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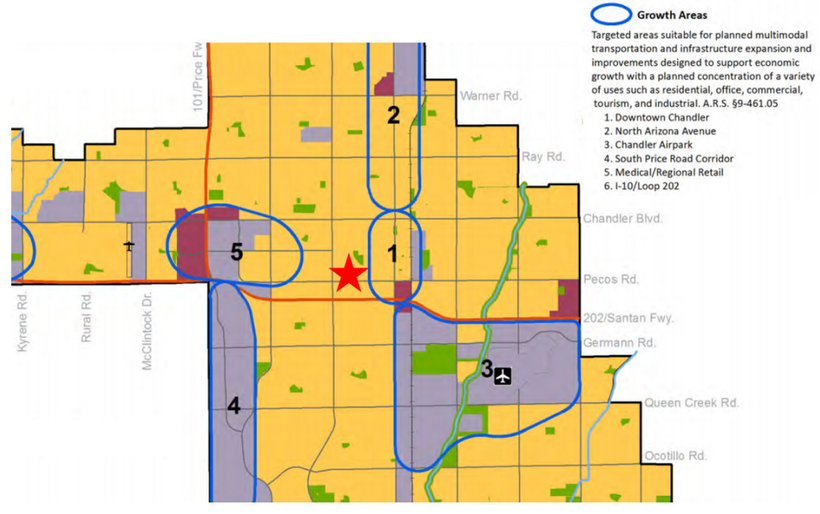
INTRODUCTION & PURPOSE OF REQUEST

The purpose of this request is to rezone a vacant, underutilized +/- 2-acre site at the northeast corner of Pecos Road and Pleasant Drive from AG-1 (Agricultural) to PAD (Planned Area Development) to allow for the development of 24 luxury townhomes in a community to be known as ***Pleasant Gardens***.

The property consists of one (1) parcel (APN: 303-21-001D). The site is currently vacant and undeveloped and well-suited for a rezone that enables appropriate development as a transition between the arterial and apartments to the south and the single-family homes to the north and east. The proposal would be consistent with the site's General Plan land use designation of "Neighborhoods," which "allows a range of residential densities." At 12 du/ac, this proposal would assist in providing the City with housing diversity and variety. Chandler has a great deal of single-family neighborhood in the 2-5 du/ac range and apartments in the 18-30 du/ac range. This community would provide a housing type that is currently under-provided for in the Chandler residential market.

COMPATIBILITY TO SURROUNDING PROPERTIES

The site is located just outside of the Downtown Chandler growth area. It is centrally located to multiple growth areas within the City. See exhibit to the right. It is important to provide high-quality residential development within close proximity to these employment and growth districts because it provides the degree and variety of housing that creates a strong employee pool. That employee pool both in turn attracts and retains quality employers for the City.



Even closer, just across Pecos Road, is the new ALMA 202 development, which provides a mixed-use atmosphere along with an expansion of medical offices for Banner Health. The Banner Ocotillo hospital campus is just across the Loop 202 Santan Freeway, less than half a mile to the south (see exhibit to the right). The subject proposal will provide the density needed to support doctors, nurses, and medical staff in a luxury townhome option.

Additionally, the subject proposal is located within the San Macros neighborhood, which features a mix of single-family residential and medium density residential as well as large open park spaces and amenities, including the San Macros golf course. The table below outlines the immediate adjacent uses to the subject property.

Table 1 – Existing Conditions

Direction	General Plan Designation	Zoning	Current Use
Site	Neighborhoods	AG-1	Vacant
North	Neighborhoods	PAD	Single Family Residential
South	Neighborhoods	PAD	Multi-Family Residential
East	Neighborhoods	PAD	Single Family Residential
West	Neighborhoods	PAD	Multi-Family Residential

GENERAL PLAN LAND USE CONFORMANCE

The site is designated on the City's General Plan Land Use Map as *Neighborhoods*. That designation allows for a "range of densities." Pleasant Gardens is the type of community that is both in demand and underrepresented in Chandler. It provides a luxury rental experience in a community that is neither apartment living nor traditional single-family. Our proposed density of 12 du/ac, our proposed height of two stories, and our exceptional design hits a sweet spot for providing density while developing a compatible and complementary neighbor to single-family residential.

The General Plan seeks to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceed the following goals outlined in the General Plan, as detailed below.

Conservation, Rehabilitation, and Redevelopment Policy:
Facilitate adaptive reuse of vacant or underutilized buildings/properties to create opportunities for new housing and business development.

The subject property has been a vacant, dirt lot since approximately 1996. The proposed development will provide a new opportunity for high-quality residential density near many of Chandler's growth centers. Although just west of the Southern Arizona Avenue Entry Corridor Study area, the proposal meets the Plan's goals of bringing more density to the area to support businesses.

Land Use and Development Policy:
Encourage compatible infill projects.

Again, the proposed development is redeveloping a vacant lot within an already established neighborhood. The proposed density is compatible with the mix of densities surrounding the parcel, including single-family residential (north and east) and medium density multifamily (south). Infill projects are always difficult because of two reoccurring factors in such development. First, infill is, by definition, surrounded by existing development. We must be concerned with compatibility to that existing development. Second, infill development usually comes with higher densities. This is often due to the small size of the property and the fact that other development (such as employment, retail, roadway infrastructures, schools, etc.) has already come to the area, raising the price of the land.

These two factors, when combined, can create challenges for infill development. In our opinion, the proposal here balances those interests extremely well. The height remains at two stories, which is consistent with a single-family neighborhood. Buffers have been implemented where possible to buffer the existing single-family. Reduced windows have been used on the elevations to reduce privacy concerns. The quality of the elevations is exceptional and will complement the surrounding neighborhood. And the density is at a level that is a transition between single-family densities and traditional multifamily density.

Housing and Neighborhoods Policy:
Promote a compatible mix of housing types in infill areas.

For any city to maintain a stable and sustainable housing supply, it needs to provide a mix of densities and housing products. Doing so enables the city to respond to market demands and shifting trends and preferences. A city that concentrates too heavily on only traditional single-family-detached communities will quickly find itself missing out on large employers looking for higher densities of housing and retailers looking for more rooftops. And cities that leverage themselves too much on apartments may find themselves lacking the longevity of single-family ownership. A mix of housing is healthy and needed, as the General Plan states.

We believe this product type if ideal for this site and this time. The site needs a hybrid product that bridges the single-family to the north and east and the arterial and multifamily to the south. The proposed product provides that. The heights are limited to two stories, each unit has a two-car garage and private backyard, and the community will only have 24 homes. The community looks and feels like a blend between traditional single-family and traditional multifamily. It is an elegant solution for this small parcel, and it will bring a luxury product to this passed-over corner.

ZONING COMPATIBILITY & DESCRIPTION OF PROPOSAL

Proposed Zoning

We are seeking PAD zoning at a density level Chandler identifies as “Medium-density Residential 3.5-12du/ac.” The Chandler General Plan states the following regarding the typical characteristics of sites where this density is appropriate, which our site meets:

> Medium-density residential (3.5-12 dwelling units per acre) can be considered for **infill parcels** in **areas located between land uses of different intensities where a transitional use or density gradation is advisable**, or as a component of a mixed-use development. Medium-density residential may be located **along arterial roads**, freeway

corridors, adjacent to employment and commercial areas, regional parks or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justifications warrant approval. (Emphasis added)

The elements we have emphasized in this excerpt above are true of our development, meaning the City and the voters have established that the proposed medium density project is appropriate for this site.

Site Amenities

Under the proposed PAD, ***Pleasant Gardens*** will be an innovative and well-designed residential community that incorporates open space and recreational areas to provide an exceptional quality of life for all the future residents. Large landscape tracts along the street frontages, as well as building forward design, with front doors and patios facing the street will create an interactive streetscape. Centralized amenities will include a 40' lap and recreation pool with separate jacuzzi. A large ramada and BBQ will provide seating and shade and opportunities for outdoor gatherings. Adjacent to the ramada will be a restroom facility, shower, and storage closet for pool games that tenants will have access to. Other outdoor games will also be provided and will include large Jenga, tic tac toe, and cornhole. Additionally, in the centralized guest parking an EV car charging station will be provided. Lastly, large landscape buffers will be located along the north and east property lines to provide a buffer to the existing single-family homes.

Proposed Building Design

As depicted on the Conceptual Architectural Elevations (excerpted below and attached), our design team has gone to great lengths to develop an exceptional housing product. ***Pleasant Gardens*** offers a single three-bedroom floor plan that ranges in square feet from 1887sf – 1942sf, depending on middle or end unit.

This product has been designed for residents who desire the features of a single-family home and want to live on smaller lots that require less maintenance. Each home has a generous patio/courtyard and a traditional two-car garage. Exterior features such as patios and courtyards extend the interior living spaces to the exterior, providing inviting architecturally scaled elements to the streetscape. These elements encourage interaction between residents and the community.

Square footages can be broken down as follows:

Middle Unit:
- Livable = 1,887 SF
- Garage = 442 SF
- Storage = 42 SF
- Covered Patio = 101 SF
- Uncovered Patio = 126 SF
- Deck = 98 SF

End Unit:
- Livable = 1,942 SF
- Garage = 517 SF
- Storage = 51 SF
- Covered Patio = 96 SF
- Uncovered Patio = 112 SF
- Deck = 93 SF

Conceptual elevations are shown below (with all views attached herein):

The building design applies 4-sided architecture with thoughtful massing manipulation. A contemporary architectural style has been selected that incorporates uncomplicated building lines with mono and couple roof designs. Exterior finishes will include 5-6 materials with 2-3-stucco color variations. The development includes 2-building elevation variations with distinct finish materials,

stucco color tones, and roof lines. Deeply recessed patios and second story decks that integrate building privacy wall screening and minimal second story side elevation window sizes with diffused glazing.

Proposed Landscaping

The landscape design for Pleasant Gardens is a Mediterranean style with a lush, low-water-use plant palette. The shrub and groundcover plant material is a mix of seasonal flowering plants with red, purple, and yellow color. Integrated into the design are medium to large canopy trees to shade sidewalks and driveways and a combination of evergreen vertical and canopy trees to buffer the existing residential properties to the north and east of this site. The two driveway entrances to the property are flanked by 20 -foot Date Palms for accent. The Pecos Road landscape buffer consists of a continuous soldier row of a hybrid, thornless Mesquite tree variety that will maintain a “vase-shape” symmetrical stature that will shade the street-side sidewalk. The ground level plant palette along Pecos Road consists of a mixture of medium to large flowering plants in the background with low-flowering groundcovers in the foreground near the sidewalk.

CONCLUSION

We believe the subject request for a new multifamily townhome residential project is consistent with the surrounding land use and zoning and provides a quality land use solution for this vacant infill site. Vacant infill parcels, especially in residential areas, can destabilize and degrade the adjacent area. The type of quality design we are proposing on this vacant parcel will enhance the surrounding developments and buffer the existing residential development from the noise from Pecos Road. Additionally, the proposal provides much needed housing for the expanding employment growth areas throughout the City, especially the new expanded Banner campus just across Pecos Road.

The proposed residential community meets the City’s standards of quality and diversity, while meeting the General Plan goals. We believe ***Pleasant Gardens*** will be a quality addition to the existing residential neighborhood by providing an exceptionally designed house product within an enclave community that will provide a transition between the single-family developments to the north and east and the roadway and apartments to the south.