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MEMORANDUM **Planning and Development – CC Memo No. 07-038**

DATE: FEBRUARY 22, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

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

SUBJECT: AP06-0007 / DVR06-0056 WILLIS ROAD PROPERTY
Introduction and Tentative Adoption of Ordinance No. 3895
Adoption of Resolution No. 4048

Request: Request an Area Plan amendment from Special Use Commercial to High Density Residential (HDR) on approximately 2 acres, and Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) on approximately 6.4 acres to allow for multi-family development

Location: Southwest corner of Willis Road and the Consolidated Canal; approximately a quarter-mile east of McQueen Road on the south side of Willis Road

Applicant: Bruce Dunn with Paragon Development Group, LLC

RECOMMENDATION

Upon finding the Area Plan amendment and Rezoning request to be consistent with the General Plan and Airpark Area Plan, Planning Commission and Staff recommend approval of the Area Plan amendment and Rezoning requests.

BACKGROUND

The application requests an Area Plan amendment and Rezoning. The Area Plan amendment is for the Airpark Area Plan changing approximately 2 acres from Special Use Commercial to High Density Residential. The rezoning request includes approximately 6.4 acres changing the zoning from Agricultural (AG-1) to Planned Area Development (PAD) to allow for multi-family residential consistent with the High Density Residential land use category. The request does not include a Preliminary Development Plan, which will come back as a separate application.

The development is located at the southwest corner of Willis Road and the Consolidated Canal; approximately a quarter-mile east of McQueen Road on the south side of Willis Road. The parcels are located at the terminus of Willis Road. The property is bounded by the Loop 202 Santan Freeway on the south. Willis Road is an unimproved street to the north. The City's Water Treatment

Facility is on the north side of Willis Road. The Consolidated Paseo Canal is on the east. West of the site is vacant agricultural land. North and northwest of the property are County parcels including three existing single-family residences and agricultural parcels.

The property owner is currently working with prospective developers to purchase and develop the property. The intended development is planned for a high-density multi-family residential development with a density ranging from 12.1 to 18 dwelling units per acre. The multi-family development would be consistent with standards for MF-3 (High-Density Residential District) zoning and the High Density Residential (HDR) land use designation in the Airpark Area Plan.

MF-3 zoning permits up to 18 dwelling units per net acre, which is consistent with the high-density residential land use category in the Chandler Airpark Area Plan. The multi-family development will comply with the Multi-Family Residential Development Standards and all other codes, requirements, and standards. The Development Booklet provides development design standards and expectations for a multi-family development.

The development may incorporate a mix of one-, two-, and three-story building heights that would have graduated and varied rooflines. Two- and three-story portions of the development would be considered along the Loop 202 Santan Freeway and adjacent to the Consolidated Paseo Canal. Single-story structures are anticipated along Willis Road; however, two- or three-story buildings may be considered. Building orientations and massing will be varied to provide a pleasing streetscape along Willis Road, the adjacent freeway and canal.

Examples of design quality and site design are included in the Development Booklet. The multi-family buildings will have varying elevation styles, exterior colors, and building materials. Buildings include varied rooflines on each building and within groups of buildings. The development will provide covered parking with canopies matching the development's colors and materials. Any covered parking along Willis Road will be minimized. Private open space including patios and balconies will be screened with solid enclosures and/or accent features. The development will incorporate a boulevard entrance with landscaping themed throughout the development.

The development will provide the required number of amenities in accordance with Zoning Code and the Multi-Family Residential Development Standards. Amenities will be designed as a part of common open space areas. All site design and building design aspects of the multi-family development will be reviewed through a separate Preliminary Development Plan.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The General Plan designates this property as a part of the Chandler Airpark Area Plan and Santan Freeway Corridor Area Plan. The Airpark Area Plan is a mix of employment, commercial, residential densities, and open space in and around the Chandler Municipal Airport. The Airpark Area Plan designates the subject property as High Density Residential on approximately 4.4 acres and Special Use Commercial on approximately 2 acres. High Density Residential allow densities ranging from 12.1 to 18 dwelling units per acre for multi-family developments, which include apartments and condominiums. Property to the west and south of the freeway are designated as High Density Residential, Medium Density Residential, and Special Use Commercial along the

canal. The Santan Freeway Corridor Plan adopted the same land uses designated in the Airpark Area Plan.

The Airpark Area Plan designates the area bounded by McQueen Road, Willis Road, Germann Road, and the Consolidated Paseo Canal as the airpark's "Urban Village". The "Urban Village" is along the west side of the canal and intended to provide a mix of medium- and high-density residential developments and Special Use Commercial development, which includes retail, service, entertainment, and office commercial in conjunction with the Paseo Canal System and possible integration with medium- to high-density residential. The area includes one existing medium-density development along Germann Road named La Paloma. All other parcels remain agricultural in nature. The five parcels designated Special Use Commercial south of the Loop 202 Santan Freeway are owned the The Episcopal Diocese of Arizona.

The parcel proposed for an amendment to the Airpark Area Plan is approximately 2 acres in size. The current land use designation is Special Use Commercial. This land use designation is no longer practical given the site's small size, location along a collector right-of-way that terminates at the Consolidated Paseo Canal, and no arterial street frontage. A change in land use to High Density Residential is compatible and consistent with adjacent High Density Residential land use designations and provides a greater opportunity for this parcel to be incorporated into a larger multi-family development. There are two parcels west of the 6.4 acres proposed for rezoning, which are owned by Arizona Department of Transportation (ADOT) and also designated for High Density Residential.

AIRPORT COMMISSION

Airport Commission reviewed this item at their February 14, 2007 meeting. The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report (see attached) indicating that the Airport Commission found the proposed development does not constitute a conflict with existing or planned airport uses on the 6.4 total acres. However, the Commission did determine there was a conflict on the approximate 2-acre parcel. The 2-acre portion was cited as a conflict in regards to the proposed change from the land use designation of Special Use Commercial to High Density Residential. The Commission determined the resolution to the conflict is to maintain the land use for the 2-acre parcel as Special Use Commercial as currently depicted in the Airpark Area Plan.

The applicant attended the meeting and conveyed the recommendation of denial was based on concerns with the City allowing residential development in the Airpark area. Commission felt changing the 2-acre parcel from Special Use Commercial to High Density Residential does not further the City's goal to protect the airport for residential encroachment.

DISCUSSION

Staff is of the opinion that replacing Special Use Commercial land use with High Density Residential land use on approximately 2 acres furthers the area's development potential for higher densities of residential. The property's small size, location on a collector street that terminates at the Consolidated Paseo Canal, and no arterial street frontage substantiate the property's unlikely development of commercial. The site's adjacency to the Loop 202 Santan Freeway and the

Consolidated Paseo Canal System substantiate High Density Residential as an appropriate land use. The High Density Residential land use designation on the 2-acre parcel is compatible and consistent with the High Density Residential land use designation on the adjacent 4.4-acre parcel to the west as well as ADOT owned parcels further west toward McQueen Road.

The request to Rezone two parcels totaling approximately 6.4 acres to PAD zoning for multi-family development furthers the Airpark Area Plan's goal to promote higher densities of residential development west of the canal. The proposed Rezoning includes development design standards and expectations for a multi-family development. Through a separate PDP, the development is required to provide a noise attenuation study to address noise mitigation from the adjacent Loop 202 Santan Freeway. The development's architecture and site design will need to demonstrate compatibility with adjoining parcels, the freeway, the Paseo Canal System, the City's Water Treatment Facility to the north, and County residential and agricultural properties.

Staff supports the proposed Area Plan amendment and Rezoning finding the proposal to represent the land use pattern intended for this area. Staff recommends conditions relating to disclosure of the airport, water treatment facility, canal, agricultural properties, dairy farm, heliport, noise attenuation, and density, including disclosures relating to owner-occupied units in addition to standard conditions. Specific conditions regarding site layout, building architecture, and signage will be addressed through a separate PDP.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code including notice to all property owners, homeowners' associations, and City Registered Neighborhood Organizations within a one-quarter mile (1,320-foot) radius of the site.

- A neighborhood meeting was held on January 16, 2007 at the Chandler Municipal Airport. There were approximately 10 attendees including property owners along Willis Road and a property owner within Twin Acres near Cooper and Queen Creek Roads. Questions were asked regarding what would be built and if the road was going to be improved. Comments included not wanting commercial use to develop, not wanting rental apartments, prefer lower density residential versus higher density, and to keep 2-story buildings along the freeway and not on Willis Road. Attendees were not opposed to multi-family but they preferred lower density multi-family and owner-occupied units. The applicant conveyed the density and product type would be determined through a Preliminary Development Plan request. The development would be required to improve rights-of-way in accordance with City codes.

- Staff is not aware of any neighborhood opposition or concern with the Area Plan amendment and Rezoning requests.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 6 Opposed: 0 Absent: 1 (Cason)

Commission commented the future Preliminary Development Plan needs to address the connection and interface with the adjacent Consolidated Paseo Canal system, the City Water Treatment Facility to the north, traffic, the freeway noise wall, and density.

RECOMMENDATION

Planning Commission and Staff, upon finding the Area Plan amendment and Rezoning request to be consistent with the General Plan and Airpark Area Plan, recommend approval of the Area Plan Amendment, Rezoning, and Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Narrative Statement Area Plan Amendment and Rezoning Willis Road Property", kept on file in the City of Chandler Planning Services Division, in File No's AP06-0007 and DVR06-0056, except as modified by condition herein.

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

3. The exhibits and representations in the Development Booklet are conceptual, requiring a separate Preliminary Development Plan for the approval of a multi-family development. The multi-family development density for the conceptual PAD zoning shall not exceed 18.0 dwelling units per acre (du/ac) for high density residential development.

4. The development shall submit a separate Preliminary Development Plan (PDP) including, but not limited to, site development plan, building architecture, landscaping, grading and drainage, and a comprehensive sign package.

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

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

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

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

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

10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

11. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

    In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Willis Road Property development shall use treated effluent to maintain open space, common areas, and landscape tracts.

14. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

    a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

    b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R.

Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".

c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.

g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

> "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

15. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

16. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a water treatment facility that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a water treatment facility, and

the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

17. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

18. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

19. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the canal right-of-way together with the adjoining easements dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.

20. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

21. At the time of Preliminary Development Plan, the development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.

PROPOSED MOTION

- **Area Plan Amendment**:

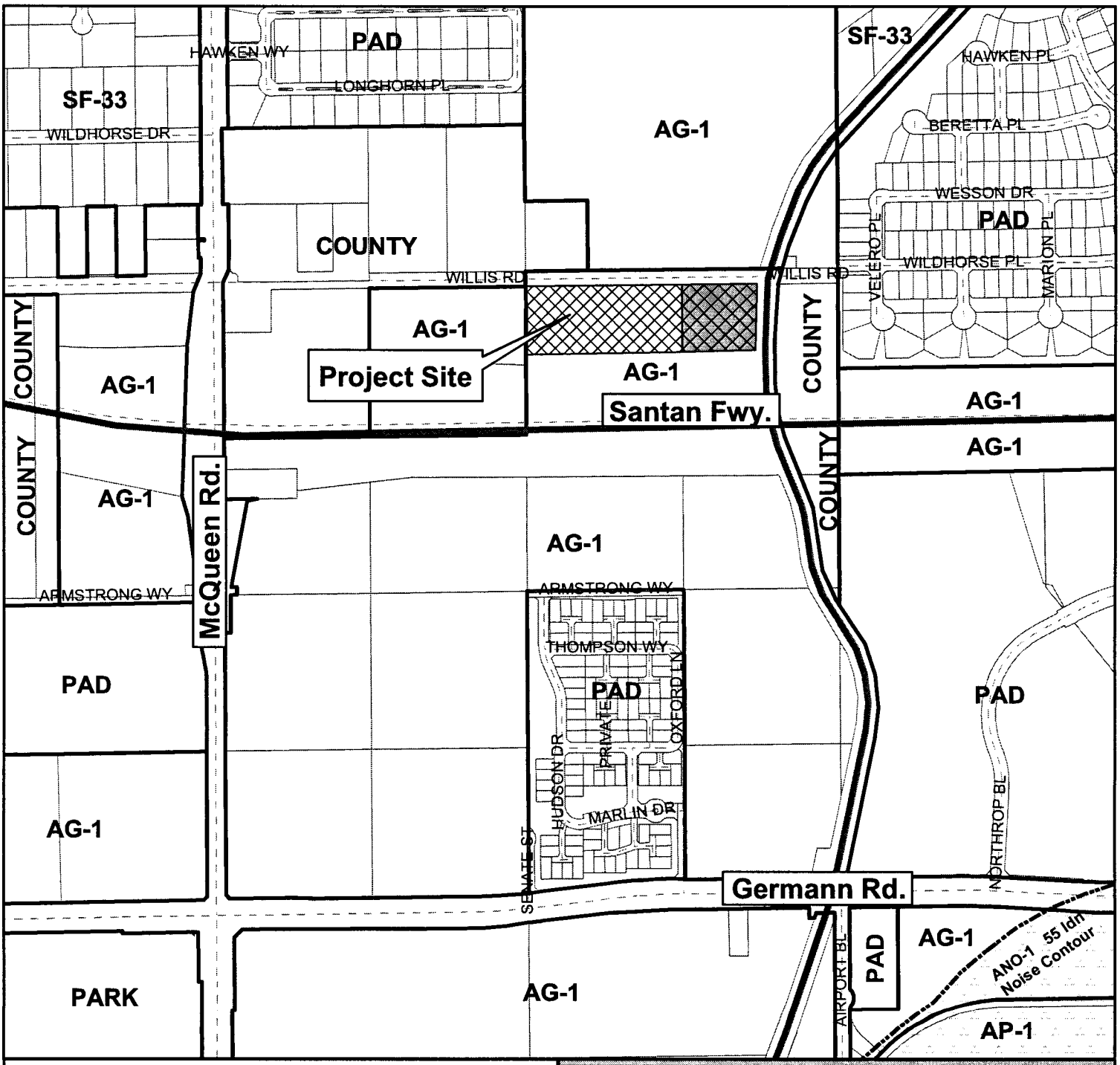
Move to adopt Resolution No. 4048, approving the Chandler Airpark Area Plan Amendment AP06-0007 WILLIS ROAD PROPERTY, per Planning Commission and Staff recommendation.

- **Rezoning and PDP**:

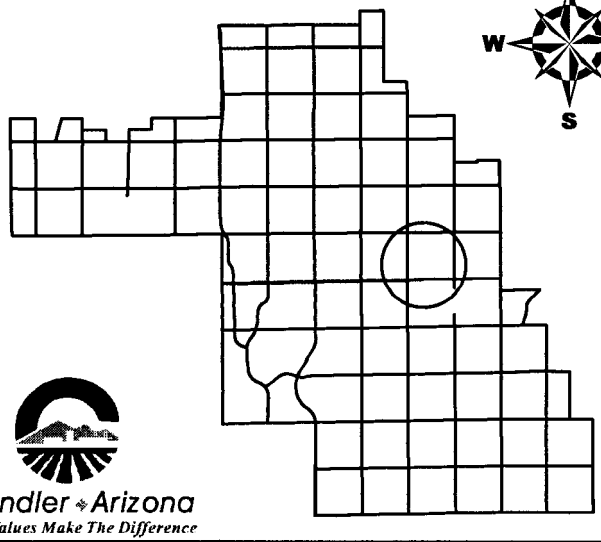
Move to introduce and tentatively adopt Ordinance No. 3895 approving AP06-0007 WILLIS ROAD PROPERTY for multi-family high-density residential, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Airpark Area Plan
3. Airport Conflicts Evaluation Report
4. Ordinance No. 3895
5. Resolution No. 4048
6. Development Booklet, Exhibit A



Vicinity Map



AP06-0007

DVR06-0056

Willis Road Property

Chandler Arizona
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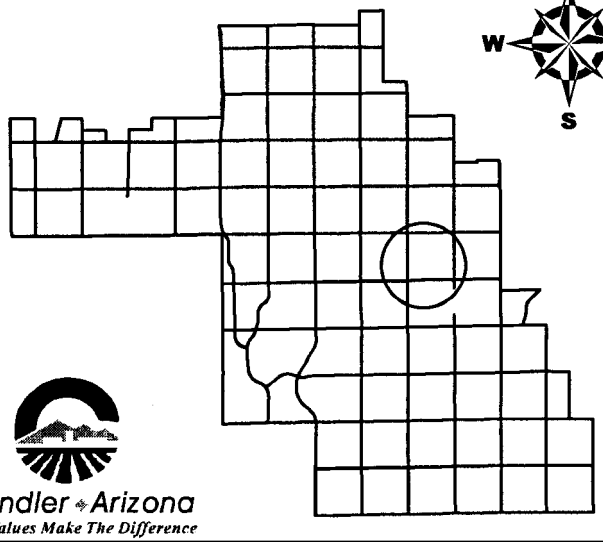
CITY OF CHANDLER 11/1/2006

Vicinity Map



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AP06-0007

DVR06-0056

Willis Road Property

CITY OF CHANDLER 11/1/2006

CHANDLER AIRPARK Area Plan

LAND USE PLAN

- RR (0-1.5 D.U. PER ACRE) 300 ACRES
- LDR (1.6-3.5 D.U. PER ACRE) 1020 ACRES
- LMDR (3.6-8 D.U. PER ACRE) 240 ACRES
- MDR (8.1-12 D.U. PER ACRE) 200 ACRES
- HDR (12.1-18 D.U. PER ACRE) 130 ACRES
- NEIGHBORHOOD COMMERCIAL 110 ACRES
- COMMUNITY COMMERCIAL 75 ACRES
- REGIONAL COMMERCIAL 240 ACRES
- SPECIAL USE COMMERCIAL 100 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK 848 ACRES
- LIGHT INDUSTRIAL 510 ACRES
- INDUSTRIAL 280 ACRES
- COMMERCIAL/OFFICE/BUSINESS PARK (TAXIWAY ACCESS) 440 ACRES
- AEROSPACE INDUSTRY (FBO) 297 ACRES
- PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
- PARKS AND OPEN SPACE 500 ACRES
- TRANSITIONAL OVERLAY ZONE (TO ANY COMMERCIAL USE) 220 ACRES
- LIGHT RAIL CORRIDOR OVERLAY PLANNING AREA (POTENTIAL MIXED USE) 250 ACRES
- FUTURE TRANSIT CENTER
- POTENTIAL FUTURE TRANSIT RAILYARD
- LOOP 202 SANTAN FREEWAY TENTATIVE ALIGNMENT
- 55 DNL — NOISE CONTOUR 55
- 60 DNL — NOISE CONTOUR 60
- 65 DNL — NOISE CONTOUR 65 OR GREATER
- AIRPORT BOUNDARY
- STUDY AREA BOUNDARY AND AIRPORT OVERLAY DISTRICT

NOTE: DNL IS THE AVERAGE DAY/NIGHT NOISE LEVEL MEASURED IN DECIBELS. NOISE EXPOSURE IS FOR 2020 LEVELS.

SOURCE: BRW, INC. 1998

GRAPHIC SCALE
500 0 500 1000 2000
(IN FEET)
1 inch = 2000 ft.

BRW
DAMES & MOORE GROUP COMPANY

THIS MAP IS ONLY ONE PORTION OF THE COMPLETE AND FINAL CHANDLER AIRPARK AREA PLAN PRODUCED BY BRW AND ADOPTED BY THE CHANDLER CITY COUNCIL ON NOVEMBER 9, 1998. THIS MAP IS NOT EXCLUSIVE INFORMATION REGARDING CHANDLER'S AIRPARK AREA PLAN AND SHOULD NOT BE VIEWED AS SUCH. THE COMPLETE CHANDLER AIRPARK AREA PLAN DOCUMENT CONTAINS DETAILED INFORMATION AND DESCRIPTIONS OF EACH LAND USE CATEGORY AS WELL AS MORE INFORMATION ABOUT THE LAND USE, TRANSPORTATION, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT ELEMENTS PLANNED FOR THIS AREA.

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MEMORANDUM **Public Works – Airport, Staff Memo No. AP07-059**

DATE: FEBRUARY 15, 2007

TO: JEFF KURTZ, PLANNING MANAGER

FROM: GREG CHENOWETH, AIRPORT MANAGER

SUBJECT: Airport Conflicts Evaluation – Airport Commission findings for the proposed Paragon development

The Airport Commission discussed the proposed Paragon Development at their regular meeting of February 14, 2007.

Finding: The Commission determined that the Paragon Development does not constitute a conflict with the existing or planned airport uses on the 6.4-acre portion of this project. However, the Commission did determine there was a conflict on the 2.0-acre portion of this development.

Conflict(s) Cited: The conflict cited was in regards to the proposed change from the land use designation for the 2.0-acre parcel from Special Use Commercial as shown in the Airpark Area Plan, to High Density Residential.

Conflict Resolution(s): The Commission determined the resolution to the conflict is to maintain the land use for the 2.0-acre portion of this development as "Special Use Commercial" as it is currently depicted in the Airpark Land Use Plan.

Commission Members in Attendance: Jim Fordemwalt, Stan Olivier, Les Bartlett, David Church, Gary DeHoff and Mike Wigfield. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 4-1 with Commissioner DeHoff voting no, to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak, Sr. City Planner

ORDINANCE NO. 3895

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (DVR06-0056 WILLIS ROAD PROPERTY) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Narrative Statement Area Plan Amendment and Rezoning Willis Road Property", kept on file in the City of Chandler Planning Services Division, in File No's AP06-0007 and DVR06-0056, except as modified by condition herein.

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

3. The exhibits and representations in the Development Booklet are conceptual, requiring a separate Preliminary Development Plan for the approval of a multi-family development. The multi-family development density for the conceptual PAD zoning shall not exceed 18.0 dwelling units per acre (du/ac) for high density residential development.

4. The development shall submit a separate Preliminary Development Plan (PDP) including, but not limited to, site development plan, building architecture, landscaping, grading and drainage, and a comprehensive sign package.

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

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

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

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

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

10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

11. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time

of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Willis Road Property development shall use treated effluent to maintain open space, common areas, and landscape tracts.

14. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:

    a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

    b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the

Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".

c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.

d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.

g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

> "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

15. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

16. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a water treatment facility that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a water treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

17. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

18. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

19. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the canal right-of-way together with the adjoining easements dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.

20. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate,

single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

21. At the time of Preliminary Development Plan, the development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2007.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2007.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3895 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY GAB

PUBLISHED:

Parcel A

Legal Description

PARCEL NO. 1:

That part of the Northeast quarter of the Southwest quarter and the Northeast quarter of the Southeast quarter of the Southwest quarter, being West of the existing right of way of the Consolidated Canal in Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

That part of the Northwest quarter of the Southwest quarter of the Southeast quarter lying West of the existing right of way of the Consolidated Canal in Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

An easement for ingress and egress appurtenant to Parcel Nos 1 and 2, as set forth in Document No. 84-22813, of Official Records over the West 25 feet of the following described property:

A parcel of land lying in the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 2;

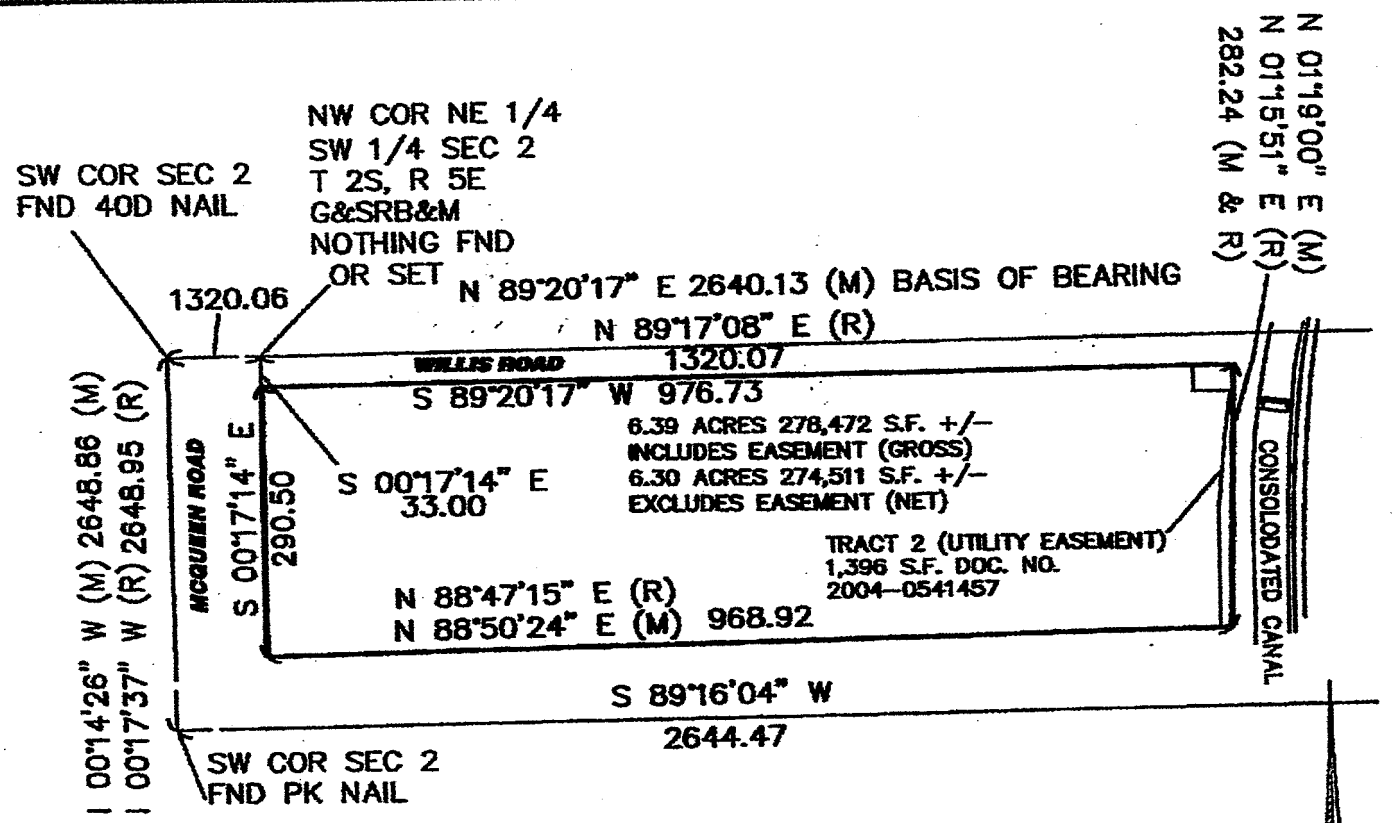
thence North 89 degrees 59 minutes 56 seconds East (assumed) a distance of 1983.36 feet along the South Section line of said Section 2 to the POINT OF BEGINNING;

thence North 0 degrees 25 minutes 42 seconds East a distance of 661.50 feet;

thence South 89 degrees 58 minutes 58 seconds East a distance of 660.88 feet;

thence South 0 degrees 24 minutes 28 seconds West a distance of 661.29 feet to a point on the South Section line of said Section 2;

thence South 83 degrees 59 minutes 56 seconds West a distance of 661.12 feet along the South line of said Section 2 to the POINT OF BEGINNING.



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE EXISTING RIGHT OF WAY OF THE CONSOLIDATED CANAL AS SHOWN IN BOOK 145 OF MAPS, PAGE 46 AND NORTH OF THE EXISTING RIGHT OF WAY OF THE SAN TAN FREEWAY, AS DESCRIBED IN ORDER FOR IMMEDIATE POSSESSION, RECORDED IN DOCUMENT NO. 2003-266650, RECORDS OF MARICOPA COUNTY, ARIZONA IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 33 FEET THEREOF.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33711
JEFFREY M.
FLAHART
Date Signed
ARIZONA

Flahart Brothers Companies, Inc.
7545 E. Diamond Cir
Mesa, Arizona 85208
(602) 376-8630

AREA CALCULATIONS
FOR GRUBB & ELLIS/BRE COMMERCIAL

DATE: 1/31/06 JOB NO.:

DRAWN BY: LWJ CHECKED BY: JMF

RESOLUTION NO. 4048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" FROM SPECIAL USE COMMERCIAL TO HIGH DENSITY RESIDENTIAL, AND LOCATED AT THE SOUTHWEST CORNER OF WILLIS ROAD AND THE CONSOLIDATED CANAL.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the southwest corner of Willis Road and the Consolidated Canal; and

WHEREAS, the Land Use Element of the Chandler General Plan adopted by the City Council on November 1, 2001 requires the preparation of a neighborhood plan (Area Plan) for at least the entire square mile or larger within which a proposed rezoning has been submitted; and

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

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

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

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

> SECTION I. That the attached map exhibit, an Amendment to the Airpark Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on March 5, 2007, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2007.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

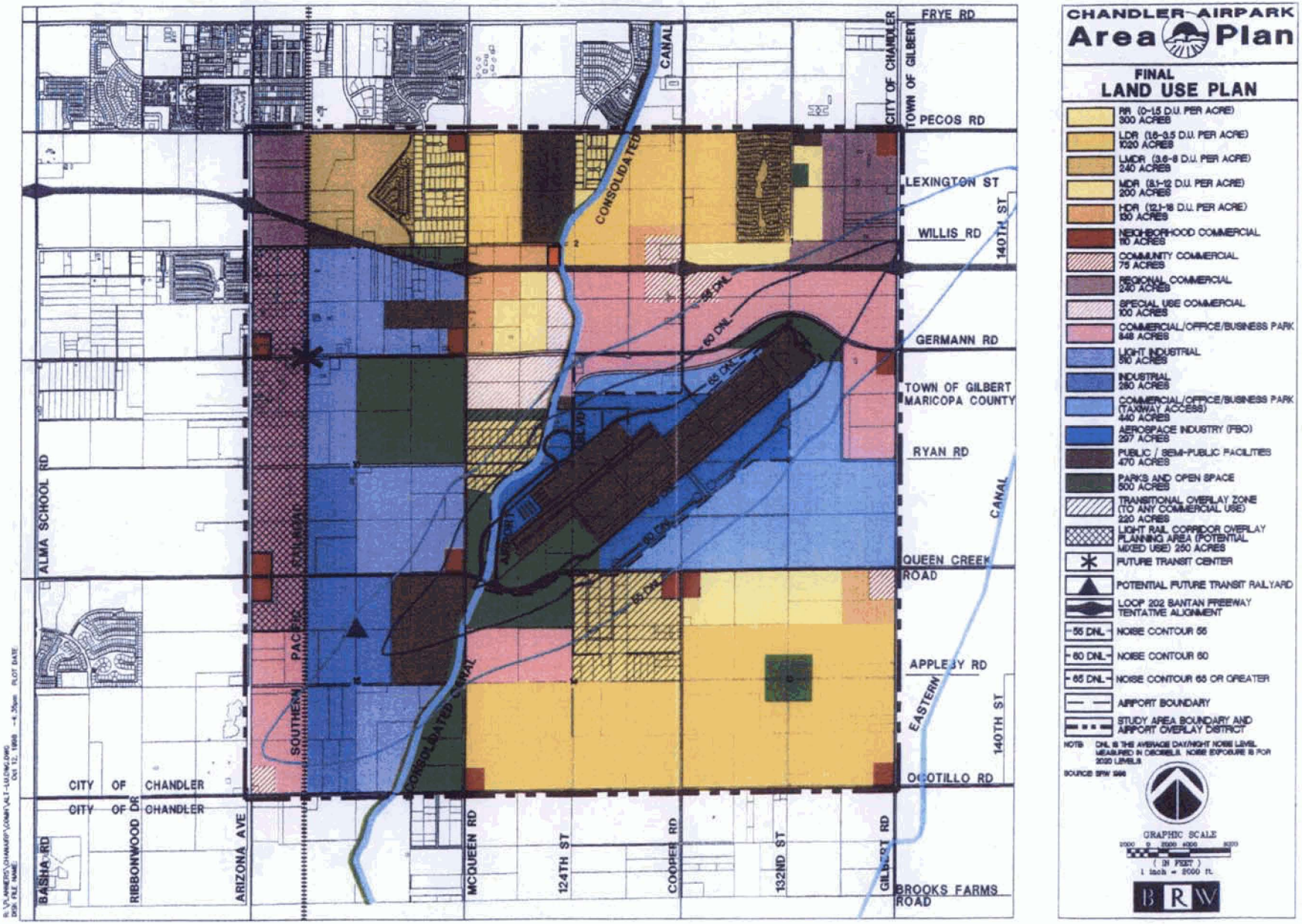
I HEREBY CERTIFY that the above and foregoing Resolution No. 4048 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2007, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GMB

PROPOSED AREA PLAN



This map is only one portion of the complete and final Chandler Airpark Area Plan produced by BRW and adopted by the Chandler City Council on November 5, 1998. This map is not exclusive information regarding Chandler's Airpark Plan and should not be viewed as such. The complete Chandler Airpa ra Plan document contains detailed information and descriptions of each land use category as well as mor mation about the land use, transportation, infrastructure and economic pment elements planned for this area.

NARRATIVE STATEMENT

AREA PLAN AMENDMENT AND REZONING

WILLIS ROAD PROPERTY

(AP006-0007/ DVR06-0056)

Overview

An amendment to the "Chandler Airpark Area Plan" and rezoning is requested for the vacant property located at the southwest corner of Willis Road and the Consolidated Canal consisting of approximately 6.4 acres (APN 303-29-005A & 006A) (the "Property"), which is composed of Parcel A (APN 303-29-005A) having approximately 2.0 acres of vacant land and Parcel B (APN 303-29-006A) having approximately 4.4 acres of vacant land. Parcel B is designated for High Density Residential ("HDR") land use within the Chandler Airpark Area Plan, while Parcel A is designated Special Use Commercial land use within the Chandler Airpark Area Plan.

Site and Area Characteristics

The Property is vacant of any development and consists of two separate parcels. Therefore, the Property is a "multi-parcel property". The Property has approximately 985 linear feet frontage on Willis Road and is approximately 295 linear feet deep. Adjacent land uses include the Consolidated Canal to the east, the Santan Freeway (Loop 202) to the south, vacant land to the west and the City of Chandler Water Treatment Plant to the north. There are existing single-family ranchettes located west of the Property along the south side of Willis Road. The Property is located at the end of Willis Road, which terminates at the Consolidated Canal.

Area Plan Amendment

An amendment to the "Chandler Airpark Area Plan" is requested by changing the Land Use Classification from Special Use Commercial to High Density Residential ("HDR") for approximately 2.0 acres of vacant land located along the Consolidated Canal on the south side of Willis Road (APN 303-29-006A) (the "Parcel A"). Parcel A is part of a larger parcel of land consisting of approximately 4.4 acres of land located immediately west and contiguous to the Amendment Parcel (APN 303-29-006A) (the "Parcel B"), which currently has the HDR Land Use Classification. Therefore, with the amendment of the Chandler Airpark Area Plan of Parcel A, the entire property (including Parcel B) will result in a property consisting of approximately 6.4 acres having the HDR Land Use Classification (the "Property").

Land Use Classification

The Chandler Airpark Area Plan provides the City of Chandler (the "City") a strategic guide as to the future development within the "Chandler Airpark Area". In addition, the Chandler Airpark Area Plan follows the overall goals and policies of the "Chandler General Plan" and is compatible with the surrounding uses proposed in the General Plan.

The Chandler Airpark Area Plan identifies the general types, locations and pattern of land uses desired in the Airpark Area. In addition, the HDR land use designation allows development of high density residential within a range of 12.1 – 18 dwelling units per acre, and the proposed land use amendment and rezoning would support the following goals of the Chandler Airpark Area Plan for high density residential:

General Land Use

Goal 1.0 To guide and control the orderly growth of the Chandler Airpark Area to ensure compatible new development.

Policy 1.1 The City shall ensure the development in the areas adjacent to the Chandler Airport Area is compatible with development in the Chandler Airpark Area.

The HDR Land Use Classification for Parcel A would be compatible to the development of the Chandler Airpark Area.

Commercial Uses

Paseo System

Goal 7.0 To develop a linear system of equestrian, pedestrian and bicycle trails along the Consolidated Canal.

Policy 7.2 The City shall integrate the "Urban Village" into the Paseo System.

According to the Chandler Airpark Area Plan, the Special Commercial Use denotes the locations where the most intense types of both commercial and high-density residential development may take place. These areas are intended to encourage the development of "Urban Villages" along the Consolidated Canal Paseo System. After discussions with representatives in the City's Planning Division, based on primarily Parcel A's limited size, isolated location, and lack of arterial street frontage, there seems to be no intention to encourage any commercial development at the location of Parcel A; however, "high density residential development" was identified as acceptable. Therefore, the HDR land use classification would be applicable for Parcel A since the property is located adjacent to Parcel B that currently has the same land use classification.

Residential

Goal 4.0 To create quality residential developments for the Airpark Area citizens.

Policy 4.1 The City shall plan for the development of a mix of housing types and densities within the Airpark Area.

The Land Use Plan designates approximately 1,890 acres of land for residential uses throughout the Airpark Area. Five residential land use types are classified by density, ranging from Rural Residential to

High Density Residential, defined primarily by structure type and the density of development. The HDR land use classification denotes where significant amounts of high-density residential dwellings are appropriate. These areas are located where substantial residential development intensity is desired. Therefore, with Parcel B having the HDR land use classification, it would be appropriate for Parcel A to have the same designation. In addition, the location of the property would support the land use goal for the HDR land use classification, or where high-density residential dwellings would be deemed appropriate.

Current and Proposed Zoning

The current zoning for the Property is AG-1 (Agricultural District). Based on the designated and proposed Land Use Designation, the appropriate land use classification for the Property would be the HDR land use classification. Under the Chandler Airpark Area Plan, the HDR land use has a defined residential density range of 12.1 to 18.0 dwelling units per acre. In addition, the Chandler Airpark Area Plan also designates the HDR land use classification on vacant parcels located west of the Property, which includes the area from the Property to McQueen Road extending along Willis Road.

As previously discussed, the Property consists of two separate parcels, which allows the Property to be a "multi-parcel project". Therefore, the proposed rezoning for conceptual Planned Area Development (PAD) zoning would provide for the ultimate density range defined by the HDR land use classification. A comparable zoning classification would be MF-3 (High Density Residential District), which allows residential development in a manner that would result in dwelling units not to exceed the eighteen (18) units per acre, as defined by that zoning district.

Proposed Development - Design Standards

The intention for future development on the 6.4-acre property is to develop a quality multi-family development comparable to the quality and expectations of multi-family development in Chandler. This development would be developed in accordance with the City's "Multi-Family Residential Development Standards", the MF-3 Zoning District, the Consolidated Canal Paseo Design Guidelines and all other City codes, standards, requirements, and policies. These standards would include for example, but are not limited to, the following:

- There will be a mix of one-, two-, and perhaps three-story buildings that would have graduated elevations in order to promote roofline and plane changes. The height restrictions for the development would be governed by the MF-3 Zoning District and any other applicable City codes, standards, requirements, and policies. Two- and three-story portions of the development would be considered for locations along the Santan Freeway (Loop 202) and the Consolidated Canal (and across of the Water Treatment Plant). It is anticipated that single-story structures will be located along Willis Road. In addition, the project site plan design will seek to vary building orientations and massing to promote a varied design along street, freeway, and canal frontages. These design features would provide the proper transition to the "less intensive zoned area", property currently zoned agricultural, to the west of the Property along the south side of Willis Road (or the existing single-family ranchettes).

- The multi-family buildings will have varying elevations styles, exterior colors, and building materials throughout the development. Building variations will be encouraged to avoid lineal and unbroken building lines. Varied rooflines on individual buildings and among buildings will further be used to provide enhanced design.

Varied building elevations, colors, and rooflines.

- The multi-family development will vary building orientation and massing to avoid buildings that are lined along a street or a property line. All setback requirements will meet zoning specifications.

- Any covered parking canopies will include materials that with be compatible to the design quality of the development and will be located to promote both the ease of use and safety. Any garages will be located as part of the perimeter walls, at the end of buildings or under the buildings. The location of covered parking canopies will be minimized along Willis Road.

Typical covered parking areas.

- Patios and balconies, private open space, will be screened with solid enclosures and any open elements will be used as accent features. Any exposed stairwells visible from adjacent streets will be screened or partially screened.

Example of typical patios. balconies, and stairwells.

- The project landscaping will be used to enhance the overall design of the project. Useable common open space would be provided at the amount required by City standards. Any entry features and perimeter walls will provide project signage in a landscaped setting. The landscaping requirements along Willis Road, the freeway, and the site's perimeter will meet all City standards and requirements.

Entry landscaping.

Perimeter wall.

- Amenity areas will be designed as part of the common open space of the development (e.g. access area located adjacent to the Paseo System along the Consolidated Canal). The actual amenity options shall be determined by City standards

Typical amenity area.

In addition, due to the location of the Property along the Santan Freeway (Loop 202) Freeway, the development of the Property would be required to satisfy all of the noise attenuation requirements of the Arizona Department of Transportation and City of Chandler. The development of the Property as a multi-family development would further provide the reduction of existing noise from the Santan Freeway (Loop 202) to existing area property. In addition, the development will be required to meet any noise attenuation measures as required by the City due to its location in the Airport Impact Overlay District.

The actual site and building design of a multi-family residential project will be provided through the approval of a Preliminary Development Plan application. The design for the development of the Property will meet applicable City codes, standards, policies, and expectations for quality development in the City.

Lastly, it is the intention of the property owner to seek a development partner for the property. The approval of the Area Plan Amendment for Parcel A and the conceptual PAD (Planned Area Development) zoning of Parcel A and Parcel B allows for the expeditious completion of that goal to develop the property with multi-family residential and the submission of a Preliminary Development Plan application.

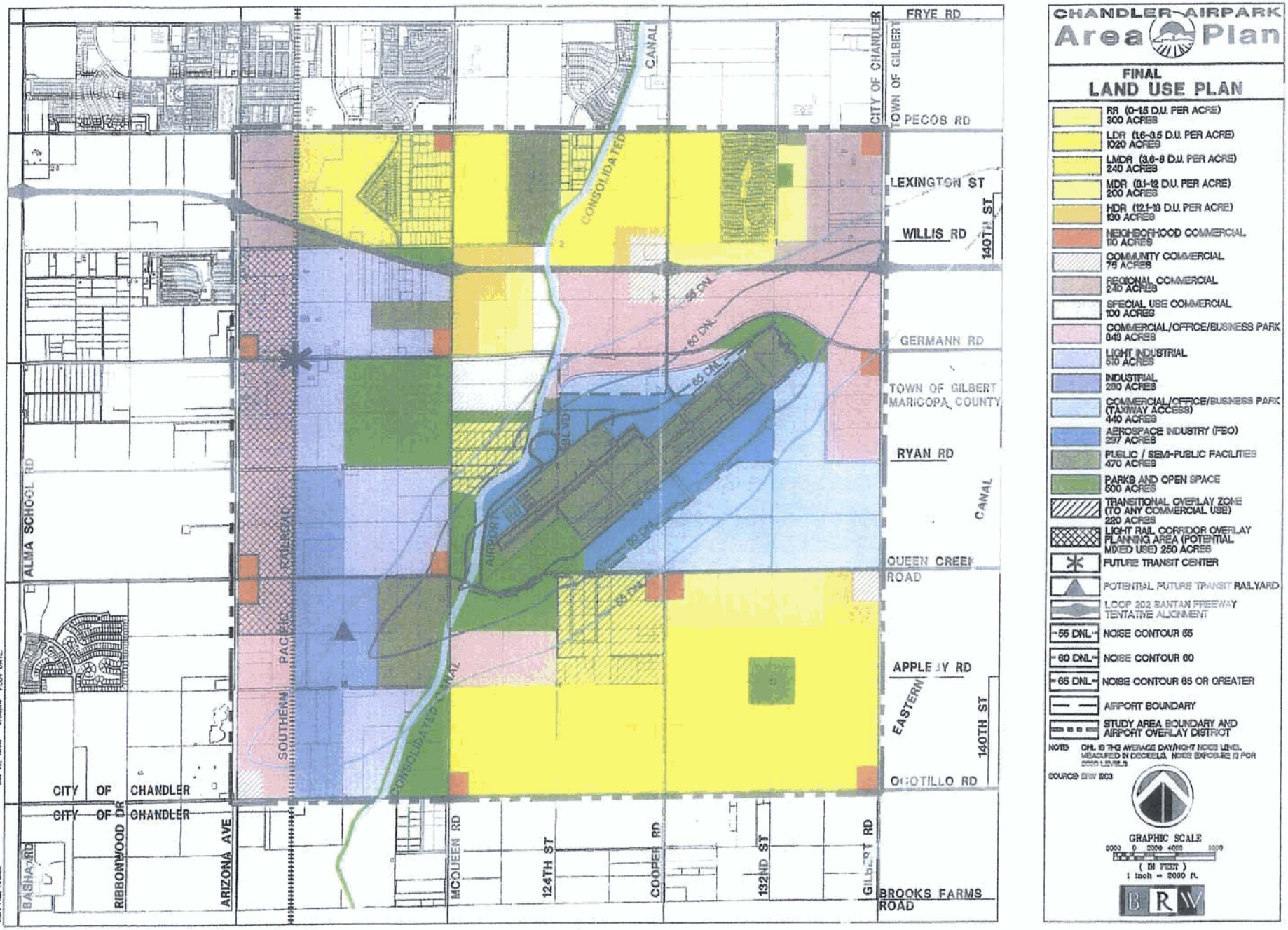
Conclusion

The development of a multi-family development under the proposed PAD zoning is the best use of the Property. This type of development would provide the best transition use between the Santan Freeway (Loop 202) and the existing uses located south and west of the Property. This multi-family residential use would match the current transitional use as defined by the Chandler Airpark Area Plan for the remaining land area between the Property and McQueen Road along the south side of Willis. Based on the location of the Property in an existing residential area with Willis Road terminating at the Consolidated Canal, this use would be the most beneficial for the existing and long-term surrounding land uses.

Willis Road Property (Parcel A)

Willis Road Property

EXISTING AREA PLAN



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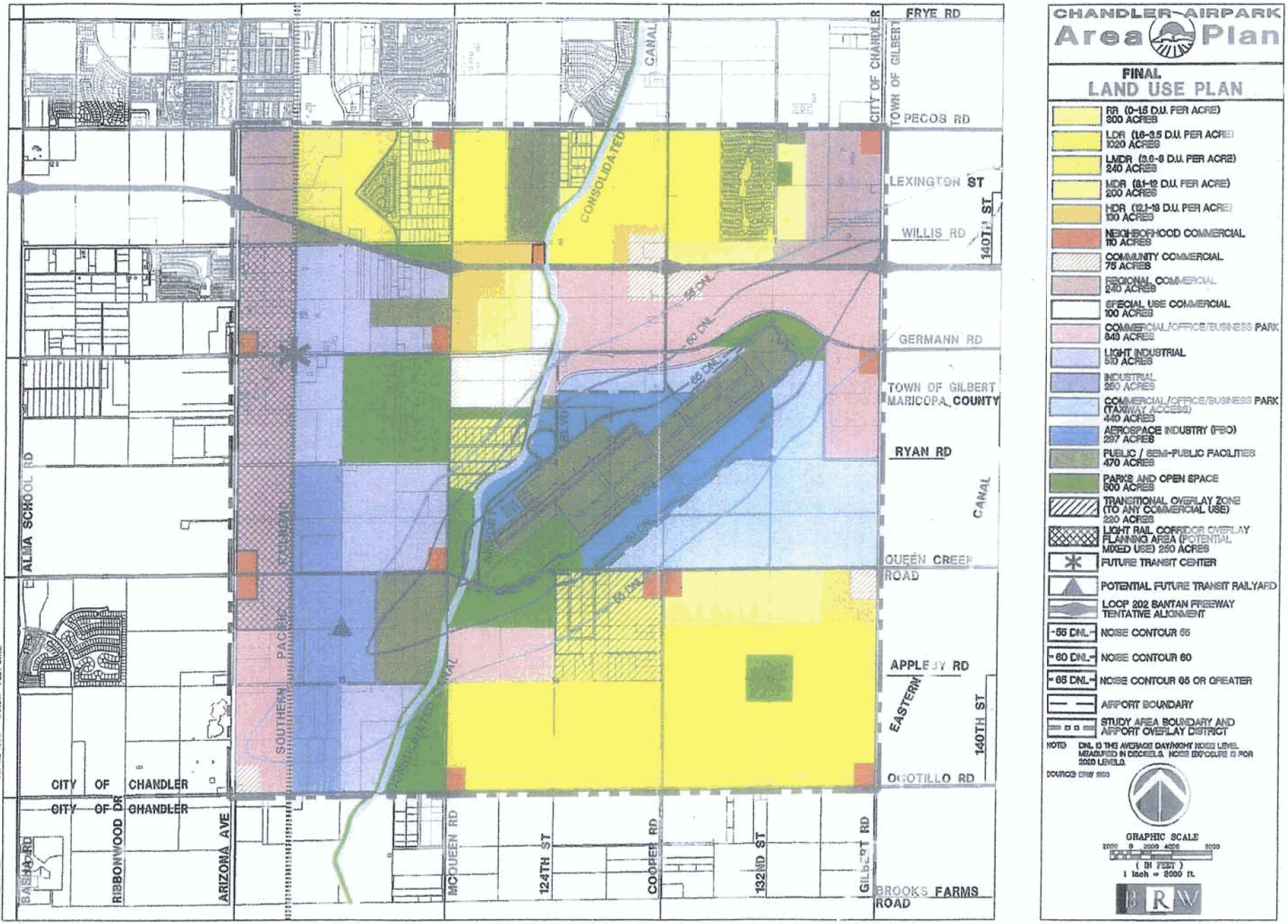
PROPOSED AREA PLAN



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