



City Council Regular Meetin

Thursday, January 28, 2021
6:00 p.m.

Chandler City Council
88 E. Chicago St., C



From left to right: Councilmember Matt Orlando, Councilmember Rene' Lopez, Vice Mayor Mark Stewart, Mayor Kevin Hartke, Councilmember OD Harris, Councilmember Christine Ellis, Councilmember Terry Roe

Our Vision

We are a world-class City that provides an e of life.

Our Brand

A safe community that connects people, ch and inspires excellence.

Our Goals

City Council Strategic Policy Goals

1. Being the most connected City
2. Being a leader in trust and transparency
3. Maintaining fiscal sustainability
4. Attracting a range of private sector busine
5. Fostering a contemporary culture that em
6. Being safe and beautiful

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given members of the Chandler City Council and to the general public that the handler City Council will hold a MEETING open to the public on Thursday, January 28, 2021, at 6 p.m., in the Chandler City Council Ch Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter the City Clerk's office a 480-782-2181. Requests should be made as early as possible to allow time to a accommodation.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.



Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Le



Infill and Redevelopment



Mobility



Quality of Life



Innovation and Technology



Neighborhoods



General Gover

Call to Order

Roll Call

Invocation - Pratibha Somaiya, Bhaktivedanta Cultural Center

Pledge of Allegiance

Scheduled Public Appearances

1. Citizen Bond Exploratory Committee Update – Chairman Boyd Dunn

Consent Agenda


Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and will be made if the item will be considered separately.



City Clerk


1. **January 2021 Council Minutes**

Move to approve the Council meeting minutes of the Regular Meeting of January 14, 2021 and the Special Meeting of January 14, 2021.

Council Focus Area(s): 

2. **Board and Commission Appointments.**

Move City Council approve the appointments to the Historic Preservation Commission.


Council Focus Area(s): 



Community Services

3. **Purchase of Fitness Equipment for Tumbleweed Recreation Center**

Move City Council approve the purchase of fitness equipment, from Life Fitness, LLC, utilizing S No. 081120-LFF, in the amount of \$94,838.42.

Council Focus Area(s): 

4. **Professional Services Agreement with Environmental Planning Group, LLC, for Lantana Ranch Phase I Improvements Post Design Services**

Move City Council award Professional Services Agreement No. PR1905.270 to Environmental P LLC, for the Lantana Ranch Park Phase I Improvements Post-Design Services, in an amount no \$38,184.

Council Focus Area(s): 

5. **Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Phase I Improvements**

Move City Council award Construction Contract No. PR1905.401 to Nickle Contracting, LLC, for Ranch Park Phase I Improvements, in an amount not to exceed \$3,372,663.20.

Council Focus Area(s): 




6. **Professional Services Agreement with Dibble CM, LLC, for Lantana Ranch Park Phase I Improvements Construction Management Services**

Move City Council award Professional Services Agreement No. PR1905.451 to Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements Construction Management Services, in an amount not to exceed \$169,150.

Council Focus Area(s):  

7. **Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for Irrigation Supplies**

Move City Council approve Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, in an amount not to exceed \$350,000, for one year, April 1, 2021, through March 31, 2022.


Council Focus Area(s):   



Development Services

8. **Replat, PLT20-0031, Chandler Crossing Amended**

Move City Council approve Replat PLT20-0031, Chandler Crossing, located at the northeast corner of Arizona Avenue and Chandler Heights Road, Amended as recommended by Development Services Staff.

Council Focus Area(s): 

9. **Adoption of Resolution No. 5432, Introduction of Ordinance No. 4954, Preliminary Development Plan, and Preliminary Plat Approval, PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings**

Area Plan

Move City Council adopt Resolution No. 5432 Chandler Airpark Area Plan amendment, PLH20-0066, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No.4954 approving PLH20-0028 Hudson Crossings, Rezoning from PAD multi-family to PAD single family for a single family


development, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0028 Hudson Crossings for subdivision layout and building architecture, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.


Preliminary Plat

Move City Council approve Preliminary Plat PLT20-0032 Hudson Crossings, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the condition recommended by Planning and Zoning Commission.

Council Focus Area(s): 

10. **Preliminary Plat, PLT20-0029/ and Final Plat, PLT20-0030 Lotus Project**

Move City Council approve Preliminary Plat, PLT20-0029 and Final Plat, PLT20-0030 Lotus Project located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road) as recommended by Planning and Zoning Commission and Planning staff.

Council Focus Area(s): 

11. **Adoption of Resolution No. 5433, Introduction of Ordinance No. 4955, and Preliminary Development Plan, PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion**

Area Plan




Move City Council adopt Resolution No.5433 Downtown Ocotillo Area Plan amendment, PLH20-0047, located east of the southeast corner of Queen Creek and Price roads as recommended by the Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4955 approving PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan


Move City Council approve Preliminary Development Plan PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion for site layout and building architecture, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Council Focus Area(s):   

12. **Introduction and Tentative Adoption of Ordinance No. 4959, PLH20-0049 1st Pet Veterinary Centers**

Move City Council introduce and tentatively adopt Ordinance No. 4959 approving PLH20-0049 1st Pet Veterinary Centers, Rezoning from Planned Area Development (PAD) to Planned Area Development Amended, adding veterinary clinic and like uses, located at 1257

W. Warner Road (West of the Southwest corner of Alma School and Warner Roads), subject to the conditions as recommended by the Planning and Zoning Commission.

Council Focus Area(s): 

13. **Introduction of Ordinance No. 4958, Preliminary Development Plan and Preliminary Plat, PLH19-0063/PLT19-0055 Elux at McQueen**

Rezoning


Move City Council introduce and tentatively adopt Ordinance No. 4958 approving PLH19-0063 Elux at McQueen, Rezoning from AG-1 to PAD for multi-family residential located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH19-0063 Elux at McQueen for site layout and building architecture located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.


Preliminary Plat

Move City Council approve Preliminary Plat PLT19-0055 Elux at McQueen located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the condition recommended by the Planning and Zoning Commission.

Council Focus Area(s):  

14. **Preliminary Plat, PLT20-0033 Queen Creek Commerce Center**

Move City Council approve Preliminary Plat PLT20-0033 Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Planning and Zoning Commission.


Council Focus Area(s): 



Information Technology


15. **Purchase of Cisco Smartnet**

Move City Council approve the utilization of 1GPA's Contract No. 16-11PV-05, for the purchase of Cisco Smartnet, from NTT America Solutions, Inc., in the amount of \$123,971.

Council Focus Area(s): 

16. **Agreement No. IT9-208-4034, Amendment No. 1, with CCG Systems, Inc., dba FASTER Asset Solutions for the Fleet Management System**

Move that City Council approve Agreement No. IT9-208-4034, Amendment No.1, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, in the amount of \$93,352, for the period of one year, beginning September 30, 2020, through September 29, 2021.


Council Focus Area(s): 



Management Services


17. **Claims Report for the Quarter Ending December 31, 2020**

Move to accept the claims report for the quarter ending December 31, 2020, which is on file in the City Clerk's office.

Council Focus Area(s): 


18. **New License Series 10, Beer and Wine Store Liquor License application, for Quiktrip Corporation, dba Quiktrip #450**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126582, a Series 10, Beer and Wine Store, for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450, located at 175 N. McQueen Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300221 L10.

Council Focus Area(s): 


19. **License Series 10, Beer and Wine Store Liquor License application, for MRK Family LLC, dba 7-Eleven #27215E**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job no.125538, Series 10, Beer and Wine Store Liquor License, for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E, located at 2025 W. Warner Road, and approval of the City of Chandler Series 10, Beer and Wine Store Liquor License No. 300274 L10.

Council Focus Area(s): 

20. **New License Series 12, Restaurant Liquor License application, for AZPG Ray LLC, dba AZ Pho and Grill**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 128161, a Series 12, Restaurant Liquor License, for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill, located at 885 N. 54th Street, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300264 L12.


Council Focus Area(s): 



Police Department

21. **Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing, LLC, dba All City Towing, for Police Towing**

Move City Council approve Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing dba All City Towing, for police towing, for the period of January 1, 2021, through December 31, 2022

Council Focus Area(s): 



Public Works and Utilities

22. **Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for Street Repaving, Surface Seals, and Repair Services**

Move City Council approve Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for street repaving, surface seals, and repair services, in an amount not to exceed \$7,600,000, for a one-year term, May 1, 2021, through April 30, 2022.

Council Focus Area(s): 


23. **Purchase of Hot Mix Asphalt Materials**

Move City Council approve the purchase of hot mix asphalt materials from Vulcan Materials Company, utilizing City of Tempe Contract No. T19-143-01, in an amount not to exceed \$150,000.

Council Focus Area(s): 


24. **Introduction of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District**

Move City Council introduce and tentatively adopt Ordinance No. 4953 granting an irrigation easement to Salt River Project Agricultural Improvement and Power District at the northwest corner of Arizona Avenue and Queen Creek Road, at no cost, to formalize an existing United States Government undefined irrigation easement at this location.

Council Focus Area(s): 


25. **Introduction of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District**

Move City Council introduce and tentatively adopt Ordinance No. 4956 granting three (3) irrigation easements to the Roosevelt Water Conservation District (RWCD) within portions of Chandler Heights Road on either side of the Cooper Road intersection, at no cost, to accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Council Focus Area(s): 

26. **Purchase of an XBroom Street Sweeper**


Move City Council approve the purchase of an XBroom Street Sweeper from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of \$293,185.26.

Council Focus Area(s): 

27. **Introduction of Ordinance No. 4948 Adopting Updated Versions of Previously Adopted Public Works Design and Construction Standards**

Move City Council introduce and tentatively adopt Ordinance No. 4948 adopting updated versions of previously adopted Public Works design and construction standards and amending Chapter 43, Section 43-5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-

4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.


Council Focus Area(s): 

Briefing


28. Councilmember Orlando Requests a Briefing on COVID-19 Vaccinations

Informational

29. **Regular Meeting Minutes of the November 18, 2020, Planning and Zoning Commission**

Council Focus Area(s): 

30. **Study Session Minutes of the November 18, 2020, Planning and Zoning Commission Meeting**

Council Focus Area(s): 

Unscheduled Appearances

Current Events

1. Mayor's Announcements
2. Council's Announcements
3. City Manager's Announcements

Adjourn



City Council Memorandum City Clerk's Office Memo No. 21-002

Date: 01/28/2021
To: Mayor and Council
From: Dana DeLong, City Clerk
Subject: January 2021 Council Minutes

Proposed Motion:

Move to approve the Council meeting minutes of the Regular Meeting of January 14, 2021 and the Special Meeting of January 14, 2021.

Background/Discussion

Attached for approval are the City Council minutes for the meetings held on January 14, 2021.

Attachments

January 14, 2021 Regular Meeting Minutes
January 14, 2021 Special Meeting Minutes



City Council Memorandum City Clerk's Office Memo No. 21-003

Date: 01/28/2021
To: Vice Mayor and City Council
From: Mayor Kevin Hartke
Subject: Board and Commission Appointments

Proposed Motion:

Move City Council approve the appointments to the Historic Preservation Commission.

Historic Preservation Commission

Appoint Cheryl Bell
Appoint Erika Finbraaten
Appoint Kevin Weight



City Council Memorandum Community Services Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 Andy Bass, Community Services Director
From: Joseph Petrella, Recreation Manager
Subject: Purchase of Fitness Equipment for Tumbleweed Recreation Center

Proposed Motion:

Move City Council approve the purchase of fitness equipment, from Life Fitness, LLC, utilizing Sourcewell Contract No. 081120-LFF, in the amount of \$94,838.42.

Background/Discussion:

Twelve pieces of cardio equipment are being purchased at Tumbleweed Recreation Center (TRC) as recommended in the cardio and strength equipment replacement plan. The pieces of equipment being purchased include five treadmills, three power mills, two upper body ADA pieces, and two zero impact running motion machines. The pieces of equipment being purchased are a part of the Life Fitness, Octane Fitness, and SciFit cardio commercial series. The new pieces of equipment will replace models that have high usage hours and require frequent repairs. The TRC will also receive a trade-in credit of \$6,700 for the twelve pieces of equipment that are being replaced. The expected delivery date is early April 2021.

Evaluation:

Sourcewell competitively solicited and awarded a contract for fitness equipment to Life Fitness, LLC. Sourcewell has designated Advanced Exercise Equipment, Inc., as its local authorized distributor. The City has a current Intergovernmental Agreement with Sourcewell allowing for the cooperative use of its contracts.

Staff recommends cooperative use of this contract because the Sourcewell contract provides uniform competitive pricing discounts of up to 35%, highly-detailed support services, warranty conditions, and free training. These conditions protect the City's investment and further ensure years of full operation and service. The Sourcewell contract is valid through October 1, 2024.

Account No.	Fund Name	Fiscal Impact		
		Program Name	Dollar Amount	CIP Funded Y/N
401.4580.6419.0.6PR634	General Government Capital Project	Fitness Equipment	\$94,838.42	Y



City Council Memorandum Community Services Memo No. CP21-067

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 Andy Bass, Community Services Director
 Andrew Goh, Capital Projects Manager
From: Hafiz Noor, Engineering Project Manager
Subject: Professional Services Agreement No. PR1905.270 with Environmental Planning Group, LLC, for Lantana Ranch Park Phase I Improvements Post Design Services

Proposed Motion:

Move City Council award Professional Services Agreement No. PR1905.270 to Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements Post-Design Services, in an amount not to exceed \$38,184.

Background/Discussion:

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work includes any design clarifications or modifications with the designer of record for seamless and continued coordination with utilities, other agencies, bidders, the contractor and the construction management firm before and during construction of this project. The scope also includes attendance at construction meetings, review of shop drawings and submittals, environmental services, and preparation of final as-built drawings. The contract completion time is 180 calendar days following Notice to Proceed.

A related Construction Contract with Nickle Contracting, LLC, and a related Professional Services Agreement with Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

The City's selection process was conducted in accordance with City policy and procedure and State law. Staff recommends approval of this agreement with Environmental Planning Group, LLC, based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Account No.	Fund Name	Fiscal Impact		CIP Funded Y/N
		Program Name	Dollar Amount	

427.4580.6210.0.6PR629 Parks SE Impact Fees	Lantana Ranch Park Site	\$38,184	Y
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Attachments

Location Map
Agreement



City Council Memorandum Community Services Memo No. CP21-066

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
Andrew Goh, Capital Projects Manager
From: Hafiz Noor, Engineering Project Manager
Subject: Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Park Phase I Improvements

Proposed Motion:

Move City Council award Construction Contract No. PR1905.401 to Nickle Contracting, LLC, for the Lantana Ranch Park Phase I Improvements, in an amount not to exceed \$3,372,663.20.

Background/Discussion:

On January 30, 2020, Community Services Department staff facilitated a public meeting to receive input from Chandler citizens regarding the design of the park. On November 17, 2020, staff conducted a follow-up meeting with the Lantana Ranch Home Owners Association to discuss parking options for the new park. On March 3, 2020, the City's Parks and Recreation Board unanimously approved the conceptual design for the park. All feedback received during the public outreach process has been supportive of the new park design.

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads, to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work consists of construction of removals, grading, concrete sidewalks, curbing, gutters, storm drainage, lighting, fencing, irrigation, trees, shrubs, turf, signage, playground surface and equipment, exercise equipment, multi-court surfaces and equipment, and other park amenities, including seating, trash receptacles, bike racks, dog waste stations, picnic tables, ramada, drinking fountain, and flagpole. The construction contract time is 150 calendar days following Notice to Proceed.

A related Professional Services Agreement with Dibble CM, LLC, and a related Professional Services Agreement with Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

Six (6) bids were opened on December 21, 2020.
The bid results were as follows:

Contractor	Bid Total
Nickle Contracting, LLC	\$3,372,663.20
DNG Construction, LLC	\$3,381,800.49
Low Mountain Construction, Inc.	\$3,386,238.14
Stratton Builders	\$3,831,112.50
Hunter Contracting Co.	\$3,976,964.83
Haydon Building Corp.	\$4,100,000.00

Fiscal Impact				
Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
427.4580.6210.0.6PR629	Parks SE Impact Fees	Lantana Ranch Park Site	\$3,372,663.20	Y

Attachments
Contract
Location Map
Conceptual plan



City Council Memorandum Community Services Memo No. CP21-068

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 Andy Bass, Community Services Director
 Andrew Goh, Capital Projects Manager
From: Hafiz Noor, Engineering Project Manager
Subject: Professional Services Agreement No. PR1905.451 with Dibble CM, LLC, for Lantana Ranch Park Phase I Improvements Construction Management Services

Proposed Motion:

Move City Council award Professional Services Agreement No. PR1905.451 to Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements Construction Management Services, in an amount not to exceed \$169,150.

Background/Discussion:

This project is for Phase I improvements to Lantana Ranch Park, located at the southeast corner of Queen Creek and McQueen roads to provide open space turf areas, lighted multi-use courts, shaded aviation-themed playground, outdoor fitness equipment, lighted walkways, and park amenities.

The project scope of work includes pre-construction assistance, contractor oversight, construction administration, construction inspection, utility coordination, schedule review, review of progress payments, response to shop drawings and submittals for design compliance, materials testing quality assurance, and project close-out. The contract completion time is 210 calendar days following Notice to Proceed.

A related Construction Contract with Nickle Contracting, LLC, and a related Professional Services Agreement with Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements, are also scheduled for this City Council meeting.

Evaluation:

The City's selection process was conducted in accordance with City policy and procedure and State law. Staff recommends approval of this agreement with Dibble CM, LLC, based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Account No.	Fund Name	Fiscal Impact		CIP Funded Y/N
		Program Name	Dollar Amount	
427.4580.6210.0.6PR629	Parks SE Impact Fees	Lantana Ranch Park Site	\$169,150	Y

Attachments

Location Map
Agreement



City Council Memorandum Community Services Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Andy Bass, Community Services Director
From: Jeffrey Larsen, Parks Operations and Maintenance Manager
Subject: Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for Irrigation Supplies

Proposed Motion:

Move City Council approve Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, in an amount not to exceed \$350,000, for one year, April 1, 2021, through March 31, 2022.

Background/Discussion:

Since 1990, the Parks Division has utilized a centralized irrigation system to control area lighting and irrigation in Chandler parks. The existing system is 30 years old and has become unreliable with frequent communication problems and component failures. It is also becoming difficult to find parts or obtain support for the existing system.

The Parks Division's goal is to convert all the old controllers to a new system within two years. Last year, Baseline irrigation equipment was installed at 23 parks. The new system offers several advantages over the existing, outdated system. The new technology focuses on conserving water and provides cloud storage services. This feature allows staff to access the system from anywhere through a phone, tablet, or desktop. Baseline also has several local representatives, which will reduce the lead time on parts and service. The cities of Scottsdale and Avondale and the Town of Gilbert have also converted over to the Baseline system.

This contract will allow staff to purchase Baseline irrigation equipment for the remaining parks that have the old irrigation system. Attached is a map showing the locations where the new equipment will be installed.

Evaluation:

On March 26, 2020, City Council approved an agreement with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, for a one-year period, with the option of up to four one-year extensions. The Contractor has agreed to extend for one additional year at the same terms, conditions and a 3.5% price increase staff finds to be fair and reasonable.

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
401.4580.6419.0.6PR644.0	General Government Capital	Centralized Irrigation Sys Replace	\$350,000	Y

Attachments

Baseline Controller Map
CS0-670-4172 Irrigation Supplies Amendment One



City Council Memorandum Development Services Memo No. DS21-100

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
Louis Kneip, Development Engineering Manager
From: Jason Richardson, Plan Review Manager
Subject: PLT20-0031, Chandler Crossing Amended
Request: Replat Approval
Location: Northeast corner of Arizona Avenue and Chandler Heights Road
Applicant: Stuart Rayburn

Proposed Motion:

Move City Council approve Replat PLT20-0031, Chandler Crossing, located at the northeast corner of Arizona Avenue and Chandler Heights Road, Amended as recommended by Development Services Staff.

Background Data:

- 16.27 acre commercial site with 4 lots
- Zoned PAD

Purpose:

The previously approved plat created four commercial lots. This replat makes minor adjustments to several lot lines, affecting a total of four lots. The site has already been developed and no lots are being added or removed.

Recommended Conditions of Approval

Not Applicable

Attachments

Map
Aerial Photo
Exhibit



City Council Memorandum Development Services Memo No. 21-003

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Josh Wright, Assistant City Manager
Derek Horn, Development Services Director

From: Susan Fiala, Senior Planner
Subject: PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings

Request: Area Plan Amendment to the Chandler Airpark Area Plan from High-Density Residential to Low-Medium Density Residential Rezoning from Planned Area Development (PAD) for multi-family residential to PAD for single-family residential
Preliminary Development Plan for subdivision layout and building architecture
Preliminary Plat

Location: East of the northeast corner of McQueen Road and the Loop 202 Santan Freeway

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Area Plan

Move City Council adopt Resolution No. 5432 Chandler Airpark Area Plan amendment, PLH20-0066, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No.4954 approving PLH20-0028 Hudson Crossings, Rezoning from PAD multi-family to PAD single family for a single family development, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0028 Hudson Crossings for subdivision layout and building architecture, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT20-0032 Hudson Crossings, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the condition recommended by Planning and Zoning Commission.

Background Data:

- Site is approximately 6.39 net acres

- Site was zoned in 2007 as Planned Area Development (PAD) for multi-family (MF-3 standards), along with Area Plan Amendment on two acres of the 6.39 acre site from Special Use Commercial to High Density Residential 2007 approval included a stipulation requiring Preliminary Development Plan approval that was never submitted

Surrounding Land Use Data:

North	Willis Rd. then City Water Treatment Facility	South	Loop 202 Santan Freeway
East	Consolidated Canal	West	Single family residential (under construction)

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No change
(Chandler Airpark Area Plan (CAAP))	High Density Residential (12.1- 18 du/ac)	Low-Medium Density Residential (3.6-8 du/ac)

Proposed Development

	Gated single family subdivision
# of Lots	43 single family lots
Density	6.73 dwelling units per acre
Building Setbacks (min.)	Front - 10 ft. to livable, 20 ft. to garage Sides - 5 ft. Rear - 20 ft. to livable, 10 ft. to patio (plans 3 and 4)
Lot Size	Min. 3,200 sq. ft., 40 ft. by 80 ft.
Lot Coverage (max.)	55 percent
Building Height (max.)	30 ft. to midpoint of peak
Building Architecture	Desert Contemporary, Modern Spanish, Mid-Century, Modern Prairie
Parking Spaces	Two car garages per home 11 visitor parking spaces
Amenities	Airport-themed tot lot and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the proposed amendment to the Chandler Airpark Area Plan. The proposed density of 6.73 du/acre is lower than the existing site's multi-family zoning, which permits a density of up to 18 du/acre. The proposed density is also compatible with the 35 lot single family subdivision, located to the west, which is being developed at a density of 5.83 du/acre.

The subdivision is proposed as a gated community with unique site constraints including single vehicular access to an arterial road (McQueen Road) and located at the termination of a dead-end street (Willis Road). Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of development standards and residential design guidelines.

Staff finds the proposal to be consistent with the goals of the General Plan and the CAAP, as amended, and recommends approval subject to conditions.

Traffic Analysis

A Traffic Impact Study is not required for this size of residential development, as it is expected to generate less than 100 trips in an hour. Transportation Engineering staff reviewed and confirmed that both McQueen Road and Wills Road have ample capacity to accommodate the additional traffic generated by this proposed development.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on October 28, 2020. Two residents attended virtually and asked questions regarding construction of a sound wall and vehicular turns from Willis Rd. onto McQueen Rd. and heading west on the Loop 202 Santan Freeway. No opposition to the project was stated.
- As of writing this memo, Planning staff is not aware of opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.

Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Planning Administrator has issued a conflict evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport operations. A copy of the report detailing the Airport Commission's findings is attached to this memo. The Airport Commission's recommended mitigation measures to address the operational conflicts are included as zoning stipulations.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from PAD multi-family to PAD single family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, 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. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Front Building Setback (min.)	10 feet to livable, 20 feet to garage
Side Building Setback (min.)	5 feet
Rear Building Setback (min.)	20 feet to livable, 10 feet to patio (plans 3 and 4)

5. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
- 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 within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, 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 Recorder's Office upon sale of the property.
 - The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
 - Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
 - The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
 - The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
 - All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
 - The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."
6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport 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 or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. 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 subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler wastewater treatment facility 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 or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. 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.
9. 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.

Preliminary Development Plan

Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, 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. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. 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.
7. The same elevation style and color scheme combination shall not be built adjacent to or directly across the street from one another.
8. 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.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of

Chandler and this Preliminary Development Plan shall apply.

10. At least one roadway-style sign shall be installed in a prominent location identifying the presence of low flying aircraft.
11. The roadway easement located north of Lots 34-43 shall be improved with a decomposed granite drive, a paved sidewalk and landscaping.

Preliminary Plat

Planning and Zoning Commission recommends the City Council approve the Preliminary Plat, 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.

Attachments

Resolution No. 5432

Ordinance No. 4954

Vicinity Maps

Airport Conflict

Development Booklet, Attachment A

**City Council Memorandum Development Services Memo No. 21-05**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Josh Wright, Assistant City Manager
Derek Horn, Development Services Director
From: Benjamin Cereceres, City Planner
Subject: PLT20-0029/PLT20-0030 LOTUS PROJECT
Request: Preliminary Plat and Final Plat (PLT)
Location: Southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road)
Applicant: Sven Tustin / Connor Commercial Real Estate

Proposed Motion:

Move City Council approve Preliminary Plat, PLT20-0029 and Final Plat, PLT20-0030 Lotus Project located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road) as recommended by Planning and Zoning Commission and Planning staff.

Background Data:

- Site is 53.33 acres in size
- Zoned Planned Area Development District (PAD) for Light Industrial in 2018
- Four flex industrial buildings were built under Phase I and three additional buildings will be built for Phase II

Purpose:

All four existing buildings in Phase I and the undeveloped area for Phase II are located on one parcel. The current property owner is seeking to divide the parcel into seven (7) separate lots, one for each building, to be sold and owned individually.

The preliminary plat and final plat outline the lots, tracts, easements, and rights-of-way to be conveyed or dedicated as part of developing the site in substantial conformance with the Council-approved rezoning. The City Council approved the zoning on April 12, 2018.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

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

Attachments

PLT20-0030 Vicinty Maps
PLT20-0029 Preliminary Plat
PLT20-0030 Final Plat



City Council Memorandum Development Services Memo No. 21-004

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 Derek D. Horn, Development Services Director

From: Susan Fiala, Senior Planner
Subject: PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion
Request: Area Plan Amendment to the Downtown Ocotillo Area Plan from Multi-Family Residential to Commercial
 Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial
 Preliminary Development Plan for site layout and building architecture

Location: East of the southeast corner of Queen Creek and Price roads
Applicant: Adam Baugh, Withey Morris, PLC

Proposed Motion:

Area Plan

Move City Council adopt Resolution No.5433 Downtown Ocotillo Area Plan amendment, PLH20-0047, located east of the southeast corner of Queen Creek and Price roads as recommended by the Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4955 approving PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion for site layout and building architecture, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Background Data:

- The proposed modifications cover an area of approximately 0.61 acres
- Downtown Ocotillo Area Plan and zoning approved by City Council on February 22, 2007
- Residence Inn zoned as part of the larger Downtown Ocotillo development
- Valerio at Ocotillo rezoned to PAD/MF-1 in 2018
- Downtown Ocotillo includes a mix of uses including retail, restaurant, a four-story residential condominium, and a four-story hotel

Surrounding Land Use Data:

North	Agriculture (proposed office)	South	Lake then Multi-family and office
East	Commercial retail and multi-family	West	Lake then office

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Employment	No change
Downtown Ocotillo Area Plan	Multi-family Residential (.61 acres)	Commercial (.61 acres)

Proposed Development

Valerio at Ocotillo	Existing/Approved	Proposed
Site Area	5.2 acres	4.59 acres
# of Units	32	26
Density	6.15 du/acre	5.66 du/acre
Visitor parking	8 spaces	9 spaces

Residence Inn	Existing	Proposed
Site Area	4.27 acres	4.88 acres
Building Area	107,025 sq. ft.	147,780 sq. ft.
Units/rooms	142	201
Height	59 feet 6 inches top of parapet	60 feet 2 inches top of parapet
Parking Required	142 spaces	201 spaces
Parking Provided	152 spaces	186 spaces
Setback to residential	85 feet required	30 feet

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and the Downtown Ocotillo Area Plan. The proposed modifications to .61 acres of each site and the hotel expansion are compatible with the overall Downtown Ocotillo Master Planned development. The proposal complies with applicable residential and commercial development standards.

The proposal essentially involves two parts: replacing six lots at Valerio at Ocotillo development (approved as "Ocotillo Patio Villas" in 2018) with parking, and allowing a reduced setback from a new Residence Inn building.

Six residential lots that were located on the southern end of Valerio at Ocotillo will be removed and replaced with additional parking for the new Residence Inn building. The revised property line between the Valerio and Residence Inn developments will be closer to the remaining residential lots. A portion of the site where the six lots are removed will be landscaped and effectively increase common open space for the residential development. A pedestrian gate and pathway from this development to the hotel site is to be maintained per the original approval. To ensure the installation of the gate and pathway, staff recommends this element as a stipulation.

The second component of the request is construction of one additional, four-story hotel building adjacent to the Valerio at Ocotillo development. The new Residence Inn building continues the Santa Barbara architecture style utilizing same color and materials as the existing hotel. Several waivers

are requested to reduce parking, reduce the width of the dissimilar land use buffer along the north property line, and remove the parking lot diamond requirement.

The parking reduction is supported as cross-parking/access easements exist throughout Downtown Ocotillo and allow hotel customers to park in the commercial retail lots. The diamonds in the lot are supported. However, staff recommends that the landscape buffer be increased from five feet to ten feet to allow for sufficient space for plant growth and survival. The date palms existing in the parking lot should either remain or be replaced with date palms to continue the Downtown Ocotillo landscape theme. Staff recommends these revisions as stipulations.

Staff finds the proposal to be consistent with the goals of the General Plan and the Downtown Ocotillo Area Plan, as amended, and recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Neighborhood Meeting sign was posted on the site.
- A virtual neighborhood meeting was held on November 19, 2020. Two residents registered for the event virtually and asked questions regarding traffic, parking, hotel amenities and construction timing. No opposition to the request was voiced. Positive feedback to the applicant was given by the attendees.
- Planning staff received one phone call asking about the number of total rooms and parking proposed for the hotel expansion. There is no known opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, 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. The minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

Preliminary Development Plan

Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, 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. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. A pedestrian pathway and pedestrian gate shall be installed along the common property line to connect the multi-family development and hotel development allowing for shared parking and pedestrian access for multi-family guests.
6. The landscape strip along the north property line of the hotel shall be no less than ten feet in width.
7. Existing date palms located within the parking lot shall be maintained or replaced with new date palms.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

Resolution No. 5433

Ordinance No. 4955

Vicinity Maps

Development Booklet, Attachment A



City Council Memorandum Development Services Memo No. 21-06

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 Derek D. Horn, Development Services Director
From: Zachary Werdean, Associate Planner
Subject: PLH20-0049 1st Pet Veterinary Centers
Request: Amend the Planned Area Development (PAD) zoning by adding veterinary clinic as a permitted use to the Planned Commercial Office (PCO) uses currently allowed
Location: 1257 W. Warner Road (West of the southwest corner of Alma School and Warner Roads)
Applicant: BDA Architecture, LLC

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4959 approving PLH20-0049 1st Pet Veterinary Centers, Rezoning from Planned Area Development (PAD) to Planned Area Development Amended, adding veterinary clinic and like uses, located at 1257 W. Warner Road (West of the Southwest corner of Alma School and Warner Roads), subject to the conditions as recommended by the Planning and Zoning Commission.

Background Data:

- Site was rezoned from Neighborhood Commercial (C-1) to Planned Commercial Office (PCO) in 1980.
- Site was rezoned again from Planned Commercial Office (PCO) to Planned Area Development (PAD) for PCO uses along with Preliminary Development Plan (PDP) for signage in 2016 to allow more flexibility with signage.
- The applicant currently operates a veterinary clinic on the adjacent parcel and seeks to expand to the subject site.

Surrounding Land Use Data:

North	Warner Rd., Single-family Residential - College Park	South	Single-family residential - Comanche Court
East	Veterinary Clinic (1st Pet Veterinary Centers)	West	Single-family residential - Brooks Crossing

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	Neighborhoods

Proposed Development

Unit and Lot Size	Lot size: 1.23 acres Building A (existing): 5,349.5 Square feet Building B (existing): 5,359.5 Square feet
Parking Required	72
Parking Provided	75

Review and Recommendation

In 1980, The Warner Professional Center (subject site) was originally envisioned as a 6-acre office center. The site did not fully develop, leaving only the 1.23 acres it occupies today. In 1994, the adjacent 1.3 acre property to the east that was originally envisioned as an extension to the office center was rezoned from PCO to PAD for an Animal Hospital. Due to no construction after the approval, the property reverted back to PCO in 1995. The applicant returned in 1999 to rezone the adjacent 1.3 acre property to PAD for an Animal Hospital and subsequently developed a 7,500 square foot building. The remainder of the undeveloped office center to the south was rezoned for 12 single family residential lots in June of 1997, now known as Comanche Court neighborhood.

Today, 1st Pet Veterinary Centers, the adjacent business on the 1.3 acre property with the 7,500 square foot animal hospital, is looking to expand its veterinary clinic. The subject property is currently zoned PAD for PCO uses, which does not allow a veterinary clinic by right. Staff finds a veterinary clinic to be compatible with the PCO uses and the veterinary clinic it is adjacent to. The site meets the parking standards for a veterinary clinic. Although the veterinary clinic currently only plans on using building "A", the full site would be able to support a veterinary clinic if it chooses to use building "B" in the future. The site is able to do so by providing 75 parking spots while both buildings together parked at 150 square feet per parking space require only 72 parking spaces. For this reason, staff supports expanding the allowed uses to include veterinary clinics as well as medical and dental offices and similar uses that require the same amount of parking. All equipment, storage of animals and services will be required to be wholly contained within the building. Any outdoor animal uses will require an additional use permit approval from City Council.

Planning staff finds the proposal to be consistent with the goals of the General Plan, and Planning and Zoning Commission recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- Due to COVID-19, the applicant hosted the required neighborhood meeting online as a video/phone conference on November 23, 2020 at 6:00pm.
- There were two participants at the neighborhood meeting. Both participants who live adjacent to the site indicated concerns regarding traffic noise, security lights being visible from the house, and the landscaping that was no longer there which led to the noise being more noticeable. In response, the veterinary clinic is looking into a solution for the light issue and landscaping. Another concern was parking on Comanche Drive. The clinic is hopeful that expanding the current veterinary facility general practice function to the new proposed location will help alleviate parking on Comanche Drive. The final concern was the location of the smoking area being near the adjoining wall of the properties and residents asked if it could be moved. Staff added conditions 2 - 5 to ensure missing landscaping is installed, exterior light sources are not visible, and the smoking area is moved away from residential properties. The applicant is in agreement with all of the conditions.
- At this time, staff has not received any further questions or complaints regarding the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Planning staff finds the request is in compliance with the General Plan and the Planning & Zoning Commission recommends approval of Rezoning from PAD to PAD Amended to allow PCO and Veterinary Clinic uses, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, Veterinary Clinic, medical offices, dental offices and like uses.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. All exterior light sources shall be averted away from adjacent residential properties.
5. The designated outdoor smoking area shall be setback a minimum of fifty (50) feet from adjacent residential properties.
6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.

Attachments

Ordinance 4959 with Exhibit A

Vicinity Maps

Narrative

Site Plan

Ordinance No. 4723



City Council Memorandum Development Services Memo No. 21-007

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
From: Lauren Schumann, Senior Planner
Subject: PLH19-0063/PLT19-0055 Elux at McQueen
Request: Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for multi-family
Preliminary Development Plan (PDP) for site layout and building architecture
Preliminary Plat approval
Location: Southeast corner of McQueen Road and Loop 202 Santan Freeway
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4958 approving PLH19-0063 Elux at McQueen Road. Rezoning from AG-1 to PAD for multi-family residential located at the southeast corner of McQueen Road and Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH19-0063 Elux at McQueen for site layout and building architecture located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT19-0055 Elux at McQueen located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the condition recommended by the Planning and Zoning Commission.

Background Data:

- Approximately 12.87 net acres
- Subject site zoned AG-1 and undeveloped
- General Plan designates the site as Neighborhoods and within a Growth Area
- Chandler Airpark Area Plan (CAAP) designates the site as High Density Residential (HDR) 12.1-1 (du/ac)
- Project consist of 162 units totaling 12.59 du/ac

Surrounding Land Use Data:

North	Loop 202 Santan Freeway, then single-family residential	South	Single-family residential

East

Multi-family (17.94 du/ac)

West

McQueen Road, then ve

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods & Growth Area	No Change
Chandler Airpark Area Plan	High Density Residential (HDR) 12.1-18 du/ac	No Change

Proposed Development

Proposed Land Use	<ul style="list-style-type: none"> Multi-family dwelling units 162 Units 12.59 dwelling units per acre (du/ac) 	
Building Design	Height	<ul style="list-style-type: none"> 17' 6" single-story buildings 27' 6" two-story buildings; max 30 feet As measured to top of highest point of roof
	Roof Design and Material	<ul style="list-style-type: none"> Gable roofs and flat parapets Concrete roof tiles
	Façade Materials	<ul style="list-style-type: none"> Modern architectural style Stucco Tile cladding
	Building Accents	<ul style="list-style-type: none"> Four different sizes of tempered glazed windows Metal trim/fascia Tile cladding Canopy at front-door and rear patios
	Building Access	<ul style="list-style-type: none"> Direct ground-floor walk-up access to each unit
Site Design & Open Space	<ul style="list-style-type: none"> Detached and attached single-family-like rental units 108 1-story units 54 2-story units Private gated yards for each unit, 192-248 sq. ft. typ. Pool, ramadas, pickle ball court, indoor community gym, dog park, a house 2.88 acres of shared open space Full signalized access along McQueen Road with secondary access Street to the east; the development will be gated 	
Parking	<ul style="list-style-type: none"> 300 parking spaces required 	

- | | |
|--|--|
| | <ul style="list-style-type: none">• 327 parking spaces provided including private garages, covered and spaces, and guest parking |
|--|--|

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and more specifically consistent with Chandler Airpark Area Plan (CAAP) designation of High-Density Residential. Densities up to 18 dwelling units can be considered for properties adjacent to arterial streets, freeways, and/or employment corridors. The subject property abuts the Loop 202 Santan freeway and existing multi-family to the east. The proposed single unit detached attached units offer a transition between low-medium density single-family residential to the south and the north while aligning with the vision of the CAAP. Although the proposal is for multi-family residential, its function are similar to single-family residential.

Staff finds the proposal to be consistent with the goals of the General Plan and the CAAP and recommends approval subject to conditions.

Economic Analysis

An economic and fiscal impact analysis was conducted based on project details provided by the applicant and the assumptions. The analysis determined the project will generate a positive net fiscal impact for the City. The net fiscal impact to the City resulting from the project is estimated at approximately \$843,336 over 10 years. This total includes savings from property taxes, building permit and plan review fees, transaction privilege tax on construction, real property tax, state shared revenues, and local spending by residents.

Traffic Analysis

The applicant for the proposed development has worked with City staff regarding access to the site via McQueen Road. As surrounding properties developed to the east and south, traffic circulation was considered. Senate Street, was constructed during the development of the Horizon subdivision to the south, allowing full access to the southeast corner of the subject site. The applicant provided a Traffic Impact Analysis (TIA) to the City's Engineer detailing traffic patterns of the proposed residential. The counts returning to the site via the rear route (Senate Street) raised concerns about residents making unprotected u-turns at Germann Road or Horizon subdivision to access what was previously planned to be a right-in/right-out only access on McQueen Road. The solution for this development and the larger area, including future office uses west of McQueen Road at Armstrong Way at McQueen Road. As such, a traffic signal allowing full movement on McQueen Road is supported by staff in order to reduce traffic on Senate Street and to facilitate traffic circulation for future properties on the west side of McQueen Road. The TIA has been reviewed and accepted by the City's Engineer.

The proposal exceeds the parking requirements of the City Zoning Code by providing twenty-seven additional parking spaces. Further, the site layout does not include any tandem parking spaces. Tandem parking spaces may cause a demand to be placed on guest parking spaces by the residents. Avoiding the use of tandem parking spaces ensures that the number of provided spaces will adequately accommodate the proposed units.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Ordinance.
- To comply with CDC social distancing guidelines, the applicant hosted a digital neighborhood meeting on September 30, 2020. Five (5) households attended the virtual meeting and had general questions regarding the proposal and buffer between the multi-family and the existing subdivision to the south. No opposition was expressed.
- Planning staff has received one phone call from a Horizon resident, whose home fronts Senate Street, expressing concerns from the proposed development. Staff stated Senate Street was built for access to the site and the majority of proposed traffic from the new development will use the McQueen Road entry.
- As of writing this memo, Planning staff has not received any opposition regarding the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.

Motion to find conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Planning Administrator has issued a conflicts evaluation report indicating that the Airport Commission does not find the proposed development does constitute a conflict with existing or planned airport operations. A copy of the Planning Administrator's report detailing the Airport Commission's findings is attached to this memo. The Commission's recommended mitigation measures to address the operational conflict are included as staff recommendations for rezoning.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from AG-1 to PAD medium density residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Elux at McQueen" kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions as approved 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. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map showing the location of the development Elux at McQueen in the context of the Chandler Airpark Area Plan. The map shall identify the Airport Impact Overlay District, the noise contours and over flight patterns as depicted in the Chandler FAR Part 150 Noise Compatibility Study document as adopted by Chandler City Council (Resolution No. 2019-0001) and the noise contours as identified in the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multifamily manager submitting to the Zoning Administrator of a signed affidavit and photograph that acknowledges compliance prior to beginning any rental activity.
3. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in the form of a separately signed disclosure statement acknowledging that this apartment community is located proximate to Chandler Municipal Airport that includes a heliport, aircraft engine testing facility, and an aircraft storage facility. If an aviation easement exists on the property, the property lies within the Chandler Municipal Airport Impact District, and that the property is subject to aircraft noise and over flight activity. The requirement for such disclosure shall be confirmed in an aviation notice covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first building permit for this development.
4. The developer shall provide the city with an aviation easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
5. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.

6. The Final Plat shall contain the following statement on the cover sheet in a prominent location and "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to frequent over flight activity, and is encumbered by an avigational easement to the City of Chandler."
7. All leases at Elux at McQueen shall provide that all questions, concerns, or complaints any tenant r the Chandler Municipal Airport or the operation of aircraft landing at, taking off from, or operating at or c Municipal Airport shall be directed solely to the manager of Elux at McQueen development and not to th Municipal Airport, the City of Chandler, the FAA, any aircraft owner, or any pilot. All leases shall also pr be within the sole and absolute discretion of the manager of Elux at McQueen (and not the tenant) to de the manager's due consideration of all airport related acknowledgments and disclosures that are require Stipulations and consideration of all information known to Elux at McQueen's Manager) whether or not, to communicate any tenants question, concern, or complain to the manager of the Chandler Municipal /
8. All apartment buildings shall be designed and built to achieve an interior noise level not to exceed 4 from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the proje plans are in conformance with this condition.
9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a wr statement, for the signature of each buyer, acknowledging that this subdivision lies within the Chandler Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall ackn proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is re property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activi externalities. This document signed by the homebuyer shall be recorded with Maricopa County Record sale of the property. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing mu and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute gu City of Chandler for receiving such notice.
10. Multi-family dwelling units shall be permitted up to a maximum density of 12.6 dwelling units per a
11. The developer shall be responsible for the design and installation of a traffic signal at the intersect Road and Armstrong Way during the initial phase of construction.
12. Completion of the construction of all required off-site street improvements including but not limited landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformar codes, standard details, and design manuals.
13. The developer shall be required to install landscaping in the arterial street median(s) adjoining this event that the landscaping already exists within such median(s) the developer shall be required to upgr landscaping to meet current City Standards.
14. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, p of the Chandler Transportation Plan.
15. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Minimum Building Setback
McQueen Road	50'
North Property Line	10'
East Property Line	10'
South Property Line	35'

Preliminary Development Plan

Planning and Zoning Commission recommends City Council approve the Preliminary Development Plan following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Elux at M kept on file in the City of Chandler Planning Division, in File No. PLH19-0063, modified by such conditions the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.
2. Landscaping plans (including for open spaces, retention, rights-of-way, and street medians) shall be approved by the Planning Administrator.
3. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by materials architecturally integrated and consistent with the proposed buildings.
4. Signage shall substantially be as shown within the submitted Development Booklet and shall follow the criteria of the City of Chandler Sign Code.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; conditions and details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Roadway-style signs shall be installed at multiple locations as depicted in the development booklet to indicate the presence of low flying aircraft.

Preliminary Plat

Planning and Zoning Commission recommends the City Council approve the Preliminary Plat, subject to the following condition:

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

Attachments

Ordinance No. 4958
Vicinity Maps
Airport Conflict Evaluation Report
Development Booklet



City Council Memorandum Development Services Memo No. 21-008

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
Derek D. Horn, Development Services Director
From: Lauren Schumann, Senior Planner
Subject: PLT20-0033 Queen Creek Commerce Center
Request: Preliminary Plat (PLT)
Location: Southwest corner of Queen Creek Road and Hamilton Street
Applicant: John Hako, Hunter Engineering

Proposed Motion:

Move City Council approve Preliminary Plat PLT20-0033 Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Planning and Zoning Commission.

Background Data:

- Subject Site 33.64 acres
- Zoned Planned Area Development District (PAD) for office/warehouse/industrial; 2013
- Development Services staff are presently reviewing building plans for two flex industrial buildings on the site

Purpose:

The preliminary plat outlines the lots, tracts, easements, and rights-of-way to be conveyed or dedicated as part of developing the site in substantial conformance with the Council-approved rezoning. The zoning was approved by the City Council on November 7, 2013.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2020.
Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

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

Attachments

Vicinity Maps
Preliminary Plat



City Council Memorandum Information Technology Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Debra Stapleton, Assistant City Manager
 Sandip Dholakia, Chief Information Officer
From: Andy Sandoval, IT Principal Systems Specialist
Subject: Purchase of Cisco Smartnet

Proposed Motion:

Move City Council approve the utilization of 1GPA's Contract No. 16-11PV-05, for the purchase of Cisco Smartnet, from NTT America Solutions, Inc., in the amount of \$123,971.

Background/Discussion:

The City of Chandler utilizes Cisco infrastructure to support various networking needs throughout every department within the City. In order to keep this infrastructure under support, IT recommends the purchase of Cisco SmartNet maintenance and support extensions in accordance with lifecycle management best practices. This purchase will ensure that critical infrastructure remains under support for both physical hardware issues and available software and security updates as needed during its lifecycle.

Evaluation:

1GPA competitively solicited and awarded a contract for technology and audio/visual solutions. The City has a current Intergovernmental Agreement with 1GPA allowing for the cooperative use of their contracts. Staff recommends cooperative use of this contract because it allows the City to continue using Cisco network equipment and related professional services at discounted prices.

Account No.	Fund Name	Fiscal Impact		
		Program Name	Dollar Amount	CIP Funded Y/N
403.1290.5419	Technology Replacement	N/A	\$123,971	N



City Council Memorandum Information Technology Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Debra Stapleton, Assistant City Manager
 Sandip Dholakia, Chief Information Officer
From: Kerstin Nold, IT Services Manager
Subject: Agreement No. IT9-208-4034, Amendment No. 1, for the Fleet Management System

Proposed Motion:

Move that City Council approve Agreement No. IT9-208-4034, Amendment No.1, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, in the amount of \$93,352, for the period of one year, beginning September 30, 2020, through September 29, 2021.

Background/Discussion:

In FY 19/20, City Council approved an agreement with CCG Systems Inc., dba FASTER Asset Solutions, for a comprehensive fleet management solution. Currently, the project implementation is underway with a target completion date in 2021.

The fleet management solution will digitally transform existing business operations for managing the City's fleet and equipment assets. The FASTER comprehensive fleet management system meets Fleet Services needs for fleet management activities including, but not limited to: maintenance, operations, fuel, analytics, diagnostics, inventory parts and asset management to streamline operational workflows and improve overall efficiency and management of the City-wide fleet, inventory, equipment, and fuel costs.

This purchase is for the annual renewal for the FASTER fleet management system support and maintenance.

Evaluation:

On September 12, 2019, City Council approved an agreement with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, for a one-year period, with the option of up to four one-year extensions. The Contractor has agreed to extend for one additional year at the same terms, conditions, and pricing.

Account No.	Fund Name	Fiscal Impact		CIP Funded Y/N
		Program Name	Dollar Amount	
101.1286.5419.0.6IC102.0	General Government Capital Projects	Fleet Management System	\$93,352	Y

Attachments

Amendment



City Council Memorandum Management Services Memo No. 21-036

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director
From: Kristi Smith, Accounting Manager
Subject: Claims Report for the Quarter Ending December 31, 2020

Proposed Motion:

Move to accept the claims report for the quarter ending December 31, 2020, which is on file in the City Clerk's office.

Background/Discussion

The claims report represents all Accounts Payable payments for the quarter ending December 31, 2020, and is attached and on file in the City Clerk's office per Section 3-6 of the City Code: The City Manager/designee shall advise the City Council of all claims and demands paid, together with the name of the vendors or payees, dates paid and amounts.

Attachments

Claims Listing



City Council Memorandum Management Services Memo No. 21-035

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director
From: Danielle Wells, Revenue and Tax Manager
Subject: New License Series 10, Beer and Wine Store Liquor License application for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126582, a Series 10, Beer and Wine Store, for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450, located at 175 N. McQueen Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300221 L10.

Discussion:

The following application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

Attachments

A-Map
B-Floor Plan

**City Council Memorandum Management Services Memo No. 21-036**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director
From: Danielle Wells, Revenue and Tax Manager
Subject: License Series 10, Beer and Wine Store Liquor License application for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job no.125538, Series 10, Beer and Wine Store Liquor License, for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E, located at 2025 W. Warner Road, and approval of the City of Chandler Series 10, Beer and Wine Store Liquor License No. 300274 L10.

Discussion:

This application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

Attachments

A-Map
B-Floor Plan



City Council Memorandum Management Services Memo No. 21-037

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Dawn Lang, Management Services Director
From: Danielle Wells, Revenue and Tax Manager
Subject: New License Series 12, Restaurant Liquor License application for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 128161, a Series 12, Restaurant Liquor License, for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill, located at 885 N. 54th Street, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300264 L12.

Discussion:

The following application for a liquor license was posted for hearing on January 28, 2021.

The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 12, Restaurant Liquor License, the business may sell all liquors for on-premise consumption only, with a minimum of 40% of the gross receipts from the sale of food.

Attachments

A-Map
B-Floor Plan

**City Council Memorandum Police Memo No. 21-003**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Sean Duggan, Chief of Police
From: Chris Perez, Police Commander
Subject: Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing, LLC, dba All City Towing, for Police Towing

Proposed Motion:

Move City Council approve Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing dba All City Towing, for police towing, for the period of January 1, 2021, through December 31, 2022

Background/Discussion:

In December 1995, the City began utilizing a contract for towing services. Contract towing service has proven to be a successful alternative to the previous rotation program. Some benefits provided by contract service include lower cost to the citizens, fewer customer complaints, and a streamlined workload for the Police Department. The Police Department utilizes the contract for vehicle towing, storage, and impounding services including removal of wrecked vehicles, vehicles abandoned on city streets, vehicles left unattended in the way of traffic, vehicles towed for evidentiary purposes, vehicles impounded, and vehicles towed due to an arrested driver.

Evaluation:

On October 18, 2018, City Council approved an agreement with ACT Towing LLC, dba All City Towing, for police towing, for a two-year period, with the option of up to two two-year extensions. The Contractor has agreed to extend for two additional years and has requested an increase to the flat rate tow rate from \$10 to \$12, as well as the daily storage rate on tows that do not fall under the Arizona Revised Statute 28-3511 for removal and immobilization or impoundment of vehicles from \$15/day to \$19/day due to market, regulatory, and legislative changes and mandates that have impacted pricing and costs. Staff is satisfied with the services provided and finds the request to be fair and reasonable.

Staff recommends extension of this Agreement for the term of January 1, 2021, through December 31, 2022.

Financial Implications:

Vehicle owners will be responsible for payment of all fees associated with police related tows. The City will be responsible for payment of all fees associated with towing of City owned vehicles and vehicles towed for evidence. Historically the City spends less than \$10,000 per year towing of City owned vehicles.

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
101.2030.5219.0.0.0	General Fund	No Program	N/A	N
<hr/>				
Attachments				
Amendment 2				
<hr/>				



City Council Memorandum Public Works & Utilities Memo No. ST21-015

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 John Knudson, Public Works and Utilities Director
From: Kevin Lair, Transportation Manager
Subject: Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for Street Repaving, Surface Seals, and Repair Services

Proposed Motion:

Move City Council approve Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for street repaving, surface seals, and repair services, in an amount not to exceed \$7,600,000, for a one-year term, May 1, 2021, through April 30, 2022.

Background/Discussion:

The City's Transportation Division has an established pavement management restoration and repaving program that addresses the preventative maintenance and rehabilitation needs for the City-maintained roadway sections. Left untreated, the life expectancy of a newly constructed or re-paved roadway is between 20 and 30 years and is dependent upon a variety of factors, including quality of construction, traffic loads, types of traffic, weather, oxidation, and exposure to sun. The Transportation Division's pavement management restoration and repaving program includes asphalt repaving, surface seals, and repair work on roadway sections that are in need of various preventative maintenance based on a recent roadway assessment of the City's Pavement Quality Index. This agreement will be used to rehabilitate an estimated 101 lane miles of roadway in Chandler.

Evaluation:

On April 23, 2020, City Council approved an agreement with M.R. Tanner Development and Construction, Inc., for street repaving, surface seal, and repair services, for a one-year period, with the option of up to four (4) additional one-year extensions. The contractor has agreed to extend at the same terms and conditions, as well as a price reduction on multiple line items from the original contract.

Staff recommends extension of this agreement for the term of May 1, 2021, through April 30, 2022. This is the first extension of the original agreement.

Fiscal Impact				
Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
215.3310.6513.6ST248	HURF Fund	Street Repaving	\$5,440,473.87	Y
411.3310.6513.6ST248	Capital General Fund	Street Repaving	\$640,703.13	Y
411.3310.6517.6ST248	Capital General Fund	Street Repaving	\$70,823.00	Y

101.3300.6513.0.0	General Fund	Asphaltic Pavement \$1,447,698.66	N
215.3300.6513.0.0	HURF Fund	Asphaltic Pavement \$301.34	N

Attachments

Location Map
Amendment



City Council Memorandum Public Works & Utilities Memo No. ST21-017

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 John Knudson, Public Works and Utilities Director
From: Kevin Lair, Transportation Manager
Subject: Purchase of Hot Mix Asphalt Materials

Proposed Motion:

Move City Council approve the purchase of hot mix asphalt materials from Vulcan Materials Company, utilizing City of Tempe Contract No. T19-143-01, in an amount not to exceed \$150,000.

Background/Discussion:

The Streets Division is responsible for maintenance of the City's street and alley infrastructure. Current maintenance programs include milling and patching of asphalt, repair and replacement of curb and gutter, sidewalk repair, and alley grading. Hot mix asphalt material is used in the repair and maintenance of City streets and is an essential material to have readily available. The Streets Division will utilize this contract to purchase hot mix asphalt material to repair street defects and condition deficiencies.

Evaluation:

The City of Tempe competitively solicited and awarded a contract for hot mix asphalt materials. The City has a current intergovernmental Agreement with the City of Tempe allowing for the cooperative use of City of Tempe's contracts.

Staff recommends cooperative use of this contract because it provides competitive pricing. The City of Tempe contract is valid through May 31, 2021.

Fiscal Impact				
Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
215.3300.5332.0.0	HURF	Street Const. Materials	\$150,000	N

**City Council Memorandum Public Works & Utilities Memo No. RE21-069**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works & Utilities Director
Andrew Goh, Capital Projects Manager
From: Erich Kuntze, Real Estate Manager
Subject: Introduction of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District (SRP) within a Portion of the West Side of Arizona Avenue at Queen Creek Road, at No Cost, to Formalize an Existing United States Government Undefined Irrigation Easement at this Location

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4953 granting an irrigation easement to Salt River Project Agricultural Improvement and Power District at the northwest corner of Arizona Avenue and Queen Creek Road, at no cost, to formalize an existing United States Government undefined irrigation easement at this location.

Background:

SRP, on behalf of the United States of America (USA), is requesting the City grant an irrigation easement over the west side of Arizona Avenue at the northwest corner of Arizona Avenue and Queen Creek Road. The USA has an existing easement in this area that was granted on August 29, 1923, by Quit Claim Deed. However, the width of the easement was not defined at the time. SRP has requested the City grant an irrigation easement to formalize the size of the previously granted easement. The easement will be granted to SRP at no cost.

The new easement will be twenty feet wide and include a total area of approximately 12,225 square feet. Staff has reviewed and approved the easement and legal description for the requested easement.

Attachments

Location Map
Ordinance No. 4953

**City Council Memorandum Public Works & Utilities Memo No. RE21-083**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works & Utilities Director
Andrew Goh, Capital Projects Manager
From: Erich Kuntze, Real Estate Manager
Subject: Introduction of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District (RWCD) within Portions of Chandler Heights Road on Either Side of the Cooper Road Intersection, at No Cost, to Accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4956 granting three (3) irrigation easements to the Roosevelt Water Conservation District (RWCD) within portions of Chandler Heights Road on either side of the Cooper Road intersection, at no cost, to accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.

Background:

To accommodate the construction of the City's Cooper Road Improvement Project from Alamosa Drive to Riggs Road, the City must grant three (3) irrigation easements to the Roosevelt Water Conservation District so that RWCD facilities can cross Chandler Heights Road at three (3) locations on either side of Cooper Road. Granting the easements to RWCD would be at no cost as they are required by a City of Chandler project.

Staff has reviewed and approved the easement and legal description for the requested easement.

Attachments

Location Map
Ordinance No. 4956



City Council Memorandum Public Works & Utilities Memo No. ST21-016

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
 Joshua H. Wright, Assistant City Manager
 John Knudson, Public Works and Utilities Director
From: Kevin Lair, Transportation Manager
Subject: Purchase of an XBroom Street Sweeper

Proposed Motion:

Move City Council approve the purchase of an XBroom Street Sweeper from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of \$293,185.26.

Background/Discussion:

The City's Transportation Division is responsible for street sweeping 2,081 lane miles of City-owned residential and arterial roadways. Street sweeping provides cleanup when there is a spill in the roadway, traffic accident, or special event to maintain the cleanliness of the streets and help reduce particulate matter (PM-10) in the region's air quality. This effort supports effective mobility and a healthy, attractive, and safe community. The replacement sweeper will meet the City's obligations in regard to Maricopa County PM-10 air quality measures. The City's Fleet Advisory Committee has recommended replacement of this street sweeper due to its age, maintenance history, and projected cost to operate. Replacement cost for this street sweeper is included in the FY 2020/2021 capital improvement budget.

Evaluation:

Maricopa County competitively solicited and awarded a contract for vehicle outfitting to supply, install, build, and modify/fabricate truck bodies, including street sweepers. The City has a current Intergovernmental Agreement with Maricopa County allowing for the cooperative use of the County's contracts.

Staff recommends cooperative use of this contract because the price is competitive compared to other contracts and the requested product has performed well. Fleet Services also has approved the vehicle specifications and the street sweeper operators are familiar with its operation.

Account No.	Fund Name	Fiscal Impact		
		Program Name	Dollar Amount	CIP Funded Y/N
401.3310.6310.6ST703	General Fund	Street Sweeper	\$293,185.26	Y

Attachments

Photo

**City Council Memorandum Public Works & Utilities Memo No. PW21-003**

Date: 01/28/2021
To: Mayor and Council
Thru: Marsha Reed, City Manager
Joshua H. Wright, Assistant City Manager
John Knudson, Public Works and Utilities Director
Andrew Goh, Capital Projects Manager
From: Warren White, Principal Engineer
Subject: Introduction of Ordinance No. 4948 Adopting Updated Versions of Previously Adopted Public Works Design and Construction Standards and Amending Chapter 43, Section 43-4.5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, Relating to the Adoption of these Updated Design And Construction Standards.

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 4948 adopting updated versions of previously adopted Public Works design and construction standards and amending Chapter 43, Section 43-5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.

Background:

The City maintains and publishes Engineering Standard Details and Specifications and Technical Design Manuals (TDM), which have been created to guide developers and City staff on the design and construction of the City's infrastructure. These documents are adopted by the City Council and updated on a regular basis, with the most recent update occurring in January 2020.

In addition to various "clean up" revisions and clarifications, this update includes revised City fiber optic communication cable and conduit standards, revisions to the Traffic Barricade Manual for a new on-line application submittal process, and continued updates for Americans with Disabilities Act compliance.

The Engineering Design Standards Committee, with representation from multiple City departments, reviews proposed changes to the design standards and makes recommendations for annual updates. This process also involves reviewing the Maricopa Association of Governments (MAG) Specifications and Standards and their annually-proposed revisions to determine if City standards could be removed in favor of MAG standards. A key goal of this process is simplification and uniformity of codes across the region for contractors and developers who do business in multiple jurisdictions, while maintaining Chandler's high safety and aesthetic standards.

This Ordinance would amend the following design standards:

- January 2020 Standard Details and Specifications Manual

- January 2020 Technical Design Manual No. 1 & 2, Water & Wastewater System Design
- January 2020 Technical Design Manual No. 3, Drainage Policies and Standards
- January 2020 Technical Design Manual No. 4, Street Access and Design Control
- January 2020 Technical Design Manual No. 5, Traffic Signal Design
- January 2016 Technical Design Manual No. 7, Traffic Barricade Design
- Adopt the 2021 revisions to the MAG Uniform Standard Specifications and Details with certain modifications

The revisions were provided to representatives of the development industry, including the Home Builders Association of Central Arizona (HBACA), the Arizona Multihousing Association (AMA), utility providers, and engineering design consultants. Comments received were incorporated into these revisions, where appropriate.

The complete set of current and revised Standard Details and Specifications is available for review on the City Unified Development Manual (UDM) website and on file with the City Clerk. A detailed summary of the changes is also attached.

Attachments

Ordinance No. 4948
Change Summary 2021



City Council Memorandum City Clerk's Office Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
From: Dana DeLong, City Clerk
Subject: COVID-19 Vaccinations

Background/Discussion

Councilmember Orlando requests a briefing on COVID-19 vaccinations.

Attachments

C19 Vaccination Briefing Presentation



City Council Memorandum Development Services Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
From: Development Services Department
Subject: Regular Meeting Minutes of the November 18, 2020, Planning and Zoning Commission

Attachments

Nov18,2020, P&Z Reg. Mtg. Minutes



City Council Memorandum Development Services Memo No. N/A

Date: 01/28/2021
To: Mayor and Council
From: Development Services Department
Subject: Study Session Minutes of the November 18, 2020, Planning and Zoning Commission Meeting

Attachments

Nov18,2020, P&Z SS Minutes
