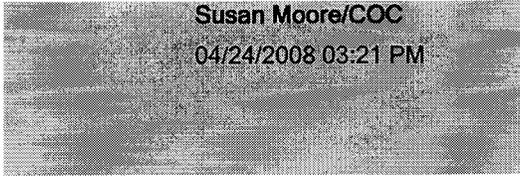


Add info #64

APR 24 2008



To CityClerkDivision
cc
bcc
Subject Fw: Norton's Crossing

----- Forwarded by Susan Moore/COC on 04/24/2008 03:12 PM -----



Karen Beyer
<Karen_Beyer@Progressive.com>
04/24/2008 12:26 PM

To Mayor&Council@chandleraz.gov
cc choicezoninggroup@cox.net
Subject Norton's Crossing

Dear Mayor and City Council of Chandler,

I am a homeowner in the Dobson Place Community.
I have lived in the community since September, 2003, after relocating from Cleveland, Ohio, with a job transfer.

In July of 2003, I came to Arizona for a weekend, to buy a house! The relocation Real Estate Agent had the task of finding the "perfect house," in the "perfect neighborhood," for me, within 48 hours. I had not been to Arizona prior to this visit, so I needed to put my faith and trust in this professional. After looking at 30 or so houses, I chose a house at 413 North Wilson Drive, to call home. In September of 2003, I moved into the neighborhood. I have not regretted the decision, or move, to this date! I love Chandler and the neighborhood I live in. I appreciate the neighbors I have and I take pride in my home.

This past Spring, I learned about Norton's Crossing and the plans to develop the land at the corner of Gilbert Road and Chandler Blvd. I was delighted to hear about the proposal and the opportunity for upscale housing and shops, in the neighborhood. I believe in the project because the plans presented appear to be a positive use of land. (It certainly is better than a vacant lot on a corner.)

I look forward to the benefits of the Development such as; the high quality housing, utilizing the stores, and the opportunity to have professional individuals move and shop in the area.

I agree with this project.
It is my hope that you will also agree with the project and the benefits the development of the land has to offer.

Please vote in favor of Starpoint Communities proposal.

If you need any further affirmation, or confirmation to the above, please do not hesitate to contact me.

I wish that I could attend the meeting on Thursday, April 24, 2008, however, my schedule does not permit me to be present.

Thank you for your time and consideration with this matter.

I appreciate the opportunity to have my "voice heard," as a resident of Dobson Place and the city of Chandler.

Karen Beyer
413 North Wilson Drive
Dobson Place
Chandler, Arizona
85225

480-899-8781

KHartmanBeyer@aol.com

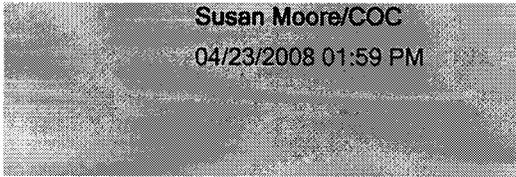
Progressive Insurance
Rewards & Recognition Coordinator
Phoenix Site
4425 East Cotton Center Blvd. Building # 4
Phoenix, Arizona 85040
602-452-9331

Karen_Beyer@Progressive.com

Note: Our e-mail domain has changed from ci.chandler.az.us to chandleraz.gov. Please notify all of your contacts.

Add info # 64

APR 24 2008



To CityClerkDivision
cc
bcc
Subject Fw: Norton's crossing zoning

----- Forwarded by Susan Moore/COC on 04/23/2008 01:58 PM -----



"Lucille Sondrup"
<lsondrup@cox.net>
04/23/2008 01:53 PM

To <Mayor&Council@chandleraz.gov>
cc <Choicezoninggroup@cox.net>
Subject Norton's crossing zoning

Dear Mayor and Council members,

I am writing in support of the development slated for Norton's crossing on the corner of Gilbert Rd. and Chandler Blvd. I have been informed of their development plans and feel that it is a worthwhile project. I currently live in the Dobson Place subdivision which is adjacent to this property. I live on Bell Pl. which is one street from the proposed development. Due to prior commitments on Thursday evenings I am unable to attend council meetings and voice my approval in person.

Thank you for your consideration in this matter.

Respectfully yours,

Lucille Sondrup

Note: Our e-mail domain has changed from ci.chandler.az.us to chandleraz.gov. Please notify all of your contacts.

Add in-6 #64

APR 24 2008

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

DOCUMENT TRANSMITTAL

TO: City of Chandler
Office of Mayor & City Council
55 N. Arizona Place
Chandler, AZ 85225

Attention:

Mayor Boyd Dunn
Vice Mayor Lowell Higgins
Councilmember Bob Caccamo
Councilmember Trinity Donovan
Councilmember Matt Orlando
Councilmember Jeff Weninger
Councilmember Kevin Hartke
Councilmember Martin Sepulveda

FROM: Mike Curley/Kirste Kowalsky

DATE: April 22, 2008

RE: Norton's Crossing (NWC Gilbert
Rd. & Chandler Blvd.)

Supplementary Information for
DVR07-0042

Neighborhood Support of
Proposed Development

THIS COMMUNICATION CONTAINS CONFIDENTIAL AND ATTORNEY-PRIVILEGED INFORMATION INTENDED FOR THE USE OF THE ABOVE DESIGNATED RECIPIENT ONLY AND NON-AUTHORIZED COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE CONTACT OUR OFFICE IMMEDIATELY. THANK YOU.

VIA MESSENGER

Dear Mayor Dunn and Members of City Council;

We are pleased to provide additional information relating to the subject rezoning request that is scheduled for the upcoming City Council hearing (April 24th at 7pm). Enclosed are approximately (50) signed petitions from the surrounding property owners who are in support of the proposed development as depicted on the attached site plan. A progress survey and corresponding map prepared by Bob Rakowski of Choice Zoning Group, L.L.C. is also attached, providing a total of (68) single-family property owners who live adjacent to the development and are in support (including verbal and written support) as a result of his neighborhood outreach with the neighborhood over the last 7-8 months.

In addition, you will find a letter and corresponding map prepared by Bob Rakowski summarizing a recent survey that was conducted with single-family property owners who live adjacent to the San Brisas apartment complex located at the southwest corner of Rural Rd. and Ray Rd. The results of the survey (include approx. 15 home owners) indicate that after approximately 10 years of living adjacent to the San Brisas community, they have not

experienced any detriment to the quality of life or property values. In fact, they would prefer to live adjacent to a multi-family development rather than a commercial/retail development which might generate undesirable conditions.

Should you have any questions, please feel free to contact me or a member of my staff Kirste Kowalsky at 602.265.0094.

Attachments: As stated

Cc: Bob Rakowski, Jerri Dogan

O:\INDEX\Starpointe\Chandler-Gilbert\Memo\08.0422 Transmittal to Council (Nbr. Support).doc

Cc:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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The advantages of this request are many:

- *It will consist of high quality housing built by one of the premier builders in the southwest*
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NAME (Signature): _____

NAME (Print): _____

ADDRESS: _____

PHONE: _____ DATE: _____

E-MAIL ADDRESS: _____

OWNER: _____ RENTER: _____ BUSINESS: _____

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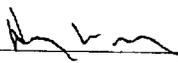
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NAME (Signature): 

NAME (Print): HENRY NAU

ADDRESS: 2644 e detroit pl chandler, az 85225

PHONE: 602 579 3530 DATE: 3-30-08

E-MAIL ADDRESS: engineering.alliance@yahoo.com

OWNER: X RENTER: X BUSINESS: _____

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NAME (Signature): *Roh V Camacho*

NAME (Print): Roh V Camacho

ADDRESS: 2402 E. Binner Dr.

PHONE: (602) 828-4653 DATE: 3/30/08

E-MAIL ADDRESS: camachogolf@yahoo.com

OWNER: RENTER: BUSINESS:

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NAME (Signature): Amanda French
NAME (Print): Amanda French
ADDRESS: 323 N. Roger Way
PHONE: 602-741-9129 DATE: 3/30/08
E-MAIL ADDRESS: dans-gr1-04@yahoo.com
OWNER: _____ RENTER: X BUSINESS: _____

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NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

[Handwritten Signature]
James R Fuller
2601 E. Binner dr.
623-225-2322 3-29-08
JamesFuller-3@yahoo.com
Y _____ _____

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NAME (Signature): 

NAME (Print): BRUCE J. SCOTT

ADDRESS: 2971 E. ZINER DR.

PHONE: (480) 812-9366 DATE: 29 MAR 2008

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

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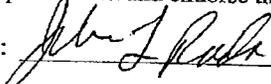
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NAME (Signature): 

NAME (Print): John L. RADA

ADDRESS: 2583 E. Detroit FL

PHONE: 480-821-9018 DATE: 3/29/08

E-MAIL ADDRESS: _____

OWNER: RENTER: BUSINESS:

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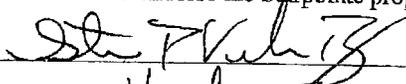
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NAME (Signature): 

NAME (Print): Steven Vanden Berg

ADDRESS: 2633 E. Detroit Pl.

PHONE: _____ DATE: 3/29/08

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

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NAME (Signature): Chris Gilbert

NAME (Print): Chris Gilbert

ADDRESS: 353 N Roger Way

PHONE: 480-248-7712 DATE: 3/29/08

E-MAIL ADDRESS: cgilbert61@cox.net

OWNER: RENTER: BUSINESS:

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NAME (Signature):

Renee Reeves

NAME (Print):

Renee Reeves

ADDRESS:

2744 E Luann Pl. Chandler, AZ 85025

PHONE:

480/782-9467

DATE:

3/24/08

E-MAIL ADDRESS:

reneer.2@cox.net

OWNER:

X

RENTER:

BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature):

Joseph M. Sapienza

NAME (Print):

JOE SAPIENZA

ADDRESS:

423 N. WILSON

PHONE:

480-726-7506

DATE:

3-24-08

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
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NAME (Signature): Arline Stephens

NAME (Print): Arline Stephens

ADDRESS: 403 N. Newman Place

PHONE: 480-247-7696 DATE: 3/21/08

E-MAIL ADDRESS: n-a-stephens@cox.net

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
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(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Robert George Crocker

NAME (Print): Robert George Crocker

ADDRESS: 385 W. SCOTT DR.

PHONE: 480 782-6307 DATE: 03/22/08

E-MAIL ADDRESS: RGRA42@AOL.COM

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Suehn Gears

NAME (Print): Suehn Gears

ADDRESS: 372 N. Learman St

PHONE: 480-244-7973 DATE: 3/22/08

E-MAIL ADDRESS: Sanssy@hotmail.com

OWNER: _____ RENTER: BUSINESS: _____

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NAME (Signature): Lori Erwin

NAME (Print): Lori Erwin

ADDRESS: 382 N. Newman Pl.

PHONE: 480-786-0456

DATE: 3/21/08

E-MAIL ADDRESS: lori-erwin23@yahoo.com

OWNER: _____

RENTER: X

BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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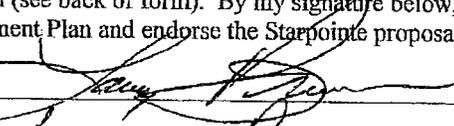
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NAME (Signature): 

NAME (Print): LARRY BROWN

ADDRESS: 422 N. NEUMAN PL.

PHONE: 480-899-2419 DATE: 3-22-08

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

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(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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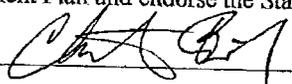
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NAME (Signature): 

NAME (Print): CHRISTOPHER BAILEY

ADDRESS: 2781 E CARLA VISTA DR

PHONE: 480-299-7516 DATE: 3/22/08

E-MAIL ADDRESS: cnb@asu.edu

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Karen M. Beyer

NAME (Print): Karen M. Beyer

ADDRESS: 413 N Wilson

PHONE: 480 899-8781 DATE: March 27, 2008

E-MAIL ADDRESS: Kbartmanbeyer@aol.com

OWNER: X RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
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NAME (Signature): Robert H. V. Wagner

NAME (Print): Robert Van Wagner

ADDRESS: 392 N. W. 1st

PHONE: 480-899-6702 DATE: 08/12/08

E-MAIL ADDRESS: rvwaz@cox.net

OWNER: yes RENTER: _____ BUSINESS: _____

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NAME (Signature): Lisa Denning
NAME (Print): Lisa Denning
ADDRESS: 2761 E. Carla Vista Dr.
PHONE: 480-206-9641 DATE: 3/22/08
E-MAIL ADDRESS: lisa @ ilikeflyin . net
OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
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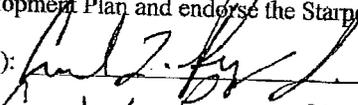
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NAME (Signature): 

NAME (Print): Carl L. Propper Jr

ADDRESS: 2731 E. Carlen Vista

PHONE: 480-917-7455 DATE: 5/22/08

E-MAIL ADDRESS: cpropperjr@cox.net

OWNER: RENTER: BUSINESS:

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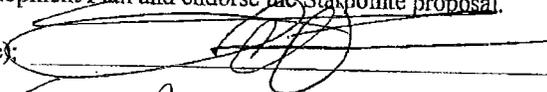
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NAME (Signature):



NAME (Print):

SCOTT PARR

ADDRESS:

2721 E. CARLA VISTA DRIVE

PHONE:

480-406-6293

DATE:

3-22-08

E-MAIL ADDRESS:

SCOTT.PARR@ASU.EDU

OWNER:

RENTER:

BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES-NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

Norton's Crossing is a proposed mixed-use development being master-planned by Starpointe Communities on 23.5 net acres located at the northwest corner of Chandler Blvd and Gilbert Road. The project consists of an upscale multi-family residential community on 15.2 acres and a retail development on 8.3 acres consisting of a convenience grocer, retail sales, food vendors, offices, and other retail oriented services. Starpointe Communities is committed to building some of the finest communities and developments in the Southwest that incorporate luxurious architecture and floorplans, open spaces, numerous upscale amenities, and abundant landscaping.

The intent of this request is to rezone the 23.5 acres from Planned Area Development (PAD) C-2 to Planned Area Development (PAD) Mixed-Use, which will allow for the development of both commercial and multi-family residential uses. The multifamily residential portion will consist of 286 high quality units consisting of two and three story buildings and also two-story carriage units interconnected to a series of three large interior courtyards.

The advantages of this request are many:

- *It will consist of high quality housing built by one of the premier builders in the southwest*
- *It will provide a community with distinctive residential architecture, abundant landscaping, open space areas, and numerous other features and amenities*
- *Amenities will include a resort style clubhouse, lavish swimming pools and spa, fitness center, water park, and movie room*
- *It will attract a professional clientele making a lifestyle choice*
- *The development will have an integrated architectural, signage, and open space design theme throughout the project*
- *The building design orientations provide heavily landscaped perimeters allowing for setbacks from the existing single-family homes to the north and west*
- *The proposed land uses are anticipated to generate fewer total daily trips than the land uses consistent with the current zoning*

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NAME (Signature): James E. Custer / Christine M. Custer

NAME (Print): James E & Christine M. Custer

ADDRESS: 432 N Neuman Place

PHONE: 480-857-2938 DATE: 03/22/08

E-MAIL ADDRESS: ccandco#3@cox.net

OWNER: X RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
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(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): *Blaise E. Bezoski*

NAME (Print): BLAISE E BEZOSKI

ADDRESS: 394 N. Scott Dr.

PHONE: 602 989 2189 DATE: 3/19/08

E-MAIL ADDRESS: blaise63@netzero.com

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature):



NAME (Print):

RICHARD LANDANDO

ADDRESS:

2831 E. TYSON ST

PHONE:

857-9278

DATE:

12-1-07

E-MAIL ADDRESS:

RLANDANDO@COX.NET

OWNER:

RENTER:

BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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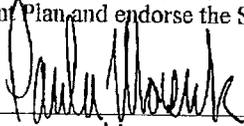
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NAME (Signature): 

NAME (Print): PAULIE MORSUK

ADDRESS: 2931 E. TYSON ST

PHONE: (480) 659-6853 DATE: 11/28/07

E-MAIL ADDRESS: _____

OWNER: X RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): 

NAME (Print): Nick Amador

ADDRESS: 2791 E. TYSON ST.

PHONE: 480 821-9857 DATE: 11-28-07

E-MAIL ADDRESS: _____

OWNER: ✓ RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Lucille Sondrup

NAME (Print): Lucille Sondrup

ADDRESS: 371 N. Bell Pl

PHONE: 480 8386304 DATE: 11-25-07

E-MAIL ADDRESS: _____

OWNER: X RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
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(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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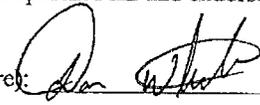
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NAME (Signature): 

NAME (Print): Dan Whitmire

ADDRESS: 243 N Kimberlee Dr.

PHONE: 480-917-7016 DATE: 11-26-07

E-MAIL ADDRESS: Mchellwhitmire@cox.net

OWNER: _____ RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): DAVE VANK

NAME (Print): DAVE VANK

ADDRESS: 2645 E COMMWE 217 CIR CHANDLER AZ 85225

PHONE: - DATE: 11/20/07

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

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STARPOINTE COMMUNITIES – NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Francisco Lopez

NAME (Print): Francisco Lopez

ADDRESS: 2629 E. Commonwealth Cir.

PHONE: 480 963-7690 DATE: 11-20-07

E-MAIL ADDRESS: _____

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
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(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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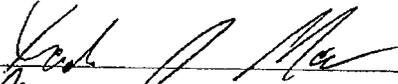
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NAME (Signature): 
NAME (Print): Alexander Joe Moore
ADDRESS: 2621 E. Commonwealth Cir. Chandler, Az 85225
PHONE: (480) 726-0214 DATE: 11-20-07
E-MAIL ADDRESS: aland@u88@yahoo.com
OWNER: RENTER: BUSINESS:

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NAME (Signature): *Ner Gomez*

NAME (Print): *NER GOMEZ*

ADDRESS: *2632E COMMONWEALTH*

PHONE: *480 699 3317* DATE: *1/20/07*

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

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NAME (Signature): Paul J. Scipione

NAME (Print): PAUL SCIPIONE

ADDRESS: 252 N. KIMBERLEG WY

PHONE: 980-977-0488 DATE: 11/19/07

E-MAIL ADDRESS: _____

OWNER: X RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Tiara Young

NAME (Print): Tiara Young

ADDRESS: 323 N. Kimberlee Way

PHONE: 928-446-7870 DATE: 11-19-07

E-MAIL ADDRESS: ithicayoung@yahoo.com

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Mereck V. DeLoatch

NAME (Print): MERECK V. DELOATCH

ADDRESS: 283 N. Kimberlee Way

PHONE: 480-917-6884 DATE: 11/19/07

E-MAIL ADDRESS: _____

OWNER: _____ RENTER: * BUSINESS: _____

*IN-PROCESS OF
BUYING*

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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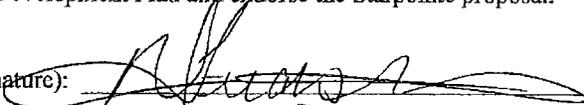
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NAME (Signature): 

NAME (Print): DAPHNE FREDSTRUP

ADDRESS: 273 N KIMBERCEE WAY

PHONE: 480 786 5175 DATE: 11/19/07

E-MAIL ADDRESS: DFREDSTRUP@YAHOO.COM

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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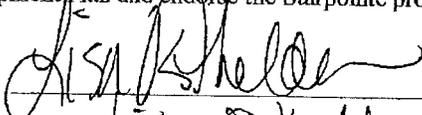
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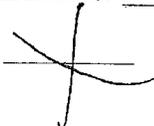
NAME (Signature): 

NAME (Print): Lisa Osthelder

ADDRESS: 2731 E. TYSON ST

PHONE: 480-812-0011 DATE: 11/18/07

E-MAIL ADDRESS: losthelder@cox.net

OWNER:  RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON'S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): Jeff Thomas

NAME (Print): _____

ADDRESS: 2721 E. TYSON ST.

PHONE: (480) 282-5331 DATE: 11-18-07

E-MAIL ADDRESS: _____

OWNER: _____ RENTER: A BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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NAME (Signature): Mary C. Dark

NAME (Print): Mary C. Dark

ADDRESS: 362 N. Wilson Drive

PHONE: 480-782-7884 DATE: 11-18-07

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
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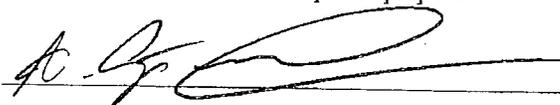
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NAME (Signature): 

NAME (Print): A. Scot Wattawa

ADDRESS: 361 N. Bell Pl

PHONE: 602-363-3867 DATE: 11/15/07

E-MAIL ADDRESS: aswate@hotmail.com

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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NAME (Signature): John A. Mosley
NAME (Print): John A. Mosley
ADDRESS: 365 N. Scott Dr. Chandler
PHONE: 480-812-8598 DATE: 10-29-07
E-MAIL ADDRESS: teechin1@hotmail.com
OWNER: RENTER: BUSINESS:

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NAME (Signature): John P. Thompson

NAME (Print): John P Thompson

ADDRESS: 383 N. Wilson Dr

PHONE: 480-659-1864 DATE: Oct 29 2007

E-MAIL ADDRESS: JohnPThompson@cox.net

OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): 

NAME (Print): KEVIN EASTMAN

ADDRESS: 272 N. Kimberlee Way

PHONE: 480 593 4744 DATE: 10/3/07

E-MAIL ADDRESS: N/A

OWNER: RENTER: BUSINESS:

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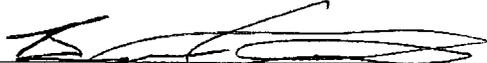
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NAME (Signature): 

NAME (Print): Benjamin Amerine

ADDRESS: 2651 E Binner Dr

PHONE: 480-24-0037 DATE: 10/5/07

E-MAIL ADDRESS: dead2wa11@yahoo.com

OWNER: _____ RENTER: X BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

Norton’s Crossing is a proposed mixed-use development being master-planned by Starpointe Communities on 23.5 net acres located at the northwest corner of Chandler Blvd and Gilbert Road. The project consists of an upscale multi-family residential community on 15.2 acres and a retail development on 8.3 acres consisting of a convenience grocer, retail sales, food vendors, offices, and other retail oriented services. Starpointe Communities is committed to building some of the finest communities and developments in the Southwest that incorporate luxurious architecture and floorplans, open spaces, numerous upscale amenities, and abundant landscaping.

The intent of this request is to rezone the 23.5 acres from Planned Area Development (PAD) C-2 to Planned Area Development (PAD) Mixed-Use, which will allow for the development of both commercial and multifamily residential uses. The multifamily residential portion will consist of 282 high quality units consisting of two and three story buildings and two-story carriage units interconnected to a series of three large interior courtyards. The 2-story carriage units will have a 25-foot setback along the single-family boundary to the west and a 15-foot setback to the north while the three-story buildings will be in the center of the project.

The advantages of this request are many:

- *It will consist of high quality housing built by one of the premier builders in the southwest*
- *It will provide a community with distinctive residential architecture, abundant landscaping, open space areas, and numerous other features and amenities*
- *Amenities will include a resort style clubhouse, lavish swimming pools and spa, fitness center, water park, and movie room*
- *It will attract a professional clientele making a lifestyle choice*
- *The development will have an integrated architectural, signage, and open space design theme throughout the project*
- *The building design orientations provide heavily landscaped perimeters allowing for setbacks from the existing single-family homes to the north and west*
- *The proposed land uses are anticipated to generate fewer total daily trips than the land uses consistent with the current zoning*

Starpointe Communities is committed to the general betterment of the community and actively seek your assistance and support.

As a Property Owner/Neighbor/Business in the vicinity of the proposed development located at the northwest corner of Chandler Blvd and Gilbert Road, I have discussed and understand this development as shown on the site plan (see back of form). By my signature below, I support the rezoning request and Preliminary Development Plan and endorse the Starpointe proposal.

NAME (Signature):



NAME (Print):

Lutz Councilor

ADDRESS:

2621 E. BANNER DR

PHONE:

480 786 8502

DATE:

10/3/07

E-MAIL ADDRESS:

Lcouncilor@cox.net

OWNER:

RENTER:

BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
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NAME (Signature): A. Badugui
NAME (Print): Alex Badugui
ADDRESS: 355 N. Scott Dr.
PHONE: (480) 782-5946 DATE: 09/23/09
E-MAIL ADDRESS: abadugui@Netzero.com
OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
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NAME (Signature): Steven Tydings
NAME (Print): STEVEN TYDINGS
ADDRESS: 2932 E TYSON ST
PHONE: 480 218-5422 DATE: 9-23-07
E-MAIL ADDRESS: SSTYDINGS@HOTMAIL.COM
OWNER: RENTER: BUSINESS:

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON’S CROSSING
(NWC of Chandler Blvd and Gilbert Road, Chandler, AZ)

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NAME (Signature): 

NAME (Print): Glen Lipinski

ADDRESS: 370 N Bell Pl

PHONE: _____ DATE: Sept-23-07

E-MAIL ADDRESS: _____

OWNER: RENTER: _____ BUSINESS: _____

STATEMENT OF SUPPORT
STARPOINTE COMMUNITIES – NORTON'S CROSSING
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NAME (Signature): 

NAME (Print): Jeffrey A. Swerbensky

ADDRESS: 7710 E. Hulet

PHONE: 480-221-6049 DATE: 10-8-2007

E-MAIL ADDRESS: _____

OWNER: _____ RENTER: X BUSINESS: _____

San Brisas Names of Support (Survey 4/20/08)

Name	Address
Paul Ridenour	5010 W. Ivanhoe
Terry Black	5020 W. Ivanhoe
Thanh Nguyen	5030 W. Ivanhoe
Phuong Doan	5080 W. Ivanhoe
Yoko Hazelmonto	5090 W. Ivanhoe
Min Yuen	5110 W. Ivanhoe
Craig Harry	5120 W. Ivanhoe
Glen Sweeney	5130 W. Ivanhoe
Tom Cuellar	819 N. Rush
Debra Ilchak	827 N. Rush
John Lamb	835 N. Rush
Glen Leach	867 N. Rush
Ray Norris	875 N. Rush
Pilin Liu	899 N. Rush
Jeffrey Franks	907 N. Rush

County Parcels

MAP OF AREA SUPPORT

NORTON'S CROSSING



- GREEN SIGNED IN SUPPORT
- BLUE VERBAL SUPPORT
- RED OPPOSED
- BLACK SIGNED BOTH IN SUPPORT AND OPPOSITION

CHOICE ZONING GROUP, L.L.C.
ZONING & COMMUNITY RELATIONS CONSULTANTS
www.choicezoninggroup.com

16618 S. 41st Street
Phoenix, Arizona 85048
(Office) 480.424.6916
(Fax) 480.424.7880

Robert A. Rakowski
(Mobile) 602.617.7410
(E-mail) *choicezoninggroup@cox.net*

STATEMENT

I, Robert Rakowski, Principal with Choice Zoning Group, L.L.C., do hereby attest that on Sunday, April 20, conducted a survey with the single-family homeowners adjacent to the San Brisas apartment complex located at the vicinity of the southwest corner of Rural and Ray Roads, Chandler, Arizona.

The purpose of the survey was to assess the impact of an upscale multi-family community on adjacent neighborhoods. Fifteen neighbors were surveyed and the results are attached to this statement.

Overall, the single-family homeowners did not feel any negative impacts due to living adjacent to an upscale multi-family community. In summary:

1. 93.4% did not see an increase in criminal activity;
2. 93.4% did not feel that their property values were negatively impacted (also validated by a Cushman-Wakefield study conducted in 2001);
3. 80.0% were not affected by noise or unruly behavior; and,
4. 100% said that they would rather live adjacent to an upscale multi-family community than a commercial development.



Robert Rakowski
Principal
Choice Zoning Group, L.L.C.

16618 S. 41st Street
 Phoenix, Arizona 85048
 (480) 424-6916 Office
 (602) 617-7410 Cellular
 (480) 424-7880 Fax
 choicezoninggroup@cox.net
 www.choicezoninggroup.com

Choice Zoning Group, L.L.C.

Cumulative Production Report

DATE: 22-Apr-08

PROJECT: Norton's Crossing

CONTRACTOR: Choice Zoning Group, L.L.C.

	TOTAL
SUPPORT (SIGN)	<u>50</u>
SUPPORT (VERBAL)	<u>18</u>
OPPOSED**	<u>6</u>
UNDECIDED	<u>23</u>
LEFT INFO	<u>2</u>
NOT HOME	<u>103</u>
VACANT	<u>3</u>
TOTAL PROPERTIES	<u>205</u>

**EXPLANATION OF OPPOSED: Address/Reason Use additional sheet if necessary

ADDRESS	REASON
2761 E. Tyson	Adamantly opposed; against apts
2841 E Tyson	Wouldn't even let me explain
375 N. Scott	Prefers all commercial
2781 E. Tyson	Concerned with parking behind house
423 N. Neuman	Hates developers and politicians
2591 E. Binner	Believes they will be low-income

San Brisas Survey of Support



QUESTIONNAIRE

(San Brisas Apartment Complex: Rav Rd. & Rural Rd.)

Conducted April 20, 2008

PURPOSE: This questionnaire is designed to assess the impact of multi-family communities on adjacent neighborhoods.

1. Since the construction of the San Brisas apartments, have you noticed an increase in criminal activity in your neighborhood?

___ Significant increase in criminal activity

___ Moderate increase in criminal activity RAW=1/15 %=6.6

___ No increase in criminal activity RAW=14/15 %=93.4

___ Less criminal activity

2. Since the construction of the San Brisas apartments, has there been an impact on the property values of the surrounding single-family homes?

___ Property values have risen significantly

___ Property values have risen moderately

___ No effect on property values RAW=14/15 %=93.4

___ Property values have decreased RAW=1/15 %=6.6

3. Since the construction of the San Brisas apartments, do you feel your quality of life has been diminished?

___ Diminished significantly

___ Diminished slightly RAW=1/15 %=6.6

___ Remain the same RAW=14/15 %=93.4

___ Increased

4. Since the construction of the San Brisas apartments, have you been affected by noise and/or unruly behavior?

___ Significantly affected

___ Slightly affected RAW=3/15 %=20.0

___ Not affected RAW=12/15 %=80.0

5. Since the construction of the San Brisas apartments, have you been affected by traffic issues?

___ Significantly affected

___ Moderately affected RAW=1/15 %=6.6
___ Not affected RAW=14/15 %=93.4

6. Has the height/density of the San Brisas apartments been a problem?

___ Significant problem RAW=2/15 %=13.3
___ Moderate problem RAW=2/15 %=13.3
___ No problem RAW=11/15 %=73.4

7. How would you rate the San Brisas apartments as being a good neighbor?

___ Very good neighbors RAW=6/15 %=40.0
___ Good neighbors RAW=9/15 %=60.0
___ Not good neighbors

8. Knowing what you now know about the San Brisas apartments, would you rather be adjacent to the San Brisas apartments or a commercial development?

___ San Brisas apartments RAW=15/15 %=100.0
___ Commercial development

Please provide us with your name and address below:

NAME: _____

ADDRESS: _____

#64
APR 24 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-035d

DATE: APRIL 7, 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: ERIK SWANSON, CITY PLANNER 

SUBJECT: DVR07-0042 NORTON'S CROSSING
Introduction and Tentative Adoption of Ordinance No. 4053

Request: Rezoning from Planned Area Development (PAD) Commercial to PAD Amended and Preliminary Development Plan (PDP) approval for a retail and multi-family development on approximately 23.5 acres

Location: Northwest corner of Chandler Boulevard and Gilbert Road

Applicant: Mike Curley
Earl, Curley & Lagarde, P.C.

Project Info: An approximately 23.52 net acre site;
46,670 square feet of commercial development on approximately 7.67-acres,
286 residential dwelling units in 18 buildings on approximately 15.85-acres

RECOMMENDATION

There is a legal protest for this request.

The request has been continued multiple times to allow the applicant and Staff additional time to develop and evaluate development design alternatives. With the provided design changes, Planning Commission and Staff support the attached development request. Planning

Commission and Staff finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The request is for Rezoning from Planned Area Development (PAD) for commercial uses to PAD Amended to allow for multi-family development, along with PDP approval for a commercial retail, and multi-family development on approximately 23.5 acres. The subject site is located at the northwest corner of Chandler Boulevard and Gilbert Roads, and is currently undeveloped. The intersection of Chandler Boulevard and Gilbert Road serves as the gateway into the City of Chandler for westbound traffic on Chandler Boulevard.

Directly north and west of the subject site is the Dobson Place single-family residential neighborhood. East, across Gilbert Road at the intersection corner is a CVS Pharmacy located within the Town of Gilbert. South, across Chandler Boulevard is a Circle K fuel station, vacant land, and an automotive shop, all located in a county island. In addition, there is a small trailer park, and the Colonia Coronita single-family residential subdivision, both located within the City of Chandler.

In 1993, a 230-acre master plan was approved; the subject site was part of that approval. As part of the master plan, there were provisions for an approximate 16-acre commercial site located at the intersection corner, and approximate 10-acre multi-family site located west of the intersection corner, located where the current proposal is being requested. The zoning was conditional upon construction commencing within two years. In 1995, a second rezoning and PDP application was made for the Dobson Place single-family neighborhood. The rezoning and PDP was approved and as part of the approval, the multi-family portion of the 1993 approval was removed, and the commercial zoning was extended to include what was the multi-family portion. With the development of the Dobson Place single-family residential neighborhood the zoning was vested for the site. The subject site is currently zoned PAD for commercial development. The request is to allow for a mix of commercial and multi-family development.

SITE LAYOUT

The current proposal is requesting approximately 7.67-acres of commercial development, and 15.85 net acres of multi-family residential development. The commercial development extends from the intersection corner north along Gilbert Road to the edge of the property boundary, and west from the intersection along Chandler Boulevard for approximately 1,000-feet. The depth of the commercial portion of the development is approximately 250-300 feet deep. The proposal includes two entrances to the site along Gilbert Road, with the northern entrance also serving as ingress/egress for the residential component, and three points of ingress/egress along Chandler Boulevard. The western most drive along Chandler Boulevard serves as egress only for the residential development. The main entrance servicing the development is located along Chandler Boulevard. The entry provides a boulevard drive that terminates at a roundabout that highlights the clubhouse. Gated residential entrances are located on the west and east sides of the roundabout. An architectural tower is provided at the entry of the roundabout.

RESIDENTIAL DEVELOPMENT

The development proposes approximately 286 residential units, at an overall density of 18 dwelling units per acre. The residential portion of the development will be for-rent apartments, although the developer has implied that apartments have the ability to be for-purchase condominiums. The residential development includes three C-shaped buildings, one in-line building and L-shaped building, and thirteen buildings with a carriage unit product. The residential buildings are a mix of two and three-story buildings. The height of the three-story building is 37'-6". The dwelling units range from 791 square feet to 1,287 square feet. The design of the residential buildings will include various elements found throughout the commercial development including the same color palette and building materials.

The main entrance into the residential portion of the site is provided through a boulevard entry off of Chandler Boulevard. The residential entry-drive passes through two of the shops buildings, and terminates into a roundabout with the clubhouse at the northern end of the roundabout. Two gated entries flank the sides of the roundabout, allowing for interaction between the residential and commercial components. In addition, care has been given to create strong pedestrian connections between the two components.

The clubhouse is two-story and approximately 29'-5" to the midpoint of the roof. The clubhouse is approximately 6,492 square feet and provides amenities to the residents that include: a theater area, great room, game room, pet spa, exercise room, and yoga room. Directly behind the clubhouse is a large pool that includes two ramadas and a water play area for children.

Located to the west and east of the clubhouse are two of the three C-shaped buildings, and west of the western residential building is the third C-shaped residential building. The C-shaped buildings open towards each other creating a large open space area. Within the open areas there are small amphitheatres and large turf areas for gathering spaces. Located within the opening of the western most C-shaped building is a secondary pool and ramada.

Along the Chandler Boulevard frontage, west of the commercial center, is an in-line and L-shaped residential building. Both residential buildings are three-story with a two-story portion on either end. North of the in-line residential buildings are a number of the carriage unit buildings, with the remainder dispersed throughout the site. The developer has taken care to provide four carriage unit buildings along the perimeter of the residential/commercial boundary lines to create a sense of stronger interaction between the commercial and residential users. Each carriage building provides two dwelling units at 791 square feet each. The dwelling units for the carriage units are located on the second story of the building, with the first story of the building providing six garages per building for residents in other buildings.

Approximately 78 garages are being provided for residents. In addition to the garages the development is proposing approximately 364 covered parking spaces and 149 open parking spaces for residents.

The building architecture incorporates pitched roof and parapet elements, various plane changes, paint color elements, recessed building areas due to outdoor patios, and various window types.

The dominant building material will be a stucco finish. Two different types of founder's finish masonry block will also be utilized to provide visual break to the development. The color palette includes a variety of colors.

COMMERCIAL DEVELOPMENT

The proposal includes 46,670 square feet of commercial retail space, including a 13,970 square foot grocer pad. The 46,670 square feet of commercial retail space will be divided into seven separate buildings: including a 5,200, 7,800, and a 6,600 square foot shops space; a 13,970 square foot grocer with an attached 6,800 square foot shops space; a 1,800 square foot restaurant pad with drive-thru; and a 4,500 square foot bank pad with drive-thru.

The commercial portion of the development provides enhanced pedestrian areas and linkages between the commercial shops space and the residential components. In addition, there are strong pedestrian linkages from the arterial street frontages into the site. Located at the intersection corner is an enhanced pedestrian seating area with low-wall seating and ample pedestrian shading.

Located along the commercial shop spaces is an enlarged covered pedestrian sidewalk (see page B9 of the development booklet). Located at the corner of the shops buildings that flank the entry drive are pedestrian seating areas that include low-wall seating and water features. Located between the 7,800 square foot shops building and the 6,600 square foot shops building is an enhanced pedestrian seating area that provides shading with a trellis feature. The area has potential to allow for outdoor dining areas for future restaurants. Five pedestrian connection areas are provided for the residential component to interact with the commercial component.

The dominant building material will be a stucco finish. Two different types of founder's finish masonry block will also be utilized to provide visual break to the development. The color palette includes a variety of colors. Architectural elements will include various pitched and flat roof elements, plane variations along the commercial frontages, various parapet heights, and entry tower feature.

View fencing will be provided along Chandler Boulevard where the residential buildings are located, with a solid wall providing separation between the residential and commercial components. A three-foot low wall will be provided along the commercial portion of Chandler Boulevard and Gilbert Road.

SIGNAGE

Two monument signs, four wall signs, and a center identification sign are proposed. The monument signs are approximately 14-feet in height, with an additional two-foot architectural element. The request proposes a total of six tenant panels per sign. At the base of the monument sign will be a planter box. The four wall signs will designate the commercial and residential components of the development, and will be approximately 4'-8" in height. No tenant panels will be provided on the wall signs. The center identification sign is approximately six-feet tall, and approximately 40-feet wide, and will be located at the intersection corner. The main portion

of the center identification sign will be approximately 25'-9" wide, and include two low-wall wings extending from either side.

DISCUSSION

Staff finds the proposal to represent a quality development where care has been taken by the developer to provide strong interaction between the commercial and residential components. Staff believes that this development will create a mix of uses where the surrounding residential developments can support the additional commercial uses. Discussion between various City departments ensued over the feasibility of complete commercial development on the corner; but Staff found that with the significant commercial opportunities provided at the Crossroads Towne Center development, that a mix of residential and commercial uses was feasible at the subject site. Overall, Staff finds the proposal to represent a quality development that incorporates strong details to enhance the interaction of the commercial and residential developments. In addition, Staff supports the development finding that the development was designed in an attractive manner to accommodate an infill site.

The developer has indicated the desire to start the construction process in 2009.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- A 4' by 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on Thursday November 29, 2007. Approximately 13 neighbors were in attendance, along with the development team, and legal representatives. On Thursday, March 27, 2008, the applicant presented the proposal at an HOA meeting to further address concerns, and to provide details on various changes that have been made to the site.

Staff has received a number of phone calls, emails, and a petition from residents of the surrounding neighborhood opposed to the rezoning request. The opposition has triggered a legal protest. The legal protest will require a ¾ vote by City Council for approval of the request. Attached are the emails and petition. Staff has received two phone calls, and two emails from residents in support of the proposal.

Many concerns from the residents included the location of buildings and structures within close proximity of the single-family homes, the height of the three-story apartment buildings, the residential product as apartments, the increased lighting and the effects it may have on the single-family homes surrounding the site, the large amount of parking spaces, potential crime increase, and the ability for the school in the neighborhood to handle the additional children.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 2 (Cason, Rivers) Abstain: 1 (Flanders)

There was much discussion regarding the request. Overall, the majority recommended approval of the request. There were some concerns by the dissenting Commissioner's regarding the rezoning and the fact that the residents of the Dobson Place subdivision purchased homes with all intents and purposes that the subject site would be developed as a commercial development. In addition, there were concerns regarding the housing product as for-rent apartments with the future conversion to condominiums.

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval with conditions.

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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(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.
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. Development shall be in substantial conformance with Exhibit K, Development Booklet, entitled "NORTON'S CROSSING", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0042, except as modified by condition herein.

8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. Raceway signage shall be prohibited within the development.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
14. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
15. The freestanding pads shall carry an architectural level of detail similar to front facades of the main buildings.
16. 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.
17. The applicant shall work with Staff to provide additional landscaping to enhance shading for pedestrian areas within the retail component.
18. The applicant shall work with Staff to relocate the refuse enclosures located along the northern property boundary to be more internalized.
19. The canvas shade structures shall be maintained in a manner similar to that of the time of installation.
20. The applicant shall work with Staff to better architecturally integrate the stairwells found on the residential buildings.
21. The applicant shall work with Staff to relocate the western most carriage units elsewhere on the site.
22. All retail shall be developed as part of phase one excluding the grocer pad and the bank pad.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4053 approving DVR07-0042 NORTON'S CROSSING, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Commercial Elevations
5. Residential Elevations
6. Signage
7. Applicant Narrative
8. Emails received from residents
9. Opposition Petition
10. Ordinance No. 4053
11. Development Booklet, Exhibit 'K'



Vicinity Map




DVR07-0042
Norton's Crossing





PROJECT DATA-RETAIL

NO. OF STORES	12
TOTAL GROSS FLOOR AREA	120,000 SF
TOTAL RETAIL FLOOR AREA	120,000 SF
TOTAL PARKING SPACES	1,200
TOTAL DEVELOPMENT COST	\$120,000,000
TOTAL RETAIL DEVELOPMENT COST	\$120,000,000

PROJECT PHASING

PHASE I: RETAIL PHASES
 PHASE II: RETAIL PHASES

RETAIL PHASE	PHASE I	PHASE II
NO. OF STORES	6	6
TOTAL GROSS FLOOR AREA	60,000 SF	60,000 SF
TOTAL RETAIL FLOOR AREA	60,000 SF	60,000 SF
TOTAL PARKING SPACES	600	600
TOTAL DEVELOPMENT COST	\$60,000,000	\$60,000,000
TOTAL RETAIL DEVELOPMENT COST	\$60,000,000	\$60,000,000

PROJECT DATA-RESIDENTIAL

NO. OF UNITS	1,200
TOTAL GROSS FLOOR AREA	1,200,000 SF
TOTAL RESIDENTIAL FLOOR AREA	1,200,000 SF
TOTAL PARKING SPACES	1,200
TOTAL DEVELOPMENT COST	\$120,000,000
TOTAL RESIDENTIAL DEVELOPMENT COST	\$120,000,000

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

STARPOINTE
 COMMUNITIES

PRELIMINARY SITE PLAN B6



6 suite X
 1111 N. GILBERT ROAD
 CHANDLER, ARIZONA 85224
 480.948.1111

SITE PLAN



THIS	NOTRACHA NAME	COMMON NAME	SIZE	QUANTITY	ACCOUNTS	NOTRACHA NAME	COMMON NAME	SIZE	QUANTITY	CRESCENDO/NOTRACHA NAME	COMMON NAME	SIZE
○	AGAVE PARVIFLORA	BREIT AGAVE	15 G	48	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	75	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	SPY 'TEEL'	15 G	77	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	70	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	132/47	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	50	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	76	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	45	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	175	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	50	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	125	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	45	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	155	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	275	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	200	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	30	○	AGAVE 'BLUE LUY'	1 S.C.
○	AGAVE PARVIFLORA	AGAVE PARVIFLORA	15 G	15/17/15/29	●	AGAVE AMERICANA	MEXICANA AGAVE	3 S.C.	142	○	AGAVE 'BLUE LUY'	1 S.C.

PRELIMINARY LANDSCAPE PLAN B7

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

STARPOINTE COMMUNITIES

Chandler, Arizona

Todd Associates Inc.
 602.952.8280p
 www.toddassoc.com

SUITES
 1000 N. CENTURIA
 SUITE 1000
 CHANDLER, AZ 85224

LANDSCAPE PLAN



BUILDING TYPE I WEST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"



BUILDING TYPE I SOUTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE I E



602.952.8280p
www.toddassoc.com



RESIDENTIAL ELEVATIONS



BUILDING TYPE I EAST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"



BUILDING TYPE II SOUTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE I AND II E2



602.952.8280p
www.toddassoc.com

RESIDENTIAL ELEVATIONS



BUILDING TYPE II EAST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-4"



BUILDING TYPE II NORTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-4"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE IIES



RESIDENTIAL ELEVATIONS



BUILDING TYPE III SOUTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"



BUILDING TYPE III WEST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE III E4



402.932.8280
www.toddassoc.com

RESIDENTIAL ELEVATIONS



BUILDING TYPE IV SOUTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"



BUILDING TYPE IV WEST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-6"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

BUILDING TYPE IV E5

Todd
Associates
LLC
402.852.8280
www.toddassoc.com

STARPOINTE
COMMUNITIES



RESIDENTIAL ELEVATIONS



BUILDING TYPE V EAST ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-0"



BUILDING TYPE V SOUTH ELEVATION
1/8" = 1'-0"
BUILDING HEIGHT 37'-0"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE V E6

Todd
ASSOCIATES
INC.
602.952.8200p
www.toddassoc.com



RESIDENTIAL ELEVATIONS



BUILDING TYPE V NORTH ELEVATION
1/8" = 1'-0" BUILDING HEIGHT 28'-0"



BUILDING TYPE VI FRONT ELEVATION
1/8" = 1'-0" BUILDING HEIGHT 25'-0"



BUILDING TYPE VI REAR ELEVATION
1/8" = 1'-0" BUILDING HEIGHT 25'-0"



BUILDING TYPE VI LEFT ELEVATION
1/8" = 1'-0" BUILDING HEIGHT 25'-0"

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES

BUILDING TYPE V AND VI E7



602.952.8280p
www.toddassoc.com



4111 N. CENTENNIAL
CHANDLER, ARIZONA 85226
PH: 480.948.8888
WWW.SUITE6.COM

RESIDENTIAL ELEVATIONS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Chandler, Arizona

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

STARPOINTE
 COMMUNITIES

CLUBHOUSE E8

602.952.8280
 www.toddinc.com



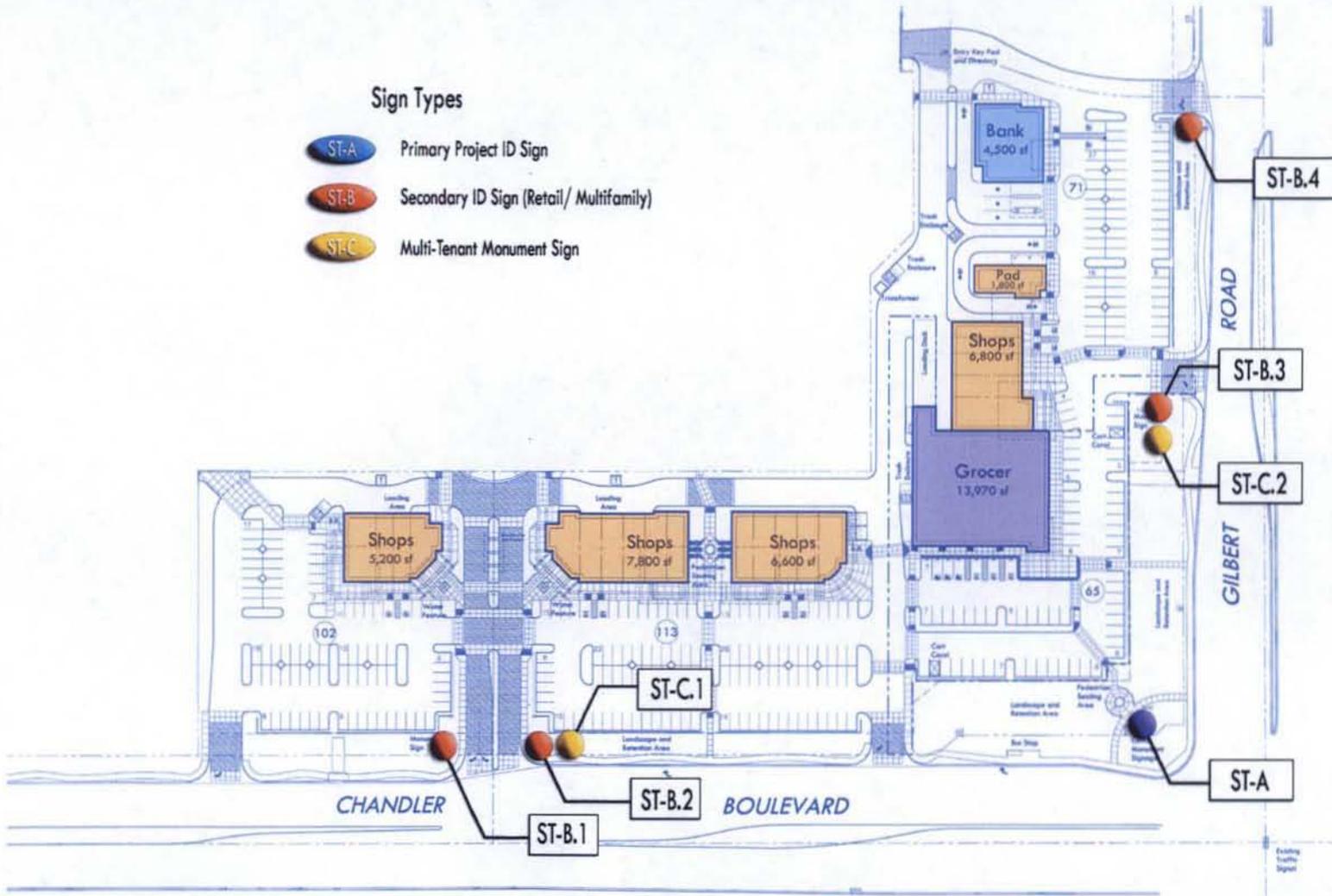
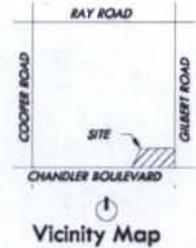
CLUBHOUSE ELEVATIONS

Sign Types

-  Primary Project ID Sign
-  Secondary ID Sign (Retail/ Multifamily)
-  Multi-Tenant Monument Sign

Legend

-  Shops/ Pads
-  Grocer
-  Sign Location



Chandler, Arizona

NORTON'S CROSSING

SIGN LOCATION SITE PLAN 13

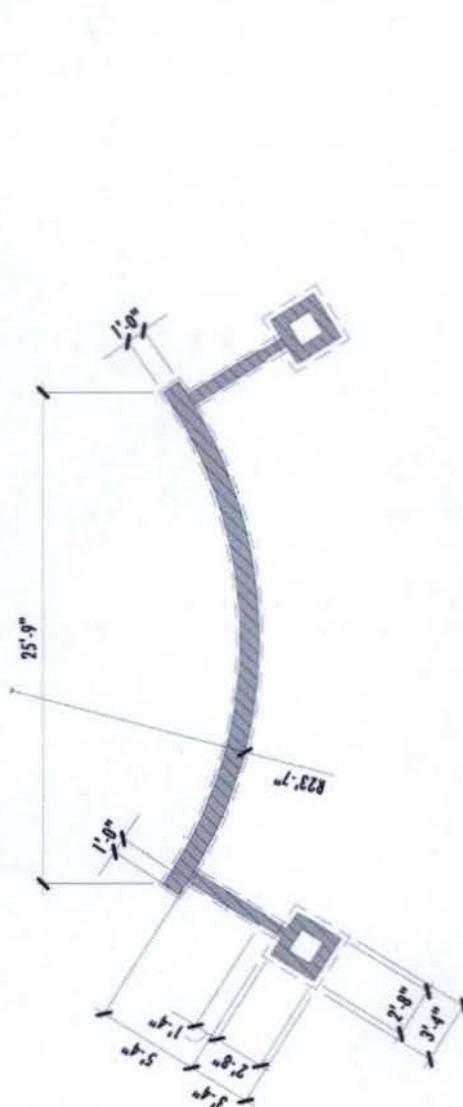
Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

STARPOINTE
 COMMUNITIES

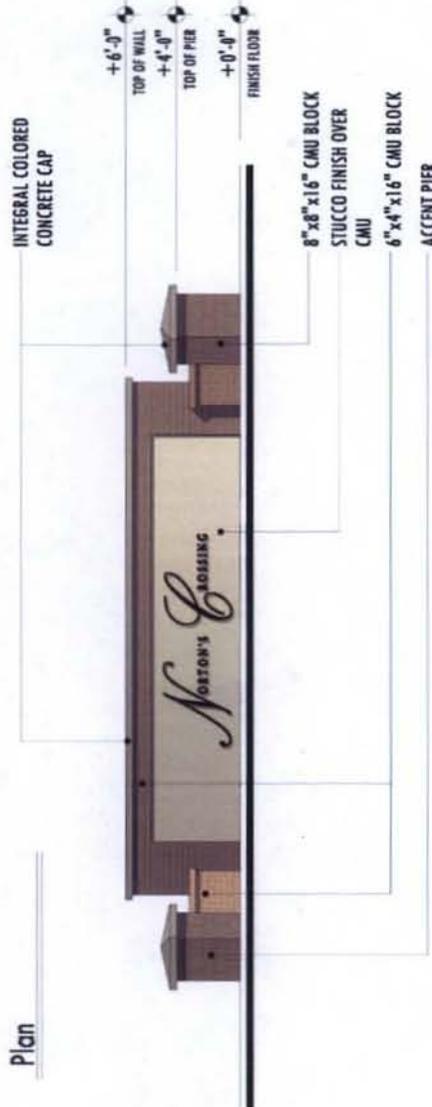
suite six
 ARCHITECTURE + INTERIOR DESIGN

Todd & Associates Inc.
 602.952.8280p
 www.toddassoc.com

SIGNAGE SITE PLAN



Plan



Elevation

ST-A

PRIMARY PROJECT ID SIGN 15

NORTON'S CROSSING

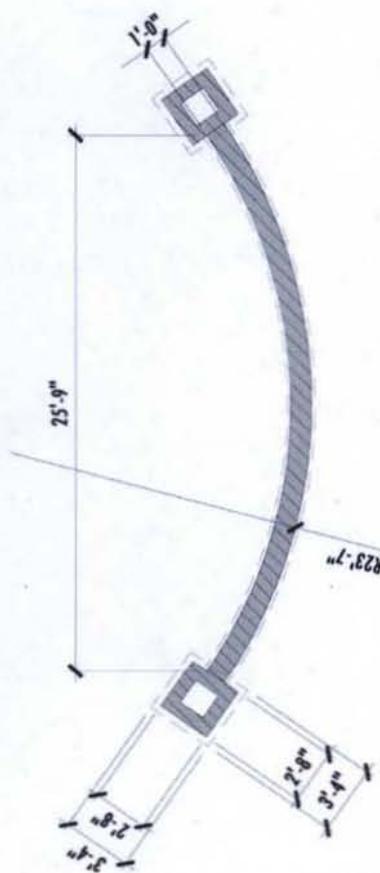
Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

STARPOINTE
 COMMUNITIES

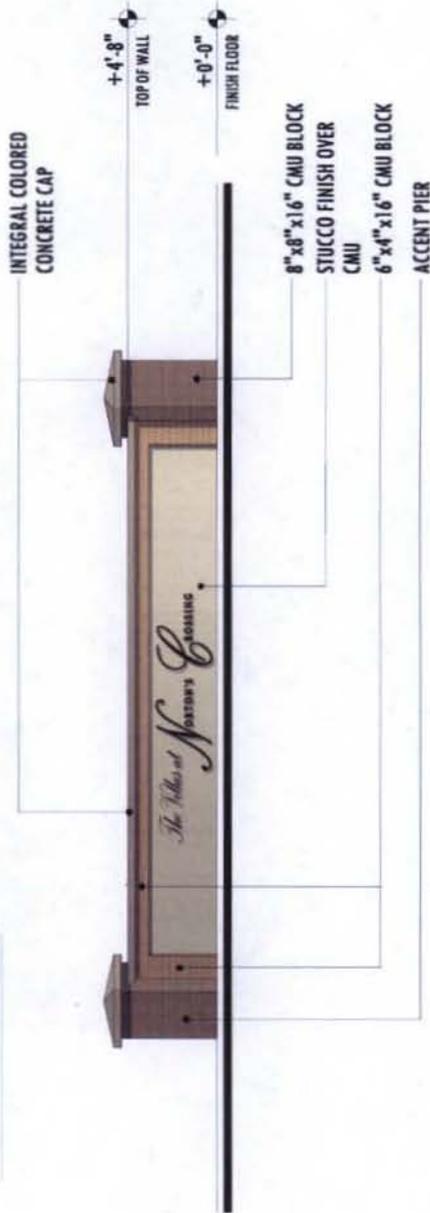
Chandler, Arizona



CENTER IDENTIFICATION SIGN



Plan



Elevation



SECONDARY ID SIGN 16

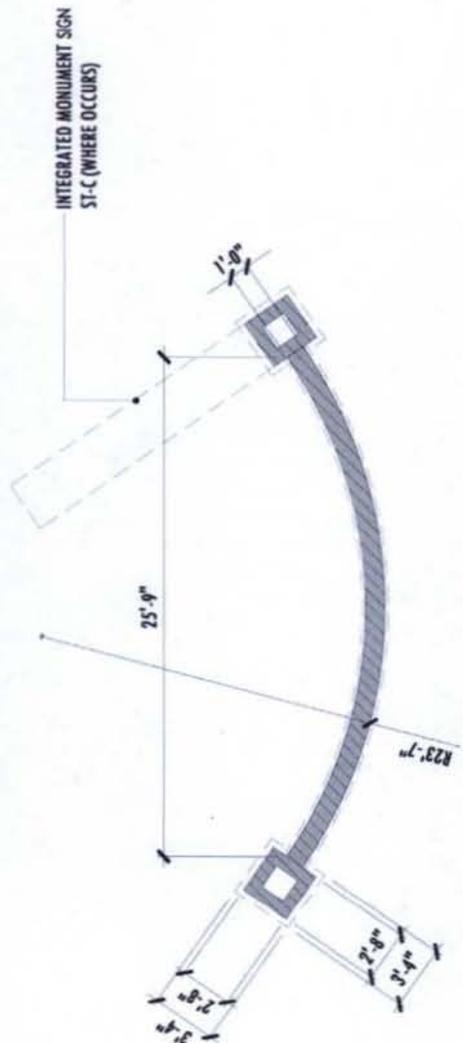
NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
 Rezoning/PDP Submittal

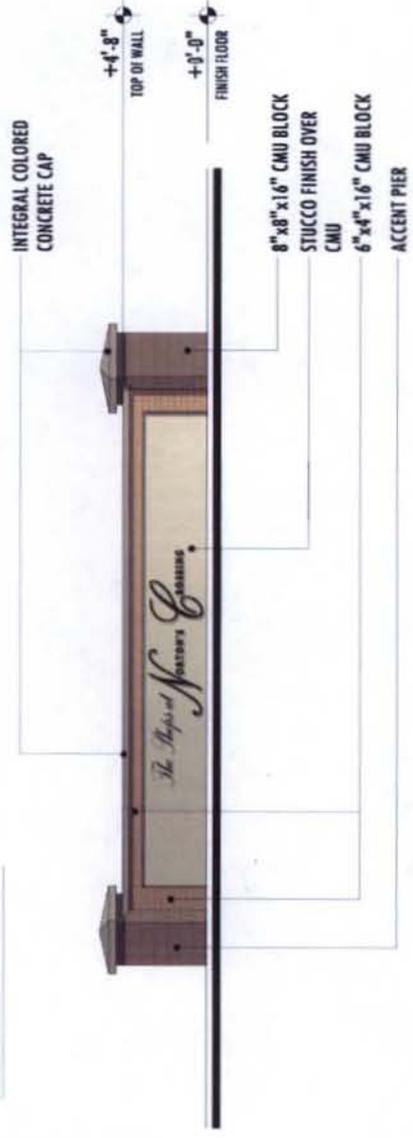
STARPOINTE
 COMMUNITIES



RESIDENTIAL IDENTIFICATION SIGN



Plan



Elevation



SECONDARY ID SIGN 16

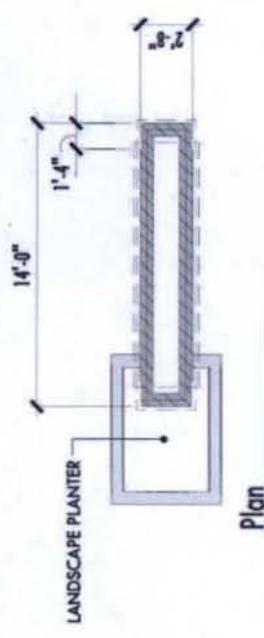
NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Resoning/PDP Submittal

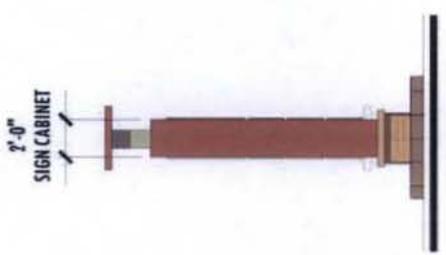
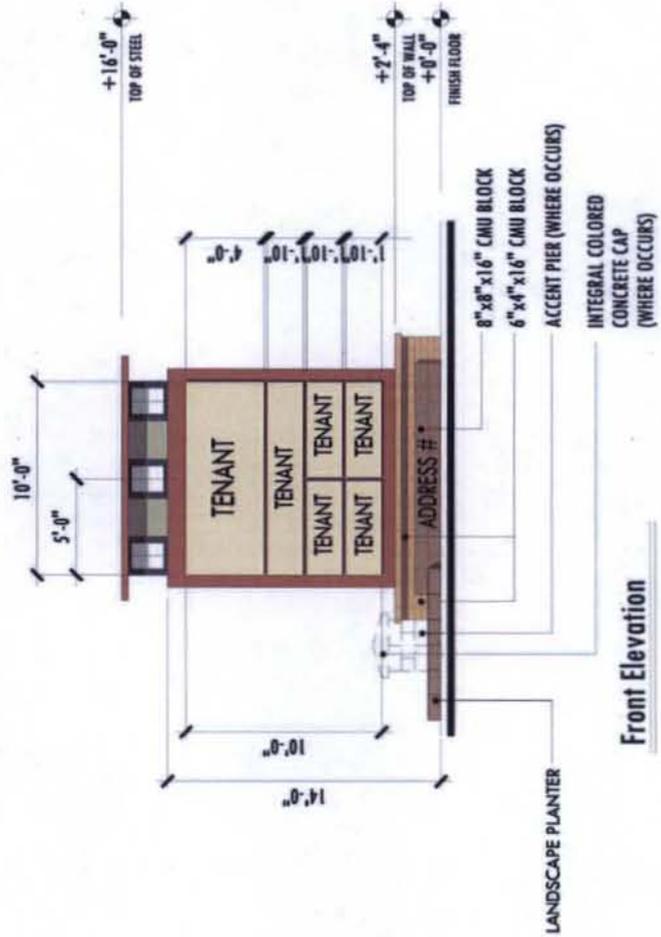
STARPOINTE
COMMUNITIES



COMMERCIAL IDENTIFICATION SIGN



- Tenant panels will be 2" pan formed aluminum textured and painted.
- Tenant copy will be routed with white acrylic back-up, 3/8" FCO clear push-thru with first surface applied colored vinyl per tenant's color requirements.
- Illumination will be internal 800 ma fluorescent.



MULTI-TENANT MONUMENT SIGN 17



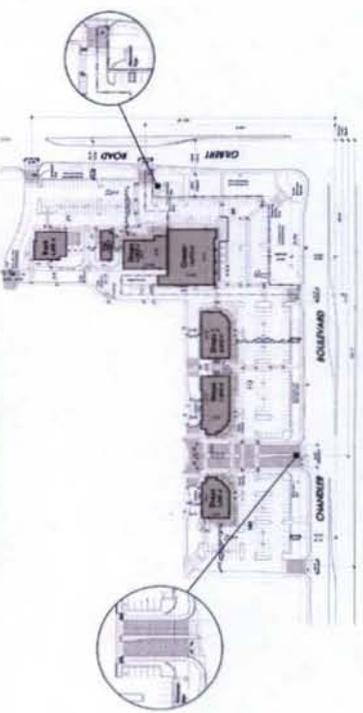
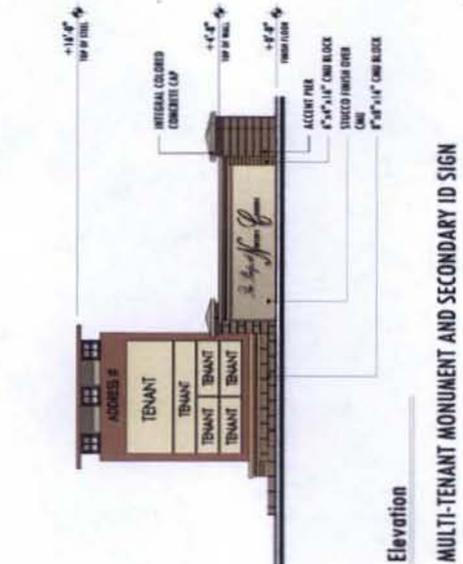
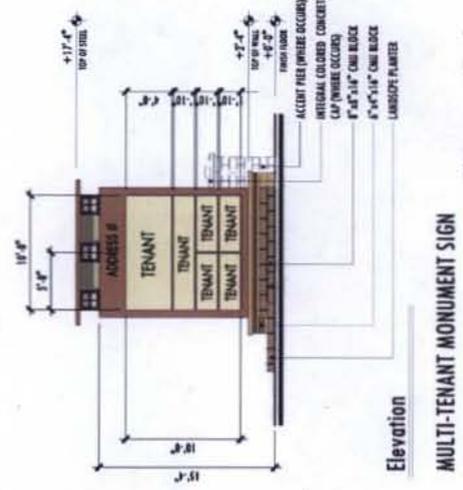
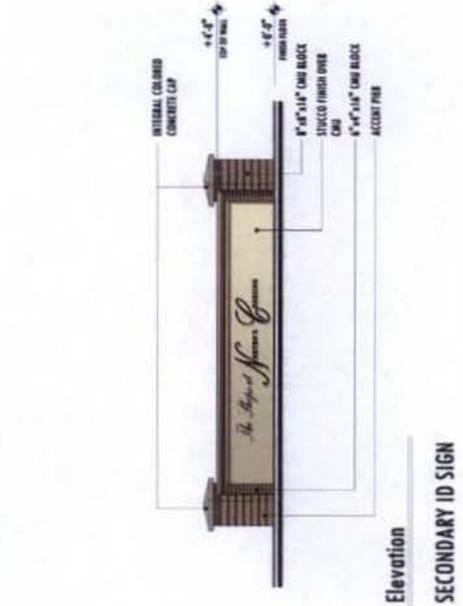
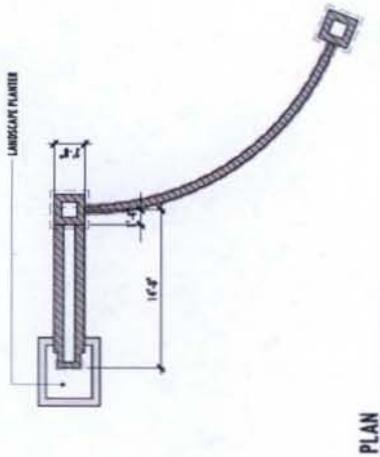
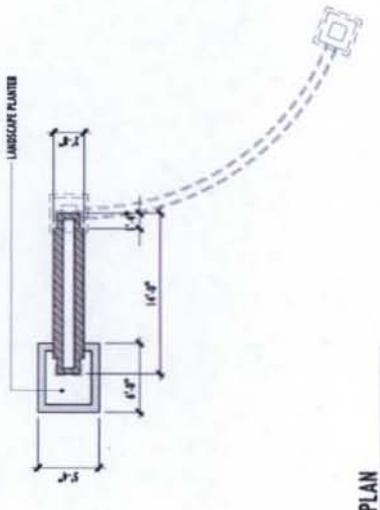
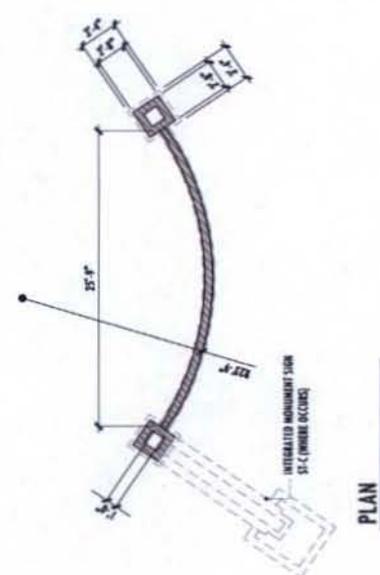
NORTON'S CROSSING

Chandler, Arizona

Project No. 06.2038.02 Date 03.19.08

Resoning/PDP Submittal

STARPOINTE COMMUNITIES



Norton's Crossing
NEC Chamber Building and Gilbert Road
Chandler, Arizona



MONUMENT SIGN WITH LOW-WALL

Norton's Crossing Project Narrative

INTRODUCTION

Norton's Crossing is a 23.52 net acre mixed-use development located at the northwest corner of Chandler Boulevard & Gilbert Road in Chandler, Arizona (Exhibit B2). The proposed retail development consists of 7.67 net acres with an approximate 46,670 square foot multi-tenant commercial center. The uses proposed for the retail site include a convenience grocer, retail sales, food vendors, various employment opportunities, and other retail oriented services. The multi-family residential development consists of 15.85 net acres with 286 two and three-story stack flats and two-story carriage units (units over garages) interconnected to a series of three large interior courtyards, including two swimming pools (Exhibit B6).

This development also includes the 12,400 square foot parcel owned by the City of Chandler at the northwest corner of Chandler Boulevard & Gilbert Road. Starpointe Communities is currently working with the City of Chandler to acquire this parcel.

PROJECT DESCRIPTION

Norton's Crossing will be an architecturally integrated mixed-use project that provides both multi-family residential and commercial uses. The commercial component will be located along both Gilbert Road and Chandler Boulevard at an approximate depth of 250-300 feet. This component will be comprised of seven (7) pad buildings designed for retail and office uses. The building areas range in size from 1,800 to almost 14,000 square-feet. These proposed uses are supported by the General Plan's Land Use goal to provide Special Use Commercial development strategically near areas such as major employment centers, areas with regional market access, Chandler Airpark Area and planned freeway corridors (pg. 21 & 22). Special Use Commercial is defined as a unique, mixed use or special commercial complex or village through the City's Planned Area Development (PAD) zoning process.

The subject is less than 1 mile north of the Santan Freeway Corridor Area, regional commercial areas along Pecos Rd., and the Chandler Airpark Area. It is also less than 1 1/2 miles away from major employment areas and the downtown redevelopment areas that are attracting mixed-use developments. Furthermore, the proposed uses offer a balanced range of services and activities that are focused on creating a cohesive environment for the community as well as those who live within the development. The plan echoes the intent of the General Plan's objective to encourage mixed-use activity centers in areas designated by policy for Special Use Commercial development which are designed for the immediate neighborhood (22 & 23).

The gated residential component is located behind the commercial portion of the project with the exception of three (3) two and three story residential buildings located along Chandler Boulevard. Primary access to the residential community bisects the commercial area along Chandler Boulevard. This access is accented with enhanced paving and entry features such as fountains and landscaping to integrate the two components. An interconnected network of sidewalks and gates allow the residents pedestrian access to the commercial area without the use of automobiles. The extensive network of pedestrian sidewalks and pathways which connect to the adjacent neighborhoods to the north and west, as well as throughout the residential and commercial component of the development, meet the General Plan's policy to encourage pedestrian movement within and outside of the mixed-use center (pg. 23).

As a result of numerous meetings with City Staff and neighborhood constituents, the proposed development has incorporated sensitive design and pedestrian friendly elements to encourage the transition between the residential and commercial component of the site by providing covered landscaped walkways, a unique trellis walkway with seating areas within the interior of the site, and outside dining areas that collectively maintain a genuine "village" ambiance to the area. In addition, the residential units have been situated in a way that inspires a seamless transition between the commercial and residential uses, redefining the typical multi-use projects experienced in Chandler. The theme is carried throughout the development with the use of large canopy trees with colorful and unique xeriscape that offers visual relief and shade between land uses. These canopies are also designed to be integrated architecturally and to match the buildings' façades.

The building design orientations within Norton's Crossing provide a heavily landscaped perimeter. This perimeter allows retail, office and residential uses to be setback from Chandler Boulevard, Gilbert Road, and the existing adjacent single-family homes to the north and west. Decorative perimeter walls, screen walls and freestanding buildings with enhanced elevations along Chandler Boulevard and Gilbert Road are architecturally integrated into the perimeter landscape design to create a positive image from the edges of the project (Exhibit B7).

LAND USES

This mixed-use development incorporates three primary land uses: office, retail, and multifamily residential. The land uses are designed with a series of seven (7) freestanding retail and office buildings located along the Chandler Boulevard and Gilbert Road frontages.

The multifamily residential use is located on the northern portion of the site. This use is a unique combination of 2 and 3-story multifamily residential buildings designed within the context of an upscale gated community. Although gated, this project does provide multiple pedestrian connections between the residential and commercial uses to maximize interaction between uses (Exhibit B11).

The proposed mix of land uses supports the General Plan's land use goals to distinguish the needs of the community by achieving an optimum balance of jobs, housing, shopping and leisure activities (pg. 23). The proposed development provides stability for the immediate area as the residential component supports the commercial component in providing employment and retail uses to serve future residents. In addition, the overall community benefits from the amenities, employment opportunities and services provided from the combination of uses which further contributes to the long-term success of the area. Different from the current residential land use designation, the proposed development supersedes the General Plan's expectations for providing predominantly low-density residential which does not offer the range of uses that benefit the economic development of the City.

The proposed development has been introduced to the community by utilizing the services of Choice Zoning Group, LLC who have been diligent in their efforts to inform the adjacent property owners of the proposed rezoning and development which is encouraged by the General Plan's objective to conduct a variety of outreach techniques (pg. 23). In addition, formal neighborhood meeting(s) will be conducted with various individuals as the proposed development continues to move through the review process. It is imperative that we continue to engage the residents about the potential land use changes as it will positively improve the overall community.

NORTON'S CROSSING

Project No. 06.2038.02 Date 03.19.08
Rezoning/PDP Submittal

STARPOINTE
COMMUNITIES



602.952.8280
www.toddassoc.com



Retail

The retail development will form a commercial front door to the Norton's Crossing mixed-use master plan. The main entry for the development is a shared entrance serving both the retail and residential developments on Chandler Boulevard. It is at that main entrance that the project's sense of arrival is created with a significant "boulevard" driveway from Chandler Boulevard that enters the site between two (2) shops buildings with tower elements and flanking water features to accommodate the outdoor patios facing the driveway. The experience continues north into the interior portion of the residential use via a wide circular driveway with colorful hardscape that surrounds a refreshing fountain in the middle, and has lush landscaping and pedestrian seating along the outside perimeter of the driveway. The "boulevard" entrance furthers the village-type atmosphere that integrates the various land uses by utilizing the shaded pedestrian and vehicular connectivity which is both active (provides connectivity between the residential/commercial uses and pedestrian enjoyment) and passive (provides visual relief and encourages variation of materials used) in nature. The wall design and landscaping theme which continues throughout the commercial and residential development, further illustrates the link between these uses. The development also includes additional secondary entrances for both the retail and residential components of the project.

Among the series of freestanding buildings on this property, the corner building located closest to the intersection of Chandler Boulevard and Gilbert Road is designed to be a 13,970 square-foot grocer and serve as the center's anchor. The remaining "Shops" buildings will be occupied by boutique type retail and service users and will be in the 1,800 to 7,800 square-foot range. Although it is expected that the bulk of the buildings will be occupied with retail uses, there is also great potential for these buildings to serve as flex space that either office or retail users may occupy. There are two buildings on site that provide potential for drive-throughs for a restaurant or financial institution.

All of the commercial buildings will incorporate enhanced entry features (tower elements, canopies, etc), covered walkways, pedestrian connections and frontage landscaping to promote pedestrian activity and visual interest throughout this project (Exhibit C). Additional Quality Standards that have been provided within the proposed plan per Section 35-1902 (8) (g) of the City of Chandler Zoning Code are as follows:

1. The project provides direct collector street access to the commercial center and direct access from the multi-family residential (see Exhibits B6-Preliminary Site Plan and B11-Pedestrian Linkage and Amenities).
2. The project provides angled building orientation to achieve varied alignment of building fronts and site design features that in turn create functional outdoor spaces and/or enhanced intersection feature (see Exhibits B6-Preliminary Site Plan, C-Perspective View, and D1 & D2- Retail Elevations).
3. The project provides a tree lined "boulevard" at median break(s), with detached sidewalks and landscaping that lead directly into a pedestrian plaza or other amenity (see Exhibits B7- Preliminary Landscape Plan, Section C- Perspective View, and G5- Main Entry at Retail and Residential).
4. The project incorporates unique planter and seating features, recurring in pedestrian areas throughout the site, including areas along the front of buildings (see Exhibits G11-Photos With Examples of Amenities and G5 Main Entry at Retail and Residential).

5. The project architecture will provide an overall character and theme that incorporates unique amenities which include signage, light fixtures, screen walls and details (see Exhibits C- Perspective View, D1 & D2- Retail Building Elevations and G1-14- Landscape Details).

6. The project has developed unique water features in a pedestrian setting internal to the site development, in addition to the required special features (see Exhibits B11- Pedestrian Linkage and Amenities, G2- Landscape Detail Plan at Chandler Blvd. and Gilbert Rd and G11).

Gated Multi-Family Residential

The key component of any successful village-like development is the residential component. Norton's Crossing incorporates a custom designed, upscale, gated multifamily residential community that incorporates (286) units within a series of 2 and 3-story buildings (Exhibits E1-E8). These buildings are placed in three predominant clusters, each overlooking or encompassing a large open space / recreation area. Thirteen (13), 2-story buildings providing twenty-six (26) carriage units are located along the southern property line and the interior of the site to serve as a transitional use and buffer between the larger three-story buildings located more internally on the property. These smaller one-bedroom units are located above garages, which are made available to all residents within the community. The remainder of residential component is comprised of 3-story buildings with 2-story units at the end caps within the interior of the site, and 2-story buildings along the north property line to soften the building's appeal from the adjacent neighborhoods and provide sensitive architectural relief from the streetscape.

Since Chandler is predominantly developed as suburban residential development (approximately 73%), the proposed multi-family element provides additional housing opportunities that are very much needed due to the lack of available land. As prices of homes and average household incomes continue to fluctuate, there is a justified need for providing quality higher-density residential that is available for those who choose a more urban lifestyle, without the costs associated with the upkeep of single-family homes. Promoting diversity in the housing types is encouraged by the General Plan and a key component to the success of supporting the existing and proposed commercial uses in the area (pg. 47).

This community is served by a large 2-story community center that includes a pool, spa, fitness center, and a recreation/community room. This center is located at the end of a long enhanced entryway from Chandler Boulevard and serves as the focus of this project. Other amenities will be provided in the four large open space areas which have been placed in highly accessible and visible locations throughout the site. The plan's overall design which incorporates these large open space areas and pedestrian-friendly elements establishes continuity that most existing mixed-use developments lack. The Housing Element of the General Plan seeks to provide incentives for developments that achieve greater diversity and creativity which is something that the subject development envisions (pg. 48).

Vehicular Circulation

There are four (4) vehicular entrances strategically placed along Chandler Boulevard and two (2) along Gilbert Road. Only one (1) of the entrances along Chandler Boulevard is intended to be full-access driveways – one (1) is for emergency access and resident exit only and two (2) are expected to be limited to right-in/right-out movements only. The entrance locations are designed to encourage the mix of uses to share driveways as well as to provide better site circulation for both pedestrians and vehicular traffic. The variety of driveway options is an important function of maintaining a balanced site that maintains a seamless flow of traffic. The internal drive aisle circulation system is designed to allow several entries and exit

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options for drivers regardless of their points of destination or origin within the project. Parking spaces are disbursed throughout the project within a series of small parking lots to eliminate large parking areas and to provide close parking orientation to the individual buildings.

Pedestrian Circulation

Pedestrian access is accommodated throughout the development in an effort to provide the project residents and neighbors safe and easy access to the shops. Five (5) distinct points of egress have been provided from the residential areas (north and west) through gated walkways that lead to the shops and grocer. Additionally, up to nine points of pedestrian access are planned along the street perimeter, along designated pedestrian walkways which are clearly marked at all intersections with drive aisles. These walkways safely connect each of the store fronts with the residential community and with the existing sidewalks along Gilbert Road and Chandler Boulevard (Exhibit B8). The design of the pedestrian walkway system is to give pedestrians equal access treatment as vehicles. Small courtyards and plazas are incorporated into building layouts to create places for people to sit, relax and enjoy their experience in the project (Exhibits G8-G11).

ARCHITECTURE

Architectural design for the retail center will complement the residential component through similar materials, patterns and color palettes. Project colors will include softened desert inspired earth tones and brighter accents at detail features such as deep overhangs and fascias. Among the major materials proposed are: masonry, stucco, custom metal detailing and flat concrete roof tiles. The retail development will have building forms that reinforce a relaxed southwestern design theme, incorporating multiple parapet heights, hipped roof forms, rotated corner towers, plan step backs, and recessed storefront profiles. Retail building heights will vary from 23-feet to 28-feet for the main parapet, and to 36-feet at the corner tower elements.

The residential development building forms will also have a relaxed southwestern design theme, incorporating multiple parapet heights and hipped roof elements with deep overhangs. Cantilevering element design features with increased square footage occur at the second floor of most buildings. Additionally, interesting architectural forms occur through out with the use of concrete block columns at various locations which connect back to the architectural theme at the retail and furthermore the clubhouse. The apartment buildings will vary in height from 25-feet (two-story) to 37-feet (three-story which will give the buildings pedestrian scale and relief) - See attached Exhibits D1-E11. The apartment buildings will include pedestrian scale entries with the use of concrete block in a 'Founders' finish with a tan blend per our material sheet.

LANDSCAPE PLAN / OPEN SPACE

The exterior spaces at Norton's Crossing are characterized by an integration of the landscape and hardscape elements. This integration produces spaces of varying sizes and uses for the varying types of residents and visitors who will be using them: adults, kids and pets.

The retail component of Norton's Crossing is centered by a pedestrian scale core with fountains, seat walls, shade trees and enhanced paving. The enhanced paving consists of tumbled pre-cast concrete pavers laid in a random pattern of square and rectangular sizes in a multi-tone brown color. This is

complemented with flowering groundcovers, ornamental grasses and accent plants with bold texture and architectural form. The colorful variety plants are continued in pre-cast concrete containers used throughout the remainder of the retail center. Lush landscaping has also been provided around the buildings to tie into the landscaping theme along the perimeter and interior of the site which adds to the visual relief of the hardscape and building areas. Nine pedestrian connections link the project to the public sidewalks along Chandler Boulevard and Gilbert Road. In addition, five pedestrian connections form a pedestrian linkage between the retail and residential components.

The residential component of Norton's Crossing offers five amenity "areas" which include a pool/water park core, a pair of turfed courtyards, a secondary pool area with spa and a large turfed park area. Specific amenities that have been incorporated throughout the development that are included, but not limited, within these areas are the following:

1. Swimming pool with cool deck perimeter and ramada adjacent to the clubhouse.
2. Spa area with additional ramada adjacent to the clubhouse.
3. Ramada with bbq and seating areas on the west side of the property.
4. Ramada with bbq and seating areas in the courtyard of Building Type II.
5. Ramada with bbq and seating areas in the courtyard of Building Type III.
6. Exercise room provided in the clubhouse.
7. Yoga/ Aerobics room provided in the clubhouse.
8. Game room with pool table provided in the clubhouse.
9. Additional pool with ramada provided in the courtyard of Building Type I.

The pool/water park amenity offers recreational amenities for adults as well as kids. At the north end of the pool area, a water park offers several water toys as well as several low water jets for kids' interaction. This water park is flanked by turfed play areas. The north end of the pool itself has a zero edge entry to further facilitate kids' water interaction. Overlooking this are two ramadas with bbqs. One has a double sided fireplace to accommodate two user groups simultaneously. A spa is located adjacent to the second ramada. The south end of the pool has multiple lounging /sunning areas, seating areas within the confines of the pool and a 60' swimming lap area. Forming a transition between the pool and the clubhouse are additional gathering/seating areas to compliment the clubhouse's exterior seating areas and outdoor fireplace. A colonnade of trees visually encloses the pool area while providing shade for the adjacent pedestrian walkways. The curvilinear trunks of the tornado palms compliment the playful aspect of the kids' water park area.

The pair of courtyards which flank the central pool amenity are anchored by amphitheater-type dining areas with bbqs and tensile shade structures. These dining areas relate to the adjacent turf play fields through a series of steps and retaining walls which form a stage and amphitheater-type of arrangement. The open turfed play fields lend themselves to various physical activities for the kids with the surrounding sidewalks shaded by canopy trees. As in the commercial development, flowering groundcovers, accent plants and ornamental grasses provide contrast and color (Exhibit G8).

The secondary pool area is the center point of the northwest building complex. This pool is more adult-oriented and has a spa and a ramada with bbqs. Lounging/sunning areas surround the pool with numerous seating areas within the confines of the pool itself. The perimeter sidewalks are shaded with canopy trees and accented with ornamental grasses, flowering groundcovers and architectural accent plants.

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The turfed park at the southwest corner of the residential component is centered with a dining area with BBQs and a tensile shade structure. The large turfed open play fields are bordered with tree massings to help define the park area.

The landscape palette at Norton's Crossing consists of desert and desert-adapted plant material. Plants were chosen for contrast and color as well as applicability for the various uses in the retail and residential components. Large massings of trees help to define the site perimeter and demarcate the site's various entrances. Large tree massings also help define the courtyards and landscape spaces as well as providing shade for the pedestrian walk ways. Turf is used only on the internal areas of the residential development where they define kids play areas.

All landscaping shall either meet or exceed the specifications of the Chandler Zoning Code and will be environmentally sensitive as recommended by the Open Space and Recreation Element of the General Plan (pg. 80). Approximately 162,667 square-feet (23.4%) of the site area is dedicated as active/inactive open space (9.6% required). A list of the preferred plant materials is identified as part of the Landscape Plan. The Landscape Plan will be designed in conjunction with the grading and drainage plan for the site. The theme between the streetscapes and landscape (including open retention areas) throughout the development will create the sense of openness and will bring a unique quality to the subject site which has been vacant for a number of years. Elements such as the entryway from Chandler Boulevard and landscaped pedestrian connections have been designed to create a bold and inviting environment for the community to visually and actively enjoy (pg. 80).

Decorative perimeter screen walls, view fences, and low profile parking screen walls are designed to blend with the materials and colors used in the architectural treatment of the buildings within the project (Exhibit G13). An existing 6-foot high masonry screen wall built as part of the adjacent single-family lots to the north and west will remain upon completion of this project. Low profile decorative screen walls will be placed adjacent to parking lots that front onto public streets. The low screen walls are located between the perimeter landscape tracts and the parking lots to block views of the parking lots from Chandler Boulevard and Gilbert Road.

The landscaped retention areas will not exceed fifty (50%) percent of the frontages along Chandler Boulevard and Gilbert Road. The retention areas will be contoured to provide a natural appearance. Where possible curbs next to landscaping and pedestrian areas will be rolled to soften the edges and increase pedestrian access. Parking lot and pedestrian walkway light standards will incorporate an integrated universal theme throughout the project.

GENERAL PLAN COMPLIANCE

The City of Chandler General Plan identifies the site for Low Density Residential uses at a density of 0-3.5 units per acre. The Land Use Element states that "properties that are on the corner of arterial streets shall be developed with a variety of specialty retail, service, mixed-commercial, entertainment uses and establishments." The intent is to encourage a variety of specialty and non-commercial uses in high quality, visually commanding settings. Commercial developments and other uses can also be developed within the context of unique, high-quality design. Intersections may also be better suited for medium-high density residential housing. Commercial centers will also be required to relate to adjoining uses by providing functional transitions, buffers, and or shared pedestrian or vehicular connections (General Plan 29- 31).

The Land Use Element further intends "to encourage or facilitate the development of unique, high quality commercial settings" where the uses may develop upon a combination of design concepts. Those design concepts include centers which clearly fall under the definition of Special Use Commercial (General Plan pg. 31). Special Use Commercial is defined as a unique, mixed-use or Special Commercial complex or Village through the City's Planned Area Development (PAD) zoning process. The design concept of a system of functional interior spaces, with internal walks, shops and bistros oriented in a village fashion with colonnades and arcades. The element also calls for relationship and compatibility with adjacent and nearby neighborhoods (General Plan pg. 31).

It is apparent that Norton's Crossing not only meets the intent and goal of the General Plan, it complies with the exact language used in the Plan itself. The Norton's Crossing Planned Area Development is consistent with the City of Chandler General Plan.

DEVELOPMENT STANDARDS

Parking provided for the commercial center will be approximately 351 stalls, in conformance with current City standards. On-site parking for the residential development will have approximately 591 stalls which consist of (78) detached garages, (364) covered and (149) uncovered spaces. Throughout the residential component, there will be one garage or one covered parking space for each bedroom instead of per unit. All parking provided shall meet or exceed City requirements.

Norton's Crossing will be developed in compliance with Planned Area Development (PAD) zoning district. This PAD district is intended to accommodate, encourage and promote innovative developments involving residential and non-residential land uses, which together form an attractive and harmonious community. The proposed PAD is to be used as an independent district as identified in Section 17 of the Zoning Ordinance. Rigid zoning regulations are replaced by performance standards to fulfill the objectives of the Chandler General Plan. The permitted uses and the development standards for each of the land uses within Norton's Crossing are identified as follows:

Multi-Family Residential

Permitted Uses Multi-Family Units; Garages for dwelling units; Recreation building and Recreation amenities for dwelling units; Density 17.9 du/ net ac for the gated multi-family complex (286 units). Building height is measured to highest point of the coping (parapet) of flat roof or to the average height of the highest hipped roof.

Height: 2-story: 25-feet to 28-feet
3-story: 37-feet-6-inches
Clubhouse: 30-feet

Setbacks: 15-feet to the north project perimeter property line
25-feet to the west project perimeter property line
10-feet to the internal lot property line (commercial property)
50-feet to the south project perimeter property line (Chandler Blvd.)

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Parking: 1 Bedroom Unit - 1.5 spaces
2 Bedroom Unit - 2 spaces

Signs: In accordance with Article 24 Sign Code; as per Comprehensive Sign Plan

Retail / Office Permitted Uses

C-2 District Permitted List; Bar; Cocktail Lounge (excluding adult service business); Farmer's Market subject to site location approval (weekends, holidays and special occasions only); Liquor/Wine/Beer sales subject to Liquor License approval; Microwave/satellite dish antennae and wireless communication monopole (screened from view); Trade schools; Offices for professional, business, administrative, executive and medical; Medical or dental laboratories as an ancillary use to a doctor's or dentist office(s); Studio for arts, photography, music or drama; Day-care center, private school; Finance office, lending institutions, stock and brokerage firms, and credit unions.

Intensity: 0.5 FAR

Height : 36-feet (top of unoccupied tower elements)
28-feet (top of highest parapet)
23-feet (top of lowest parapet)

Setbacks: 20-feet minimum to internal residential property line
20-feet to south project perimeter property line
50-feet to east project perimeter property line

Parking Dimensions: Stalls 9'x19'
Aisles 24-feet
1 parking island every 10 stalls

Ratios: All commercial retail and office parking ratios will be in compliance with the standards set forth in Article 18 of the City of Chandler Zoning Ordinance.

Signs: In accordance with Article 24 Sign Code; as per Comprehensive Sign Plan

Additional Quality Standards per Section 39-9.16 D, City of Chandler Zoning Code are as followed:

1. The project provides site signage on low planter walls in lieu of freestanding monument signs to create a shared identity for the site (see Exhibits G1 and I1-12- Comprehensive Sign Package).
2. The project utilizes letters that are "halo" or indirectly illuminated throughout the entire site (see Exhibits I1-12- Comprehensive Sign Package).
3. The project provides landscape planter features at base of all freestanding monument signs (see Exhibits I2-12- Comprehensive Sign Package - Multi-Tenant Monument Sign Exhibit).

Tenant signage will conform to a comprehensive sign plan for the master development.

PRELIMINARY DEVELOPMENT PLAN (PDP)

The multi-family residential, retail and commercial office uses shall include a common architectural theme that shares the use of colors and materials in design throughout the project. The development of the uses within the project shall be consistent with the approved PAD narrative, site plan, building elevations and landscape plan for Norton's Crossing. Exact building square footage, building footprints and building orientation may vary slightly depending on the end users. Significant changes in land uses or architecture may require an amendment to the approved Preliminary Development Plan.

DEVELOPMENT PHASING

Norton's Crossing will be developed in two phases. The phases may not be developed in a particular order. Both phases may occur concurrently or have slight time differences due to market conditions. At this time, the residential component has been labeled Phase I and the commercial component is labeled Phase II. Off-site and on-site perimeter improvements will be completed during each phase of development.

UTILITIES AND COMMUNITY SERVICES

Fire Protection	City of Chandler
Police Protection	City of Chandler
Water Service	City of Chandler
Sewer Service	City of Chandler
Electrical Service	Salt River Project
Gas Service	Southwest Gas
Telephone	Qwest Communication
Cable	Cox Communications

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Frances
<francesrn@gmail.com>
03/24/2008 09:11 PM

To Erik.Swanson@chandleraz.gov
cc
bcc
Subject Re: Norton's Crossing

Dr. Mr. Swanson,

My husband I have to concur with our neighbors. I've been reading the email responses from our neighbors and I think the message is pretty clear. Neither my husband or I will NOT support this proposal whatsoever. We have not been visited by any representative from the Developer, and therefore have not seen any of the proposed modifications.

We do reiterate that no matter what the proposed modifications are, we will not support any residential dwellings in that area with the 900+ parking spaces to accommodate. We both feel strongly that this proposal will only encourage and increase crime in our neighborhood. Our home is our biggest investment and we all work hard to keep and maintain our home within our residential community.

Please listen to the residents of Dobson Place, I think the general consensus is that we are opposed to this development proposal.

Thank you for keeping us abreast of the latest developments!

Sincerely,
Michael and Frances Spink

On Mon, Mar 24, 2008 at 8:32 AM, <Erik.Swanson@chandleraz.gov> wrote:

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

OPPOSED



"Shirley Shaw"
<seittreim@npc.edu>
03/24/2008 08:37 PM

To "C.J. Perdue" <cjp2751@cox.net>,
<Erik.Swanson@chandleraz.gov>, <jcarey@MMI-AZ.COM>,
<ccandco3@cox.net>, <mhkramer1@cox.net>,
cc <mayor&council@chandleraz.gov>, <iskaminsky@cox.net>

bcc

Subject RE: Norton's Crossing

Mr. Swanson,

Ditto!

No matter what the developer has to say in regard to apartment buildings! We will not support any proposal to build residential dwellings either in form of condos, or apartments. We are overloaded now with "rentals" and empty homes.

A representative did show up on our doorstep on Sat. late afternoon at a very inopportune time when we in the midst of holiday preparation and we could not talk with him. We also felt that anything they would like to discuss should be discussed at the meeting or sent out in written form before the meeting to everyone vs. "stopping by."

Thank you for your continued communications with us.

Shirley and Bob Shaw

From: C.J. Perdue [mailto:cjp2751@cox.net]

Sent: Monday, March 24, 2008 11:03 AM

To: Erik.Swanson@chandleraz.gov; jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com

Cc: mayor&council@chandleraz.gov; iskaminsky@cox.net

Subject: Norton's Crossing

Mr. Swanson,

My husband and I have NOT been contacted by the Developer nor any member of his team with regard to 'minor modifications' to Norton's Crossing.

Please note we will NEVER support this endeavor with regard to building two and three story apartment buildings and 935 parking spaces to accommodate said apartments.

Vince & CJ Perdue
Dobson Place

-----Original Message-----

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]

Sent: Monday, March 24, 2008 8:32 AM

To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com;

OPPOSED



"joan sundeen"
<jisundeen@hotmail.com>
03/24/2008 07:15 PM

To <Erik.Swanson@chandleraz.gov>
cc
bcc
Subject Re: Norton's Crossing

I have not heard of any changes! However, based on the current housing situation, I would think it unwise to add additional housing! We need a project that can create revenue for Chandler and compliment the surrounding area. Family entertainment would be a good addition to our area. We already have a Fry's, Carl's, Chinese, A&W, a pharmacy, and a Sport's Bar. Maybe a pizza place like Peter Piper's or a Health Spa. Just not housing!

Thanks Joan Sundeen

----- Original Message -----

From: Erik.Swanson@chandleraz.gov

To: jcarey@MMI-AZ.COM ; ccandco3@cox.net ; mhkramer1@cox.net ; debbieh10@gmail.com ; mhkramer1@cox.net ; delinnabary@gmail.com ; motamedim@hotmail.com ; nwesterdale@cox.net ; Matt.Osborn@desertschools.org ; cjp2751@cox.net ; RGRA42@aol.com ; eldens@cox.net ; sjeittreim@cox.net ; cmsilverman@gmail.com ; jisundeen@hotmail.com ; Whall608@aol.com ; calasal@cox.net ; doghse@cox.net ; cjonesjr99@netscape.net ; dana_5@cox.net ; n_a_stephens@cox.net ; francesrn@gmail.com

Sent: Monday, March 24, 2008 8:32 AM

Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

OPPOSED



Marriam Motamedi
<motamedim@hotmail.com>
03/24/2008 06:04 PM

To <erik.swanson@chandleraz.gov>
cc
bcc

Subject RE: Norton's Crossing

Hi,

No, I haven't seen the changes, haven't received any notices or seen any people knocking on doors.

As a resident **I strongly object** to this development.

Sincerely,
M. Motamedi

To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com
Subject: Norton's Crossing
From: Erik.Swanson@chandleraz.gov
Date: Mon, 24 Mar 2008 08:32:21 -0700

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

How well do you know your celebrity gossip? [Talk celebrity smackdowns here.](#)

OPPOSED



"Chris and Linda"
<calasal@cox.net>
03/24/2008 05:27 PM

To <jcarey@MMI-AZ.COM>, <ccandco3@cox.net>, <mhkramer1@cox.net>, <debbieh10@gmail.com>, <delinnabary@gmail.com>, <motamedim@hotmail.com>

cc

bcc

Subject Re: Norton's Crossing

History: This message has been replied to.

Erik,

Thank you for the update. As of today, my husband and I have not been contacted by anyone from the developer's team regarding the changes to their plans. My husband also works out of the home, so there is no way we could have missed their visit. I would have thought that they would have contacted us as our backyard wall is adjacent to the west side of the property. Your email mentions "minor modifications", I don't foresee our position changing regardless of the amount of modifications made to their plans.

If anyone on this list is interested in signing a petition in opposition of this build, please contact me or my husband immediately. I can bring it to the next public hearing if you are unable to attend. Mr. Willie Hall has the same petition if you are unable to reach me.

Linda and Chris Lewandowski

-----Original Message-----

From: Erik.Swanson@chandleraz.gov

Date: 3/24/2008 8:31:25 AM

To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesir99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com

Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me

OPPOSED



"Kaminsky"
<iskaminsky@cox.net>
03/24/2008 03:42 PM

To <Erik.Swanson@chandleraz.gov>
cc <jcarey@MMI-AZ.COM>, <ccandco3@cox.net>, <mhkramer1@cox.net>, <debbieh10@gmail.com>, <delinnabary@gmail.com>, <motamedim@hotmail.com>, bcc

Subject Fw: Norton's Crossing

Mr. Swanson,

My husband and I have NOT been contacted by the Developer nor any member of his team with regard to 'minor modifications' to Norton's Crossing.

Please note we will NEVER support this endeavor with regard to building two and three story apartment buildings and 935 parking spaces to accommodate.

Ivan & Suzi Kaminsky
Dobson Place

----- Original Message -----

From: C.J. Perdue

To: Erik.Swanson@chandleraz.gov ; jcarey@MMI-AZ.COM ; ccandco3@cox.net ; mhkramer1@cox.net ; debbieh10@gmail.com ; mhkramer1@cox.net ; delinnabary@gmail.com ; motamedim@hotmail.com ; nwesterdale@cox.net ; Matt.Osborn@desertschools.org ; RGRA42@aol.com ; eldens@cox.net ; sjeittreim@cox.net ; cmsilverman@gmail.com ; jisundeen@hotmail.com ; Whall608@aol.com ; calasal@cox.net ; doghse@cox.net ; cjonesjr99@netscape.net ; dana_5@cox.net ; n_a_stephens@cox.net ; francesrn@gmail.com

Cc: mayor&council@chandleraz.gov ; iskaminsky@cox.net

Sent: Monday, March 24, 2008 11:03 AM

Subject: Norton's Crossing

Mr. Swanson,

My husband and I have NOT been contacted by the Developer nor any member of his team with regard to 'minor modifications' to Norton's Crossing.

Please note we will NEVER support this endeavor with regard to building two and three story apartment buildings and 935 parking spaces to accommodate said apartments.

Vince & CJ Perdue
Dobson Place

-----Original Message-----

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]

Sent: Monday, March 24, 2008 8:32 AM

OPPOSED



"Ian Young"
<iyoung@visionsnap.com>

03/24/2008 03:12 PM

Please respond to
<iyoung@visionsnap.com>

To <Erik.Swanson@chandleraz.gov>, <jcarey@MMI-AZ.COM>,
<ccandco3@cox.net>, <mhkramer1@cox.net>,
<debbieh10@gmail.com>, <mhkramer1@cox.net>,

cc

bcc

Subject Nortons Crossing

History:  This message has been replied to.

Erik,

A neighbor has been emailing me the emails to you regarding our neighbor's thoughts and feelings. I have contacted you via email multiple times and I was not on your email list you emailed today. Why is this? If the developer has been canvassing the neighborhood I have NOT been contacted by anyone. I work out of my home and no one has knocked on my door to explain the build or their thoughts. I have received my information from neighbors and yourself months back. I DO NOT want ANY apartments behind my home and I know the neighborhood would agree 100%.

Please keep me informed on what we can do as community members to stop the existing developer. I would also like to be added to your email list of any new events or information about Norton's Crossing.

Thank you,

Ian

Ian Young
VisionSnap
iyoung@visionsnap.com
www.visionsnap.com
Phone: 602.885.1393
Fax: 480.946.3398



OPPOSED



"Dana Harris"
<dana_5@cox.net>
03/24/2008 11:41 AM

To <Erik.Swanson@chandleraz.gov>
cc
bcc
Subject Re: Norton's Crossing

Hi, Erik,
We have not seen the modifications to their site plan. At this time, I am still in opposition of the residential request for their site plan.

Thanks..Dana

----- Original Message -----

From: Erik.Swanson@chandleraz.gov

To: jcarey@MMI-AZ.COM ; ccandco3@cox.net ; mhkramer1@cox.net ; debbieh10@gmail.com ; mhkramer1@cox.net ; delinnabary@gmail.com ; motamedim@hotmail.com ; nwesterdale@cox.net ; Matt.Osborn@desertschools.org ; cjp2751@cox.net ; RGRA42@aol.com ; eldens@cox.net ; sjeittreim@cox.net ; cmsilverman@gmail.com ; jisundeen@hotmail.com ; Whall608@aol.com ; calasal@cox.net ; doghse@cox.net ; cjonesjr99@netscape.net ; dana_5@cox.net ; n_a_stephens@cox.net ; francesrn@gmail.com

Sent: Monday, March 24, 2008 8:32 AM

Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

OPPOSED



"James Carey"
<jcarey@MMI-AZ.COM>
03/24/2008 09:47 AM

To <Erik.Swanson@chandleraz.gov>
cc
bcc
Subject RE: Norton's Crossing

I have not see any drawings for this. I still am against it going in if there will be apartments and other buildings going right next to existing homes. My wife and I will post you if we see anything come out.

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]
Sent: Mon 3/24/2008 8:32 AM
To: James Carey; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com
Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

OPPOSED



"Shirley Shaw"
<sjeittreim@cox.net>
02/11/2008 01:10 PM

To <erik.swanson@chandleraz.gov>
cc
bcc

Subject DVR07-0042

History: This message has been replied to and forwarded.

Mr. Swanson,

My husband, Robert and I live at 2811 East Carla Vista, Dobson Place.

We are very much opposed to the new proposal of the developer for Norton's Corner.

Among our concerns regarding allowing residential apartments/homes/dwellings on that property:

Increased traffic

Lower home values because of high density dwellings.

Increased crime that apartment complexes bring with people who do not have a real "buy in" to the community.

How fair is it for some the people who purchased here who live along the back to have apartment parking within 15 feet of their property? Having an office complex or small commercial mall is one thing, but multifamily zoning is another.

Please put our concerns on the table when this is to be discussed. Bob and I did attend the meeting where there was a "continuance" of this proposal. We will try to be there for the next council meeting.

Thank you.

Respectfully,

Robert and Shirley Shaw

OPPOSED



"C Silverman"
<cmsilverman@gmail.com>
02/11/2008 11:31 AM

To erik.swanson@chandleraz.gov
cc
bcc

Subject CASE # DVR07-0042 - NW Corner of Chandler Blvd and
Gilbert Rd

Dear Mr. Swanson,

Please do **NOT** re-zone the NW Corner of Chandler Blvd. and Gilbert Rd. to allow for apartment buildings to go up on this corner. I realize that the developer is proposing the front of this property to be lined with retail space and the remainder (behind the retail space) to build two and three story apartment buildings. This site would require 935 parking spaces and would be within 15 feet of our communities homes. This would result in diminishing the value of our homes, take away our privacy as a community, and open the door to increased crime and vandalism. Please keep this property zoned as commercial (C-2) and **NOT residential** (MF-2).

We have paid a lot for our homes and are excited about this location. We strongly feel that this type of a change would greatly impact the value of our homes in a negative way! Our economy is bad enough and we could use your help in supporting our community, rather than hurting it.

Thanking you in advance for support!

Cynthia and Bryan Silverman
480-659-2150

OPPOSED



"Diana Linnabary"
<delinnabary@gmail.com>
02/05/2008 05:53 PM

To erik.swanson@chandleraz.gov
cc
bcc

Subject Planning & Zoning of DVR07-0042, Norton's Crossing

History:  This message has been replied to and forwarded.

Erik -

Because of my work schedule I will not be able to attend either the Planning/Zoning Meeting or the Public Hearing on DVR07-0042, Norton's Crossing.

I am very much opposed to changing the zoning of this property from PAD Commercial (C-2) to PAD Commercial with underlying Multi-family (MF-2) zoning. When I purchased my home in the nearby neighborhood I specifically looked at the zoning of the surrounding property before purchasing. It was (and still is) very important to me that Norton's Crossing was not zoned for multi-family.

Please register my opposition to re-zoning DVR07-0042, Norton's Crossing. I know that many residents in the surrounding area are in agreement with me that we do not want this property to be zoned for multi-family structures.

Sincerely,
Diana Linnabary
2304 E. Detroit Street
Chandler 85225
480-917-3519
delinnabary@gmail.com

OPPOSED



Whall608@aol.com
02/04/2008 08:12 PM

To erik.swanson@chandleraz.gov
cc
bcc

Subject Norton Crossing

History:  This message has been replied to and forwarded.

Eric

The purpose of this email is to voice my opposition to the proposed rezoning for Norton's Crossing. We were told when we purchased our home that the parcel in question was going to be a grocery store based shopping area. We all accepted this fact. Now they what it rezoned so they can put apartments there. They can say all they want to about these being luxury apartments. But we all know what will happen when the housing markets comes back, they will lower the rent, and that will attract individuals that are less than desirable for neighbors.

The parking area will only be ten feet from my back fence. This is not acceptable. Then we will have a three story building from our back fence, again this is not acceptable. I would ten times rather have some type of commercial shopping area than the apartments. I foresee our property values going down at some point if this development is allowed to be built.

I ask you to convey our concerns to the city council to vote against this venture. I guess the bottom line is that I don't want an apartment complex in my back yard.

Thank You
Willie Hall 2761 E. Tyson St. Chandler 480-726-8756

Who's never won? [Biggest Grammy Award surprises of all time on AOL Music.](#)

OPPOSED



<nwesterdale@cox.net>
02/04/2008 07:38 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Norton's Crossing zoning, DVR07-0042

History: This message has been replied to and forwarded.

Mr. Swanson, City Planner,

Mr. Swanson, my name is Norman R. Westerdale, a resident of Dobson Place sub-division, City of Chandler, AZ.

This letter is to inform you of my objection to the proposed re-zoning of the property on the corner of Gilbert Rd and Chandler Blvd.

The current zoning is PAD, proposed re-zoning is adding MF-2 to the existing zoning allowing multi-family units to be built along with the existing planned Commercial use. This property is in the Chandler Master Plan as Commercial only. I purchased my home in Dobson Place because the City's master plan showed retail/commercial for the property on the corner of Gilbert Rd and Chandler Blvd, this re-zoning goes against the master plan and I strongly suggest the requested new zoning of this property to MF-2 be rejected.

Please look around the area, apartments do not fit into his area. Drive down any street in Chandler or Gilbert and you will see many-many "For Lease", "For Rent" or "For Sale" signs on commercial and multi-family properties.

Please reject the proposed re-zoning on the Gilbert Rd and Chandler Blvd property.

Thank you,

Norman R. Westerdale
2240 E. Carla Vista Pl.
Chandler, AZ 85225
480-855-7034

OPPOSED



RGRA42@aol.com
02/03/2008 07:05 PM

To erik.swanson@chandleraz.gov
cc
bcc

Subject DVR07-0042 Nortons Crossing

History:  This message has been replied to and forwarded.

Mr Swanson my name is George Goekler I live in Dobson Place and I am very concerned about the two and three story multi-family housing that is proposed at this property the two and three story buildings will take away the privacy that we enjoy in our back yards we will not be able to be in the back yard without the possibility of someone watching us as we work in the yard or swim or the kids play I also do not like having a parking lot 15 foot from the back wall, think of the noise we have lived here since 1999 and there has always been talk of a grocery store on that corner we do not object to the commercial use of this property but do not want it to be used for multi family buildings my E-Mail address is rgra42@aol.com I am writing this because I will not be able to attend the meeting

Who's never won? [Biggest Grammy Award surprises of all time on AOL Music.](#)

OPPOSED



"James Custer"
<ccandco3@cox.net>
03/24/2008 05:34 PM

To <Erik.Swanson@chandleraz.gov>
cc <choicezoninggroup@cox.net>
bcc
Subject RE: Norton's Crossing

We were contacted by Robert A. Rakowski of Choice Zoning Group, L.L.C. on Saturday evening about 6:00 PM. He presented site plans, and elevation drawings of the proposed development. And explained the changes that have been brought about from their contact with the owners that would be most effected on Tyson. He showed us the before and after site plans, and explained the different uses that are proposed. Offering high end one to three bedroom apartments at roughly \$1.30/square foot in rental pricing. Explained the clubhouse/theatre/pool and green area of the apartment complex and separate retail area with an anchor grocery, and retail shops. He explained the change of for going two story carriage homes that would have been at rear wall of the Tyson homeowners and explained that due to their contact with the owners, redid the plan, doing away with the carriage homes, planting privacy tree barrier adjacent to the wall, 25" off set and the next row of apartments off set 100" from the wall would be two story and not the first proposed three story.

We both felt a lot better after his presentation. There has been so much misleading information going on about this project. And at this point we now support their proposal.

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]

Sent: Monday, March 24, 2008 8:32 AM

To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com

Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

SUPPORT



"Noel Stephens"
<n_a_stephens@cox.net>
03/24/2008 11:50 AM

To <Erik.Swanson@chandleraz.gov>
cc
bcc
Subject Re: Norton's Crossing

Mr. Swanson,

My wife & I took the time to attend the information session several months ago, hosted by the developer and we have since received a visitation from one of their representatives. At the meeting, several items were presented to the developers for considered changes. As you mentioned, several changes and modifications have been made since that meeting and we have now had an opportunity to review those changes.

We feel the developer has taken steps to modify/remove several concerns and to meet with many residents in Dobson Place, in order to present the facts on the property development proposal as it now exists. Proposed carriage units along the North and West periphery have been removed, proposed three story structures closest to the North property line have been down-sized to two story structures and sight lines to the periphery have been improved due to the decrease in height and planned trees and foliage.

It appears to us that the planned development is comparable to many up-scale gated apartment complexes, for which we are familiar. By showing their willingness to be sensitive to the views of their neighbors, we feel that the developers have done what they can to decrease the potential number of units, reduce the number of parking spaces and respect the privacy of the Dobson Place residents adjacent to the complex. Thus, we are in support of this planned development moving forward for approval by the Planning and Zoning Commission.

Thank you for the opportunity to share our views.

Noel & Arline Stephens

----- Original Message -----

From: Erik.Swanson@chandleraz.gov

To: jcarey@MMI-AZ.COM ; ccandco3@cox.net ; mhkramer1@cox.net ;
debbieh10@gmail.com ; mhkramer1@cox.net ; delinnabary@gmail.com ;
motamedim@hotmail.com ; nwesterdale@cox.net ; Matt.Osborn@desertschools.org ;
cjp2751@cox.net ; RGRA42@aol.com ; eldens@cox.net ; sjeittreim@cox.net ;
cmsilverman@gmail.com ; jisundeen@hotmail.com ; Whall608@aol.com ; calasal@cox.net ;
doghse@cox.net ; cjonesjr99@netscape.net ; dana_5@cox.net ; n_a_stephens@cox.net ;
francesrn@gmail.com

Sent: Monday, March 24, 2008 8:32 AM

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SUPPORT

Date: 3/26/2008

To: Erik Swanson, City Planner, Chandler

From: Willie Hall, Dobson Place

Subject: Petitions, Norton's Crossing

Pages: 8

Erik

Linda Lewandowski will fax you the petitions she has tomorrow.

Thanks

Willie Hall

REZONING PETITION

Date:

Property Owners: Starpointe Communities

Petitioner: Dobson Place Community Residents

Request: Denial of Request to Change Zoning from Commercial (C2) to
PAD Commercial with Underlying Multi-family (MF-2) Zoning

Summary

We, the undersigned concerned residents of Dobson Place Community (Dobson Place), do hereby register our **STRONG OPPOSITION** to the proposed zoning change that would allow for the rezoning of the vacant land currently known as "Norton's Crossing" located on the NW corner of Chandler Blvd and Gilbert Rd in Chandler, Arizona from PAD Commercial (C-2) to PAD Commercial with underlying Multi-family (MF-2) zoning.

We URGE the Mayor, members of the City of Chandler Council and the members of the Planning and Zoning Commission to vote "**NO**" on this zoning so that this proposed multi-family housing project cannot be developed as part of the plan that includes the building of retail shops and retail office space along Gilbert Rd and Chandler Blvd.

The completion of this development plan is contingent upon Starpointe successfully rezoning Norton's Crossing to Commercial Multi-family (MF-2). It is the sole objective of the Petitioners for this vacant land to remain zone as Commercial C-2 and that the multi-family housing project is deleted from the commercial retail development plan.

Definition

Single Family Dwelling: A detached dwelling consisting of a single dwelling unit only.

Multi-Family Dwelling: A dwelling or combination of dwellings on a single lot consisting of three or more dwelling units.

Background

The Dobson Place Community was built in the 1997 timeframe and consists solely of single-family dwellings. Norton's Crossing was a vacant lot prior to the construction of Dobson Place and has remained as such. Starpointe's development plan was not disclosed to the residents of Dobson Place until late 2007. We, the residents, did not foresee the construction of the land being used for multi-family dwellings. Had this information been available, we would have chosen a different place to live.

Existing Zoning and Land Use

There is an existing commercial lot to the East of the proposed site that is zoned C-2. To the North and West is a single-family dwelling neighborhood zoned R-3. Across Chandler Blvd to the South is a mixture of Commercial C-2 and Mobile Home Subdivision (MH-1).

Development Plan Based on Rezoning

Starpointe Communities development plan includes the construction of:

- Two and three story apartment building directly behind the retail complex
 - ◆ 374 one and two bedroom apartments
 - ◆ 935 parking spaces that will be within 15 feet of the homes in the Villager Division of Dobson Place
- Grocery Store
- Retail Shops
- Office building/space

Impact of Proposed Rezoning

- Quiet Enjoyment of Property

The construction of the multi-family housing project interferes with the quiet enjoyment of ALL homeowners of Dobson Place. However, two of the subdivisions will be severely impacted due to the close proximity of the multi-housing development to the subdivision. The proposed setback of the property is far too inadequate to muffle the noise associated with these dwelling units such as resident parking, garbage collection and maintenance. The current plan is to place the garbage containers against the backyard fence of the Dobson Place residents. The multi-family plan CLEARLY interferes with the quiet enjoyment of the residents' property in Dobson Place.

- Decreased Property Values

Currently, the housing market is nearing a record low due to the tightening of the mortgage market and the unprecedented number of foreclosures. We believe that these economic factors will initially drive potential middle income buyers to these multi-family dwellings. Once the housing market rebounds, these potential middle income buyers will purchase homes, leaving behind a high un-occupancy rate in these apartments. The high un-occupancy rates will result in lower rents, which will attract lower income and Section 8 type renters. This will have a deviating impact on Dobson Place home values.

Closing Point

We strongly urge the City of Chandler to reject this proposed zoning change that would pave the way for the inclusion of the multi-family project to the retail development. More importantly, we request that the City Council abandon any and all current or future talks with the Starpointe Communities developer for this multi-family project or any other similar projects that may be brought forward. We do not want the multi-family project next to our property.

Name WILLIE + EARLONE HALL / Willie Hall
 Address 2761 E. TYSON ST. CHANDLER, AZ
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-726-8356 Work Phone _____ Other _____

Name Aaron Rohr Aaron Rohr
 Address 2781 E Tyson St
 City Chandler State Arizona Zip Code 85225
 Home Phone (602)828-7415 Work Phone _____ Other _____

Name Nick Amador Nick Amador
 Address 2791 E TYSON ST
 City Chandler State Arizona Zip Code 85225
 Home Phone 480 821 9857 Work Phone _____ Other _____

Name CHRIS & DANA HAZZIS CHA
 Address 2801 E. TYSON ST
 City Chandler State Arizona Zip Code 85225
 Home Phone 480 782-6563 Work Phone _____ Other _____

Name CRAIG MARCI KOLBERG C Kolberg
 Address 2841 E TYSON
 City Chandler State Arizona Zip Code 85225
 Home Phone 480 726-0925 Work Phone 602 8939 Other _____

Name IAN YOUNG IY
 Address 2811 E TYSON ST.
 City Chandler State Arizona Zip Code 85225
 Home Phone 480.946.3223 Work Phone 602.885.1393 Other iyoung@VISIONSNA.P.COM

Name VIRGINIA CHAUSSEE Virginia Chaussee
 Address 2821 E TYSON ST
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-963-6605 Work Phone _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name JOHN & JEAN S JOHNSON
 Address 471 N. DANIELSON WAY
 City Chandler State AZ Zip Code 85225
 Home# 480 782-1135 Work# 515-8792 Other _____

Name Tom & Linda Knowlton
 Address 2483 E. Hulet Dr
 City Chandler State AZ Zip Code 85225
 Home# 480-857-8090 Work# 480-994-1333 Other 480-390-4389

Name ALLEN MEYERS
 Address 421 N. ROGER WAY
 City Chandler State AZ Zip Code 85225
 Home# (480) 782-9438 Work# (602) 315-4382 Other _____

Name Mark Beckwood
 Address 7751 E TYSON ST.
 City Chandler State AZ Zip Code 85225
 Home# 480 794 1828 Work# 602 513 6684 Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name DONNA & ROBERT PARKOS
 Address 2403 E. HULET DR
 City Chandler State AZ Zip Code 85225
 Home# 480 857-2320 Work# 6027256989

Donna Parkos

Name JAMES SELLERS
 Address 2422 E HULET DR
 City Chandler State AZ Zip Code 85225
 Home# 480 724 2389 Work# _____ Other _____

James Sellers

Name ANDIE HERRERA
 Address 2462 E HULET DR
 City Chandler State AZ Zip Code 85225
 Home# 480 7864279 Work# 480 8126506 Other 480 262 1424

Name JACK SAXTON
 Address 2493 E. HOLET DR
 City Chandler State AZ Zip Code 85225
 Home# 480-812-4500 Work# 480-441-0145 Other _____

Name Nicole Tassinari
 Address 452 N. Danielson Way
 City Chandler State AZ Zip Code 85225
 Home# 480-833-8615 Work# _____ Other _____

Name LISA GREGG
 Address 462 N. Danielson Way
 City Chandler State AZ Zip Code 85225
 Home# (480) 855-5357 Work# (480) 988-7066 Other _____

Name Rob Brown
 Address 472 N. Danielson Way
 City Chandler State AZ Zip Code 85225
 Home# (480) 782-8440 Work# (480) 643-7766 Other _____

Rob Brown

Name Heene Robinson
 Address 492 N Danielson Way
 City Chandler State AZ Zip Code 85225
 Home# 480-844-8813 Work# _____ Other _____

Heene Robinson

Name SCOTT AEILTS
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# 480-704-3553 Work# 480-324-8630 Other _____

Scott Aails

Name JANNA + DAVID ZAREMBA
 Address 2092 E. CARLA VISTA DR
 City Chandler State AZ Zip Code 85225
 Home# 480-786-1863 Work# _____ Other _____

Name Joseph R. Zaremka
 Address Trent Street
 City Chandler State AZ Zip Code 85225
 Home# 480-7261513 Work# 602-3592685 Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
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 City Chandler State AZ Zip Code 85225
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Name _____
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Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name _____
 Address _____
 City Chandler State AZ Zip Code 85225
 Home# _____ Work# _____ Other _____

Name Danny Alvarado *U/L*
 Address 2911 E Tyson St.
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-412-3630 Work Phone 480-940-5009 Other _____

Name Christina Bittner
 Address 360 N. Bell Place
 City Chandler State Arizona Zip Code 85225
 Home Phone 480 8219244 Work Phone 480 7351730 Other _____

Name STEVE JOHNSON
 Address 2851 E TYSON
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-855-1806 Work Phone _____ Other _____

Name Phillip Moisek
 Address 2931 E. Tyson St.
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-659-6853 Work Phone _____ Other _____

Name RICHARD LANDANOO
 Address 2831 E. TYSON ST
 City Chandler State Arizona Zip Code 85225
 Home Phone 480-857-9278 Work Phone _____ Other _____

Name JESUS SOTO
 Address 2861 E. TYSON ST.
 City Chandler State Arizona Zip Code 85225
 Home Phone 623 760 6628 Work Phone _____ Other _____

Name _____
 Address _____
 City Chandler State Arizona Zip Code 85225
 Home Phone _____ Work Phone _____ Other _____

Name Chris & Linda Lewandowski Frank Bobesh

Address 213 N. Kimberlee way

City Chandler State Arizona Zip Code 85225

Home Phone 726-2033 Work Phone 480-649-7300 Other _____

Name VINCE & CJ PERDUE

Address 2751 E. CARLA VISTA DRIVE

City Chandler State Arizona Zip Code 85225

Home Phone 480.821.1418 Work Phone N/A Other N/A

Name _____

Address _____

City Chandler State Arizona Zip Code 85225

Home Phone _____ Work Phone _____ Other _____

Name _____

Address _____

City Chandler State Arizona Zip Code 85225

Home Phone _____ Work Phone _____ Other _____

Name _____

Address _____

City Chandler State Arizona Zip Code 85225

Home Phone _____ Work Phone _____ Other _____

Name _____

Address _____

City Chandler State Arizona Zip Code 85225

Home Phone _____ Work Phone _____ Other _____

Name _____

Address _____

City Chandler State Arizona Zip Code 85225

Home Phone _____ Work Phone _____ Other _____

ORDINANCE NO. 4053

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) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0042 NORTON'S CROSSING) 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 Exhibit 'A'

Said parcel is hereby rezoned from PAD to PAD Amended, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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(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.
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. Development shall be in substantial conformance with Exhibit K, Development Booklet, entitled "NORTON'S CROSSING", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0042, except as modified by condition herein.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. Raceway signage shall be prohibited within the development.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.

13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
14. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
15. The freestanding pads shall carry an architectural level of detail similar to front facades of the main buildings.
16. 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.
17. The applicant shall work with Staff to provide additional landscaping to enhance shading for pedestrian areas within the retail component.
18. The applicant shall work with Staff to relocate the refuse enclosures located along the northern property boundary to be more internalized.
19. The canvas shade structures shall be maintained in a manner similar to that of the time of installation.
20. The applicant shall work with Staff to better architecturally integrate the stairwells found on the residential buildings.
21. The applicant shall work with Staff to relocate the western most carriage units elsewhere on the site.
22. All retail shall be developed as part of phase one excluding the grocer pad and the bank pad.

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.

EXHIBIT "A"

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 25 AND ALONG THE CENTERLINE OF CHANDLER BOULEVARD, A DISTANCE OF 1,715.19 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT;

THENCE NORTH 24 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 785.86 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS EAST, A DISTANCE OF 1,380.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25, BEING ALSO A POINT ON THE CENTERLINE OF GILBERT ROAD;

THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, AND ALONG THE CENTERLINE OF GILBERT ROAD, A DISTANCE OF 781.29 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 208.71 FEET OF THE EAST 208.71 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; AND

EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

THAT CERTAIN DITCH NOW LOCATED AND CONSTRUCTED THROUGH, OVER AND ACROSS SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALONG THE SOUTH SIDE OF SAID SECTION 25, AND ALONG THE NORTH SIDE OF THE COUNTY ROAD; THE CENTER LINE OF SAID DITCH BEING DESCRIBED (USING AS A BASE THE SOUTH LINE OF SAID SECTION 25 WITH AN ASSUMED BEARING OF EAST) AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 25, DISTANT 25 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89 DEGREES 53 MINUTES WEST 2627.6 FEET TO A POINT ON THE NORTH AND SOUTH MID-SECTION LINE OF SAID SECTION 25, DISTANT 30 FEET NORTH FROM THE SOUTH QUARTER CORNER THEREOF;

THENCE SOUTH 89 DEGREES 55 MINUTES WEST 2195 FEET TO A POINT IN THE EAST BRANCH OF THE CONSOLIDATED CANAL; 27 FEET NORTH OF A POINT ON THE SOUTH LINE OF SAID SECTION 25 DISTANT 436.5 FEET EAST FROM THE SOUTHWEST CORNER THEREOF AS CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED MARCH 5, 1920, IN BOOK 142 OF DEEDS, PAGE 360; AND

EXCEPT THE EAST 33 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; AND

EXCEPT THE SOUTH 33 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION; AND

EXCEPT THE SOUTH 60 FEET OF THE EAST 1715.19 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 208.71 FEET ALONG THE SOUTH LINE OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;

THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 67.79 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 17.50 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 1438.50 FEET PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25;

THENCE NORTH 24 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 17.65 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 1401.51 FEET;

THENCE NORTH 50 DEGREES 49 MINUTES 10 SECONDS EAST, A DISTANCE OF 27.80 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.62 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 208.71 FEET ALONG THE EAST LINE OF SAID SECTION 25;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AND POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.50 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 198.79 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.50 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 373.61 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS EAST, A DISTANCE OF 32.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GILBERT ROAD;

THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 572.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Melanie Sala-Friedrichs/COC

04/18/2008 07:25 AM

To CityClerkDivision

cc Susan Moore/COC@ci.chandler.az.us, Doug Ballard/COC@ci.chandler.az.us

bcc

Subject FW: Norton's Crossing

---- Forwarded by Melanie Sala-Friedrichs/COC on 04/18/2008 07:23 AM -----



"Robert Rakowski"

<choicezoninggroup@cox.net

>

04/17/2008 03:39 PM

To <Mayor&Council@chandleraz.gov>

cc

Subject FW: Norton's Crossing

Dear Mayor and Council,

I wanted to forward this e-mail from a neighbor who is in support of the Norton Crossing project (Starpointe Communities) at the NWC of Chandler Blvd and Gilbert Road. Thank you.

Robert Rakowski
Choice Zoning Group

From: Noel Stephens [mailto:n_a_stephens@cox.net]
Sent: Wednesday, April 02, 2008 2:40 PM
To: choicezoninggroup@cox.net
Subject: Fw: Norton's Crossing
Importance: High

Robert Rakowski,

This is the note I sent to Mr. Swanson a couple of weeks ago. I attended the recent Dobson Place HOA meeting and once again listened to the presentation regarding Norton's Crossing. We were glad to see the modified drawings, in which the carriage units have been virtually removed from the North & West periphery and the Northern most buildings have been reduced to two levels. In addition, I felt I heard a continuing willingness to address further comments brought up at the HOA meeting by those who expressed them. Hope this helps to support your efforts at the planning and zoning hearing.

Noel Stephens

----- Original Message -----

From: Noel Stephens
To: Erik.Swanson@chandleraz.gov
Sent: Monday, March 24, 2008 11:50 AM
Subject: Re: Norton's Crossing

Mr. Swanson,

My wife & I took the time to attend the information session several months ago, hosted by the developer and we have since received a visitation from one of their representatives. At the meeting, several items

were presented to the developers for considered changes. As you mentioned, several changes and modifications have been made since that meeting and we have now had an opportunity to review those changes.

We feel the developer has taken steps to modify/remove several concerns and to meet with many residents in Dobson Place, in order to present the facts on the property development proposal as it now exists. Proposed carriage units along the North and West periphery have been removed, proposed three story structures closest to the North property line have been down-sized to two story structures and sight lines to the periphery have been improved due to the decrease in height and planned trees and foliage.

It appears to us that the planned development is comparable to many up-scale gated apartment complexes, for which we are familiar. By showing their willingness to be sensitive to the views of their neighbors, we feel that the developers have done what they can to decrease the potential number of units, reduce the number of parking spaces and respect the privacy of the Dobson Place residents adjacent to the complex. Thus, we are in support of this planned development moving forward for approval by the Planning and Zoning Commission.

Thank you for the opportunity to share our views.

Noel & Arline Stephens

----- Original Message -----

From: Erik.Swanson@chandleraz.gov

To: jcarey@MMI-AZ.COM ; ccandco3@cox.net ; mhkramer1@cox.net ; debbieh10@gmail.com ; mhkramer1@cox.net ; delinnabary@gmail.com ; motamedim@hotmail.com ; nwesterdale@cox.net ; Matt.Osborn@desertschools.org ; cjp2751@cox.net ; RGRA42@aol.com ; eldens@cox.net ; sjeittreim@cox.net ; cmsilverman@gmail.com ; jisundeen@hotmail.com ; Whall608@aol.com ; calasal@cox.net ; doghse@cox.net ; cjonesir99@netscape.net ; dana_5@cox.net ; n_a_stephens@cox.net ; francesrn@gmail.com

Sent: Monday, March 24, 2008 8:32 AM

Subject: Norton's Crossing

Dear Residents,

I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

----- Forwarded by Melanie Sala-Friedrichs/COC on 04/18/2008 07:23 AM -----



"Robert Rakowski"
<choicezoninggroup@cox.net>
↳

04/17/2008 03:41 PM

To <Mayor&Council@chandleraz.gov>

cc

Subject FW: Norton's Crossing

Dear Mayor & Council,

Here is another e-mail in support of the Norton Crossing project. Thank you.

Robert Rakowski
Choice Zoning Group

From: James Custer [mailto:ccandco3@cox.net]
Sent: Monday, March 24, 2008 5:34 PM
To: Erik.Swanson@chandleraz.gov
Cc: choicezoninggroup@cox.net
Subject: RE: Norton's Crossing

We were contacted by Robert A. Rakowski of Choice Zoning Group, L.L.C. on Saturday evening about 6:00 PM. He presented site plans, and elevation drawings of the proposed development. And explained the changes that have been brought about from their contact with the owners that would be most effected on Tyson. He showed us the before and after site plans, and explained the different uses that are proposed. Offering high end one to three bedroom apartments at roughly \$1.30/square foot in rental pricing. Explained the clubhouse/theatre/pool and green area of the apartment complex and separate retail area with an anchor grocery, and retail shops. He explained the change of for going two story carriage homes that would have been at rear wall of the Tyson homeowners and explained that due to their contact with the owners, redid the plan, doing away with the carriage homes, planting privacy tree barrier adjacent to the wall, 25" off set and the next row of apartments off set 100" from the wall would be two story and not the first proposed three story.

We both felt a lot better after his presentation. There has been so much misleading information going on about this project. And at this point we now support their proposal.

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]
Sent: Monday, March 24, 2008 8:32 AM
To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com
Subject: Norton's Crossing

Dear Residents,

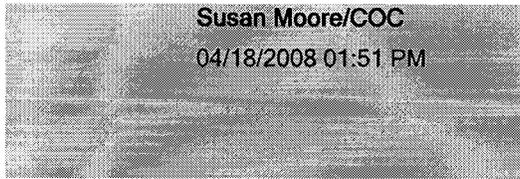
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canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

Note: Our e-mail domain has changed from ci.chandler.az.us to chandleraz.gov. Please notify all of your contacts.



To CityClerkDivision
 cc
 bcc
 Subject Fw: Norton's Crossing

----- Forwarded by Susan Moore/COC on 04/18/2008 01:50 PM -----



"Robert Rakowski"
 <choicezoninggroup@cox.net
 >
 04/17/2008 03:41 PM

To <Mayor&Council@chandleraz.gov>
 cc
 Subject FW: Norton's Crossing

Dear Mayor & Council,

Here is another e-mail in support of the Norton Crossing project. Thank you.

Robert Rakowski
 Choice Zoning Group

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We both felt a lot better after his presentation. There has been so much misleading information going on about this project. And at this point we now support their proposal.

From: Erik.Swanson@chandleraz.gov [mailto:Erik.Swanson@chandleraz.gov]
Sent: Monday, March 24, 2008 8:32 AM
To: jcarey@MMI-AZ.COM; ccandco3@cox.net; mhkramer1@cox.net; debbieh10@gmail.com; mhkramer1@cox.net; delinnabary@gmail.com; motamedim@hotmail.com; nwesterdale@cox.net; Matt.Osborn@desertschools.org; cjp2751@cox.net; RGRA42@aol.com; eldens@cox.net; sjeittreim@cox.net; cmsilverman@gmail.com; jisundeen@hotmail.com; Whall608@aol.com; calasal@cox.net; doghse@cox.net; cjonesjr99@netscape.net; dana_5@cox.net; n_a_stephens@cox.net; francesrn@gmail.com
Subject: Norton's Crossing

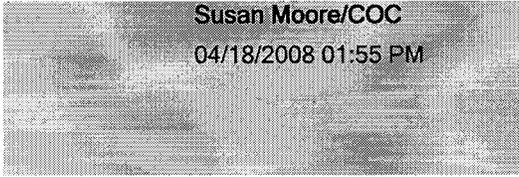
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I am currently in the process of drafting the Staff memo that will be forwarded to the Planning Commission and then City Council. Initially there was strong neighborhood opposition due to the site plan layout. With the continuances of the public hearing schedule the developer has made some minor modifications to their site plan, and it is my understanding that a representative from the developer's team has been canvassing the neighborhood to inform the residents of the changes. If possible, could you all please send me a quick email (and any other neighbors that may not be on the contact list) letting me know if you have seen the changes, and whether or not you are in support of the proposal. I appreciate your help.

Thanks

Erik Swanson
City Planner
Planning and Development Services
Current Planning
City of Chandler
ph: 480.782.3063
fax: 480.782.3075

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To CityClerkDivision
cc
bcc
Subject Fw: Norton's Crossing

----- Forwarded by Susan Moore/COC on 04/18/2008 01:54 PM -----



"Noel Stephens"
<n_a_stephens@cox.net>
04/18/2008 01:21 PM

To <Mayor&Council@chandleraz.gov>
cc <choicezoninggroup@cox.net>
Subject Norton's Crossing

Mr. Mayor & Council Members:

We would like to take this opportunity to express our support to the Norton's Crossing Project that is being considered for construction on a parcel of property on the NW corner of Chandler Boulevard and Gilbert Road.

My wife & I took the time to attend the informational session several months ago, hosted by the developer and we also received a visitation from one of their representatives in our home. At the meeting, several items were presented by attendees to the developers for considered changes. As a result, several changes and modifications were made to the plan and we were able to review those changes during the home visitation.

In addition, I attended a Dobson Place HOA meeting on March 27, where I once again heard a presentation regarding Norton's Crossing. Again, at that meeting, items were presented by some of the people in attendance and the developers committed to looking into additional issues.

My wife & I feel the developer has taken steps to modify/remove several concerns and to meet with many residents in Dobson Place, in order to present the facts on the property development proposal. Proposed carriage units along the North and West periphery have been removed, proposed three story structures closest to the North property line have been down-sized to two story structures and sight lines to the periphery have been improved due to the decrease in height and planned trees and foliage.

It appears to us that the planned development is comparable to many up-scale gated apartment complexes, for which we are familiar. By showing their willingness to be sensitive to the views of their neighbors, we feel that the developers have done what they can to decrease the potential number of units, reduce the number of parking spaces and respect the privacy of the Dobson Place residents adjacent to the complex. Thus, we are in support of this planned development moving forward for approval by the Mayor and Council.

Thank you for the opportunity to share our views.

Noel & Arline Stephens

403 N Neuman Place

Chandler, AZ 85225-4223