

Add info 48

FEB 28 2008

**Melanie Sala-Friedrichs/COC**

02/28/2008 08:54 AM

To CityClerkDivision

cc Kevin Mayo/COC@ci.chandler.az.us, Susan  
Moore/COC@ci.chandler.az.us

bcc

Subject Fw: Santa Maria Village

----- Forwarded by Melanie Sala-Friedrichs/COC on 02/28/2008 08:53 AM -----



**Shaunna Ferguson**

**<tangirl480@yahoo.com>**

02/28/2008 06:38 AM

To mayor&council@chandleraz.gov

cc

Subject Santa Maria Village

We will be unable to attend the meeting tonight, but we support the recommendation of the city's planning staff to deny the rezoning request for the Santa Maria Village.

Thanks,

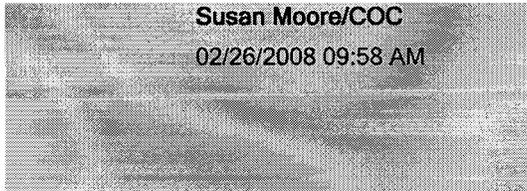
Rich & Shaunna Ferguson  
1220 E. Flint St  
Chandler, AZ 85225

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Add info #48

FEB 28 2008



Susan Moore/COC

02/26/2008 09:58 AM

To CityClerkDivision

cc David Bigos/COC@ci.chandler.az.us, Melanie  
Sala-Friedrichs/COC@ci.chandler.az.us

bcc

Subject Fw: Re:DVR 07-0034 Santa Maria Village

----- Forwarded by Susan Moore/COC on 02/26/2008 09:56 AM -----



"ancastro"

<ancastro@cox.net>

02/25/2008 09:59 PM

To <lowell.huggins@chandleraz.gov>

cc

Subject Re:DVR 07-0034 Santa Maria Village

Dear Councilmember Huggins,

First off I would like to take a little trip down memory lane, just for kicks and giggles. I was a Junior at Chandler High School, and you were a police officer on the Chandler Police Department. It was back in the days when Erie was still a through street and during lunch it was the ritual to cruise. During that time frame I was making my way East on Erie to make a left turn onto Arizona Ave when someone in the straight ahead lane saw some of his buddies hanging out in the lot North of the school and decided to make a left turn from the straight ahead lane across the left turn lane and oncoming traffic lane. His decision was so sudden I did not have time to react fast enough to stop in time and hit him in the passenger door. Thus my first wreck.

I could go on with more details but to make along story short, I remember thinking that all I was hoping for was that Office Huggins would be the one to answer the call, and you did. Once I saw that it was you I had an immediate calm. You had a reputation on the High School campus as being a cool cop. I was more afraid of telling my mom then having to answer to you. And that is the stroll down memory lane. Hope it gave you a chuckle.

Now for the real purpose of my email.

It is with great apprehension that I send this email in which I express the feelings of both me and my husband regarding the proposed development of Santa Maria Village. The apprehension we feel is because we fear that our expressed feelings about the development will fall on deaf ears. It is all too common that the big businessman/business with the money will prevail despite all our efforts to oppose some of the things that are planned to be in the development.

For my husband and I it is mainly the Car Wash and the Tire Shop. Business's both of which create consistently loud, intrusive noise that no one in our area is looking forward to having in our backyards, and I would venture to guess that neither would you. Mr. Scott Ward has asked us what our neighborhood would like, and told us that he was willing to work with us but his idea of working with us is bandaging the noise.

None of what we have asked has even remotely been considered by Mr. Ward. I know that from a business, and city perspective some of the changes that have been asked for are unrealistic. My husband and I would just like there to be a compromise, and by making the compromise a reality Mr. Ward can keep his word, we can have renewed faith in our city and its government, and the myth that the big businessman/business with the money prevails, can be dispelled.

The compromise that I and my husband would like to see is, at the very least: do away with one of the businesses and put that one business at the farthest point from our back property line along with all the sound barriers that Mr. Ward and the City Commissioners have suggested would be put into place.

It is with our sincere hope that you give this proposal serious deliberation, and take into consideration all those involved before reaching your decision.

Thank you for you time,  
Antonio & Heidi Castro

Add info #48

FEB 28 2008

Melanie Sala-Friedrichs/COC

02/25/2008 10:33 AM

To CityClerkDivision

cc Kevin Mayo/COC@ci.chandler.az.us

bcc

Subject Santa Maria Village

----- Forwarded by Melanie Sala-Friedrichs/COC on 02/25/2008 10:31 AM -----



JOHN YANTIS

<yjsusan@msn.com>

02/23/2008 07:05 PM

To <mayor&council@chandleraz.gov>

cc

Subject

Dear Mayor and Council,

My name is John Yantis and I reside at 1161 E. Flint Street in Chandler. I am writing on behalf of my wife and myself regarding the proposed rezoning for Santa Maria Village on the northeast corner of McQueen Road and Chandler Boulevard.

We are opposed to the tire shop and carwash planned for the mixed-use development. We agree with your planning staff's recommendation the proposal is inconsistent with the city's General Plan. Specifically, the location and orientation of commercial uses along McQueen is incompatible with the existing residential homes and the proposed residential component of the plan.

We feel the noise generated by the tire shop's pneumatic tools and the vacuums and blowers that will be used at the carwash will be overwhelming based on their proximity to the existing and proposed homes. Added to this will be the noise of running diesel engines and blaring boom boxes by customers waiting in line.

Simply put, the proposal has too many uses for 18 acres. City staff is correct in saying the commercial parcels along McQueen are too small to adequately address the noise impacts. A more creative proposal is needed.

To conclude, my wife and I are proud to be residents of Chandler. We have lived here for 22 years. We feel this city has been a very well run community in recent years.

Please listen to your planning staff and protect our neighborhood from these very incompatible uses.

Thank you for considering our request.

John and Sue Yantis

#48

FEB 28 2008



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

**MEMORANDUM                      Planning & Development - CC Memo No. 08-045**

**DATE:**            FEBRUARY 19, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                         DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
                         JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
                         BOB WEWORSKI, PLANNING MANAGER

**FROM:**            KEVIN MAYO, PRINCIPAL PLANNER

**SUBJECT:**        DVR07-0034 SANTA MARIA VILLAGE  
                         Introduction and Tentative Adoption of Ordinance No. 4030

**Request:**        Rezoning from Planned Area Development (PAD) for conceptual commercial uses, to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a mixed-use development with commercial and residential uses

**Location:**        North and east of the northeast corner of Chandler Boulevard and McQueen Road

**Applicant:**        Brennan Ray  
                         Burch & Cracchiolo, P.A.

**Project Info:**    18-acre site, 9.7-acre residential component; 38 buildings, 114 units, 11.7 units/acre 8.3-acre commercial component; carwash, tire store, grocery store, retail shops

**PLANNING COMMISSION RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission recommends approval.

**STAFF RECOMMENDATION**

Upon finding the request to be inconsistent with the General Plan, Staff recommends denial.

**BACKGROUND**

There is a legal protest for this request.

The request is for rezoning from Planned Area Development (PAD) for conceptual commercial uses, to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a mixed-use development with commercial and residential uses on an approximate 18-acre site located at north and east of the northeast corner of Chandler Boulevard and McQueen Road.

The subject 18-acre site surrounds an existing Circle K gas station located on an approximate 1.86-acre site at the immediate corner. The site received PAD zoning for conceptual commercial uses in 1987 as part of the larger 300+ acre Traditions Master Plan. With the exception of a vacant commercial corner at the northwest corner of Chandler Boulevard and Cooper Road, as well as the subject vacant 18-acres, the Traditions Master Plan is built-out. The subject site is surrounded to the north and east by existing residential neighborhoods as part of the Traditions development. Chandler Boulevard abuts the property's south side, with vacant land approved for a Quick Trip gas station and commercial uses located south of Chandler Boulevard. McQueen Road borders the site's west side with City owned residential housing located west of McQueen Road.

The request includes a medium density residential component on approximately 9.7-acres of the 18-acre subject site, with the remaining 8-acres proposed as a combination of commercial uses. Primary access to the gated residential component is provided along Superstition Boulevard abutting the site's east side, with a secondary gated residential access provided within the commercial component. The commercial component gains access from all three adjacent streets. The applicant proposes to develop the site in two phases. Phase I will include the entire commercial component with all right-of-way improvements along Chandler Boulevard, McQueen Road, and the portion so Superstition Boulevard abutting the commercial component. Phase II is shown as the residential component. The applicant has represented the intention to submit for building permits immediately following City Council approval.

### **COMMERCIAL COMPONENT**

The commercial component of Santa Maria Village includes a freestanding carwash (Pad D) and freestanding Firestone Tire Store (Pad C) located along McQueen Road north of the existing gas station. The Chandler Boulevard frontage includes a freestanding 7,200 square-foot conceptual commercial building (Pad A), and an approximate 14,000 square-foot Fresh & Easy grocery store (Pad B) with adjacent 12,800 square-feet of in-line retail shops space (Shops A). Pad A is placed within a landscaped setting at the immediate corner of Chandler Boulevard and Superstition Boulevard. The Firestone building (Pad C) is placed within a landscaped setting along McQueen Road. Textured paving treatments accented by Date Palm trees are used at the two new driveway entrances along Chandler Boulevard and entrance along Superstition Boulevard to provide a sense of arrival. The site's 306 provided parking spaces exceed the Code requirement.

Architecturally the buildings utilize material variations and plane changes in a contemporary style to break up the building massing. The buildings are constructed of a combination of a stucco EIFS wall system with founder's finish block. Saltillo Tile accent bands provide a visual break for the stucco wall planes. All buildings incorporate an architectural angular wall element to further 'tie' the buildings together in an effort to create a unified development. Finally, suspended metal shade canopies and sloped concrete tile roof canopies provide additional visual interest to the building as well as functional pedestrian shaded walkways. Elevations for the

future Pad A are not provided however the development booklet indicates this building will carry an architectural style consistent with the balance of the commercial component. It is important to note that the carwash building does include materials found upon the other commercial buildings, however the angular architectural element is not present. Further development of the carwash would be needed to ensure design compatibility.

The Firestone Building is sited perpendicular to McQueen Road to screen the service bays from direct arterial street views. The building includes 10 bays, 5 facing south and 5 facing north. The 5 north-facing bays are approximately 320-feet from the existing residential property's backyards. Through extensive neighborhood work, the self-automated car wash facility (Pad D) has undergone changes in response to neighborhood concerns regarding noise. The carwash building, oriented parallel with McQueen Road, is located approximately 75-feet from the existing residential property lines. Entrance to the carwash is provided at the north end. A double queuing lane is setback 30-feet from the residential property lines, with a staggered double row of 24-inch box Mondel Pine trees planted within the 30-foot landscaped buffer. A 5-foot high block wall provides additional noise mitigation for the pay kiosk. The applicant has represented at the neighborhood meetings the intent to replace the existing approximate 5'-6" high block wall with a new 8-foot high grout-filled sound wall along the commercial portion.

A comprehensive sign package is included with the commercial portion. The sign package includes criteria for the building mounted signage as well as freestanding monument signage. Building mounted signage is proposed as individual mounted internally illuminated pan-channel lettering. Corporate colors and fonts are permitted. Two 10-foot tall two-tenant panel monument signs are proposed along McQueen Road with another 10-foot tall two-tenant panel sign located along Chandler Boulevard. A single 12-foot tall two-tenant panel freestanding monument sign is proposed along Chandler Boulevard. All monument signs include a canted stone column and stone base. A concrete planter pot is placed upon each column. Tenant panels are proposed as routed aluminum with acrylic-backed lettering.

### **RESIDENTIAL COMPONENT**

The approximate 9.7-acre residential component of Santa Maria Village includes 38 tri-plex buildings for a total of 114 units with an overall density of 11.7 dwelling units per acre. The gated residential entrance along Superstition Boulevard includes decorative paving accented by Date Palm trees, similar to treatments used upon the commercial component. The entrance terminates at the community's primary open-space recreational amenity. A community pool and pool house is provided that includes a breezeway, restrooms and a ramada. Two large turfed open spaces are provided for outdoor recreational activities. A second outdoor recreational amenity including a tot-lot is included at the residential component's southwestern corner.

The residential buildings have been arranged to minimize the impact upon the existing homes adjacent to the north. A 10-foot landscape buffer with 24-inch box screen trees is provided along the entire northern property line. A residential drive serves to provide additional separation from the existing residential backyards. Additional landscaped buffers are provided along the south and west to buffer the two components. Two pedestrian gates allow direct access from the residential component to the future commercial uses.

The residential buildings are proposed as two-story tri-plex buildings, which include two multi-level townhomes with a single level condominium unit located above the garages. The units

range in size from 1,110 square-feet to 1,650 square-feet. Six different building elevations provide architectural diversity. Varied roof ridgelines, architectural elements and projections, varied window treatments, as well as stone and brick accent materials serve to break up the two-story residential buildings box-on-box nature. Each townhome unit provides a two-car garage, while each single-level two-bedroom condominium unit provides a single-car garage. An additional 52 uncovered guest spaces are distributed throughout the residential component.

### **DISCUSSION**

Staff recommends denial of the request finding the location and orientation of the commercial uses along McQueen Road incompatible with the existing residential homes and proposed residential component. While the existing PAD zoning and proposed PAD Amendment permits uses such as the car wash and tire store, the final design and location of these uses is determined through the Preliminary Development Plan. Staff visited another similar carwash, owned by the same operator, finding the use to generate significant noise impacts, which are incompatible with residential uses. Specifically, Staff finds the noise generated by the car wash equipment itself, as well as the noise generated by the carwash patrons who play music while either waiting to pay or while vacuuming the cars, simply inappropriate to locate directly behind a residential backyard. While the applicant has taken steps such as locating the building (75-feet) and the queuing lane (30-feet) further away from the residential property line, Staff is of the opinion there are no adequate means to control and/or mitigate the potential noise impacts generated by this 'high-turnover' landuse.

Secondly, Staff finds the north facing doors of the Firestone Tire Store to represent a noise conflict as well. While Staff finds the carwash to represent the greater of the two impacts for the adjacent existing residential homes, if the carwash were to go away, the tire store's overhead doors facing the residential backyards would continue to represent a noise conflict even though the tire store is locate approximately 320-feet from the existing residential property line and even closer to proposed residential component of Santa Maria Village. A potential solution for this issue would be to utilize a floor plan that places all overhead doors on the building's south side facing away from the residential homes, however the user has elected to not utilize this solution.

A question could be asked why not approve the project with the carwash and/or tire store removed from the plan? Staff is of the opinion that the current site plan has created two disjointed commercial parcels along McQueen Road that are simply too small to adequately address compatibility issues specifically pertaining to noise impacts not only for the existing homes, but the proposed residential component as well. The applicant has worked with Staff to investigate any potential solutions to address the issue with the current site plan, however, the created parcel limitations continue to restrict the project's flexibility. Staff is not opposed to the concept of a mixed-use development at this location, or even the uses identified. However a more creative integrated site plan would be needed that properly transitions the different landuse intensities. Therefore Staff recommends denial of the request finding the appropriate solutions would require extensive modifications to the proposed site plan.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 5    Opposed: 1 (Gulsvig) Conflict: 1 (Flanders)

Discussion at the Planning Commission centered primarily around the potential noise impacts of the proposed tire store and carwash. The applicant presented a Noise Study Executive Summary that listed noise-level readings taken at a similarly situated existing carwash (owned by the same operator) along Chandler Boulevard. The noise study indicated that the existing carwash created an on-site additional noise level 10 decibels higher than the background noise, for a total of 70.4 decibels. A reading of 52.4 decibels was taken at the nearest residential property line. The comparison was made to the subject site in that the existing carwash is closer to residential properties than the subject site, and does not provide the amount of noise-mitigation that the proposed carwash provides. Numerous neighbors, adjacent to the subject site's north side, spoke in opposition to the proposed carwash and tire store. A neighbor spoke in opposition to the proposed two-story residential building's close proximity to their back wall as well. Planning Commission voted to recommend approval including a standard list of conditions normally applied to a rezoning request, as well as 6 additional conditions, 11 through 16, as noted below.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code. Public hearing notices were sent to all property owners within a ¼ mile radius and registered neighborhood associations within ½ mile.
- Two neighborhood meetings were held. A meeting was held on 11/15/07 in which 23 neighbors attended. Concerns were raised regarding the type and proximity of landscaping along the north property line, the potential to raise the existing wall, and the overall noise impacts the carwash would have on the existing homes. A second neighborhood meeting was held on 12/18/07 in which 11 neighbors attended. The developer addressed various changes that were made in response to the concerns raised at the previous meeting. The same neighbors continued to offer opposition to the carwash due to noise concerns.

Staff has received two phone calls from residents opposing the carwash component of this request. Following the Planning Commission hearing, Staff received a copy of a Petition of Opposition for the rezoning request. The petition contained enough signatures of property owners within 150-feet to constitute a Legal Protest. A copy of the petition is attached to this memo. Additionally, Staff has received individual letters of opposition from neighboring property owners, which are attached as well. The applicant has provided a support petition, attached to this memo.

#### **PLANNING COMMISSION RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission recommends approval of the rezoning from Planned Area Development (PAD) for conceptual commercial uses, to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a mixed-use development with commercial and residential uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SANTA MARIA VILLAGE" kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0034, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Chandler Boulevard, McQueen Road and Superstition Boulevard including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. 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.
7. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
8. 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.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department.
11. 48-inch box trees, 15-feet high at the time of planting, shall be installed along the north property line as part of Phase I.
12. The existing block wall along the north property line shall be replaced with a 7-foot high block wall adjacent to the proposed residential component, and an 8-foot high wall along the proposed commercial component.
13. The carwash after-hours security chains shall be replaced with wrought-iron gates painted to match the building.

14. The Pad C Firestone building's architecture shall match the Pad B grocery store's building architecture.
15. Additional screen trees shall be planted between the Pad C Firestone building, and the Pad D carwash building.
16. A second row of screen trees, installed as part of Phase I, shall be planted between the proposed residential component and Pad C/Pad D.

**STAFF RECOMMENDED ACTION**

Upon finding the request to be inconsistent with the General Plan, Staff recommends denial.

**PLANNING COMMISSION PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4030 approving DVR07-0034 SANTA MARIA VILLAGE rezoning, as recommended by Planning Commission.

**STAFF PROPOSED MOTION**

Move to deny the Rezoning and Preliminary Development Plan request DVR07-0034 SANTA MARIA VILLAGE, as recommended by Staff.

**Attachments**

1. Vicinity Map
2. Ordinance No. 4030
3. Site Plan
4. Landscape Plan
5. Building Perspective Renderings
6. Building Elevations
7. Development Booklet, Exhibit 'A'
8. Petition of Opposition
9. Letters of Opposition
10. Petition of Support
11. Letter of Support

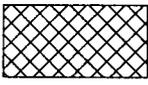


Project Site

Chandler Blvd.

McQueen Rd.

### Vicinity Map



DVR07-0034

Santa Maria Village



Chandler Arizona  
Where Values Make The Difference

CITY OF CHANDLER 7/28/2007

**ORDINANCE NO. 4030**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR CONCEPTUAL COMMERCIAL USES TO PLANNED AREA DEVELOPMENT (PAD) AMENDED FOR COMMERCIAL AND RESIDENTIAL USES (DVR07-0034 SANTA MARIA VILLAGE) 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 Planned Area Development (PAD) for conceptual commercial uses, to Planned Area Development (PAD) Amended for a mixed-use development with commercial and residential uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SANTA MARIA VILLAGE" kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0034, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Chandler Boulevard, McQueen Road and Superstition Boulevard including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. 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.
7. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
8. 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.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department.
11. 48-inch box trees, 15-feet high at the time of planting, shall be installed along the north property line as part of Phase I.
12. The existing block wall along the north property line shall be replaced with a 7-foot high block wall adjacent to the proposed residential component, and an 8-foot high wall along the proposed commercial component.
13. The carwash after-hours security chains shall be replaced with wrought-iron gates painted to match the building.
14. The Pad C Firestone building's architecture shall match the Pad B grocery store's building architecture.
15. Additional screen trees shall be planted between the Pad C Firestone building, and the Pad D carwash building.
16. A second row of screen trees, installed as part of Phase I, shall be planted between the proposed residential component and Pad C/Pad D.

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 \_\_\_\_\_, 2008.

ATTEST:

---

CITY CLERK

---

MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
2008.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4030 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:

**ORDINANCE NO. 4030**

**Attachment 'A'**

That portion of the Southwest quarter of Section 26, Township 1 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a brass cap in hand hole found and accepted as the monument for the Southwest corner of said Section 26 from which a brass cap in hand hole found and accepted as the monument for the South quarter corner of said section bears North 89 degrees 54 minutes 50 seconds East a distance of 2630.89 feet;

Thence along the south line of said Southwest quarter, North 89 degrees 54 minutes 50 seconds East a distance of 473.01 feet;

Thence departing said south line, North 00 degrees 51 minutes 29 seconds East a distance of 65.01 feet to the northerly right-of-way of Chandler Boulevard, being the **POINT OF BEGINNING**;

Thence continuing, North 00 degrees 51 minutes 29 seconds East a distance of 239.00 feet;

Thence South 89 degrees 54 minutes 50 seconds West a distance of 408.00 feet to the easterly right-of-way of McQueen Road;

Thence along said right-of-way, North 00 degrees 51 minutes 29 seconds East a distance of 74.34 feet;

Thence continuing along said right-of-way, North 02 degrees 46 minutes 03 seconds East a distance of 150.08 feet;

Thence continuing along said right-of-way, North 00 degrees 51 minutes 29 seconds East a distance of 160.00 feet;

Thence continuing along said right-of-way, North 89 degrees 08 minutes 25 seconds West a distance of 5.00 feet;

Thence continuing along said right-of-way, North 00 degrees 51 minutes 29 seconds East a distance of 91.76 feet;

Thence departing said right-of-way and along the south line of "The Tradition", a subdivision plat recorded in Book 341 of Maps, Page 14, Maricopa County Records, North 89 degrees 54 minutes 50 seconds East a distance of 1197.59 feet to the westerly right-of-way of Superstition Boulevard;

Thence along said westerly right-of-way, South 00 degrees 05 minutes 10 seconds East a distance of 695.00 feet;

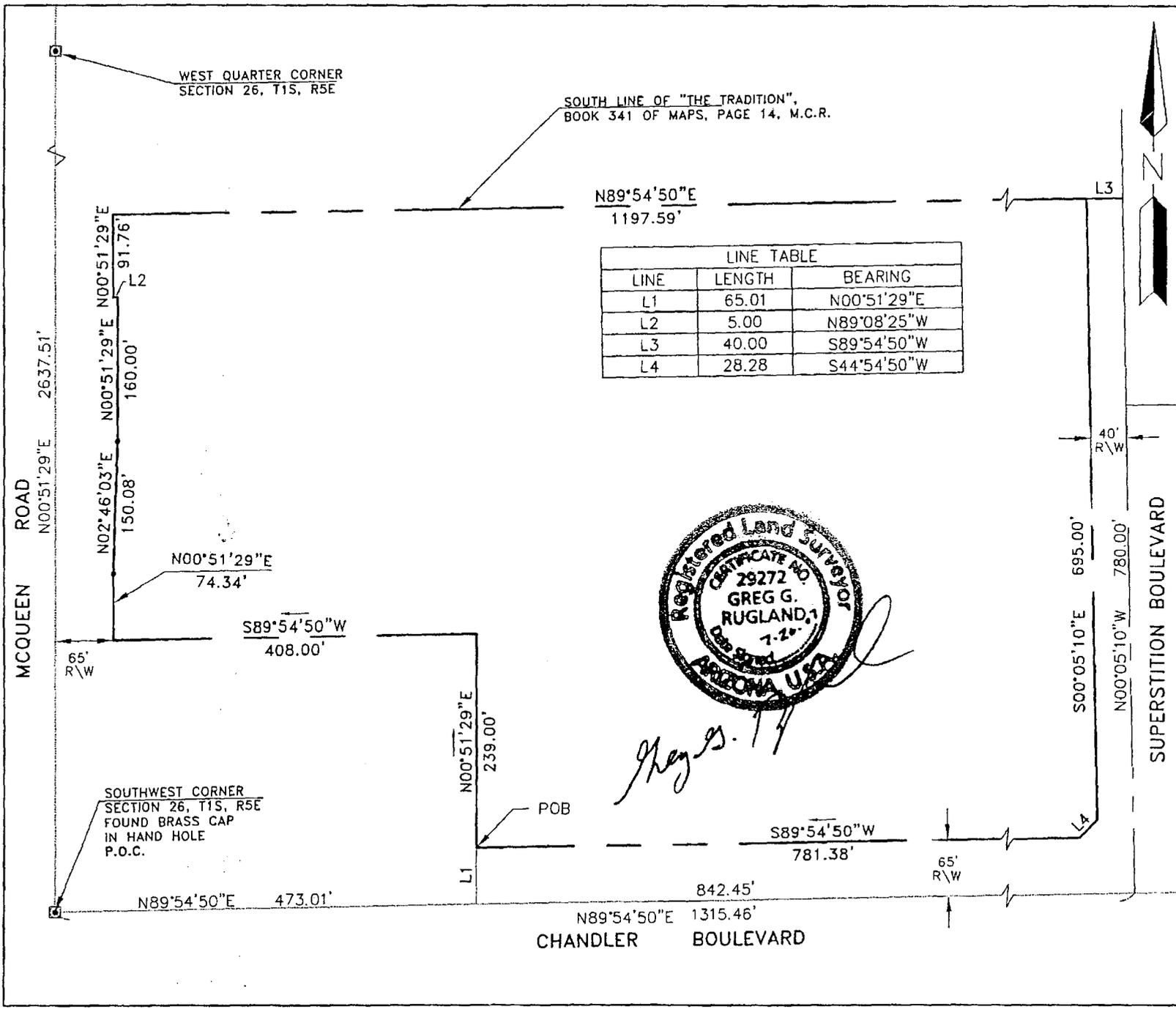
Thence transitioning from said westerly right-of-way to said northerly right-of-way of Chandler Boulevard, South 44 degrees 54 minutes 50 seconds West a distance of 28.28 feet;

Thence along said northerly right-of-way, South 89 degrees 54 minutes 50 seconds West a distance of 781.38 feet to the **POINT OF BEGINNING**.

The above-described parcel contains a computed area of 761,617 Sq. Ft. (17.4843 acres) more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

Prepared by: CMX, L.L.C.  
3100 W. Ray Road  
Suite 201  
Chandler, Arizona 85226  
Project No. 7326  
July 20, 2007

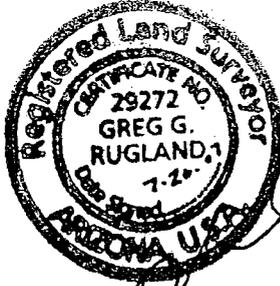




SOUTH LINE OF "THE TRADITION",  
BOOK 341 OF MAPS, PAGE 14, M.C.R.

N89°54'50"E  
1197.59'

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.01	N00°51'29"E
L2	5.00	N89°08'25"W
L3	40.00	S89°54'50"W
L4	28.28	S44°54'50"W

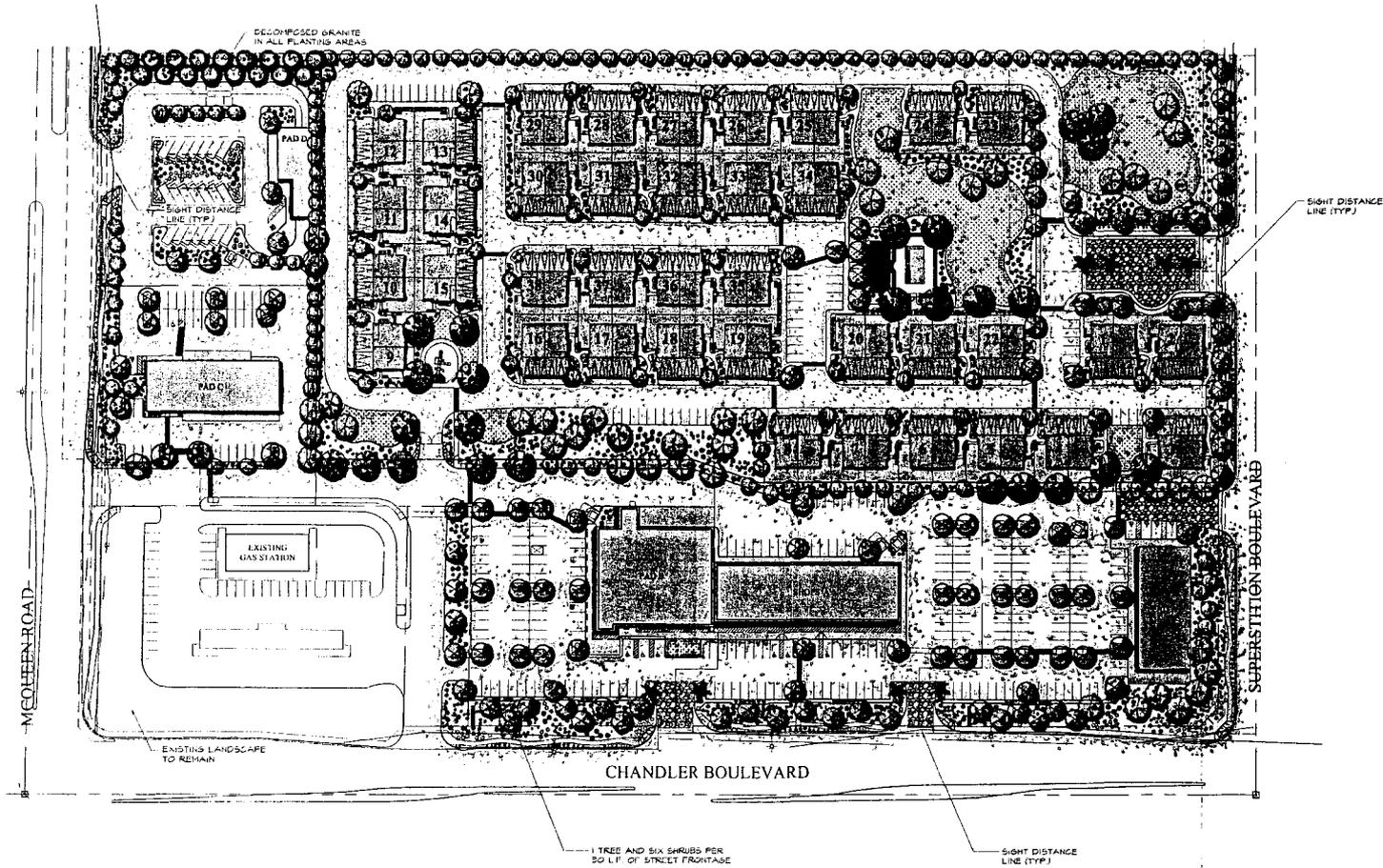


*Greg G. Rugland*



EAST VALLEY OFFICE 3100 WEST RAY RD. STE. 201 CHANDLER, AZ 85226 PH (480) 648-1900 FAX (480) 648-1918 www.cm.xinc.com	
CMX PROJ. 7326	NEC McQUEEN RD & CHANDLER BLVD McQUEEN RD & CHANDLER BLVD CHANDLER, ARIZONA
DATE: JULY 2007	<b>EXHIBIT "A"</b>
SCALE: 1"=150'	
DRAWN BY: CG	
CHECKED BY: GGR	
<small>U:\V300\7326\Exhibit\Legals\gras-araz.dwg 07-21-2007 - 10:56am</small>	

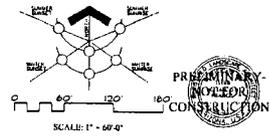




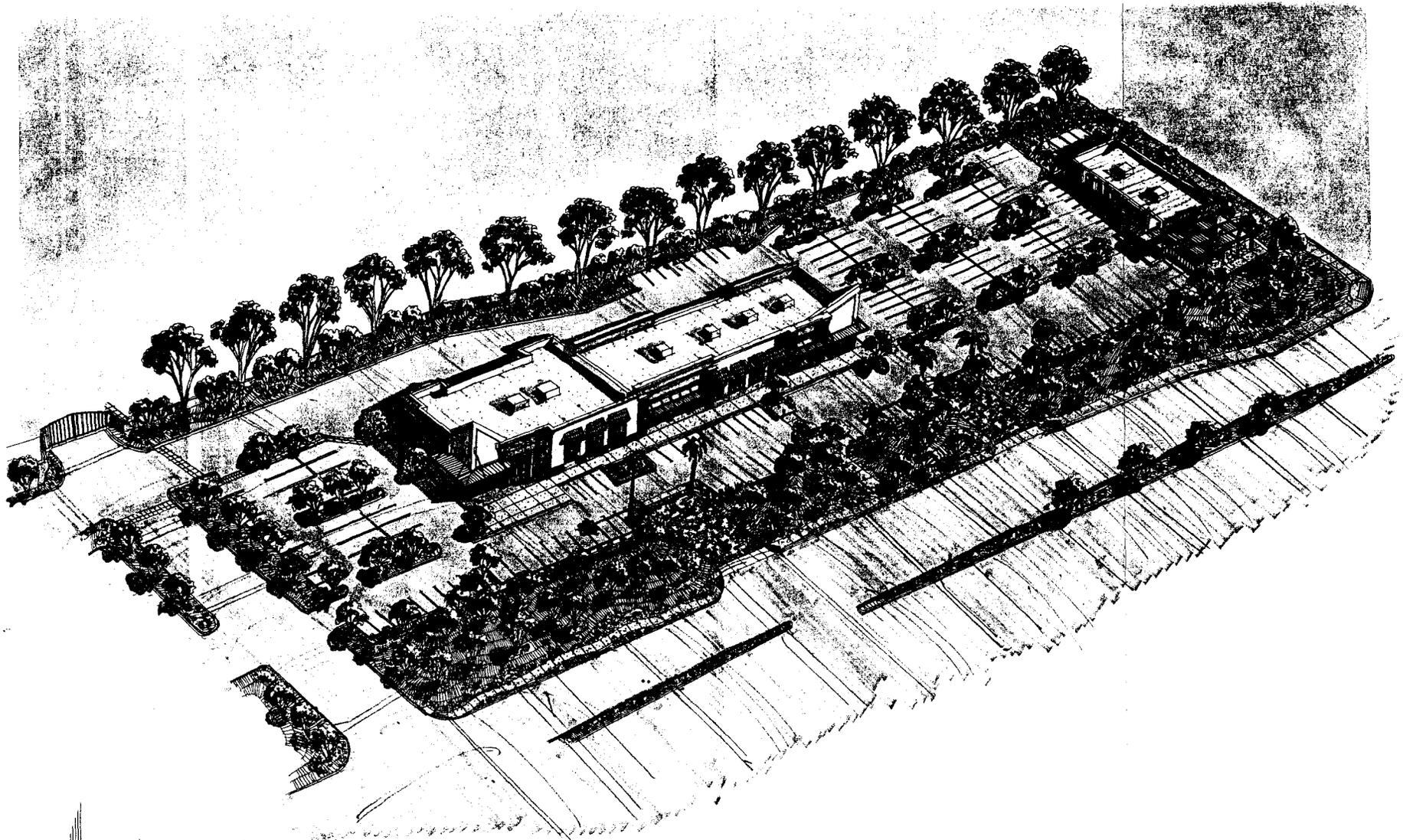
PRELIMINARY LANDSCAPE PLAN

# SANTA MARIA VILLAGE, CHANDLER, AZ

1045 N. 4412 Street  
 Suite 200 Phoenix, AZ 85048  
 (602) 998-8888  
 Fax: (602) 998-8888  
 www.pinnacleaz.com



THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS



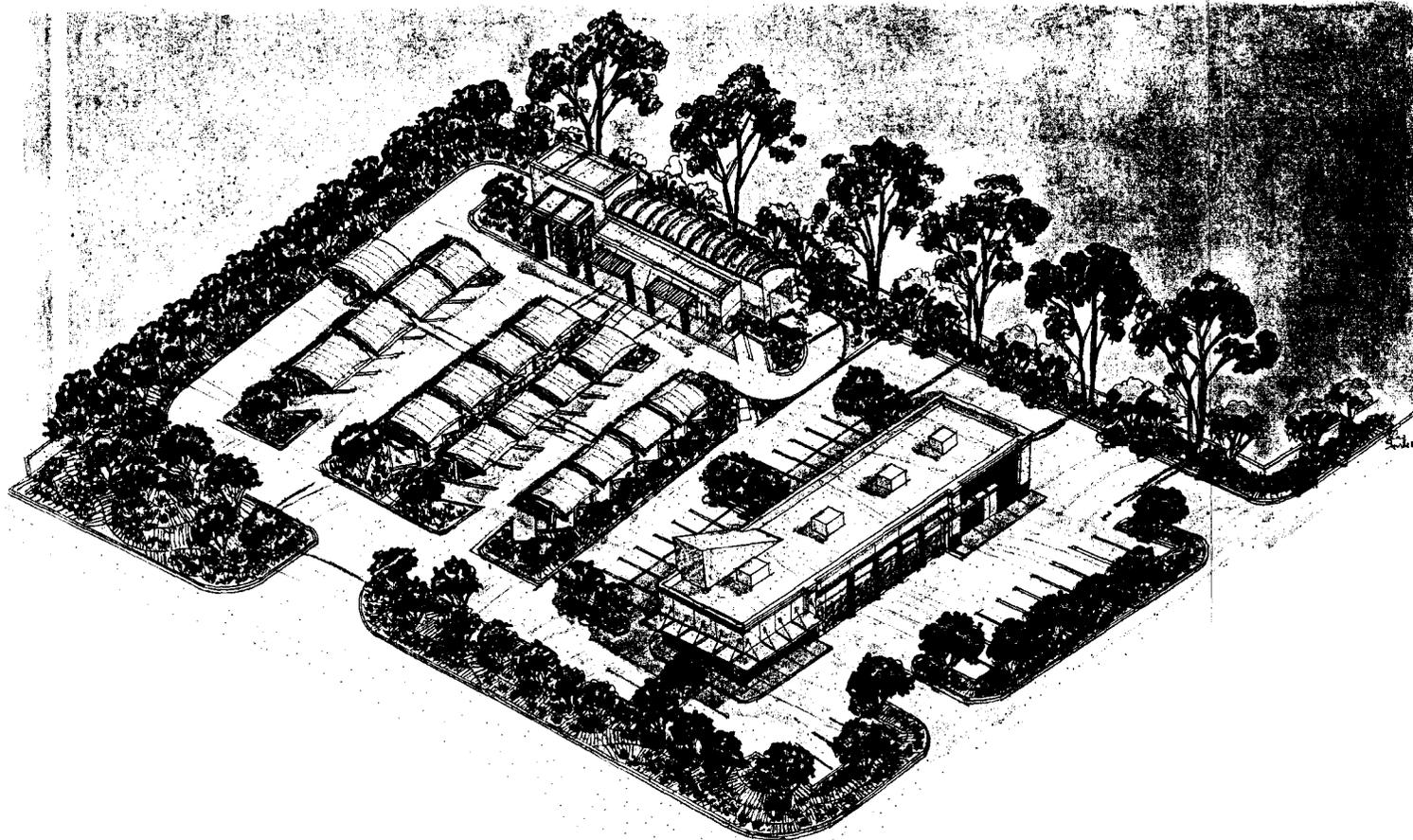
PINNACLE  
DESIGN, INC

VIEW FROM CHANDLER BOULEVARD

## SANTA MARIA VILLAGE, CHANDLER, AZ

1048 N. 44th Street  
Suite 200 • Phoenix, AZ 85008  
Tel: (602) 968-0667 • Fax: (602) 968-0668  
Web: www.pinnacleaz.com  
NOV-DEC 14, 2007

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS



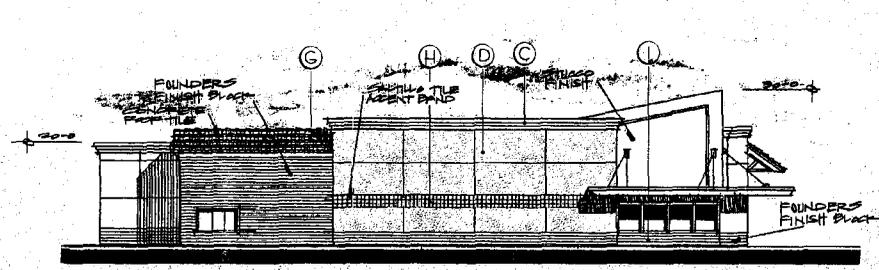
PINNACLE  
DESIGN, INC

VIEW FROM MCQUEEN ROAD

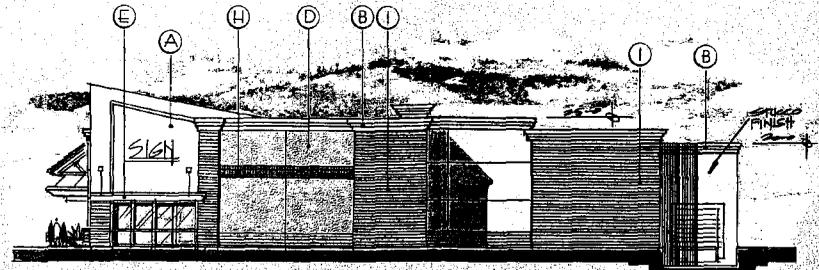
## SANTA MARIA VILLAGE, CHANDLER, AZ

1010 N. 44th Street  
Suite 200 Chandler, AZ 85004  
PH: 480.948.1000 FAX: 480.948.1000  
JAH/p 8/10/04  
NO. 04-0001-04-0001

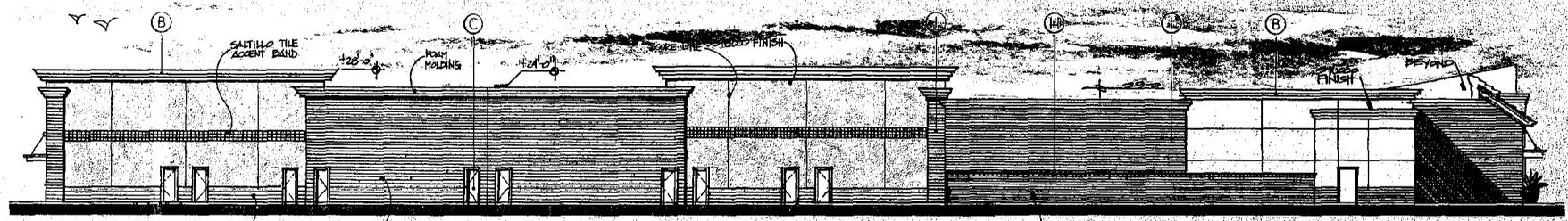
THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS



**WEST ELEVATION**  
PAD "B" scale: 3/32" = 1'-0"

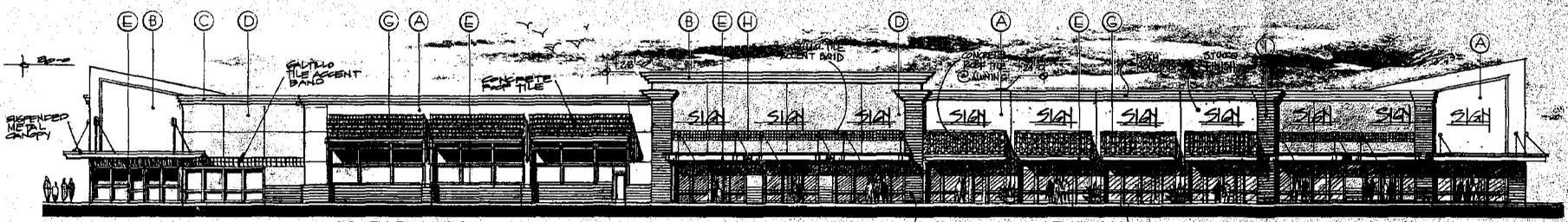


**EAST ELEVATION** SHOPS "A" scale: 3/32" = 1'-0"  
**EAST ELEVATION** PAD "B" scale: 3/32" = 1'-0"



**NORTH ELEVATION** SHOPS "A" scale: 3/32" = 1'-0"

**NORTH ELEVATION** PAD "B" scale: 3/32" = 1'-0"



**SOUTH ELEVATION** PAD "B" scale: 3/32" = 1'-0"

**SOUTH ELEVATION** SHOPS "A" scale: 3/32" = 1'-0"

**EXTERIOR ELEVATIONS**

Shops A & Pad B  
NEC McQueen Rd. & Chandler Blvd.  
Chandler, Arizona  
January 11, 2008



- (A)

PAINT TO MATCH  
SW 4057  
"Malted Milk"
- (B)

PAINT TO MATCH  
SW 6035  
"Gouzy White"
- (C)

PAINT TO MATCH  
SW  
"Universal Khaki"
- (D)

PAINT TO MATCH  
DE 6235  
"Northgate Green"
- (E)

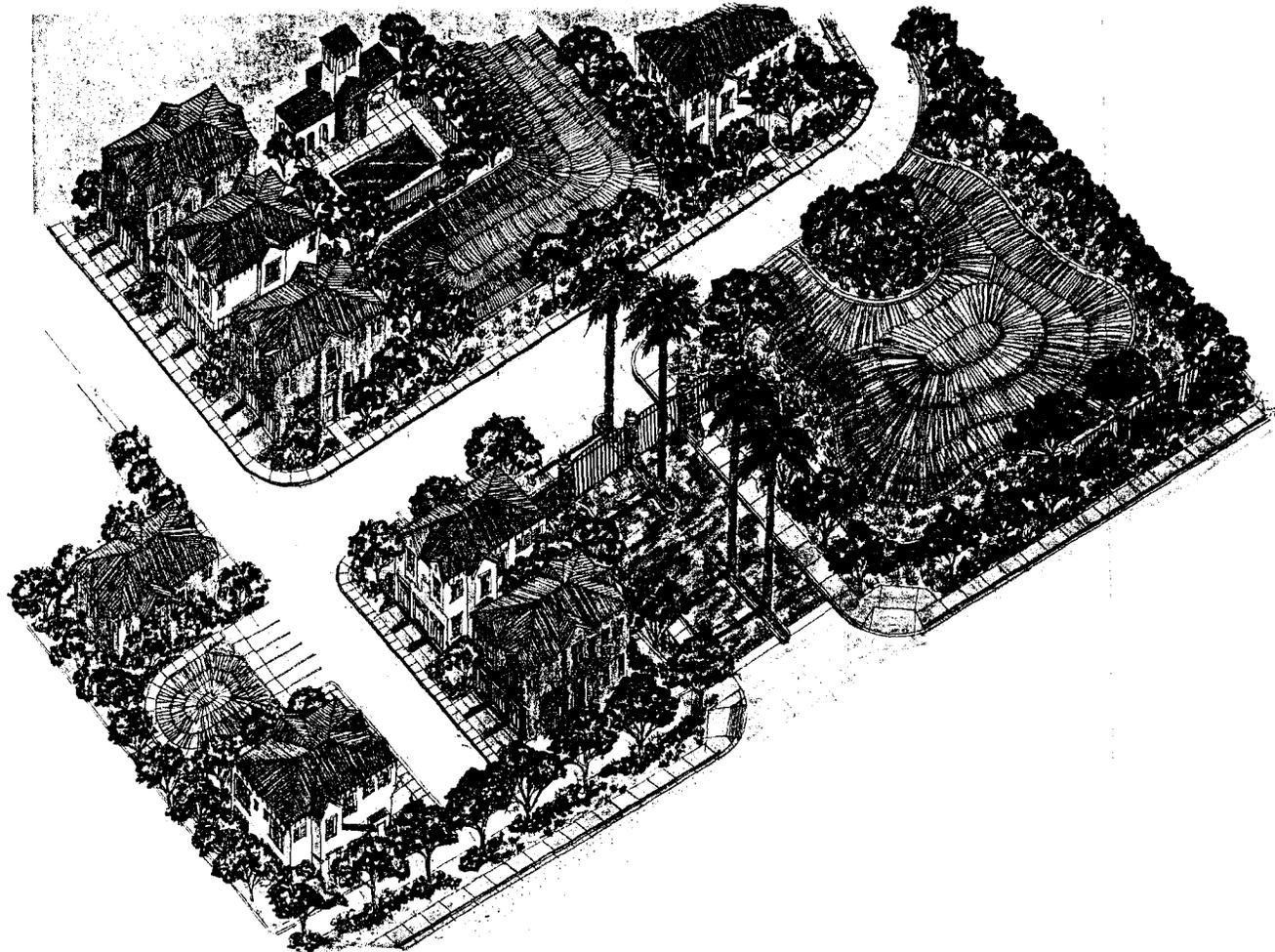
UNA CLAD  
ALUMINUM  
"Sierra Tan"
- (F)

UNA CLAD  
ALUMINUM  
"Champagne"
- (G)

MONIER LIFETIME  
MISSION "S" TILE  
"Sandstorm"
- (H)

SANTILLO  
TILE
- (I)

FOUNDERS FINISH  
CMU BLOCK



PINNACLE  
DESIGN, INC.

VIEW FROM SUPERSTITION BOULEVARD

## SANTA MARIA VILLAGE, CHANDLER, AZ

1500 N. 44th Street  
Phoenix, AZ 85018  
Tel: (602) 998-0000  
Fax: (602) 998-0001

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS



**STREET VIEW**  
3/32" = 1'-0"



**SIDE VIEW**  
3/32" = 1'-0"

**STREET SCENE**

**Santa Maria Village**  
Chandler, Arizona

**WARD REAL ESTATE**  
A DEVELOPMENT COMPANY

565 W. CHANDLER BLVD  
SUITE 210  
CHANDLER AZ 85226  
OFFICE 480.899.4330  
FAX 480.899.7923

KTGY NO. 20070875

**KTGY GROUP, INC.**  
ARCHITECTURE PLANNING  
17002 MITCHELL SOUTH  
IRVINE, CALIFORNIA 92614  
(949) 851-2133 FAX (949) 851-5156  
© 1999 ALL RIGHTS RESERVED

12-10-2007

February 15, 2008

RECEIVED

FEB 15 2008

CITY OF CHANDLER  
CITY CLERK

TO: Chandler Mayor Boyd Dunn, Vice-Mayor Lowell Huggins,  
Councilman Bob Caccamo, Councilwoman Trinity Donovan,  
Councilman Matt Orlando, Councilman Jeff Weninger and  
Councilman Kevin Hartke

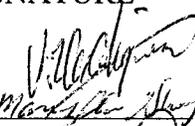
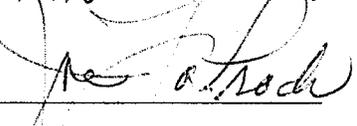
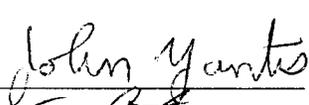
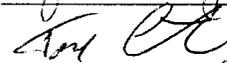
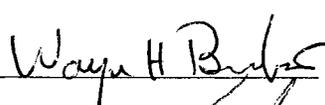
FROM: Flint Street Property Owners

SUBJECT: DVR01-0034 SANTA MARIA VILLAGE

We the undersigned agree with the recommendation of the Chandler Planning Staff and urge you to deny the present rezoning request.

We whole heartedly concur with the Staff's finding that the request is inconsistent with General Plan. Specifically, the location and orientation of commercial uses along Mc Queen Road is incompatible with the existing residential homes and the proposed residential component of the plan.

Sincerely,

PRINT NAME	SIGNATURE	ADDRESS
<u>VIKEN &amp; MARISEIA CHARGASSIAN</u>		<u>1091 E. FLINT ST, CHANDLER, 85225</u>
<u>JOE LARADE</u>		<u>1081 E. FLINT ST CHANDLER, AZ 85225</u>
<u>William C Castro</u>		<u>3601 S. Salt Cedar St. Chandler AZ 85226 1151 E Flint St, Chandler AZ 85225</u>
<u>JOHN YANTIS</u>		<u>1161 E FLINT ST. CHANDLER AZ 85225</u>
<u>Tony + Heidi Castro</u>	 	<u>1101 E. Flint St Chandler, AZ 85225</u>
<u>WAYNE + Susan D. Burt</u>		<u>1111 E Flint St Chandler, AZ 85225</u>
<u>Kristinia Peterson</u>		<u>1171 E Flint St 85225</u>

February 15, 2008

TO: Chandler Mayor Boyd Dunn, Vice-Mayor Lowell Huggins,  
Councilman Bob Caccamo, Councilwoman Trinity Donovan,  
Councilman Matt Orlando, Councilman Jeff Weninger and  
Councilman Kevin Hartke

RECEIVED

FEB 19 2008

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Sincerely,

PRINT NAME	SIGNATURE	ADDRESS
<u>Bink Truony</u>	<u>[Signature]</u>	<u>1100 E. Flint St.</u>
<u>Harumi Scott</u>	<u>[Signature]</u>	<u>1090 E. Flint St.</u>
<u>BRIAN COOPER</u>	<u>[Signature]</u>	<u>1141 E FLINT ST</u>
<u>Treasa Earl</u>	<u>[Signature]</u>	<u>1191 E Flint St</u>
<u>Tina Jones</u>	<u>[Signature]</u>	<u>1070 E. Flint St.</u>
<u>Rex Cunningham</u>	<u>[Signature]</u>	<u>1110 E. Flint St.</u>
<u>Jodi Cunningham</u>	<u>[Signature]</u>	<u>1110 E. Flint St.</u>

February 15, 2008

RECEIVED

FEB 19 2008

CITY OF CHANDLER  
CITY CLERK

TO: Chandler Mayor Boyd Dunn, Vice-Mayor Lowell Huggins,  
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Councilman Matt Orlando, Councilman Jeff Weninger and  
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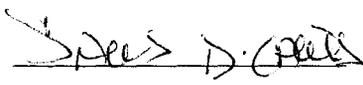
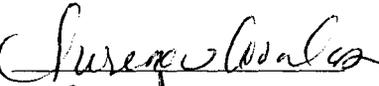
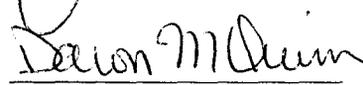
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Sincerely,

PRINT NAME	SIGNATURE	ADDRESS
JAKE PETERSEN		1131 E. FLINT CHANDLER, AZ 85225
SARA GARCIA		1231 E. Flint chandler, AZ
RICH FERGUSON		1220 E. FLINT ST.
SURENA GUALOS		1160 E Flint St, Chandler 85225
Carlos Guerrero		1180 E Flint St,
James J. Meyer		1170 E. Flint St.
Dawn M. Quinn		1190 E. Flint St.

February 15, 2008

RECEIVED

TO: Chandler Mayor Boyd Dunn, Vice-Mayor Lowell Huggins,  
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FEB 19 2008

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Sincerely,

PRINT NAME	SIGNATURE	ADDRESS
<u>PETER HERRMAN</u>	<u>[Signature]</u>	<u>1210 E. FLINT ST.</u>
<u>TERRI COLE</u>	<u>[Signature]</u>	<u>1201 E FLINT ST</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



vik g <g79ers@hotmail.com>  
02/19/2008 02:09 PM

To <kevin.mayo@chandleraz.gov>

cc

bcc

Subject OPPOSITION TO ( SANTA MARIA VILLAGE  
)DEVELOPMENT.

To Mr. Kevin Mayo, Principle Planner for the City Of Chandler.

My name is Viken Ghougassian, I reside at 1091 E. Flint st, Chandler, AZ, 85225. And I strongly Oppose to the development of the SANTA MARIA VILLAGE, project # DVR07-0034 .

Thank You

Viken Ghougassian

Feb-19-2008

480-8212676.

Climb to the top of the charts! Play the word scramble challenge with star power. [Play now!](#)

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

This request is being proposed by Santa Maria Village Chandler, LLC., on approximately 17.8 acres located north and east of the northeast corner of Chandler Boulevard and McQueen Road. We are requesting to rezone the site from Planned Area Development (PAD) Conceptual Commercial to PAD Commercial and Residential with Preliminary Development Plan (PDP) for the site to be used as an integrated development with residential, grocery store, retail shops, tire store, and car wash uses.

The project will be designed and operated to be neighborhood friendly:

- Substantial amounts of landscaping are being provided along Chandler Blvd., McQueen Rd., and Superstition Blvd.
- Extensive and mature landscaping will be placed along the north property line
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- The car wash and tire store have limited hours of operation

Additionally, Santa Maria Village will clean up and replace the currently vacant infill site and provide opportunities for people to live, shop, and work in the same area.

As a Property Owner/Neighbor/Business in the vicinity of the proposed development located at the northeast corner of Chandler Boulevard and McQueen Road, I have discussed, understand and support this request for a zoning change to PAD for commercial and residential uses and the PDP. By my signature below, I support the zoning change and site plan as depicted on the back of this form.

NAME (Signature): Rudy Apodaca

NAME (Print): Rudy Apodaca

ADDRESS: 311 N. Senate St

PHONE: 480-792-6426 DATE: 2-17-08

E-MAIL ADDRESS: Rudy.Apodaca @ chw.edu

OWNER:  RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
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**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Robin Kunderknecht

NAME (Print): Robin Kunderknecht

ADDRESS: 1319 E. Flint

PHONE: 306-7678 DATE: 2/16/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:  RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

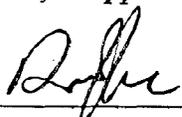
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NAME (Signature): 

NAME (Print): Ramon Dabe

ADDRESS: 1310 E FLINT St. Chandler AZ 85225

PHONE: 480-821-2951      DATE: 2-16-08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:       RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
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NAME (Signature): Stacy Guerrero

NAME (Print): Stacy Guerrero

ADDRESS: 1180 E. Flint St

PHONE: 480-659-1398      DATE: 2-17-09

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X      RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
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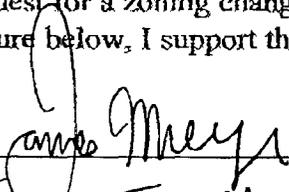
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NAME (Signature): 

NAME (Print): James J. Meyer

ADDRESS: 1170 E. Flint St Chandler 85225

PHONE: 480 812-8144      DATE: 2/17/08

E-MAIL ADDRESS: J4seattle@yahoo.com.

OWNER:       RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_



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NAME (Signature): *Ometris Thibodeaux*

NAME (Print): Ometris Thibodeaux

ADDRESS: 1140 East Flint St

PHONE: 41233 6654 DATE: 2/17/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ RENTER: X BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Patrick F Sanders

NAME (Print): PATRICK F SANDERS

ADDRESS: 1121 E FLINT ST

PHONE: 480-844-6300 DATE: 2/17/08

E-MAIL ADDRESS: PATFRAN SANDERS1@Cox.net

OWNER:  RENTER:  BUSINESS:

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

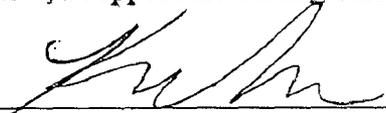
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NAME (Signature): 

NAME (Print): Kristinia Peterson

ADDRESS: 1171 E. Flint St

PHONE: 480 833 4346 DATE: 2-17-08

E-MAIL ADDRESS: Kristinya@yahoo.com

OWNER:  RENTER:  BUSINESS:

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): MARILYN ISLEY

NAME (Print): Marilyn Isley

ADDRESS: 1201 E Flint

PHONE: 480-797-4312 DATE: 2-17-08

E-MAIL ADDRESS: MARILYN\_ISLEY@YAHOO.COM

OWNER:  RENTER:  BUSINESS:

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Jorge E. Garcia J. E. Garcia

NAME (Print): Jorge E. Garcia

ADDRESS: 1231 E. Flint St. Chandler, AZ 85225

PHONE: 480-7825847 DATE: 02/17/08

E-MAIL ADDRESS: jorgegccc2001@yahoo.com

OWNER:  RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Martin A Peraza

NAME (Print): MARTIN PERAZA

ADDRESS: 1200 E FLINT ST

PHONE: (480) 955-4207 DATE: 2/18/08

E-MAIL ADDRESS: Martin.Peraza@Qwest.net

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

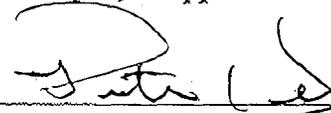
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NAME (Signature): 

NAME (Print): PETER HERRMANN

ADDRESS: 1210 E FURT ST

PHONE: 480-782-9287      DATE: 2-15-08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:       RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): BERNARD Myung

NAME (Print): BERNARD K MYUNG

ADDRESS: 214 N. HUDSON PL CHANDLER, AZ 85225

PHONE: 480-704-3102      DATE: 2/16/2008

E-MAIL ADDRESS: MYUNGK@HOTMAIL.COM

OWNER: 0      RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Bamy S. Kelly

NAME (Print): Bamy S. Kelly

ADDRESS: 422 North Hudson Ave

PHONE: 480-656-8942      DATE: 2/16/08

E-MAIL ADDRESS: kellyps1@yahoo.com

OWNER: \_\_\_\_\_ RENTER:  BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Donny Barclay

NAME (Print): Donny Barclay

ADDRESS: 294 N. Hudson Place

PHONE: \_\_\_\_\_ DATE: 02/16/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ RENTER: X BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Carol Jamison

NAME (Print): CAROL JAMISON

ADDRESS: 287 N. Hudson Pl.

PHONE: 480-814-1359      DATE: 2/16/08

E-MAIL ADDRESS: Caroljamison@hotmail.com

OWNER:       RENTER:       BUSINESS: Retired

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): 

NAME (Print): Nicholas Graham

ADDRESS: 263 N Hudson Pl

PHONE: 480-636-1832      DATE: 2/16/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ RENTER:  BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Danielle Brackemeyer

NAME (Print): Danielle Brackemeyer

ADDRESS: 1305 E. Detroit St

PHONE: 480 818 2793 DATE: 2/16/08

E-MAIL ADDRESS: dbrackemeyer@acamar.com

OWNER: \_\_\_\_\_ RENTER: X BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): 

NAME (Print): DIANE MITCHELL

ADDRESS: 246 N Hudson Pl.

PHONE: (480) 917-3501      DATE: 2/17/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:       RENTER:       BUSINESS:

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NAME (Signature): 

NAME (Print): DANIEL P. BRAW

ADDRESS: 254 N. HUDSON PLACE CHANDLER, AZ. 85225

PHONE: (480) 917-5303 DATE: 2/17/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:  RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
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NAME (Signature): 

NAME (Print): JESSICA SMITH

ADDRESS: 295 N. Hudson Pl.

PHONE: 480-305-1827      DATE: 2/17/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:       RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

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- The commercial and residential components are significantly setback from the north property line
- The commercial uses along McQueen Road are buffered by walls, trees, landscaping, canopies, and significantly setback from the north property line
- The car wash and tire store have limited hours of operation

Additionally, Santa Maria Village will clean up and replace the currently vacant infill site and provide opportunities for people to live, shop, and work in the same area.

As a Property Owner/Neighbor/Business in the vicinity of the proposed development located at the northeast corner of Chandler Boulevard and McQueen Road, I have discussed, understand and support this request for a zoning change to PAD for commercial and residential uses and the PDP. By my signature below, I support the zoning change and site plan as depicted on the back of this form.

NAME (Signature): Paul N. Koines

NAME (Print): Paul N. Koines

ADDRESS: 262 N. Hussar

PHONE: \_\_\_\_\_ DATE: 2/18/08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ RENTER:  BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCQUEEN RD., CHANDLER, ARIZONA)**

This request is being proposed by Santa Maria Village Chandler, LLC., on approximately 17.8 acres located north and east of the northeast corner of Chandler Boulevard and McQueen Road. We are requesting to rezone the site from Planned Area Development (PAD) Conceptual Commercial to PAD Commercial and Residential with Preliminary Development Plan (PDP) for the site to be used as an integrated development with residential, grocery store, retail shops, tire store, and car wash uses.

The project will be designed and operated to be neighborhood friendly:

- Substantial amounts of landscaping are being provided along Chandler Blvd., McQueen Rd., and Superstition Blvd.
- Extensive and mature landscaping will be placed along the north property line
- The wall along the north property line will be increased to 8 feet along the proposed commercial portion and 7 feet along the proposed residential portion
- The commercial and residential components are significantly setback from the north property line
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NAME (Signature): Stephanie Kogler

NAME (Print): Stephanie M. Kogler

ADDRESS: 302 N Hudson Pl

PHONE: 480-768-6160      DATE: 02-18-08

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:       RENTER: \_\_\_\_\_      BUSINESS: \_\_\_\_\_

**SANTA MARIA VILLAGE**  
**STATEMENT OF SUPPORT**  
**(NEC of CHANDLER BLVD. AND MCOQUEEN RD., CHANDLER, ARIZONA)**

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NAME (Signature): Denise Martinez

NAME (Print): Denise Martinez

ADDRESS: 350 N. Hudson place

PHONE: (480)335-3978      DATE: 2-18-08

E-MAIL ADDRESS: NA

OWNER: \_\_\_\_\_ RENTER: X BUSINESS: \_\_\_\_\_