



Chandler • Arizona
Where Values Make The Difference

47

NOV 20 2008

DATE: November 14, 2008
TO: Mayor & Council
FROM: City Clerk's Office
SUBJECT: Riggs Gateway Correspondence

Pages 2-41 of this file consist of the staff memo. Emails received from citizens in support or opposition of the Riggs Gateway project begin on page 43.

47

NOV 20 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-203

DATE: NOVEMBER 6, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: DVR07-0028 RIGGS GATEWAY
 Introduction and Tentative Adoption of Ordinance No. 4091

Request: Rezoning from General Industrial District (I-2) to Planned Area Development (PAD) for a commercial retail center with Preliminary Development Plan (PDP) approval on approximately 30 acres

Location: Northeast corner of Arizona Avenue and Riggs Road

Applicant: CTW – Riggs Gateway, LLC

Project Info: Site size is approximately 30 acres, 253,337 square feet of commercial retail space

RECOMMENDATION

There is a legal protest against this rezoning request.

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

PRIOR PLANNING COMMISSION & CITY COUNCIL ACTION

Planning Commission recommended approval of this request on July 16, 2008. This case went before City Council on August 14, 2008. City Council referred this case back to Planning Commission to address the following design items: 1. The need for the pedestrian colonnade on the main center's west side adjacent to the Anchor, expansion area, major, minor, and shops

buildings to be further enhanced by landscaping with shade trees and plantings to provide a lush, shaded pedestrian walkway from the north to the south end of the main center; 2. Parking spaces to be reduced to provide additional landscaping and pedestrian connections that create a lush, thick landscape design with significant amounts of shaded pedestrian pathways from the freestanding shops and pads to the main center; 3. Widen and increase the amount of trees and shading along the boulevard entry drive aisles from arterial streets to the main center and parking areas, and along the drive aisle immediately west of the main center. A discussion of the changes occurs below.

Furthermore, Council requested a condition that the development of the "Anchor A Expansion Area" shall be in substantial conformance with the plans and building elevations as represented in the Development Booklet. If this 'expansion area' changes beyond what is represented and approved in anyway, the change shall come back as a separate Preliminary Development Plan request for review and approval. Staff has added a condition to reflect this.

The three Council design items, as discussed above, were recommended as zoning conditions prior to Council's action to refer this case back to Planning Commission. These design items have since been incorporated into the revised Development Booklet for Planning Commission review.

SITE DESIGN CHANGES

At the July Planning Commission meeting, several design-related zoning conditions were added and forwarded to City Council. The revised Development Booklet addresses these conditions; therefore the conditions are removed. The project includes additional shade trees within special feature areas 4 and 5, the Foothills Palo Verde tree in special feature and pedestrian common areas are replaced with a hybrid thornless Palo Verde tree species, the Development Booklet includes an exhibit representing the 6-foot high perimeter screen walls on the north and east sides of the development match the parking screen wall design, Palm tree varieties are incorporated within the development to emulate the crossed-palm theme logo, and "green screens" are added to the freestanding monument sign's matching the center's "green screen".

Also, special feature "seating area #1" in front of Anchor A has been relocated southward to serve as a focal point at the terminus of the boulevard entrance drive, added shade trees (Desert Museum trees) in between Date Palm trees along both boulevard entrances, and added Date Palm trees along Anchor A to emphasize the entrance area.

The development has incorporated the landscape and shade design elements requested by City Council. The development has reduced the number of parking spaces by over 100 and added over 150 trees to the development. Landscape planter islands along the main drive aisle off of Riggs Road have doubled in size, additional planters and trees have been added along the main center's colonnade, and additional pedestrian connections to and from freestanding retail shops/pads to the main center are located within parking areas. Clusters of shade trees and landscape areas have been added near key pedestrian walkways providing optimum shading and landscape design for the development.

Shade structures are located within the main parking area on the south and north sides of the Arizona Avenue main entrance, and along the main pedestrian link from Shops B to Anchor A. The shade structure is a framed trellis beam and lattice construction with recessed walkway light fixtures, landscape planters, stone pier columns, and landscape screens for vegetation. The structure extends west to east and is approximately 40-60 feet in length and 18 feet in width. A large landscape area separates each shade structure approximately 30 to 36 feet in width.

Furthermore, additional crossed-palm logos have been added to building façades throughout the project, and the south elevation of Pad B includes an expanded trellis and the adjacent seating area includes an additional shade tree. The main center's colonnade along the Anchor and adjacent shops includes shade trees adjacent to the buildings and drive aisle.

BACKGROUND

This application requests rezoning from General Industrial District (I-2) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) for a commercial retail center located at the northeast corner of Arizona Avenue and Riggs Road. The PAD zoning request proposes uses permitted in the Community Commercial District (C-2) zoning. The development does not include a large single-use retailer and is allowed late hour businesses as permitted under the late hour business compatibility policy. The site is bounded by two arterial streets, Arizona Avenue and Riggs Road, and the Union Pacific Railroad to the east.

Surrounding development includes County property with industrial zoning to the north, commercial and single-family residential zoning west of Arizona Avenue, and commercial and industrial zoning to the south. The Bear Creek golf course is located east of the railroad track, which abuts the east side of the development. Beyond the golf course to the east is a single-family residential subdivision.

Property at the southeast corner of Riggs Road and Arizona Avenue is County zoned industrial IND-2 and City zoned industrial I-1 property. The Gold Canyon Candle company is zoned PAD for light industrial use and located south of the intersection. The southwest corner of the intersection is County property zoned commercial C-2 adjacent to existing single-family residential.

The proposed development is in conformance with the General Plan's Land Use Element and Southeast Chandler Area Plan. Both plans designate this property as a Commercial Node. Commercial Nodes enable consideration of neighborhood or community shopping facilities, commercial offices, commercial services, and institutional uses. In addition, the corridor between Arizona Avenue and the railroad tracks is designated for Employment and a Major Entry Gateway. Employment is intended to accommodate a variety of light industrial/business parks in campus-like settings, including a compatible mix of higher density housing, commercial support uses, corporate offices, and high-tech uses. The intersection of Arizona Avenue and Riggs Road is a Major Entry Gateway intended to create a sense of arrival using specialized treatments at the corner such as landscaping, signage, and high quality developments.

The site is approximately 30 acres with a maximum building area of approximately 253,337 square feet. The main center's buildings on the site range in size from approximately 21,709 square feet to 131,000 square feet. The site includes several freestanding pads ranging in size from approximately 2,300 square feet to 14,200 square feet. Pads may include uses such as fast food restaurants, banks, and in-line retail shops.

The development is planned in a single-phase including perimeter landscaping and off-site improvements to Arizona Avenue and Riggs Road. The development anticipates commencing construction in the 4th quarter 2009 or 1st quarter 2010.

DEVELOPMENT STANDARDS

The Southeast Chandler Area Plan does not have commercial design standards for development west of the Union Pacific Railroad and east of Arizona Avenue; however, the development meets the Zoning Code's Commercial Design Standards including architecture, site development, landscape, and signage requirements.

The Anchor tenant and main center is located on the site's eastern side. Retail shop buildings are situated at the intersection of Arizona Avenue and Riggs Road and at the north end along Arizona Avenue. There are three freestanding pads for a bank with a drive-through, restaurant with a drive-through, and a retail building. The buildings are designed to promote consistent architectural character and detail on all sides of the buildings including the use of materials and paint colors.

The development includes pedestrian plazas, intersection features, boulevard entries, covered entrances, decorative pavement surfaces, seating areas, and accent lighting. Special features include a water feature, low seat walls, trellises, and planter pots. A character theme is provided throughout the development, which is the center's theme logo, a window to a retail oasis. The logo is a window with two crossed palm trees located on building façades, incorporated into wall designs, on signage, and embossed in pedestrian walkway areas.

This development request was filed prior to artwork being required, therefore, artwork is not provided. However, the character theme logo is a unique, one-of-kind symbol for this development meeting the required Commercial Design Standards to provide an overall character theme for the development. This design element is applied to ground surfaces, buildings, and walls, which offers a special detail for the project.

The landscape intersection setback at the intersection of Arizona Avenue and Riggs Road includes pedestrian connections to the development, a two-sided water feature, crossed palm trees, a raised trellis and cantilevered canopies with vegetation, and a pedestrian-oriented seating area. The development's entrances are designed with decorative paving, tree-lined with Date Palms and Desert Museum trees, and a landscape median within the Arizona Avenue entrance.

The PDP includes a comprehensive sign package for building-mounted signage and freestanding monument signs. There are four freestanding monument signs for tenant names. There are two center identification/project entry signs. The development requests a second 14-foot high

monument sign and two additional tenant name panels for the two 14-foot high signs in lieu of only using one tenant panel on the two 6-foot high signs. Sign Code permits one 14-foot high sign and one 6-foot high sign along one arterial street, and two 6-foot high signs along the other arterial street. Each street frontage includes one 14-foot and one 6-foot high sign.

Signage meets the minimum additional quality standards for shopping centers. Lettering for tenant panels and monument signs are halo-illuminated by means of individual reverse pan channel letters. Corporate logos are limited to a maximum of 10% of the total allowable sign area. The center identification sign will have reverse pan channel halo illuminated lettering. Tenant names on monument signs are routed out letters with Plexiglas for the tenant panels.

DISCUSSION

Staff is of the opinion that the commercial retail center meets the City's Commercial Design Standards and quality of development expectations for commercial developments. The development has meritorious features including the site design, landscape intersection setback features, boulevard entrance designs, character theme throughout the project, and the architectural quality, pedestrian-friendly scale including special features and plazas. The proposed development is consistent with the area planning and design guidelines established for Chandler. The development is designed with building orientations, special features, architecture, and a character theme that creates a sense of arrival at one of Chandler's Major Entry Gateways and Commercial Node intersections.

The proposed increase in monument sign height and number of tenant panels is consistent with monument signs approved for other commercial retail centers similar in property size and overall building square footage. Staff supports the reduction of one tenant name panel on each of the 6-foot high signs to allow for additional tenant name panels on the 14-foot high signs.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- Notification is in accordance with City of Chandler Zoning Code requirements.
- On file with the Planning Division is citizen correspondence regarding this application. Staff has received approximately 90 opposition letters and 20 support letters. The letters of opposition state concern and/or opposition to a particular retailer occupying the Anchor tenant space.
- A neighborhood meeting was held September 10, 2007. There were two (2) area residents that attended this meeting. There were approximately 32 notices mailed. The applicant noticed all property owners within a 600-foot radius of the property. There were no City Registered Neighborhood Organizations within a ¼ mile (1320-foot radius) of the property to notice. Attendees asked questions regarding timing of development, road improvements, traffic, and on-site landscaping and screening. The applicant received one phone call from a nearby County property owner who wanted information on the annexation process and road improvements to Arizona Avenue.

- During the annexation process in February 2008, the Staff was advised by City Council to ensure all required property owners are notified of this zoning case including any other property owners, neighborhood contacts, and neighborhood groups who were involved in the previous zoning case processed for this site in 2005. City staff coordinated with the applicant to ensure an expanded notification list was utilized to have a second neighborhood meeting and City notice of scheduled public hearings. City Registered Neighborhood Organizations, individual neighborhood contacts, and property owners outside of the standard 600-foot notice and 1320-foot notice areas were notified.
- One resident spoke at the February 14, 2008 Council meeting regarding the annexation of the property. The resident conveyed his neighborhood was not opposed to the commercial development of the site but wanted to make sure they were notified of the zoning process so they could be involved. Following this meeting, the applicant spoke with a resident of the Paseo Crossings HOA and a member of Riggs Residents for Retail Diversity. Both individuals conveyed they are not opposed to the latest commercial development plan. The individuals conveyed they just want to be in contact with the applicant/developer as the project moves forward to the zoning process.
- A second neighborhood meeting was held on March 31, 2008. There were 16 area residents in attendance. There were approximately 48 notices mailed. The applicant noticed all property owners within a 600-foot radius of the property including individuals outside of the notice area such as City Registered Neighborhood Organizations, property owners, neighborhood contacts, and neighborhood groups who were involved in the previous zoning case processed for this site in 2005. The expanded notification included residents and RNO's in Paseo Crossings, Lagos Vistoso, Pinelake Estates, Pinelake Community Association, Ironwood Vistas, Rockwood Estates, and Fieldstone Estates HOA. Attendees asked questions regarding timing of development, improvements to Arizona Avenue, traffic lights, tenants, marketability/current economy, on-site landscaping and screening, and zoning process. There was no opposition to the proposed commercial development only a concern for tenants not being known yet.
- Staff received a phone call from the Sun Lakes Fire Chief who wanted information on the site's annexation to City of Chandler.
- Following City Council's review of this request in August, Staff has received correspondence from citizens that are opposed and in favor of the project. Citizens feel a specific retailer is locating in this development and oppose that retailer. The applicant contacted representatives of Riggs Residents for Retail Diversity and neighborhood leaders after Council and met with five persons on September 13, 2008. The attendees requested some changes to the plans and the addition of amenities. They also requested some information related to possible tenants. The neighborhood leader for Riggs Residents for Retail Diversity commented that he felt the meeting was one of the more productive meetings in the last 5 years.

The applicant requested a continuance to address the neighbors' comments. The neighborhood leader for Riggs Residents for Retail Diversity was sent notice of the case's continuance and new dates for Planning Commission and City Council.

- Following Planning Commission's action on November 5, 2008, Staff received a signed petition of opposition representing three residential properties. The three properties west of Arizona Avenue are in Gila Butte Estates, a County residential subdivision. The properties represented in the petition trigger a legal protest.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Abstain: 1 (Flanders)

Planning Commission requested a modification to Condition 20 to specify building square footage information. Commission also added Conditions 21 and 22 regarding additional trees by a loading area on the site's east side and providing a pedestrian link between two pad buildings.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Southeast Chandler Area Plan, Planning Commission and Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Riggs Gateway," kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0028, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall coordinate with Public Works for the future traffic signal at the proposed median break along Arizona Avenue.
5. 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.

6. 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.
7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. 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.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
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. 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.
14. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
15. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. The site's address shall be provided at the top of freestanding monument signs.
17. Raceway signage shall be prohibited within the development.
18. The freestanding pads along the perimeter of the development shall carry an equal architectural level of detail on all four sides as the main center as represented in the Development Booklet.
19. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona

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

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

20. "Anchor A Expansion Area" shall be in substantial conformance with the plans and building elevations as represented in the Development Booklet. If this 'expansion area' changes beyond what is represented and approved in anyway including the maximum building square footage and interior wall locations of Anchor A at 114,000 square feet plus a 17,100 square foot future expansion area, the change shall come back as a separate Preliminary Development Plan request for review and approval.
21. The landscape tract along the site's east side directly east of Minor A shall have additional trees to screen the rear loading areas behind Minor A and Major A.
22. A pedestrian link shall be provided to and from Shops B and Pad A.

PROPOSED MOTION

Move to approve the introduction and tentative adoption of Ordinance No. 4091 in case DVR07-0028 RIGGS GATEWAY rezoning from I-2 to PAD with Preliminary Development Plan approval, subject to conditions as recommended by Planning Commission and Staff.

Attachments

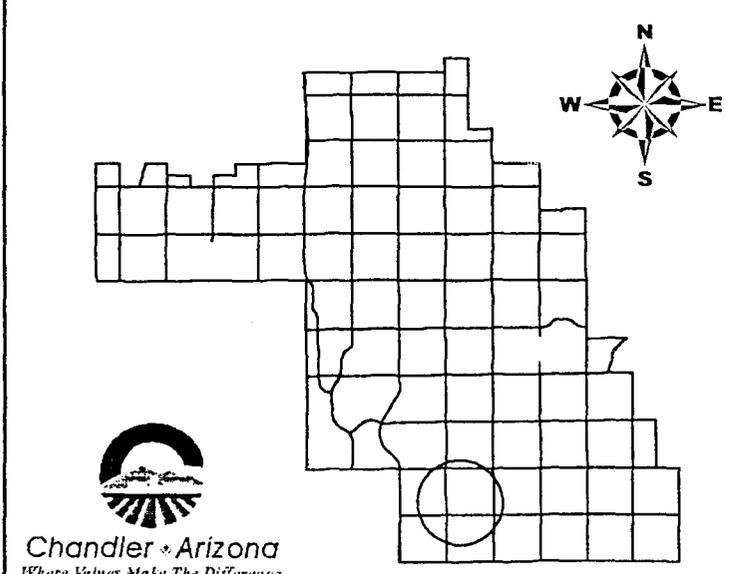
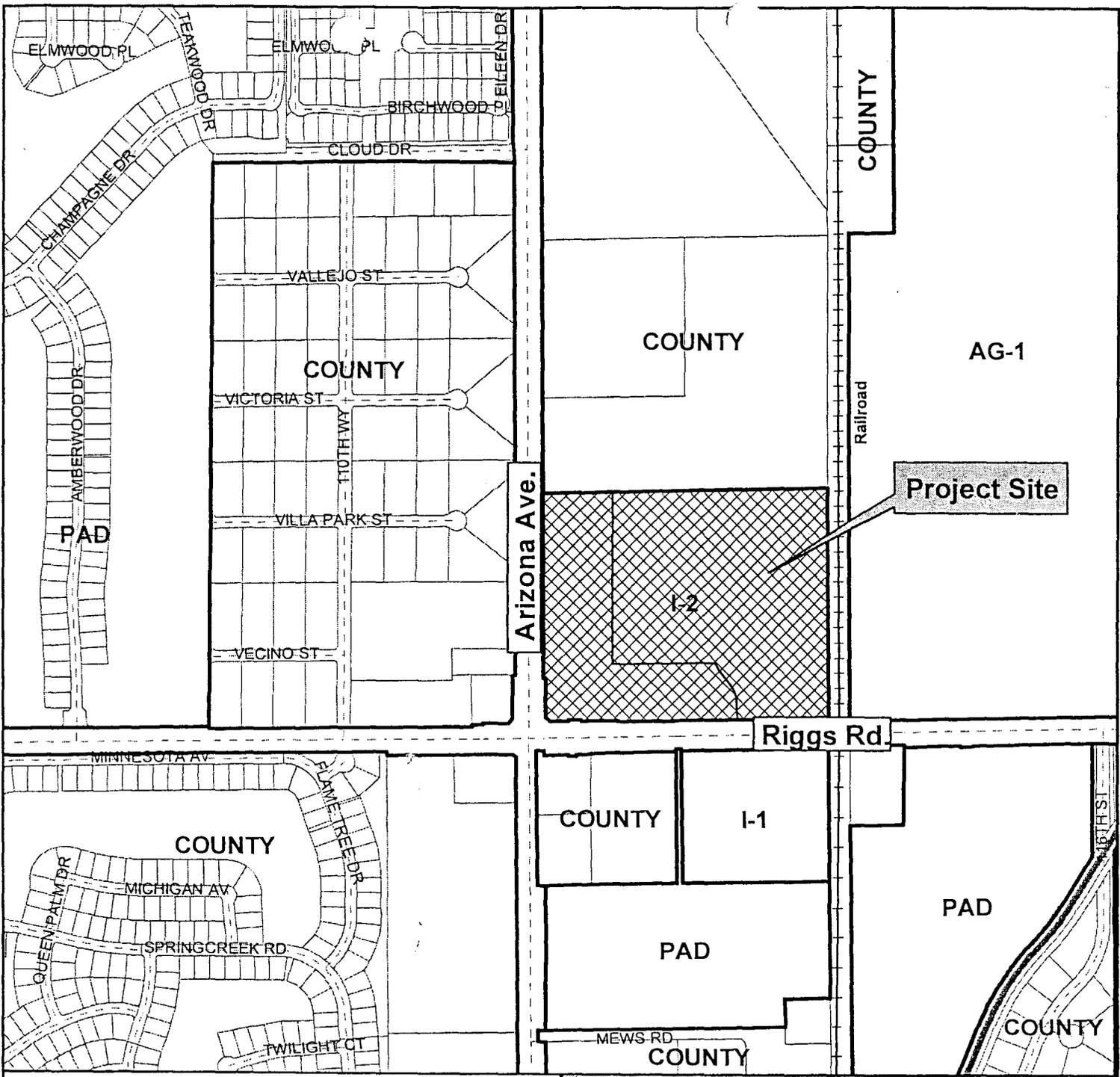
1. Vicinity Maps
2. Site Plan
3. Previous Site Plan
4. Landscape Plan
5. Previous Landscape Plan
6. Covered Walkway exhibits

CC Memo No. 08-203

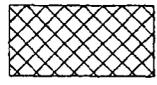
November 6, 2008

Page 10 of 10

7. Perspectives
8. Building Elevations
9. Southeast Chandler Area Plan
10. Ordinance No. 4091
11. Citizen Correspondence – On file with the Planning Division
12. Development Booklet, Exhibit A

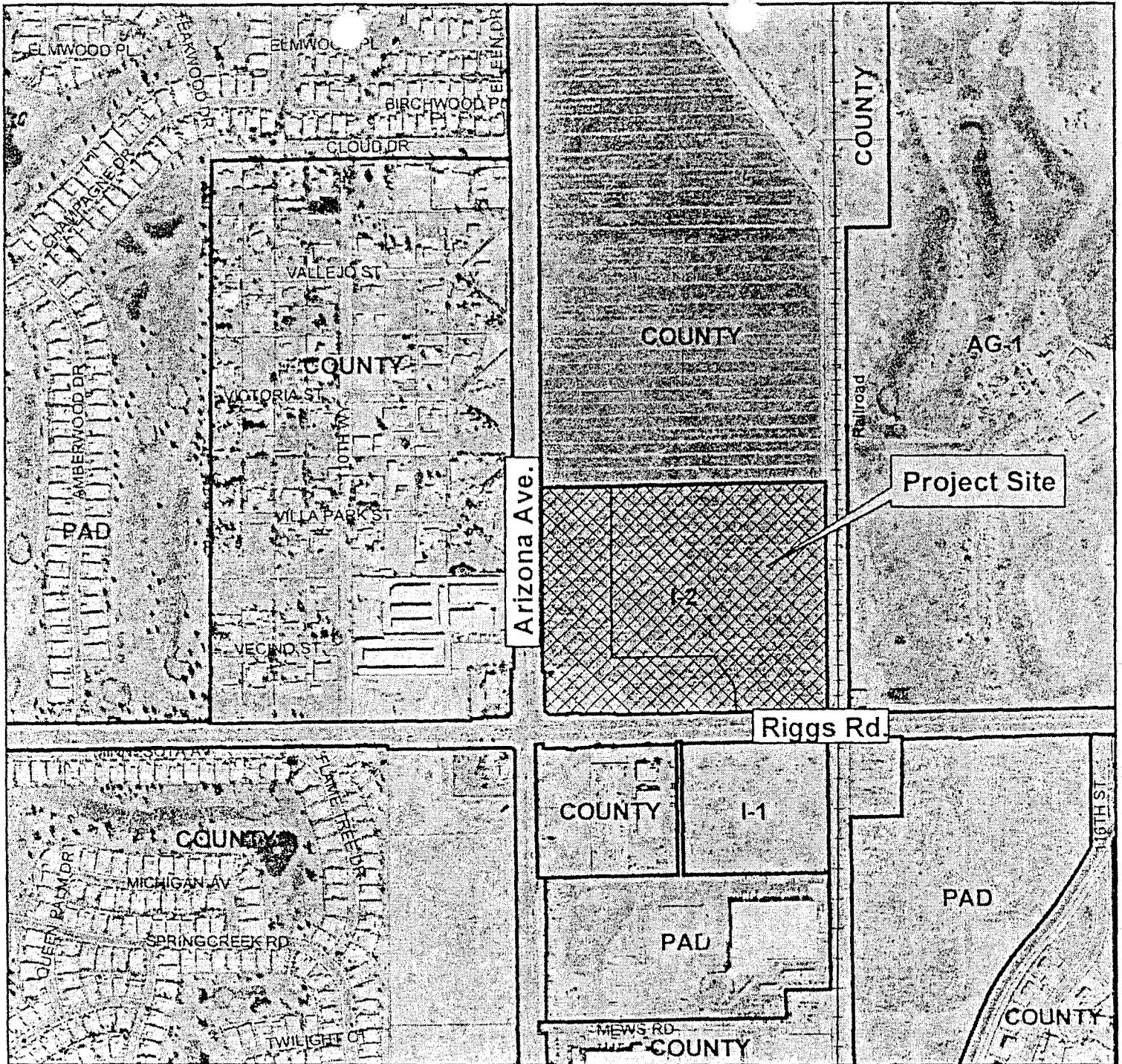


Vicinity Map

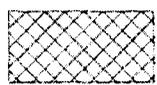
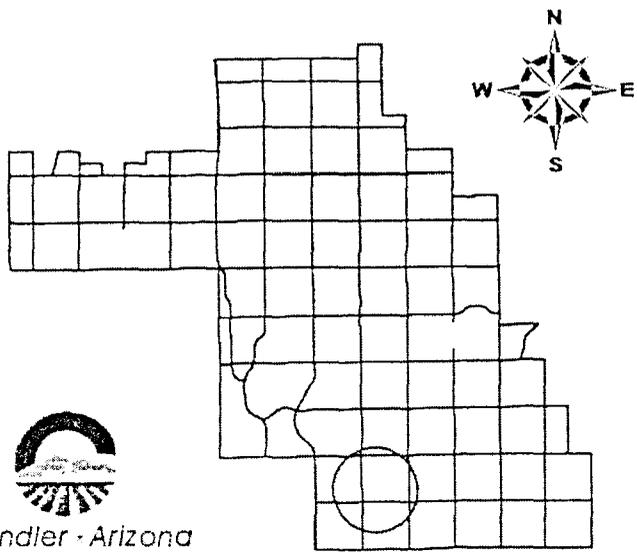


DVR07-0028

Riggs Gateway

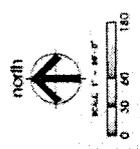
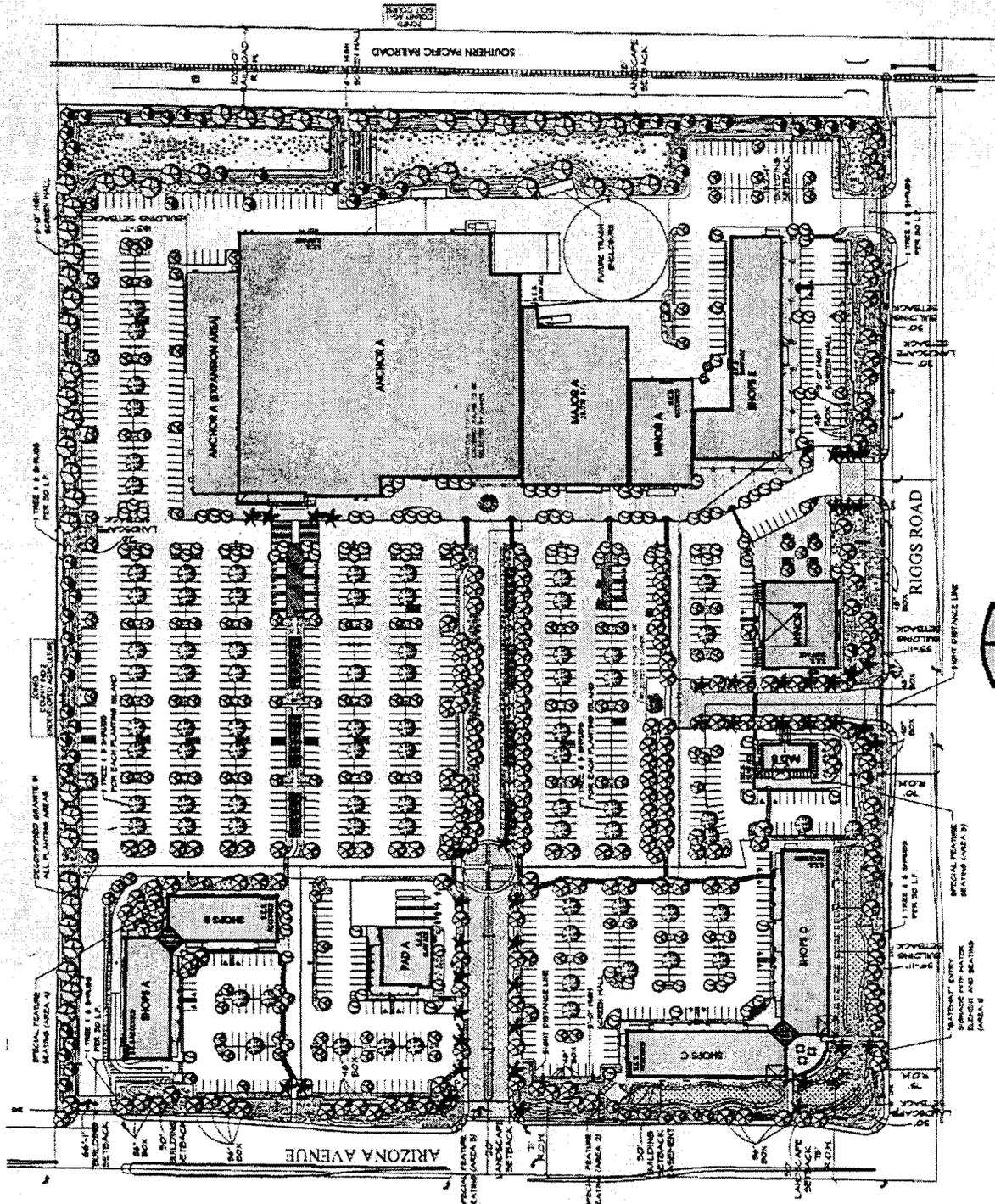


Vicinity Map

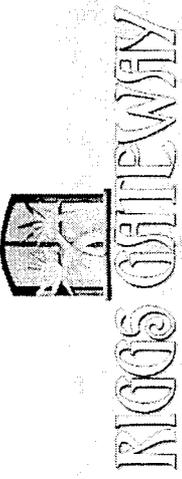


DVR07-0028

Riggs Gateway



RIGGS GATEWAY
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 October 28, 2008
 Edition 24



landscape plan

D DIVERSIFIED PARTNERS
 Suburban Real Estate Services
 8415 N. Kinnickinnick Road, Suite 150, Scottsdale, AZ 85258
 Phone: (480) 347-1800 Fax: (480) 337-7448

KDR KDR ASSOCIATES, INC.
 1000 N. GILBERT ROAD, SUITE 100
 CHANDLER, AZ 85226
 (480) 948-1000

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	HILTON ACACIA	15 GAL
	ACACIA FARNESIANA	NEARLY PODLESS SIERRA SHEET ACACIA	15 GAL
	DALBERGIA SISOOO	SISSOO TREE	24" BOX
	ACACIA ANEURA	HELSA	24" BOX
	PARKINSORA DESERT MUSEUM	DESERT MUSEUM	24" BOX 36" BOX 48" BOX
	CAESALPINIA CACALACO	THORLESS CASCALOTE	24" BOX
	BRAHEA ARMATA	MEXICAN BLUE PALM	15 GAL
	CHAMAEROPS HUMILIS	MED-TERRANEAN FAN PALM	15 GAL
	PHOENIX DACTYLIFERA	DATE PALM	20' TALL
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' TALL
		CROSS-BRACED	SKINNED
	BOUGAINVILLEA LA JOLLA	LA JOLLA BOUGAINVILLEA	5 GAL
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL
	LEUCOPHYLLUM LAEVIGATUM	CHISELLEAN SAGE	5 GAL
	RUELLIA MENZIESIANA	BAJA RUPELLA	5 GAL
	TECOMA ALATA	ORANGE JELLY	5 GAL
ACCENTS			
	DASYLIUM WHEELERI	DESERT SPOON	5 GAL
	HESPERALOE PARVIFLORA	RED TUCCA	5 GAL
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL
VINES			
	BOUGAINVILLEA BARBARA KARST	BARBARA KARST BOUGAINVILLEA	5 GAL
GROUNDCOVER			
	ACACIA REDOLENS	DESERT CARPET	1 GAL
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	ROSMARINUS OFFICINALIS	HUNTINGTON CARPET ROSEMARY	1 GAL
	TURF	MIDRIM	500
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	GOLD COLOR OR APPROVED EQUAL	1/2" MINUS
	CONCRETE HEADER	PLAIN CONCRETE	4" X 6"

Landscape Plan Legend

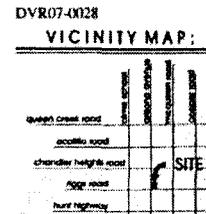
PRELIMINARY LANDSCAPE NOTES

PLANTING
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHANDLER STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF CHANDLER. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 5/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
IRRIGATION
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
GRADING
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

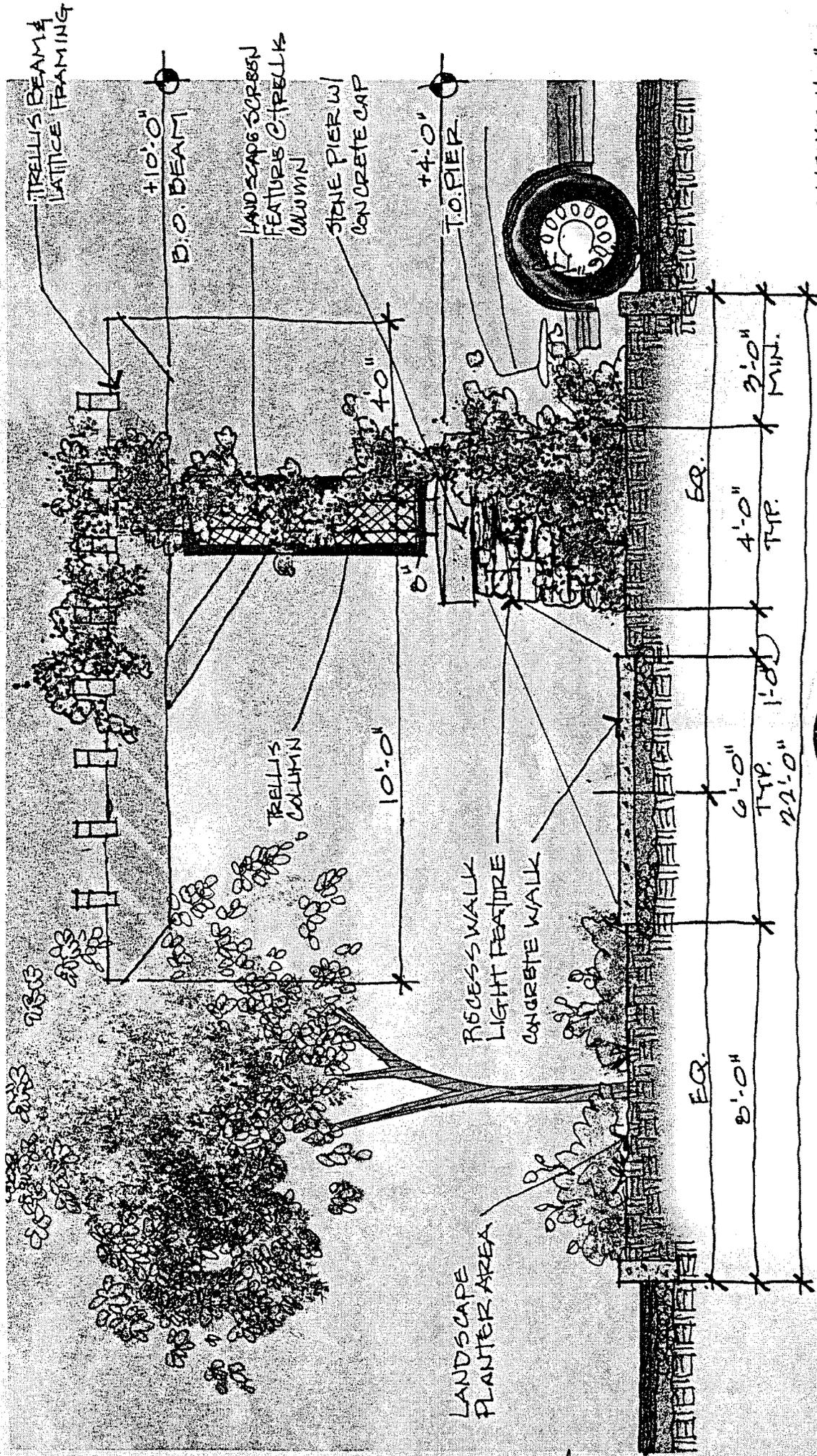
ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 30 OF THE FOLLOWING CALENDAR YEAR.
TREES, SHRUBS, VINES, GROUND COVER, AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1402 (6)(N).
I HEREBY CERTIFY THAT NO TREE OR BOLLDER IS DESIGNATED CLOSER THAN SIX (6) FEET TO THE FACE OF THE PUBLIC STREET CURB.
REGISTERED LANDSCAPE ARCHITECT _____ DATE _____

PRELIMINARY SITE DATA

EXISTING ZONING: COUNTY IN-2
PROPOSED ZONING: PAD
NET SITE AREA: (525,241 SF) (15058 AC.)
COMMERCIAL STANDARDS
TREES ALONG ARTERIAL STREETS: 10
30% - 24" BOX 34 TREES
25% - 36" BOX 15 TREES
25% - 48" BOX 10 TREES
PARKING LOT LANDSCAPE:
PARKING AREA: 661281 SF.
PARKING LOT LANDSCAPE: 66124 SF.



covered walkway



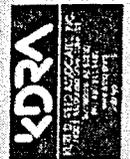
SCALE: 1/2" = 1'-0"

SECTION AT TRELLIS
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 September 3, 2008
 Exhibit 21b

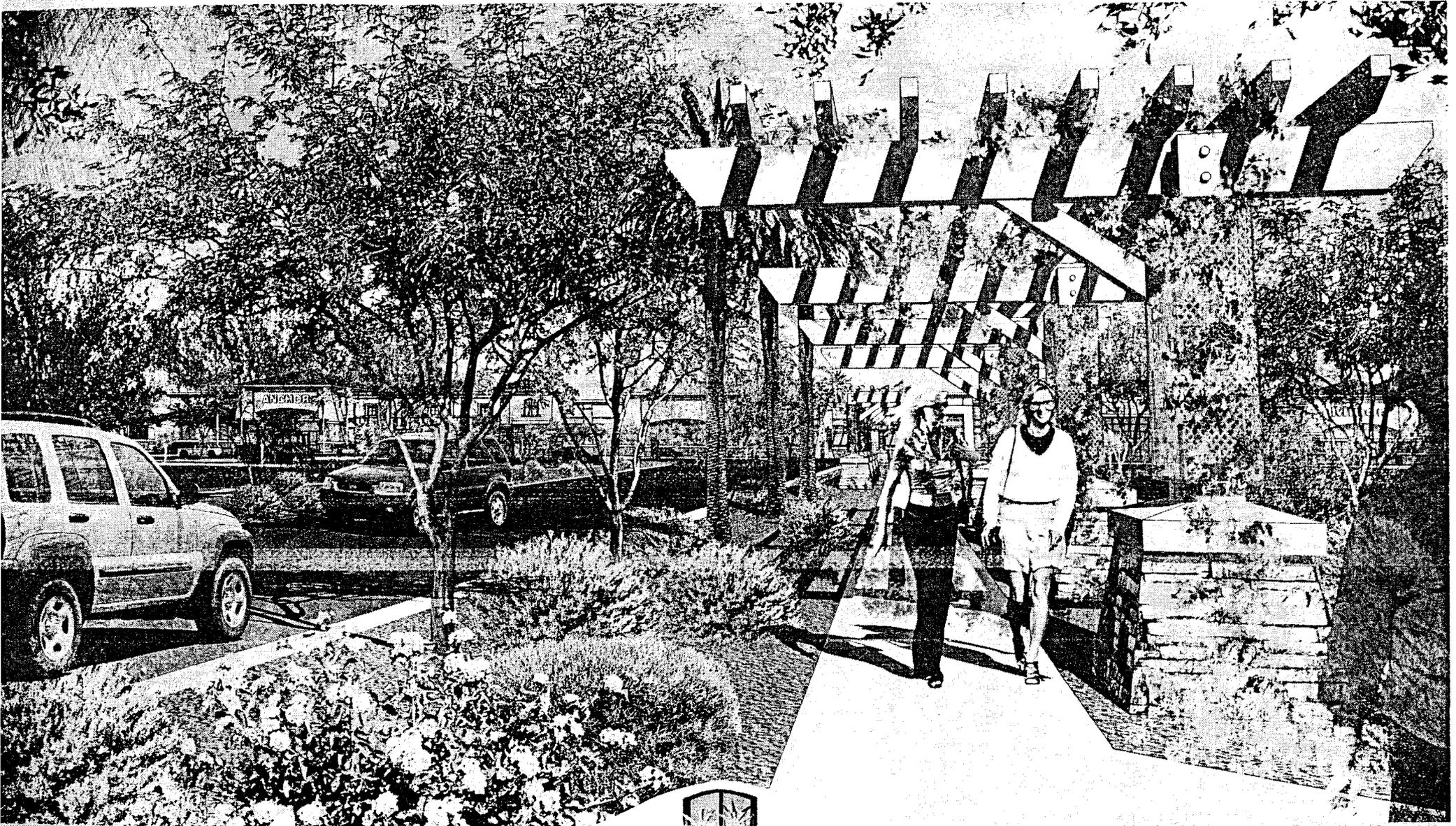


RIGGS GATEWAY

DIVERSIFIED PARTNERS
 National Real Estate Services
 4535 N. Scottsdale Road, Suite 140, Scottsdale, AZ 85250
 Phone: (480) 417-1400 Fax: (480) 222-7448



CATERED
WALKWAY



RIGGS GATEWAY

CONCEPTUAL VIEW OF COVERED PEDESTRIAN WALKWAY

NEC ARIZONA AVE & RIGGS ROAD
Chandler, Arizona

October 28, 2008

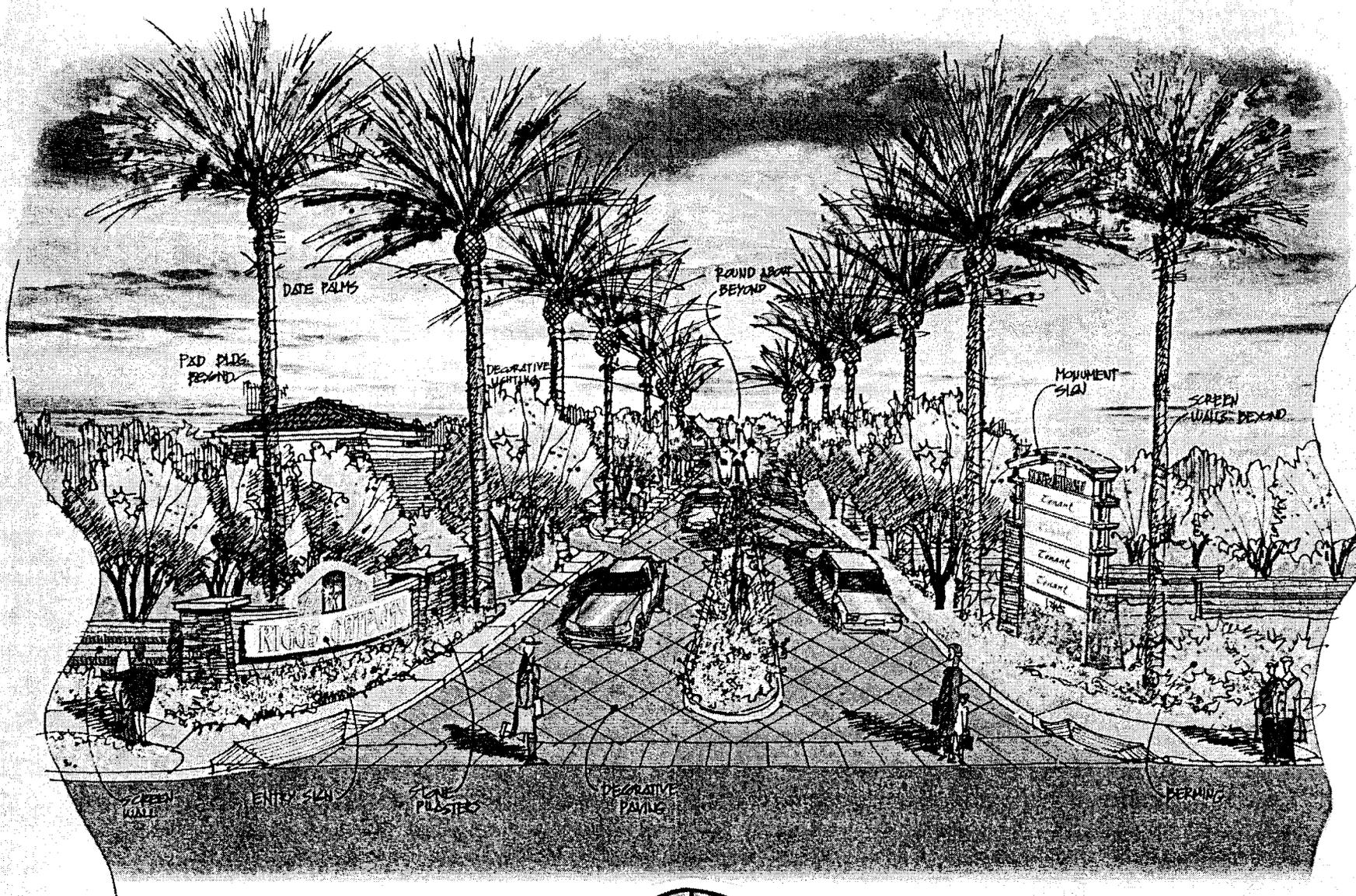
Exhibit 3.4b



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

8455 N. Scottsdale Road, Suite 150 Scottsdale, AZ 85250
Phone: (480) 947-8100 Fax: (480) 222-1444



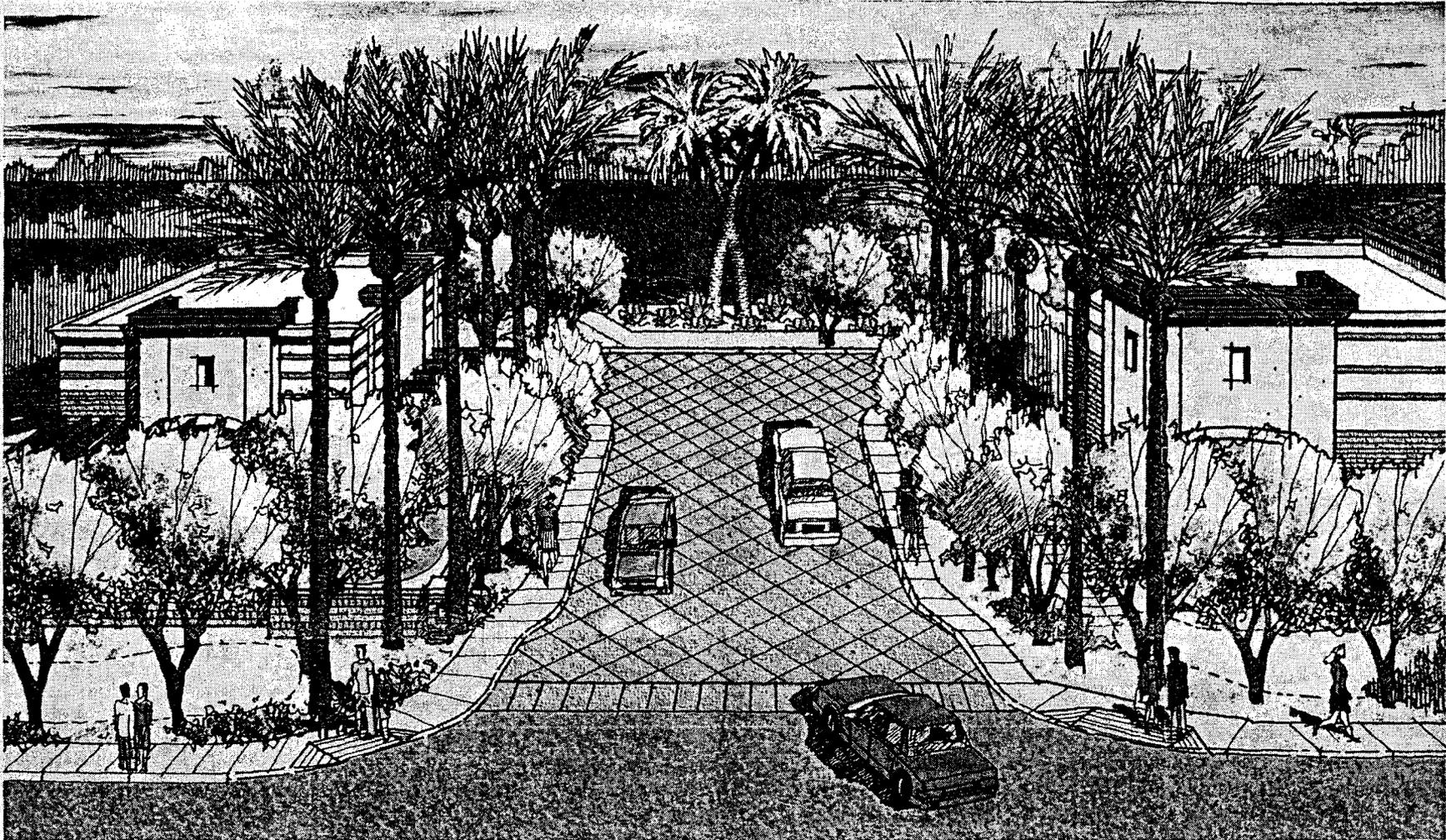
Perspectives




RIGGS GATEWAY

BOULEVARD ENTRY TREATMENT ARIZONA AVENUE

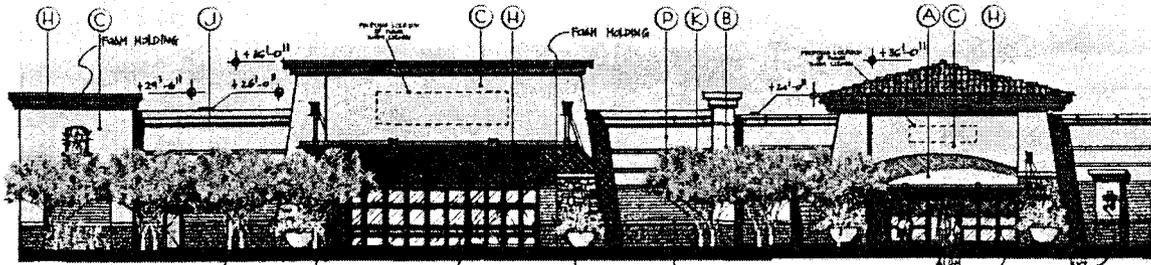
NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 October 28, 2008
 Exhibit 32



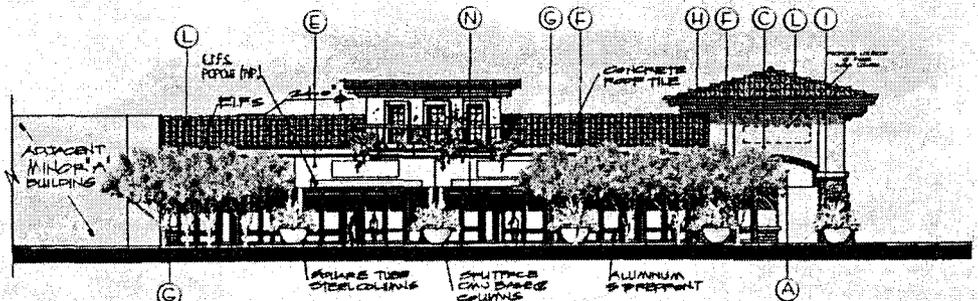

RIGGS GATEWAY

BOULEVARD ENTRY TREATMENT RIGGS ROAD

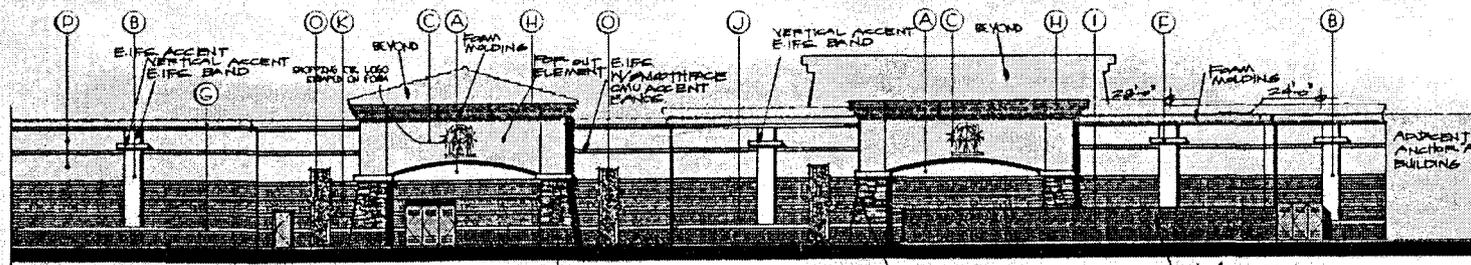
NEC ARIZONA AVE & RIGGS ROAD
Chandler, Arizona
October 28, 2008
Evdh# 33



WEST ELEVATION
MAJOR "A" & MINOR "A" SCALE: 3/32" = 1'-0"



SOUTHWEST ELEVATION
SHOPS "E" SCALE: 3/32" = 1'-0"



NOTE

NO SINGLE MATERIAL EXCEEDS 65% OF THE TOTAL BUILDING SURFACE (TYPICAL)

PERCENTAGES ARE SHOWN WHERE THE MATERIALS APPEAR QUESTIONABLE

BUILDING MATERIAL PERCENTAGES
C.M.U. = 52.3%
E.I.F.S. = 40%
METAL = 4.9%
STONE = 2.8%

EAST ELEVATION

MAJOR "A", MINOR "A" SCALE: 3/32" = 1'-0"
& SHOPS "E"

A PAINT TO MATCH SW #7036 "Accessible beige"	B PAINT TO MATCH SW #6162 "Ancient Marble"	C PAINT TO MATCH SW #7715 "Porphyry Unit"	D PAINT TO MATCH SW #6134 "Netsuke"	E PAINT TO MATCH SW #6113 "Interactive Cream"	F PAINT TO MATCH SW #6122 "Cameleback"	G PAINT TO MATCH SW #6116 "Ikatani Tort"	H PAINT TO MATCH SW #2808 "Rookwood Dark Brown"	I SPLIT FACE SUPERLITE BLOCK "Plum" 8' x 8' x 16'	J SPLIT FACE SUPERLITE BLOCK "Purple Haze" 8' x 8' x 16'	K SMOOTH FACE SUPERLITE BLOCK "Plum" 4' x 8' x 16'	L WESTILE "Sierra Mission" "Sagebrush Blend" 80% Rustic Southern 011104	M STONE TO MATCH CULTURED STONE "Lagunita/20% Brandywine Dressed Fieldstone"	N ALUMINUM STOREFRONT BRIDGE "Isla Clara"	O GREENSCREEN PANELS Standard Finish "Silver"	P PAINT TO MATCH SW #7736 "Garden Sage"



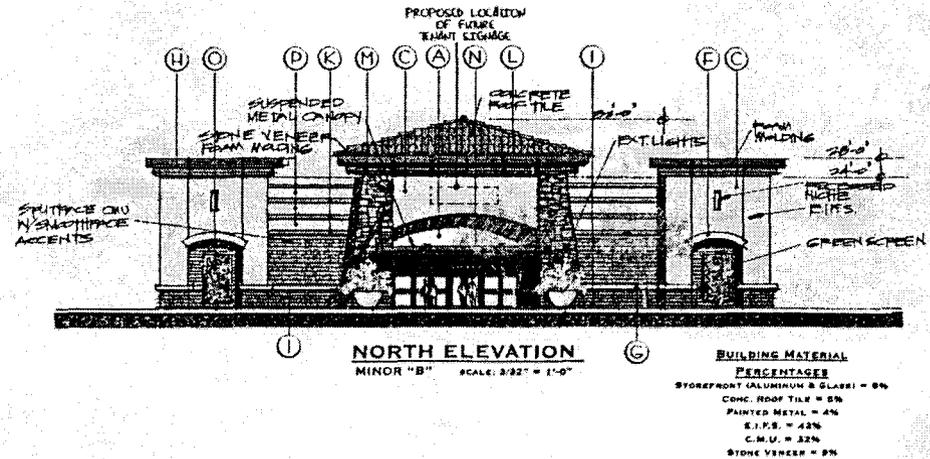
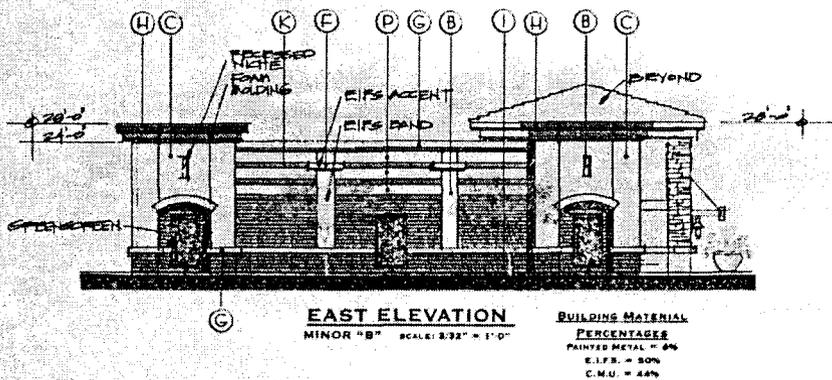
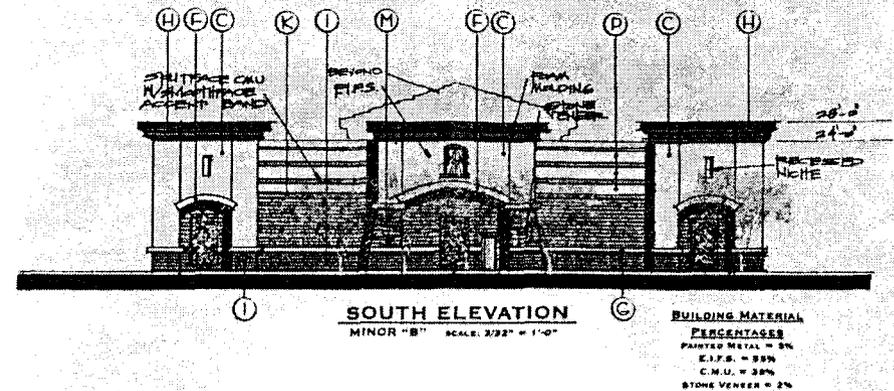
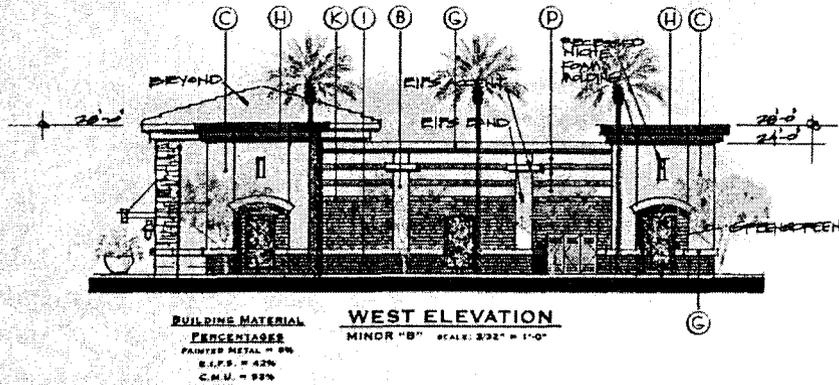
Millenwirth Real Estate Services
5435 N. Scottsdale Road, Suite 180 Scottsdale, AZ 85250
Phone (480) 947-8800 Fax (480) 222-7848



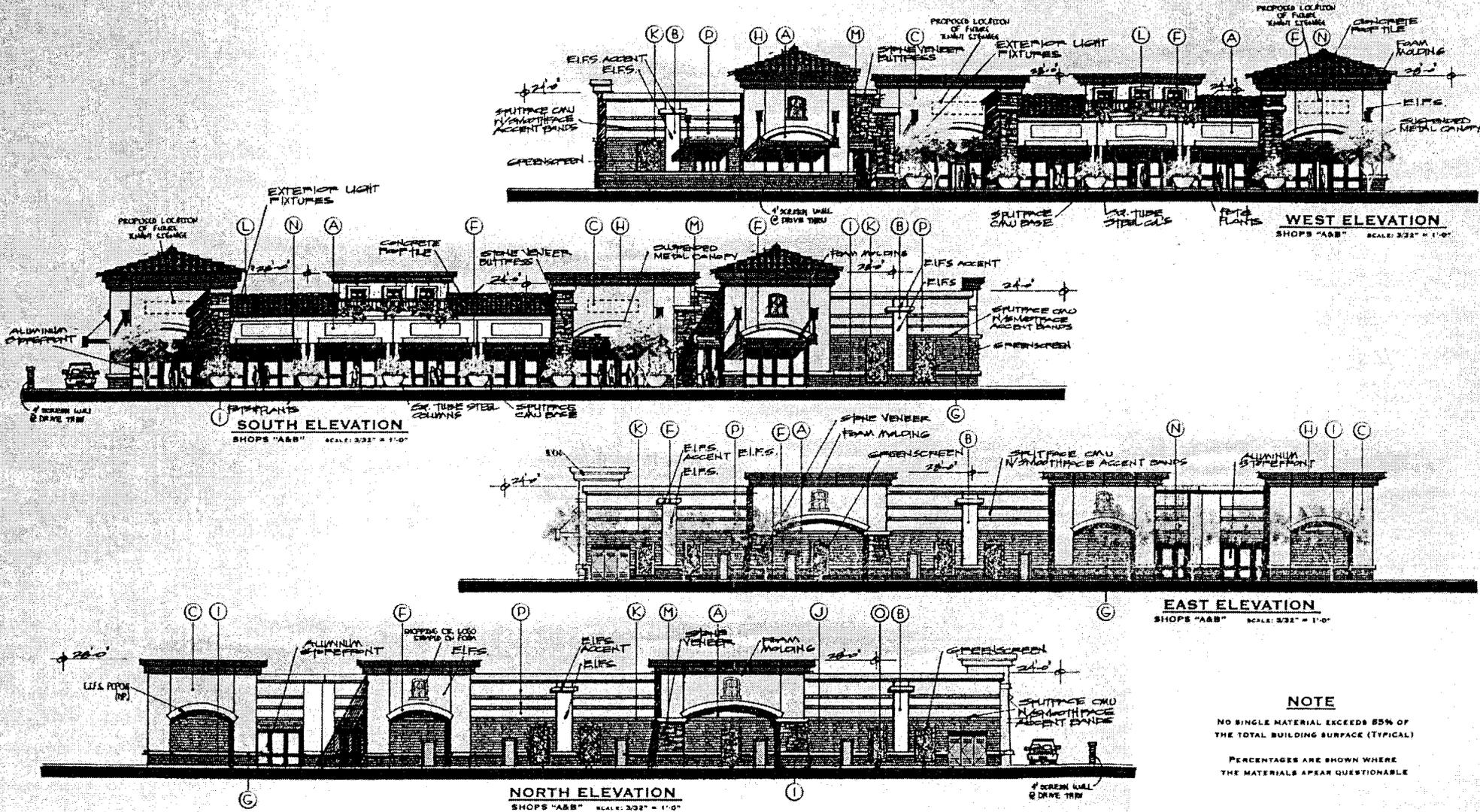
EXTERIOR ELEVATIONS
Major "A", Minor "A", & Shops "E"

RIGGS GATEWAY
NEC ARIZONA AVE & RIGGS ROAD

October 28, 2008
Exhibit 1.3



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
PAINT TO MATCH SW #7036 "Accessible beige"	PAINT TO MATCH SW #0162 "Ancient Marble"	PAINT TO MATCH SW #7716 "Portery Um"	PAINT TO MATCH SW #6134 "Netsave"	PAINT TO MATCH SW #6113 "Interactive Cream"	PAINT TO MATCH SW #6122 "Cometback"	PAINT TO MATCH SW #6116 "Tahiti tan"	PAINT TO MATCH SW #2808 "Rockwood Dark Brown"	SPLIT FACE SUPERLITE BLOCK "Plum" 8" x 8" x 16"	SPLIT FACE SUPERLITE BLOCK "Purple Haze" 8" x 8" x 16"	SMOOTH FACE SUPERLITE BLOCK "Plum" 4" x 8" x 16"	WESTLIE SIERRA MISSION "Sedona Blend" 011106	STONE TO MATCH CULTURED STONE 80% Rustic Southern Ledgerstone/20% Brandywine Dressed Fieldstone	ALUMINUM STOREFRONT BERRIDGE "Terra Cotta"	GREENSCREEN PANELS Standard Fresh "Silver"	PAINT TO MATCH SW #7736 "Garden Sage"



NOTE
 NO SINGLE MATERIAL EXCEEDS 85% OF THE TOTAL BUILDING SURFACE (TYPICAL)
 PERCENTAGES ARE SHOWN WHERE THE MATERIALS APPEAR QUESTIONABLE



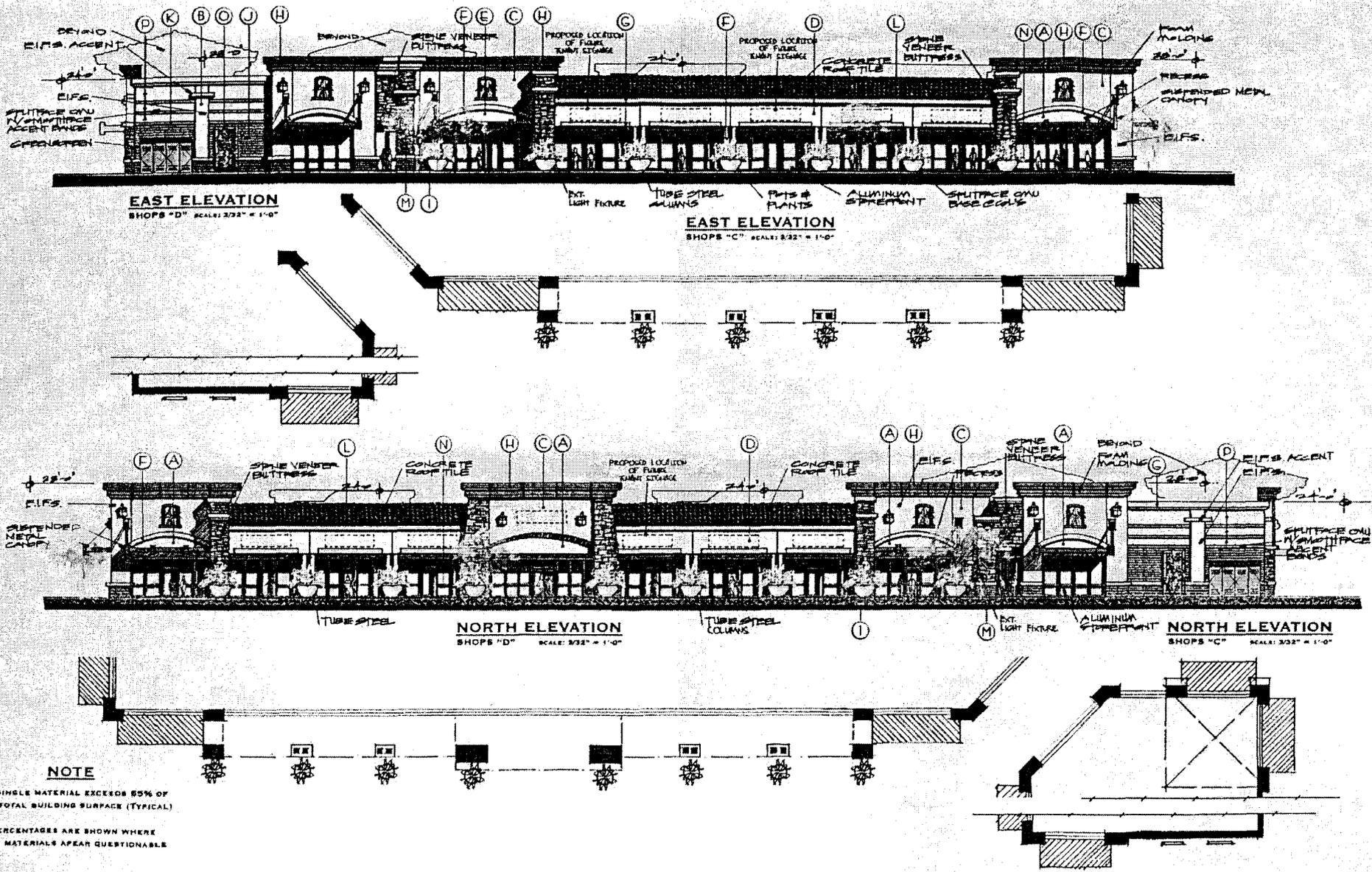
DIVERSIFIED PARTNERS
 Nationwide Real Estate Services
 8636 N. Scottsdale Road, Suite 150 Scottsdale, AZ 85220
 Phone (480) 947-8400 Fax (480) 223-7444

EIFS ACCENT	EIFS																		

EXTERIOR ELEVATIONS - Shops "A & B"

NEC ARIZONA AVE & RIGGS ROAD

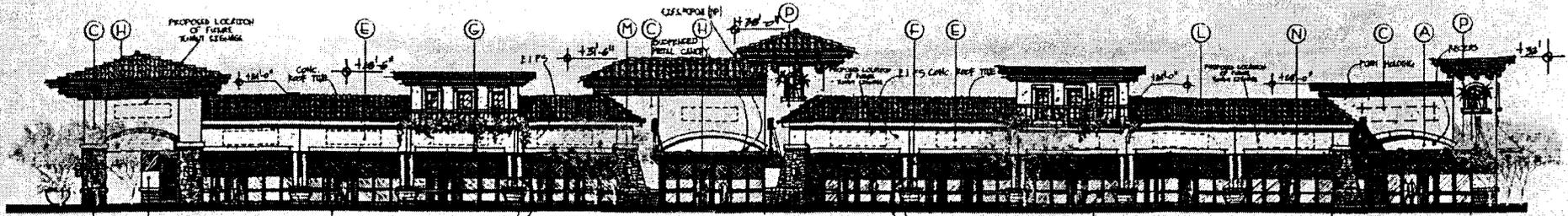
October 28, 2008
 Exhibit 15



DIVERSIFIED PARTNERS
Nationwide Real Estate Services
5835 N. Scottsdale Road, Suite 130 Scottsdale, AZ 85250
Phone: (480) 947-6600 Fax: (480) 722-7348

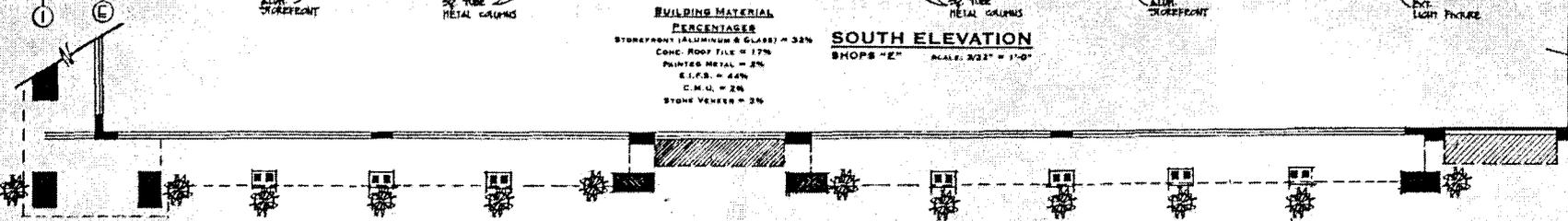
PAINT TO MATCH SW # 2024 "Crown Beige"	PAINT TO MATCH SW # 2024 "Crown Beige"	PAINT TO MATCH SW # 2771 "White Lin"	PAINT TO MATCH SW # 2771 "White Lin"	PAINT TO MATCH SW # 2112 "Tussock"											

EXTERIOR ELEVATIONS - Shops "C" & "D"
RIGGS GATEWAY
NEC ARIZONA AVE & RIGGS ROAD
October 28, 2008
Exhibit 17

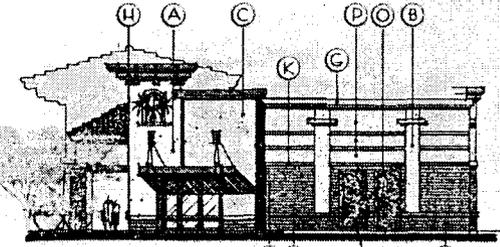


SOUTH ELEVATION
SHOPS "E" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
STONEFRONT (ALUMINUM & GLASS) = 32%
CONC. ROOF TILE = 17%
PAINTED METAL = 2%
S.F.F.S. = 4.5%
C.M.U. = 2%
STONE VENEER = 3%

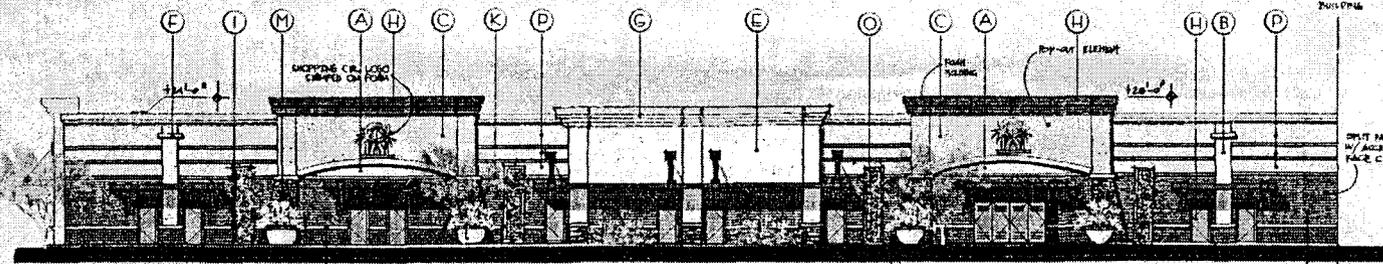


SOUTH CANOPY PLAN
SHOPS "E" SCALE: 3/32" = 1'-0"



EAST ELEVATION
SHOPS "E" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
STONEFRONT (ALUMINUM & GLASS) = 7%
CONC. ROOF TILE = 3%
PAINTED METAL = 8%
S.F.F.S. = 81%
C.M.U. = 30%
STONE VENEER = 2%



NORTH ELEVATION
SHOPS "E" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
PAINTED METAL = 11%
S.F.F.S. = 84%
C.M.U. = 22%
STONE VENEER = 3%

- | | | | | | | | | | | | | | | | |
|---|---|--|--------------------------------------|--|---------------------------------------|---|--|--|---|---|--|---|-------------------------------------|------------------------------------|--|
| | | | | | | | | | | | | | | | |
| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
| PANT TO MATCH SW # 7036
"Accessible Beige" | PANT TO MATCH SW # 6162
"Ancient Marble" | PANT TO MATCH SW # 7715
"Pottery Lin" | PANT TO MATCH SW # 6134
"Netsuke" | PANT TO MATCH SW # 6113
"Interactive Cream" | PANT TO MATCH SW # 6122
"Cameback" | PANT TO MATCH SW # 6116
"Tolani Tan" | PANT TO MATCH SW # 2808
"Rockwood Dark Brown" | SPLIT FACE SUPERLITE BLOCK "Plum"
8" x 8" x 16" | SPLIT FACE SUPERLITE BLOCK "Purple Haze"
8" x 8" x 16" | SMOOTH FACE SUPERLITE BLOCK "Plum"
4" x 8" x 16" | WESTLE SIERRA MISSION "Sierra Blend" D1106
Bandywine Dressed Fieldstone | STONE TO MATCH CULTURED STONE 80% Rustic Southern LedgeStone, 20% "Terra Cotta" | ALUMINUM STOREFRONT BRIDGE "Silver" | GREENSCREEN PANELS Standard Finish | PANT TO MATCH SW # 7736
"Garden Sage" |

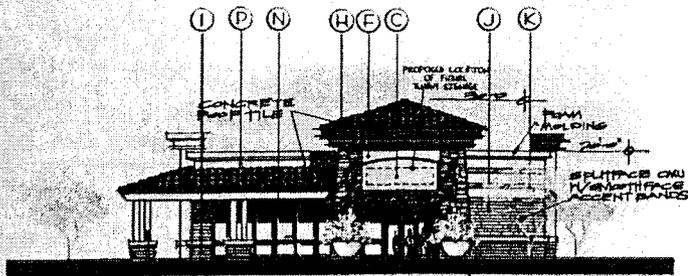


RIGGS GATEWAY

KDRA
KIDDELL ASSOCIATES, INC.
1244 W. McDowell Blvd., Suite 100
Phoenix, AZ 85027
Tel: 480.972.2100
Fax: 480.972.2101
www.kdra.com

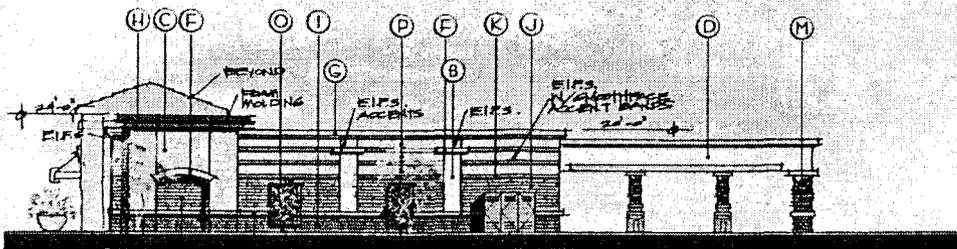
DIVERSIFIED PARTNERS
Nationwide Real Estate Services
8435 N. Scottsdale Road, Suite 150 Scottsdale, AZ 85250
Phone (480) 947-8200 Fax (480) 222-7448

EXTERIOR ELEVATIONS - Shops "E"
NEC ARIZONA AVE & RIGGS ROAD
October 28, 2008
Exhibit 18



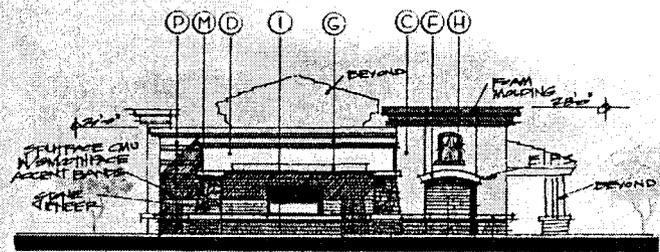
WEST ELEVATION
PAD "A" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 21%
 CONC. ROOF TILE = 14%
 PAINTED METAL = 3%
 E.I.F.S. = 24%
 C.M.U. = 50%
 STONE VENEER = 8%



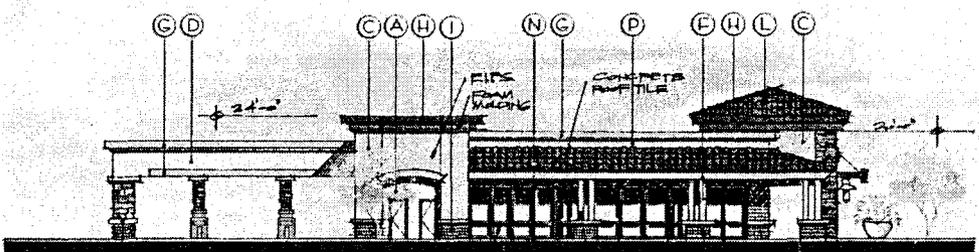
SOUTH ELEVATION
PAD "A" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 PAINTED METAL = 6%
 E.I.F.S. = 55%
 C.M.U. = 36%
 STONE VENEER = 3%



EAST ELEVATION
PAD "A" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 4%
 E.I.F.S. = 55%
 C.M.U. = 36%
 STONE VENEER = 5%



NORTH ELEVATION
PAD "A" SCALE: 3/32" = 1'-0"

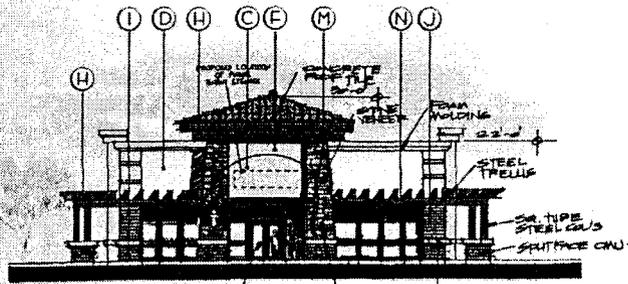
BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 21%
 CONC. ROOF TILE = 14%
 PAINTED METAL = 6%
 E.I.F.S. = 43%
 C.M.U. = 10%
 STONE VENEER = 6%

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
PAINT TO MATCH SW #7036 "Accessable beige"	PAINT TO MATCH SW #6162 "Ancient Marble"	PAINT TO MATCH SW #7715 "Pottery Urn"	PAINT TO MATCH SW #6134 "Netuke"	PAINT TO MATCH SW #6113 "Interactive Cream"	PAINT TO MATCH SW #6122 "Carnelback"	PAINT TO MATCH SW #6116 "Tolami Tan"	PAINT TO MATCH SW #2008 "Rockwood Dark Bowt"	SPLIT FACE SUPERLITE BLOCK "Plum" 8" x 8" x 16"	SPLIT FACE SUPERLITE BLOCK "Purple Haze" 8" x 8" x 16"	SMOOTH FACE SUPERLITE BLOCK "Plum" 4" x 8" x 16"	WESTILE SIERRA MISSION "Sedona Blend" D11105 Bandywine Dressed Fieldstone	STONE TO MATCH CULTURED STONE 80% Rubic Southern Ledgestone/20% Terra Cotta	ALUMINUM STOREFRONT BRIDGE "Terra Cotta"	GREENSCREEN PANELS Standard Finish "Silver"	PAINT TO MATCH SW #7736 "Garden Sage"



RIGGS GATEWAY

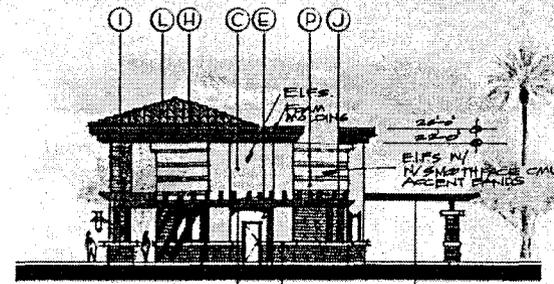
EXTERIOR ELEVATIONS - PAD "A"
 RIGGS GATEWAY
 NEC ARIZONA AVE & RIGGS ROAD
 October 28, 2008
 Exhibit 19



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

BUILDING MATERIAL PERCENTAGES

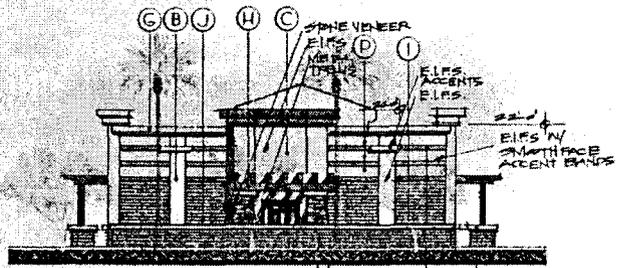
STOREFRONT (ALUMINUM & GLASS) = 28%
 CONC. ROOF TILE = 8%
 PAINTED METAL = 8%
 E.I.F.S. = 40%
 C.M.U. = 7%
 STONE VENEER = 13%



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

BUILDING MATERIAL PERCENTAGES

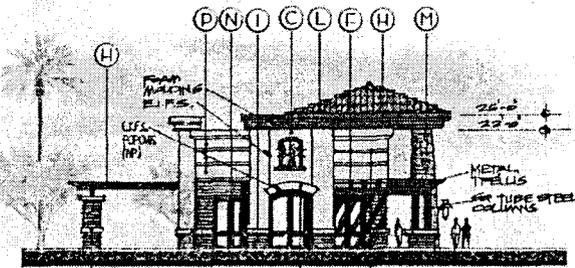
STOREFRONT (ALUMINUM & GLASS) = 8%
 CONC. ROOF TILE = 8%
 PAINTED METAL = 8%
 E.I.F.S. = 80%
 C.M.U. = 24%



EAST ELEVATION
PAD "B" SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES

STOREFRONT (ALUMINUM & GLASS) = 2%
 PAINTED METAL = 3%
 E.I.F.S. = 40%
 C.M.U. = 92%
 STONE VENEER = 2%



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

BUILDING MATERIAL PERCENTAGES

STOREFRONT (ALUMINUM & GLASS) = 17%
 CONC. ROOF TILE = 8%
 PAINTED METAL = 8%
 E.I.F.S. = 44%
 C.M.U. = 37%
 STONE VENEER = 7%

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
PART TO MATCH SW #2034 "Accessible Beige"	PART TO MATCH SW #6162 "Ancient Marble"	PART TO MATCH SW #7715 "Pottery Lin"	PART TO MATCH SW #6134 "Halsuke"	PART TO MATCH SW #6113 "Interactive Cream"	PART TO MATCH SW #6132 "Comeback"	PART TO MATCH SW #6116 "Totomi Tan"	PART TO MATCH SW #2808 "Rosewood Dark Brown"	SPLIT FACE SUPERLITE BLOCK "Plum" 8" x 8" x 16"	SPLIT FACE SUPERLITE BLOCK "Purple Haze" 8" x 8" x 16"	SMOOTH FACE SUPERLITE BLOCK "Plum" 4" x 8" x 16"	WESTLE SIERRA MISSION "Sedona Blend" 011106	STONE TO MATCH CULTURED STONE "Rustic Southern Ledgerstone/20" Beantystone Dressed Fieldstone	ALUMINUM STOREFRONT BERRIDGE "Terra Cotta"	GREENSCREEN PANELS Standard Finish "Silver"	PART TO MATCH SW #7730 "Garden Sage"

KDRA
 KENNEDY DESIGN REAL ESTATE ASSOCIATES, INC.
 4000 N. CENTRAL AVENUE, SUITE 1000, PHOENIX, AZ 85018
 (602) 955-1100

D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services
 8435 N. Scottsdale Road, Suite 180 Scottsdale, AZ 85258
 Phone: (480) 347-3100 Fax: (480) 222-7668

EXTERIOR ELEVATIONS - Pad "B"
 NEC ARIZONA AVE & RIGGS ROAD
 October 28, 2008
 Exhibit 20

Southeast Chandler Area Plan

CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER



ORDINANCE NO. 4091

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-2 TO PAD (DVR07-0028 RIGGS GATEWAY) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from I-2 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Riggs Gateway," kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0028, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall coordinate with Public Works for the future traffic signal at the proposed median break along Arizona Avenue.
5. 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.
6. 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.
7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. 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.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
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. 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.
14. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements,

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

15. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. The site's address shall be provided at the top of freestanding monument signs.
17. Raceway signage shall be prohibited within the development.
18. The freestanding pads along the perimeter of the development shall carry an equal architectural level of detail on all four sides as the main center as represented in the Development Booklet.
19. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

- 20. "Anchor A Expansion Area" shall be in substantial conformance with the plans and building elevations as represented in the Development Booklet. If this 'expansion area' changes beyond what is represented and approved in anyway including the maximum building square footage and interior wall locations of Anchor A at 114,000 square feet plus a 17,100 square foot future expansion area, the change shall come back as a separate Preliminary Development Plan request for review and approval.
- 21. The landscape tract along the site's east side directly east of Minor A shall have additional trees to screen the rear loading areas behind Minor A and Major A.
- 22. A pedestrian link shall be provided to and from Shops B and Pad A.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2008.

ATTEST:

_____	_____
CITY CLERK	MAYOR

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

ATTEST:

_____	_____
CITY CLERK	MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4091 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAD

PUBLISHED:

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 376.04 feet, parallel with the South line of said Section, to the **Point of Beginning**;

Thence continuing N89°08'56"E 978.94 feet, parallel with said South line, to a point on the West right-of-way line of the Southern Pacific Railroad;

Thence S00°00'27"E 1033.64 feet, along said West right-of-way line, to a point 70.00 feet North of said South line;

Thence S89°08'56"W 418.57 feet, parallel with said South line, to a point;

Thence N00°51'04" 67.35 feet, to the beginning of a 150.00 foot radius curve to the left;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence N36°59'44"W 88.30 feet, to the beginning of a 135.00 foot radius curve to the right;

Thence along said curve 31.61 feet, through a central angle of 13°25'02", to a point;

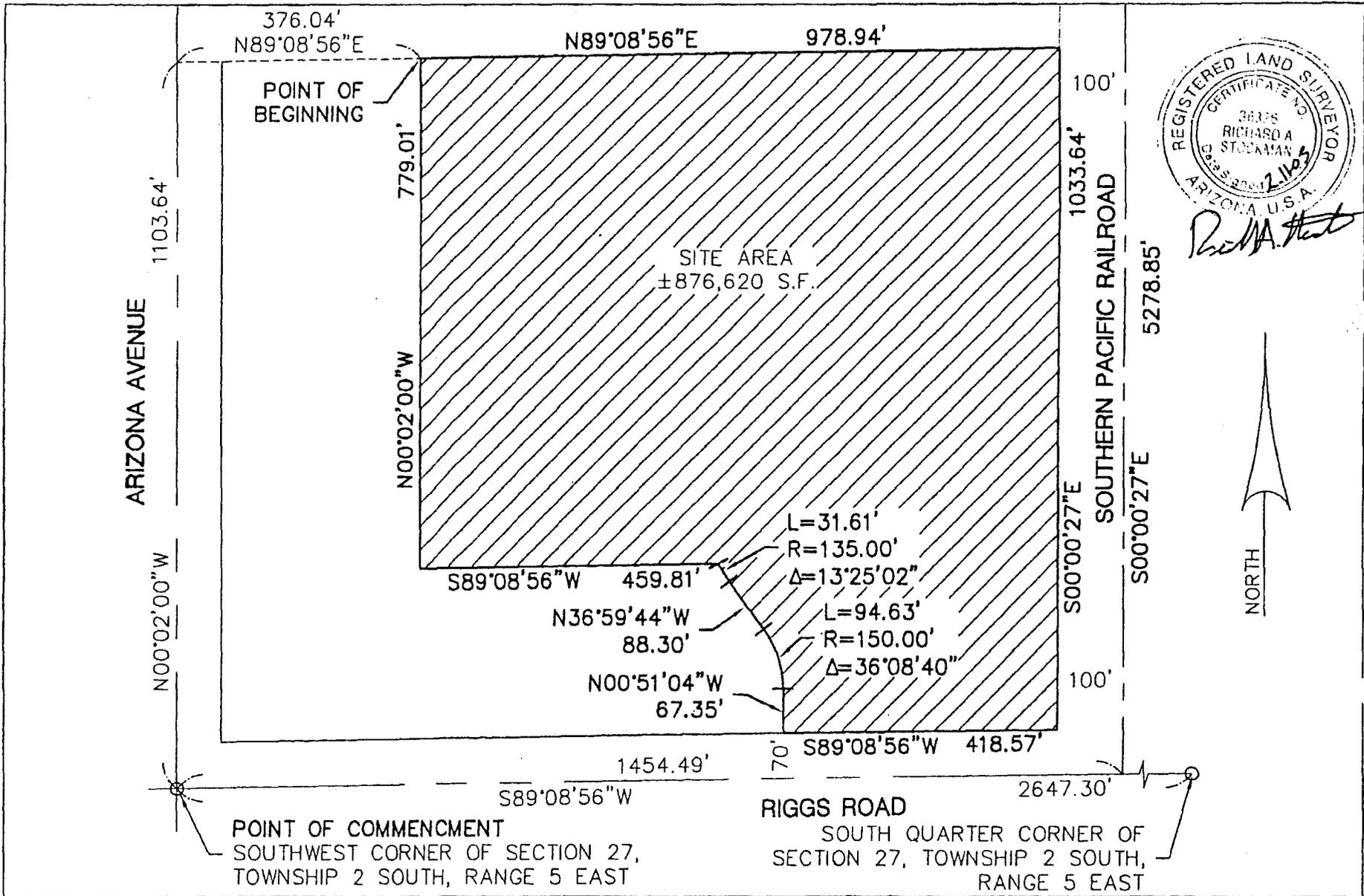
Thence S89°08'56"W 459.81 feet, parallel with said South line, to a point;

Thence N00°02'00"W 779.01 feet, parallel with the West line of said Section, to the **Point of Beginning**.

Containing 876,620 square feet or 20.1244 acres, more or less.

See attached exhibit "A".





W R G
DESIGNING

9977 N. 90th Street Suite #350 Scottsdale, AZ 85258
Tel: 602.977.8000 Fax: 602.977.8099

PLANNING • DESIGN • LANDSCAPE ARCHITECTURE • SURVEYING

EXHIBIT "A"

CTW RETAIL PARTNERS INC.
ARIZONA AVENUE AND RIGGS ROAD

PROJECT NO. DIV4072.00

DATE: 02-11-05

BY: BK2

SCALE: 1" = 200'

SHEET NO. 1 OF 1

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 67.01 feet, parallel with the South line of said Section 27, to the **Point of Beginning**;

Thence continuing N89°08'56"E 309.03 feet, parallel with said South line, to a point;

Thence S00°02'00"E 779.01 feet, parallel with said West line, to a point;

Thence N89°08'56"E 459.81 feet, parallel with said South line, to the beginning of a 135.00 foot radius non-tangent curve to the left, having a radial bearing of N66°25'18"E;

Thence along said curve 31.61 feet through a central angle of 13°25'02", to a point;

Thence S36°59'44"E 88.30 feet, to the beginning of a 150.00 foot radius curve to the right;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence S00°51'04"E 67.35 feet, to a point, 70.00 feet North of said South line;

Thence S89°08'56"W 868.93 feet, parallel with said South line, to a point 67.00 feet East of said West line;

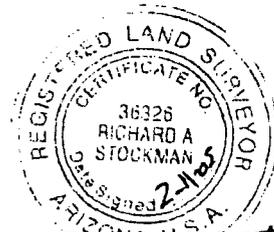
Thence N00°02'00"W 1033.64 feet, parallel with said West line, to the **Point of Beginning**.

Containing 454,293 square feet or 10.4291 acres, more or less.

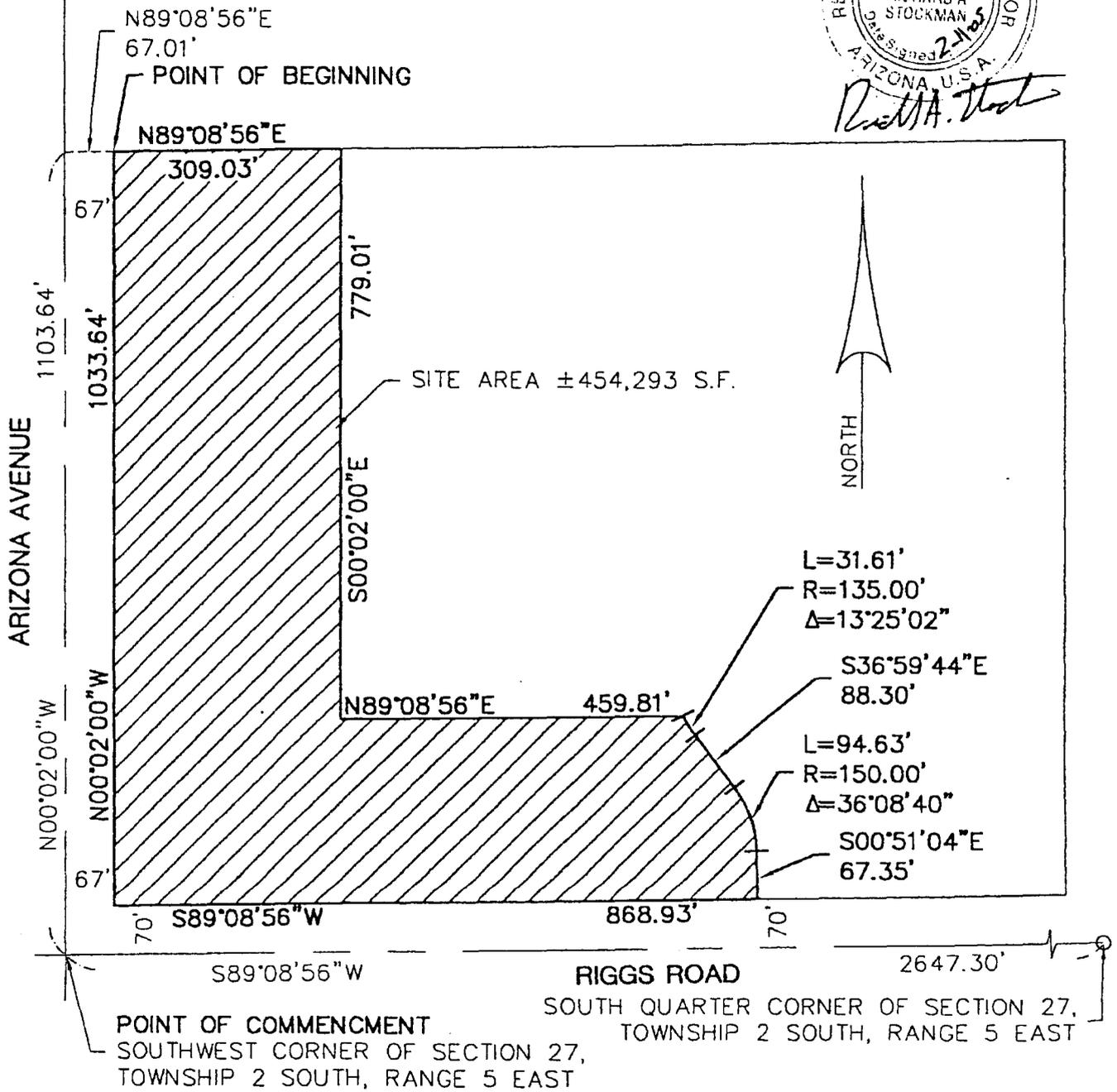
See attached exhibit "A".



Richard A. Stockman



Richard A. Stockman



W R G
DESIGN INC.

9877 N. 90th Street Suite 6350 Scottsdale, AZ 85258
 Tel. 802.977.8000 Fax. 802.977.8000

PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE • ENGINEERING

EXHIBIT "A"

CTW RETAIL PARTNERS INC.
RIGGS ROAD AND ARIZONA AVENUE

PROJECT NO. DIV407200
 DATE: 02-11-05
 BY: BK2
 SCALE: 1" = 200'
 SHEET NO. 1 OF 1

ZONING PROTEST AND 3/4 VOTE DEMAND

FAXED
 11.6.2008
 TO Jodie - Planning

Pursuant to A.R.S. §9-462.04 and Chandler Zoning Code Section 35.2605, the undersigned owners of real property either adjacent to or within 150 feet of the proposed zoning change hereby protest the proposed rezoning and demand that the Chandler City Council require a 3/4 vote to approve the proposed rezoning of the following property.

Proposed rezoning of northeast corner of Arizona Avenue and Riggs Road for Riggs Gateway, Zoning Case No. DVR 07-0028.

RECEIVED
 NOV - 6 2008

CITY OF CHANDLER
 CITY CLERK

Signature	Printed Name	Address or Description of Location of Property Owned by Signer	Date
<u>Edwin D. Krzyzak</u>	EDWIN D. KRZYSAK	11144 E. VILLA PARK ST CHANDLER, AZ	85248
<u>Arlene C Krzyzak</u>	ARLENE C KRZYSAK	11144 E VILLA PARK ST, CHANDLER, AZ	85248
<u>Curtis McKinney</u>	Curtis McKinney	11143 E Villa Park St. Chandler	AZ 85248
<u>Wendy McKinney</u>	Wendy McKinney	11143 E. Villa Park St Chandler	AZ 85248
<u>Roger B Ethington</u>	Roger B Ethington	11148 E Villa Park St, Chandler	Az, 85248
<u>Judy A Ethington</u>	Judy ^A Ethington	11148 E Villa Park St, Chandler,	AZ 85248
7.			
8.			
9.			
10.			
11.			
12.			

Melanie Sala-Friedrichs/COC

11/13/2008 01:48 PM

To Jeff Kurtz/COC, CityClerkDivision

cc

bcc

Subject

History:

↳ This message has been forwarded.



Heidi <heedgirl@gmail.com>

Sent by:
mesaazguy@gmail.com

11/13/2008 09:39 AM

To Mayor&Council@chandleraz.gov

cc

Subject Riggs Rd and Arizona Avenue

I am writing today to notify you as Mayor and Council of the actions currently taking place by opponents of this project. I continue to receive updates because I was an opponent to a Super Walmart in 2004 and I signed up on this list. I have not been active in this new zoning case until now. I feel the opponents I once supported are wrong, unreasonable and borderline dishonest. In an email this week they asked me to send letters to you and even wrote points out to copy and paste. Well, here they are. Their threat tactics to you as elected officials are weak and uncalled for. I know from the Planning and Zoning meeting that a big box store cannot go there, yet they keep threatening a Super Walmart or other big box store. In their latest email update all they talk about is a big Walmart even though I've read that Walmart has publicly stated they have no interest in the project. I feel it is important to be involved in your community but only by having an open and honest dialogue. As you can see here, the opponents of this project are not being open or honest.

Sincerely,
Heidi Davis

-We care about our community and want to make sure the people we select as our city officials care about the city and our neighborhood as much as we do.

-We feel that the general plan calls for something special and unique for this area of the city in regards to this corner.

-We feel that the current planned development as it exists today supports a big box, or destination shopping, and not neighborhood shopping.

-We feel that destination shopping of any kind is too intense for

this corner and negatively impacts the quality of life and quiet community that brought us to this area of the city in the first place.

-We want this to be a gateway project, something our city can be proud of for years to come, and not some cookie-cutter, sprawling big-box project.

-We value quality employers who provide quality jobs for our community.

-We support candidates who share this same vision.

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/13/2008 01:45 PM -----



"EILEEN BERGESEN"
<mollyberg10@msn.com>

11/13/2008 01:21 PM

To <mayor&council@chandleraz.gov>

cc

Subject

It is dismaying to know that we again have to voice our strong opposition to the proposed Wal-Mart at the Corner of Arizona & Riggs. The community very vocally/strongly made it known that we do not want nor need another store of this kind before -- nothing has changed that would make this store a welcome addition to the neighborhood.

this is even more prevalent now with the horrible economy, stores closing all over Chandler and surrounding areas. This type of project is not one that is welcome in our area--we don't want one of these big box stores; we don't want the resulting noise, traffic & lights would bring to our quiet area.

Again, this is not a project that is welcome in our community and we strongly urge a "no vote" --

Eileen Bergesen
24526 S. Desert Flower Dr
Sun Lakes AZ 85248

Melanie Sala-Friedrichs/COC
11/14/2008 10:49 AM

To CityClerkDivision, Jodie Novak/COC, Jeff Kurtz/COC
cc
bcc
Subject

"RANDY S MURRAY" <tahoeaz@msn.com> wrote on 11/13/2008 02:23:21 PM:

> I live in Sun Lakes and I say "Build It and We Will Come". Don't
> listen to the negativity of a small group of people. Build it!!

>

> Randy Murray

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

"Mary Jean & Steve Stumpff" <mjandsteve@nesnowbirds.com> wrote on 11/13/2008 02:32:12 PM:

> I personally believe that Chandler has plenty of Wal-Mart's,
> Targets, & Costco's. We do not need another one.

>

> Steve Stumpff

> Sun Lakes

>

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

B1blwilliams1@aol.com wrote on 11/13/2008 03:31:33 PM:

> AGAINST A WAL-MART AT RIGGS & ARIZONA AVENUE - WE DON'T NEED
> ANOTHER IN CHANDLER

>

> THANK YOU - BOB & BLANCHE WILLIAMS

>

>

> Get the Moviefone Toolbar. Showtimes, theaters, movie news & more!

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

"TARREY WHITESIDE" <tsw4@msn.com> wrote on 11/13/2008 03:39:54 PM:

> I oppose this project which include a Wal-mart Super center.

>

>

>

> Tarrey Whiteside

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

"Sharon Hammill" <slh85248@wbhsi.net> wrote on 11/13/2008 04:54:06 PM:

> TO WHOM IT MAY CONCERN:

>

> I AM A SUN LAKES RESIDENT AND WHOLE HEARTEDLY SUPPORT THE NEW WAL-
> MART AT ARIZONA AVENUE AND RIGGS ROAD I LOOK FORWARD TO SHOPPING
> CLOSER TO MY HOME.

>

> THANK YOU.

>

> SHARON HAMMILL

> 26034 S. BURNABY COURT

> SUN LAKES, AZ. 85248

> 480-883-8268

>

> [image removed]

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

Jane Struttmann <jstruttmann@hotmail.com> wrote on 11/13/2008 06:27:12 PM:

> Dear Mayor and Council Members,

>

>

> I have parents and friends who live in Sun Lakes who would welcome a
> Wal-Mart in the immediate area. Some are

>

> unable to drive long distances and some rely on Neighbors Who Care
> to drive them to stores, doctors, etc. A

>

> Wal-Mart would be a big help to these people, especially those on a
> limited income.

>

>

> The opposition to this plan is well organized and funded. Please do
> not believe that all people in Sun Lakes are

>

> against the Wal-Mart. Please support the proposal to build a Wal-
> Mart at Riggs Road and Arizona Avenue.

>

>

> Jane Struttmann

> 500 N. Metro Blvd. #1038

> Chandler, AZ 85226

>

> Stay up to date on your PC, the Web, and your mobile phone with Windows Live
> Click here

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

"Robert Hodel" <bobnace@wbhsi.net> wrote on 11/13/2008 06:32:57 PM:

> Just received a card from the "Riggs Residents for Retails
> Diversity, Inc.". they state we "cannot afford to have Wal-Mart in
> our neighborhood" etc., etc. Apparently they are not on a fixed
> income like many of us are. Noise, lights, etc would wreck the
> quiet community? Which is.... MacDonalds and a gas station?
> Apparently this group is heavily subsidized by local merchants who
> are afraid of the competition. We in our household would welcome
> them with open arms. Our only stipulation is that the store and
> parking lot be clean and orderly. Not like Basha's at Riggs and Alma
> School!

> Sincerely, Robert Hodel, Sun Lakes, AZ

----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

Pnbmills@aol.com wrote on 11/13/2008 07:45:53 PM:

> Hello,

>

> I am a 20 year resident of Sun Lakes and very much want a Wal-Mart
> at Riggs Rd. and Arizona Ave. It would back up to the golf course
> entry on the east and commercial building facility on their north.
> The area is zoned commercial now.

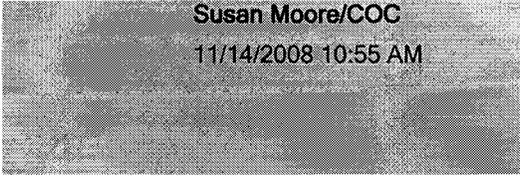
> I personally talked with employees from other Wal-Mart stores and
> found their wage scale and benefits are comparable to the other big
> stores in the valley. Including Basha.

>
> I belong to Block Watch and several clubs here and polling those
> people, I found we are all in favor of the new location. Most of us
> are over 55 and really appreciate the one-stop-shopping that Wal-
> Mart provides.
> The lower drug and general prices will help us all on fixed incomes.
>
> This "Riggs Residents for Retail Diversity, Inc.", does not speak for us.
> And if you know Riggs Road, you know that there are no residential
> homes on Riggs Rd from I-10 east through Gilbert Rd.
>
> This same group did this same ploy, a couple of years ago, to divert
> a Wal-Mart on Alma School and Queen Creek and won, claiming the
> traffic and noise would be poor for their homes. That is now one of
> the most congested crossings, due to the multiple stores and food
> places, on Alma School going into Chandler from Sun Lakes.
>
> The return address for this group is
> 5836 S. Robins Way
> Chandler, AZ 85249
>
> They don't live anywhere near that would cause them problems and I
> don't know why we keep getting their mailings.
>
> I sincerely hope that the Council and Mayor do not favor banning
> another store. Currently Wal-Mart is the only one still in the Green
> on the stock market. They had a 10% increase during the latest
> quarter reporting..
>
> Thank you
>
> B. W. Mills
>
>

> Get the Moviefone Toolbar. Showtimes, theaters, movie news & more!
----- Forwarded by Melanie Sala-Friedrichs/COC on 11/14/2008 10:46 AM -----

"Helen Middleton" <hmiddy8@gmail.com> wrote on 11/13/2008 08:00:22 PM:

> We spent the day listening to the news that Wal-Mart is the only
> business standing in this volatile market and Chandler should not
> ignore the fact that this Wal-Mart would generate lots of money for
> Chandler in sales tax, etc.
>
> We live in adjoining Sun Lakes and have no desire to drive up
> to Gilbert to do our shopping at Wal-Mart. We would prefer shopping
> in Chandler. We love Chandler and trust the Council love it as
> much and will not vote this down.
>
> We seniors NEED this Wal-Mart.
>
> Don & Helen Middleton
> Sun Lakes, AZ 85248



To CityClerkDivision
cc
bcc
Subject Fw: Planning_Development

----- Forwarded by Susan Moore/COC on 11/14/2008 10:53 AM -----



<risedorph@msn.com>
11/13/2008 03:49 PM

To <service@chandleraz.gov>
cc
Subject Planning_Development

Date/Time is Thursday, November 13, 2008, 3:49:52 PM

Comments = We do not need or want another Walmart opening in south Chandler. The area near Riggs Road and Arizona Avenue is already well developed with diverse small businesses. A Walmart in this area would be detrimental to these establishments and would create unnecessary congestion.

Message_Type = Problem_Complaint

Topic = Planning_Development

Other_Topic = enter other topic

Location_of_Problem = Arizona Avenue and Riggs Road

Full_Name = Eugene E. Risedorph

Address = 10909 E. Watford Drive

City = Sun Lakes

State = AZ

Zip_Code2 = 85248

Daytime_Contact_Phone = 480-802-0630

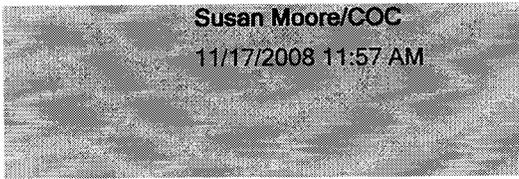
email = risedorph@msn.com

Fax =

Contact_Method = Email,Phone

Add info #47

NOV 20 2008



To CityClerkDivision
cc Jodie Novak/COC, David Bigos/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



"Walter Loran"
<wloran1@msn.com>
11/15/2008 08:29 AM

To <mayor&council@chandleraz.gov>
cc
Subject Possible Wal-Mart development at Arizona & Riggs

Regarding the possible Wal-Mart at Riggs and Arizona: I am a Sun Lakes resident and am in favor of a Wal-Mart at this location. It would give us a nearby store with competitive pricing, save us money on gasoline and even help reduce the gray cloud over the Valley. Thank you.

Walter Loran,
10430 E. Twilight Dr.
Sun Lakes, Az. 85248

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



"Jerry Hargis"
<jeranev@cox.net>
11/15/2008 12:18 PM

To <Mayor&Council@chandleraz.gov>
cc <rrrd@bofh.com>
Subject Wal-Mart at Riggs and Arizona Ave.

Honorable Mayor and Council Members,

I understand that yet again, another Wal-Mart is being considered for South Chandler. The site being considered is the Northwest corner of the intersection of S. Arizona Ave. and E. Riggs Rd.

I must register my opposition to this site for several reasons.

1. There are already two Wal-Marts in close proximity to this site. One is less than five miles away at the Loop 202 freeway and Arizona Ave. The other is in the LARGE shopping complex south of the Loop 202 freeway and Gilbert Rd. Do we really need yet another Wal-Mart in the vicinity of South Chandler?

2. The retail areas in this part of Chandler are on a smaller scale and much more neighbor and neighborhood friendly than a Wal-Mart and it's inherent large parking lot. Please look at the other retail areas along both East and West Riggs Rd. and East and West Chandler Heights Rd. for examples.

3. Although I might suggest that a store closer to the retail area along Arizona Ave., South of Ocotillo Rd. (by the Home Depot and Lowe's stores) might be more appropriate, I then return to my first argument as this site would be even closer to the store at the Loop 202 and Arizona Ave.

4. With the downturn in the economy, do we really need more retail space for the time being, say the next five years? There may be only so much income available for consumers to spend in the current economy. If that is the case, if my neighbors and myself were to shift our shopping to this new store, other established stores in Chandler may suffer and have to close their doors. Do we really want to see the empty storefronts we saw after the Savings and Loan crunch of the late '80's and early '90's return to central Chandler? I'm sure the answer to that is NO.

Certainly there must be a better use for this property than yet another Wal-Mart.

Sincerely yours,

Jerald "Jerry" Hargis
950 E. Desert Inn Dr.
Chandler, AZ 85249

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



Terry Bledsoe
<tsb6226@msn.com>
11/15/2008 01:17 PM

To <mayor&council@chandleraz.gov>
cc
Subject Wal-Mart

I'm sure you're tired of hearing about this but we don't really NEED another Wal-Mart in our area. As you know we have one right up the street, about five minutes north, there are many accidents on the corner of Az. and Riggs and this area is being over built. Please think very hard about whether you want to bring even more traffic and danger to our neighborhood.

Thank you,

Shirley Bledsoe

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



Robert Marrs
<marrsb34@hotmail.com>
11/15/2008 01:40 PM

To <mayor&council@chandleraz.gov>
cc
Subject Wal-Mart



Hi,

Please don't build another Wal-mart near Sun Lakes. Don't need more traffic on Riggs and Arizona. There are enough shops for us, and in these bad times more competition for the shops here is not needed. Besides, there is a Wal-Mart available only a few miles away.

Bob and Rene Marrs

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



"Kathy Terian"
<kathy@terianfamily.com>
11/15/2008 01:46 PM

To <Mayor&Council@chandleraz.gov>
cc
Subject we still want the wal-mart

Hello Mayor & Council, We just want to let you know again, that there are many, many people in Sun Lakes who do support a Super Wal-Mart at the Riggs/Arizona Avenue location. Good luck to you as you make this decision, and remember to keep the interest of most people in your mind. We have talked to countless Sun Lakes residents and have found none who object to this project.

Thanks, Kathy

----- Forwarded by Susan Moore/COC on 11/17/2008 11:57 AM -----



"Cheri Derryberry"
<CDerryberry@anagophx.com>
11/17/2008 11:05 AM

To <mayor&council@chandleraz.gov>
cc
Subject Walmart at Riggs and Arizona

I am in favor of this location and Walmart.

Thank you, Cheri Derryberry

Cheri Derryberry
President
Anago Cleaning Systems
480 - 222-7321
cderryberry@anagophx.com
www.anagophx.com

(The information contained within this email is confidential, and the exclusive property of CHMI, INC. dba

Anago of Phoenix. It is intended only for disclosure to the individual or entity to which it is addressed. If the reader of this email is not the intended recipient, you are hereby notified that state and federal law strictly prohibit any use, dissemination, distribution or reproduction of this message. If you have received this communication in error, please notify us immediately by telephone and delete this misdirected document immediately. Thank you.)

Susan Moore/COC
11/17/2008 10:58 AM

To CityClerkDivision
cc Jodie Novak/COC, Melanie Sala-Friedrichs/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



<cem4@cox.net>
11/15/2008 05:10 PM

To Mayor&Council@chandleraz.gov
cc
Subject Wal-Mart @ Arizona & Riggs

Dear Mayor & Council Members,

Is it deja vu or are we really re-living this scenario? Please, the residents of Chandler spoke before and their feelings have not changed. Please do not approve the Wal-Mart at Arizona & Riggs.

Thank you,

The Morlocks

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"terri & chip"
<ctsikorsky@cox.net>
11/15/2008 05:40 PM

To "Kirk Sibley" <k.sibley1@cox.net>,
<mayor&council@chandleraz.gov>,
<letters@santansun.com>,
<seletters@arizonarepublic.com>
cc
Subject Thank you for Wal mart

Thank You for Walmart

I know that this is premature, but I would like to express in advance my gratitude to the Chandler mayor, city council, and especially the planning and zoning commission for finally allowing Diversified Partners to ram its Walmart project down the community's throat. The beautiful big box that will adorn the corner of Riggs Road and Arizona Avenue will certainly enhance the quality of life for me and all of Chandler's citizens. Below are a few specific things for which I surely will say thank you for years to come. Thank you for the big diesel trucks that rumble through my neighborhood 24 hours a day. Thank you for the added congestion and pollution near my

home. For this my children are particularly grateful. Thank you for further depressing the value of my house. Thank you for helping to maintain empty shops in an area that is already overbuilt. Thank you for the festering decay that will set in after Walmart has had its way with the community and inevitably decides to close its doors.

Thank you for putting the interests of deceptive developers and big business before those of the people. Thank you for depressing the wages of local labor. Thank you for giving thousands of Chinese factory workers a job. Thank you for driving other retailers out of business, especially the small ones that are owned and managed by local families. Thank you for sparing me the problem of having to choose between stores. Walmart's big box saves all of us from having that freedom of choice ever again. Finally, thank you for creating the Walmart expressway. Spacing three Super Walmarts within minutes of each other makes the American dream come true. In fact, I suggest that the city change its name and erect a sign at the south gateway: "Welcome to Walmart, Arizona, where all your big box fantasies become reality."

Of course, the final decision on this matter is still pending. I am optimistic that again the majority will voice its opinion and that our local government ultimately will make the right decision. For this, I wish to express my sincere thanks.

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Brenda Costa
<brendacosta@dccnet.com>

11/15/2008 07:56 PM

To Mayor&Council@chandleraz.gov

cc Geri McHugh <geri@wbhsi.net>

Subject Wal-Mart

I am a resident of Sun Lakes, a previous "snow-bird" but now a full time resident. I am distressed that Chandler is contemplating the approval of a Wal-mart at Arizona and Riggs Rd. We already have plenty of shopping opportunities in our area. I also personally disapprove of Wal-Mart's personnel policies of low wages for part time employees. There is a better way to support the wage earners of our community. Please deny Wal-Mart their access to our community.

Respectfully,
Brenda Costa

25820 So. Saddletree Drive
Sun Lakes, AZ 25820
480-895-3166
e-mail: brendacosta@dccnet.com

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Jot Powers
<jot@riggsgateway.com>

11/15/2008 08:15 PM

Please respond to
Jot Powers
<jot@riggsgateway.com>

To Rmpandjes@aol.com

cc Mayor&Council@chandleraz.gov

Subject Re: Walmart store on Riggs and Arizona

Some email clients have a problem with the email address. I will CC the address to this message so they get it.

-Jot

On Sat, Nov 15, 2008 at 07:46:09PM -0500, Rmpandjes@aol.com wrote:

> I received a postcard that gave this e mail address as a reference. The
> postcard said that I could contact the Chandler City Council by writing to
> _Mayor&Council@chandleraz.gov_ (mailto:Mayor&Council@chandleraz.gov) I
am very
> much opposed to having another Walmart store in Chandler and especially do
not
> want one at Riggs and Arizona. However when I tried to write to the
council
> at the above address it said that this was not a valid e mail address. Can
> you please advise me how to get in touch with them. I guess I could write
a
> letter, but would much rather send a message by e mail. Becky Paschal
> *****Get the Moviefone Toolbar. Showtimes, theaters, movie news &
> more! (
<http://pr.atwola.com/promoclk/100000075x1212774565x1200812037/aol?redir=htt>
> p://toolbar.aol.com/moviefone/download.html?ncid=emlcntusdown00000001)

--

Jot Powers <jot@riggsgateway.com>

<http://riggsgateway.com/>

Board Member

Riggs Residents for Retail Diversity, Inc.

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"JANE HOLCOMB"
<JHolcombAZ@msn.com>

11/16/2008 10:22 AM

To <Mayor&Council@chandleraz.gov>

cc

Subject WalMart at Arizona and Riggs

To Whom It May Concern,

I ask you NOT to support the WalMart project proposed for Arizona and Riggs Rd. We have enough WalMarts in Chandler and these stores do invite walks of life into their stores AND PARKING LOTS who are only a detriment to our community. We need to keep our neighborhood as safe as we can.

I lived in Arkansas for a number of years and have been a witness to this first hand. They do sell many products that are inexpensive. People living around this corner need to continue driving to AZ and the 202 for their shopping needs.

Please do not WalMart to go up at this corner.

Jane Holcomb

Chandler Resident for 18 years and not of Sun Lakes age.

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



DCA2020@aol.com

11/16/2008 11:20 AM

To Mayor&Council@chandleraz.gov

cc

Subject Proposed Wal Mart at Riggs and AZ Ave

I fully support the proposed Wal Mart at Riggs Road and Arizona Avenue. I am a resident of Sun Lakes.

Opponents arguments (noise, traffic and lights) would wreck the community are shallow at best and hypocritical at it's least. Surely, unless the land would remain vacant, any future development would assure additional noise traffic and lights.

Furthermore, as a senior citizen on a fixed income, potential savings on food and commodities coupled with less travel is certainly more appealing than duplicating a development similar to the one located a mile north (northwest corner of Chandler Heights and Arizona Avenue).

For all it's worth, I fully support a Wal Mart.

Donald DeCarlucci
26430 S Eastlake Dr
Sun Lakes, AZ 85248
480-510-2020

You Rock! One month of free movies delivered by mail from blockbuster.com

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Jan77sid@aol.com

11/16/2008 11:55 AM

To Mayor&Council@chandleraz.gov

cc

Subject Future Walmart at Riggs & Arizona Ave.

We are very concerned about the negative effect our neighborhood will have IF a Walmart Super store were built on Riggs & Arizona Aves. We certainly don't need another Walmart - we have one just a few miles down the road & that's more than enough. I am among many in our neighborhood who feel the very same way.

Janet & Sidney Blackstone
Sun Lakes Community

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----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Herb Geller
<herbg@wbhsi.net>
11/16/2008 12:58 PM

To Mayor&Council@chandleraz.gov
cc
Subject Approve WalMart

As a resident of Cottonwood/Palo Verde in Sun Lakes, I support your approving the right of WalMart to build a new store at Arizona and Riggs. Unlike the opposition, I eel that the addition of WalMart in these economically challenged times would be a good thing for this area. I don't see how a store which sells the same merchandise for lower prices than the competition can be a bad thing for we customers. Please give your approval.

Herb Geller
10129 E. Chestnut Dr., Sun Lakes

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"Dan Tomlinson"
<dtomlinson4@cox.net>
11/16/2008 01:23 PM

To <Mayor&Council@chandleraz.gov>
cc
Subject Arizona and Riggs Road Project

As neighbors of the proposed project at the NE corner of Riggs Road and Arizona Ave, we oppose the use of the location for a Wal-Mart store. We have two Wal-Mart's and a Sam's Club within seven miles of our home that is plenty for our community. My family and I desire a more diverse retail project be considered for this location, examples are local restaurants, small businesses and movie theaters. This is the main entry point for many people entering Chandler; we need a development that represents

Chandler's vision of the future and good community partners for our small businesses. Many small Chandler business owners are currently struggling; this large retailer could cause many local businesses to close.

This Wal-Mart development is not in our best interest and we oppose the use of this site at the NE corner of Riggs Road and Arizona Ave for Wal-Mart. Please support local residents against the development of a Wal-Mart at this location.

Dan and Tina Tomlinson
656 E. La Costa Drive
Chandler, AZ
dtomlinson4@cox.net

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"Diane Larson"
<ddlanson@wbhsi.net>
11/16/2008 11:43 PM

To <mayor&council@chandleraz.gov>
cc
Subject wal-mart store?!

I'd like to very very firmly cast a NO vote for a Wal-Mart at Arizona Ave. and Riggs. They attract too much traffic and cause congestion!

Wal-Mart is a major foe to all other small businesses. People can get prices that are just as competitive by shopping Target, K-Mart, Home Goods, Kohls, Bealls, etc. etc. Seems like this would also cause the home values in Fulton Ranch and other surrounding neighborhoods to decline. Read your grocery store flyers for excellent bargains! Support what we have! Wal-Mart discriminates against women.

D and D Larson
Sun Lakes AZ

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"pmheadomeit"
<pmheadomeit@cox.net>
11/16/2008 03:21 PM

To <mayor&council@chandleraz.gov>
cc

Subject November 20th vote: Arizona Ave & Riggs Rd plans

To whom this may concern:

I am writing to voice my disapproval for the current plans / development that are proposed for Arizona Ave and Riggs Rd. My concerns largely revolve around the amount of vacancies that are already prevalent in the neighboring strip malls. The Fresh and Easy strip mall located on the northwest corner of Arizona and Chandler Heights has multitude of vacancies along with a similar situation at both the Lowes and Home Depot locations on Arizona and Ocotillo. I don't see how the council should be approving much of any future development without attaining a high percentage of occupancies in preexisting strip mall locations. I encourage the city council to severely scrutinize any new development, especially in this economy, so we

can better build a city and economy that is sustainable. With the large number of vacancies in existing strip mall locations, I don't see how the council can approve a new one. I encourage each council member to vote against the Riggs Gateway project.

Sincerely,

Peter & Melissa Adomeit
923 E Powell Way
Chandler, AZ 85249
480-883-3751

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Pnbmills@aol.com

11/16/2008 03:45 PM

To Jeff.Weninger@chandleraz.gov,
Kevin.Hartke@chandleraz.gov,
Mayor&Council@chandleraz.gov,
Matt.Orlando@chandleraz.gov

cc

Subject Much appreciated Wal-Mart

Honorable Mayor & Council Members

Thank you for your consideration and quick reply to our questions concerning the placement of a Wal-Mart at Riggs Rd & Arizona Ave.

Unfortunately, so many of us are unable to drive so we cannot raise our voices at the Tuesday night meeting.

Please let the persons able to attend the meeting know that a great number of close residents are supporting the build,

The location and the one-stop-shopping is the very reason so many in Sun Lakes are rallying to have this new Wal-Mart store built at that locale.

The Chandler Tribune has a cartoon drawing in the VENT on Friday and I did not understand if they are pro or con ???

Again, our sincere thanks

B. W. Mills

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----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Pat Murrish
<pmurrish@wbhsi.net>

11/16/2008 03:54 PM

To Mayor&Council@chandleraz.gov

cc

Subject Opposition to Riggs Gateway

I live in Sun Lakes and DO NOT want to see a Wal-Mart or any other big-box at the NE corner of Riggs Road and Arizona Avenue.

On the SW corner of the same intersection is an abandoned, half-completed retail plaza. There are many new, nearby retail projects that sit empty in south Chandler. We are also seeing the closing of several big box stores in Chandler like Mervin's, Linen and Things, Circuit City and who knows how many more. South Chandler is already more than saturated with retail businesses; building more would jeopardize the existing retail stores in the area.

I, and many of my fellow Sun Lakers, do not want to see the increased traffic on Riggs Road that a destination big-box store would bring.

There is no need for more retail space in south Chandler in these poor economic times; and please, Diversified Partners, do not try to scare me with the prospect of heavy industry at that corner.

Pat Murrish

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"Mukhopadhyay, Gan"
<GanM@pbworld.com>

11/16/2008 03:55 PM

To <Mayor&Council@chandleraz.gov>

cc "Susmita" <susmita@cox.net>, <rrrd@bofh.com>

Subject We Do Not Want Another Wal-Mart at Arizona and Riggs

Dear Sirs:

This is to let you know that we live in our home nearby and we do not want another Wal-Mart at the intersection of Arizona Avenue and Riggs Road. We have enough quality grocery stores nearby and we do not need another cheap store bringing destination traffic, lighting, noise and cheap outlet atmosphere. We request you to preserve the value of our houses. Please bring in a shopping center with quality stores, entertainments and restaurants.

If you have any questions, please let us know.
Thanks.

Gan and Susmita

Gan Mukhopadhyay
Susmita Mukherjee
848 E. Torrey Pines Place
Chandler, AZ 85249
Office: 480-449-7745
Home: 480-558-7524

Fax: 480-966-9234
Cell: 480-239-6556
e-mail: GanM@pbworld.com

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----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Lisa Beard
<mrswortman@yahoo.com>

11/16/2008 06:30 PM

Please respond to
mrswortman@yahoo.com

To mayor&council@chandleraz.gov

cc

Subject AZ Ave & Riggs

Mayor Boyd & City Council:

As a resident of the Riggs and McQueen area, I am concerned about the recent zoning approval for the Arizona Ave and Riggs Rd corner. I am opposed to WalMart and other "Big Box" development as this will bring increased traffic to an already congested area. With two other WalMarts in such close proximity to this location, a third would be excessive.

I understand the need to develop this space, especially in our troubled economic times. The city will benefit greatly from the increased tax dollars, etc. My hope is that the development will be something area residents can walk to and enjoy with restaurants and shops that encourage small businesses. It should be more than just a big box strip mall. It needs to have a unique feel to draw people into the area. Without some specific overall quality, the area will simply be just like any other dismal nondescript corner, a big box store (with tons of traffic) and several smaller buildings with lots of unoccupied stores.

Thank you for your time. I appreciate the work all of you do on behalf of the residents of our city. I know this is a complex situation with many challenges, including those of with strong opinions.

Thanks again,
Lisa Beard, M.Ed.

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"Dorothy"
<4evryoung1@cox.net>
11/16/2008 06:48 PM

To <Mayor&Council@chandleraz.gov>
cc

Subject Wal-Mart

I live one mile from the proposed Wal-Mart at Riggs Rd. and Arizoma Ave. I am in favor of approving this development as planned. Wal-Mart is an asset to a community, and the few noisy detractors do not speak for me.

Sincerely ,

Dorothy Young
6380 S. Windstream Pl.
Chandler, Az. 85249

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



"Eileen Ellicott"
<erellico@wbhsi.net>
11/16/2008 08:10 PM

To <Mayor&Council@chandleraz.gov>
cc

Subject proposed WalMart

I am appalled that another WalMart store is pushing to open at the Riggs Road/Arizona Avenue intersection. Approximately 9 years ago my late husband and I joined in the fight to prevent a Super WalMart store from opening at Queen Creek and Alma School Road. We were among an apparent majority of concerned homeowners who did not want another big box store at that corner. That message was clear then and it is clear today. We don't need another huge retail store when stores are closing their doors due to lack of business and so many of the newly constructed and closeby shopping centers are not completely rented and the stores already in business are hurting. Does WalMart propose to be the death knell for all these small business owners?

My home in Sun Lakes backs up to Hunt Highway. Just a short time back when Riggs Road was being rubberized and the 202 Freeway was not yet completed, we had a huge increase in commuter traffic along this formerly quiet two lane road. I worried about the impact of this traffic on resale values of our homes. While Hunt Highway has never gone back to a sleepy road, traffic has eased. A WALMART store would mean impossible traffic, noise, lights, fumes, and congestion and for what possible advantage? There is a fairly new WalMart just a few miles up Arizona Avenue @ the 202. A store that would be open 7 days a week (possibly 24 hrs. a day?) with huge trucks making deliveries at all hours or parking overnight in the parking lot would definitely adversely impact the quality of life here in the Sun Lakes community.

I and my neighbors urge you to reconsider this project. Stop the madness and don't approve the building of WalMart here in the Riggs Road, Arizona corridor.

Eileen Ross Ellicott
480-802-9002

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



Jim Caravella
<jim@caravellas.net>

11/17/2008 08:08 AM

Please respond to
jim@caravellas.net

To Mayor&Council@chandleraz.gov

cc jim@caravellas.net

Subject Wal-Mart on Riggs & Arizona Ave

Mayor and City Council,
I'm writing to let you know that I do not support a Wal-Mart at the corner of Riggs and Arizona Ave. I live ~1 mile south of this intersection and do not want to see the dramatic raise in traffic and congestion that this would bring. What amazes me is there already is a large super Wal-Mart within 4 miles to the north at the 202. These large stores are much better placed near freeways where the traffic can be properly managed.

Having two of these types of stores within 4 miles of each other doesn't make sense - what would happen is in a matter of a few years, the store at Riggs and Arizona would close leaving an unsightly open box store at this corner.

I would like to this property developed as small scale retail or even residential.

Thank you for your time.

Jim Caravella
11320 E Bellflower Ct
Chandler, AZ 85249
480 899 0842

----- Forwarded by Susan Moore/COC on 11/17/2008 10:58 AM -----



ZhangWeiyang
<weiyzhng@hotmail.com>

11/17/2008 09:05 AM

To <mayor&council@chandleraz.gov>

cc

Subject

Dear Mayor and member of council of Chandler city,

We strongly request you do not approve the building project of a Supercenter of Wal-Mart at S Arizona Ave and E Riggs Rd.

We have enough Wal-Mart Super center in the south eastern Chandler. Within 4 miles from above site, there are three Wal-Mart Super center, one Sam's Club and two other Wal-Mart

Susan Moore/COC
11/17/2008 02:55 PM

To CityClerkDivision
cc
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/17/2008 02:55 PM -----



Alan Strickler
<joyalans@yahoo.com>

11/17/2008 12:06 PM

Please respond to
joyalans@yahoo.com

To Mayor&Council@chandleraz.gov
cc
Subject Support for Riggs & Arizona Wal-Mart

Nov. 17

Dear Chandler officials,

I would like for Wal-Mart to come to Arizona & Riggs. Those of us older need a Wal-Mart--it would give us a good place to shop close by. It wouldn't make that much more traffic than Walgreen's or Fry's have, and it has much more merchandise at good prices. I vote for Wal-Mart!

Sincerely,

Joy Strickler
Springfield Community
Riggs & McQueen

----- Forwarded by Susan Moore/COC on 11/17/2008 02:55 PM -----



"Steve and Sandy"
<shirdes@cox.net>

11/17/2008 02:39 PM

To <Mayor&Council@chandleraz.gov>
cc
Subject Riggs Gateway Development

Regarding DVR07-0028

I would like you to know that I am NOT in favor of the proposed development on the corner of Riggs & Az. Ave. I believe a destination store on that corner could be an eyesore along with the fact that the traffic would be way too congested.

Thanks so much for your work.

Sincerely,
Sandy Hirdes

----- Forwarded by Susan Moore/COC on 11/17/2008 02:55 PM -----





<grover@wbhsi.net>
11/17/2008 02:42 PM

To <Mayor&Council@chandleraz.gov>
cc
Subject Possible Wal-Mart site

As a Sun Lakes resident and frequent Wal-Mart shopper, I would like to support the Arizona Ave/Riggs Road site for a new store. Wal-Mart is a good, responsible neighbor and can add much needed tax revenue to the Chandler community. Wal-Mart is an expert in determining optimal sites for their stores and this would be no exception.

I hope you give them every consideration. Thank you

Linn Henderson

----- Forwarded by Susan Moore/COC on 11/17/2008 02:55 PM -----



"Bryan Goodman"
<bgoodman@rbiphx.com>
11/17/2008 02:47 PM

To <Mayor&Council@chandleraz.gov>
cc
Subject Commercial Development at Riggs And Arizona Ave.

RE: #DVR07-0028, Commercial Shopping Center located at NEC of Riggs Road and Arizona Avenue.

I have been following the Riggs Gateway zoning case, and I whole heartedly support the project. The developer has provided a quality project consistent with the General Plan. The improvement to the area would be wonderful the weeds growing in the middle of the street would be cleaned up and replaced with pretty landscaping with nice street lights like other developed parts of Chandler. It sounds like the developer has put some real time, effort and cost into the project. This ensures that we all win, the Community, the Developer and the Tenants. Please approve this project on Thursday, the community deserves a well thought out project like this one.

Sincerely,
Bryan Goodman
1100 E. Indigo Dr.
Chandler AZ 85286

Addinfo #47

NOV 20 2008

Susan Moore/COC
11/18/2008 10:39 AM

To CityClerkDivision
cc Melanie Sala-Friedrichs/COC, David Bigos/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



"Steven C. Hirdes, Ed.D."
<shirdesedd@cox.net>
11/17/2008 05:13 PM

To <Mayor&Council@chandleraz.gov>
cc

Subject Re: Riggs Gateway

Dear Mayor and Council Members,

I am writing in regard to the Riggs Gateway Development DVR07-0028.

I oppose the zoning for this project. I have concerns that the developer for the project has announced no anchor tenant and has not been forthcoming with the true intentions of this project. I attended the recent P&Z meeting and it became quite evident that the developer has always intended to negotiate for a large destination store as the anchor to this project.

I feel this does not best serve the City of Chandler, the community, and the neighborhood residents.

I opposed the zoning for a big box store in 2004. I would oppose any similar type of zoning for the future and strongly discourage you from approving any large destination-type of retail center.

My objections include considerable concern of a dramatic increase in traffic problems.

I strongly support a more mixed-use project that is more fitting with the community around the Riggs Road and Arizona Avenue area and urge you to consider encouraging the positioning of businesses and associated buildings that we can all look upon with satisfaction and pride; businesses that create an interesting, appropriately-refreshing shopping and dining experience.

Thank you for addressing these concerns.

Steven C. Hirdes, Ed.D.
shirdesedd@cox.net
480-345-7755

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



Mary Hall
<mary_l_hall@msn.com>
11/17/2008 05:13 PM

To <mayorandcouncil@chandleraz.gov>
cc

Subject Riggs Gateway Development Concerns

Hello,

I am a resident in the Rockwood Estates neighborhood at McQueen and Chandler Heights My husband and I do not support the Riggs Gateway project. We feel that the noise, lights and traffic associated with this project will ruin the quiet community we love. Please do not allow this project to happen.

Thank you for your time and I hope that you recognize this project would only upset our quiet community We want to keep it quiet and not add to the traffic flow.

Best Regards,

Mary Hall
5110 S. Monte Vista Street
Chandler, AZ 85249
(480) 570-3547

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



AdrianWHO@aol.com

11/17/2008 05:53 PM

To mayor&council@chandleraz.gov

cc

Subject Walmart at Arizona & Riggs

My wife and I live in Sun Lakes and would like to voice our support for the development of the Wal-Mart to be located at Arizona and Riggs road.

Adrian Barber

[Get the Moviefone Toolbar](#). Showtimes, theaters, movie news & more!

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



Phillip Goldsberry
<pdgolds@yahoo.com>

11/17/2008 07:08 PM

To Mayor&Council@chandleraz.gov

cc

Please respond to
pdgolds@yahoo.com

Subject

Dear Sirs:

On November 20th there is to be a Chandler City Council meeting. I am writing to express my opinion in regards to the usage of the property at Riggs and Arizona Avenues. I live 8/10 of a mile from that location in San Tan Vista - a custom built home community.

I would rather see retail shopping (Walmart if that is the proposal) versus an industrial park as proposed by opponents of Walmart. With Sun Lakes to the West and wonderful communities to the East of Arizona Avenue, it would be in all of our favor to keep the continual draw to this area with retail instead of manufacturing/industrial. This vicinity of Arizona and Riggs is residential. All of us are concerned with our housing values. To place an eyesore of manufacturing/industrial does not help us with this battle.

Sincerely,

Phillip D. Goldsberry, Sr.
11307 E. Elmhurst Drive
Chandler, AZ 85249

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



<Brent.Mutti@kimley-horn.com>
m>

11/17/2008 07:28 PM

To <Mayor&council@chandleraz.gov>

cc

Subject RE: #DVR07-0028, Commercial Shopping Center located at
NEC of Riggs Road and Arizona Avenue.

Dear Mayor and Council:

**RE: #DVR07-0028, Commercial Shopping Center located at NEC of Riggs Road
and Arizona Avenue.**

I support the Riggs Gateway project. Please do not listen to the few who oppose, there
are a lot of Chandler residents like me who support this great project.

As a resident in this area, I can say that we are underserved by retail – please do not let
the vocal minority rule our City!

Please approve this project on Thursday!

Sincerely,
Brent Mutti
713 E Torrey Pines Place
Chandler, AZ
85020

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----



Mark Mueller
<mark.mueller@pobox.com>

11/18/2008 08:14 AM

To Mayor&Council@chandleraz.gov

cc

Subject Walmart - vote NO

Several years ago the people of Chandler spoke, the council listened,
and the answer was NO. From my little corner of Chandler the answer is
still NO.

This project will not add to the quality of my life or raise the general
quality of life in Chandler. These stores are ideally suited for sites
along freeways in large commercial developments that are best capable to
handle the issues big box stores entail. Do not permit stores like

these in residential neighborhoods.

Should I have a Wal-Mart emergency I believe that I would be able to make it 5 minutes up Arizona Avenue to the store at Arizona and the 202 without encountering serious physical or financial issues.

Again this issue is before the council. Again I would hope the council would disapprove the project. Other cities have passed ordinances that prohibit projects of this nature, perhaps it is time Chandler do the same to prevent issues like this from reoccurring.

--
Mark & Debbie Mueller
email - mark.mueller@pobox.com
815 E. County Down Drive
Chandler, AZ 85249
480.361.7289

----- Forwarded by Susan Moore/COC on 11/18/2008 10:36 AM -----

Melanie
Sala-Friedrichs/COC
11/18/2008 09:04 AM
To mayorAndcouncil
cc
Subject Fw: City_Council



<bajmriley@aol.com>
11/17/2008 10:36 AM
To <service@chandleraz.gov>
cc
Subject City_Council

Date/Time is Monday, November 17, 2008, 10:36:58 AM
Comments = Please do not approve another Wal-Mart in this area. They are an invasive blight on residential communities and there are way too many now. Thank you
Message_Type = Problem_Complaint
Topic = City_Council
Other_Topic = enter other topic
Location_of_Problem = Arizona Ave & Riggs Road
Full_Name = Barbara Riley
Address = 10430 E Regal Dr
City = Sun Lakes
State = AZ
Zip_Code2 = 85248
Daytime_Contact_Phone = 480-895-2243

Susan Moore/COC
11/18/2008 03:28 PM

To CityClerkDivision
cc David Bigos/COC, Melanie Sala-Friedrichs/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/18/2008 03:28 PM -----



"Evelyn Farrell"
<evelynhf@mailbug.com>
11/18/2008 02:13 PM

To Mayor&Council@chandleraz.gov
cc
Subject Wal-Mart at Riggs and Alma School

PLEASE, Do NOT allow another WalMart to come into this area. Nor do we really need another Strip Mall on another corner around us. We are well taken care of within our area.

Thank you for a sincere and conscientious decision on this matter.

Evelyn Farrell
24629 So Stoney Path Dr
Sun Lakes, AZ 85248
480 895-5925
November 17, 2008

P

Find out how easy email really is -- without a computer! Visit
www.landel.com or send email to getmailbuginfo@landel.com

----- Forwarded by Susan Moore/COC on 11/18/2008 03:28 PM -----



"Liz Pickett"
<liz@lizpickett.com>
11/18/2008 02:04 PM

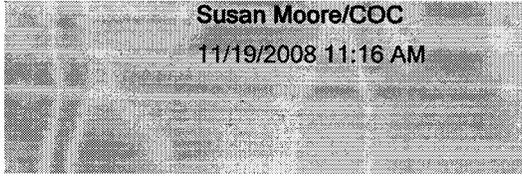
To <MayorAndCouncil@chandleraz.gov>
cc
Subject Riggs Gateway Development Concerns

Re your meeting for November 20th: We are unable to attend but need to voice our opinion. We thought the current zoning for Arizona & Riggs was going to stay –

Now we find out that the proposed zoning change which could allow a future Wal-Mart is again being considered.

As neighbors, we would like to voice our strongest possible opposition to this proposed change, and voice our support for the current zoning to remain.

Elizabeth H. Replogle
Springfield Adult Community
6650 So. Callaway Drive
Chandler, AZ 85249



To Erica Barba/COC
 cc
 bcc
 Subject Re: Arizona/Riggs Emails

Erica Barba/COC

Susan Moore/COC



"McCasland, Brent"
 <brent.mccasland@jostens.com>
 11/18/2008 04:56 PM

To <rrrd@bofh.com>, <mayor&council@chandleraz.gov>
 cc
 Subject Wal-Mart - AZ Ave/Riggs

I am extremely appalled at having to write and waste time on something so ludicrous. I don't understand why the City of Chandler would even consider something like this especially at that specific location. I am sure there are arguments on both sides as to why we should or should not have another Wal-Mart but the fact of the matter is there is already a Wal-Mart 4.8 miles away....Isn't that enough? What geographic support are you planning on getting from the South? Sacaton? Who are we trying to cater to? One thing you can bank on is the lack of support from the neighboring communities.

I don't feel that we (Chandler residents) need to justify why we don't want another Wal-Mart in Chandler as well as one at that location. We have elected officials that should support our argument on this...It's time they do their job and defend the people of Chandler!

Brent McCasland

Rockwood Estates Resident

----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



<martimom@cox.net>
 11/18/2008 05:52 PM

To Mayor&Council@chandleraz.gov
 cc
 Subject Proposed Wal-Mart at Arizona and Riggs

Dear Mayor and City Council:

I am writing to ask you not to approve the building of a Wal-Mart at the intersection of Arizona and Riggs. My family and I live in the area and wonder why anyone would think we need another Wal-Mart when there are two others in close proximity--one just north of the 202 Fwy. and Arizona and another near the 202 Fwy. and Gilbert. Furthermore, our grocery shopping needs are met outstandingly by the Fry's, Basha's, Albertsons and Safeway stores which are close by; and I fear that a Wal-Mart in this area would take business away from them, possibly necessitating their closures, especially in this economically difficult time. These stores provide excellent products and

services, as well as employment to many people. It would be a great loss to our community if they were put out of business.

I am also concerned about all the empty buildings we already have in the area. I think it is a terrible shame to ruin what was once beautiful farmland and open space with unfilled buildings which then become white elephants and/or eyesores.

Please say "no" to this proposed, unnecessary Wal-Mart with its noise, traffic, lights and large sprawling parking lot.

Sincerely,

Martha J. Westover

----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



"Tom Zybur"
<tommy@whyaweb.com>

11/18/2008 08:32 PM

To <Mayor&Council@chandleraz.gov>

cc

Subject city council meeting for Riggs and Arizona Ave

Dear Council Members,

I am Tom Zybur, I live at 813 E Aquarius place in the Paseo Crossing subdivision, behind the golf course. I am a Chandler resident that is directly affected by this development. Not some resident bussed in by Wal-Mart or Diversified from other areas of Chandler. I completely disagree with this proposal.

The planning and zoning commission approved a project that the residents did not agree with. Let me make this clear. I do not want tenants of this size at this location. The developer won't listen to people like me and now the planning and zoning commission didn't listen to us. Please, I urge you city council members to listen to the residents. This size of tenant is too big here. Please reject this use and make the developer come up with something smaller like we have been saying for over 4 years, like what was done at Chandler Heights and Alma School.

The developer has tried to use scare tactics to get this size approved by posting an industrial use sign on the project which they have no intention of doing. That tells you the quality they put into their projects when it comes to the residents involvement. They will do anything to get it passed, except listen to the residents.

Again, make the developer design a smaller neighborhood tenant space and we will agree.

Why does a "Gateway to the City" have to be such a big tenant here? Why can't it be like the NE corner of Chandler Heights and Alma School? It is beautiful and suits the area.

Please ask yourself this question council members: Do my constituents and the residents of southern Chandler for which I represent approve of this project how it stands? I say no!

Thank you for your time.

----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



Dan Molter
<dmlmolter@cox.net>

11/18/2008 08:44 PM

To Mayor&Council@chandleraz.gov

cc

Subject Say YES to Walmart



----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



<crisdiaz17@cox.net>

11/19/2008 07:42 AM

To mayor&Council@chandleraz.gov

cc

Subject Arizona Ave & Riggs Project

I will be unable to attend tonight's meeting but wanted to make sure my voice is heard. I have the following concerns regarding the proposed project for the Arizona Avenue and Riggs Road area:

Size of tenant: The project is too intense and would create destination shopping. A mixed-use commercial project or less intense tenant anchor size would cut down the impact of the noise and traffic this project would create, and would provide for neighborhood shopping.

- Site Design: The site is ultimately just a VERY large parking lot with a lot of trees in it and a couple of buildings up front to obscure the view of the large parking lot from the street. This project does not allow for any future considerations of light or regional rail, something that would be a huge benefit to the community in the future.

- Safety concerns: Traffic exits and entrances, proximity of and closeness of the proposed traffic to the existing one on the intersection, parking lot lights and perceived impacts increased trucking would have on the area. As a parent of a soon-to-be driving teenager, I am concerned with the added traffic in this already busy intersection.

Thank you for your time,
Cristina Preciado
Lagos Vistoso resident

----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



"KAREN KNIPPER"

<kaknipper@msn.com>

11/19/2008 08:41 AM

To <Mayor&Council@chandleraz.gov>

cc

Subject Wal-Mart

Dear city staff - Please, we don't need a Wal-Mart at Riggs and Arizona Ave. We have enough nice stores to shop in. You can only spread your shoppers so thin. That intersection is bad enough without extra traffic. Not to mention the noise, lights, etc. In these tough

economic times, when people are cutting their spending, the last thing we need is another Wal-Mart. Karen K. from Chandler

----- Forwarded by Susan Moore/COC on 11/19/2008 11:07 AM -----



"Mark and Joan "
<mjkaminski@cox.net>
11/19/2008 09:49 AM

To <Mayor&Council@chandleraz.gov>

cc <jeff.kurtz@chandleraz.gov>

Subject Riggs Gateway

Mayor & Council;

I understand as government officials there are specific guidelines that must be followed, and I understand something someday will be built on the corner of Riggs & Arizona Avenue. As a concerned resident of Chandler, I only ask to be provided a clear and concise understanding of how the Project fits within the General Plan and Regional Plan for the area. Several items were brought up during the Planning Commission Meeting back on November 5TH that were not discussed or answered by the Commission or Staff; a residents we are owed this as part of a "public" process.

I know the Developer has stated some hardship issues associated with the site and they have dictated how the Site Plan has evolved and is now unchangeable in their opinion. Over the last year and especially recently, the development arena has changed significantly; a Developer's hardship is not a reason to relax guidelines as to how Projects are considered or approved.

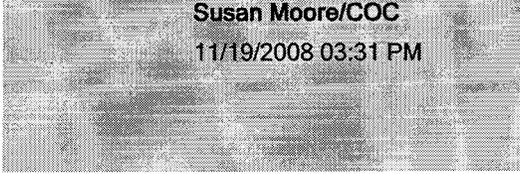
As the Riggs Gateway meeting approaches, I just want to re-express the concerns with the "Proposed" Site Plan:

- Southeast Chandler Area Plan:
 - o Neighborhood Retail versus Destination – Less Intense Density
 - o 100,000+ sq/ft single major anchor
 - o Impact on surrounding neighborhood shopping centers
- Traffic:
 - o Increase amount of vehicle traffic
 - o Large delivery trucks & number of deliveries
 - o Congestion at Riggs & Arizona Ave. and location of proposed traffic light (move further north?)
 - o East exit appears too close to railroad crossing – blind spot for upcoming traffic
- Architecture:
 - o Copy-cat site planning and architecture proposed
 - o If "Gateway" location to S.E. Chandler it needs to be unique

I will be attending the Council Meeting on the 20TH and hopefully will walk away with a clear understanding of how the Project fits and the decision rendered by Council.

Thank you for your time and considerations!

Mark & Joan Kaminski



Susan Moore/COC

11/19/2008 03:31 PM

To CityClerkDivision
cc Melanie Sala-Friedrichs/COC, David Bigos/COC
bcc
Subject Fw: Wal-Mart

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



"leta m polson"
<letamp@wbhsi.net>
11/19/2008 02:52 PM

To <mayor&council@chandleraz.gov>
cc
Subject Wal-Mart

I am a resident of Sun Lakes and do not want a Wal-Mart to bring more traffic and congestion to our area. Riggs Road is already a freeway to the SE Mesa residents. No to Wal-mart.

Susan Moore/COC
11/19/2008 03:30 PM

To CityClerkDivision
cc Melanie Sala-Friedrichs/COC, David Bigos/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



"Dr Ethington"
<rogere@sweye.com>
11/19/2008 11:38 AM

To "Elizabeth Gaston" <Elizabeth@dpcrc.com>
cc <mayor&council@chandleraz.gov>
Subject RE: NEC Riggs Road & Arizona Avenue

Dear Ms. Gaston

Thank you for your polite request to meet with me to discuss my position regarding your employers project. I can appreciate your concern and understand that it is in your best interest to see it move forward.

As you seem to believe there is some uncertainty about my position because I did not sign the opposition card at the 11/5/08 P&Z meeting, let me clear that up. The only reason opposition was not expressed from me at that meeting is because I was unable to attend. I'm sure you are encouraged by P&Z's "glowing approval", I do not share that opinion; to use a popular analogy, a pig, even with lipstick, is still a pig.

As far as us meeting and you presenting your revised plans I feel that would be non-productive use of our time. I am busy with my business responsibilities and fully expect that you are as well. You have a mandate to do everything in your power to get your project approved and that should be a challenging and time consuming responsibility. I really have no desire to see your new and revised plans and given current options, prefer to leave the zoning as it is. I have no hard feelings towards you but I have developed a strong distrust of your employer based upon deceit and misrepresentation exhibited on prior occasions. I have learned that the best indicator of an individual or a corporations future behavior is their past behavior. My experience is that Diversified Partners will in a very slick fashion have their well polished representatives say anything to further their projects while skillfully withholding or at a minimum camouflaging their real intentions. This is why I signed the super majority petition and encouraged my neighbors to do the same.

I have experienced while trying to sell my Chandler property that my opinion regarding Diversified is shared by many others. On numerous occasions while my property was being shown, potential buyers expressed concerns about who would be the anchor tenant in your development. The overwhelming consensus is that it will be a Wal-Mart and there is nothing I, or any other citizen can do about it. Buyers have backed away from my property because of that fear. I have tried to reassure them that the city denied the request that would allow a single, very large tenant, such as a Wal-Mart or other store that size, but I was scoffed for my naivety. The perception, right or wrong, is that Diversified through their tenants, has bought their way into the City and they will ultimately get what they want! If not granted initially, their tenants have the resources to hire attorneys to strong arm their way in.

One family that was looking to buy my property was from the Casa Grande area, they advised me to drive through Casa Grande and look at the big empty building abandoned by Wal-Mart when they moved to their new even bigger building. I decided to do that and I did observe first hand the abandoned building, the debris, litter, and vagrancy it has created along with making the mall an eyesore on their main highway and killing the mall for current and future tenants.

Ms. Gaston, as long as I own my property directly west of your project, I have no intention of changing my opinion. Your request has however bolstered my resolve to attend the Thursday night meeting and to rally my neighbors to do the same. Perhaps we will meet Thursday night, I look forward to it.

Roger B. Ethington

From: Elizabeth Gaston [mailto:Elizabeth@dpcrc.com]
Sent: Tuesday, November 18, 2008 8:07 PM
To: rogere@sweye.com; judytunes@hotmail.com
Subject: NEC Riggs Road & Arizona Avenue

Good evening, Mr. and Mrs. Ethington:

My name is Liz Gaston and I am a Project Manager for a development company that has filed a rezoning application on the 30 acres located at the Northeast corner of Arizona Avenue and Riggs Road. Our goal is to "down zone" the property from its current I-2 zoning (General Industrial) to a commercial zoning to allow for a neighborhood shopping center.

We have recently received a unanimous and glowing approval for this project from the City of Chandler's Planning & Zoning Commission.

Shortly after that approval, on November 6th Kirk Sibley submitted the attached zoning protest on you and your neighbor's behalf.

I am writing you this e-mail for several reasons.

- First, I believe you have been misinformed about the project and I would love the chance to answer any questions you may have.
- Secondly, the attached document shows that you and your neighbors signed the petition in September. This means you have not seen our updated plans that have significantly changed from September until when Kirk filed the petition in November. I would love the opportunity to explain the quality project we are planning for the corner to you.
- Lastly, we have noticed that you did not fill out opposition cards to the Planning & Zoning Commission on November 5th and we have not seen any correspondence from you to the City of Chandler and I'd like to get your feedback on the project.

If I could ask for just a few moments of your time tomorrow, Wednesday, I would appreciate it more than you know. My phone numbers are below, so feel free to call me at any time, but if I do not hear from you, please expect a call from me.

Thank you so very much for your time.

Liz Gaston

Diversified Partners Development Company, LLC
CTW Retail Partners, LLC

5635 N. Scottsdale Road - Suite 150 - Scottsdale AZ 85250

Main Line: 480.947.8800 ext 120

Direct Line: 480.383.8179

Cell: 480.225.5361

Fax: 480.222.7648

liz@dpcrc.com

www.dpcrc.com

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----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



Bruce Hack
<bfhack@yahoo.com>

11/19/2008 12:35 PM

Please respond to
bfhack@yahoo.com

To mayor&council@chandleraz.gov

cc Harriet Axelrod <davhar85@earthlink.net>

Subject No on WalMart in Chandler

We do not need ANOTHER walmart store in this area!

Do you hear us citizens?

Do you hear us citizens?

Sell China somewhere else!

Bruce Hack

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



"Ray Teifert"
<jrteifert@wbhsi.net>

To <mayor&council@chandleraz.gov>



11/19/2008 01:37 PM

cc

Subject No Wal Mart

As a Sun Lakes resident we would like to voice our disapproval of a Wal Mart at the corners of Riggs and Arizona Ave. There is a Wal Mart at Az Ave. and the 202 now. Our area is well serviced by local merchants that we do not wish to see displaced. Please do not OK a new Wal Mart. Robbie and Ray Teifert 10435 E. Cedar Waxwing Ct. Sun Lakes, AZ 85248

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



Glendakroberts@aol.com

11/19/2008 01:59 PM

To mayor&council@chandleraz.gov

cc

Subject WALLMART

I vote no on Wallmart on Riggs & Arizona, Chandler AZ.

One site has it all. Your email accounts, your social networks, and the things you love. **Try the new AOL.com today!**

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



Pnbmills@aol.com

11/19/2008 02:02 PM

To Mayor&Council@chandleraz.gov

cc

Subject Appreciate your efforts

Honorable Mayor & Councilmen.

I have relayed to all of my friends and contacts on how swift all of you were to respond to our concerns about the possible banning of the planned new Wal-Mart Store at Riggs and Arizona Ave.

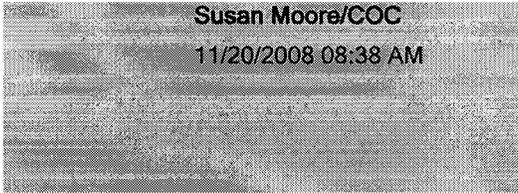
I was unaware, until I started asking questions, that a Wal-Mart needs 300 to 400 people to operate a superstore. There will be that many new jobs for the area! Plus all the jobs created by just the actual construction.

Many of us are saying that, "What ever the outcome," we are very impressed with our city's network. ! It is comforting to know that the smallest voice may be heard by all of you

Again, our sincere thanks.

B W Mills

Add info # 47



To CityClerkDivision
cc Melanie Sala-Friedrichs/COC, David Bigos/COC, Jodie Novak/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/20/2008 08:36 AM -----



Ron Kloster
<rjkloster@hotmail.com>
11/19/2008 03:52 PM

To <mayor&council@chandleraz.gov>
cc
Subject walmart

I respectfully ask that you block the Walmart store from coming into the new location near Sun Lakes. We have adequit coverage very near this area, and with all the conjestion in our area this would not be a wise decision. I have talked with the people on our block and all are against this additional walmart in our area. The reasoning seems to be the increased conjestion, and the fact that we have a walmart in easy driving distance now.

Thanking you for your consideration.

Ron Kloster.

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----- Forwarded by Susan Moore/COC on 11/20/2008 08:36 AM -----



Horn Margaret
<mhornteeup@wbhsi.net>
11/19/2008 04:37 PM

To mayor&council@chandleraz.gov
cc
Subject Wal Mart

Please do not approve the site on Riggs and Arizona Highway for a new Wal Mart. We need to keep our local merchants in business.

Margaret Horn
25854 S. New Town Drive
Sun Lakes, AZ 85248

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"Nita Morton"
<nitaguy@gmail.com>
11/19/2008 04:49 PM

To Mayor&Council@chandleraz.gov



cc
Subject WalMart

Dear Sirs: I am a resident of Sun Lakes and in no way do my husband and I want a WalMart built on the corner of Arizona and Riggs. We watched what happened in ShowLow when a Super WalMart came into town. There are cars there day and night with a very unsavory parking lot and a store that looks dirty most of the time. I went there the first year it opened and everything I purchased either rusted, broke or wore out within six months. We don't need this type of retailer in our neighborhood. Annette Morton/Guy Bockus
----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



Jeane Marschke
<jeane0303@embarqmail.com>
m>
11/19/2008 05:08 PM

To mayor&council@chandleraz.gov
cc Kirk Sibley <k.sibley1@cox.net>
Subject Fwd: Sun Lakers AGAINST Wal-Mart

Jeane Marschke
H: 320.846.0808 C:701.214.2163

----- Forwarded Message -----

From: "Jeane Marschke" <jeane0303@embarqmail.com>
To: mayor&council@chandleraz.gov
Sent: Wednesday, November 19, 2008 10:01:46 PM (GMT-0300) America/Montevideo
Subject: Sun Lakers AGAINST Wal-Mart

Hi,

My husband and I purchased a home in Sun Lakes in 2003. We like the neighborhood and do NOT want more traffic and more large stores.

We are strongly opposed to yet another Wal-Mart store. I believe that Wal-Mart already has three stores very, very close to us.

History shows how this chain hurts smaller stores. I think a new Wal-Mart will lead to the closing of our Ace Hardware store, Bell's, one of our grocery stores and our property values will begin to fall. Our economy is in a slump; we do not need more competition for fewer dollars. We do not need more empty store fronts and office buildings.

Many Sun Lakers would lose the ability to drive a golf cart to the stores. We would also lose our ability to walk or ride bike to local shops. Not everyone in SL drives a car.

Please say no to this proposal.

Jeane Marschke

H: 480.802.0859

C:701.214.2163

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"Deb Scalise"
<dscalise1@cox.net>
11/19/2008 07:06 PM

To <Mayor&Council@chandleraz.gov>
cc

Subject Riggs Resident

Hello,

Count my vote as a NO for the proposed Wal-Mart at Arizona Avenue and Riggs Road. My reasons for opposition are:

1. Crime- the Sun Lakes Basha store has to employee security guards do to the high grab and runs back to the reservation.
2. Crime- the Valero store down on Riggs and Gilbert Road experience the same type of crime.
3. Crime- Parking lot crime and car thefts.
4. Crime- Additional flow of people that would normally not be in the neighborhood, additional burglaries.
5. Insurance-Home and Car Insurance would rise due to the influx of people, cars and crime.
6. Traffic.
7. Pollution.
8. More Lights and Neon Signs.
9. No, No, No there are enough Wal-Marts within 6 miles of Riggs.

Thank you for listening to my concerns,

A Concerned Homeowner

Deborah Scalise

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



Susanmeer@aol.com

11/19/2008 08:26 PM

To mayor&council@chandleraz.gov

cc

Subject Wal Mart

This is a written notice of my disapproval of the construction of a Wal Mart at the intersection of Riggs Rd. and Arizona Ave. The Chandler/Sun Lakes area is just beginning to develop high quality retail after a long period of few if any quality retailers in the area. The introduction of a Wal Mart to the area would negatively impact the development of small retailers and current retailers in the area. Please reject any efforts to introduce Wal Mart into this area.

Susan K. Meer
9043 E. Cedar Waxwing Dr.
Sun Lakes, AZ 85248

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----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



Cal Karnya
<cjkdlk@hotmail.com>

11/19/2008 09:36 PM

To <mayor&council@chandleraz.gov>

cc

Subject Chandler has Enough Wal-Marts

Please Mayor & Council Members, we already have retail closing all over the city, another big-box retailer will just add to the negative impact to other businesses in the area, and leaving more empty buildings in an already depressed economy. Please consider this when deciding for the good of the city, and not just another means to allow big business to control the decision. Thank you for your time.

Mr. & Mrs. C J Karnya
931 E Taurus Pl
Chandler AZ 85249

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----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"DALE MARGIE
ELLSWORTH"
<poorduckormargie@msn.com>

11/19/2008 11:58 PM

To <mayor&council@chandleraz.gov>

cc

Subject

Yes! For a Walmart! An Email was forwarded to me and urged me to vote no but I WANT A WALMART close by. YES! I want a walmart close by.

Margie Ellsworth
P. O. Box 12123
Chandler, AZ 85248

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"Madeleine Lutz Dutton
Teague"
<mldtwinter@msn.com>
11/20/2008 06:21 AM

To <mayor&council@chandleraz.gov>
cc
Subject Proposed Walmart on Riggs

My husband and I are opposed to the Walmart proposed for Riggs and AZ Avenue. The congestion would increase, competition for all the smaller stores along Riggs Road would drive many out of business, and lastly we have Walmart stores within comfortable driving distance for their customers. Please consider this opinion.

Madeleine Lutz, Dutton Teague
24502 S. Saddletree Dr.
Sun Lakes, AZ 85248

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



DHK <dhk64@yahoo.com>
11/20/2008 06:21 AM

Please respond to
dhk64@yahoo.com

To Mayor&Council@chandleraz.gov
cc jodie.novak@chandleraz.gov, mark.kurtz@chandleraz.gov
Subject Continued and resolute opposition to the proposed Riggs / Arizona Development

Hello:

As I may not (due to a possible family-related matter) be able to attend tonight's City Council meeting to indicate my strong and continued opposition to the proposed development at Riggs and Arizona, I wanted to take the time this morning to write again about my concerns and doubts about this proposed development project.

Given that Chandler is approaching its "build out" phase, it is essential that every new development under consideration be scrutinized with the utmost care. As we no longer have a limitless amount of space, each and every new development in Chandler should meet the highest criteria in terms of usefulness, safety, and appearance.

This is to insure that Chandler exercises its true planning responsibilities and obligations to the long-term economic vitality and excellent aesthetic characteristics for which we as a community have been striving and expect.

The present proposed project, with its large "mystery" tenant, promises neither economic vitality nor absolutely nothing in the way of being aesthetically exceptional.

However, this Riggs / Arizona proposal does promise considerable traffic congestion, noise, and safety issues -- which are repellent and naturally are of a truly significant concern to us in the adjoining neighborhoods.

Further, we in the southern Chandler neighborhoods just love where we live. Hence, in our community, we decidedly need and want neighborhood shopping, not destination shopping.

And, as I have stated before, this location is an extremely poor spot for a "destination"-type development, given that there are so incredibly few shoppers to the south upon which to draw. So, it simply makes no sense for this type of development in this location.

Finally, I implore you not to permit this particular development in this location as we in Chandler should not do anything that would inhibit future light or regional rail development. As government officials and planners, you most assuredly know that light and regional rail potentially represent bountiful assets to a community -- and, it is an option vastly preferable the (more than likely) ultimately failed "destination" shopping venue this project portends in this particular location.

With the greatest sincerity and respect, I ask that you reject this flawed proposal for this site. Please hold out for a more rationally-sized and aesthetically-conceived development that will best serve the present and future needs of the area neighborhoods and the long-term beauty, safety, and vibrancy of Chandler itself.

Sincerely,

Deborah H. Koshinsky
Paseo Crossing

831 E. Taurus Place
Chandler, AZ 85249

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



**"ALLAN AND BETTY
SCHAEFER"**
<anbjs@msn.com>

11/20/2008 06:41 AM

To <Mayor&Council@chandleraz.gov>

cc



Subject Wal-Mart

I live in Sun Lakes and believe my property values will go down if WalMart is located on the corner of Riggs and Alma School. We have too many stores already in this area and traffic is increasing as well as crime. We bought a home here 14 years ago because of the quiet neighborhood and beautiful scenery. It is being lost with too many stores. Please vote against the WalMart proposal.

Betty Schaefer 25218 S. Boxwood Dr. Sun Lakes

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"Joni Wetzel"
<JoniWetzel@wbhsi.net>

11/20/2008 06:53 AM

Please respond to
<JoniWetzel@remax.net>

To <Mayor&Council@chandleraz.gov>

cc

Subject Re: Walmart at Riggs & Arizona Ave.

To the Mayor & Chandler City Council:

We want to be sure you know that we SUPPORT a Walmart at Riggs & Arizona Ave. In our opinion, Walmart brings needed products & services to the community & we will travel to do our shopping at a Walmart store. We look forward to having a Walmart closer to our home.

Joni Wetzel & Fran Wetzel
24813 S. Rosewood Dr.
Sun Lakes, AZ 85248

----- Forwarded by Susan Moore/COC on 11/20/2008 08:35 AM -----



"GARY M JOHNSON"
<gmj797@msn.com>

11/20/2008 07:37 AM

To <mayor&council@chandleraz.gov>

cc

Subject Ariz Ave and Riggs Road Development

Respected Elected Representatives,
Unfortunately I am unable to attend this evening's meeting regarding the proposed development on the corner of Riggs Road and Arizona Ave., but I would like to voice my strong opposition to the approval of a plan which could allow the construction of a Wal-Mart at this location. I have no opposition to Wal-Mart in general, but I am opposed to this location. There is another Wal-Mart only a few miles north on Arizona Ave, which I believe to be satisfactory to the needs of our community. I strongly believe that there should be a balance between the commercial needs of our community and the "rural" nature of our lifestyle, which many of us located to this area in search of.

I have read the reports of "we don't really know what's going to be built there" in the permit application and am frankly opposed to the open ended permit application.

Please do not approve this request.

Please listen to and consider requests that are very specific, not the generalization that I think is being proposed.

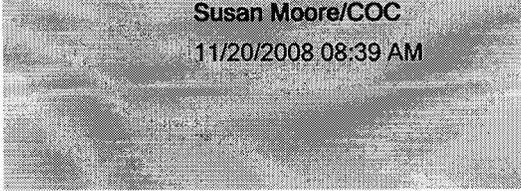
Thank You,

Gary M. Johnson

11101 E. Vallejo St.

Chandler, Az 85248

480-895-8491



To CityClerkDivision
cc Melanie Sala-Friedrichs/COC, David Bigos/COC, Jodie Novak/COC
bcc
Subject Fw: No on WalMart in Chandler

----- Forwarded by Susan Moore/COC on 11/20/2008 08:37 AM -----



Bruce Hack
<bfhack@yahoo.com>

11/19/2008 04:15 PM

Please respond to
bfhack@yahoo.com

To Bob.Caccamo@chandleraz.gov
cc
Subject Re: No on WalMart in Chandler

Your definition of quality is not shared by this citizen. I consider you another sellout to the sucking sound that Ross Perot made famous years ago.

Thanks for another Republican Capitalist yes mans vote.

Bruce

--- On Wed, 11/19/08, Bob.Caccamo@chandleraz.gov <Bob.Caccamo@chandleraz.gov> wrote:

From: Bob.Caccamo@chandleraz.gov <Bob.Caccamo@chandleraz.gov>
Subject: Re: No on WalMart in Chandler
To: bfhack@yahoo.com
Date: Wednesday, November 19, 2008, 2:11 PM

Dear Bruce,

Thank you for writing.

Please be assured that I am in support of quality development and retail at Riggs Rd.and Arizona Ave. The retail center is a gateway to our City and should be well planned, attractive and "green".

Bob Caccamo

▼ Bruce Hack <bfhack@yahoo.com>

Bruce Hack
<bfhack@yaho

o.com>

11/19/2008

12:35 PM

Tomayor&council@chandleraz.gov

ccHarriet Axelrod <davhar85@earthlink.net>

SubjectNo on WalMart in Chandler

Please respond to
bfhack@yahoo.com

We do not need ANOTHER walmart store in this area!

Do you hear us citizens?

Do you hear us citizens?

Sell China somewhere else!

Bruce Hack



11/19/2008 01:37 PM

cc

Subject No Wal Mart

As a Sun Lakes resident we would like to voice our disapproval of a Wal Mart at the corners of Riggs and Arizona Ave. There is a Wal Mart at Az Ave. and the 202 now. Our area is well serviced by local merchants that we do not wish to see displaced. Please do not OK a new Wal Mart. Robbie and Ray Teifert 10435 E. Cedar Waxwing Ct. Sun Lakes, AZ 85248

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



Glendakroberts@aol.com

11/19/2008 01:59 PM

To mayor&council@chandleraz.gov

cc

Subject WALLMART

I vote no on Wallmart on Riggs & Arizona, Chandler AZ.

One site has it all. Your email accounts, your social networks, and the things you love. **Try the new AOL.com today!**

----- Forwarded by Susan Moore/COC on 11/19/2008 03:30 PM -----



Pnbmills@aol.com

11/19/2008 02:02 PM

To Mayor&Council@chandleraz.gov

cc

Subject Appreciate your efforts

Honorable Mayor & Councilmen.

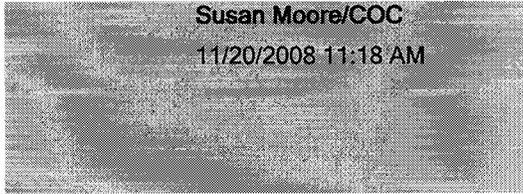
I have relayed to all of my friends and contacts on how swift all of you were to respond to our concerns about the possible banning of the planned new Wal-Mart Store at Riggs and Arizona Ave.

I was unaware, until I started asking questions, that a Wal-Mart needs 300 to 400 people to operate a superstore. There will be that many new jobs for the area! Plus all the jobs created by just the actual construction.

Many of us are saying that, "What ever the outcome," we are very impressed with our city's network. ! It is comforting to know that the smallest voice may be heard by all of you

Again, our sincere thanks.

B W Mills



Susan Moore/COC
11/20/2008 11:18 AM

To CityClerkDivision
cc Jodie Novak/COC, Melanie Sala-Friedrichs/COC, David Bigos/COC
bcc
Subject

----- Forwarded by Susan Moore/COC on 11/20/2008 11:18 AM -----



Robert Dezeeuw
<bdzldz@yahoo.com>
11/20/2008 09:22 AM

To Mayor&Council@chandleraz.gov
cc
Subject Walmart at Riggs & Arizona

We are retired people living in Springfield Community at Riggs & McQueen. We feel that there are plenty Wallmarts withen easy driving distance now. This would just increase trafficl congestion. We would like a few more eating places like a Coco's. Thank you Bob & Lavonne De Zeeuw

----- Forwarded by Susan Moore/COC on 11/20/2008 11:18 AM -----



"judi edmonds"
<jaz2424@gmail.com>
11/20/2008 10:17 AM

To mayor&council@chandleraz.gov
cc
Subject Riggs and Alma School Walmart --a positive!

A lot of Sun Lakers seem to oppose the proposed Walmart. My husband and I do not! We would welcome the convenience and the good things it would bring, including the opportunity for part-time jobs. We sincerely hope it does gain your approval. Please vote in favor.

--

:-) Judi Edmonds

----- Forwarded by Susan Moore/COC on 11/20/2008 11:18 AM -----



"Tammo, Gina"
<Gina.Tammo@Avnet.com>
11/20/2008 10:57 AM

To <Mayor&Council@chandleraz.gov>
cc "Tammo, Joseph (GE Money, consultant)"
<Joseph.Tammo1@ge.com>
Subject Riggs Gateway concerns

Dear Sirs -

We are residents in the neighborhood where the proposed "large retail" area is being developed. We are very much against a Wal-Mart going in at this location - we already have 2 large Wal-Mart superstores within 6 miles of us and do not feel the need for another one and also do not want the traffic and congestion that a Wal-Mart will bring to our quiet almost rural area.

We purchased this far out to make sure we did not have to deal with this kind of traffic.

As our representation, please voice our concerns and protect our interest during the meeting to be held tonight.

Thank you for your attention

Joseph and Gina Tammo

(h) 480-247-2347

(C) 602-524-2547

----- Forwarded by Susan Moore/COC on 11/20/2008 11:18 AM -----



**"Tammo, Joseph (GE Money,
consultant)"**
<Joseph.Tammo1@ge.com>

11/20/2008 11:06 AM

To <Mayor&Council@chandleraz.gov>

cc

Subject Riggs Gateway concerns

Dear Sirs -

We are residents in the neighborhood where the proposed "large retail" area is being developed. We are very much against a Wal-Mart going in at this location - we already have 2 large Wal-Mart superstores within 6 miles of us and do not feel the need for another one and also do not want the traffic and congestion that a Wal-Mart will bring to our quiet almost rural area.

We purchased this far out to make sure we did not have to deal with this kind of traffic.

As our representation, please voice our concerns and protect our interest during the meeting to be held tonight.

Thank you for your attention

Joseph Tammo

(h) 480-247-2347

(C) 602-524-2547

Joe Tammo

Compucom

7410 S. Roosevelt

Suite # 104

Tempe, AZ 85283

T: 480-707-4198

Joseph.Tammo@ge.com

<http://www.compucom.com>

Susan Moore/COC

11/20/2008 02:51 PM

To CityClerkDivision

cc Jodie Novak/COC, Melanie Sala-Friedrichs/COC, David Bigos/COC

bcc

Subject

----- Forwarded by Susan Moore/COC on 11/20/2008 02:48 PM -----



"Laurie Nawrocki"

<Nawrocki5@cox.net>

11/20/2008 01:33 PM

To <Mayor&Council@chandleraz.gov>

cc

Subject Riggs & Arizona Project

RE: Proposed 30-acre shopping center at Riggs Rd and Arizona Ave.

Dear Council Members:

I reside in the vicinity of the proposed shopping center and would like to voice my opinion in this email, as I am unable to attend the Council meeting this evening.

As I understand, the developer, Diversified Partners, previously sought zoning for a Walmart Supercenter at the location, but that plan was canceled after neighbors mounted opposition. The plan includes a 114,000-square-foot spot, for which Diversified has said they have no anchor tenant and public documents do not name the "major discount retailer" that will occupy that anchor space.

I ask that you please *do not* approve this plan absent a publicly named tenant for this 114,000 sf spot. With approval of the plan as-is, there is no measure in place to prevent the developer from slipping in the already-opposed Walmart Supercenter as anchor tenant. There is a reason why the concessions made in the developer's revised plan fail to address the key issue (Walmart) that caused the opposition to the original plan, and there is a reason why Diversified has not named the "major discount retailer" they intend to place as anchor - Walmart.

While I am not opposed to a shopping center going in at that location, I am obviously opposed to a Walmart at that location. We already have a Walmart within 5 miles from our location, Riggs/Cooper, and we certainly don't need or want an additional Walmart any closer.

With respect to Sun Lakes residents who feel the area needs a large discount retailer that could serve retirees on fixed incomes, I believe that need could be just as well served with a Target, without degrading the neighborhood with a Walmart. My family is

a working family with a very limited shopping budget, and we have been able to meet our "discount retailer needs" with Target. I pay a lot of attention to prices and between Walmart and Target, the price difference is so insignificant, there really is no benefit to offset the negative element WM brings to a neighborhood. Given the overall demographics of this far-south end of Chandler, Walmart is clearly inappropriate for this location and I urge you to deny an apparent attempt of the developer to discreetly pass it through.

Sincerely,

Laurie Nawrocki

Chandler, 85249

----- Forwarded by Susan Moore/COC on 11/20/2008 02:48 PM -----



"Tom Johnson"
<tominmesa@gmail.com>
Sent by:
mesaazguy@gmail.com

To Mayor&Council@chandleraz.gov

cc

Subject Union Activity in Chandler

11/20/2008 01:52 PM

Mayor and Council,

Let me start off by saying I do most of my work in municipalities other than Chandler. I have worked with neighborhood groups and developers for over 15 years to come to common grounds on good quality development. In my 15 years I have run into many situations like you currently face and I can tell you, I have never had a good outcome when the neighborhood group is silently backed by a union.

Neighbors usually want the developer to put in something nicer or different than economics permits. Developers many times want to put in buildings that maximize profit even if that means lower quality. There is always room for compromise and usually both sides win.

Unions don't compromise. They are there to protect one thing and that is themselves. While they serve a valid purpose and are necessary in many areas, when it comes to negotiating for the good of the community, there usually is no compromise. The fact they are doing this in private only confirms that in this case.

I don't know the details of this case, or to what extent the developer has gone to alter their plans, but I can assure you having a union silently supporting the neighbors is never a fair fight.

My hope is that the right decision will be made tonight and that this won't open the door for

unions to fight silently in the shadows in Chandler.

Tom Johnson
Strategic Development LLC

----- Forwarded by Susan Moore/COC on 11/20/2008 02:48 PM -----



"Chick Seeber"
<chickkay2@msn.com>
11/20/2008 01:56 PM

To <mayor&council@chandleraz.gov>
cc
Subject WalMart

**PLEASE do not let WalMart come down to Arizona and Riggs Road.
It's about the traffic, driving out our current favorite stores etc.
Harold Seeber**

Sun Lakes 883 8506

David Bigos/COC
11/20/2008 03:26 PM

To CityClerkDivision
cc
bcc
Subject Fw: Riggs Rd and Arizona, Ave. corner

Dear Mayor Dunn and Councilmen:

PLEASE NO WAL-MART AT RIGGS AND ARIZONA AVE. Wal-mart parking lots are notoriously a mess and with the Indian community just down the road past Hunt Highway this location would really be unattractive.

How about a Trader Joe's down here somewhere? Maybe not at Riggs and Arizona - they wouldn't be big enough to be an anchor anywhere - but the proposed South??? village across from the entrance to Fulton Ranch off Arizona would be a good revenue source.

Thank you for your time and consideration.

Sincerely,
Ethel and Hank Wagner
15 year residents of Sun Lakes (Palo Verde section)

Emails received from citizens are current as of Thursday, November 20, 2008 @ 3:12 p.m., any submitted after that time are not included.