



**Chandler • Arizona**  
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#16

SEP 25 2008

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-178**

**DATE:** SEPTEMBER 8, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JKM*

**FROM:** KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**SUBJECT:** DVR06-0022 CHANDLER AIRPARK VILLAGE

**Request:** Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a mixed-use development consisting of retail, medical/general office, and multi-family residential uses

**Location:** Southwest corner of Germann Road and the Consolidated Canal (1/4 mile east of McQueen Road)

**Project Info:** Approximately 30-acre site, 11.6-acre commercial component with 76,974 square-feet of office space and 16,665 square-feet of retail space, 17.8-acre residential component with 320 apartment units, 17.9 dwelling units per acre net density

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

**RECOMMENDATION**

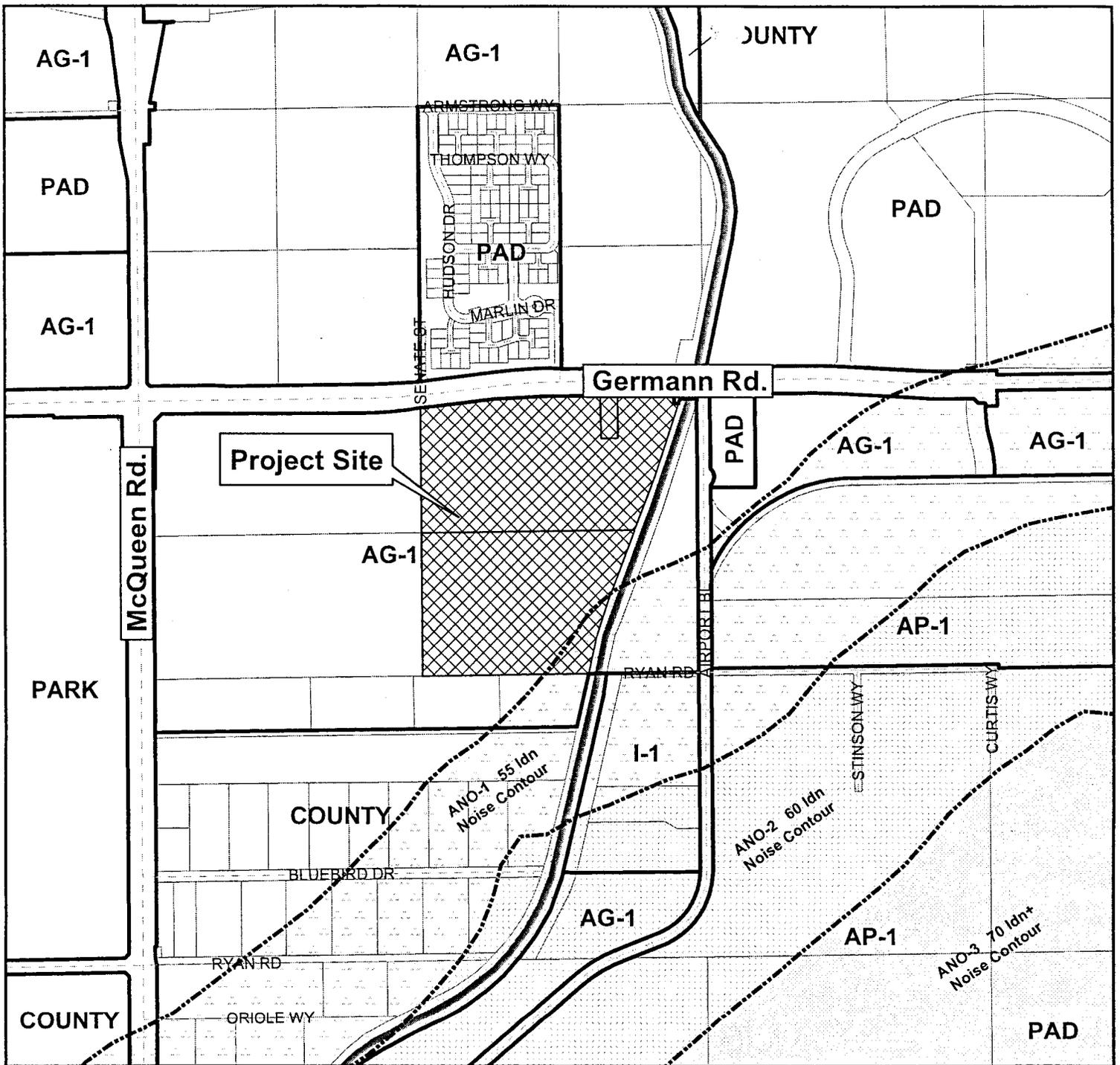
Planning Commission continued the request to the October 1, 2008 Planning Commission hearing to allow the applicant additional time to evaluate design alternatives resulting from a follow-up neighborhood meeting. Planning Commission and Staff recommend the case be continued to the October 30, 2008 City Council hearing.

**PROPOSED MOTION**

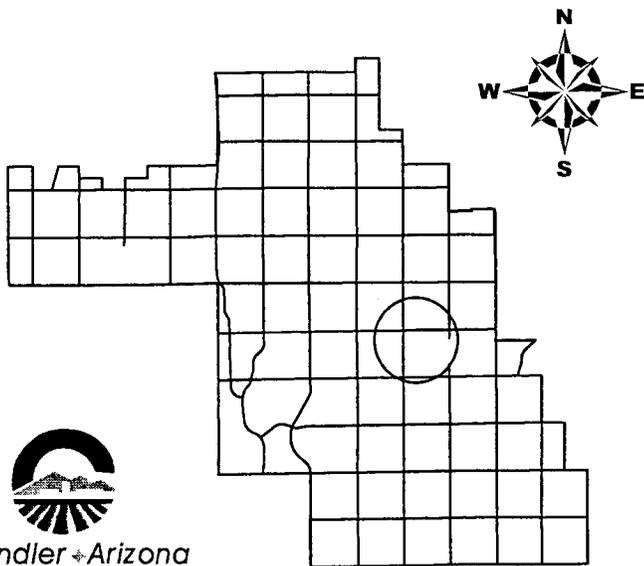
Motion to continue the request DVR06-0022 CHANDLER AIRPARK VILLAGE, to the October 30, 2008 City Council hearing as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Letter from applicant



## Vicinity Map

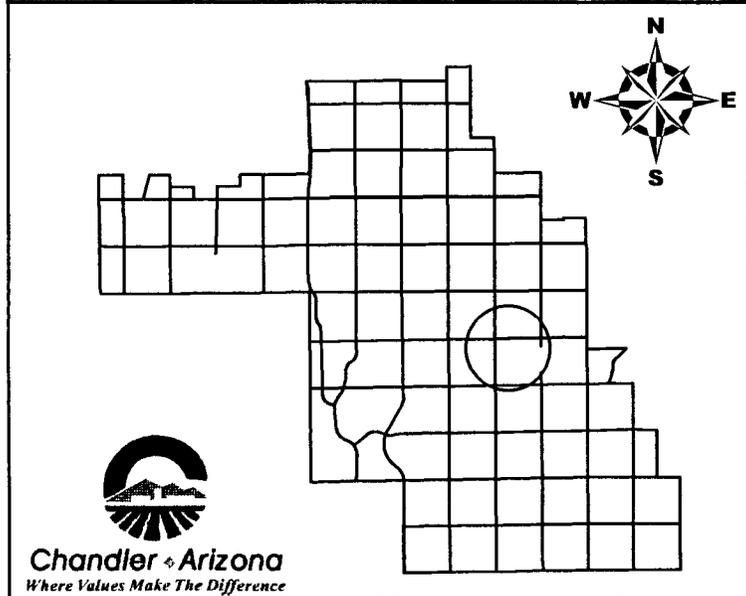
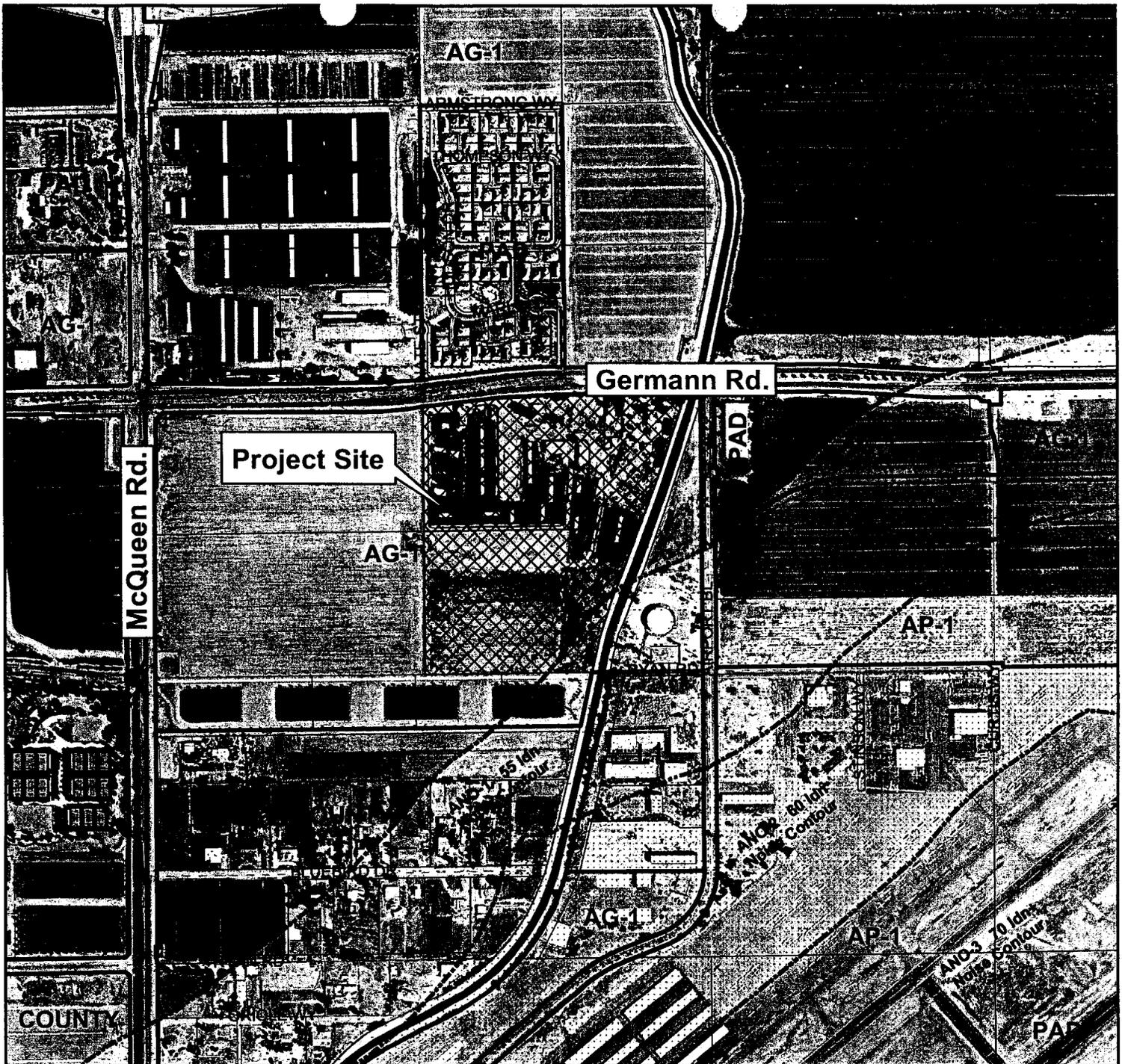


DVR06-0022

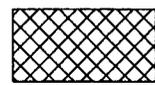
Chandler Airpark Village



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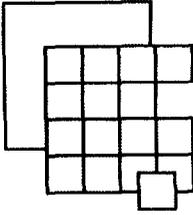
## Vicinity Map



DVR06-0022

Chandler Airpark Village





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

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

September 3, 2008

**VIA ELECTRONIC MAIL** ([kevin.mayo@chandleraz.gov](mailto:kevin.mayo@chandleraz.gov))

Kevin Mayo  
Acting Planning Manager  
City of Chandler  
215 E. Buffalo Street  
Chandler, AZ 85225

Re: Chandler Airpark Village – DVR06-0022

Dear Kevin:

On behalf of UTAZ Development Corporation, we respectfully request that the Rezoning/PDP application be continued from the Planning Commission hearing on September 3, 2008 to the October 1, 2008 Planning Commission hearing. Additionally, we request that the City Council meeting for the Rezoning/PDP application on September 25, 2008 be continued to the October 30, 2008 City Council meeting.

On August 18, 2008, we held a follow up neighborhood meeting with property owners in the area to discuss their concerns with the proposed development. Yesterday we met again with Mr. Gary Finlinson and Mr. Lance Richards to discuss this proposal and their comments and suggestions about the project. We request this continuance for additional time to review and respond to the comments and suggestions made by neighboring property owners.

We have notified Mr. Finlinson of this request to continue in order to avoid any unnecessary inconvenience in having interested property owners attend the September 3rd meeting.

Thank you for your attention to this matter.

Sincerely,

**PEW & LAKE / PLC**

W. Ralph Pew

cc: Arch Ratliff, UTAZ [via email]