

From: "Carol" <cablack@cox.net>
To: <Jeff.Kurtz@chandleraz.gov>
Date: 04/30/2014 11:39 AM
Subject: RE: Thank you for Taking the Time to Meet with Me last Friday

Good Morning Jeff,

I have prepared the "formal" communication which I am mailing to the Planning & Zoning commission (was not able to find email addresses on the Chandler website).

However, if you'd like to forward the following communication to the respective board members, it would be appreciated. Thank you

May 1, 2013

City of Chandler Planning & Zoning Commission
Mail Stop 402
P.O. Box 4008
Chandler, AZ 85244-4008

Re: Standard Pacific Homes Echelon Development – Alma School & Ocotillo Roads
Balboa Way Community Association Request for a Stop Light at the intersection of Alma School Road and Balboa Way

The following comments are provided on behalf of the Balboa Way Community Association, a gated community of 239 single family homes, located west of Alma School Road, just south of Ocotillo road. The main entry into the proposed Echelon Development will be located directly across Alma School Road from the main entry to our community (Balboa Way).

On April 17th, Chris Clonts, Standard Pacific Homes, and Andrew Baron, AndersonBaron Design (and also a member of the Planning & Zoning Commission) met with our HOA board members to review the proposed development, and to address our concerns. We reviewed the site plan; recreational amenities planned, density, housing elevation drawings, and discussed our concerns with increased traffic flows and its impact to the residents in our community.

On April 23rd, Chris Clounts sent an email to our board, and included Jeff Kurtz, Kevin Mayo, and Marsha Reed in the email distribution. In this email, he addressed the concerns with traffic as follows:

“The Echelon project has prepared an updated traffic study (based on the study prepared by DMB in 2008) to demonstrate the impact to traffic flow and overall turning movements in and out of the planned community. Per our discussion, our traffic study clearly demonstrates that the Echelon community, with the addition of its residents, does not significantly increase traffic on Alma School Road and the report concludes that a traffic signal is not warranted at the intersection of Balboa Road and Alma School Road.

While we understand the concerns from your HOA, we do not believe that Standard Pacific Homes should be solely responsible for the cost of a complete four-way signal at this intersection as its residents have minimal to no impact to the traffic at this intersection. With that said and in the interest of being a responsible neighbor, **we do find it agreeable for the Echelon project and Standard Pacific Homes to provide funding for its half of the traffic signal** (Northeast and Southeast corners of Balboa Road and Alma School Road) and for the other half of the signal to be funded by the City of Chandler, provided the City finds the traffic signal is warranted.”

The Balboa Way Community Association’s position on requesting a stop light be installed at the above subject intersection remains unchanged based on the following:

While the developer may have done a traffic study based on 2008 data, the Balboa Way Community Association feels that the statistics shown in the study do not match our current, and the future traffic volumes based on the two developments occurring on both the southwest (The Village) and southeast (Echelon) corners of Alma School and Ocotillo roads.

- At build out, the Echelon development will incorporate over 300 new residences. Since most residences have 2 vehicles, this is an increase of 600+ vehicles in our area.
- The Village development, on the southwest corner of Alma School and Ocotillo, along with associated commercial pads will also generate a significant increase in traffic, notably in the use of Balboa Way to access The Village and businesses.
- The number of vehicles travelling on Alma School road, south of Ocotillo could increase by more than 1,000 per day.

Over the past 10 years I have presided on the Balboa Way HOA board, we have received many complaints from our residents regarding the difficulty in making a left hand turn from Balboa Way, on to northbound Alma School road. Some of the current conditions which contribute to this difficulty include:

- Alma School road curves south of Balboa Way. There is extensive landscaping in the median which limits driver vision of the northbound vehicles, only providing a few hundred feet of visibility.
- While the posted speed limit is 45 mph, northbound drivers are often travelling above the speed limits.
- Traffic signals at Ocotillo and further south do not appear to be well timed. As the traffic clears on either southbound or northbound Alma School road, traffic seems to be steady in the opposite lanes. This results in extremely long waits for the traffic to clear in both directions to make the left turn.
- Drivers exiting our community to go northbound on Alma School Road will often make a partial turn, stop in the median, and then wait for the northbound Alma School traffic to clear before completing their turn. This is a very unsafe maneuver.

Over the past few years, there has been a **significant increase in traffic volumes both northbound and southbound** on Alma School road. Some of this may be attributed to the Fulton Ranch development residents who access their homes off of S. Fulton Ranch Boulevard or Chandler Heights. There has been also a significant increase in NB/SB traffic on Alma School road as additional developments have been constructed off of Riggs road.

During the school year, many parents use Alma School road to transport their children to Chandler Traditional Academy to the point that the southbound lane on Alma School, just north of Lake, backs up nearly to Balboa Way as parents wait to make the turn onto Lake for dropping off (and picking up) their children.

The new businesses at the Promenade at Fulton Ranch, and the newly remodeled Safeway store also generate increased traffic.

The popularity of the sports fields at Snedigar Park has also increased our traffic volumes.

Our Board believes that the new developments including The Village plus commercial pads, along with 300+ residential units in Echelon (with an average of 2 cars per residence) will significantly add to the traffic volumes on Alma School Road.

Balboa Way will be a source of entry/exit for The Village development. Residents living in the southwest portion of Echelon will most likely use the Alma School exit to transport their children to the Fulton Ranch (or CTA) schools. Echelon residents using Snedigar Park, Fulton Ranch Promenade facilities, or the Safeway shopping complex will also travel southbound on Alma School Road. We believe that the volume of traffic generated by these travel paths exceed the predictions generated by the developer traffic study. While there is some sophisticated traffic modeling software available that can statistically generate traffic volumes, we base our data on our actual experiences on a day to day basis, and the significant changes in traffic volumes that has occurred over the years (many of our board members have resided in our community for 10+ years).

The Balboa Way Community Association is requesting that a stop light be installed at the intersection of Balboa Way and Alma School roads to enable the motoring public on Balboa Way to make a safer left hand (northbound) turn on to Alma School road. Additionally, this stoplight will also assist the future residents of the Echelon development to make a left hand turn to go southbound on Alma School Road.

Sincerely,

Carol A. Black
President, Balboa Way Community Association

Email: cablack@cox.net
Cell: 480-285-7150

Fw: Compadre Stadium rezoning
Susan Moore to: CityClerkAgenda
Cc: David Bigos, Melanie Sala

06/23/2014 02:07 PM

----- Forwarded by Susan Moore/COC on 06/23/2014 02:07 PM -----

From: "Hodges, Paul" <Paul.Hodges@assaabloy.com>
To: "Hodges, Paul" <Paul.Hodges@assaabloy.com>, "jeff.weninger@chandleraz.gov" <jeff.weninger@chandleraz.gov>, "jay.tibshraeny@chandleraz.gov" <jay.tibshraeny@chandleraz.gov>
Cc: "jack.sellers@chandleraz.gov" <jack.sellers@chandleraz.gov>, "kevin.hartke@chandleraz.gov" <kevin.hartke@chandleraz.gov>, "nora.ellen@chandleraz.gov" <nora.ellen@chandleraz.gov>, "trinity.donovan@chandleraz.gov" <trinity.donovan@chandleraz.gov>, "rick.heumann@chandleraz.gov" <rick.heumann@chandleraz.gov>
Date: 06/23/2014 01:42 PM
Subject: RE: Compadre Stadium rezoning

Good afternoon,... Thanks to you for responding and passing on my concerns of the rezoning request for the above property- known as the "Echelon" project by Standard Pacific homes. I am a bit confused if the vote for this rezoning is tonight (per the Agenda) or on the 26th of June (Per the public hearing/ notification sign on the property).

Either way, I hope to be there at the meeting to give my last effort to ask the council to require the Land Owner to comply more with the City General Plan and to use the space more responsibly/ sustainable.

What a great opportunity many of you have to support more public comments and request on this land.

Attached will be the points I will try to convey tonight.

Thank you for your time!

God Bless America



Paul Hodges Rezoning rebuttal.pptx

Rezoning Rebuttal "Echelon Project"- Alma School and Ocotillo

Paul Hodges

- **Three Points**

1. Location is a jewel to use as a convergence spot for all demographics of our City.
2. City Leaders before you- already put some thought into this area,... lets honor their thoughts
3. Sustainability,.... We don't need another housing development, we need innovation and leading edge developments. See City Plan 2008

**Request to delay Approval of PAD rezoning,...
Echelon Project
Proposed by Standard Pacific Homes**

Opposition Point 1

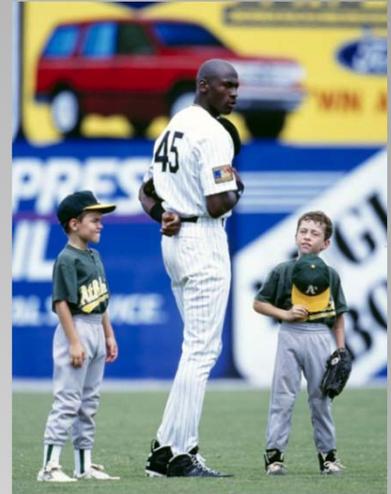
1. Great/ Unique location for blending of demographics.
 - Within two (2) miles of this location, we have homes from \$25K to over \$1.5 M
 - Snedigar Sports complex, Sun Lakes and the Lakes of Fulton Ranch bring youth, middle age, and Seniors from around the area and around the state in the adjoining land. What a great zoning to add a community farm/ nursery/ garden. A new sub division is not Innovative nor adds to the fabric of our society.
 - The largest employer of Chandler, and most coveted of the State (Intel) is within 1 mile of this location. Lets be innovative to attract similar companies or attractions to compliment this employment base.



Opposition Point 2

2. Prior plans by City Leaders/ Planners

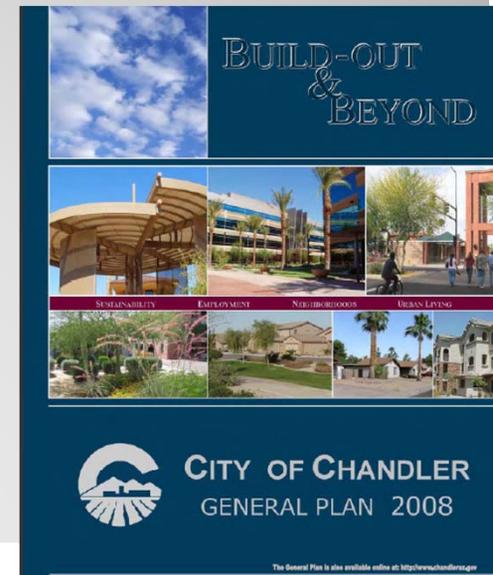
- In 1983, our city leaders already had an idea of what this area would look like- with Sun Lakes and Ocotillo community already taking shape. The thoughts of having a unifying Park (Compadre Stadium) to Chandler was very insightful.
- Instead of second guessing the plan,... how do you as their "heirs to the throne" think innovatively to complete the vision of this place being one of community gathering- Not houses?
- What things have you voted on that you hope others will continue to share the vision and carry the torch?
- When will you EVER be requested to convert PAD/ Neighborhood to Agricultural zoning?- Never,... This decision is permanent. Take the time to be creative while you have it!



Opposition Point 3

Chandler City Plan 2008 (Sustainable Neighborhoods)

- Half of the People on this council signed their name to the City Plan six(6) years back,... not one new housing development project has brought any “innovative or sustainable” concept.
- Its time to stop writing and start acting!



Conclusion

1. Rezoning this land for PAD/ residential use, as it is proposed is not in the Citizens of Chandlers' best interest
 - It will take a unique/ jewel property and turn it in to "just another nice neighborhood"
 - The City leaders back in the day expected more of this land than just another house, it is our responsibility to keep those visions alive
 - City Plan '08. Lets start daring ourselves to be something more than a bedroom community but put ourselves on the map with sustainable partnerships with public, private, and business interest. Lets stop "talking" and start acting!

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." M Mead

- Clips from the '08 Chandler General Plan

Appendix

VISION STATEMENT

The City of Chandler leads by example as a strong employment hub with desirable neighborhoods, outstanding public service and, above all, its commitment to sustainability.

As a major City, Chandler will be home to many world-class corporations. A key location for emerging technologies and entrepreneurial enterprises, the City fosters a creative environment that attracts a diverse and well-educated population. The array of employment opportunities and high paying jobs will be Chandler's defining characteristic and main force behind creating a vibrant, sustainable City.

Chandler's neighborhoods will provide a variety of housing types from single-family homes in very low-density areas to urban settings including lofts in mixed-use developments. In all cases, unique neighborhood character, exceptional municipal services and superior amenities including convenient shopping, recreation, and alternative modes of transportation will make Chandler neighborhoods among the most desirable places to live.

Besides a strong employment base and desirable neighborhoods, what will make Chandler stand out from other cities is its commitment to become a sustainable City and to encourage sustainable development. Taller, more intensive developments will take advantage of proximity to transit and freeways. Residents will rely less on automobiles, as walking and mass transit will be more convenient. Chandler will be known for its interconnected system of shaded pedestrian pathways. Many new developments will have incorporated green building practices, reducing water and energy use, and thus improving the surrounding environment.

Addendum

LAND USE TOWARD BUILD-OUT

Chandler land use policies are changing strategically. Decades of booming development have reduced the City's land resource to a point where decisions must be made carefully. Although known for growth, the community's expectations are now going to be focused on the most important goal of this general plan -- to create a sustainable City. This means that the City must continue to reserve land for economic development. This also means that certain areas within the City will be looking toward urbanizing, re-using and redeveloping. The City's commitment to neighborhood preservation and quality of life through land use compatibility and design quality will also be an essential land use strategy toward build-out.

Despite pressure from developers for more dwelling units, the General Plan recommends continuing to reserve land for non-residential development purposes. This planning strategy will ensure a positive jobs-to-housing balance and create a fiscally sustainable City, as described in the Cost of Development Element. Assuring the desired balance of land uses means that the City will need to become even more proactive in soliciting choice types of development. Incentives, such as permitting more intense construction and partnering with infrastructure investment can attract and retain high-tech jobs as well as generate increased commercial sales volumes.

Redevelopment initiatives also allow for better land utilization. Infill can supplement declining housing starts by bringing new homes to older neighborhoods. The additional population will help support businesses in areas where the commercial market may be currently oversaturated. Revitalizing individual commercial properties may have the effect of lowering vacancy rates and attracting a vibrant mix of retail and places of employment adjacent to City core residential areas.

Economic considerations have become more important than ever. Because the City has less available land, every public decision about how land will be developed is fundamental to assuring that living quality will be maintained and new jobs or future revenues will be sufficient to pay for levels of service expected by Chandler residents. Economic development is a critical sub-element of Land Use. For that reason, Land Use Goals are supplemented by Economic Development Goals.

Addendum

- Over 100 “Likes” with respect to ensuring the Zoning is consistent with “sustainability” and uses the community would like to enjoy.
- (see next few pages)

Facebook conversations

- Julie Bowling Erickson I keep wondering where they are going to put all these children. - our schools are already at or over capacity. I agree this should be rezoned for something else! June 9 at 11:05am · Like · 4
- Jacqueline Khoo Schnulo We r with you. There should expand Snedigar June 9 at 11:21am · Like · 4
- Linda Ewell Martrain Paul Hodges, I am with you on this as I see Greed in the eyes of the City of Chandler Council! It seems as if they are go for anything anyone wants to build. We have lots of empty commercial but more commercial is being built. June 9 at 11:23am · Like · 5
- Wendy Kay Coakley Agree June 9 at 11:43am · Like · 2
- Mary Barnett How many more "houses" do we need? Homes are filled with families and Chandler needs to keep that in mind for all generations. What would New York be without Central Park.? If anything, I'd like to see a LAKE there or some sort of Water area for more families to enjoy ! Thanks for letting us know. June 9 at 12:05pm · Like · 2
- Jeannette Gravino Vanderah i am with you that our community should enjoy this land together with our families..... June 9 at 12:06pm · Like · 4
- Sherri Larntz Totally agree...I think an expanded area for kids with SHADE would be a much better use for Chandler. June 9 at 12:08pm · Like · 3
- Tara L. Bower Totally agree use it for its original intent June 9 at 12:40pm · Like · 2
- Kathy Vogan Kershner Do you know if the land is currently owned by the city of Chandler? June 9 at 2:02pm · Like · 1
- Judi Bello This 19 year family is with you!!! June 9 at 2:11pm · Like · 2
- Joal Watson I would live to see an open park area, with the current stadium use for concerts in the park type of events.. Like a ravinia (in Chicago) June 9 at 2:17pm · Like · 8
- Lisi Bierster Sennett Totally agree that the land could be used as an amphitheater or something special that gives Chandler a unique outdoor venue. June 9 at 2:50pm · Like · 6
- Cindi Fernandez The City had other plans for this site when they rejected spring training at the facility. Originally the City said it would become a high-end resort type facility, but the place sat empty all these years. Single-family homes bring in more tax revenue. When "they" have their minds made up, it's a done-deal before the Planning / Council meetings even take place before the public. It's the way "they" have always worked. June 9 at 3:00pm · Edited · Like · 1
- Rick Headley Great idea. I have fought the battle against city zoning before, and won. They were going to allow a high density subdivision in the middle of a county island full of 1 acre plus properties. I gathered neighbors and spoke against it. We had a strong presence at the meeting, forcing the council to reconsider. I suggest we flood the council chambers with concerned citizens on the evening of the meeting. Take time to make a difference. June 9 at 3:40pm · Like · 6

- Sydney Walker Frey Completely agree June 9 at 6:08pm · Like · 1
- Chris Sterbenz I also completely agree. All of these newer apartment complexes (at 3 stories, none-the-less) and high-density developments have already diminished so much of South Chandler's appeal and potential. It's still a great place to call home, but it's been very disturbing to watch how the area has regressed over the past few yrs. June 9 at 7:25pm · Edited · Like · 2
- Eileen Dillon Turner Welcome to the world of the southeast valley! About 15 years ago ewe tried to preserve the night sky and no concrete block walls and now we have lots of walls and it is about 10 to 15 degrees hotter ad not able to enjoy the dark night sky like Tucson cause everyone bought their homes here! Welcome to our world! June 9 at 7:33pm · Like · 1
- Jill Gonzales Love your idea! Need more rec space for sure! June 9 at 8:06pm · Like · 1
- Paul Hodges Thanks to all that commented and gave a "like" to this. I am more fired up than ever to get in front of the council and speak my peace. I will represent you all well! As the day gets closer, I will comment one more time to this group to ask if you h...See More June 10 at 4:55pm · Like
- Linda Ewell Martrain Paul Hodges, keep us posted on the meeting day/time! June 11 at 3:17pm · Like · 1
- 11:31am [Expand](#)
- [Show Images](#)
- [Niomee Oliverio Baker](#) then--- this one was posted by Gina Giammona: Looks like Compadre Stadium and the rest of the SE corner of Ocotillo/Alma School will be turning into a Standard Pacific neighborhood....<http://vizzdanews.blogspot.com/2014/01/vizzda-1914-standard-pacific-homes-has.html>
- 11:32am [Expand](#)
- [Show Images](#)
- [Niomee Oliverio Baker](#) Carol Wesolowski Black They did a presentation at the Holiday Inn a few months ago. It's going to be a very large community, homes on small lots and townhouses. Very high density. February 18 at 6:34pm · Like
- Julie Wood Wilkinson Don't know the history of the baseball facility but was it ever used by any of the high schools or little kid programs after the Brewers left? Seems such a waste February 18 at 6:40pm · Like · 2
- Shanda Bogle Megan Bogle Craghead did you see this? February 18 at 7:59pm · Like
- Megan Bogle Craghead It was just offices after the brewers stopped playing there. Yes, Shanda Bogle I did know this. It is seriously making me annoyed February 18 at 8:27pm · Like
- Megan Bogle Craghead Also, Shanda Bogle they are putting an entrance into the neighborhood on Basha rd, which will result in terrible traffic for us February 18 at 8:32pm · Like · 1
- Shanda Bogle Boooooooooo February 18 at 8:44pm · Like
- Shanda Bogle Are they widening the road? February 18 at 8:44pm · Like
- Jennifer Heyman Ray No! February 18 at 8:46pm · Like
- Megan Bogle Craghead alright, everyone write in to the mayor and city council and tell them the residents do not want more houses to be built right there! February 18 at 9:16pm · Like · 3
- Bill Brothers did your zoning board and council already approve this? February 18 at 9:19pm · Like
- Megan Bogle Craghead unfortunately, yes February 18 at 9:22pm · Like · 1
- Corrine Stall Barker Wow - between this neighborhood, Fulton Ranch II and Autumn Park (also pretty small lots), they are going to have to do some serious school rezoning. All 3 neighborhoods are currently in Fulton Elementary. *Sigh* I remember attending opening day at Compadres Stadium. It started to finally put Chandler on the map, although it took forever to get there from town. I will be sad to see it go. February 18 at 9:46pm · Edited · Like · 3
- Melissa Wilmore Shimkus Randall just took a job as a partner at Vizzda...crazy you are posting this blog! They had nothing to do with the sale though. February 18 at 9:54pm · Like · 1

- Julie Bowling need to be made for sure. February 19 at 6:56am · Like · 1
- Darr Tillman Hey guys at least it's not APARTMENTS . We need housing , this has been a dead space for a long time. we lost the Spring Training shame on the city for that. Look what Mesa did. (Think of the traffic hell that would have been for us that time of year.) I welcome beautifully designed and well thought out single family home developments. PS, this information has been out almost a year now. Keep in the loop. February 19 at 8:12am · Edited · Like · 5
- Megan Bogle Craghead Something needed to be done with compadre stadium, I'll give you that. I love the empty fields, I think they are beautiful. I don't think we need more houses, I think we already have too many... February 19 at 8:50am · Like · 2
- Joal Watson I agree too many homes.. But a little clean up would have been nice.. I live in the gated community off Balboa and once they put in the Ocotillo spa thing traffic onto Balboa is going to be a disaster:(February 19 at 9:16am · Like
- Darr Tillman Remember all your housing pricing is going up and up with all the development. Good advise from Bill B. , go to the meetings get involved people, don't cry about it when it's too late. February 19 at 9:20am · Like · 1
- Megan Bogle Craghead You are right, staying active and in the know is the best thing we can do for our community February 19 at 9:33am · Like · 1
- Carol Wesolowski Black I live in Balboa Way, off Alma School, just south of Ocotillo. Both the Spa development and the new housing development will have a significant impact on Balboa Way and Alma School Road. I've attended all the public hearings. The Village (spa/gym/tennis/pool) will significantly impact the single family homes across the narrow lake from the development, more noise, lighting, traffic, decreased privacy, plus general public vehicles to access the Village via Balboa Way (a street not designed as an arterial). While the Village is a nice facility, not sure who their customer base will be with the high membership dues and the fact we have 9 other fitness facilities within a 3 mile radius (including the new LA Fitness). I'm not against development on the SW corner of Ocotillo/Alma School, it's just that a major commercial development is totally not the right use of this land as it abuts single family residences. The owners of the 12 residences across the lake from this development (Embarcadero), have spent over \$9 million for their homes. The proposed housing/townhome development on the SE corner of Alma School/Ocotillo will also impact this area due to traffic congestion. The plot plan shows the main entry to be directly across from Balboa Way. There is no stop light in this area and we already have difficulty exiting our community to head north on Alma School road with the traffic from Sun Lakes. In both cases, I feel it's extremely poor planning by the City of Chandler, improper use of land, and inadequate traffic controls. February 19 at 9:36am · Like · 3
- Miranda Headley Sad! I remember going to games there as a kid and never could figure out why they haven't done anything with it. Another part of old Chandler gone. February 19 at 9:43am · Like · 4
- Darr Tillman Megan, you are so on point, you cant cry about something if you never get involved and make a difference. February 19 at 9:59am · Like · 1
- Darr Tillman Before we came to Chandler, maybe those people are saying now hey I wish it was like the times when the cows were just across the street February 19 at 8:57pm · Like Debbie Caba-Grammer

#12

JUN 26 2014



MEMORANDUM

Planning Division - CC Memo No. 14-067

DATE: JUNE 26, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: APL14-0006 OCOTILLO AREA PLAN AMENDMENT/DVR13-0045/PPT13-0029 ECHELON @ OCOTILLO
Adoption of Resolution No. 4781
Introduction and Tentative Adoption of Ordinance No. 4547

Request: Amendment to the Ocotillo Area Plan from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse. In addition, request Rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout and housing product

Location: Southeast corner of Alma School and Ocotillo roads

Applicant: Chris Clonts
Standard Pacific of Arizona

Project Info: Approximately 64-acre total site, 181 single-family lots, 137 townhouse units

RECOMMENDATION

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

BACKGROUND

The subject site is comprised of a series of parcels totaling approximately 64 acres located at the southeast corner of Alma School and Ocotillo roads. The site is bordered on the west by Alma School Road with an under-construction commercial development including a fitness facility located west of the arterial. Ocotillo Road abuts the north side with an assisted living facility and a single-family residential neighborhood located north of Ocotillo Road. Adjacent on the south is an existing Basha's distribution facility and the City of Chandler Snedigar Sportsplex that includes a dog park. Basha Road is located along the site's eastern side, with Fulton Ranch and rural residential lots located further east. A portion of the subject site included the former Compadre Stadium site, the spring training home for the Milwaukee Brewers. The stadium, constructed in 1985, served until the club moved their spring training activities to West Phoenix. Although a series of minor league practice fields were incorporated in the City's Sportsplex, the Compadre Stadium site remains deserted.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as Residential allowing for a range of residential densities based upon location and other criteria. The proposed residential overall density of approximately 4.60 dwelling units per acre is consistent with the General Plan. Additionally, the site falls within the 2,700-acre Ocotillo Area Plan. The Ocotillo Area Plan designates the subject site for the Compadre Stadium site, a Junior High School, and future Employment along the southern side.

The request is for amendment to the Ocotillo Area Plan from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse. Based upon the developmental evolution surrounding the subject site, the proposed area plan amendment provides a more appropriate development solution consistent with and more compatible with the surrounding area. Due to the site's proximity, and level of quality, Echelon has been annexed into the Ocotillo Master Plan and will be included in the Ocotillo Community Association.

SUBDIVISION

The proposed Echelon at Ocotillo represents a resort style residential gated community that includes a series of three housing product types integrated around a central lake system. The request includes two detached single-family product types on approximately 54 acres, and an attached townhouse product on approximately 15.75 acres. The large single-family 'Estate' product includes 84 72'x80' lots, while the 'Villa' product includes 97 52'x105' traditional single-family lots. Finally, the townhouse product includes 137 units.

The central lake system provides a visual terminus for the two primary gated boulevard entries, as well as a natural separation and organization for the three housing product types. The subdivision includes an extensive curvilinear street system further enhanced by the resort style highly amenitized open space system. Echelon provides approximately 26 percent open space that includes the lake system, an extensive pedestrian pathway network, and three internal community parks featuring ramadas, a play pool, lap pool and spa, as well as outdoor fireplaces and play equipment. A direct pedestrian connection is provided to Snedigar Park along the

southern edge. The resort style theme draws from the Spanish Mission vernacular so prevalent in the Ocotillo community. The theme is carried throughout Echelon from the landscape material and design, to the highly stylized walls and monumentation, all the way through to the building architecture.

ARCHITECTURE

The 'Estate' housing product features three floor plans with four separate architectural styles per plan in 15 color schemes. The all two-story housing product includes significant use of architectural treatments and single story elements to break up the massing. Building square footages range from 3,500 to 3,700 square feet.

The 'Villas' housing product features three floor plans with three architectural styles per plan in 9 color schemes. The two-story housing product also includes significant use of single-story elements as well as highly developed architectural theming to provide an attractive and diverse housing product. Building square footages range from 2,600 to 3,000 square feet.

The 'Townhouse' housing product features attached housing units arranged in 3, 4, 5, and 6 unit buildings. All units feature 2-car garages and private entry courtyards. Unit square footages range from 1,539 to 1,875 square feet. The Townhouse product provides two architectural styles. The building architecture provides the same level of stylized diversity found upon the Estate and Villas product. Additional details for all three housing product types can be found within the attached Development Booklet.

DISCUSSION

Planning Staff supports the request. A review of the attached Development Booklet evokes a sense of detail overload. The highly stylized resort-style residential community brings a level of quality evident from the deep boulevard detailed gated entrances, to the articulate subdivision layout and lake system, to the diverse community amenity package, through to the highly stylized building architecture. The proposal remains responsive to the existing adjacencies such as the lack of homes backing onto the Basha's facility or the Snedigar Park Dog Park, as well as the continuation of the lush meandering landscape edge along Alma School and Ocotillo roads. While the acknowledgment of the now decade-old Compadre Stadium spring training departure reminds us of a time gone by, the proposed Echelon at Ocotillo residential subdivision represents a superb redevelopment that pushes the 'bar' universally expected within Ocotillo.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Neighborhood meetings were held on 12/12/2013, 04/01/2014 and 05/05/2014. Approximately 23 neighboring property owners attended the first meeting, 15 attended the second, and 5 attended the third. Many questions were asked regarding many project details. In summary, the collective census was support for the request. A question was raised regarding a potential for signalization at Balboa Way.

- Following the neighborhood meeting, the applicant conducted a traffic impact analysis for the subject site including a warrant analysis for Balboa Way. A nearby home owner was concerned that with the addition of traffic from the currently under construction fitness facility west of Alma School Road, coupled with traffic from the proposed Echelon community, that the Balboa Way intersection would become dangerous. The study was completed and submitted to the Transportation and Development Department for review. The study concluded that the intersection does not approach the warrants necessary for signalization both today, nor after the inclusion of traffic from the fitness facility or the Echelon development. Even when studied in the A.M. peak and P.M. peak timeframe alone, the traffic volumes through the intersection do not and are not projected to come close to necessitating a signal. City Staff met with the concerned neighbor to discuss the concerns as well as the study's findings. City Staff however did agree to conduct follow up studies to ensure the impact analysis findings remain accurate following construction.

- Following the neighborhood meetings, Planning Staff has received a series of phone calls from nearby residential property owners. Many calls were in support, several simply sought housing product information, and two conveyed concerns with future traffic along both Alma School and Ocotillo roads. Planning Staff has received an email in support from the Ocotillo Community Association as well as an email in opposition from a nearby resident. Both are attached to this memo.

At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Abstain: 1 (Baron)

A nearby resident spoke in opposition to the request. The resident characterized the property as a 'jewel' and offered alternative development solutions for the site such as private/public partnership recreational opportunities or a youth tech park. The resident submitted an email, referenced above, that is attached to this memo.

RECOMMENDED ACTIONS

Area Plan

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of APL14-0006 OCOTILLO AREA PLAN AMENDMENT, Area Plan amendment from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse.

Rezoning

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the Rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ECHELON AT OCOTILLO" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0045, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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.
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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.
8. 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 existing ranchette and animal privilege properties, as well as a City of Chandler Park with Dog Park that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a

disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges, as well as a City of Chandler Park with Dog Park and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ECHELON AT OCOTILLO" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0045, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. 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.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0029 ECHELON @ OCOTILLO, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Area Plan

Move to adopt Resolution No. 4781 approving APL14-0006 OCOTILLO AREA PLAN AMENDMENT, Area Plan amendment from Compadre Stadium, Employment and Junior High School, to Single-Family Residential and Townhouse, as recommended by Planning Commission and Planning Staff.

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4547 approving DVR13-0045 ECHELON @ OCOTILLO, rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

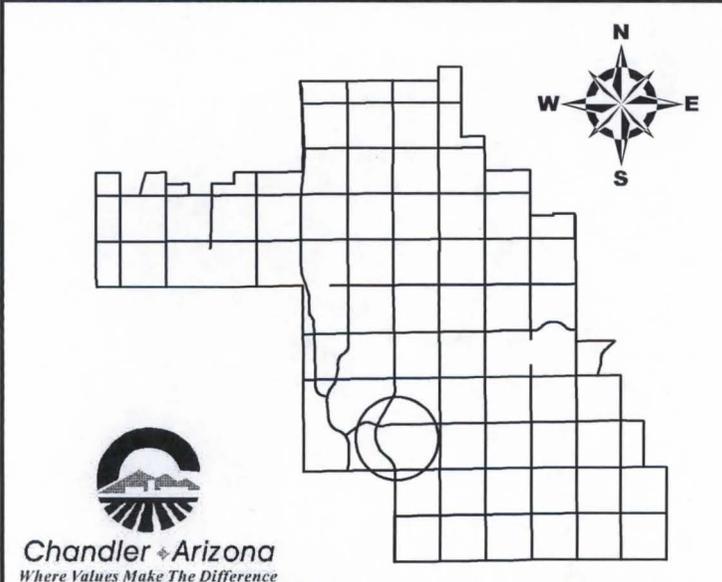
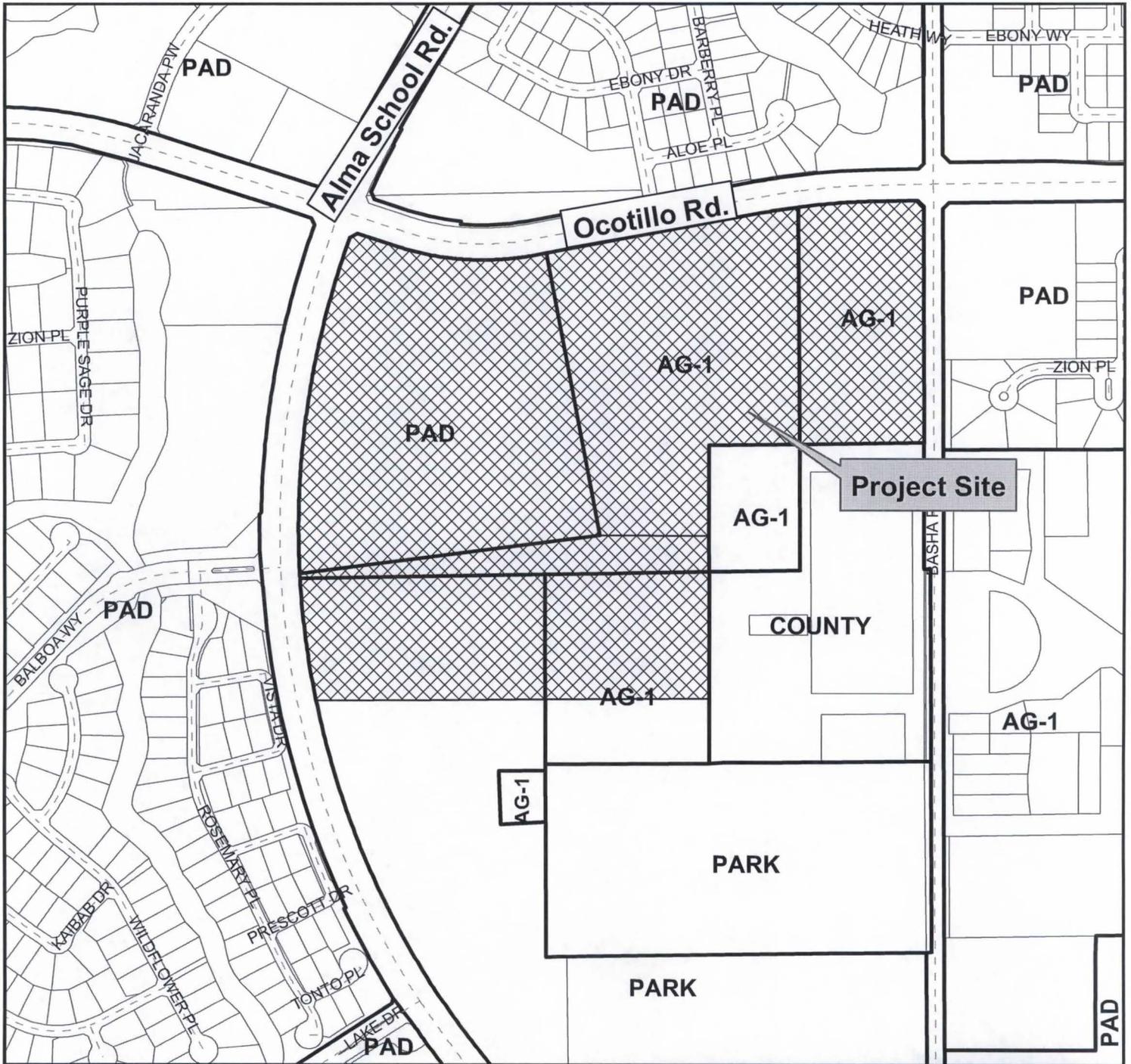
Move to approve DVR13-0045 ECHELON @ OCOTILLO, Preliminary Development Plan (PDP) approval for subdivision layout and housing product, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

Move to approve PPT13-0029 ECHELON @ OCOTILLO, Preliminary Plat (PPT) approval, subject to the condition as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Area Plan Maps
3. Site Plan
4. Landscape Plan
5. Housing Product
6. Detail Exhibits
7. Preliminary Plat
8. Support Email from OCA
9. Opposition Email
10. Resolution No. 4781
11. Ordinance No. 4547
12. Exhibit A, Development Booklet



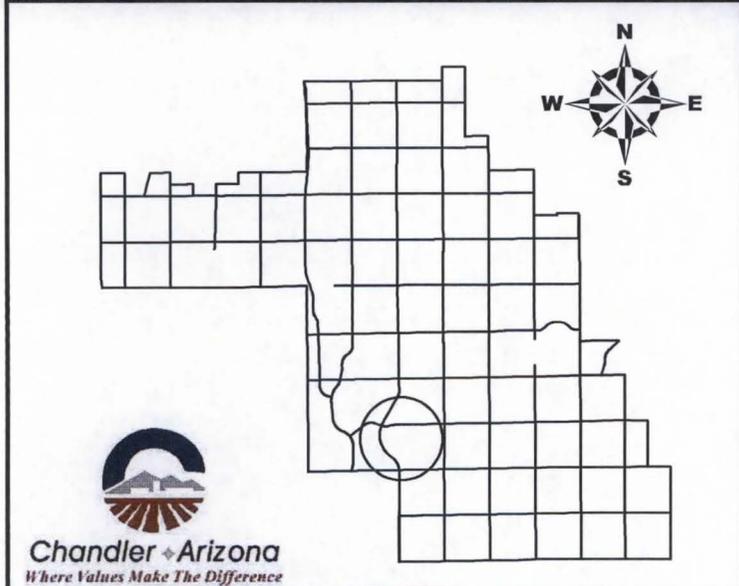
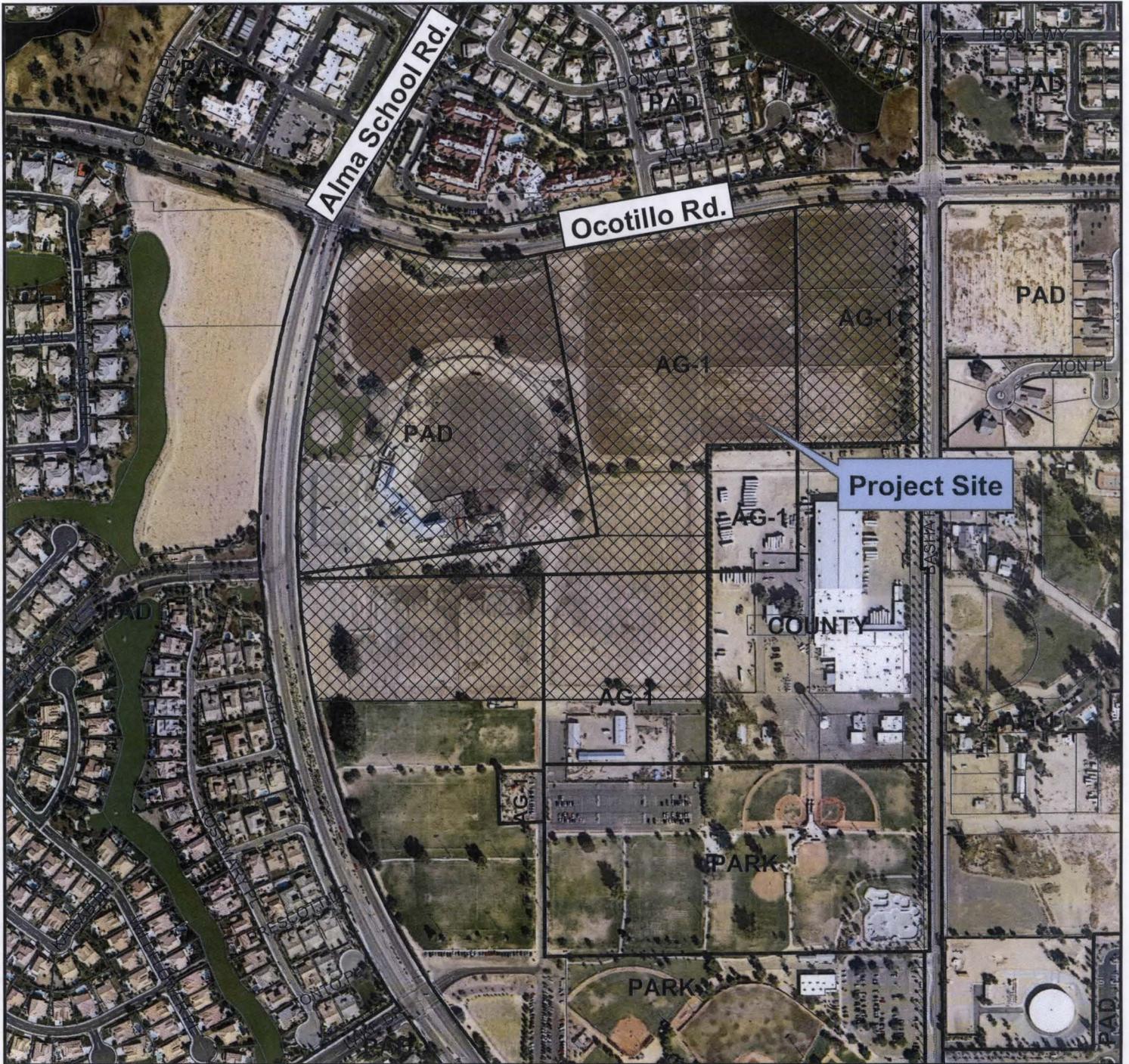
Vicinity Map



DVR13-0045

Echelon @ Ocotillo





Vicinity Map



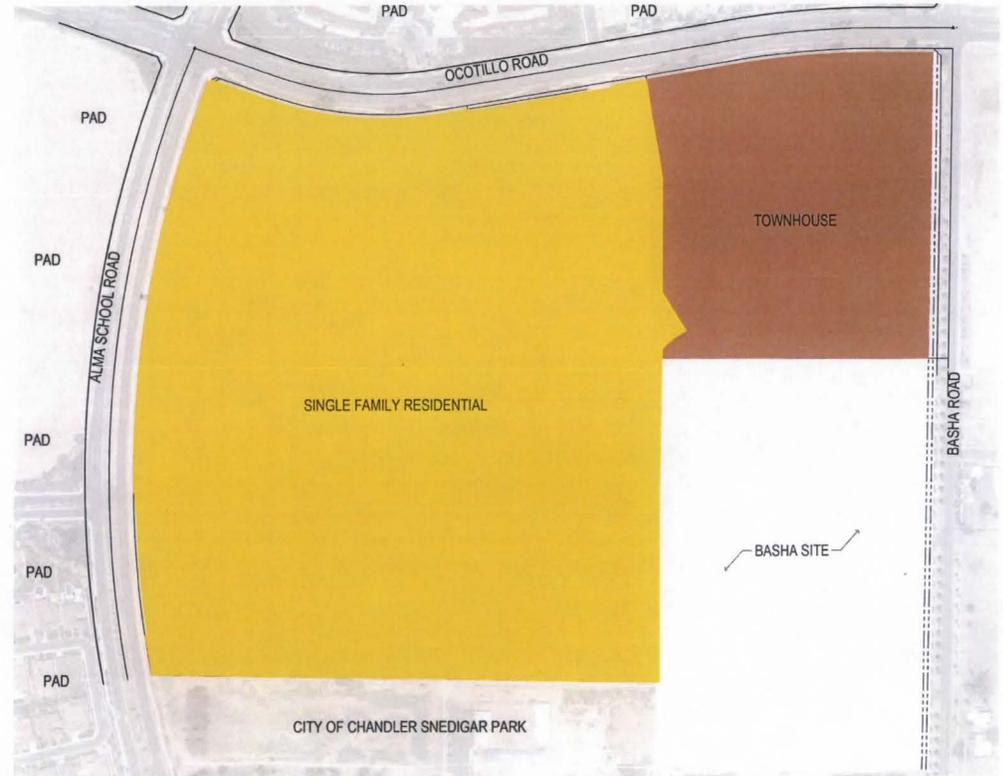
DVR13-0045

Echelon @ Ocotillo

Area Plan Amendment



Existing Area Plan



Proposed Area Plan Amendment

Development Plan

Site Data

Townhouse Site		
Description	Quantity	Mix
Gross Acreage	15.74 AC.	
3-Plex	24 Units	18%
4-Plex	32 Units	23%
5-Plex	45 Units	33%
6-Plex	36 Units	26%
Subtotal	137 Units	8.70 DU/AC
Traditional Homes Site		
Gross Acreage	53.43 AC.	
52'x105' Lots	97 Units	54%
72'x80' Lots	84 Units	46%
Subtotal	181 Units	3.39 DU/AC
Totals		
Gross Acreage	69.17 AC.	
Open Space	18.21 AC.	26%
<i>Lake Area</i>	<i>4.5 AC.</i>	<i>7%</i>
Townhouse	137 Units	43%
Traditional Homes	181 Units	57%
Total	318 Units	4.60 DU/AC



The Estate product allows for the development of a wide/shallow type product, which produces an architectural elevation that reduces the dominance of the garage to one third of the elevation. This longer elevation, allows the architecture to become the main feature of the street scene.



Fronts of the product offer a range of architectural features from covered porches to window treatments.

All of the varied architectural features create a varied and interesting street scene within the community and from outside the community.





The Townhouse product removes views of garages from traditional streets, putting the emphasis on the front doors and open space, creating a pedestrian character.



Park A



Park B



Park C

Walls and Monumentation

Primary Entry Treatment with Signage Elevation



PRIMARY ENTRY MONUMENT AT ALMA SCHOOL ROAD

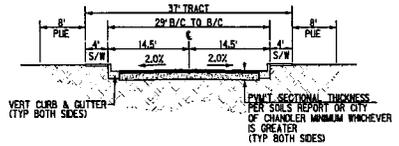
SCALE: 1/4"=1'-0"



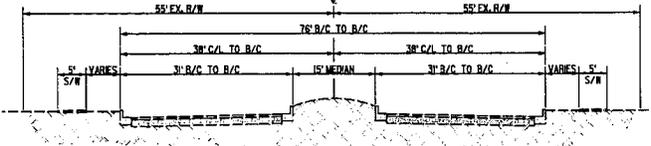
ENTRY THEME WALL

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

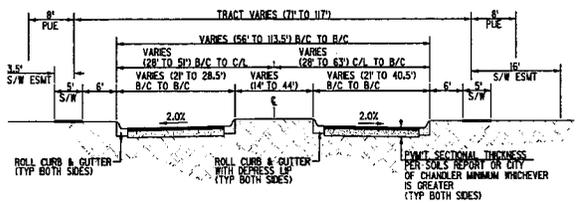




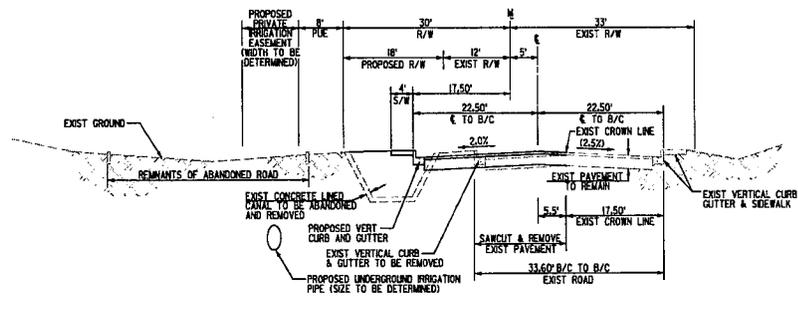
PRIVATE STREET
SUBDIVISION
NOT TO SCALE



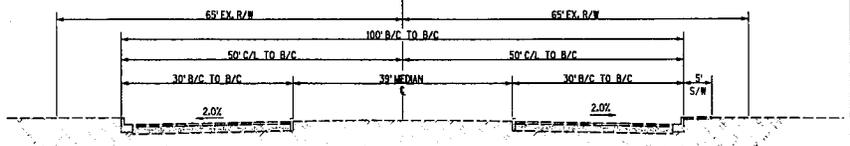
OFF-SITE
OCOTILLO ROAD
EXISTING
LOOKING EAST
NOT TO SCALE



PRIVATE
ENTRY STREET
NOT TO SCALE



PROPOSED COLLECTOR STREET SECTION (C-210)
BASHA ROAD N.T.S.



OFF-SITE
ALMA SCHOOL ROAD
EXISTING
LOOKING NORTH
NOT TO SCALE

TANGENT LINE DATA TABLE		
CURVE	LENGTH (FT)	DIRECTION
L1	33.75	N 85° 20' 39" W
L2	247.00	S 04° 39' 23" W
L3	33.75	N 85° 20' 39" W
L4	104.03	S 89° 20' 39" E
L5	102.60	S 32° 23' 00" E
L6	179.08	N 83° 12' 12" E
L7	200.48	N 00° 53' 02" W
L8	362.08	S 39° 42' 21" E
L9	250.14	S 89° 06' 36" E
L10	513.61	S 00° 58' 25" E
L11	250.43	S 89° 06' 36" E
L12	250.43	S 89° 06' 36" E
L13	45.54	S 42° 08' 27" E
L14	29.56	N 57° 45' 52" E
L15	46.01	S 12° 10' 55" E
L16	44.04	N 36° 10' 21" W
L17	136.66	N 08° 22' 20" W
L18	152.52	N 08° 22' 20" W
L19	85.76	N 19° 44' 07" E
L20	134.62	S 15° 08' 19" E
L21	30.20	S 72° 35' 29" W
L22	57.81	S 11° 19' 28" E
L23	127.81	N 88° 31' 19" E
L24	123.29	N 88° 31' 19" E
L25	58.89	S 73° 18' 49" W
L26	65.50	N 89° 00' 16" E
L27	58.58	S 72° 35' 11" W
L28	59.59	S 58° 37' 13" W

CURVE DATA TABLE			
CURVE	LENGTH (FT)	DELTA	RADIUS (FT)
C1	493.85	25° 34' 52"	1106.11
C2	172.53	34° 45' 56"	285.00
C3	138.52	24° 22' 22"	320.00
C4	138.82	27° 01' 08"	150.00
C5	247.72	05° 09' 36"	2786.60
C6	59.08	99° 33' 12"	34.00
C7	184.37	03° 39' 11"	2891.60
C8	46.35	78° 06' 31"	34.00
C9	577.69	14° 34' 09"	1820.11
C10	238.16	15° 30' 09"	814.00
C11	250.35	17° 54' 01"	801.33
C12	556.96	23° 39' 02"	1353.11
C13	191.04	22° 49' 51"	479.43
C14	167.13	16° 54' 21"	567.00
C15	372.59	38° 48' 49"	550.00
C16	319.72	43° 34' 45"	530.00
C17	344.17	15° 02' 01"	1200.00
C18	415.21	26° 29' 58"	900.00
C19	167.05	09° 39' 30"	99.00

CURVE DATA TABLE			
CURVE	LENGTH (FT)	DELTA	RADIUS (FT)
C20	439.46	31° 42' 42"	794.00
C21	306.35	29° 12' 36"	591.00
C22	256.84	36° 47' 23"	400.00
C23	112.92	43° 07' 52"	150.00
C24	208.44	59° 42' 46"	200.00
C25	135.93	38° 56' 29"	200.00
C26	161.16	14° 31' 02"	650.00
C27	78.90	30° 08' 11"	150.00
C28	162.89	26° 59' 57"	350.00
C29	117.63	10° 21' 57"	150.00
C30	113.06	196° 18' 00"	33.00
C31	189.14	36° 07' 22"	300.00
C32	45.61	64° 31' 08"	40.50
C33	154.75	44° 19' 54"	200.00
C34	132.72	15° 12' 30"	500.00
C35	41.08	15° 48' 21"	150.00
C36	28.24	10° 04' 57"	160.50
C37	115.63	26° 30' 01"	250.00
C38	112.18	194° 46' 36"	33.00

LEGEND			
●	WATER VALVE	● ● ●	PHASE LINE
⊕	EXISTING WATER VALVE	---	PROJECT BOUNDARY
⊙	FIRE HYDRANT	---	EASEMENT LINE
⊕	EXISTING FIRE HYDRANT	---	CENTERLINE
⊕	WATER METER	---	EXISTING CONTOUR
⊕	SEWER MANHOLE	---	EXISTING RECLAIMED WATER LINE
⊕	EXISTING SEWER MANHOLE	---	EXISTING POWER
⊕	SEWER CLEANOUT	---	EXISTING TELEVISION
---	PROPOSED WATER	---	EXISTING TELEPHONE
---	EXISTING WATER	---	EXISTING FORCE MAIN
---	EXISTING SEWER	○	MONUMENT
---	EXISTING NON-POTABLE WATER	---	EXISTING SIGN
---	EXISTING GAS LINE	---	MID-BLOCK RAMP
---	LAKE EDGE	---	SIDEWALK RAMP
---		---	SIDEWALK RAMP
---		---	MODEL HOME LOTS
---		---	CROSSWALK
---		---	PHASE LINE
---		---	PROJECT BOUNDARY
---		---	EASEMENT LINE
---		---	CENTERLINE
---		---	EXISTING CONTOUR
---		---	EXISTING RECLAIMED WATER LINE
---		---	EXISTING POWER
---		---	EXISTING TELEVISION
---		---	EXISTING TELEPHONE
---		---	EXISTING FORCE MAIN
---		---	MONUMENT
---		---	EXISTING SIGN
---		---	MID-BLOCK RAMP
---		---	SIDEWALK RAMP
---		---	SIDEWALK RAMP
---		---	MODEL HOME LOTS
---		---	CROSSWALK
---		---	MATCH LINE
---		---	TRACT LINE
---		---	EXISTING
---		---	S/W
---		---	EXISTING
---		---	EASEMENT
---		---	ESMT
---		---	PUE
---		---	PUBLIC UTILITY EASEMENT
---		---	PWMT
---		---	PAVEMENT
---		---	VNAE
---		---	VEHICULAR NON ACCESS EASEMENT
---		---	MUDE
---		---	MAINTENANCE, INUNDATION, LAKE AND DRAINAGE EASEMENT
---		---	EXISTING STREET LIGHT
---		---	EXISTING SCUPPER
---		---	EXISTING CURB & GUTTER
---		---	EXISTING GAS LINE
---		---	FOUND BRASS CAP
---		---	BRASS CAP IN HAND HOLE
---		---	R
---		---	RADIUS

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ECHELON AT OCOTILLO WEST
PRELIMINARY PLAT

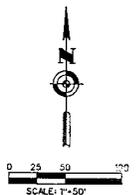
APPROVED FOR RECORD
47th N. H. HALL
COUNTY CLERK
MARICOPA COUNTY
PHOENIX, ARIZONA

PREPARED BY: DH
DRAWN BY: FHR
CHECKED BY: FHR
DATE: 10/20/2023

SHEET 2 OF 6
PROJECT NO. 13-036-02

C.O.C LOG NO. PPT13-0029

PPT13-0029



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ECHELON AT OCOTILLO WEST

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DATE: 11/11/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 13-036-02

C.O.C LOG NO. PPT13-0029

PPT 13-0029

PP713-0029

C.O.C. LOG NO. PPT13-0029

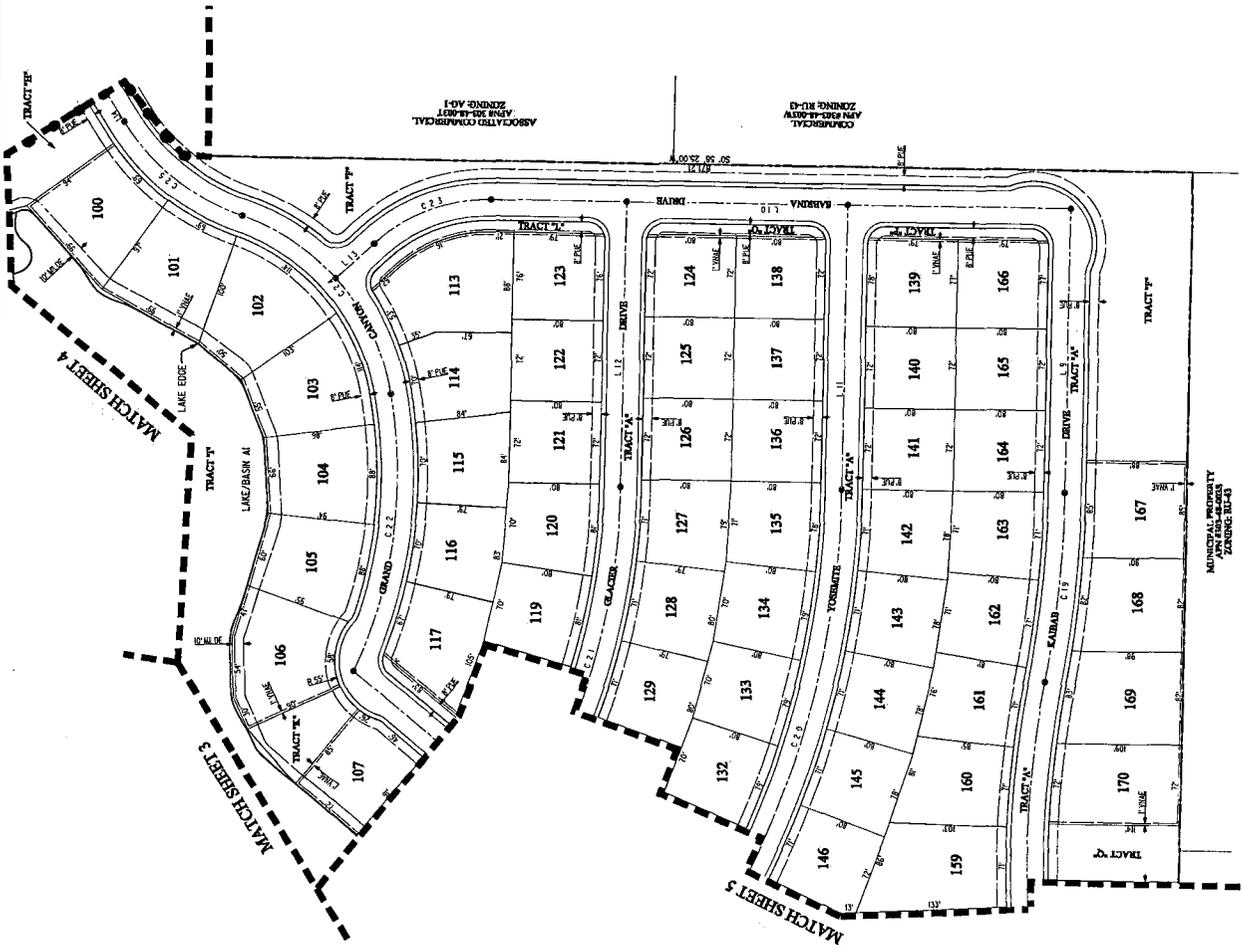


ECHELON AT OCOTILLO WEST PRELIMINARY PLAT

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ASSOCIATED MUNICIPAL ZONING MAP 1

MUNICIPAL PROPERTY AND PUBLIC UTILITIES

MUNICIPAL PROPERTY AND PUBLIC UTILITIES ZONING MAP 1

City of Chandler Planning and Development
Mr. Kevin Mayo
Planning Manager
215 East Buffalo Street
Chandler, Arizona 85225

Kevin,

We are writing this communication to express our support for the Echelon at Ocotillo project proposed by Standard Pacific Homes located on the south-east corner of Alma School Road and Ocotillo Road in Chandler. We have been working very closely with Standard Pacific Homes and their design team to produce a community that is both complimentary to the existing Ocotillo master plan and one that offers a variety of housing opportunities to an already diverse community. We believe Echelon is a high quality community integrating resort level amenities with highly detailed housing, utilizing a variety of materials.

On behalf of the Ocotillo Design Review Board and The Ocotillo Community Association , we encourage the Planning and Zoning Commission, Mayor Tibshraeny, and the entire City Council approve the Echelon at Ocotillo project. Echelon is a welcome addition to Ocotillo. Thank you for your support.

Sincerely,

Michael J. Palermo
For The BOD of The Ocotillo Community Association

Dear Sirs,

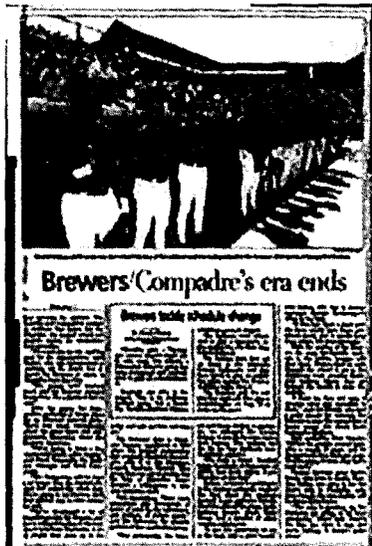
This letter is to oppose the Zoning request APL 14-006/DVR 13-0045, PPT13-009 on the corner of Alma School Road and Ocotillo Road. To be reviewed on June 4th, 2014. (The old Compadre Stadium)

Our reasoning for this request of denial for this project is multi-fold but centers around the future of Chandler and the opportunities the city has with this jewel of a piece of property.

In the spring of 1985, the Milwaukee Brewers left their antiquated facilities in Sun City for the expanses of Chandler. Back in 1985, Chandler was rural, with farmlands. Now, it is housing, housing and more housing. Compadre stadium is located in an upscale area of Chandler. For twelve years, the Brewers called this their spring home. Then in 1997, they were on the move again. This time to the west part of Phoenix, as a brand new facility was built for them. The Maryvale Baseball park. While the Brewers moved to a brand new facility, Compadre stadium sat vacant. It has been 14 years since baseball was played here. The park is just a vacant shell of its former self. Weeds, graffiti, garbage and a decaying facility are all that remains. The diamond is no longer visible thru the grass and weeds. The dugouts are sprayed with graffiti and the scoreboard in left stands like a ghostly sentinel overlooking the rotting stadium. There has been talk of demolishing the park and putting up a hotel, but nothing has ever been conclusive. So Compadre sits, and decays in the hot Arizona sun. A onetime green field that had the likes of Robin Yount, Teddy Higuera, Paul Molitor, and Cecil Cooper, now has snakes, bugs and god knows what else.

BallParks USA

In the 1980's I remember meeting Michael Jordan at the new Compadre stadium that was "Way out there" near Sun Lakes (which seemed to be half way to Tucson at the time. We also sat and watched fireworks, and in the recent years, watched our kids play ball at Snedigar park/ sports complex.



Since this time, the area has grown second to none, and one of our most admired neighbor- Intel has built state of the art facilities and supports the region through community outreach, employment, taxes, and other benefits of having 4000 jobs in the area. There are housing areas for as long as the eyes can see and this once "Way out" piece of property is now a great asset. The question is "what are we going

to do with this property". Although the City does not own it- the City has a great decision before them. Do we allow the section to be rezoned to every other Planned Area Development (PAD) that is sprinkled throughout the city, or do we go back to the vision that other great city leaders had of this area when they developed the land use for the stadium in the first place?

Do we really need another community of houses? Is this an Innovative use of this land and property? Where else can we find an appropriately zoned piece of property next to a pillar in the way of innovation surrounded by open fields and areas for our citizens to enjoy the free space, in a city that is becoming known far and wide as a top destination within Arizona.

We take bicycle rides along this street and property each weekend. Wow- what a trip down memory lane to see the young kids jogging before a game around the fields. We here the crowds cheer (or moan) when a goal is kicked from across the way. We see water fowl gather in the water ways,... and then we see a stadium- that most people do not know about, sitting idle in the fields. What an opportunity to develop this land for so much more than a house, but to encourage the land owners to use it for other purposes that will compel the city into a forefront of Innovation and land use by its citizens.

Although I know we can not direct the owners as to what to make of this land- they are only bound by the limitations for the Zoning. But we have found interest and even High School projects that envision this land as an extension of the already established Parks and Recreation system.

There has been ideas to revive the ballpark- with private corporations supporting it. We have seen ideas to convert the stadium into an amusement park with Go Cart (clean energy development) racing as a key attraction,... This land could be used for other sports or active lifestyle amenities- that support the myriad of communities it already serves, It could be used to support a "green" lifestyle with crops and agriculture plots for city dwellers to use for local production of fruits and vegetables,. An amphitheater and place for musical concerts and finally we recently read a paper called "Youthville" developed by a Chandler youth that would use this area for young entrepreneurs who would develop business ideas and concepts on this land, and allow the "incubation" of these ideas to flow to the entities that support them (corporations, City, individuals).

This area has been neglected and overlooked in the past 20 years due to bad economic conditions, lack of vision by past city leaders, changes in city government and City Charter, and lack of desire by any citizen group to fight for more City/ Business partnerships when it comes to open spaces in this city. Do we really need another pretty community in this City or do we need the things that support economic growth- Parks, business/ local government collaboration, innovation of land use, a place to get away from the day to day grind.

We are requesting the City NOT approve new zoning for this land until further thought can be put into how to best use this CROWN Jewel of the city!

EMAIL FROM PAUL HODGES
4580 S. FRESNO

RESOLUTION NO. 4781

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "OCOTILLO AREA PLAN" FROM COMPADRE STADIUM, EMPLOYMENT AND JUNIOR HIGH SCHOOL TO SINGLE-FAMILY RESIDENTIAL AND TOWNHOUSE ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ALMA SCHOOL AND OCOTILLO ROADS

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the southeast corner of Alma School and Ocotillo roads; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008 encourage the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Ocotillo Area Plan", has been adopted for the area bounded by Queen Creek Road, The Gila River Indian Community, Chandler Heights Road, and Hartford Street;

WHEREAS, the applicant prepared this amendment to the existing "Ocotillo Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

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

SECTION I. That the attached map exhibit, an Amendment to the Ocotillo Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on June 4, 2014, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4781 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

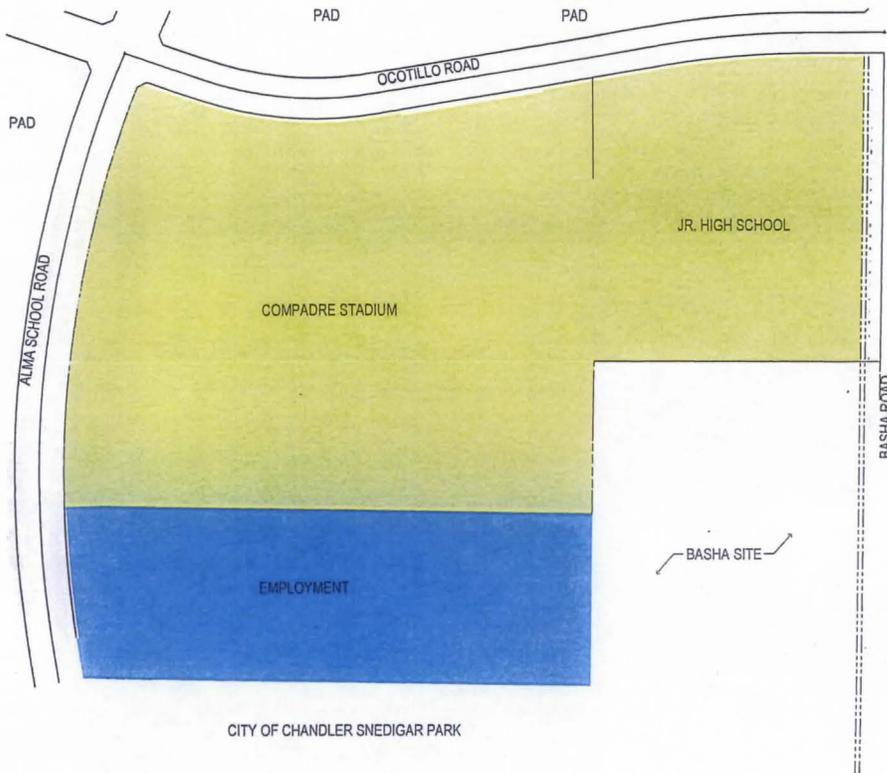
APPROVED AS TO FORM:

CITY ATTORNEY

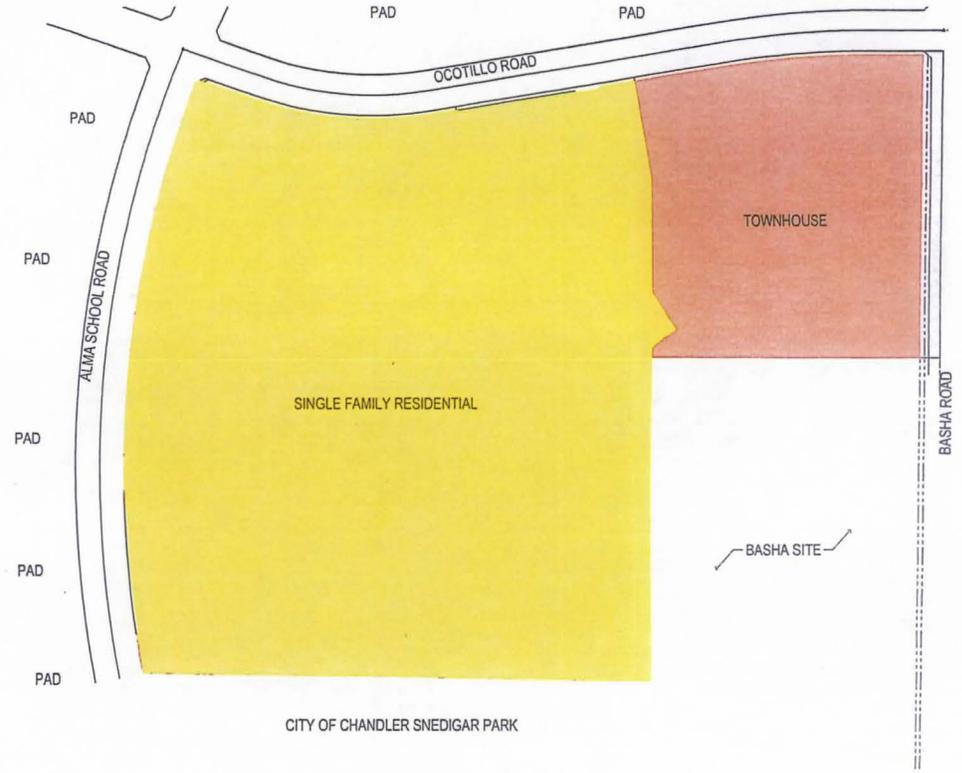
GAB

Area Plan Amendment

RESOLUTION NO. 4781



Existing Area Plan



Proposed Area Plan Amendment

ORDINANCE NO. 4547

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMPADRE STADIUM AND AGRICULTURAL DISTRICT (AG-1), TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL AND TOWNHOUSE (DVR13-0045 ECHELON @ OCOTILLO) 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:

PARCEL-A

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST.

OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CHANDLER BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 20 AND THE CENTERLINE INTERSECTION OF WEST OCOTILLO ROAD AND BASHA ROAD, FROM WHENCE A CHISELED 'X' IN CONCRETE SPEED BUMP, FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 20, BEING ON

THE MONUMENTED CENTERLINE OF BASHA ROAD, BEARS SOUTH 00° 57' 36" WEST, 2649.21 FEET;
THENCE SOUTHERLY, ALONG SAID EAST LINE OF SECTION 20 AND SAID MONUMENTED CENTERLINE OF BASHA ROAD, SOUTH 00° 57' 36" WEST, 891.49 FEET;
THENCE DEPARTING SAID EAST LINE OF SECTION 20, NORTH 89° 49' 16" WEST, 647.33 FEET, TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 89° 49' 16" WEST, 126.68 FEET;
THENCE SOUTH 00° 57' 36" WEST, 871.21 FEET;
THENCE NORTH 89° 07' 25" WEST, 1359.61 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH ALMA SCHOOL ROAD, AS DESCRIBED IN WARRANTY DEED OF DEDICATION, INSTRUMENT NUMBER 1990-0212884, AND THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 79°26'51" EAST, 2935.00';
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD THE FOLLOWING 2 COURSES;
THENCE NORTHERLY, 1626.01 FEET, ALONG SAID ARC, CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 31° 44' 32";
THENCE NORTH 65° 22' 20" EAST 28.78 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST OCOTILLO ROAD, AS SHOWN ON MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR OCOTILLO, RECORDED UNDER BOOK 303, PAGE 24, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY LINE OF WEST OCOTILLO ROAD THE FOLLOWING 3 COURSES;
THENCE SOUTH 70° 38' 26" EAST 145.59 FEET TO A POINT OF CURVATURE, HAVING A RADIUS OF 942.68 FEET;
THENCE EASTERLY, 472.72 FEET, ALONG SAID ARC, CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 28° 43' 55";
THENCE NORTH 80° 37' 39" EAST 573.28 FEET;
THENCE DEPARTING SAID SOUTHERLY LINE OF WEST OCOTILLO ROAD, SOUTH 09° 12' 24" EAST 171.26 FEET;
THENCE SOUTH 11° 27' 04" WEST, 47.23 FEET;
THENCE SOUTH 11° 54' 30" EAST 182.78 FEET;
THENCE SOUTH 52° 23' 19" WEST, 23.26 FEET;
THENCE SOUTH 07° 22' 21" EAST 55.67 FEET;

THENCE SOUTH 00° 11' 30" WEST, 143.98 FEET;
THENCE SOUTH 32° 16' 08" EAST 92.44 FEET;
THENCE NORTH 57° 43' 52" EAST 54.13 FEET;
THENCE SOUTH 32° 16' 08" EAST 33.59 FEET;
THENCE SOUTH 00° 11' 30" WEST, 79.62 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2,166,767 SQUARE FEET OR 49.74 ACRES MORE OR LESS.

PARCEL-B

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 5 EAST.

OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA, BEING AS DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CHANDLER BRASS CAP IN HAND HOLE
FOUND AT THE NORTHEAST CORNER OF SAID SECTION 20 AND THE
CENTERLINE INTERSECTION OF WEST OCOTILLO ROAD AND BASHA
ROAD, FROM WHENCE A CHISELED 'X' IN CONCRETE SPEED BUMP,
FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 20, BEING ON
THE MONUMENTED CENTERLINE OF BASHA ROAD, BEARS SOUTH
00° 57' 36" WEST, 2649.21 FEET;

THENCE SOUTHERLY, ALONG SAID EAST LINE OF SECTION 20 AND
SAID MONUMENTED CENTERLINE OF BASHA ROAD, SOUTH 00° 57'
36" WEST, 891.49 FEET;

THENCE DEPARTING SAID EAST LINE OF SECTION 20, NORTH 89° 49'
16" WEST, 12.00 FEET, TO THE **POINT OF BEGINNING;**

THENCE CONTINUING NORTH 89° 49' 16" WEST, 635.33 FEET

THENCE NORTH 00° 11' 30" EAST 79.62 FEET;

THENCE NORTH 32° 16' 08" WEST, 33.59 FEET;

THENCE SOUTH 57° 43' 52" WEST, 54.13 FEET;

THENCE NORTH 32° 16' 08" WEST, 92.44 FEET;

THENCE NORTH 00° 11' 30" EAST 143.98 FEET;

THENCE NORTH 07° 22' 21" WEST, 55.67 FEET;

THENCE NORTH 52° 23' 19" EAST 23.26 FEET;

THENCE NORTH 11° 54' 30" WEST, 182.78 FEET;

THENCE NORTH 11° 27' 04" EAST 47.23 FEET;

THENCE NORTH 09° 12' 24" WEST, 171.26 FEET, TO THE SOUTHERLY
LINE OF WEST OCOTILLO ROAD, AS SHOWN ON MAP OF DEDICATION

OF RIGHT-OF-WAY AND EASEMENTS FOR OCOTILLO, RECORDED UNDER BOOK 303, PAGE 24, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY LINE OF WEST OCOTILLO ROAD THE FOLLOWING 3 COURSES;
THENCE NORTH 80° 37' 39" EAST 226.73 FEET TO A POINT OF CURVATURE, HAVING A RADIUS OF 2433.15 FEET;
THENCE WESTERLY, 397.12 FEET, ALONG SAID ARC, CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 09° 21' 05";
THENCE NORTH 89° 58' 44" EAST 187.06 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF BASHA ROAD, AS SET FORTH IN BOOK 73, MISCELLANEOUS RECORDS, PAGE 523 AND BOOK 6, OF ROAD MAPS, PAGE 11 MARICOPA COUNTY RECORDS;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00° 57' 36" WEST, 836.44 FEET, **POINT OF BEGINNING**.
CONTAINING 613,685 SQUARE FEET OR 14.09 ACRES MORE OR LESS.

Said parcel(s) are hereby rezoned from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential (Parcel A) and townhouse (Parcel B), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ECHELON AT OCOTILLO" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0045, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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.

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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.
8. 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 existing ranchette and animal privilege properties, as well as a City of Chandler Park with Dog Park that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges, as well as a City of Chandler Park with Dog Park and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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 Division 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.

