Add info # 39

FEB 26 2009

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MEMORANDUM **Planning & Development - CC Memo No. 09-005c**

DATE: FEBRUARY 24, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER KA for BW

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

SUBJECT: DVR08-0032 FULTON RANCH
Introduction and Tentative Adoption of Ordinance No. 4101

Request: Amend the Planned Area Development (PAD) zoning regarding the separation between two-story homes for Parcels 1 & 7. In addition, the request includes Preliminary Development Plan (PDP) approval for housing products on Parcels 1, 2, 5, and 7.

Location: Parcels are within Fulton Ranch located on the west side of Arizona Avenue between Ocotillo and Chandler Heights Roads

Applicant: Brennan Ray, Burch & Cracchiolo

NEIGHBORHOOD MEETING UPDATE

Fulton Homes with representatives from Burch & Cracchiolo law firm held a neighborhood meeting on Monday, February 23, 2009 at 6 p.m. specifically to meet with property owners within Parcels 3 and 4 of Fulton Ranch. Approximately 50 homeowners within Fulton Ranch, Planning Staff, and a Councilmember attended this meeting. A summary of the meeting is below.

There were presentation boards exhibiting the proposed housing plan elevations, lot fit, and building materials and colors. Fulton Homes conveyed they will remain the developer and build-out this subdivision, they do not want another homebuilder coming into Fulton Ranch. Fulton Homes conveyed they want to provide enough differences in the new housing plans from the homes in Parcels 3 and 4. The proposed homes are architecturally compatible with the existing homes in Parcels 3 and 4, they are not the same but so compatible one would not see a difference in driving through the community. There will be no changes to the homes being built within

Parcels 3 and 4. The new housing plans will not be built in Parcels 3 and 4. Fulton Homes wants to provide a variety of homes within Fulton Ranch with a variety of price points. The addition of new housing plans makes Fulton Ranch even more diverse and unique.

Fulton Homes presented housing plan information including the range of home sizes, lot sizes, product locations within Fulton Ranch, and estimated starting price points. In addition, Fulton Homes presented current housing sales information and housing market conditions in Fulton Ranch and the surrounding area.

Attendees asked questions on what the price points will be for the new homes, what the differences are between the Shoreline and Caribbean Series housing plans, if any plans have basement options, if Fulton Homes will add more basement options later, and will the HOA monthly fees go up in price.

Overall, the attendees conveyed they want Fulton Homes to remain the builder for Fulton Ranch. Planning Staff and Fulton Homes' representatives are unsure as to those who may still be opposed to the new housing plans after attending this neighborhood meeting.

Attachment
Meeting sign-in sheet

NEIGHBORHOOD MEETING
Fulton Ranch
February 23, 2009; 6:00 p.m.

SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS	PHONE NO.
Doug Matlock	325 W. Grand Canyon Dr	480-792-0330
James Foster	274 W Grand Canyon Dr	480 755 2474
Vimal Chauhan	314 W. " " "	480 703-0657
Joe Cassavant	353 W. Malibu Dr.	480-802-2683
Jennifer Cassavant	353 W. Malibu Dr	480-802-2683
Kirit + Jaishree Patel	330 W. Yellowstone Way	480-821-1841
Wayne Manning	101 W. Cocomino Pl	480-895-9769
David Dahl	4316 W. Santiago Way	480-517-0880
Timothy McCray	4482 S. Oregon Court	602-359-1433
Tom Short	4462 S. Oregon Ct	480-656-2756
Fred Johnson	307 W. Alamosa Dr	480-636-1146
Scott Coggins	4302 S. Oregon Ct	480-656-7590

001353

NEIGHBORHOOD MEETING
Fulton Ranch
February 23, 2009; 6:00 p.m.
SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS	PHONE NO.
Greg Kittilson	336 W Alamosa Dr	3022189
Wade Harward	4334 S Gold Ct, Chandler AZ	602-980-2727
Lorna Woods	61 W Coconino Pl, Chandler AZ	480 584 3502
Jody & Darcey Estes	0254 W. Grand Canyon Dr, Chandler, AZ	602-330-5591
Joseph & Kim Aguirre	4300 S. California St Chandler, AZ	480-325-2974
DJ Tom	281 W. New Dawn Dr	480-751-9766
Shawn Hinkle	230 W. New Dawn Dr.	480-659-1788
Gopal Raju	326 W. Alamosa	480-592-2803
Ajay Bhatnagar	273. W Malibu	480-895-1168
Ravi Mahajan	333 W. Malibu	480-491-4782
Allan Bennett	320 W. New Dawn	480 218 8806

001354

NEIGHBORHOOD MEETING
Fulton Ranch
February 23, 2009; 6:00 p.m.

SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS	PHONE NO.
LEO & JUDY CORRELL	360 W. YELLOWSTONE WAY	480-456-8674
NICK & LINDA MAZZOLA	323 W. MALIBU DR CHANDLER	480 839 9009
Dave Dahse	4281 S. California St. Chandler	480-732-0917
Aniruddha Joshi	284 W Grand Canyon Dr Chandler	480 917-3444
KEN FRISARD	290 W. New Dawn Dr Chandler	480 895 1722
Deborah Thomas	4322 S Oregon Ct Chandler	480-272-9962
Anthony & Maureen DATTOLA	4324 S Gold CT	480 656 2871
Rodney Mucinski	335 W Grand Canyon Dr Chandler	480-857-7280
[illegible]	60 W Toro Drive Chandler, AZ, 85248	818-415-6396
Jeff Heins & Mary Bodwick	332 W Malibu dr Chandler, Az 85248	480-298-7336
Rosemarie Spencer	41 W Cocopino Pl. Chandler 85248	480-284-5100
Rick Arnold	4306 S. Santiago Way Chandler 85248	480.659.5773

NEIGHBORHOOD MEETING
Fulton Ranch
February 23, 2009; 6:00 p.m.

SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS	PHONE NO.
Colleen Bennett	320 W New Dawn Drive	480 219 8806
Stephen Smith	228 W. Alamosa Dr.	480-756-2302
Lorraine Smith	228 W. Alamosa Dr.	480-756-2302
Catherine & Angus Keith	60 W Tonto	
Ceen Ning	141 W. Coconino	480-
Dave Randall	287 W. ALAMOSA	480-857-7425
Joe Bleyle	4463 S. Oregon CT	480-325-4708
Patrick Chang	293 W. Malibu Dr.	

001356

#39

FEB 26 2009

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MEMORANDUM **Planning & Development - CC Memo No. 09-005b**

DATE: FEBRUARY 17, 2009

TO: MAYOR AND CITY COUNCIL

THRU: MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

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

SUBJECT: DVR08-0032 FULTON RANCH
Introduction and Tentative Adoption of Ordinance No. 4101

Request: Amend the Planned Area Development (PAD) zoning regarding the separation between two-story homes for Parcels 1 & 7. In addition, the request includes Preliminary Development Plan (PDP) approval for housing products on Parcels 1, 2, 5, and 7.

Location: Parcels are within Fulton Ranch located on the west side of Arizona Avenue between Ocotillo and Chandler Heights Roads

Applicant: Brennan Ray, Burch & Cracchiolo

Following the City Council meeting held on February 12, 2009, the applicant has scheduled another neighborhood meeting specifically to meet with property owners within Parcels 3 and 4 of Fulton Ranch. The meeting is scheduled for Monday, February 23, 2009 at Ira A. Fulton Elementary School at 4750 S. Sunland Drive, Multi-Purpose Room. Planning Staff will be in attendance at this meeting and will provide a follow-up memo to Council prior to the Thursday, February 26, 2009 Council meeting.

#2

FEB 12 2009

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Where Values Make The Difference

DATE: February 5, 2009

TO: Mayor & Council

FROM: City Clerk's Office

SUBJECT: ORDINANCE NO. 4101, DVR08-0032 FULTON RANCH

Pages 2-25 of this file consist of the staff memo. Emails received from citizens in support or opposition of the Fulton Ranch project begin on page 26.

#2

FEB 12 2009

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MEMORANDUM **Planning & Development - CC Memo No. 09-005A**

DATE: JANUARY 26, 2009

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: DVR08-0032 FULTON RANCH
Introduction and Tentative Adoption of Ordinance No. 4101

Request: Amend the Planned Area Development (PAD) zoning regarding the separation between two-story homes for Parcels 1 & 7. In addition, the request includes Preliminary Development Plan (PDP) approval for housing products on Parcels 1, 2, 5, and 7.

Location: Parcels are within Fulton Ranch located on the west side of Arizona Avenue between Ocotillo and Chandler Heights Roads

Applicant: Brennan Ray, Burch & Cracchiolo

Project Info: Parcel 1 (129 lots) and Parcel 7 (100 lots); Parcel 2 (89 lots) and Parcel 5 (111 lots) for a total of 429 lots

The following information outlines the neighborhood meetings held by the applicant. The application's request changed thus additional neighborhood meetings were held regarding the amended request.

The first neighborhood meeting was held to address the initial application request. Property owners within a 600-foot radius of Parcels 1 and 7, and City Registered Neighborhood Organizations within a ¼ mile of these two parcels were notified.

- **September 4, 2008** - Three area residents attended the meeting. Initially, some residents were concerned with additional two-story homes along arterial streets;

however, this portion of the request has been withdrawn and there are no longer any resident concerns. Staff has received a few phone calls from residents in the area who are concerned with additional two-story homes along the arterial streets. One phone call from an area homeowner expressed their concern for maintaining a higher quality, unique subdivision like Fulton Ranch and is opposed to reducing the building separation to 15 feet like other subdivisions have. They want the separation to be maintained at 20 feet or greater between 2-story homes.

Two neighborhood meetings were held to address the modified application request, which now includes housing products and no longer includes a request for additional two-story homes along arterial streets. Property owners within a 600-foot radius of each parcel, Parcels 1, 2, 5, and 7, and City Registered Neighborhood Organizations within a ¼ mile of each parcel were notified.

- **December 1, 2008** – Meeting with area property owners. One resident attended. Questions were asked if the housing product in Parcels 3 and 4 would change, what the differences are between the existing and proposed homes, and if there will be an affect on property values.

- **December 3, 2008** – Meeting with existing homeowners in Fulton Ranch who are within the notification area. The second meeting had four attendees. Questions were asked if lot sizes would be changing, if the separation request affects homes along arterial streets, what is the status of the graveyard, and what are the next steps in the zoning process.

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MEMORANDUM **Planning & Development - CC Memo No. 09-005**

DATE: JANUARY 23, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
for JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

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

SUBJECT: DVR08-0032 FULTON RANCH
Introduction and Tentative Adoption of Ordinance No. 4101

Request: Amend the Planned Area Development (PAD) zoning regarding the separation between two-story homes for Parcels 1 & 7. In addition, the request includes Preliminary Development Plan (PDP) approval for housing products on Parcels 1, 2, 5, and 7.

Location: Parcels are within Fulton Ranch located on the west side of Arizona Avenue between Ocotillo and Chandler Heights Roads

Applicant: Brennan Ray, Burch & Cracchiolo

Project Info: Parcel 1 (129 lots) and Parcel 7 (100 lots); Parcel 2 (89 lots) and Parcel 5 (111 lots) for a total of 429 lots

RECOMMENDATION

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

BACKGROUND

The application request includes two components; one related to a zoning condition amendment and one related to housing products. The first request is to amend a zoning condition in the existing Planned Area Development (PAD) for Fulton Ranch's Parcels 1 and 7 only. This amendment is specifically related to the building separation between two-story homes within

Parcels 1 and 7. The second component of this application request includes a Preliminary Development Plan (PDP) for housing products approval for Parcels 1, 2, 5, and 7.

Fulton Ranch received Council approval in 2004 for a master planned community, which included seven residential parcels. The residential parcels vary in location, lot size, and housing plans. There were two series of housing plans approved for Parcels 1 through 7. Series 1 (Parcels 1, 4, and 7) included six housing plans with three architectural elevation options each for a total of 18 different housing plans. Lot sizes in Parcels 1, 4, and 7 are 8,710 (65' x 134') square feet. The housing plans in Series 1 range in size from 2,310 to 3,723 livable square feet. Three housing plans are one-story and three plans are two-story homes with split garages including a single-car and a two-car garage, and a three- and four-car tandem garage.

Series 2 (Parcels 2, 3, and 5) housing plans included six housing plans with four architectural elevation options each for a total of 24 different housing plans. Lot sizes in Parcels 2, 3, and 5 are 12,180 (87' x 140') square feet. The housing plans in Series 2 range in size from 3,323 to 5,103 livable square feet with two plans having optional basements. Four of these plans are one-story and two plans are two-story homes with three-car garages, split garages including a single-car and a two-car garage, and four-car garages.

The first request is to amend the zoning condition relating to two-story home building separations on Parcel 1 and 7 in the original Fulton Ranch Ordinance as Condition No. 16 which reads "On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum."

This zoning condition is not a specific Residential Development Standard but has been a practice to provide greater separation between two-story homes by locating the larger side yards on adjacent lots next to one another. Parcel 1 includes 129 lots and Parcel 7 includes 100 lots. The minimum side yard building setbacks for Parcels 1 and 7 are 5 feet and 10 feet. Typically, the minimum 10-foot side yards are located next to one another creating a 20-foot separation between homes.

The application requests to modify Condition No. 16 allowing a 15-foot building separation between two-story homes instead of a 20-foot separation. Condition No. 16 is modified to read as follows,

> "16. On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum. On Parcels 1 and 7, when two-story homes are built on adjacent lots, a 15-foot separation shall be provided between the two-story homes. Side yards shall be a minimum of 5 feet and 10 feet."

The standard minimum building setbacks of 5 feet and 10 feet on each residential lot are maintained with the proposed 5-foot reduction in building separation between two-story homes. The 15-foot separation versus a 20-foot separation between two-story homes does not affect the subdivision's diversity with varied garage orientations, a variety of housing plans, and

architectural elevations. Changing the building separation to 15 feet provides for additional two-story home floor plans.

In addition to the building separation request, the application includes a PDP for housing products within Parcels 1, 2, 5, and 7, which includes a total of 429 lots. Housing products were previously approved for these parcels within the original Fulton Ranch development request. At this time, housing products are already being developed on Parcels 3 and 4, which surround the Lowe's anchored commercial center, and Parcel 6, which is the custom home parcel. The proposed change in housing products for the remaining parcels is to offer additional housing product diversity within Fulton Ranch with housing plans that are commensurate with the high quality of development already established.

The proposed change in housing products includes reduced livable square footages in the smallest and largest housing plans greater than a 10% reduction from the originally approved housing plan sizes. By policy, changes in housing plan livable square footage greater than a 10% reduction, although the plan may be in substantial conformance in design, are not approved administratively and require PDP approval. The smallest and largest housing plans originally approved are 2,310 and 5,103 livable square feet with two plans in Series 2 having optional basements increasing total square footages. The proposed smallest and largest housing plans are 1,973 and 4,802 livable square feet with two plans in the Monterey Series having optional basements increasing total square footages. The proposed housing products include four series of housing plans. Each series of plans will develop on a single parcel. The building setbacks, lot coverage, and Residential Development Standards compliance is not changing with this new housing product PDP request.

There are four series of housing products each defined by an architectural style, which include the Mediterranean, Caribbean, Shoreline, and Monterey. Two series of housing products have 6 plans each with each plan having 3 elevations, the Mediterranean and Caribbean. Two series of housing products have 5 plans each with each plan having 3 elevations, the Shoreline and Monterey. The proposed 22 housing plans provide a total of 66 housing plan options. These plans are in addition to the existing 42 housing plan options in Parcels 3 and 4 and custom homes on Parcel 6 currently in development.

The housing products include a mix of one- and two-story homes. Housing plans range in size from approximately 1,973 to 4,802 livable square feet and larger with plans having optional basements. Plans with optional basements are over 5,000 livable square feet in size. There are a total of 12 one-story housing plans and 10 two-story housing plans proposed throughout the four parcels.

The Shoreline Series in Parcel 1 includes homes ranging in size from 2,564 to 3,839 square feet with 3 one-story and 2 two-story plans. Parcel 2 includes the Monterey Series with the largest housing plans ranging in size from 3,118 to 4,482 square feet with optional basements on the two-story homes. There are 3 one-story and 2 two-story plans. Parcel 5 housing plans, the Caribbean Series, range in size from 2,431 to 4,065 square feet with 3 one-story and 3 two-story

plans. Lastly, Parcel 7 includes the Mediterranean Series ranging in size from 1,973 to 3,769 square feet with 3 one-story and 3 two-story plans.

The housing products are in compliance with the Residential Development Standards-Architectural Diversity Elements and meet the minimum 9 required and exceed the minimum 7 optional architectural diversity standards, providing a total of 18 elements. The architectural diversity elements are attached. Housing products are designed with four-sided architecture including a variety of architectural styles, features, and varied garages such as forward facing, side entry, tandem, and recessed garages.

The development offers standard rear yard covered patios, courtyards, covered porches, a porte-cochere, and optional basements. Two-story homes incorporate wall plan and roofline enhancements to mitigate a box-on-box design. At least one elevation per housing plan includes standard stone or brick accent. Homes have varied roof ridgelines and distinctive architectural details. The housing products offer a variety of paint color palettes, roof tiles, garage doors, front doors, window mullions, light fixtures, brick, and stone.

The Development Booklet indicates the builder installs front yard landscape packages for each residential lot; however, the homebuilder does not offer or install front yard landscaping instead providing buyers with a stipend to choose and install their own landscaping. This optional architectural diversity standard is not met; however, the housing plans do meet the minimum 7 standards without this element.

The typical building setbacks and lot coverage established for Parcels 1, 2, 5, and 7 remain the same. Front yard setbacks range from 17 to 23 feet, rear yard setbacks are 20 feet for one-story homes and 30-feet for two-story homes, and side yard setbacks are 5 feet and 10 feet on Parcels 1, 4, and 7, and 7 feet and 10 feet on Parcels 2 and 5. The maximum lot coverage is 45%.

The zoning restricts corner lots to one-story homes, no more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space, and the same elevation cannot be built next to or across from one another.

DISCUSSION

Staff is of the opinion that the reduced separation between two-story homes within Parcels 1 and 7 does not impact the streetscape and diversity within the development. The reduced separation allows for more two-story homes by locating the 5' and 10' side yards adjacent to one another. The additional two-story homes that can be built within these two parcels would be no different in appearance than many residential developments that do not have a 20-foot separation condition for adjacent two-story homes. The subdivision layout does not change for the amended parcels. There will be no additional lots added and no lots deleted.

In comparison with many residential developments, there are unique subdivision layout designs for these parcels in Fulton Ranch. The parcels include a number of curvilinear streets, varied lot angles and orientations, and cul-de-sac and knuckles. These subdivision design elements provide

a varied streetscape and varied home setbacks along the streets, which further break-up the appearance of adjacent two-story homes.

The proposed housing products for Parcels 1, 2, 5, and 7 are very similar and meet the quality of development expectations and Residential Development Standards as previously established for Fulton Ranch. The community is unique in that each parcel is in essence an individual neighborhood within a larger community. The housing products are in addition to those being built in Parcels 3 and 4 as well as custom homes in Parcel 6. While some of the housing plans are smaller than those previously approved and developing, Staff is of the opinion that the additional housing plans will provide greater diversity in regards to housing sizes and styles within Fulton Ranch.

PUBLIC / NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held to address the initial application request on September 4, 2008. Property owners within a 600-foot radius of Parcels 1 and 7, and City Registered Neighborhood Organizations within a ¼ mile of these two parcels were notified. Three area residents attended the meeting. Initially, some residents were concerned with additional two-story homes along arterial streets; however, this portion of the request has been withdrawn and there are no longer any resident concerns. Staff has received a few phone calls from residents in the area who are concerned with additional two-story homes along the arterial streets. One phone call from an area homeowner expressed their concern for maintaining a higher quality, unique subdivision like Fulton Ranch and is opposed to reducing the building separation to 15 feet like other subdivisions have. They want the separation to be maintained at 20 feet or greater between 2-story homes.

- Two neighborhood meetings were held to address the modified application request, which now includes housing products and no longer includes a request for additional two-story homes along arterial streets. Property owners within a 600-foot radius of each parcel, Parcels 1, 2, 5, and 7, and City Registered Neighborhood Organizations within a ¼ mile of each parcel were notified.

  One meeting was held December 1, 2008 with area property owners. One resident attended. Questions were asked if the housing product in Parcels 3 and 4 would change, what the differences are between the existing and proposed homes, and if there will be an affect on property values. The second meeting was December 3, 2008 with existing homeowners in Fulton Ranch who are within the notification area. The second meeting had four attendees. Questions were asked if lot sizes would be changing, if the separation request affects homes along arterial streets, what is the status of the graveyard, and what are the next steps in the zoning process.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 4 Opposed: 0 Absent: 3 (Kelley, Veitch, McClendon)

One resident spoke at the Planning Commission meeting opposed to the case stating Fulton Homes will not be living up to its standards and advertising pitch of luxury resort style living with unique homes that are only available to Fulton Ranch if the new housing plans are approved.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the zoning amendment and Preliminary Development Plan in case DVR08-0032 FULTON RANCH, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FULTON RANCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0032, except as modified by condition herein.

2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3560 in case DVR03-0044 FULTON RANCH except as modified by condition herein.

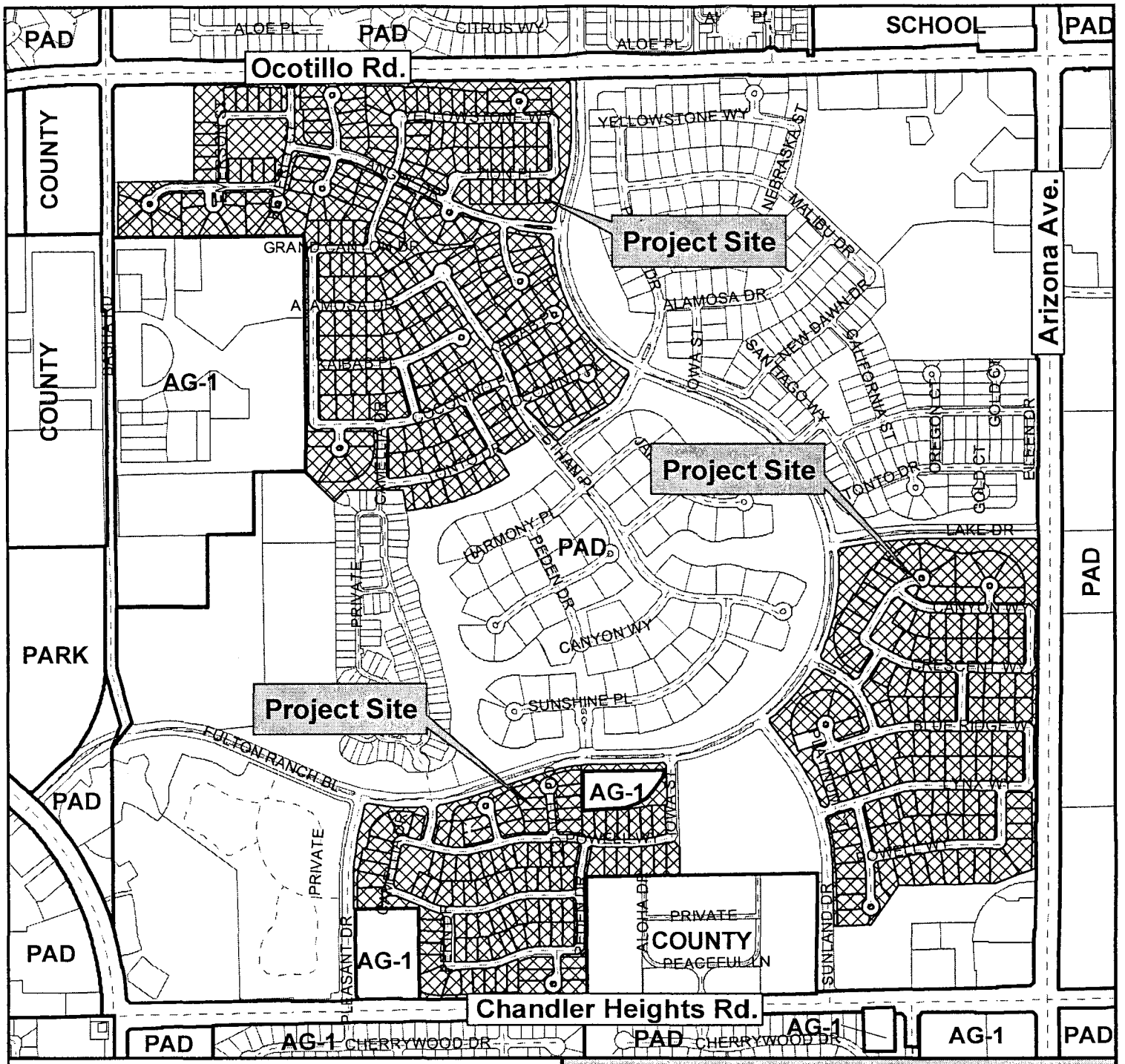
3. Condition No. 16 of Ordinance No. 3560 shall be modified to read as follows: On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum. On Parcels 1 and 7, when two-story homes are built on adjacent lots, a 15-foot separation shall be provided between the two-story homes. Side yards shall be a minimum of 5 feet and 10 feet.

PROPOSED MOTION

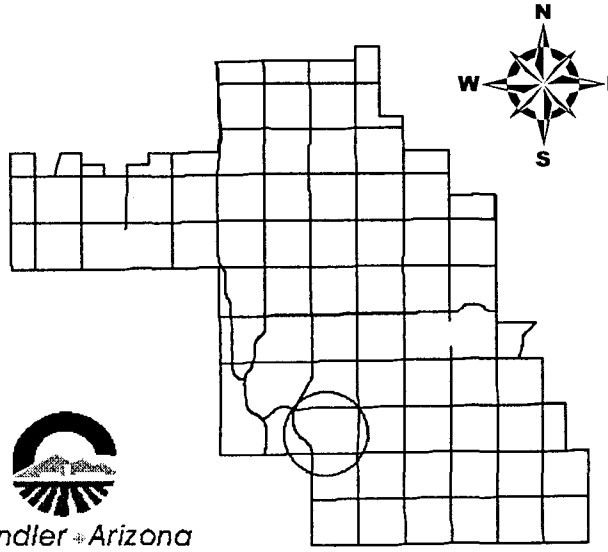
Move to introduce and tentatively adopt Ordinance No. 4101 approving DVR08-0032 FULTON RANCH Rezoning from PAD to PAD with Preliminary Development Plan subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Residential Architectural Diversity Standards
3. Ordinance No. 3560
4. Development Booklet, Exhibit A
5. Ordinance No. 4101



Vicinity Map



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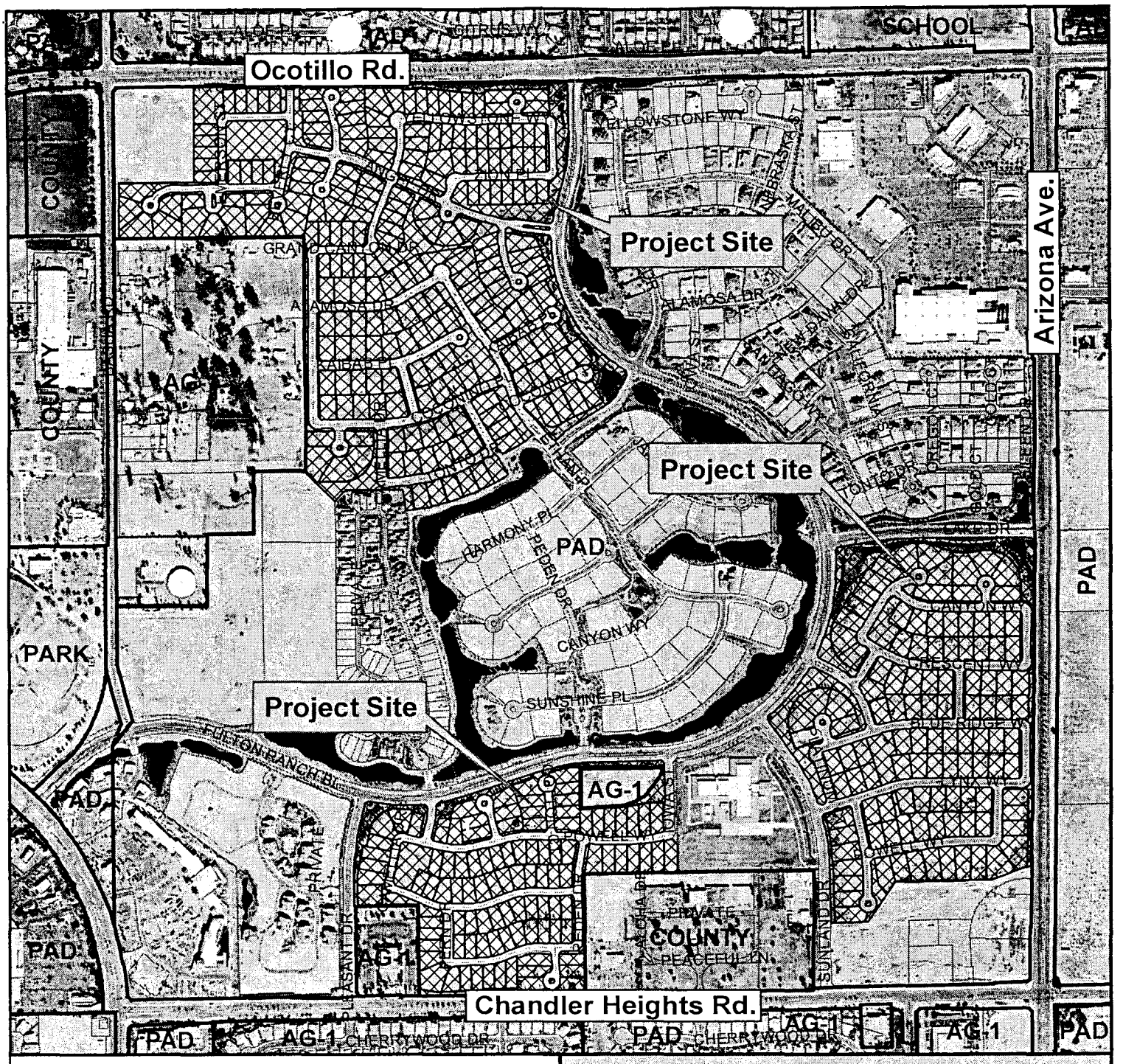
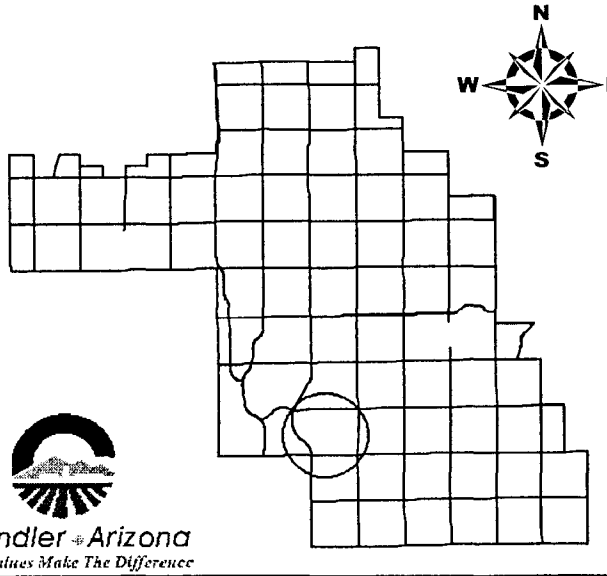
DVR08-0032

Fulton Ranch

CITY OF CHANDLER 8/5/2086



Vicinity Map



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DVR08-0032

Fulton Ranch

CITY OF CHANDLER 8/5/2086

ARCHITECTURAL DIVERSITY ELEMENTS ANALYSIS

REQUIRED 9 ELEMENTS (9 of 9):	
1. Provide four-sided architecture on all portions of building visible from arterial street	X
2. De-emphasize garage fronts: garage forward no more than 1/3 of front elevation or not to extend from body of house more than 8 feet or include low courtyard walls	X
3. Front door or courtyard entry to be visible from street	X
4. Single-story or combination one- and two-story homes on all corner lots with 2-story portion encompassing a max. 75% of building footprint & oriented furthest away from the side yard street side	X
5. Enhanced rear elevations along arterial and collector streets and open spaces	X
6. Variety of roofing colors, textures, and shapes	X
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	X
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	X
9. Standard covered rear patios on all floor plans	X
OPTIONAL ELEMENTS (Minimum Required – 7 points):	
1. Provide at least 3 significant architectural style differences with at least 4 distinctive features	X
2. Prohibit the same front elevation on adjoining homes or across the street	X
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	X
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc.	X
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	X
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan	X
7. Limit the amount of 2-story homes along arterial & collector streets to no more than every third lot, no 2-story homes backing onto freeways	___
8. Break-up the main ridgelines on roof slopes, whereby at least 25% of the ridgeline includes multiple roof elevations or plane changes	X
9. Prohibit series of roof slopes visible from arterial street, which are parallel with, or perpendicular to the street by limiting no more than 2 adjacent lots having identical rear elevation roof lines.	X
10. Provide a variety of front yard landscape packages installed by builder	___
11. Utilize at least one elevation per floor plan having a portion of the roof being flat on at least one elevation per floor plan	___
12. Provide four-sided architecture throughout subdivision on all portions of the building over 6 ft. high (side and rear yard) walls throughout the subdivision	X
13.Any other architectural feature – e.g. porte-cochere, extended porches, "green" building, etc.	X
TOTAL POINTS (Minimum Required 9 + 7 optional points) = 16	**18**

ORDINANCE NO. 3560

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED AG-1 (AGRICULTURAL) AND COUNTY (R-43) TO PAD (MIXED USE) FOR DVR03-0044 FULTON RANCH, 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'

Portion of said parcel is hereby rezoned from AG-1 (Agricultural) and County (R-43) to PAD (Mixed Use), subject to the following conditions:

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

2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

7. Development shall be in substantial conformance with Development Booklets Exhibit A, Development Booklet Narrative; Exhibit B, Overall PAD Exhibits; Exhibit C, Residential Exhibits and; Exhibit D, Commercial and Remaining Exhibits, kept on file in the City of Chandler Planning Services Division, in File No. DVR03-044 Fulton Ranch, except as modified by condition herein.

8. On the single-family parcels, the covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

10. Within the commercial site development, the freestanding pads shall carry an architectural level of detail similar to front facades of the main building.

11. 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.

12. On the single-family parcels, no more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.

13. The homes shall have all copper plumbing for those lines under water pressure.

14. On the single-family parcels, all homes built on corner lots within the residential subdivision shall be single story.

15. On the single-family parcels, the same elevation shall not be built side-by-side or directly across the street from one another.

16. On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum.

17. On the single-family parcels, for lots adjacent to an arterial street, two-story homes are limited to every third lot.

18. On the commercial parcels, sign panels on the monument signs shall have a decorative panel with tile or stone until a tenant name is located on the sign.

19. 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.

20. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

21. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

22. The city park site shall be provided in accordance with the planned park property exchange as per the agreement entitled Additional Escrow Instructions and Agreement (Real property exchange) as approved by Council.

23. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby two existing cemeteries. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to or nearby two existing cemeteries, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely, with no known time frame for relocation and abandonment. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior

to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

24. Full and adequate disclosure of the Large Single Use Retail location shall be given by the developer or homebuilder of the single-family residential use within fifteen hundred (1500) feet, to any prospective new home homebuyer within Fulton Ranch.

25. Maximum total site coverage of all commercial buildings shall not exceed 24% of the net site area.

26. Sidewalks not less than six (6) feet in width shall be provided within the commercial site developments, providing direct pedestrian access from the arterial sidewalks to primary customer entry doors. Such on-site sidewalks shall be separate and distinct by use of landscaping, color, and material changes. In addition, a minimum ten (10) foot wide sidewalk shall be provided parallel to the front elevation of the Large Single Use Retail building for its entire length, and separate from any parking space overhang, driving aisle or landscaping as required in Section 35-1903 of the City Code.

27. Within the commercial site developments, any outdoor display areas for merchandise shall be enclosed by fence walls integrated with the architecture, color, and materials of the primary building, and may include wrought iron for visibility. Such fence wall enclosures shall be a minimum four (4) feet or greater in height.

28. Within the commercial site developments, and areas used for shopping cart containment as may be provided adjacent to the building, shall be fully enclosed and screened by a minimum four (4) foot high masonry wall, with berming and landscaping in the quantities set forth in Section 35-1903 of the City Code.

29. Within the commercial site developments, outdoor storage of merchandise or other miscellaneous material, including containment in metal bins, shall not displace any portion of the site development intended for parking, access, landscaping, or loading, and shall be screened in the manner specified in Section 1902(6)(a) of the City Code.

30. Within the commercial site developments, a photometric plan shall be submitted for approval by the Zoning Administrator, and said plan shall demonstrate an illumination level in the range of 1.5 to 2.0 foot-candles. Such submittal shall include catalogue cuts of all lighting fixtures with shields to insure down lighting only, concealed point sources of light, and prevent overspill onto adjoining properties.

31. Overnight parking of recreational vehicles anywhere within the site development of all commercial sites shall be prohibited.

32. A 12-inch effluent line shall be constructed surrounding the site along Chandler Heights, Arizona Avenue and Ocotillo Road, then looped to the existing line in Basha Road and extended west to tie in to an existing line at Alma School, thus completing the loop. The effluent line to be constructed in Chandler Heights Road shall connect from the effluent line at Alma School Road to that 16-inch line approximately three-fourths mile east of Arizona Avenue, and the City

shall participate in the construction of any necessary over-sizing of the effluent line in accordance with City Code Chapter 53.

33. Upon notice from the City that the City's projections indicate it has effluent of sufficient quantity and quality available to the property to support the project demand for the lakes, open space, common areas, and landscape tracts, the developer shall abandon the two irrigation wells currently on the site in accordance with ADWR standards and will extinguish any water rights attached thereto and the City will relinquish its pumping rights to the irrigation well owned by developer pursuant to the previous agreement of the parties. Priority of reclaimed water delivery shall be in accordance with City Code 53-3.

34. The developer shall deed or dedicate to the City two water well sites in the size, shape, and location required by Municipal Utilities, both with direct access to a public street and with easements or licenses for the City to pump purged water from the two city wells into the development lakes or retention areas and shall construct approximately 8 foot high walls and gates around the well sites in accordance with City requirements and aesthetically consistent with development walls.

35. Both the developer and the City will mutually release the cross irrigation easements on the site.

36. The commercial parcel site plan at Alma School and Chandler Heights (The Promenade) shall not be modified to combine shops or major tenants into a single retail tenant space that is larger than 35,000 square feet in size unless approved through a PDP amendment. Commercial uses such as a fitness club would not be considered a retail tenant.

37. On the commercial parcels, no illuminated building signs oriented toward the residential parcels are allowed on the rear elevations or within 100 feet of any single-family lot.

38. On the commercial parcel at Arizona Avenue and Ocotillo Road (Fulton Ranch Towne Center), the trees planted at the southeastern corner to screen the loading dock from Arizona Avenue views shall be 36-inch box size trees.

39. The disclosures to buyers, including those required as a condition of this zoning, shall be presented to prospective homebuyers on a separate, bullet-point formatted form for the prospective homebuyers to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

40. The developer shall install and the city shall pay for the water system non-distribution lines connecting from the new water well sites to the water storage tank located on Basha Road and for the purge water lines from the new water well sites into the development lakes or retention basins in locations mutually acceptable to the City Engineer and the developer.

41. Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies near the Chandler Municipal Airport. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 13th day of May 2004.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this 27th day of May 2004.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3560 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of May 2004, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Tribune on June 2 & 9, 2004

Attachment "A"
ORD. 3560

FULTON RANCH AT OCOTILLO
ZONING GROSS BOUNDARY

LEGAL DESCRIPTION

That portion of Section 21 and the Southeast quarter of Section 20, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southwest corner of said Section 21 and the beginning of a non-tangent curve concave to the northwest having a radius of 1700.00 feet the center of which bears North 89 degrees 58 minutes 35 seconds West, said point also being the **POINT OF BEGINNING**;

Thence northwesterly along said curve and the monument line of Alma School Road through a central angle of 43 degrees 55 minutes 50 seconds an arc length of 1303.45 feet to a non-tangent point on the monument line of Basha Road;

Thence North 46 degrees 04 minutes 02 seconds East a distance of 300.01 feet along the monument line of Basha Road to the beginning of a tangent curve concave to the northwest having a radius of 846.72 feet;

Thence northeasterly along said curve and the monument line of Basha Road through a central angle of 46 degrees 05 minutes 00 seconds an arc length of 681.02 feet;

Thence departing said monument line North 89 degrees 59 minutes 09 seconds East a distance of 864.89 feet;

Thence North 00 degrees 00 minutes 06 seconds West a distance of 1046.83 feet;

Thence South 89 degrees 50 minutes 24 seconds East a distance of 246.10 feet;

Thence North 00 degrees 09 minutes 36 seconds East a distance of 1331.17 feet;

Thence North 89 degrees 49 minutes 39 seconds West a distance of 1110.00 feet to the west line of the Northwest quarter of said Section 21;

Thence North 00 degrees 09 minutes 36 seconds East along said west line a distance of 915.76 feet to the Northwest corner of said Section 21;

Thence North 89 degrees 38 minutes 25 seconds East along the north line of the Northwest quarter of said Section 21 a distance of 2640.57 feet to the North quarter corner of said Section 21;

Thence North 89 degrees 06 minutes 48 seconds East along the north line of the Northeast quarter of said Section 21 a distance of 2636.22 feet to the Northeast corner of said Section 21;

Thence South 00 degrees 10 minutes 04 seconds West along the east line of the Northeast quarter of said Section 21 a distance of 2666.25 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 56 minutes 14 seconds West along the east line of the Southeast quarter of said Section 21 a distance of 2625.72 feet to the Southeast corner of said Section 21;

Thence South 89 degrees 20 minutes 19 seconds West along the south line of the Southeast quarter of said Section 21 a distance of 1295.16 feet;

Thence departing said south line North 00 degrees 29 minutes 42 seconds East a distance of 734.20 feet;

Thence South 89 degrees 20 minutes 09 seconds West a distance of 1285.81 feet;

Thence South 00 degrees 03 minutes 16 seconds West a distance of 734.05 feet to the south line of the Southeast quarter of said Section 21;

Thence South 89 degrees 20 minutes 19 seconds West along said south line a distance of 15.00 feet to the South quarter corner of said Section 21;

Thence South 89 degrees 20 minutes 39 seconds West along the south line of the Southwest quarter of said Section 21 a distance of 926.54 feet;

Thence departing said south line North 00 degrees 01 minutes 38 seconds East a distance of 575.01 feet;

Thence South 89 degrees 20 minutes 39 seconds West a distance of 395.00 feet;

Thence South 00 degrees 01 minutes 38 seconds West a distance of 575.01 feet to the south line of the Southwest quarter of said Section 21;

Thence South 89 degrees 20 minutes 39 seconds West along said south line a distance of 1321.54 feet to the **POINT OF BEGINNING**;

EXCEPT that portion of the Southeast quarter of said Section 21 being more particularly described as follows:

Commencing at the South quarter corner of said Section 21;

Thence North 00 degrees 03 minutes 16 seconds East along the north-south mid-section line thereof, a distance of 1108.17 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 03 minutes 16 seconds East along said north-south mid-section line a distance of 219.73 feet;

Thence departing said north-south mid-section line North 89 degrees 22 minutes 18 seconds East a distance of 458.18 feet;

Thence South 17 degrees 11 minutes 17 seconds West a distance of 45.22 feet;

Thence South 35 degrees 13 minutes 03 seconds West a distance of 49.17 feet;

Thence South 35 degrees 31 minutes 54 seconds West a distance of 51.72 feet;

Thence South 44 degrees 10 minutes 04 seconds West a distance of 51.79 feet;

Thence South 58 degrees 23 minutes 16 seconds West a distance of 51.87 feet;

Thence South 73 degrees 27 minutes 24 seconds West a distance of 67.49 feet;

Thence South 86 degrees 16 minutes 19 seconds West a distance of 242.14 feet to the POINT OF BEGINNING;

Said parcel contains a computed area of 24,501,580.0507 square feet, or 562.4789 acres.

Prepared by: CMX, L.L.C.
1035 N. McQueen, Suite 123
Gilbert, Arizona 85233
August 13, 2003
Project No. 6845.01

ORDINANCE NO. 4101

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0032 FULTON RANCH) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FULTON RANCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0032, except as modified by condition herein.

2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3560 in case DVR03-0044 FULTON RANCH except as modified by condition herein.

3. Condition No. 16 of Ordinance No. 3560 shall be modified to read as follows: On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum. On

Parcels 1 and 7, when two-story homes are built on adjacent lots, a 15-foot separation shall be provided between the two-story homes. Side yards shall be a minimum of 5 feet and 10 feet.

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 _____, 2009.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2009.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4101 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY GAB

PUBLISHED:

FULTON RANCH

LEGAL DESCRIPTIONS

Parcel 1

Final Plat of Fulton Ranch Parcel 1, according to Book 816, Page 41 of the official records of Maricopa County Recorder.

Parcel 2

Final Plat of Fulton Ranch Parcel 2, according to Book 798, Page 41 of the official records of Maricopa County Recorder.

Parcel 5

Final Plat of Fulton Ranch Parcel 5, according to Book 839, Page 42 of the official records of Maricopa County Recorder.

Parcel 7

Final Plat of Fulton Ranch Parcel 7, according to Book 810, Page 24 of the official records of Maricopa County Recorder.

Melanie Sala-Friedrichs/COC
02/04/2009 04:16 PM

To CityClerkDivision
cc
bcc
Subject Fw: Vote No for Fulton Ranch re-zoning parcels DVR08-0032

---- Forwarded by Melanie Sala-Friedrichs/COC on 02/04/2009 04:16 PM -----

Ken & Amanda Frisard
<frisard30022@yahoo.com>
02/04/2009 03:50 PM
Please respond to frisard30022@yahoo.com

To boyd.dunn@chandleraz.gov, bob.caccamo@chandleraz.gov, trinity.donovan@chandleraz.gov, rick.heumann@chandleraz.gov, matt.orlando@chandleraz.gov, jack.sellers@chandleraz.gov, jeff.weninger@chandleraz.gov
cc
Subject Vote No for Fulton Ranch re-zoning parcels DVR08-0032

Hi Mayor & City Council members,

We are asking you to vote no on February 12th for Fulton Ranch's request to have a preliminary development plan approval for housing products on Parcels 1, 2, 5 and 7. Here are the ten reasons why:

10. You have just approved the South Shore proposal at Arizona Avenue/Lake Drive. So, if there are no higher priced homes to sell to higher income families, who will shop there?

9. Building lower priced homes in these re-zoned areas will hurt not help business at Fulton Ranch Promenade & Fulton Ranch Town Center shopping centers. This can then create a domino effect on nearby commercial real estate.

8. We know you, the Mayor and City Council, take great pride in putting long lasting sustainable neighborhoods and business within the city of Chandler. Saying yes to this re-zoning will defeat your purpose.

7. Lower priced homes sold in the same size lots as current homes within Fulton Ranch will reduce the current homeowners' home value on top of all the decrease we are currently experiencing within the housing market.

6. Placing the exact same homes from Ironwood Crossing in Queen Creek within Fulton Ranch mutes Fulton Homes marketing pitch of Fulton Ranch: luxurious resort style living in the last master planned community in the Southeast part of the Valley. If we wanted the floor plans that Ironwood Crossing is selling, we would have purchased homes there.

5. Just take a look at what the Gilbert City Council approved for Fulton Homes in their Freeman Farms subdivision.

4. People aren't buying homes now - look at the economy and the housing market. So, it doesn't matter if Fulton Ranch puts in $280K homes. $200K - $1M homes for sale aren't selling.

3. All of us who live in Fulton Ranch are riding the storm and waiting for things to settle down. Shouldn't our builder be expected to do the same thing considering they had the vision for the neighborhood and its price points anyways?

2. Fulton Homes' Land division has just filled for Chapter 11 bankruptcy.

1. All of us who live in Fulton Ranch within the mandated square feet zone were not notified via mail or otherwise of Fulton Homes plans. They continually show no respect for their buyers and keep us out of the loop of all pertinent information and matters. If they were concerned with their buying customers, wouldn't they have enough respect to keep us informed?

Thank you very much for your time in this matter.

Sincerely,

Ken & Amanda Frisard
Gallery at Fulton Ranch Lot 10 residents