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Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-174

DATE: SEPTEMBER 4, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: AP08-0005 PARCLAND CROSSING AREA PLAN AMENDMENT / DVR08-0016 PARCLAND CROSSING

Request: Area Plan amendment to amend the land use from medium-density residential to high-density residential

 Amend the Planned Area Development (PAD) zoning to allow a high-density residential development, and eliminate and modify zoning conditions

 Preliminary Development Plan (PDP) for a high-density multi-family residential development including site layout and architecture

Location: Approximately one-quarter mile east of Alma School Road on the north side of Willis Road

Applicants: Whitneybell Perry, Inc. and Withey Morris PLC

Project Info: Approximately 23 acres of a larger 40 acre mixed-use development; high-density multi-family residential with 383 units and 18 live/work residential units for a total of 401 units at 17.99 du/ac

RECOMMENDATION

Planning Commission continued this case from the September 3, 2008 meeting to the September 17, 2008 Planning Commission meeting. Commission and Staff recommend a continuance of this case from the September 25, 2008 Council meeting to the October 30, 2008 Council meeting allowing the applicant additional time to work with neighbors regarding traffic concerns.

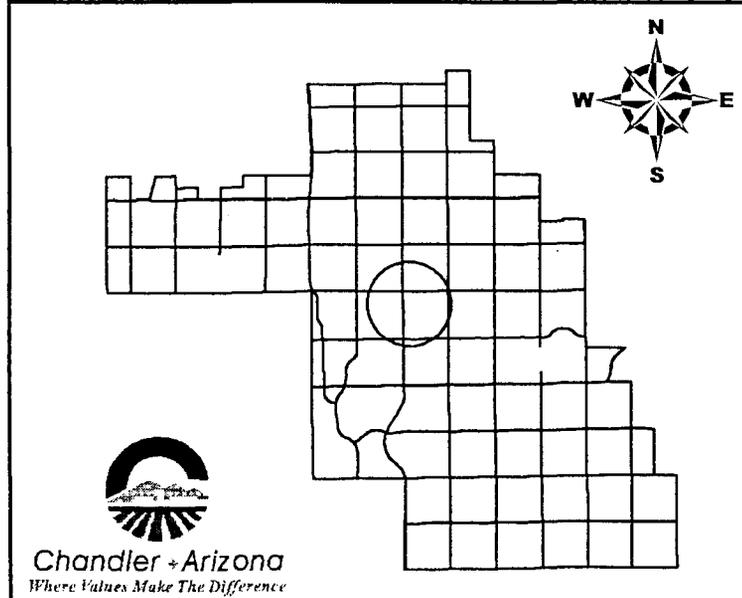
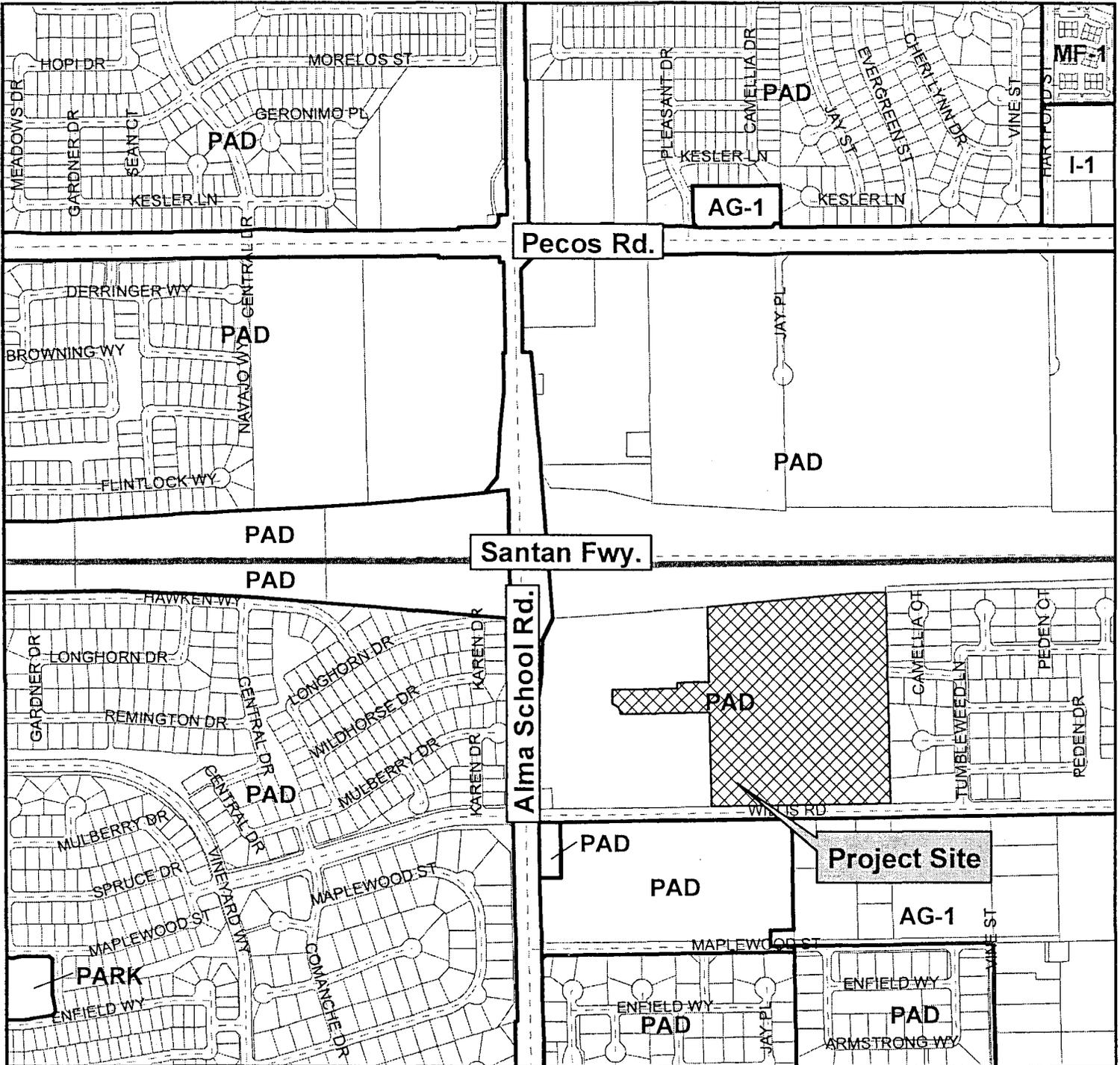
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PROPOSED MOTION

Move to approve a continuance in case AP08-0005 PARCLAND CROSSING AREA PLAN AMENDMENT / DVR08-0016 PARCLAND CROSSING to the October 30, 2008 City Council meeting as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Applicant's letter



Vicinity Map



DVR08-0016

Parland Crossing

CITY OF CHANDLER 3/31/2008



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

August 29, 2008

Jodie Novak
City of Chandler
255 E. Buffalo Street
Chandler, AZ 85225

Re: ParcLand Crossing Amendment – *AP08-0005 and DVR08-0016*

Dear Jodie:

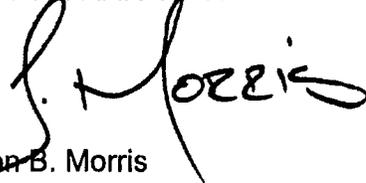
As you are aware, this firm represents the applicant in the above referenced matter. Prior to and throughout this case, the applicant has gone to great lengths in order to pursue neighborhood support and solicit their input. In order to continue in that vein and to address some additional questions raised about this application, we would request a continuance to your September 17, 2008 Planning Commission agenda.

This will allow the applicant an opportunity to finalize discussions and respond to any additional inquiries. We will notify any neighbors with whom we have been working of this request. Thank you for your continued assistance in this matter. We look forward to presenting our case on September 17, 2008.

Should you have any questions or concerns please do not hesitate to contact me directly.

Very truly yours,

WITHEY MORRIS P.L.C.

By 
Jason B. Morris

Cc: Kent Chantung
Brad Andersen

JBM/lg