure (sound pressure) constitute the physical property measured with a sound pressure level meter. Because the human ear can detect variations in atmospheric pressure over such a large range of magnitudes, sound pressure is expressed on a logarithmic scale in units called decibels (dB). Noise is defined as "unwanted" sound.

Technically, sound pressure level (SPL) is defined as:

$$SPL = 20 \log (P/P_{ref}) \text{ dB}$$

where P is the sound pressure fluctuation (above or below atmospheric pressure) and P_{ref} is the reference pressure, 20 μPa, which is approximately the lowest sound pressure that can be detected by the human ear.

The sound pressure level that results from a combination of noise sources is not the arithmetic sum of the individual sound sources, but rather the logarithmic sum. For example, two sound levels of 50 dB produce a combined sound level of 53 dB, not 100 dB. Two sound levels of 40 and 50 dB produce a combined level of 50.4 dB.

Human sensitivity to changes in sound pressure level is highly individualized. Sensitivity to sound depends on frequency content, background noise, time of occurrence, duration, and psychological factors such as emotions and expectations. However, in general, a change of 1 or 2 dB in the level of sound is difficult for most people to detect. A 3 dB change is commonly taken as the smallest perceptible change and a 6 dB change corresponds to a noticeable change in loudness. A 10 dB increase or decrease in sound level corresponds to an approximate doubling or halving of loudness, respectively.

A-Weighted Sound Level

Studies have shown conclusively that at equal sound pressure levels, people are generally more sensitive to certain higher frequency sounds (such as made by speech, horns, and whistles) than most lower frequency sounds (such as made by motors and engines)[1] at the same level. To address this preferential response to frequency, the A-weighted scale was developed. The A-weighted scale adjusts the sound level in each frequency band in much the same manner that the human auditory system does. Thus the A-weighted sound level (read as "dBA") becomes a single number that defines the level of a sound and has some correlation with the sensitivity of the human ear to that sound. Different sounds with the same A-weighted sound level are

1 D.W. Robinson and R.S. Dadson, "A Re-Determination of the Equal-Loudness Relations for Pure Tones," *British Journal of Applied Physics*, vol. 7, pp. 166 - 181, 1956. (Adopted by the International Standards Organization as Recommendation R-226).

NS

perceived as being equally loud. The A-weighted noise level is commonly used today in environmental noise analysis and in noise regulations. Typical values of the A-weighted sound level of various noise sources are shown in Table 4.

Equivalent Sound Level

The Equivalent Sound Level (L_{eq}) is a type of average which represents the steady level that, integrated over a time period, would produce the same energy as the actual signal. The actual *instantaneous* noise levels typically fluctuate above and below the measured L_{eq} during the measurement period. The A-weighted L_{eq} is a common index for measuring environmental noise.

Sincerely,

Bill Holliday

Bill Holliday, P.E.
Acoustical Consultant

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Table 4
Common Sound Levels in dBA

Common Outdoor Sounds	Sound Pressure Level (dBA)	Common Indoor Sounds	Subjective Evaluation
Auto horn at 10' Jackhammer at 50'	**100**	Printing plant	Deafening
Gas lawn mower at 4' Pneumatic drill at 50'	**90**	Auditorium during applause Food blender at 3'	Very Loud
Concrete mixer at 50' Jet flyover at 5000'	**80**	Telephone ringing at 8' Vacuum cleaner at 5'	
Large dog barking at 50' Large transformer at 50'	**70**	Electric shaver at 1'	Loud
Automobile at 55 mph at 150' Urban residential	**60**	Normal conversation at 3'	
Small town residence	**50**	Office noise	Moderate
	40	Soft stereo music in residence Library	
Rustling leaves	**30**	Average bedroom at night Soft whisper at 3'	Faint
Quiet rural nighttime	**20**	Broadcast and recording studio	
	10	Human breathing	Very Faint
	0	Threshold of hearing (audibility)	

NS

Updated Citizen Petition - Opposition to Reuse of 1220 N. Kyrene Rd. for Commercial

zubair to: Jodie.Novak 10/31/2011 01:40 PM

Cc: goodbc, sblain, Hakan Aksoy, amgulati, ashknarayan, elvanaksoy_az, stephenhammer, maweber

1 attachment

Citizen_Petition.No-to-Commercial_use_of_1250_N.Kyrene.Rd.10.31.2011.pdf

Hi Jodie,

Please replace existing petition with update petition attached. There are over 60 families from Ray and Warner Ranches, all most all living within 600 feet of property, opposing commercial use of 1220 N. Kyrene application.

We are requesting Chandler City Planning department to stand with struggling home owners and make "No" recommendation to Zoning Commission and Chandler City Council on this commercial Use Permit request.

Thank you for kind consideration !

Best Regards,

Muhammed Zubair
(on behalf of neighbors)

Zubair opposition Petitions (Z) p. 1-8

Re-USE

Opposition to ~~Rezoning~~ of 1220 N. Kyrene Rd. Property to Commercial Use

Greetings,

We, the undersigned, are urging the Chandler City planning department, the respected members of the Zoning Commission, Chandler City Council, and Mayor, to oppose the re-zoning of the 1220 N. Kyrene road residential property for commercial use.

We, the residents of the Warner ranch and Kyrene road area, always valued and never opposed any reasonable real estate development in our neighborhood, whether in Tempe or Chandler. We believe that whenever there is an opportunity for redevelopment, it must protect, preserve and follow the character of the neighborhood reflected in the city's general plan.

The proposed rezoning and reuse of 1220 N. Kyrene Road, which is entirely surrounded by residential homes, will have an adverse affect on our surrounding residential properties. The proposed wedding reception and event center, bed and breakfast facility, and restaurant bistro on the property (Motel), will result in increased noise, more traffic, and accidents in the local area. It will also have an adverse affect on the value of our homes.

Most "events" tend be very joyous moments of people's lives, and understandably, people love to celebrate loudly with friends and have a few drinks, which results in a ruckus (especially at night). We wonder how our children will be able to concentrate on their homework. How we will be able sleep at night and go to work (or school for kids) the next morning? How often will emergency service vehicles come to our street? How much will the value of our home drop due to noise around the clock due to commercial activity?

We recognize that municipalities everywhere are struggling financially and are looking for creative ways to raise revenues to enhance their bottom lines, and we appreciate the City's dilemma. We also appreciate the owner's willingness to hear from concerned neighbors and converse with us on this critical issue. However, we firmly believe that exceptions should not be made at the expense of already struggling homeowners. Any rezoning of said property for commercial use will be disastrous for us homeowners. We humbly request for you to not change the existing zoning of 1220 N. Kyrene Road for commercial purposes.

We are mindful of the respected owners' rights. We will support any sensible redevelopment (such as Trovita next door) of the said property for single family residential use.

Sincerely,

Name: Stephen Hammer Signature: [illegible] Date: 10/22/17

Address: 449 W. Courtney Ln, Tempe Phone: 480-940-1458

Name: SHAMEEM ZUBAIR Signature: S. Zubair Date: 10/22/2011

Address: 455 West Courtney Lane, Tempe AZ Phone: (480) 753-4454

Name: Cynthia Hammer Signature: Cynthia Hammer Date: Oct 22/11

Address: 449 W. Courtney Ln Tempe Az. Phone: 480-940-1458

Name: Nicole Focken Signature: Nicole Focken Date: 10/22/11

Address: 479 W. Courtney Ln. owner is Phone: 602-502-9415

Name: Caroline & Bill Goodman Signature: C Goodman Date: 10/22/11

Address: 485 W Courtney Ln Tempe Az 85284 Phone: 480-940-0490

Name: ASHOK NARAYAN Signature: Ashok Narayan Date: 22 OCT 11

Address: 444 WEST COURTNEY LANE, TEMPE AZ 85284 Phone: 480 785 2316

Name: Meena Vennapu Signature: M Vennapu Date: ~~480 785 2316~~ 10/22/11

Address: 444 W. Courtney LANE Tempe Az 85284 Phone: 480 785 2316

Name: Sandy Blain Signature: S. BLAIN Date: 10/23/11

Address: 491 W. COURTNEY LN TEMPE 85284 Phone: 480 893 2133

Name: Elaine Joy Olson Signature: Elaine Olson Date: 10.23.11

Address: 450 W. Courtney Ln Tempe 85284 Phone: 480.940.1190

Name: Brenda Chan Signature: Date: 480 205 3244

Address: 425 W. Larona Ln Tempe 85284 Phone: 10/23/2011

Name: Joan Leshner Signature: Joan Leshner Date: 10/23/11

Address: 405 W. LARONA Lane Tempe AZ 85284 Phone: 480 940 9770

Name: BRIAN Leshner Signature: B. Leshner Date: 10-23-11

Address: 405 W. LARONA Lane Phone: 480 940 9770
Tempe AZ 85284

Name: ZAKIR ANSARI Signature: [illegible] Date: 10/23/11
Address: 338 W Knox Rd, Tempe, AZ 85284 Phone: 4802194829

Name: [illegible] Signature: Brian Lukow Date: 10/23/2011
Address: 326 W Knox Rd, Tempe, AZ 85284 Phone: 480 704 0808

Name: Kira Riedell Signature: [illegible] Date: 10/24/11
Address: 461 W Courtney Ln Phone: 480 219 5773

Name: Greg VASQUEZ Signature: [illegible] Date: 10/24/11
Address: 325 W. KNOX Rd TEMPE, AZ 85284 Phone: 480-755-9732

Name: JOHN J. NELSON Signature: [illegible] Date: 10-24-11
Address: 319 W. KNOX RD, TEMPE, AZ 85284 Phone: 480 419 2038

Name: Ana Nguyen Signature: Ana Nguyen Date: Oct. 24-2011
Address: 454 W Larona Ln. Tempe 85284 Phone (480) 496-5964

Name: Neal Lumantarna Signature: [illegible] Date: 10/24/11
Address: 337 W. Knox Rd., Tempe, AZ 85284 Phone: 480-628-6530

Name: JAMES GARNER Signature: [illegible] Date: 10/25/11
Address: 306 W Knox Rd Tempe AZ 85284 Phone: —

Name: Ashish Gulati Signature: [illegible] Date: 10/25/11
Address: 448 W. Larona Ln Tempe AZ 85284 Phone: 480-961-3289

Name: Marge Semple Signature: Marge Semple Date:
Address: 492 W Stacey Tempe, AZ 85284 Phone: 480-705-4111

Name: Anna Rivera Signature: Anna M. Rivera Date: 480 775-189
Address: 313 W KNOX Phone: 10/24/11

Name: Mori EMMONS Signature: [illegible] Date: 10/25/11
Address: 307 W. Knox Rd. Tempe, AZ 85284 Phone: (480) 755-3083

Name: Joe McDonald Signature: [illegible] Date: 10/25/11
Address: 6221 W. Post Rd. Chandler, AZ Phone: 480-705-9665

Name: RAMALINGESWARA MANGIPUDI Signature: [illegible] Date:
Address: 887 W Larona Ln Tempe AZ Phone: 602 628 4907

Name: Tim Jacobs Signature: [illegible] Date: 25/Oct/2011
Address: 415 W. Larona Ln Phone: 817-637-4777 (c)

Name: Steve Kerr Signature: [illegible] Date: 10/28/11
Address: 5992 W. Gail Dr Chandler Phone: 480-940-3379

Name: Julie Joshie Signature: Julie Joshie Date: 10/28/11
Address: 411 W Larona Ln Tempe Az Phone: 480 8936657

Name: STEPHANIE WILSON Signature: [illegible] Date: 480-785-2264
Address: 6233 W. Kent Dr. Chandler AZ 85226 Phone: 10/29/11

Name: Greg Morrill Signature: [illegible] Date: 10/29/11
Address: 6242 W Kent Dr, Chandler Phone: 602-617-7849

Name: Paula Weber Signature: [illegible] Date: 10/29/11
Address: 6163 W. Kent Dr. Chandler AZ 85226 Phone: 480-134-7788

Name: Michael Guggemos Signature: [illegible] Date: 10/29/11
Address: 6182 West Kent Drive, Chandler 85226 Phone: 480-785-2236

Name: Rona Guggemos Signature: [illegible] Date: 10/29/11
Address: 6182 W. Kent Dr. Chandler, AZ 85226 Phone: 480-290-1751

Name: Brian P. Andrews Signature: [signature] Date: 10-29-11

Address: 6142 W. Kent Dr Phone: 480-753-0776

Name: MARK WEBER Signature: [signature] Date: 10/29/11

Address: 6163 W. KENT DR CHANDLER AZ 85226 Phone: 602-708-0909

Name: DEBORAH ANDREWS Signature: [signature] Date: 10/29/11

Address: 6142 W. KENT DR. Phone: 480-753-0776

Name: Helen Ong Signature: [signature] Date: 10/29/11

Address: 6103 W. Kent Drive Phone: 4809400241

Name: Keith Mady Signature: [signature] Date: 10/29/11

Address: 6143 W Kent Dr Phone: 480-204-5986

Name: Luz Mady Signature: [signature] Date: 10-29-11

Address: 6143 W Kent Dr Phone: (4)730-1246

Name: Ken STUK Signature: [signature] Date: 10-29-11

Address: 6120 Post Rd Phone: 705-7720

Name: John O'Neal Signature: [signature] Date: 10-29-11

Address: 6200 W Post Rd Phone: 216 6987

Name: DENNIS BARKER Signature: [signature] Date: 480-705-5227

Address: 6221 W. Colorado DR Phone: 10/29/2011

Name: John Warren Signature: [signature] Date: 10/29/2011

Address: 1291 N. Dustin Ln Chandler Phone: 480-961-0428

Name: Clark T. Miller Signature: [signature] Date: 480-961-8815

Address: 1261 N DUSTIN LN Phone: 10/29/2011

Name: THOMAS A. GIBSON Signature: [illegible] Date: 10-29-11

Address: 6181 WEST POST ROAD CHANDLER AZ 85226 Phone: 602 300 3876

Name: JERRY HESTRIN Signature: [illegible] Date: 10/29/11

Address: 9635 S. STEPHANIE LN Phone: 480-888-1063

Name: Eva Szeli Signature: [illegible] Date: 10/29/11

Address: 9657 S. Stephanie Lane Phone: 602 308 9395

Name: Denise Deisler Signature: [illegible] Date: 10-29-11

Address: 9679 S. Stephanie Ln Phone: 480-697-4442

Name: Jeff Lawson Signature: [illegible] Date: 10-29-11

Address: 5952 W. Gail Dr Phone:

Name: Laura Anning Signature: [illegible] Date: 602-741-8740

Address: 5942 W. Gail Dr. Phone: 10-29-11

Name: Richard A Vergara Signature: [illegible] Date: 10/29/11

Address: 5981 W. Orchid Ln Chandler Phone: (602) 405-4666

Name: Dawn Westing Signature: [illegible] Date: 10-29-11

Address: 5961 W Orchid Phone: 480-785-7361

Name: Suxiang Gong Signature: [illegible] Date: 10-29-11

Address: 5950 W ORCHID LN. Phone: 6027147376

Name: Stephanie Zotah Signature: Stephanie Zotah Date: 10/29/11

Address: 9680 S. Dromedary Dr. Tempe AZ 85284 Phone: 480-961-1160

Name: KATHLYN L PETRACK Signature: [illegible] Date: 10.30.11

Address: 5930 W ORCHID LANE Phone: 480.403.1242

Name: ELVAN AKSOY Signature: Elvan Aksoy Date: 10/24/11

Address: 443 W. Courtney Ln. Tempe 85284 Phone: 480 705 4708

Name: MARK JATKO Signature: Mark Jatko Date: 10/30/11

Address: 6260 W. Corona Dr Phone: 480 496 4167

Name: ANTHONY Young Signature: Anthony E. Young Date: 10/30/2011

Address: 6100 W POST RD CHANDLER Phone: 480-209-9999

Name: Richard Ramirez Signature: Richard Ramirez Date: 10/30/2011

Address: 460 W La Rosa Ln Phone: 480-598-1303

Name: MICHAEL FLORES Signature: Michael Flores Date: 10/30/2011

Address: 6202 W. KENT DR. CHANDLER Phone: 480-406-9423

Name: Amanda Flores Signature: Amanda Flores Date: 10/30/11

Address: 6202 W Kent Dr Chandler Phone: 480-940-6413

Name: Livingston Gomez Signature: [illegible] Date: 10/30/11

Address: 6222 W. Kent Dr. Chandler Phone: 480-940-7067

Name: Gary Harper Signature: Gary Harper Date: 10/30/11

Address: 6243 W Kent Dr Chandler Phone: 4809638879

Name: _____ Signature: _____ Date: _____

Address: _____ Phone: _____

Name: _____ Signature: _____ Date: _____

Address: _____ Phone: _____

Name: _____ Signature: _____ Date: _____

Address: _____ Phone: _____

ZUP11-0012 Chatuea Die Vie - Trovita Opposition Petition

Axelsen, Thomas C. to: Jodie Novak 01/09/2012 10:01 AM

1 attachment

Trovita Homeowners Petition in Opposition to Use Permit.pdf

Jodie -

Per our telephone conversation, I have attached a copy of the Trovita Homeowners Petition in Opposition to the above referenced use permit. If you change your mind and would like me to deliver the original "hard-copy" to you, just let me know.

Please reply to this email to confirm that you received it. Thanks.

Thomas C. Axelsen

Sherman and Howard, L.L.C.
201 East Washington Street, 8th Floor
Phoenix, Arizona 85004-2327
(602) 240-3000 / Phone
(602) 240-6600 / Facsimile
www.shermanhoward.com / Website
taxelsen@shermanhoward.com / Email

Although this email and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender or Sherman and Howard, L.L.C. for any loss or damage arising in any way in the event that such a virus or defect exists.

Opposition
Axelsen Petitions
p.1-12 (A)

TROVITA HOMEOWNERS PETITION
IN OPPOSITION TO USE PERMIT ZUP11-0012

Date: January 6, 2012

Property: 1220 North Kyrene Rd., Chandler, Arizona, a/k/a Chateau De Vie

The undersigned homeowners ("Homeowners") of the Trovita subdivision ("Trovita") situated on the west side of Kyrene Road, just north of Ray Road in Chandler, Arizona, submit this Petition in Opposition to Use Permit Request ZUP11-0012 ("Permit Request") concerning the above referenced property (the "Property").

Trovita is directly south and adjacent to the Property. Trovita is a unique and exclusive gated community that contains 29 custom homes. Only three lots remain that are not yet improved with homes.

The Property consists of an existing residence and related structures. It has been utilized as a private residence for decades. The Property is more completely described in the Development Booklet ("Booklet") that accompanies the Permit Request submitted by Earl N. Goodman (the "Applicant") to the City of Chandler.

PROPOSED USES OF THE PROPERTY

The Permit Request describes the proposed use of the Property as "Public Assembly, Bed & Breakfast, Bistro, Wedding & Reception." According to the Booklet, the Permit Request also encompasses the following uses, among others:

Weddings
Bistro
Corporate Events (single day)
Corporate Retreats (multiple days)
Alcohol Service in connection with events (to be provided on-site by an outside vendor)
Bachelor/Bachelorette Parties
Charity Concerts
Live Music
Fundraising Events
Charity Balls
Poker and Gaming tournaments
Barbeques
Auctions

For purposes of this Petition, all of the proposed uses encompassed by the Permit Request are hereafter collectively referred to as the "Proposed Uses."

p.2 (A)

HOMEOWNER OBJECTIONS

The Homeowners object to the Proposed Uses for the following reasons, in no particular order of priority:

1. The Proposed Uses Are Not Consistent With the Neighborhood. The Property is situated in a residential neighborhood, directly next door to Trovita. The Proposed Uses include potentially large and frequent "for-profit" events. These events are not consistent with the neighborhood. They will interfere with the Homeowners' quiet use and enjoyment of their homes.

The Homeowners object to the occurrence of the Proposed Uses, directly next door, on a regular basis. Large gatherings of people, with or without alcohol, outdoor music, or other entertainment will ruin an otherwise quiet neighborhood.

2. Hours of Operation. The Booklet states that the Property will be open for business 7 days per week, 24 hours per day. The Homeowners object to these hours of operation. It is simply not acceptable for large volumes of people to be coming and going at all hours, seven days per week.

The Booklet further states that it is "anticipated" that outdoor events will occur between 8:00 a.m. and 12:00 a.m. It is unacceptable for the Proposed Uses to occur outdoors or start as early as 8:00 am and continue through midnight on any day of the week.

3. Noise Associated with Outdoor Events. The Booklet states that events may take place at various outdoor locations on the Property, with a primary location being the swimming pool area. According to the Booklet, the existing swimming pool is to be removed and replaced with an outdoor assembly area and gazebo.

Outdoor events at any location on the Property will cause noise levels that are unacceptable and inconsistent with the neighborhood. This is particularly so with regard to the swimming pool area. It is in close proximity to Trovita. Alcohol Service is contemplated, which will make noise levels even greater. Several Homeowners will, in effect, have weddings, bachelor parties, concerts, live music, auctions and other events taking place directly behind their homes from 8:00 a.m. to midnight, seven days per week. The Homeowners will thus be deprived of the quiet use and enjoyment of their homes

4. Change in Use as Stepping Stone. The Homeowners object to the Proposed Uses on grounds that they will serve as "stepping stones" toward other undesirable uses. In order for the Proposed Uses to be profitable, the Applicant will undoubtedly want to add shops, a full bar, spa, massage, etc. as time goes on. Every year will be something new and inconsistent with a strictly residential use.

5. Increased Trash and Unacceptable Location of Solid Waste Collection Point. The Proposed Uses will generate elevated levels of solid waste. Applicant's current plan is to position a solid waste collection point directly adjacent to Trovita. These solid waste containers (dumpsters) will need to be large enough to handle waste from the numerous special events on the Property. In effect, large commercial dumpsters will be placed directly behind Homeowners'

homes. These dumpsters will generate unacceptable levels of noise, both from usage (depositing of trash) and servicing (by garbage trucks). They will also generate a foul odor and be an attraction for rodents and insects as well as stray dogs and cats.

6. Traffic Congestion. The Proposed uses will cause traffic delays, congestion and unnecessary traffic safety risks.

There is only one entrance to Trovita. It is situated on the west side of Kyrene Road. Kyrene is already quite busy at various times of day during the week and on weekends. As a result, it is often a long wait to safely enter or exit Trovita.

Although there are three (3) proposed entrances to the Property, only one will be available for guests, clients and vendors. That entrance is to be situated on the west side of Kyrene, only a short distance from the Trovita entrance.

When events take place, they will commonly have specific starting times and ending times. This means that numerous guests, clients and vendors will be trying to access or leave the Property at the same time. This will have a huge negative impact on the ability of Homeowners to safely navigate the Trovita entrance located only a short distance away. If numerous events are scheduled to occur at the same time or day, the problem will be even worse and may last for extended periods of time.

There is no left turn lane or traffic light at any entrance to Trovita or the Property. Due to the short distance between these entrances, it is probable that during times of heavy traffic (such as the commencement or ending of a large event, when large numbers of vehicles are simultaneously trying to arrive or leave), traffic accidents will occur. At a minimum, Homeowners will have long wait times and potentially be blocked from access to and from their homes.

7. Alcohol Consumption. According to the Booklet, alcohol will be distributed on site by off-site vendors. The result will be increased alcohol consumption on the Property. Numerous negative consequences will follow, including:

a. increased noise generated by potentially large numbers of people attending events;

b. increased vandalism to surrounding properties and homes; and

c. an increased number of impaired motorists on Kyrene in the vicinity of the only entranced to Trovita.

Many Homeowners have families with young drivers. It is already difficult to enter and exit Trovita due to heavy traffic flow on Kyrene. Neither the Homeowners nor their families should be subjected to the increased risks flowing from alcohol consumption on the Property.

8. Minimum 5-year Duration. The Booklet requests a use permit with a minimum 5 – year duration. In light of the broad nature and scope of the Proposed Uses, a use permit for any duration is unacceptable.

9. Inadequate Parking. There is inadequate overflow parking. Most of the parking on site will be valet parking, and valet parking spaces will be limited in number. They will not be sufficient to handle the large number of vehicles that may arrive for one or more events.

Guests who are unable to secure a valet parking spot will be forced to park in surrounding neighborhoods, as there is no parking on Kyrene. Guests who dislike valet parking will also park in surrounding neighborhoods.

The Proposed Uses will require a full-time staff to handle the breakfast/lunch bistro (to be open seven days a week) as well as oversee bed and breakfast and event operations. Parking spaces will be needed for that staff, perhaps 20 or more, and these would be above and beyond the scope of parking necessary for major events such as wedding receptions and corporate events.

10. Increased Vandalism. The Proposed Uses will attract large crowds, and to some extent, undesirable people and activities. This factor, combined with increased alcohol consumption on the Property and its close proximity to Trovita, will likely result in such people entering Trovita for the purpose of causing mischief or vandalism.

SUMMARY

The Proposed Uses will be detrimental to persons residing or working in the vicinity, to adjacent property (including Trovita), to the neighborhood and to the public welfare in general. The Permit Request should therefore be denied.

HOMEOWNER SIGNATURES BEGIN ON NEXT PAGE

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SUMMARY

The Proposed Uses will be detrimental to persons residing or working in the vicinity, to adjacent property (including Trovita), to the neighborhood and to the public welfare in general. The Permit Request should therefore be denied.

Homeowner: ARTHUR N BROOKS
(Printed name)

Homeowner Signature: [signature]

PROPERTY ~~Mailing~~ Address: 6032 W VICTORIA PL
CHANDLER, AZ 85226

Email Address: seabeebrooks@gmail.com

Homeowner: _____
(Printed name)

Homeowner Signature: _____

Mailing Address: 4143 N. 47 WAY
PHX, AZ 85018

Email Address: _____

PHOENIX:2119830v1:

Homeowner: NASIM SIKDER
(Printed name)
Homeowner Signature: N. Sikder [M. BILLAH KHAN]
Mailing Address: 6015 West Trovita Place
Chandler, Arizona
Email Address: nasims@cox.net

Homeowner: James Carter
(Printed name)
Homeowner Signature: James S. Carter
Mailing Address: 6053 W. Victoria Pl.
Chandler, AZ 85226
Email Address:

Homeowner: Patricia Oleson
(Printed name)
Homeowner Signature: Patricia M. Oleson
Mailing Address: 6114 W. Trovita Pl
Chandler, AZ 85226
Email Address: patti.oleson@cox.net

Homeowner: Michael Fong
(Printed name)
Homeowner Signature:
Mailing Address: 6195 W. Trovita Pl.
Chandler, AZ 85226
Email Address: mfong345@gmail.com

Homeowner: Michael Hollar
(Printed name)
Homeowner Signature:
Mailing Address: 6013 W Victoria Pl
Chandler, AZ 85226
Email Address: mlhollar@gmail.com

PHOENIX\1158837.3

Homeowner: Xuan H. Nguyen
(Printed name)
Homeowner Signature: [illegible]
Mailing Address: 6155 W. Trovita Pl
Chandler, AZ 85226
Email Address: xnguyenmd@yahoo.com

Homeowner: Dawn & Brian Imdieke
(Printed name)
Homeowner Signature: Dawn Imdieke
Mailing Address: 6173 W. Victoria Pl
Chandler AZ 85226
Email Address: dimdieke@cox.net

Homeowner: Jeffrey R. Wilson
(Printed name)
Homeowner Signature: [illegible]
Mailing Address: 6055 W. Trovita Pl
Chandler AZ 85226
Email Address: jeffrey.wilson@asu.edu

Homeowner: _____
(Printed name)
Homeowner Signature: _____
Mailing Address: _____
_____
Email Address: _____

Homeowner: _____
(Printed name)
Homeowner Signature: _____
Mailing Address: _____
_____
Email Address: _____

PHOENIX\1158837.3

p.8(A)

Homeowner: L.J. Shelton
(Printed name)
Homeowner Signature: [illegible]
Mailing Address: PO Box 12138
Tempe, AZ 85284
Email Address: lj@ljshelton.com

Homeowner: ARNALDO BORGOS
(Printed name)
Homeowner Signature: [illegible]
Mailing Address: 1188 N AUSTIN DR.
CHANDLER, AZ. 85226
Email Address: ARMBORGOS@cox.net.

Homeowner: Dennis Richards
(Printed name)
Homeowner Signature: Dennis L. Richards
Mailing Address: 6033 W Victoria Pl
Chandler, AZ 85226
Email Address: dennis.richards@cox.net

John Crothers
6012 W Victoria Pl
Chandler, AZ 85226
jhcrothers@aol.com

Homeowner: [illegible]
(Printed name)
Homeowner Signature: [illegible]
Mailing Address: [illegible]
Email Address: [illegible]

Homeowner: Cortland Silver
(Printed name)
Homeowner Signature: Cortland Silver
Mailing Address: 6112 W Victoria Place
Chandler, AZ 85226
Email Address: KimSilver@cox.net

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p.9(A)

Homeowner: JAMES B. SCOTT
(Printed name)
Homeowner Signature: James B. Scott
Mailing Address: 6094 W. TROVITA PL
CHANDLER AZ 85226
Email Address: JBSCOTTMD@AOL.COM

Homeowner: William J. Swirtz
(Printed name)
Homeowner Signature: Wm J. Swirtz
Mailing Address: 6054 W. Trovita Pl
Chandler, AZ 85226
Email Address: WJSwirtz@me.com

Homeowner: Craig C Brown
(Printed name)
Homeowner Signature: Craig C Brown
Mailing Address: 6135 W. Trovita Pl.
Chandler AZ 85226
Email Address: Trovita@gmail.com

Thomas C. Axelsen
Homeowner: Mary E. Axelsen
(Printed name)
Homeowner Signature: Mary E. Axelsen
Mailing Address: 6095 W. Trovita Pl.
Chandler, AZ 85226
Email Address: maxelsen@cox.net

Homeowner: Leslie Shamp-Beaver
(Printed name)
Homeowner Signature: Leslie Shamp-Beaver
Mailing Address: 6075 W. Trovita Place
Chandler, Az 85226
Email Address: Phe8101@aol.com

PHOENIX\1158837.3

p.10(A)

Homeowner: Denny J. Chittick
(Printed name)
Homeowner Signature: [signature]
Mailing Address: 6132 W Victoria Place
Chandler AZ 85226
Email Address: dcmoney@yahoo.com

Homeowner: Russ H. Dupper
(Printed name)
Homeowner Signature: [signature]
Mailing Address: 6133 W. Victoria Pl.
Chandler, AZ 85226
Email Address: rdupper@rhdupper.com

Homeowner: Nathan & Tiffany Spaul
(Printed name)
Homeowner Signature: Tiffany Spaul
Mailing Address: 6152 W. Victoria place
Chandler, AZ 85226
Email Address: tiffandnate@cox.net

Homeowner: SWATI BANERJEE
(Printed name)
Homeowner Signature: Swati Banerjee
Mailing Address: 6175 W. Trovita Place
Chandler, AZ 85226
Email Address: banerjeeswati@hotmail.com

Homeowner: Steve & Beth Bunger
(Printed name)
Homeowner Signature: Steve & Beth Bunger
Mailing Address: 6134 W Trovita Pl
Chandler, AZ 85226
Email Address: bbunger@cox.net

PHOENIX\1158837.3

p.11(A)

Homeowner: Paul Seppanen
(Printed name)

Homeowner Signature: _____

Mailing Address: 715 S. Quincy St
Hinsdale, IL 60521

Prop Address: 6152 W. Victoria
Chandler, AZ 85226

Email Address: paul.seppanen@gmail.com

Homeowner: RON KRYSTOFIK
(Printed name)

Homeowner Signature: _____

Mailing Address: 6052 W VICTORIA PL
CHANDLER AZ 85226

Email Address: RONKRYSTOFIK@YAHOO.COM

Homeowner: _____
(Printed name)

Homeowner Signature: _____

Mailing Address: _____

Email Address: _____

PHOENIX\1158837.3

p.12(A)

Request Detail Report

4/26/2011
1:34 PM

Request #: 11-04-0651 **Status: Work in Progress** **As Of:** 4/26/2011 1:34 PM

Requestor

Phone Number:	480-	**Util Acct #:**	
Name:	sue eldred	**Business:**	
Address:			
X Street:			
City, State Zip:	Chandler AZ		
Country:	USA	**Parcel:**	
Building Type:		**Email:**	sueeld@msn.com
Home Phone:	480-961-8717	**Work Phone:**	
Phone 1:		**Phone 2:**	

Category:	Planning & Development Admin.	**Follow-up Date:**	
Problem:	Current Planning		
Cause:			
Priority:	Five Day	**Facility:**	6483 W. Kent DR.
Address:			
Address2:			
Gen Location:			
City:	Chandler	**Parcel Number:**	
State:	AZ	**Zip Code:**	**Country:**
Department:	Planning & Development Admin	**Building Type:**	
Supervisor:	Gina Foreman	**Location X:**	
Affected Utility:		**Location Y:**	

Scripts

This is for Jodie Novak. I am unfortunately unable to attend the meeting at the Chateau de Vie, but wanted to make my feelings known. I have also sent this to the Pew & Lake Lawyers. I feel the planning of a wedding venue at the Chateau is completely unacceptable. The drunken noise, car noise, fights, and load music will be disruptive to the neighborhood. The way the parking situation is set up, the back neighborhoods will have lights shining in the their houses and there will be a significant increase in car noise. I feel that a wedding venue will also decrease the already fragile value of our homes as a result of all the disruptions. I sincerely hope that the CITY turns down the application for a wedding venue at that location.

Comments:

4/26/2011-Forwarded to Jodie Novak, Planning.

opposed

1/3

7-21-2010

To: City of Chandler Planning department & City Leaders

CC: Warner Ranch Home Owner Association
City of Tempe Planning department & City Leaders
1220 N. Kyrene Neighbors

Subject: Commercial usage of property located @ 1220N Kyrene Rd, Chandler AZ

We, the residents of Warner Ranch Meadows II, received two letters from the new owner of 1220 N. Kyrene Rd. property, stating their intention to convert their residential property into commercial usage for wedding and receptions. This property is located in the City of Chandler and is not part of any association. This property is surrounded by single family residential properties.

For Warner Ranch and Trovita residence, it means more traffic, late night party noise and crime in our neighborhood. In addition, strangers will park cars, in front of our homes, on our street at night.

We, as a home owner in Warner Ranch Meadows II, are worried that our property value will drop as a result of commercial activities in this neighborhood.

We are requesting help from the City of Chandler planning department and City Leaders, to oppose the commercial usage of 1220 N. Kyrene Rd. property, located in Chandler City limit.

We do not oppose redevelopment of this property into a gated community, such as "Trovita" next door.

Best Regards,
Zubair family,
455 West Courtney Lane,
Tempe AZ 85284
480-246-0888 (cell)

opposed

July 13, 2010

City of Chandler
Planning & Development
P.O. Box 4008
Chandler, AZ 85244-4008

Re: "Chateau de Vie"
Nick & Shelly Goodman

To Whom It May Concern:

We are in receipt of yet another letter from the above named individuals regarding their newly acquired property at 1220 North Kyrene Road, Chandler, AZ.

As before, they offer tours of the property and a meeting scheduled for July 20th. This time, no refreshments are offered.

In our Neighborhood Watch community, this property is known as "the estate." It has been a recurring thorn in our sides since we moved here in 2005.

It seems to revolve among "owners," prospective buyers, and banks who seem to have control of its assets. The property was permitted to fall in such disrepair, we had to complain to the City of Chandler to attain a clean-up of the parkway and street fronting this property.

While the Goldmans allude to "public assembly uses <u>such as</u> a wedding and reception center, it will take big bucks to restore this gloomy and far-past-its-prime manse.

We have been subjected to "raves," loud amplified music, crowds of unsavory people, our streets jammed with cars, police appearing to clear them out. To what uses will they put this property when their purposes do not generate enough money for upkeep and/or profit? Please act to protect us. We have a very decent neighborhood.

Sincerely,

Dorisella Polinski

Dorisella Polinski

480 W. Stacey Lane
Tempe, AZ 85284-3009

opposed
rcvd 7/14/10 fu

RE: Updated Citizen Petition - Opposition to Reuse of 1220 N. Kyrene Rd. for Commercial

Weber, Mark to: zubair@cox.net, Jodie.Novak@chandleraz.gov 10/31/2011 02:33 PM

History: This message has been replied to.

Jodie,

I have presented the information to the Ray Ranch Estates HOA Board and plans to get the entire community involved are underway. A number of people oppose the Use Permit all who have signed the petition that was sent to you by Muhammed. We are also making attempts to ensure that the Trovita community (located to the south) is educated on this Use Permit Application.

Please keep us informed on the next step in the process.

Thanks,

Mark S. Weber
Arizona Division President
K. Hovnanian Homes
20830 N. Tatum Blvd.
Suite #250
Phoenix, Arizona 85050

480 824 4200 office
480 824 4201 fax
602 509 0208 cell

-----Original Message-----
From: zubair@cox.net [mailto:zubair@cox.net]
Sent: Monday, October 31, 2011 2:25 PM
To: Jodie.Novak@chandleraz.gov
Cc: Weber, Mark
Subject: Re: Updated Citizen Petition - Opposition to Reuse of 1220 N. Kyrene Rd. for Commercial

Hi Jodie,

Now Ray Ranch residence living within 600 feet (West side) have joined Warner ranch residence living within 600 feet, on east side, to present a joint organized opposition to commercial use permit.

You can see more than 60 residence on petition. Last week, we had 26 residence, mostly from east side.

Best Regards,

Muhammed Zubair

opposed