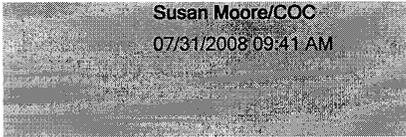


Add info #15

JUL 31 2008



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

----- Forwarded by Susan Moore/COC on 07/31/2008 09:41 AM -----



"David Ralls"  
<dralls@airmarketing.com>  
07/30/2008 08:25 AM

To <mayor&council@chandleraz.gov>  
cc  
Subject Letter of Support for Ocotillo Village

Dear Mayor and Council,

I am writing to show support for the proposed DMB development at Ocotillo Village located at the southwest corner of Alma School and Ocotillo Roads. The Village Racquet & Health Club will be great for our community.

**David W. Ralls**  
**3665 S. Jojoba Way**  
**Chandler, AZ 85248**

----- Forwarded by Susan Moore/COC on 07/31/2008 09:41 AM -----



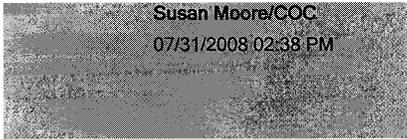
<jhreitano@cox.net>  
07/30/2008 08:20 PM

To mayor&council@chandleraz.gov  
cc  
Subject Ocotillo Village

Dear Mayor and Council,

We are very excited and in full support for the Ocotillo Village including the Village Racquet & Health Club. We are in need for organized tennis and feel it will be an asset to our area.

Joseph M. Reitano, O.D.  
Eye Care Professionals  
2860 S. Alma School Rd., Ste. 28  
Chandler, AZ 85248



To CityClerkDivision, Kevin Mayo/COC  
cc Melanie Sala-Friedrichs/COC, David Bigos/COC  
bcc  
Subject Fw: Village Health Club at Ocotillo

----- Forwarded by Susan Moore/COC on 07/31/2008 02:38 PM -----



"Jen Short"  
<jen.i.short@gmail.com>  
07/31/2008 01:40 PM

To mayor&council@chandleraz.gov  
cc  
Subject Village Health Club at Ocotillo

To Whom it May Concern,

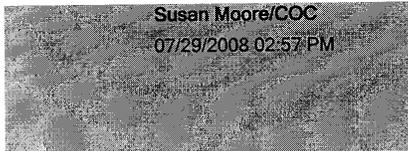
I am writing to express my excitement and approval for the proposed Village Fitness/Raquet Club in Ocotillo. My family and I recently moved to Chandler from the Phoenix area and we were members of the Village there. It was a wonderful place for families to connect with others in the community and a great avenue to promote the importance of a healthy, active lifestyle with our children. It is our opinion that this area could benefit from such a facility and we think this is the perfect location for it! We love living in Chandler and look forward to building a sense of community here and the Village could serve a big part in that for our family.

Thank you for your time and consideration!

Respectfully Yours,  
Jennifer Short

Add info #15

JUL 31 2008



To CityClerkDivision, Kevin Mayo/COC  
cc  
bcc  
Subject Fw: Proposed Ocotillo Village - Village Racquet & Health Club SWC Ocotillo & Alma School Rd.

----- Forwarded by Susan Moore/COC on 07/29/2008 02:56 PM -----



**"Victor Napolitano"**  
<Victor.Napolitano@compassbank.com>  
07/29/2008 02:41 PM

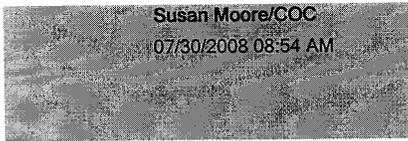
To <mayor&council@chandleraz.gov>  
cc  
Subject Proposed Ocotillo Village - Village Racquet & Health Club SWC Ocotillo & Alma School Rd.

I am writing this e-mail to demonstrate support for the proposed Ocotillo Village development to be located at the southwest corner of Ocotillo & Alma School Roads in Ocotillo. My wife and I were members of the Village Racquet & Health Club at 44th Street & Camelback prior to moving to Catalina Shores at Ocotillo five years ago.

I am confident that the Ocotillo Village development will be a great asset to the community. Ocotillo Village Racquet & Health Clubs are first class facilities, offer great programs for kids and families, and become central gathering places for families. Hopefully Mayor & Council accept the Zoning & Planning Commission's recommendation and approve the Ocotillo Village development.

Best regards,

Victor J. Napolitano  
Senior Vice President  
Commercial Banking Division  
480.403.7838 - Office  
602.793.8670 - Mobile  
[Victor.Napolitano@compassbank.com](mailto:Victor.Napolitano@compassbank.com)



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

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**"Brett Anderson"**  
<brett.anderson@andersonbaron.com>  
07/29/2008 03:08 PM

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

Mayor Dunn,  
I do not know if there is any opposition to the Ocotillo Village project proposed by DMB for Alma School and Ocotillo, but I think it will be a great addition to south Chandler. If you have never been in one of their facilities, I would recommend it. They are beautiful places that provide activities for the entire family. It will be fit well in the Ocotillo area project and enhance the lifestyle of the community.

I hope all is going well. It has been very different following projects from the outside of the Planning and Zoning Commission.

Thanks,  
Brett Anderson

ab | plan • design • achieve



**brett h. anderson, asla | principal**  
az reg 31268 nv reg 540  
ca reg 4309 ut reg 6375834-5301

[brett.anderson@andersonbaron.com](mailto:brett.anderson@andersonbaron.com)  
p 480 699 7956 f 480 699 7986 c 480 313 8683  
58 w buffalo, ste 100 chandler, az 85225

andersonbaron.com  
an anderson baron company

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**"Filiere, Mitch:"**  
<mfiliere@CircleK.com>  
07/29/2008 04:00 PM

To mayor&council@chandleraz.gov  
cc  
Subject Ocotillo Village Development

As an Ocotillo resident, I wanted to show my support for the Ocotillo Village Development at the SW

corner of Alma School and Ocotillo roads. I think it will make a great addition to the community.

Thanks,

Mitch Filiere

Ocotillo Resident

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**Ace Henderson**  
<acehenderson87@live.com>

To <mayor&council@chandleraz.gov>

>

cc

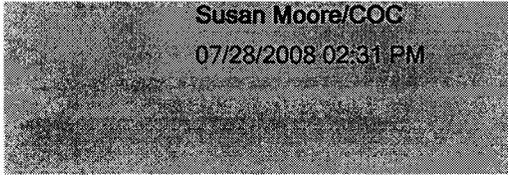
07/30/2008 05:35 AM

Subject Support The Village Health Club SWC Ocotillo & Alma School Rd.

As a lifetime Chandler resident living in the area of Ocotillo I support The Village Health Club!

With Windows Live for mobile, your contacts travel with you. [Connect on the go.](#)

# Add#15



To Kevin Mayo/COC, CityClerkDivision  
cc  
bcc  
Subject

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



"Molly Carroll"  
<molly@msmolly.com>  
07/25/2008 11:16 AM

To Mayor&Council@chandleraz.gov  
cc  
Subject Re: PDP07-0039 Village Health Club & Spa @ Ocotillo

Dear Mayor and Council,

Re: PDP07-0039 - Village Health Club & Spa at Ocotillo

Regarding my email on May 9, 2008, I submitted a letter of support regarding the proposed DMB project for the Village Health Club & Spa, at Ocotillo. The proposal for this project passed P& Z and was next up for approval by the Town Council on June 26 2008. I attended the meeting on June 26th and was disappointed to hear Councilman Orlando raised concerns that very day regarding the traffic flow on Ocotillo Rd. Specifically the right & left hand turning lanes into the SW corner of Alma School & Ocotillo Rd. Please correct me if I am wrong with my facts as to his concerns raised and the timing in which they were brought forth.

I don't have an issue with his concerns as they are valid when addressing traffic flow. As a resident in Ocotillo, I have walked the "Ocotillo loop" for the last 11 years, which includes the segment of Ocotillo Rd. in question. The designated cut-outs for the left & right turns have been there longer than my travels of 11 years. Granted, population and traffic growth may be his concern for turning lanes designated years ago when the road was less traveled. However, from what I currently experience as I travel Ocotillo Rd. daily both by car and on foot during "peak" travel times, I do not agree there is a valid problem for these turning lanes given the designs DMB submitted to Ocotillo residents. Furthermore, I do not agree with how Councilman Orlando handled this situation in regards to the timing of bringing the concerns forth. Why did he wait until the day of the meeting when this project had been in the system for at least a month if not longer? I do know there was some concern raised earlier in June by an Ocotillo resident who expressed traffic flow issues. However, those concerns were expressed long before this meeting and therefore should not be the reason for his delay. Regardless of how or why, had he brought these concerns to other council members prior to the meeting, this may have been resolved and no further delay for DMB to begin construction. Let's not forget the delay caused for the many Chandler residents who support this project and are eager to see it built. Is this how matters are routinely handled on the Town Council? I would hope not as it is not good business practice. I would be interested in knowing why Councilman Orlando waited until the last minute to address his concerns.

To refresh you on my email back in May, I have copied & pasted below, my letter of support. I along with many Chandler residents support this project and do not wish further delay. Furthermore, I collected approximately 50 signatures on support petitions back in the spring. I have been in contact with many of these people and other Chandler residents this past week to update them on the situation. I have requested they too email you with their support. Usually and unfortunately, it's the "squeaky wheels" that are heard. I hope you hear the Chandler/Ocotillo residents who ask that this project get approved on July 31, 2008. Thank you!

Sincerely,  
Molly Carroll  
Ocotillo Resident  
[molly@msmolly.com](mailto:molly@msmolly.com)  
480-540-2738

Dear Mayor and Council and  
Members of the Planning & Zoning Commission,

May 9, 2008

Re: PDP07-0039 OcotilloVillage

The purpose of this letter is to request your approval of the DMB sports facility, Village Health Club & Spa at Ocotillo, which is to be located at the southwest corner of Alma School Road & Ocotillo Road.

I have had the opportunity to see the plans designed by DMB for the future Village Health Club & Spa, designated for the Ocotillo Community. I have also been a guest at the Gainey Village Health Club & Spa, where the amenities are very similar to those designed for Ocotillo. The architectural design for Ocotillo is outstanding. It complies with Ocotillo's expectations of distinctive design while taking into consideration how the structure will affect nearby Ocotillo residents. The design offers both style and function while not being disruptive to the community. I have also experienced this to be true at the Gainey location, which is also built within a community similar to Ocotillo. While a guest at the Gainey location, I spoke with a few members and received only praise for the clubs' ability to maintain the initial quality both for members, guests and residents who reside in the community.

The exterior designs for the Village Health Club & Spa in Ocotillo offer extraordinary appeal and continue throughout the interior of the facility. Extensive thought has been given to every detail regarding both function and décor for the enjoyment of club members and guests. The atmosphere of the club is just that...a "club". It is not just another fitness facility offering a "gym" environment. It is apparent the members and guests are cared for with utmost care and concern from the moment they enter to when they leave.

I have experienced several different fitness "clubs" and "gym" facilities over the last 35 years. Speaking not only as a fitness enthusiast but also as an Ocotillo resident, I am ecstatic the Village Health Club & Spa is planning to locate in Ocotillo and I strongly support the approval of the Village Health Club & Spa at Ocotillo.

While I strongly support the Village Health Club & Spa, I also support the development of the entire project. I have reviewed the plans for the development as a whole, not solely to support club's design. I only have positive comments as do many other residents of Ocotillo and neighboring communities. I have circulated several petitions of support in the community and I have not had one negative comment made about the proposed plan. The residents are very interested in this project because of the tenants involved and the quality of architectural design. Like me, everyone who I have spoken with not only supports the plan but would like to see it get underway soon. This will be a beautiful and functional addition to Ocotillo.

Sincerely,  
Molly Carroll  
2342 W. Hemlock Ct.  
Chandler, AZ85248  
(480) 540-2738

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



"Bull Earnhardt"  
<bull@earnhardt.com>  
07/28/2008 04:11 AM

To <Mayor&Council@chandleraz.gov>  
cc

Subject Support The Village Health Club SWC Ocotillo & Alma School Rd.

Mayor & Council Members,

Please help bring the Village Health Club to Chandler!!!

The Village is exactly the type of gym that the Ocotillo / Fulton Ranch area needs. Look at the list of locations Chandler would be joining; Camelback, DC Ranch, Gainey and Verrado. These are the nicest areas in the valley and Ocotillo should be on that list.

Please approve the Village Health Club its only a positive for City and Residents of Chandler!

Thank you for your time and service.

Bull Earnhardt

Life time Chandler resident

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



**Alexis Vance**  
<alexis.vance@foxtv.com>

07/28/2008 10:15 AM

To <Mayor&Council@chandleraz.gov>

cc

Subject Village Health Club

Hi Mayor Dunn and council

I am a reporter for FOX 10 and a Chandler Resident- born and raised there...  
My husband and I now live in Fulton Ranch.  
And even though my trip to work is almost 40 miles one way, I love where I live!

I am emailing you regarding some opposition to the Village Health Club coming to Chandler.

I've heard there are people with concerns about it and I want to give you my opinion.

A Village Health Club in Chandler would only be an asset to the community.  
Go to DC Ranch or Silverleaf in Scottsdale... go to the Biltmore area in Phoenix... or to the Gainey Village area in Scottsdale... and what will you find...

A Village Health Club...

They put themselves in the nicest areas in the valley and give people who live in the surrounding area a top-notch place to workout, go to the spa, or hang out by the pool and meet their neighbor.

I don't know why someone would want to keep a reputable business out of Chandler...

We NEED this to keep growing in the right direction...  
NOT another chain restaurant or ANOTHER Walgreens...  
We need something different... something fresh...

Alexis Vance  
FOX 10 News  
602-262-5109  
alexis.vance@foxtv.com

# 15  
JUL 31 2008



**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-150**

**DATE:**            JULY 21, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER *WP*  
                         DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*  
                         JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *JK*

**FROM:**            KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**SUBJECT:**        PDP07-0039/PPT08-0004 OCOTILLO VILLAGE

**Request:**        Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture for a specialty retail development including a health club

**Location:**       Southwest corner of Alma School and Ocotillo Roads

**Applicant:**      Shelly McTee  
                         Gallagher & Kennedy, P.A.

**Project Info:**   Approximately 12.3-acres, 31,300 square-feet of retail space, 82,000 square-foot Village Health Club

**UPDATE FROM 6-26-08 CITY COUNCIL HEARING**

This case was continued from the June 26<sup>th</sup> City Council hearing to allow the applicant and Staff time to analyze the western-most driveway along Ocotillo Road with regards to full-movement traffic safety. Traffic Engineering has verified the intersection location in respect to Alma School Road complies with Code requirements for full-movement consideration. As the intersection is presently constructed, the driveway aligns with Jacaranda Parkway to the north, and includes left-turn deceleration lanes for both the subject driveway and Jacaranda. Finally, Staff met with the applicant at the site to review motorist visibility issues while exiting the site. The site visibility triangle was staked along Ocotillo Road. Traffic Engineering has concluded that the trees along Ocotillo Road are appropriately located so as to not hinder visibility, however

the shrubs located adjacent to the trees have grown taller than Code allows. Additionally, the Oleander shrubs located within the landscaped center median have grown taller as well. Staff, working with the adjacent association, will ensure all the landscaping is trimmed and maintained to comply with Code requirements. Based upon this review, Traffic Engineering has concluded the driveway can safely provide full-movement access to Ocotillo Road and that no movement-restrictions are necessary.

### **RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) and Preliminary Plat (PPT) subject to conditions.

### **BACKGROUND**

The site is located in South Chandler as part of the Ocotillo Phase 1 master plan. The 12.3-acre subject site is located at the southwest corner of Alma School and Ocotillo Roads. The site is bound by the two arterial streets on the north and east sides, as well as the collector street, Balboa Way, adjacent to the south. One of the existing Ocotillo lakes borders the property's west side, with residential homes located west of the lake.

The site is zoned PAD Special Use Commercial. This designation under the Ocotillo zoning permits a variety of uses. The Special Use Commercial zoning was part of the Ocotillo community planning principles whereby certain key parcels that, because of their location and relationship to adjacent uses, could be developed with more intensive uses. These include resorts, hotels, specialty commercial, cultural and sports centers, tennis and swim clubs. An emphasis was placed on recreational facilities. The parcels were grouped around intersection corners and adjacent to the golf course clubhouse.

The proposal includes approximately 31,300 square-feet of retail space comprised of a bank pad, in-line shops space, and a freestanding sit-down restaurant pad. Additionally, the request includes an approximately 82,000 square-foot two-story with basement Village Health Club and Spa. The health club will include four outdoor tennis courts and two outdoor swimming pools, as well as an extensive list of indoor health, wellness and recreational activities. The indoor areas will include active exercise areas including fitness equipment, group exercise areas, and other activity areas. The Village Health Club will also include an indoor spa amenity with health and beauty treatments such as face and body treatments, as well as a hair and nail salon. A separate kid's recreational area is provided. Finally, a café is provided for the member's. The Village Health Club facility is anticipated to be open Monday through Friday 5 a.m. to 10 p.m., and Saturday and Sunday from 7 a.m. to 8 p.m. The club is a membership only facility.

The retail buildings are sited at the property's north side, with the Village Health Club and Spa located on the site's southern end. The outdoor pools and tennis courts are centrally located between the retail and health club buildings. Careful attention was paid to the outdoor activity's orientation, as well as increased landscape buffering so as to minimize any impacts upon the residential homes west of the adjacent lake. Attention was given to the interior space

programming of the Village Health Club thereby minimizing the number of second story windows and outdoor balconies facing the nearby residential homes. Due to the site's availability of reclaimed-water, extensive use of turf is provided throughout. The landscaping not only complies with Chandler's Commercial Design Standards, but the requirements of the Ocotillo Association as well. Textured paving and 20-foot tall Date Palm trees are utilized to highlight the site's entry points.

Architecturally the proposal represents a stylized modernistic approach while maintaining compatibility with the adjacent existing uses though the color palette and key architectural features. As depicted in the attached development booklet, the proposed Village Health Club maintains visual depth and architectural interest through the use of dramatic sloping roof forms, deep roof overhangs, a dramatic two-story lobby, and purposefully executed window fenestration. The two-story Health Club's building massing has been broken up through the use of substantial façade articulation, stepped back massing, canted wall planes, and deep recesses. Building materials include a combination of smooth concrete tilt and stucco wall planes with accent walls of alternating rows of split-faced and ground-faced concrete block. The retail buildings at the site's northern end provide an architectural transition from the existing commercial uses north of Ocotillo Road, to the proposed Village Health Club. The existing hotel and commercial buildings north of Ocotillo utilized a very traditional architectural style that includes arched windows, rich southwestern colors and sloped tile-roof elements. The retail buildings incorporate sloped tile-roof elements and similar building massing of the existing retail buildings, while utilizing the same clean-lined architectural style of the proposed Village Health Club. Combined with a consistent rich color palette, the proposed development provides a fresh new approach to southwestern architecture while maintaining compatibility with its surroundings.

The request includes a comprehensive sign package. The proposal includes two 14-foot tall four-tenant panel freestanding monuments signs, one along Ocotillo Road, and one along Alma School Road. A single 9-foot tall two-tenant panel freestanding monument sign is proposed along Ocotillo Road at the site's northwestern end. Finally 10-foot tall Village Health Club freestanding monument signs are proposed, one along Alma School Road, and one along Balboa Way at the drive entrance. All freestanding monument signs utilize similar architectural forms, materials and colors found upon the building, as well as planter features at each base. The wall mounted signage is proposed as reverse pan-channel lettering for the retail buildings, while the Village Health Club would allow the use of pan-channel lettering as well. Corporate colors, logos and fonts are permitted.

The proposal includes a requested reduction in the required parking for the Village Health Club. The retail portion of the development is parked per Code. 423 parking spaces are required for the Village Health club per Code, at a ratio of 1-space per 200 square-feet plus 3 parking spaces per tennis court. The site plan provides only 332 parking spaces, a reduction of 91 spaces. The applicant conducted a very thorough parking study of the three existing Village Health Clubs in the Phoenix valley. The Village Health Clubs, when compared to other more traditional health club facilities, typically provide a similar sized work-out area, yet the size, amount and nature of

the ancillary uses within the facility differ greatly. Additionally, the Village Health Clubs limit the number of memberships permitted at each club. The parking study concluded that the maximum parking rate observed was 1-space per 286 square-feet. The proposal provides parking at a greater rate of 1-space per 248 square-feet. Staff supports the proposed parking reduction based upon the nature and use of the Village Health Club facility. Additionally, in the event a re-use of the building is necessary, the tennis courts, and outdoor pools could be removed providing sufficient area for any necessary additional parking.

The applicant has met with the Ocotillo Design Review Board and received conditional approval for the proposed commercial development. Additional project details and exhibits can be found in the attached Development Booklet.

The proposal is anticipated to construct in phases. Phase I will include all off-site improvements, arterial street landscaping and the Village Health Club portion. The retail portion will construct as future phases as tenants are identified. The applicant has represented to Staff the intention to file for building permits immediately following City Council approval.

### **DISCUSSION**

Staff supports the request. The Village Health Club and accompanying retail shops space is consistent with the original vision of the Ocotillo Master Plan. The architectural style, while stylized and modernistic, provides for an attractive development that carefully utilizes various architectural elements, colors and materials to maintain compatibility with the site's surroundings. The overall proposal represents a quality commercial development that will be an attractive addition to the Ocotillo area.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on December 4, 2007 at the Ocotillo Holiday Inn. 39 neighbors attended the meeting. Discussions occurred regarding the sidewalk along the lake's eastern side and the desire for a traffic signal at Alma School Road and Balboa Way. Neighbors expressed support for the architectural style.
- A second neighborhood meeting was held on April 14, 2008 at the Ocotillo Holiday Inn. 18 neighbors attended the meeting. Traffic signal was brought up again as well as the possibility of lowering the tennis courts. Overall neighbors were in support of project.
- The applicant made presentations to the Balboa Lakes Community Association and to the Embarcadero Homeowners Association.

Staff has received a series of phone calls from the Balboa Lakes Association. It was the understanding of the Association that Balboa Way was a private road and that the subject site could not access it. The section of Balboa Way fronting the subject site is a public roadway and there is an existing driveway cut to the subject site.

Staff received copies of letters addressed to the Planning Commission and City Council. Copies of the letters are attached to this memo. The letters, sent by the Balboa Lakes Community Association and the Embarcadero Community Association, identify a series of concerns for the proposed development. Concerns include traffic along Balboa Way, lighting/glare, noise and privacy. In response to traffic concerns, Balboa Way is a public right-of-way which the subject site already has access to. Traffic Engineering has indicated that even with the projected traffic from the future development, the Balboa Way/Alma School Road intersection does not have sufficient traffic volumes to warrant a signal. In regards to lighting concerns, the site's lighting is required by Code to be shielded so that no light is able to leave this property and trespass upon another. Additional trees and landscaping has been added along the site's western side to provide additional buffering for glare, noise and privacy. All signage facing residential properties shall not be illuminated.

Staff has received two letters of support regarding the request. Copies of these letters are attached to this memo.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 5    Opposed: 0    Conflict: 1 (Kelley)

Discussion occurred during the Planning Commission Study Session in regards to the issues raised by the neighbors, as well as the building architecture for the freestanding retail pads. To address the noise and lighting concerns, conditions 12 and 14 were added requiring the double row of trees west of the pools and tennis courts to be installed at a 48-inch box size, as well as relocating the sidewalk along the lake edge to the eastern side of the buildings. Condition 13 was added requiring the applicant to work with Staff to further integrate the freestanding pads' architecture with the Village Club design.

#### **RECOMMENDED ACTION**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "OCOTILLO VILLAGE" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0039, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable of all required off-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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. All off-site improvements shall be installed as part of Phase I.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. The landscaping shall comply with the Commercial Design Standards.
10. Building mounted signage facing the adjacent residential homes shall be non-illuminated.
11. Tennis Court lighting shall be fully shielded.
12. The trees west of the pools and tennis courts shall be installed at a 48-inch box size.
13. The applicant shall work with Staff to architecturally integrate Shops A, Pad 1 and Pad 2 with the balance of the development. Details to be worked out with Staff.
14. The sidewalk along the lake's edge shall be relocated to the east of the buildings.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

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

**PROPOSED MOTION**

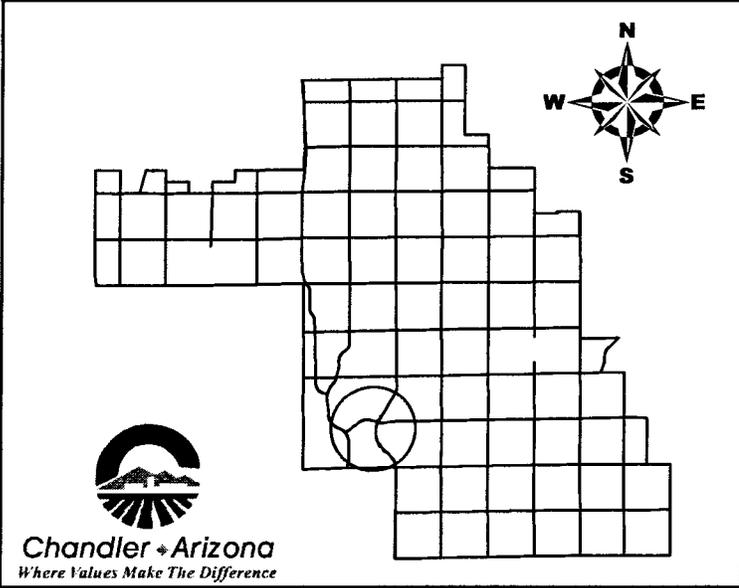
Move to approve the Preliminary Development Plan in case PDP07-0039 OCOTILLO VILLAGE subject to the conditions recommended by Planning Commission and Staff.

Move to approve the Preliminary Plat PPT08-0004 OCOTILLO VILLAGE, as per Planning Commission and Staff recommendation.

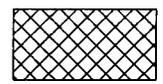
**Attachments**

1. Vicinity Maps
2. Site Plan
3. Preliminary Plat
4. Landscape Plan
5. Building Elevations
6. Sign Exhibits
7. Letters from Balboa Lakes and Embarcadero Community Associations
8. Letters of Support
9. Development Booklet, Exhibit A





## Vicinity Map

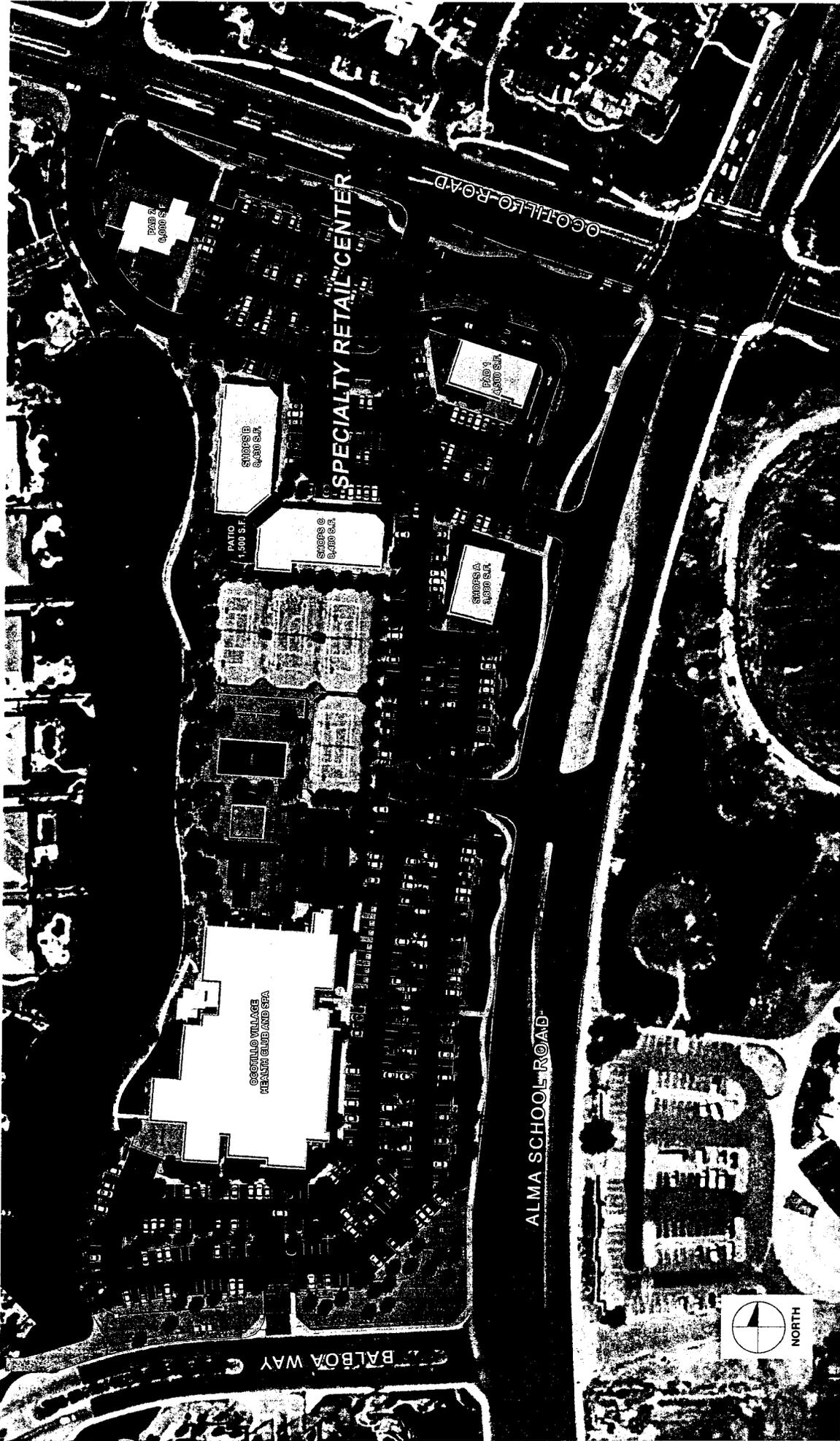


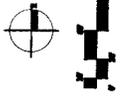
PDP07-0039

Ocotillo Village



Chandler • Arizona  
Where Values Make The Difference





**SITE DATA**

**COMMERCIAL SITE DATA**  
 NET SITE AREA : 24,200 S.F. (0.55 ACRES)  
 BUILDING AREA : 31,200 S.F.  
 PAVING AREA : 2,500 S.F.  
 % COVERAGE : 144%  
 PAVING REQUIRED : 175 SPACES  
 PAVING PROVIDED : 18 SPACES  
 PAVING RATIO : 1:18 SPACES

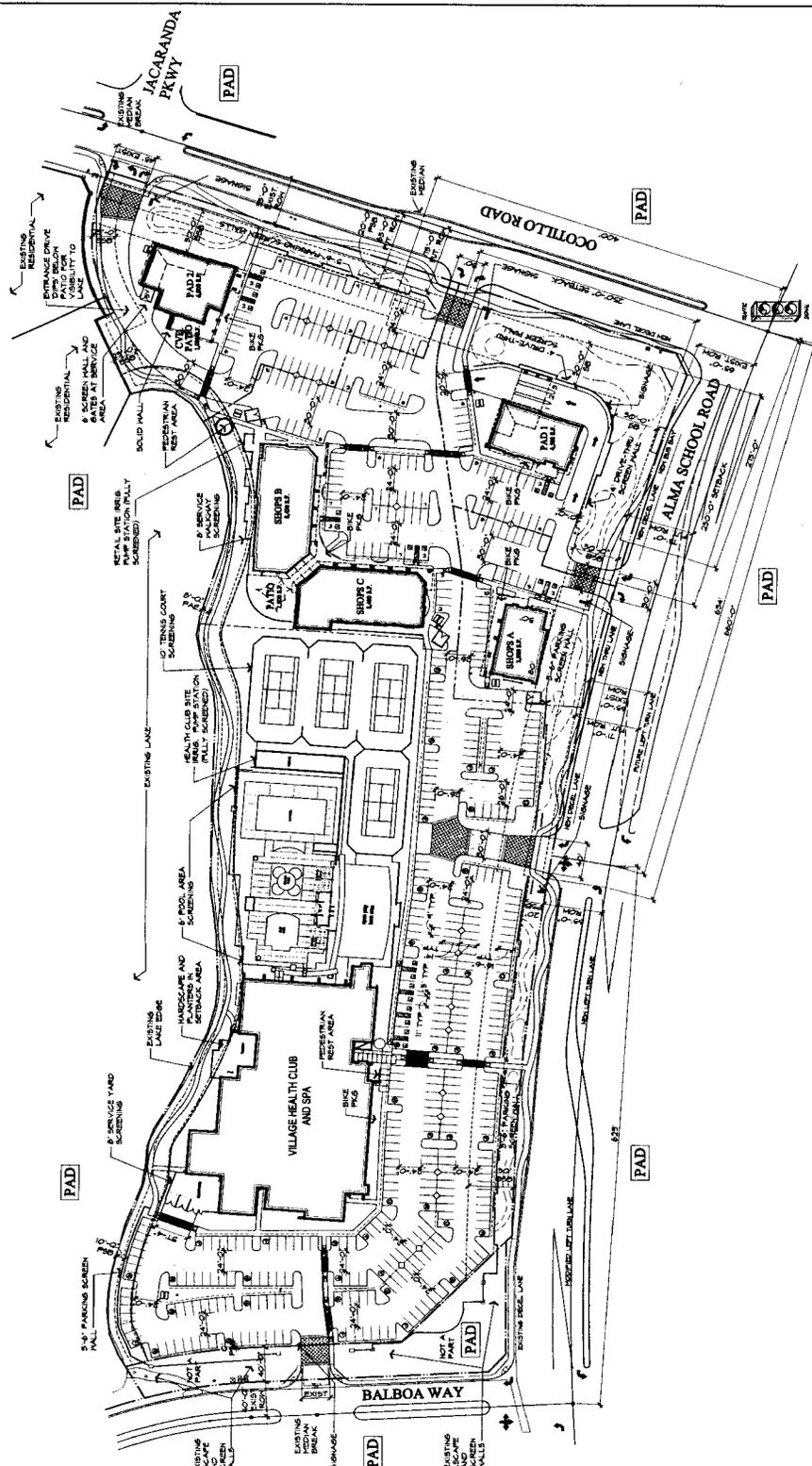
**HEALTH CLUB SITE DATA**  
 NET SITE AREA : 103,200 S.F. (2.36 ACRES)  
 BUILDING AREA : 84,110 S.F.  
 % COVERAGE : 115.7%  
 PAVING PROVIDED : 332 SPACES  
 PAVING RATIO : 1.94 / 1,000 S.F. PAVING STUDY

**HEALTH CLUB SITE DATA**  
 NET SITE AREA : 103,200 S.F. (2.36 ACRES)  
 BUILDING AREA : 84,110 S.F.  
 % COVERAGE : 115.7%  
 PAVING PROVIDED : 332 SPACES  
 PAVING RATIO : 1.94 / 1,000 S.F. PAVING STUDY

**VICINITY MAP**



DATE: 03-21-04  
 DRAWN BY: JCS/STP

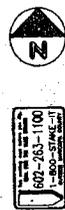
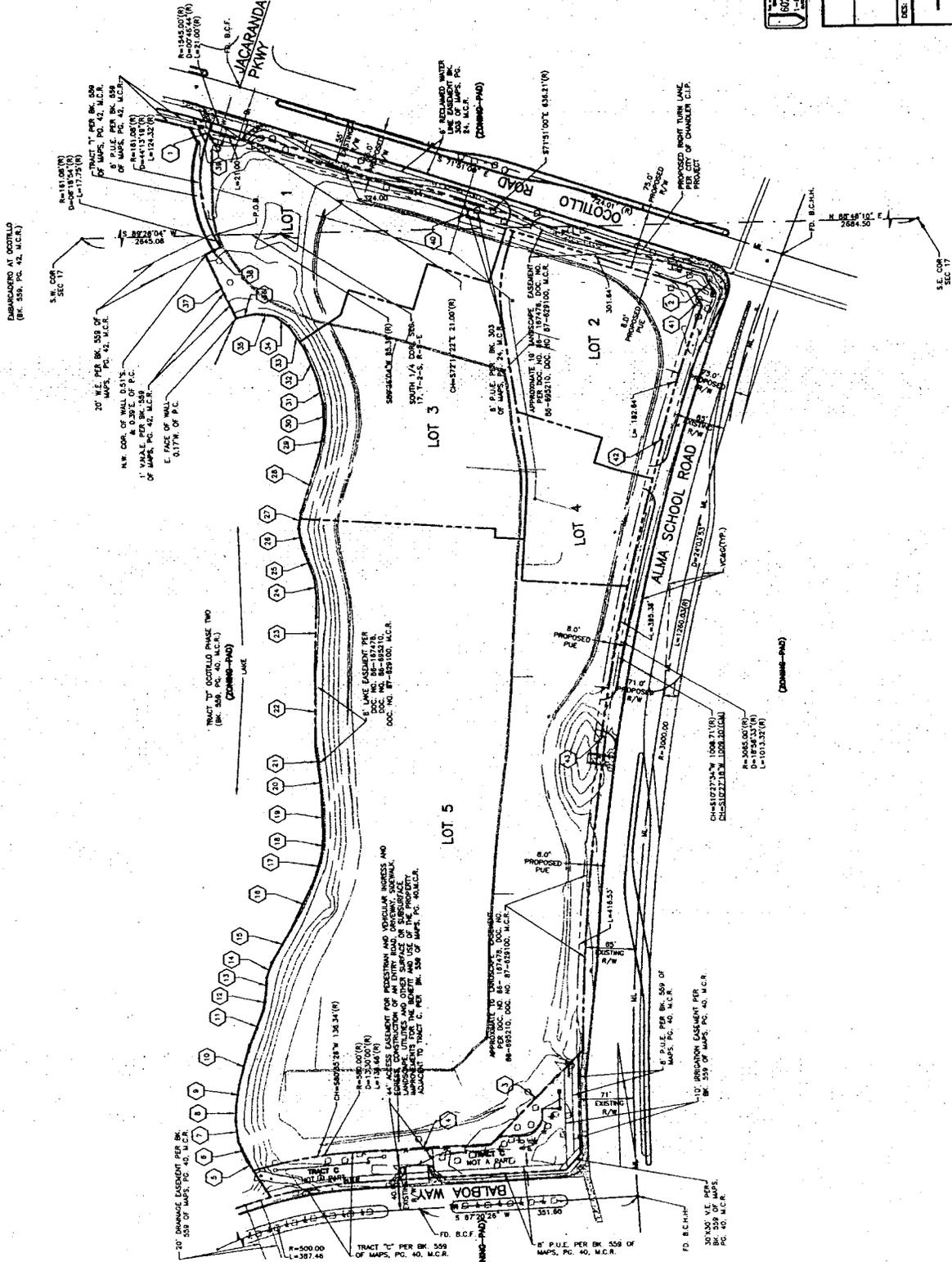


- HEALTH CLUB OWNER**  
 TRAC HEALTH CLUB  
 7800 E. Independence Road  
 Suite 300  
 Phoenix, AZ 85048  
 (602) 947-7000  
 (602) 947-7000 FAX  
 (602) 947-7000  
 GARCIA, PAULYAN
- COMMERCIAL OWNER**  
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 Suite 300  
 Phoenix, AZ 85048  
 (602) 947-7000  
 (602) 947-7000 FAX  
 (602) 947-7000  
 GARCIA, PAULYAN
- LAND USE CONSULTANT**  
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 Phoenix, AZ 85016  
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 (602) 251-2200 FAX  
 (602) 251-2200  
 JAMES W. COOPER
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 (602) 251-2200  
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 Suite 100  
 Phoenix, AZ 85018  
 (602) 947-7000  
 (602) 947-7000 FAX  
 (602) 947-7000  
 COLLETT, JAMES



**BEARING/DISTANCE TABLE**

COURSE	BEARING	DISTANCE
1	N18°00'00"E	26.30'(R)
2	S25°51'32"E	27.87'(R)
3	S44°48'23"W	176.00'(R)
4	S87°20'26"W	197.61'(R)
5	N40°39'54"W	15.82'(R)
6	N27°10'48"W	26.01'(R)
7	N07°17'47"W	26.68'(R)
8	N02°31'09"E	22.32'(R)
9	N07°23'21"E	22.60'(R)
10	N12°33'31"E	42.21'(R)
11	N03°03'28"E	24.47'(R)
12	N02°57'29"E	20.80'(R)
13	N07°19'31"E	21.01'(R)
14	N28°08'41"E	50.86'(R)
15	N12°37'24"E	32.28'(R)
16	N07°22'55"E	24.08'(R)
17	N01°41'18"W	57.28'(R)
18	N02°08'00"W	28.45'(R)
19	N02°27'45"E	42.00'(R)
20	N01°58'28"E	102.24'(R)
21	N02°57'25"W	24.82'(R)
22	N19°45'40"W	42.87'(R)
23	N10°11'29"W	25.25'(R)
24	N07°29'08"E	21.14'(R)
25	N17°28'04"E	78.22'(R)
26	N11°40'13"E	33.30'(R)
27	N01°18'52"W	32.43'(R)
28	N21°14'48"W	15.15'(R)
29	N02°54'37"W	23.31'(R)
30	N02°50'08"W	24.12'(R)
31	N07°19'27"W	23.49'(R)
32	N02°18'14"W	22.03'(R)
33	N14°44'48"E	22.11'(R)
34	N18°09'00"E	15.30'(R)
35	S79°03'18"E	10.00'
36	S79°03'18"E	27.88'
37	S81°13'17"E	4.00'
38	S81°13'17"E	6.00'

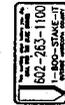


**Ocotillo Village**  
**Preliminary Plat**

DATE: 01/11/2007  
 DRAWN BY: J.D.  
 CHECKED BY: J.D.  
 DATE: 01/11/2007

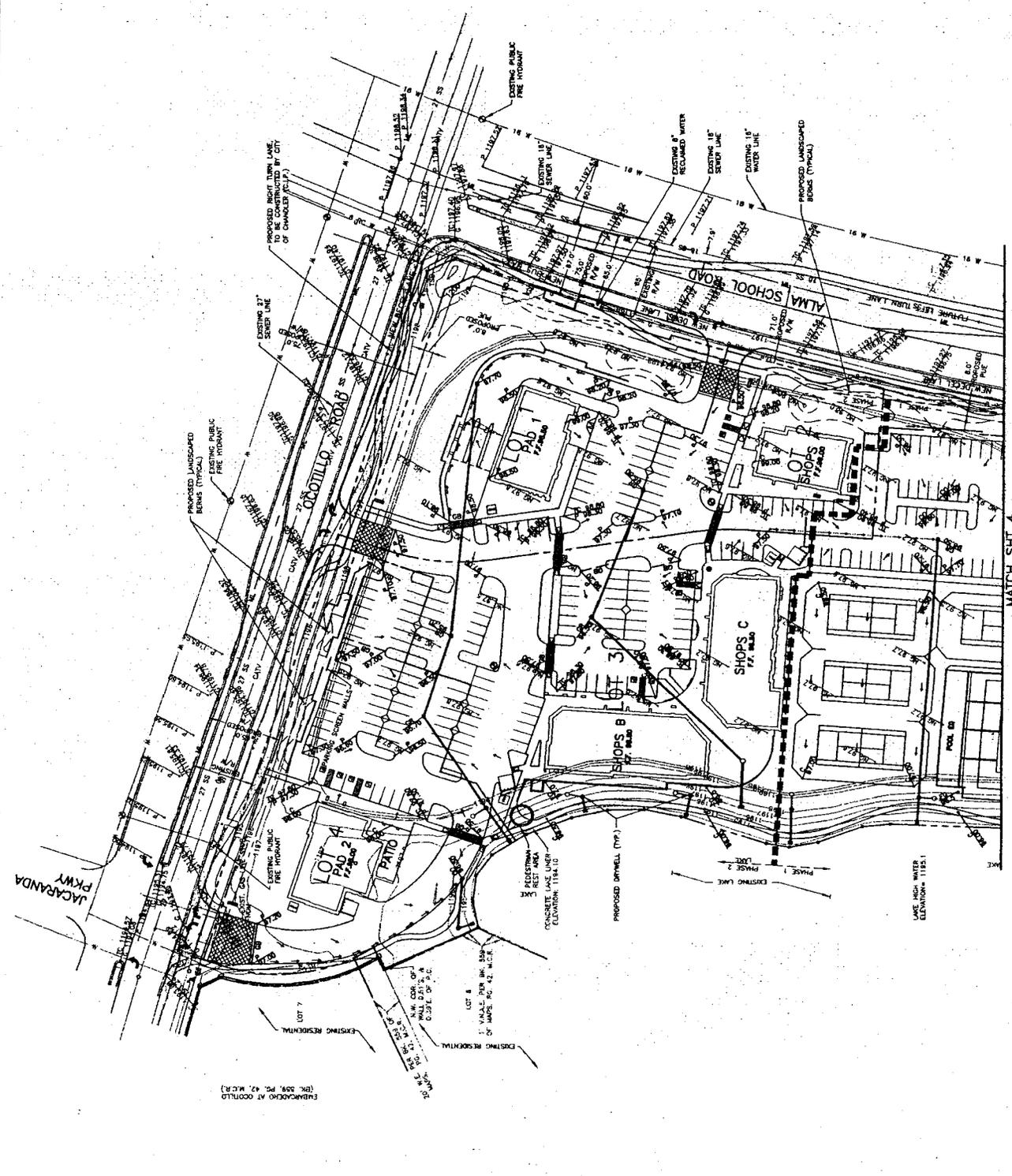
**NORMAN ENGINEERING GROUP, INC.**  
 1000 N. 10th Street, Suite 200  
 Phoenix, AZ 85007  
 Phone: 602-271-0087  
 Fax: 602-271-0087

JOB NO.: 2345  
 SCALE: 1"=50'  
 SHEET 2 OF 6



**OCOTILLO VILLAGE**  
**PRELIMINARY PLAT**  
**GRADING AND DRAINAGE PLAN**  
**CONCEPTUAL**

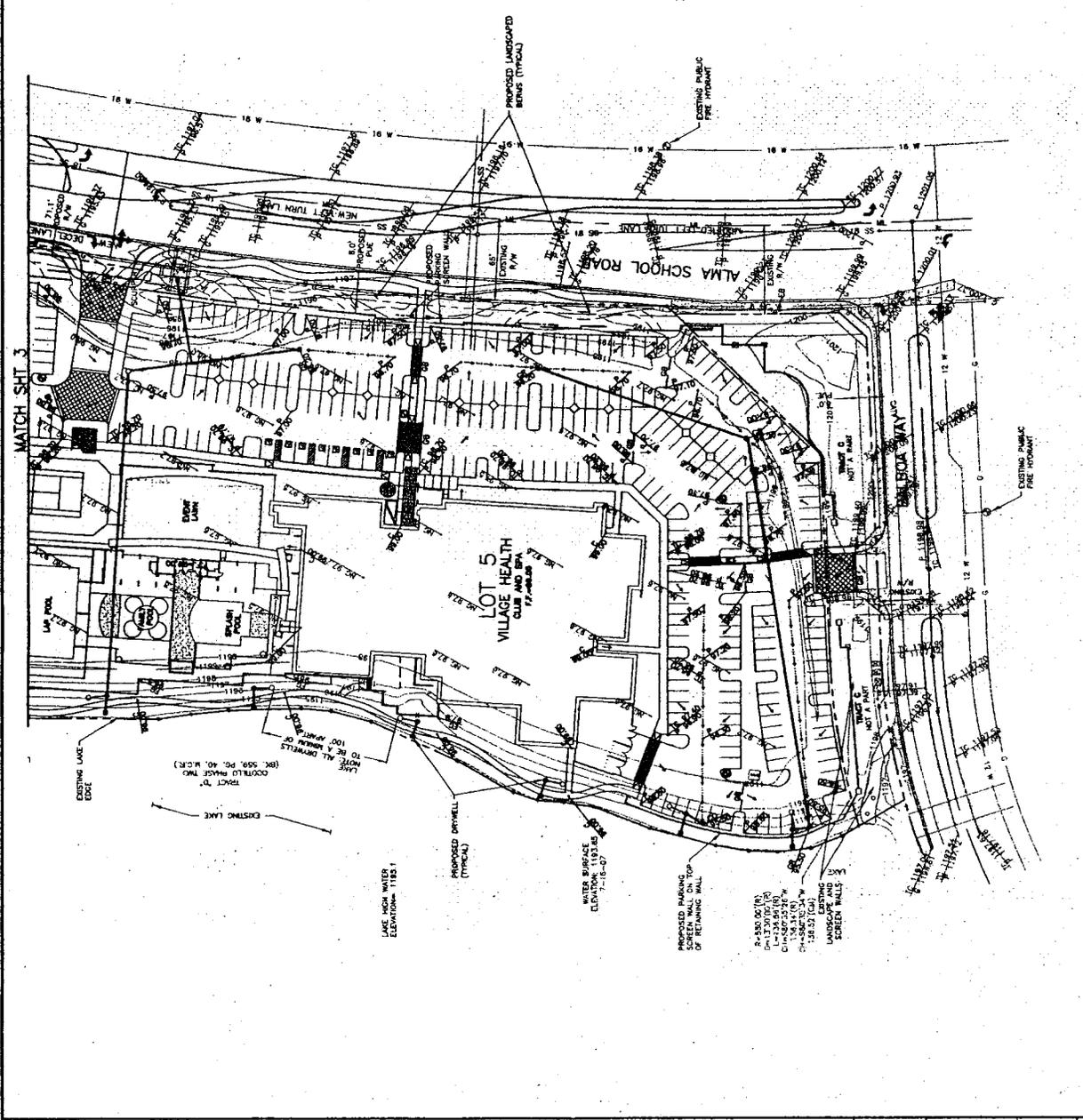
DATE: 04/15/08  
 DRAWN BY: J. B. [unreadable]  
 CHECKED BY: J. B. [unreadable]  
 SCALE: 1"=40'  
 SHEET NO. 3 OF 6



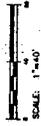
ENGINEERED AT OCOTILLO  
 (SHEET NO. 009, PG. 42, M.C.R.)

MATCH SHT. 4

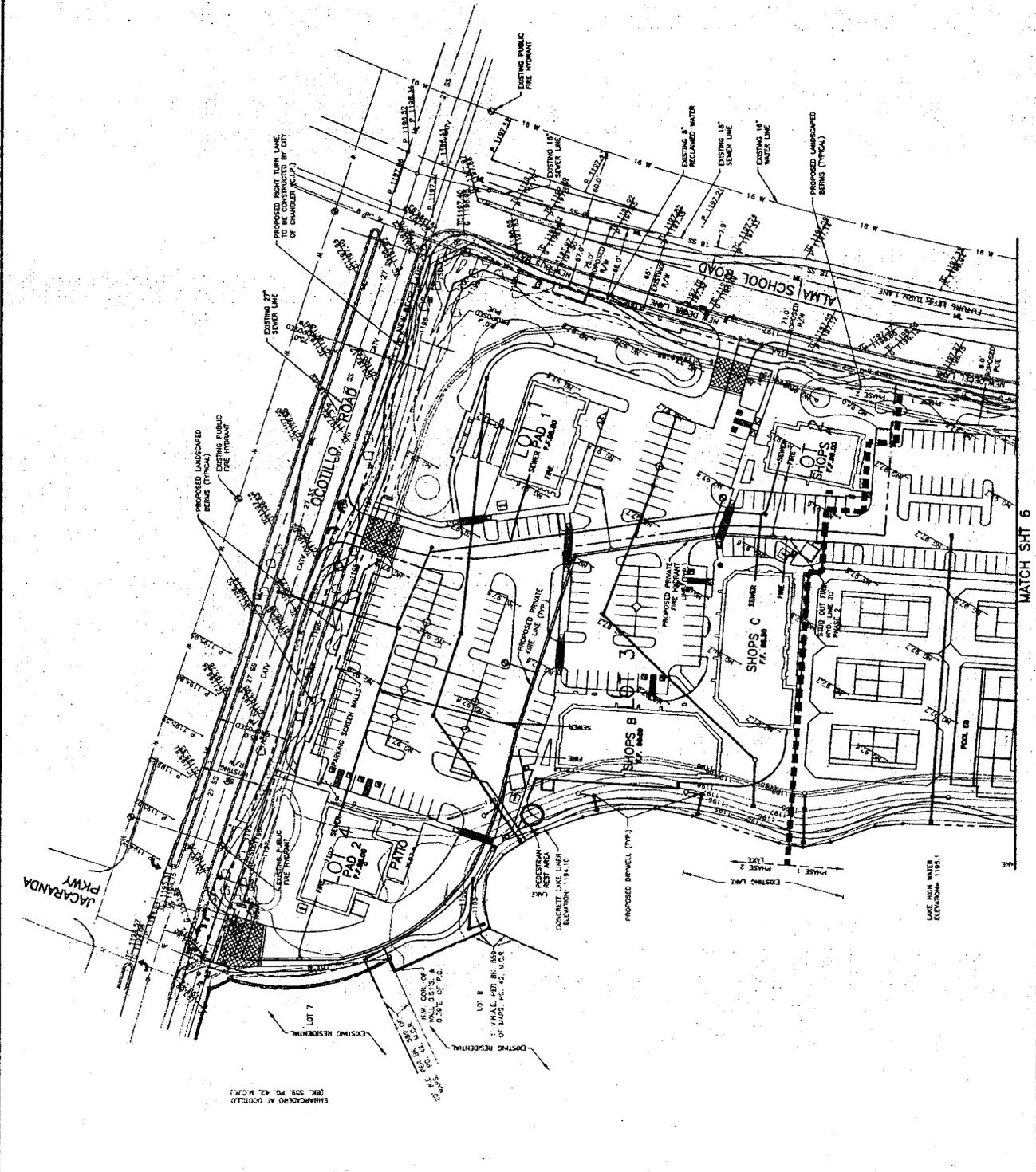
EXISTING LAKE  
 ELEVATION: 1185.1



 <b>Ocotillo Village</b> <b>Preliminary Plat</b> <b>Grading and Drainage Plan</b> <b>Conceptual</b>		SHEET <b>4</b> OF <b>6</b>
DATE: DEC. 2007 DRAWN BY: J.M.		SHEET NO. 2345 DATE: 12-20-07 SCALE: 1"=40' PROJECT NO. 07-0000
<b>NORMAN</b> <b>ENGINEERING GROUP, INC.</b> 1000 N. 10th Street, Suite 100 Phoenix, AZ 85006 Phone: 602-971-1000 Fax: 602-971-1001 Email: info@normaneng.com		CONSULTING CIVIL ENGINEER License No. 10000

	
	
	
<b>COCUILLO VILLAGE</b> <b>PRELIMINARY PLAN</b> <b>PRIVATE FIRE, SEWER, AND WATER</b> <b>CONCEPTUAL</b>	
DATE: JUN 10 2008 DRAWN BY: EDA CHECKED BY: JN	DATE REVISION: 2007
	
NORMAN ENGINEERING GROUP, INC. 1204 N. 10th Street, Suite 200 Phoenix, AZ 85006 Phone: 602-251-5457 Fax: 602-251-1488	
SHEET 5 OF 6	

NOTE: THE BUILDING DOMESTIC WATER METERS WILL BE LOCATED FROM THE METERS TO THE BUILDINGS. THESE ARE NOT SHOWN ON THIS PLAN DUE TO THE SCALE OF THE DRAWING.



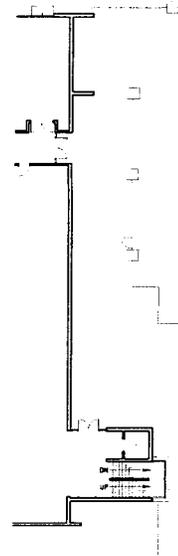
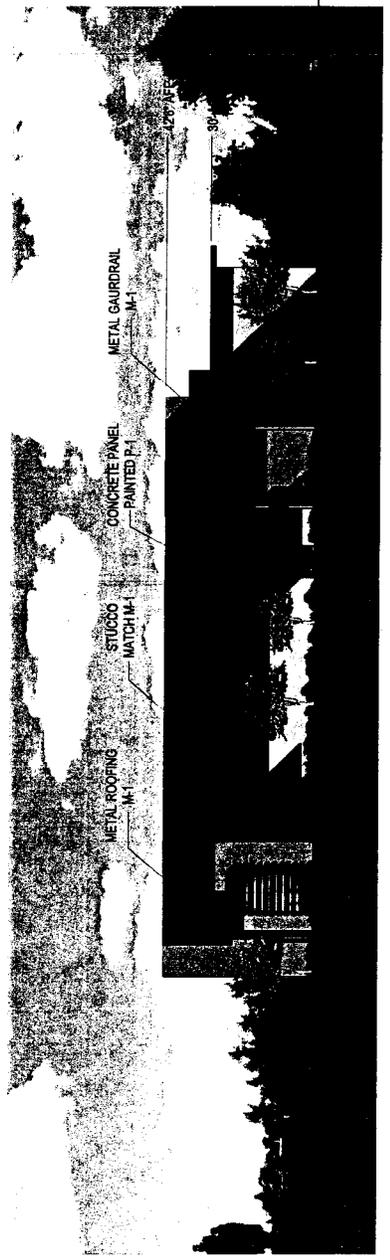
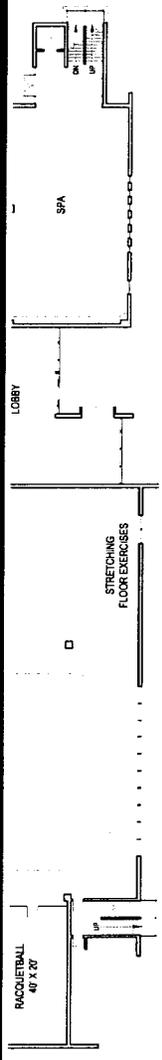
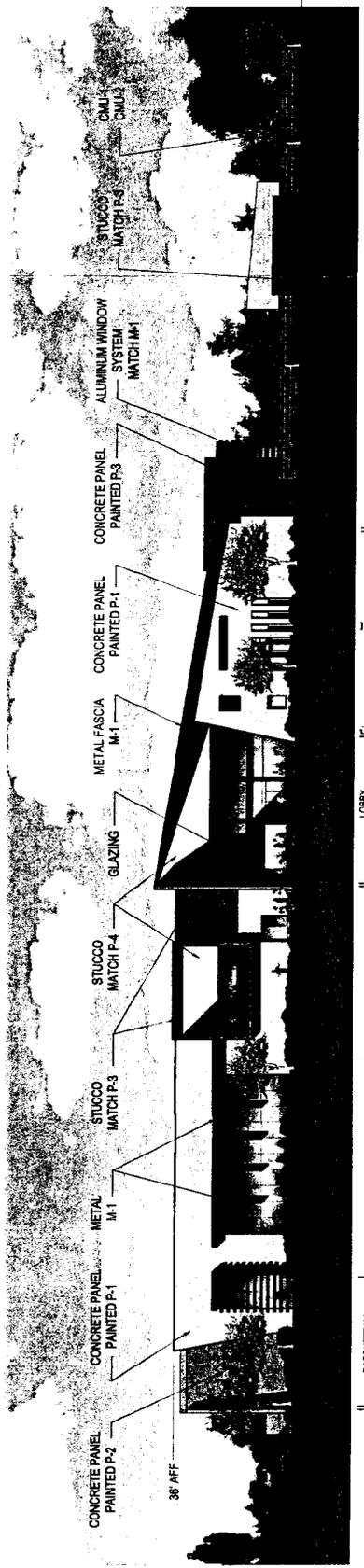
MATCH SHT 6

JACARANDA PKWY

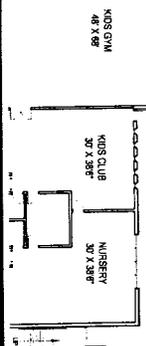
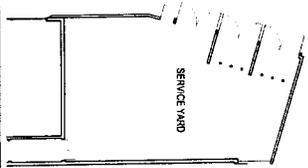
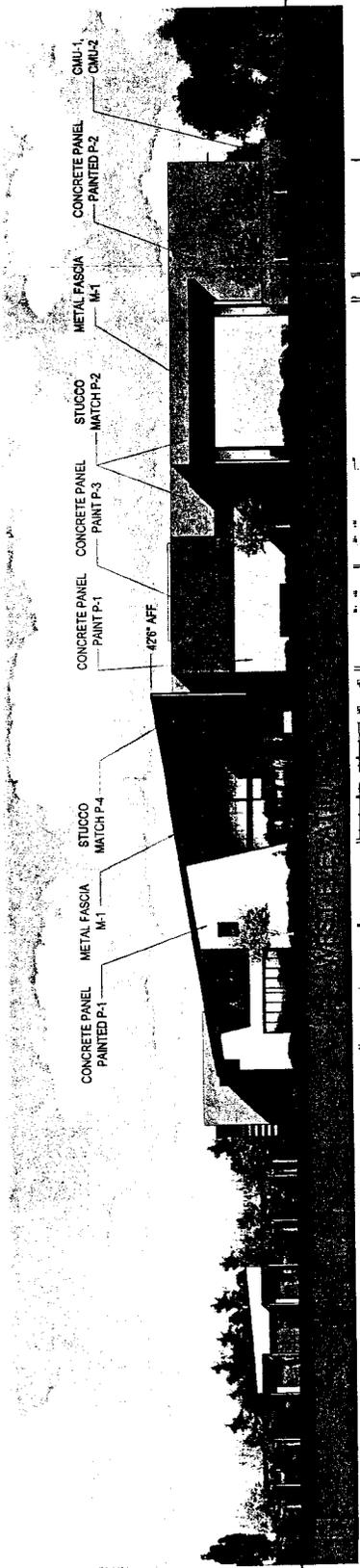
EMBARCADERO AT COCUILLO  
 (ENC 528 PG 42 H.C.M.)



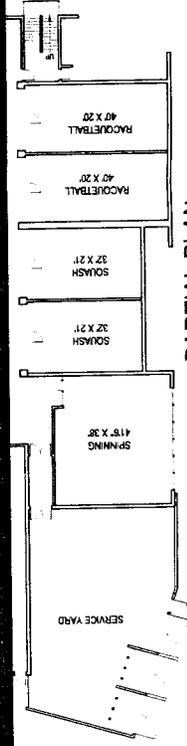
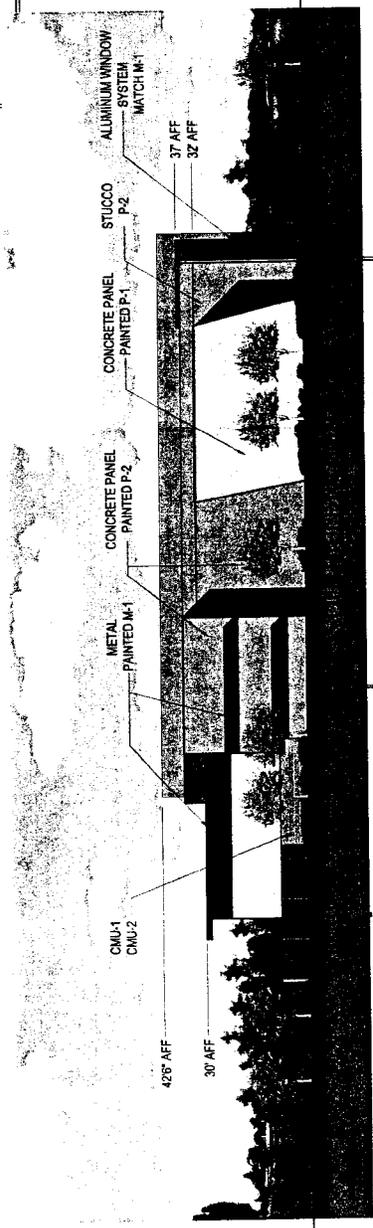




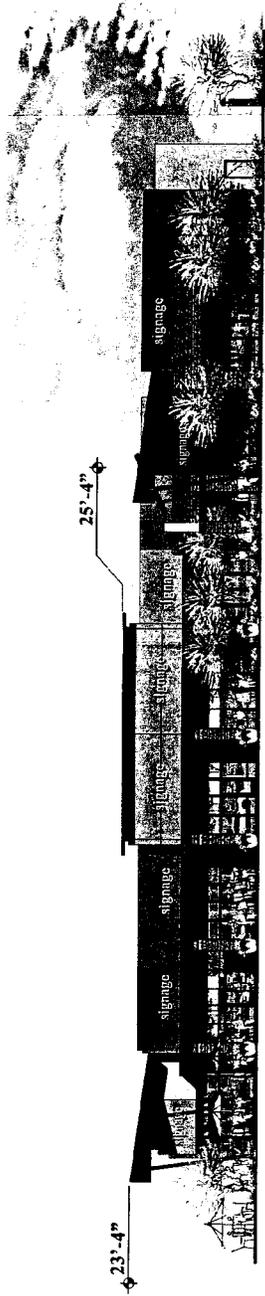
PARTIAL PLAN



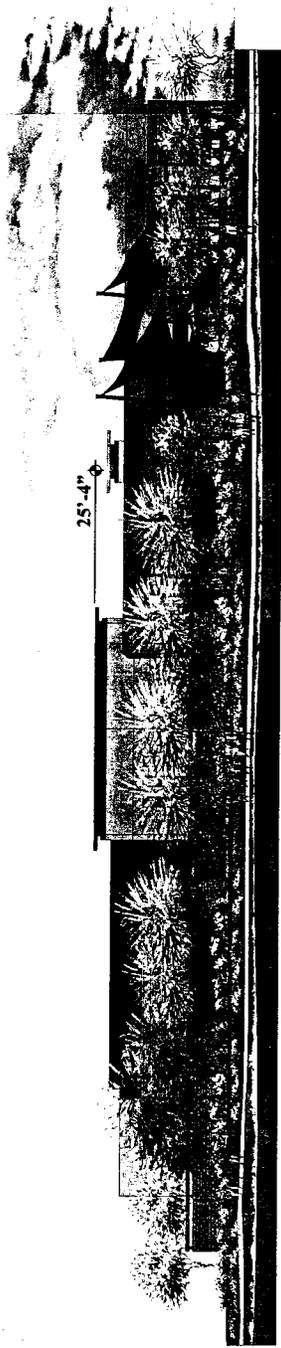
PARTIAL PLAN



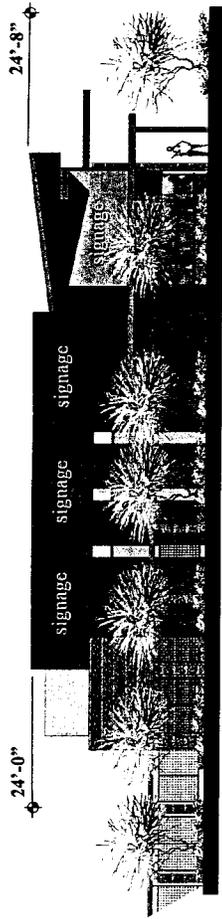
PARTIAL PLAN



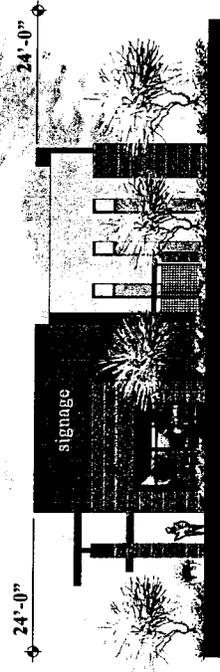
**NORTH ELEVATION**



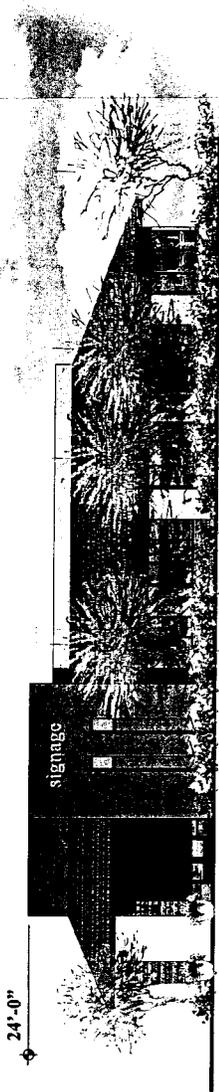
**WEST ELEVATION**



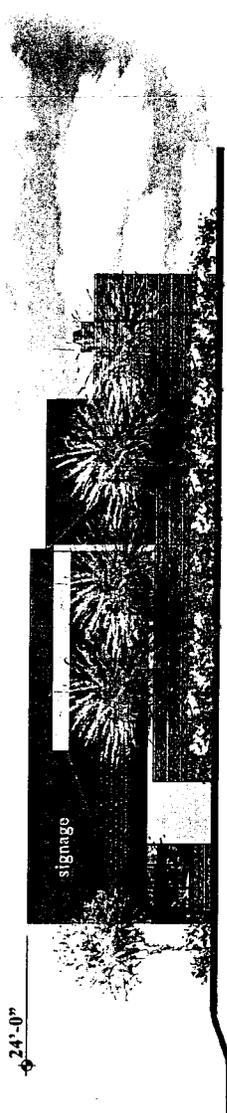
**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



### [1] Project ID / Corner Feature

There shall be one (1) corner feature at the southwestern corner of the Arizona Avenue and Pecos Road intersection. This sign is only to identify the project - no tenants. This sign will be incorporated into a water feature, enhancing the experience of both vehicular and pedestrian traffic.

At a height of just over twelve (12) feet, the corner feature will have good visibility without being overpowered by the surrounding architecture.

<b>Sign Type</b>	1
<b>Function</b>	Project identification.
<b>Height</b>	6.0'
<b>Sq. Ft.</b>	Lettering - 24 s.f.
<b>Quantity</b>	One (1)
<b>Illum.</b>	Halo backlit
<b>Materials</b>	Metal panels with routed text area to show through background stucco and painted surface.
<b>Colors</b>	Project ID: Duratasc - Cool weathered Copper Panels: SW7699 - Rustic City





## [4] Health Club Monument

Monumentation to identify the Village health club shall be located at the primary entrance to the club along Alma School Road. Per code, this sign is at a maximum height of 10'-0". Only the health club identification and address will be displayed.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	4
<b>Function</b>	Identification of health club
<b>Height</b>	10'-0" to top of sign area
<b>Sq. Ft.</b>	13
<b>Quantity</b>	One (1)
<b>Illum.</b>	Internal and back lit effect
<b>Materials</b>	Aluminum fabrication. Dimensional ID letters and graphics on acrylic background to look like glass panels.
<b>Colors</b>	Structure: <i>DE6206 Tuscan Mosaic</i> Base: <i>DE610 Weathered Leather</i> Project ID: <i>Duranodie Dark Bronze and Corporate Standards</i> Addressing: <i>Duranodie Dark Bronze</i>





## [2] Primary Multi-Tenant Monument

Two primary multi-tenant monuments shall be located near the entries closest to the intersection along Ocotillo and Alma School Roads. Per code, this sign is at a maximum height of 12'-0", and will display up to four (4) tenants.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	2
<b>Function</b>	Development identification with four (4) retail/commercial tenant identification panels.
<b>Height</b>	12'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 12 s.f. Tenants - 4 at 8.4 s.f. each Total 33.6 s.f.
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech cool Weathered copper &amp; DE6206 Tuscan Mosaic</i> Base: <i>DE618 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>





### [3] Secondary Multi-Tenant Monument

The secondary multi-tenant monument shall be located along Ocotillo Road at the western most entrance. Per code, this sign is below the maximum height of 10'-0".

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	3
<b>Function</b>	Identification of two (2) tenants
<b>Height</b>	9'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 9.375 Tenants - 2 at 9.375 each (18.75 total) Total - 28.125
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech Cool Weathered Copper &amp; DE6206 Tuscan Moscaic</i> Base: <i>DL610 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>



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



"Christine Kelly"  
<christinekelly@cox.net>

06/02/2008 04:35 PM

Please respond to  
<christinekelly@cox.net>

To <Mayor&Council@chandleraz.gov>,  
<Kevin.Mayo@chandleraz.gov>  
cc ""Cindy Rapiere" <cindyrapiere@cox.net>, "Liz Lane"  
<liz.lane@cox.net>, "Gina  
Amorosi"@mace.ci.chandler.az.us

bcc

Subject EMB Board letter to City Mayor, Council, and Planner

June 2nd, 2008

Mayor Boyd W. Dunn  
Vice Mayor Lowell Huggins  
Council Members

Bob Caccamo  
Trinity Donovan  
Matt Orlando  
Jeff Weninger  
Kevin Kartke  
Martin Sepulveda

Planning & Development Department

Doug Ballard, Director

Planning & Zoning Commission

Michael Flanders  
Richard Gulsvig  
Angela Creedon  
Mike Cason  
Kristian Kelly  
Leigh Rivers  
Mark Irby

Planning Director Kevin Mayo

Re: DMB Ocotillo Village and Village Health Club and Spa

Dear Mayor, Council Members, Commission Members and City Staff:

The Board of Directors for the Embarcadero Community Association (Emb Board) is formally submitting our concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa at the area south of Ocotillo Road and north of Balboa Way along the west side of Alma School Road in Chandler. This development is adjacent to the eastern edge of the Embarcadero gated community in Ocotillo and specifically, homes along Purple Sage Drive will be most affected by the following areas of concern:  
Privacy and security, noise, night light levels, and traffic.

In opening, the Emb Board is pleased to note there are no plans shown by DMB to provide a drive entrance/exit access at the north end of the development off Ocotillo Road. We know this would further complicate and congest traffic from the west along the main thruway (where keeping the driving speeds within the limits seems to be a problem at this time). We ask that the development plan by DMB and the City remain such that no access to this development be allowed from Ocotillo Road.

Concerns:

**Privacy / Security:**

Because the waterway that separates the private residences of Embarcadero from the commercial/public development of DMB provides only approximately 100 feet separation from and provides little privacy into the back yards and back sections of the private homes (where most of the resident's activity occurs), Emb BOD would like DMB and the City to reconsider the installation of and NOT place a concrete walkway along the western perimeter going north and south bordering the DMB development.

Instead, large trees that would bring beauty to and enhance the air quality of the area, as well as provide separation and a natural barrier to restrict direct viewing into private resident homes is requested. This simple change to the existing plans (with Ocotillo Community Association as well as DMB Properties admits they have no vested interest in) will address the most significant concern that the Embarcadero Community has voiced.

The 6 homes along this adjacent area will maintain much greater levels of privacy AND security since the proposed public walkway will attract random users at all times of the day and night and will seriously and adversely affect home values if left in the plans. Every one of the homeowners living along Purple Sage Drive in Embarcadero are against the Development primarily due to the privacy and security component of the DMB and City plans. We see no positive community reason for this walkway that is currently in the plans that the Developer nor the Community strongly desires. Please eliminate the walkway from the western perimeter of the DMB Development.

**Lighting:**

Emb BOD has concerns about lighting levels due to this DMB development. Increased lighting may adversely affect our DARK SKY rights, and we are hoping that DMB and the City show creativity in shielding and directing the lighting, possibly including submerging the tennis courts so that tennis court outdoor lighting is also lower / closer to current grade levels. Lights from night traffic, lights from the outdoor lighting, lighting on the building, and parking lot lighting are significant changes to the area and the Emb BOD is hoping that the City and DMB minimize the night time lighting problems.

**Noise:**

Emb BOD believes that noise test levels from the new activities related to the DMB

Development (outdoor tennis, swimming, and outdoor activities) will show that the noise levels exceed recommended noise levels for residential areas. Tennis play at night should be limited and design approaches should be implemented to reduce the flow of noise toward the residences of Embarcadero.

Thank you for your consideration of our concerns. We hope that the City of Chandler will work creatively and intensely with DMB to eliminate these problems so we can fully support the development and enjoy an enhanced Chandler environment.

Sincerely,

Embarcadero Community Association Board of Directors

Christine Kelly, President  
Cindy Rapier, Vice President  
Liz Lane, Treasurer  
Gina Amorosi, Director

Cc: Premier Management – Leanne Prince, Property Manager  
Ocotillo Community Association – Mike Palermo, President  
DMB Community Relations Manager – Kathleen Donahoe

May 2, 2008

Mayor Boyd W. Dunn

Vice Mayor Lowell Huggins

Council Members

Bob Caccamo

Trinity Donovan

Matt Orlando

Jeff Weninger

Kevin Kartke

Martin Sepulveda

Planning & Development Department

Doug Ballard, Director

Planning & Zoning Commission

Michael Flanders

Richard Gulsvig

Angela Creedon

Mike Cason

Kristian Kelly

Leigh Rivers

Mark Irby

Dear Mayor, Council Members, Commission Members and City Staff:

**Re: DMB Ocotillo Village & Village Health Club and Spa**

The Board of Directors for the Balboa Way Community Association (BWCA BOD) is formally submitting their concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa. This development is located north of Balboa Way road and abuts our community on the east side.

The BWCA BOD's concerns include traffic, public safety, noise, and privacy/security.

**Traffic and Public Safety**

**1. Public Access Driveway off of Balboa Way (Exhibit 1)**

The Ocotillo Village site plan includes an existing public access driveway easement located on the south side of the development which exits onto Balboa Way, and provides access to Alma School Road.

Balboa Way currently serves as an entry for two single family housing gated communities- Balboa Way (239 single family residences) and Camelot Homes Windward development (49 single family homes).

The BWCA BOD's concerns with this driveway include the following:

- Balboa Way is not a continuous through street. Approximately 250' of roadway west of Alma School Road was dedicated to the City of Chandler and the remainder of this roadway is privately owned by the Balboa Way Community Association. Our community is responsible for maintaining the private section of this roadway. (Exhibit 2)
- The design of this roadway does not meet the criteria of the City of Chandler's Technical Design Manual #4 (January 07) for a local street (minimum centerline radius of 100'). Balboa Way was not designed for heavy commercial traffic and there is the potential of large semi-trucks using this driveway when making deliveries to the various commercial establishments in Ocotillo Village. This raises a concern of pavement damage from heavy vehicles.

## **2. Left Turns from Balboa Way onto Northbound Alma School Road are Hazardous (Reference Exhibit 3)**

- A left turn from Balboa Way on to northbound Alma School Road requires crossing two lanes of southbound vehicles with high traffic volumes and speeds.
- From the Balboa Way exit on to Alma School road, there is limited visibility in viewing northbound Alma School Road traffic. Alma School Road curves to the east just south of Balboa Way, and the landscaping in the median located south of Balboa Way both impact driver visibility of northbound traffic. Northbound traffic is also travelling at a high rate of speed (45 – 55 mph).
- Northbound traffic on Alma School has very high volumes as this road serves as the primary access for Sun Lakes residents into Chandler. Additional developments (e.g. Fulton Ranch residential and commercial properties) have further increased the traffic volumes in this area.
- Due to the volume of traffic on north and south bound Alma School road, the wait to make a left turn from Balboa Way is extremely long, during some periods of the day, up to 5 minutes. Often the traffic will clear on southbound Alma School road due to the traffic signal at Ocotillo; however, traffic on northbound Alma School road is still present. Residents must often pull halfway out onto Alma School road, and wait in the median area until northbound traffic clears to complete their left turn on to Alma School road. By adding additional traffic on Balboa Way via the Ocotillo Village driveway, the number of vehicles trying to make a left turn on to Alma

School road will increase thereby further impacting the amount of time vehicles will have to wait to make a left turn.

- Another factor that may impact the Balboa Way exit on to Alma School road will be vehicles traveling northbound on Alma School road that will be making a left turn on to Balboa Way to access Ocotillo Village. Since these vehicles will have the right-of-way in making the left turn (from a major arterial on to a primarily residential entry road), vehicles exiting from Balboa Way on to Alma School road will now have to wait longer for traffic to clear the intersection.
  - Over the past few years our Board has contacted the City of Chandler's traffic department to request that a study be done on the feasibility of installing a traffic signal at the Balboa Way/Alma School road intersection. We have been advised that traffic volumes do not warrant the installation of a traffic light.
  - Based on the above noted factors, the BWCA BOD requests that the Ocotillo Village driveway located on Balboa Way **not be used for public traffic access**. This driveway could be gated and used for emergency vehicle egress only, similar to the gate installed in the Camelot Homes Windward development (south end of the development along Lake Drive).
  - The Ocotillo Village site plan includes two additional access points, one off of Ocotillo road and a second driveway located in the middle of the development directly on to Alma School road. These two access points should be sufficient to meet the needs of its customers. Additionally, the Ocotillo road entry provides a stop light at the intersection of Alma School road which enables a safe left turn maneuver on to north bound Alma School road.
- 3. Vehicle existing the Ocotillo Village Balboa Way driveway have an obstructed view of vehicles travelling eastbound on Balboa Way (Exhibit 4 and 5)**
- A landscaped median separates the entry/exit roadway into the Balboa Way community. This median has mature landscaping which may block the view of vehicles exiting our community and result in a hazardous area where the Ocotillo Village driveway intersects with Balboa Way

## **Lighting/Glare**

The lighting and illumination will have an adverse impact on the residents in our community. There will be a significant increase in lighting and glare in our community due to:

- Parking lot lighting – even if the lights are shielded they will create additional glare due to light reflection on surfaces.
- Tennis court and swimming pool lighting during evening operations.
- Business signage lighting.

- Business security lighting.
- Vehicle headlights – headlights will shine into residential property backyards and bedroom windows.
- Restaurant patio lighting.
- The west facing glass lobby for the health club which is over 35' high will create a significant glare as the sun sets in the west. This glare will be visible from the single family homes across the waterway.

## **Noise**

The noise impact originating from this development will have an adverse impact on the amenity of the abutting single family residences. There will be a significant increase in the noise level in our community due to:

- The outdoor tennis courts are scheduled to be open from 5 a.m. to 10 p.m. The recommended residential decibel level (World Health Organization) is 45 dBA between 10 p.m. and 7 a.m. and 60 dBA between 7 a.m. and 10 p.m. The dBA of a tennis ball hitting a racket is 65 dBA, above the recommended community noise level standards.
- Swimming pools, including a toddler pool.
- Vehicles (doors slamming, engines).
- Commercial delivery trucks and vans.
- Restaurant patio.

## **Resident Privacy and Security**

Resident privacy and security will be significantly reduced. The distance from the west property line of Ocotillo Village to the east property line of the single family residences averages between 93 – 131 feet (based on the Maricopa County Assessor's office GIS map measuring tool).

- The proposed sidewalk on the west side of the subject property will allow the general public to fully view both the backyards and residences across the waterway.
- The general public will also be able to fully view the residences and backyards from the parking areas and commercial establishments.
- Ocotillo Village customers who use the Balboa Way driveway and turn right may try to follow resident and authorized vehicles into our community by "tailgating" through our gates, This would increase the vehicular traffic on our road as well as allow unauthorized individuals into our community.

The Balboa Way Community Association's Board of Directors appreciates your consideration of the above noted concerns and issues. If you require additional information, please contact Carol Black at 480-285-7150 (Cell) or 480-917-7490 (Home) or by email at [cablack@cox.net](mailto:cablack@cox.net).

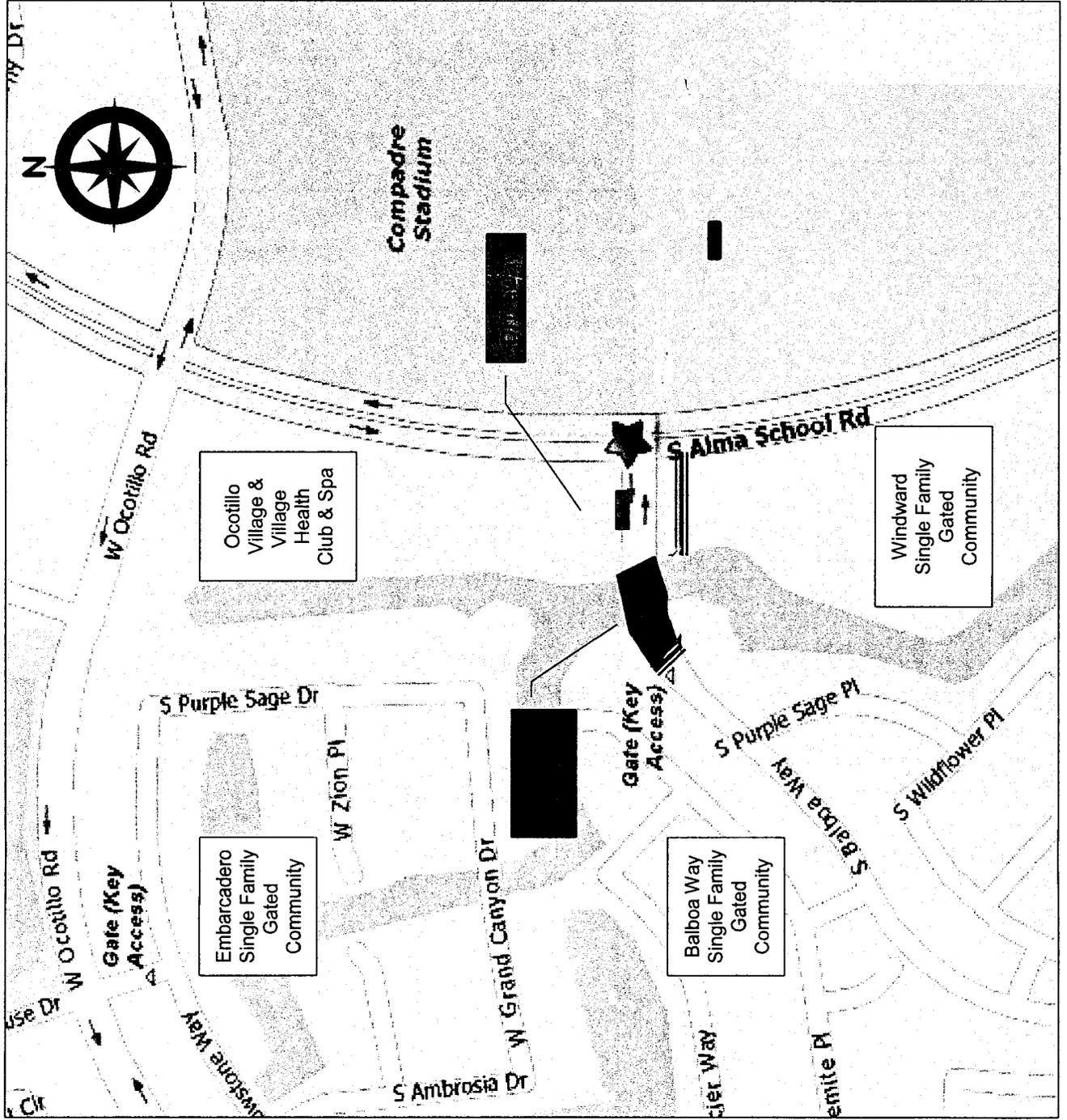
Sincerely,

Balboa Way Community Association  
Board of Directors

Bill Cappel, President  
Carol Black, Vice President & Treasurer  
Gary Rubenstein, Secretary  
Greg Hansell, Director  
Steve Engelhardt, Director

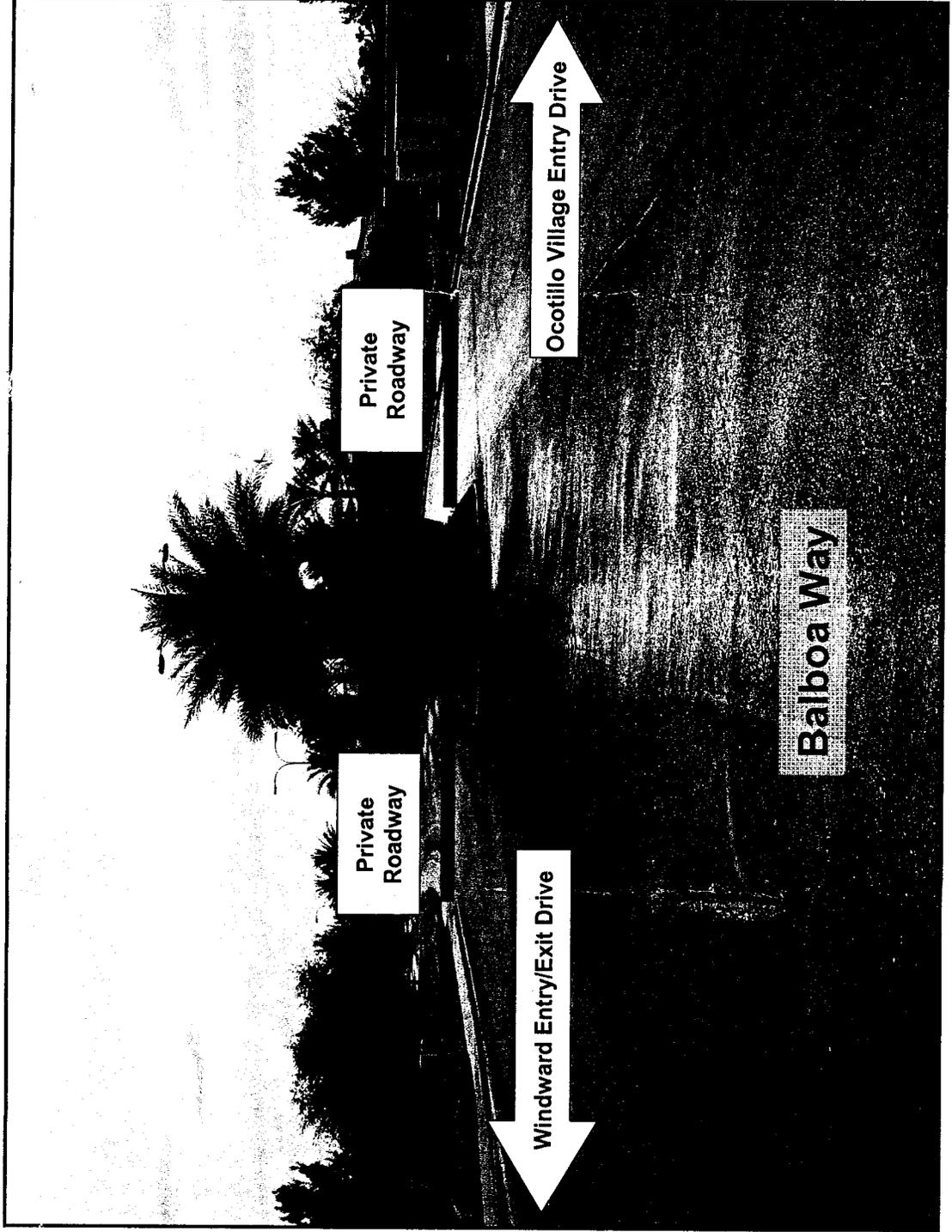
CC: Ocotillo Community Association – Mike Palermo, President

**EXHIBIT 1**  
Overview of site and Balboa Way (private/public roadway) and Ocotillo Village driveway on Balboa Way



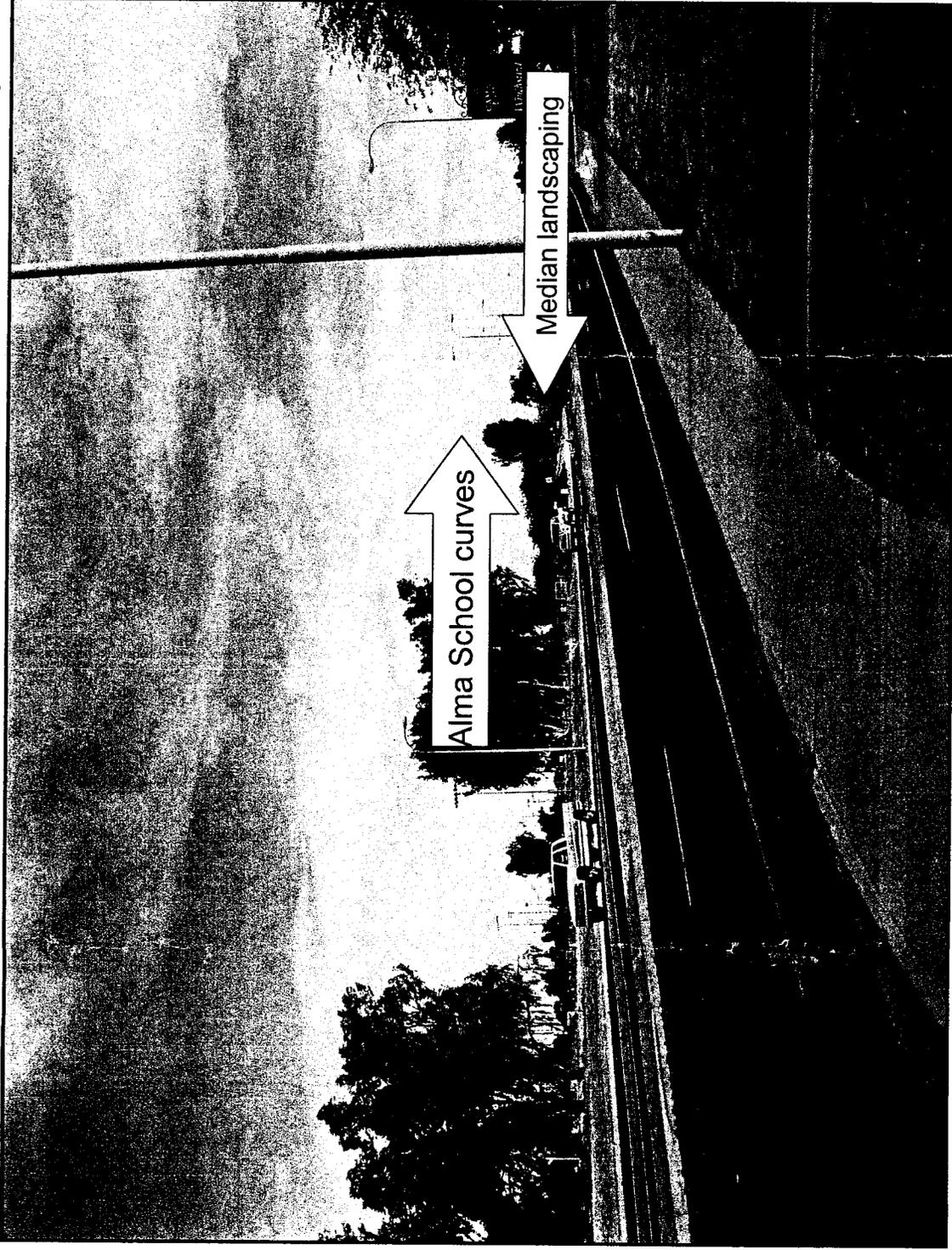
**EXHIBIT 2**

Balboa Way is partially a private roadway. Approximately the first 250' west of Alma School was dedicated to the City of Chandler for public access, the remainder is a private road owned and maintained by the Balboa Way community.



**EXHIBIT 3**

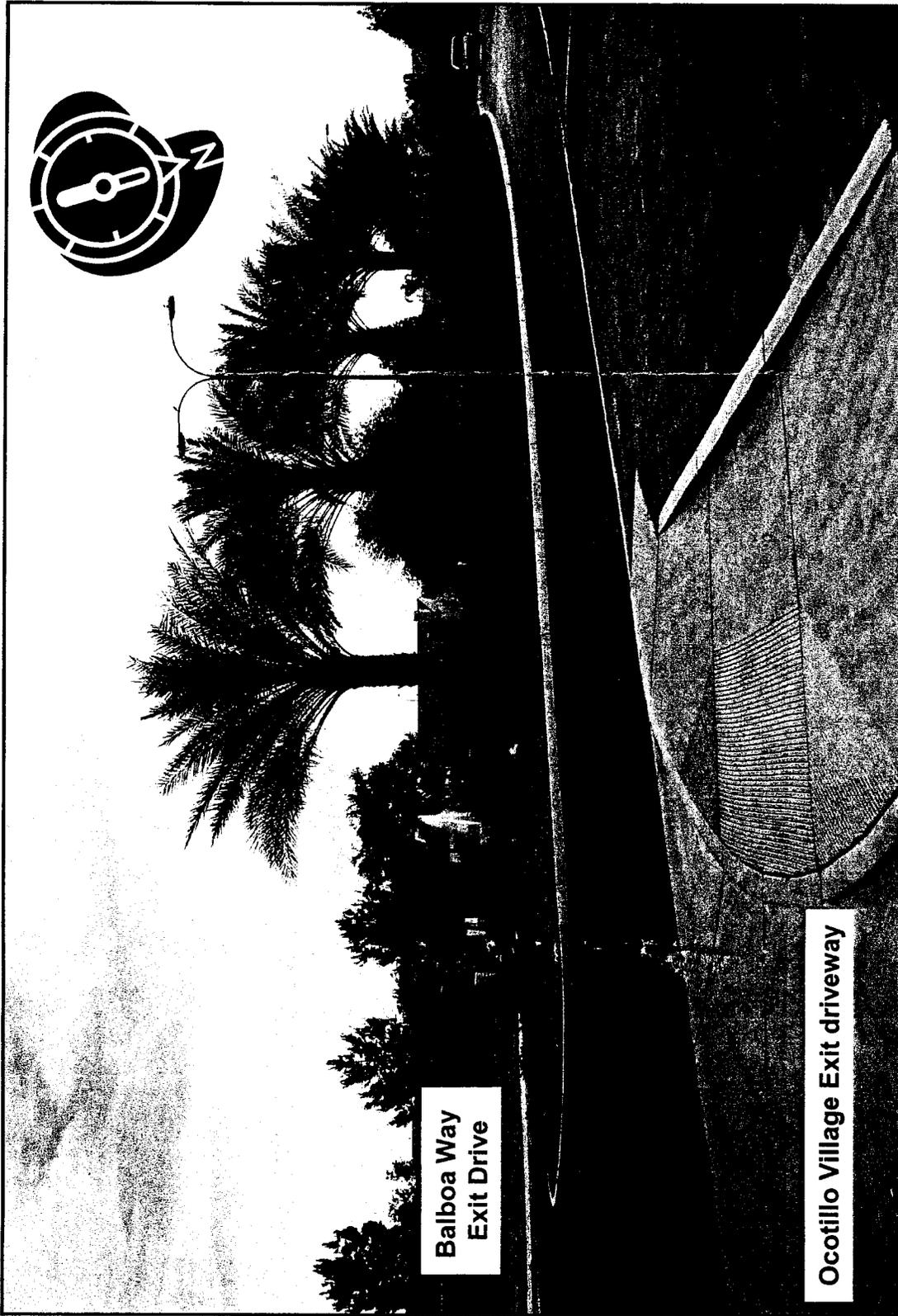
When exiting Balboa Way to make a northbound turn on to Alma School Rd. there is limited visibility for northbound traffic due to curve of Alma School Road and median landscaping.



Alma School Road looking south from Balboa Way exit on to Alma School.

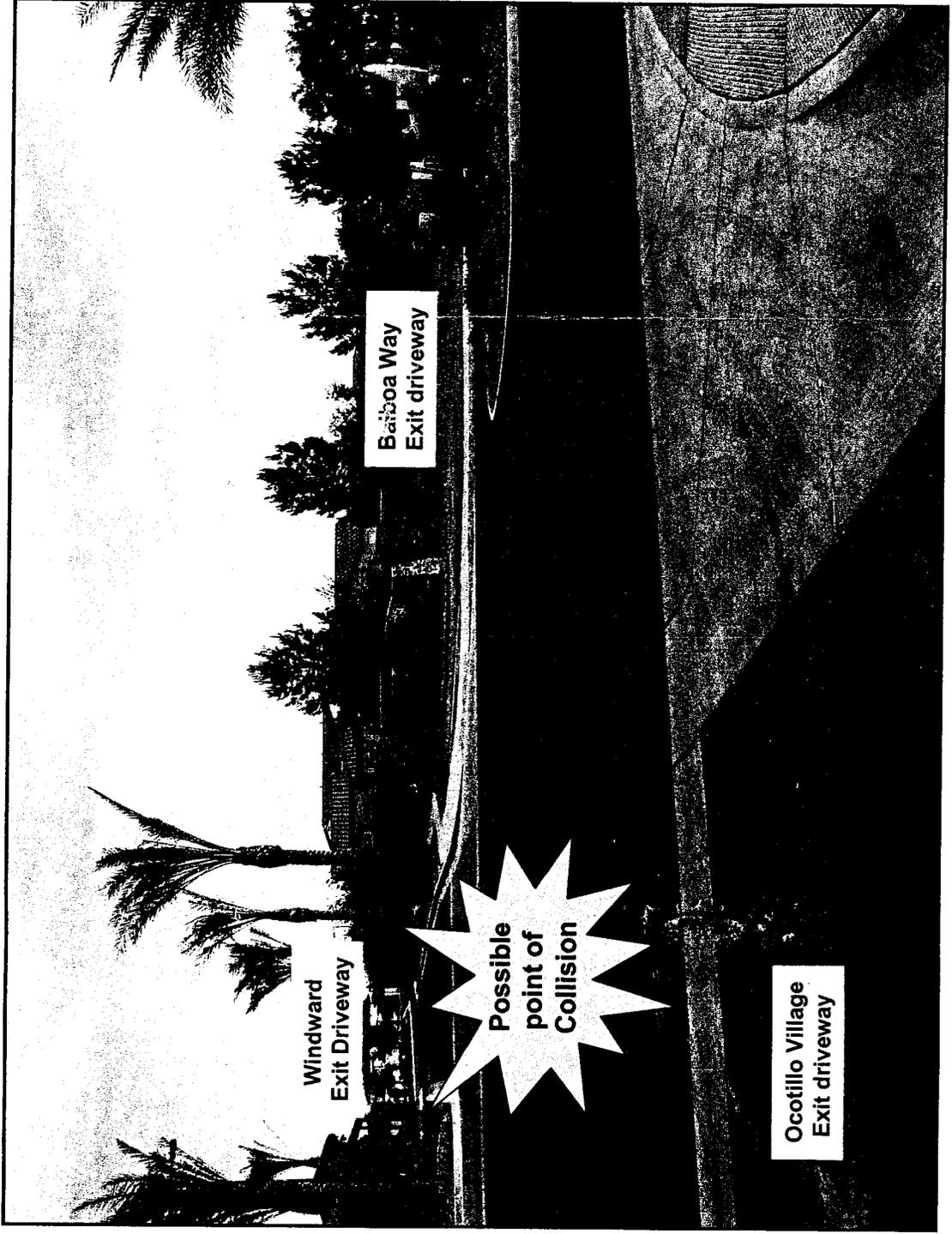
## EXHIBIT 4

There is limited vehicle visibility for vehicles exiting the Ocotillo Village driveway and making a left turn on to Balboa Way to access Alma School Road. The landscaped median may block vehicles exiting Balboa Way.



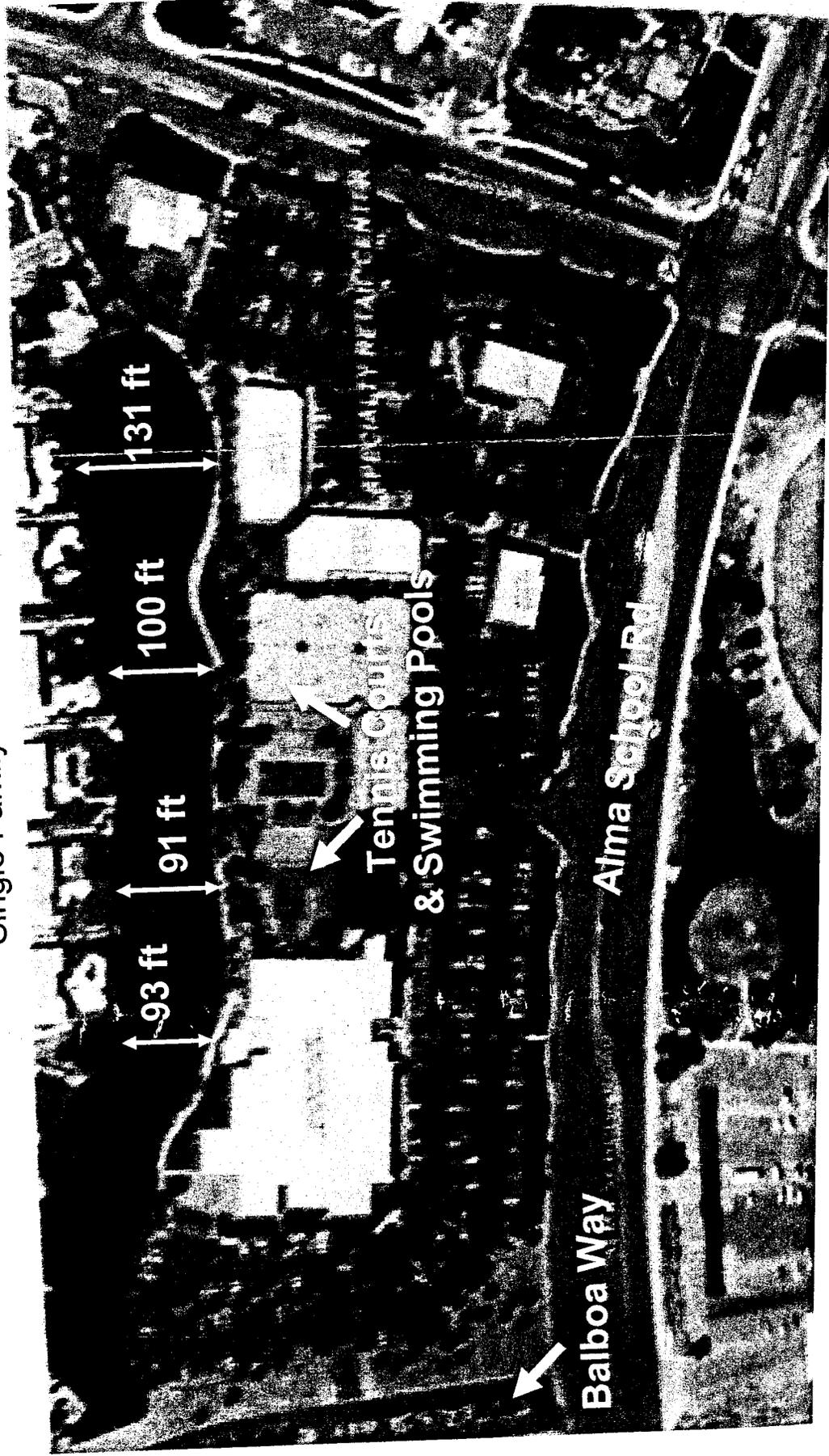
**EXHIBIT 5**

Vehicles exiting the Camelot Homes Windward single family home development along with limited vehicle visibility due to median landscape for vehicles exiting Balboa Way single family home development create a traffic hazard.



# Exhibit 6 - The Village Site Plan

Embarcadero & Balboa Point  
Single Family Residences



Dear Mayor and Council and  
Members of the Planning & Zoning Commission,

Re: PDP07-0039 Ocotillo Village

The purpose of this letter is to request your approval of the DMB sports facility, Village Health Club & Spa at Ocotillo, which is to be located at the southwest corner of Alma School Road & Ocotillo Road.

I have had the opportunity to see the plans designed by DMB for the future Village Health Club & Spa, designated for the Ocotillo Community. I have also been a guest at the Gainey Village Health Club & Spa, where the amenities are very similar to those designed for Ocotillo. The architectural design for Ocotillo is outstanding. It complies with Ocotillo's expectations of distinctive design while taking into consideration how the structure will affect nearby Ocotillo residents. The design offers both style and function while not being disruptive to the community. I have also experienced this to be true at the Gainey location, which is also built within a community similar to Ocotillo. While a guest at the Gainey location, I spoke with a few members and received only praise for the clubs' ability to maintain the initial quality both for members, guests and residents who reside in the community.

The exterior designs for the Village Health Club & Spa in Ocotillo offer extraordinary appeal and continue throughout the interior of the facility. Extensive thought has been given to every detail regarding both function and décor for the enjoyment of club members and guests. The atmosphere of the club is just that...a "club". It is not just another fitness facility offering a "gym" environment. It is apparent the members and guests are cared for with utmost care and concern from the moment they enter to when they leave.

I have experienced several different fitness "clubs" and "gym" facilities over the last 35 years. Speaking not only as a fitness enthusiast but also as an Ocotillo resident, I am ecstatic the Village Health Club & Spa is planning to locate in Ocotillo and I strongly support the approval of the Village Health Club & Spa at Ocotillo.

While I strongly support the Village Health Club & Spa, I also support the development of the entire project. I have reviewed the plans for the development as a whole, not solely to support club's design. I only have positive comments as do many other residents of Ocotillo and neighboring communities. I have circulated several petitions of support in the community and I have not had one negative comment made about the proposed plan. The residents are very interested in this project because of the tenants involved and the quality of architectural design. Like me, everyone who I have spoken with not only supports the plan but would like to see it get underway soon. This will be a beautiful addition to both the Ocotillo community and Chandler.

Sincerely,  
Molly Carroll  
2342 W. Hemlock Ct.  
Chandler, AZ 85248  
(480) 540-2738

Chandler City Council  
22 South Delaware Street  
Chandler, Arizona

Ken and Muffy Askelson  
1730 West Glacier Way  
Chandler, Arizona 85248

June 6, 2008

Dear Council Members:

Regarding: Ocotillo Village, PDP 07-0039, Southwest corner of Ocotillo and Alma School Roads.

We would like to express our strong support of the Ocotillo Village development. This project will enhance our neighborhood community and provide quality retail and recreational opportunities in the area. We have investigated other locations of the Villages Health Clubs and Spas to familiarize ourselves with the type/quality of this business. We have been impressed with the attractiveness of the physical structures, the friendliness of staff, and the amenities provided. We consider the addition of this facility, as well as the surrounding retail and attention to landscaping detail, to be a plus for our immediate area and for the City as well. We encourage the Chandler City Council to move forward with no delay in approving the construction of the plans as they presently stand.

Sincerely,

Ken and Muffy Askelson  
Homeowner Residents,  
Balboa Way neighborhood  
Adjacent to development property

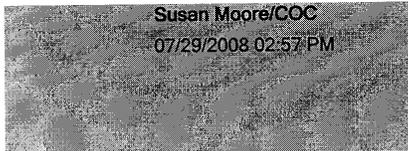
480-855-5419  
morrrock@cox.net

Please note: You have our permission to read this letter at the City Council meeting on June 26, 2008, if desired.

cc (via e-mail): Kathleen Donahoe, Project Development Liaison  
Shelley M. McTee, Gallagher & Kennedy law offices

Add info #15

JUL 31 2008



To CityClerkDivision, Kevin Mayo/COC  
cc  
bcc  
Subject Fw: Proposed Ocotillo Village - Village Racquet & Health Club SWC Ocotillo & Alma School Rd.

----- Forwarded by Susan Moore/COC on 07/29/2008 02:56 PM -----



**"Victor Napolitano"**  
<Victor.Napolitano@compassbank.com>  
07/29/2008 02:41 PM

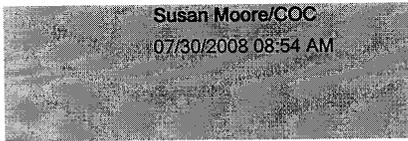
To <mayor&council@chandleraz.gov>  
cc  
Subject Proposed Ocotillo Village - Village Racquet & Health Club SWC Ocotillo & Alma School Rd.

I am writing this e-mail to demonstrate support for the proposed Ocotillo Village development to be located at the southwest corner of Ocotillo & Alma School Roads in Ocotillo. My wife and I were members of the Village Racquet & Health Club at 44th Street & Camelback prior to moving to Catalina Shores at Ocotillo five years ago.

I am confident that the Ocotillo Village development will be a great asset to the community. Ocotillo Village Racquet & Health Clubs are first class facilities, offer great programs for kids and families, and become central gathering places for families. Hopefully Mayor & Council accept the Zoning & Planning Commission's recommendation and approve the Ocotillo Village development.

Best regards,

Victor J. Napolitano  
Senior Vice President  
Commercial Banking Division  
480.403.7838 - Office  
602.793.8670 - Mobile  
[Victor.Napolitano@compassbank.com](mailto:Victor.Napolitano@compassbank.com)



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

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**"Brett Anderson"**  
 <brett.anderson@andersonbaron.com>  
 07/29/2008 03:08 PM

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

Mayor Dunn,  
 I do not know if there is any opposition to the Ocotillo Village project proposed by DMB for Alma School and Ocotillo, but I think it will be a great addition to south Chandler. If you have never been in one of their facilities, I would recommend it. They are beautiful places that provide activities for the entire family. It will be fit well in the Ocotillo area project and enhance the lifestyle of the community.

I hope all is going well. It has been very different following projects from the outside of the Planning and Zoning Commission.

Thanks,  
 Brett Anderson

ab | plan • design • achieve



**brett h. anderson, asla | principal**  
 az reg 31268 nv reg 540  
 ca reg 4309 ut reg 6375834-5301

[brett.anderson@andersonbaron.com](mailto:brett.anderson@andersonbaron.com)  
 p 480 699 7956 f 480 699 7986 c 480 313 8683  
 58 w buffalo, ste 100 chandler, az 85225

andersonbaron.com  
 an anderson baron company

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**"Filiere, Mitch:"**  
 <mfiliere@CircleK.com>  
 07/29/2008 04:00 PM

To mayor&council@chandleraz.gov  
 cc  
 Subject Ocotillo Village Development

As an Ocotillo resident, I wanted to show my support for the Ocotillo Village Development at the SW

corner of Alma School and Ocotillo roads. I think it will make a great addition to the community.

Thanks,

Mitch Filiere

Ocotillo Resident

----- Forwarded by Susan Moore/COC on 07/30/2008 08:52 AM -----



**Ace Henderson**  
<acehenderson87@live.com>

To <mayor&council@chandleraz.gov>

>

cc

07/30/2008 05:35 AM

Subject Support The Village Health Club SWC Ocotillo & Alma School Rd.

As a lifetime Chandler resident living in the area of Ocotillo I support The Village Health Club!

With Windows Live for mobile, your contacts travel with you. [Connect on the go.](#)

Susan Moore/COC  
07/28/2008 02:31 PM

To Kevin Mayo/COC, CityClerkDivision  
cc  
bcc  
Subject

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



"Molly Carroll"  
<molly@msmolly.com>  
07/25/2008 11:16 AM

To Mayor&Council@chandleraz.gov  
cc  
Subject Re: PDP07-0039 Village Health Club & Spa @ Ocotillo

Dear Mayor and Council,

Re: PDP07-0039 - Village Health Club & Spa at Ocotillo

Regarding my email on May 9, 2008, I submitted a letter of support regarding the proposed DMB project for the Village Health Club & Spa, at Ocotillo. The proposal for this project passed P&Z and was next up for approval by the Town Council on June 26' 2008. I attended the meeting on June 26th and was disappointed to hear Councilman Orlando raised concerns that very day regarding the traffic flow on Ocotillo Rd. Specifically the right & left hand turning lanes into the SW corner of Alma School & Ocotillo Rd. Please correct me if I am wrong with my facts as to his concerns raised and the timing in which they were brought forth.

I don't have an issue with his concerns as they are valid when addressing traffic flow. As a resident in Ocotillo, I have walked the "Ocotillo loop" for the last 11 years, which includes the segment of Ocotillo Rd. in question. The designated cut-outs for the left & right turns have been there longer than my travels of 11 years. Granted, population and traffic growth may be his concern for turning lanes designated years ago when the road was less traveled. However, from what I currently experience as I travel Ocotillo Rd. daily both by car and on foot during "peak" travel times, I do not agree there is a valid problem for these turning lanes given the designs DMB submitted to Ocotillo residents. Furthermore, I do not agree with how Councilman Orlando handled this situation in regards to the timing of bringing the concerns forth. Why did he wait until the day of the meeting when this project had been in the system for at least a month if not longer? I do know there was some concern raised earlier in June by an Ocotillo resident who expressed traffic flow issues. However, those concerns were expressed long before this meeting and therefore should not be the reason for his delay. Regardless of how or why, had he brought these concerns to other council members prior to the meeting, this may have been resolved and no further delay for DMB to begin construction. Let's not forget the delay caused for the many Chandler residents who support this project and are eager to see it built. Is this how matters are routinely handled on the Town Council? I would hope not as it is not good business practice. I would be interested in knowing why Councilman Orlando waited until the last minute to address his concerns.

To refresh you on my email back in May, I have copied & pasted below, my letter of support. I along with many Chandler residents support this project and do not wish further delay. Furthermore, I collected approximately 50 signatures on support petitions back in the spring. I have been in contact with many of these people and other Chandler residents this past week to update them on the situation. I have requested they too email you with their support. Usually and unfortunately, it's the "squeaky wheels" that are heard. I hope you hear the Chandler/Ocotillo residents who ask that this project get approved on July 31, 2008. Thank you!

Sincerely,  
Molly Carroll  
Ocotillo Resident  
[molly@msmolly.com](mailto:molly@msmolly.com)  
480-540-2738

Dear Mayor and Council and  
Members of the Planning & Zoning Commission,

May 9, 2008

Re: PDP07-0039 OcotilloVillage

The purpose of this letter is to request your approval of the DMB sports facility, Village Health Club & Spa at Ocotillo, which is to be located at the southwest corner of Alma School Road & Ocotillo Road.

I have had the opportunity to see the plans designed by DMB for the future Village Health Club & Spa, designated for the Ocotillo Community. I have also been a guest at the Gainey Village Health Club & Spa, where the amenities are very similar to those designed for Ocotillo. The architectural design for Ocotillo is outstanding. It complies with Ocotillo's expectations of distinctive design while taking into consideration how the structure will affect nearby Ocotillo residents. The design offers both style and function while not being disruptive to the community. I have also experienced this to be true at the Gainey location, which is also built within a community similar to Ocotillo. While a guest at the Gainey location, I spoke with a few members and received only praise for the clubs' ability to maintain the initial quality both for members, guests and residents who reside in the community.

The exterior designs for the Village Health Club & Spa in Ocotillo offer extraordinary appeal and continue throughout the interior of the facility. Extensive thought has been given to every detail regarding both function and décor for the enjoyment of club members and guests. The atmosphere of the club is just that...a "club". It is not just another fitness facility offering a "gym" environment. It is apparent the members and guests are cared for with utmost care and concern from the moment they enter to when they leave.

I have experienced several different fitness "clubs" and "gym" facilities over the last 35 years. Speaking not only as a fitness enthusiast but also as an Ocotillo resident, I am ecstatic the Village Health Club & Spa is planning to locate in Ocotillo and I strongly support the approval of the Village Health Club & Spa at Ocotillo.

While I strongly support the Village Health Club & Spa, I also support the development of the entire project. I have reviewed the plans for the development as a whole, not solely to support club's design. I only have positive comments as do many other residents of Ocotillo and neighboring communities. I have circulated several petitions of support in the community and I have not had one negative comment made about the proposed plan. The residents are very interested in this project because of the tenants involved and the quality of architectural design. Like me, everyone who I have spoken with not only supports the plan but would like to see it get underway soon. This will be a beautiful and functional addition to Ocotillo.

Sincerely,  
Molly Carroll  
2342 W. Hemlock Ct.  
Chandler, AZ85248  
(480) 540-2738

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



"Bull Earnhardt"  
<bull@earnhardt.com>  
07/28/2008 04:11 AM

To <Mayor&Council@chandleraz.gov>  
cc

Subject Support The Village Health Club SWC Ocotillo & Alma School Rd.

Mayor & Council Members,

Please help bring the Village Health Club to Chandler!!!

The Village is exactly the type of gym that the Ocotillo / Fulton Ranch area needs. Look at the list of locations Chandler would be joining; Camelback, DC Ranch, Gainey and Verrado. These are the nicest areas in the valley and Ocotillo should be on that list.

Please approve the Village Health Club its only a positive for City and Residents of Chandler!

Thank you for your time and service.

Bull Earnhardt  
Life time Chandler resident

----- Forwarded by Susan Moore/COC on 07/28/2008 02:18 PM -----



Alexis Vance  
<alexis.vance@foxtv.com>  
07/28/2008 10:15 AM

To <Mayor&Council@chandleraz.gov>  
cc  
Subject Village Health Club

Hi Mayor Dunn and council

I am a reporter for FOX 10 and a Chandler Resident- born and raised there...  
My husband and I now live in Fulton Ranch.  
And even though my trip to work is almost 40 miles one way, I love where I live!

I am emailing you regarding some opposition to the Village Health Club coming to  
Chandler.  
I've heard there are people with concerns about it and I want to give you my opinion.

A Village Health Club in Chandler would only be an asset to the community.  
Go to DC Ranch or Silverleaf in Scottsdale... go to the Biltmore area in Phoenix... or to  
the Gainey Village area in Scottsdale... and what will you find...

A Village Health Club...

They put themselves in the nicest areas in the valley and give people who live in the  
surrounding area a top-notch place to workout, go to the spa, or hang out by the pool  
and meet their neighbor.

I don't know why someone would want to keep a reputable business out of Chandler...

We NEED this to keep growing in the right direction...  
NOT another chain restaurant or ANOTHER Walgreens...  
We need something different... something fresh...

Alexis Vance  
FOX 10 News  
602-262-5109  
alexis.vance@foxtv.com

# 15

JUL 31 2008



**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-150**

**DATE:**            JULY 21, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR 

**FROM:**            KEVIN MAYO, ACTING PLANNING MANAGER 

**SUBJECT:**        PDP07-0039/PPT08-0004 OCOTILLO VILLAGE

**Request:**            Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture for a specialty retail development including a health club

**Location:**            Southwest corner of Alma School and Ocotillo Roads

**Applicant:**            Shelly McTee  
Gallagher & Kennedy, P.A.

**Project Info:**        Approximately 12.3-acres, 31,300 square-feet of retail space, 82,000 square-foot Village Health Club

**UPDATE FROM 6-26-08 CITY COUNCIL HEARING**

This case was continued from the June 26<sup>th</sup> City Council hearing to allow the applicant and Staff time to analyze the western-most driveway along Ocotillo Road with regards to full-movement traffic safety. Traffic Engineering has verified the intersection location in respect to Alma School Road complies with Code requirements for full-movement consideration. As the intersection is presently constructed, the driveway aligns with Jacaranda Parkway to the north, and includes left-turn deceleration lanes for both the subject driveway and Jacaranda. Finally, Staff met with the applicant at the site to review motorist visibility issues while exiting the site. The site visibility triangle was staked along Ocotillo Road. Traffic Engineering has concluded that the trees along Ocotillo Road are appropriately located so as to not hinder visibility, however

the shrubs located adjacent to the trees have grown taller than Code allows. Additionally, the Oleander shrubs located within the landscaped center median have grown taller as well. Staff, working with the adjacent association, will ensure all the landscaping is trimmed and maintained to comply with Code requirements. Based upon this review, Traffic Engineering has concluded the driveway can safely provide full-movement access to Ocotillo Road and that no movement-restrictions are necessary.

### **RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) and Preliminary Plat (PPT) subject to conditions.

### **BACKGROUND**

The site is located in South Chandler as part of the Ocotillo Phase 1 master plan. The 12.3-acre subject site is located at the southwest corner of Alma School and Ocotillo Roads. The site is bound by the two arterial streets on the north and east sides, as well as the collector street, Balboa Way, adjacent to the south. One of the existing Ocotillo lakes borders the property's west side, with residential homes located west of the lake.

The site is zoned PAD Special Use Commercial. This designation under the Ocotillo zoning permits a variety of uses. The Special Use Commercial zoning was part of the Ocotillo community planning principles whereby certain key parcels that, because of their location and relationship to adjacent uses, could be developed with more intensive uses. These include resorts, hotels, specialty commercial, cultural and sports centers, tennis and swim clubs. An emphasis was placed on recreational facilities. The parcels were grouped around intersection corners and adjacent to the golf course clubhouse.

The proposal includes approximately 31,300 square-feet of retail space comprised of a bank pad, in-line shops space, and a freestanding sit-down restaurant pad. Additionally, the request includes an approximately 82,000 square-foot two-story with basement Village Health Club and Spa. The health club will include four outdoor tennis courts and two outdoor swimming pools, as well as an extensive list of indoor health, wellness and recreational activities. The indoor areas will include active exercise areas including fitness equipment, group exercise areas, and other activity areas. The Village Health Club will also include an indoor spa amenity with health and beauty treatments such as face and body treatments, as well as a hair and nail salon. A separate kid's recreational area is provided. Finally, a café is provided for the member's. The Village Health Club facility is anticipated to be open Monday through Friday 5 a.m. to 10 p.m., and Saturday and Sunday from 7 a.m. to 8 p.m. The club is a membership only facility.

The retail buildings are sited at the property's north side, with the Village Health Club and Spa located on the site's southern end. The outdoor pools and tennis courts are centrally located between the retail and health club buildings. Careful attention was paid to the outdoor activity's orientation, as well as increased landscape buffering so as to minimize any impacts upon the residential homes west of the adjacent lake. Attention was given to the interior space

programming of the Village Health Club thereby minimizing the number of second story windows and outdoor balconies facing the nearby residential homes. Due to the site's availability of reclaimed-water, extensive use of turf is provided throughout. The landscaping not only complies with Chandler's Commercial Design Standards, but the requirements of the Ocotillo Association as well. Textured paving and 20-foot tall Date Palm trees are utilized to highlight the site's entry points.

Architecturally the proposal represents a stylized modernistic approach while maintaining compatibility with the adjacent existing uses though the color palette and key architectural features. As depicted in the attached development booklet, the proposed Village Health Club maintains visual depth and architectural interest through the use of dramatic sloping roof forms, deep roof overhangs, a dramatic two-story lobby, and purposefully executed window fenestration. The two-story Health Club's building massing has been broken up through the use of substantial façade articulation, stepped back massing, canted wall planes, and deep recesses. Building materials include a combination of smooth concrete tilt and stucco wall planes with accent walls of alternating rows of split-faced and ground-faced concrete block. The retail buildings at the site's northern end provide an architectural transition from the existing commercial uses north of Ocotillo Road, to the proposed Village Health Club. The existing hotel and commercial buildings north of Ocotillo utilized a very traditional architectural style that includes arched windows, rich southwestern colors and sloped tile-roof elements. The retail buildings incorporate sloped tile-roof elements and similar building massing of the existing retail buildings, while utilizing the same clean-lined architectural style of the proposed Village Health Club. Combined with a consistent rich color palette, the proposed development provides a fresh new approach to southwestern architecture while maintaining compatibility with its surroundings.

The request includes a comprehensive sign package. The proposal includes two 14-foot tall four-tenant panel freestanding monuments signs, one along Ocotillo Road, and one along Alma School Road. A single 9-foot tall two-tenant panel freestanding monument sign is proposed along Ocotillo Road at the site's northwestern end. Finally 10-foot tall Village Health Club freestanding monument signs are proposed, one along Alma School Road, and one along Balboa Way at the drive entrance. All freestanding monument signs utilize similar architectural forms, materials and colors found upon the building, as well as planter features at each base. The wall mounted signage is proposed as reverse pan-channel lettering for the retail buildings, while the Village Health Club would allow the use of pan-channel lettering as well. Corporate colors, logos and fonts are permitted.

The proposal includes a requested reduction in the required parking for the Village Health Club. The retail portion of the development is parked per Code. 423 parking spaces are required for the Village Health club per Code, at a ratio of 1-space per 200 square-feet plus 3 parking spaces per tennis court. The site plan provides only 332 parking spaces, a reduction of 91 spaces. The applicant conducted a very thorough parking study of the three existing Village Health Clubs in the Phoenix valley. The Village Health Clubs, when compared to other more traditional health club facilities, typically provide a similar sized work-out area, yet the size, amount and nature of

the ancillary uses within the facility differ greatly. Additionally, the Village Health Clubs limit the number of memberships permitted at each club. The parking study concluded that the maximum parking rate observed was 1-space per 286 square-feet. The proposal provides parking at a greater rate of 1-space per 248 square-feet. Staff supports the proposed parking reduction based upon the nature and use of the Village Health Club facility. Additionally, in the event a re-use of the building is necessary, the tennis courts, and outdoor pools could be removed providing sufficient area for any necessary additional parking.

The applicant has met with the Ocotillo Design Review Board and received conditional approval for the proposed commercial development. Additional project details and exhibits can be found in the attached Development Booklet.

The proposal is anticipated to construct in phases. Phase I will include all off-site improvements, arterial street landscaping and the Village Health Club portion. The retail portion will construct as future phases as tenants are identified. The applicant has represented to Staff the intention to file for building permits immediately following City Council approval.

### **DISCUSSION**

Staff supports the request. The Village Health Club and accompanying retail shops space is consistent with the original vision of the Ocotillo Master Plan. The architectural style, while stylized and modernistic, provides for an attractive development that carefully utilizes various architectural elements, colors and materials to maintain compatibility with the site's surroundings. The overall proposal represents a quality commercial development that will be an attractive addition to the Ocotillo area.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on December 4, 2007 at the Ocotillo Holiday Inn. 39 neighbors attended the meeting. Discussions occurred regarding the sidewalk along the lake's eastern side and the desire for a traffic signal at Alma School Road and Balboa Way. Neighbors expressed support for the architectural style.
- A second neighborhood meeting was held on April 14, 2008 at the Ocotillo Holiday Inn. 18 neighbors attended the meeting. Traffic signal was brought up again as well as the possibility of lowering the tennis courts. Overall neighbors were in support of project.
- The applicant made presentations to the Balboa Lakes Community Association and to the Embarcadero Homeowners Association.

Staff has received a series of phone calls from the Balboa Lakes Association. It was the understanding of the Association that Balboa Way was a private road and that the subject site could not access it. The section of Balboa Way fronting the subject site is a public roadway and there is an existing driveway cut to the subject site.

Staff received copies of letters addressed to the Planning Commission and City Council. Copies of the letters are attached to this memo. The letters, sent by the Balboa Lakes Community Association and the Embarcadero Community Association, identify a series of concerns for the proposed development. Concerns include traffic along Balboa Way, lighting/glare, noise and privacy. In response to traffic concerns, Balboa Way is a public right-of-way which the subject site already has access to. Traffic Engineering has indicated that even with the projected traffic from the future development, the Balboa Way/Alma School Road intersection does not have sufficient traffic volumes to warrant a signal. In regards to lighting concerns, the site's lighting is required by Code to be shielded so that no light is able to leave this property and trespass upon another. Additional trees and landscaping has been added along the site's western side to provide additional buffering for glare, noise and privacy. All signage facing residential properties shall not be illuminated.

Staff has received two letters of support regarding the request. Copies of these letters are attached to this memo.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 5    Opposed: 0    Conflict: 1 (Kelley)

Discussion occurred during the Planning Commission Study Session in regards to the issues raised by the neighbors, as well as the building architecture for the freestanding retail pads. To address the noise and lighting concerns, conditions 12 and 14 were added requiring the double row of trees west of the pools and tennis courts to be installed at a 48-inch box size, as well as relocating the sidewalk along the lake edge to the eastern side of the buildings. Condition 13 was added requiring the applicant to work with Staff to further integrate the freestanding pads' architecture with the Village Club design.

#### **RECOMMENDED ACTION**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "OCOTILLO VILLAGE" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0039, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable of all required off-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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. All off-site improvements shall be installed as part of Phase I.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. The landscaping shall comply with the Commercial Design Standards.
10. Building mounted signage facing the adjacent residential homes shall be non-illuminated.
11. Tennis Court lighting shall be fully shielded.
12. The trees west of the pools and tennis courts shall be installed at a 48-inch box size.
13. The applicant shall work with Staff to architecturally integrate Shops A, Pad 1 and Pad 2 with the balance of the development. Details to be worked out with Staff.
14. The sidewalk along the lake's edge shall be relocated to the east of the buildings.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

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

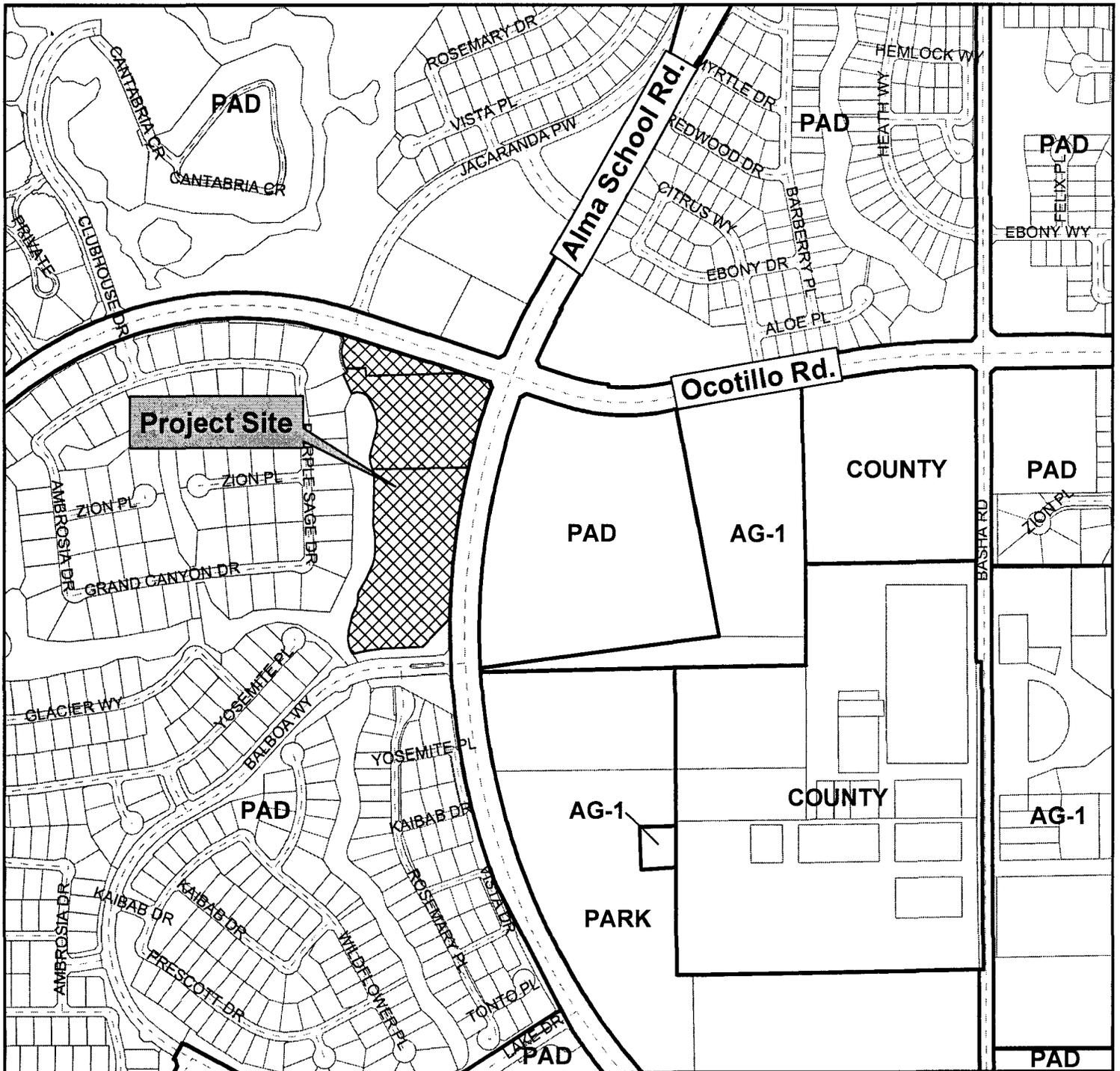
**PROPOSED MOTION**

Move to approve the Preliminary Development Plan in case PDP07-0039 OCOTILLO VILLAGE subject to the conditions recommended by Planning Commission and Staff.

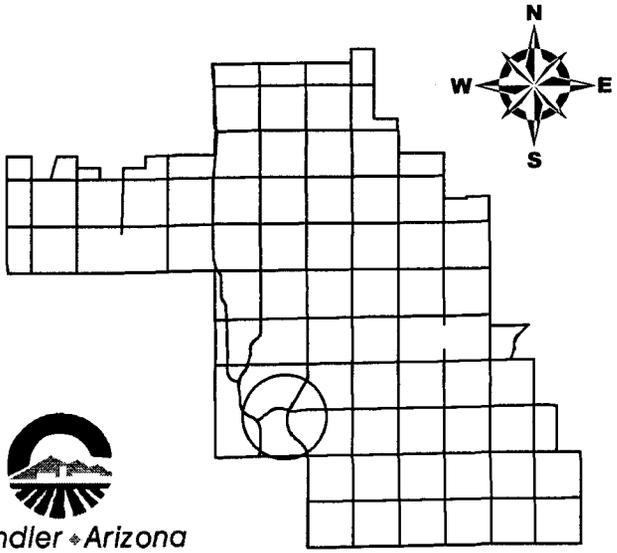
Move to approve the Preliminary Plat PPT08-0004 OCOTILLO VILLAGE, as per Planning Commission and Staff recommendation.

**Attachments**

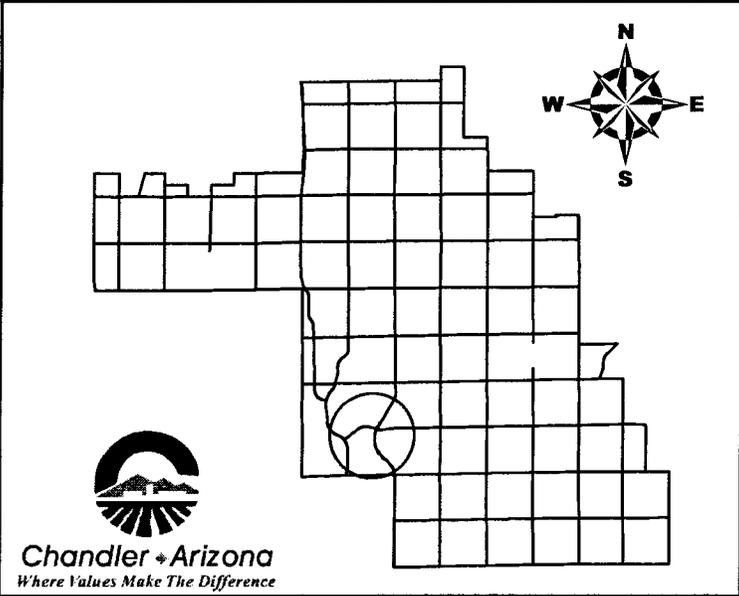
1. Vicinity Maps
2. Site Plan
3. Preliminary Plat
4. Landscape Plan
5. Building Elevations
6. Sign Exhibits
7. Letters from Balboa Lakes and Embarcadero Community Associations
8. Letters of Support
9. Development Booklet, Exhibit A



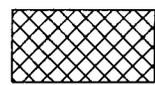
## Vicinity Map



**PDP07-0039**  
**Ocotillo Village**



## Vicinity Map

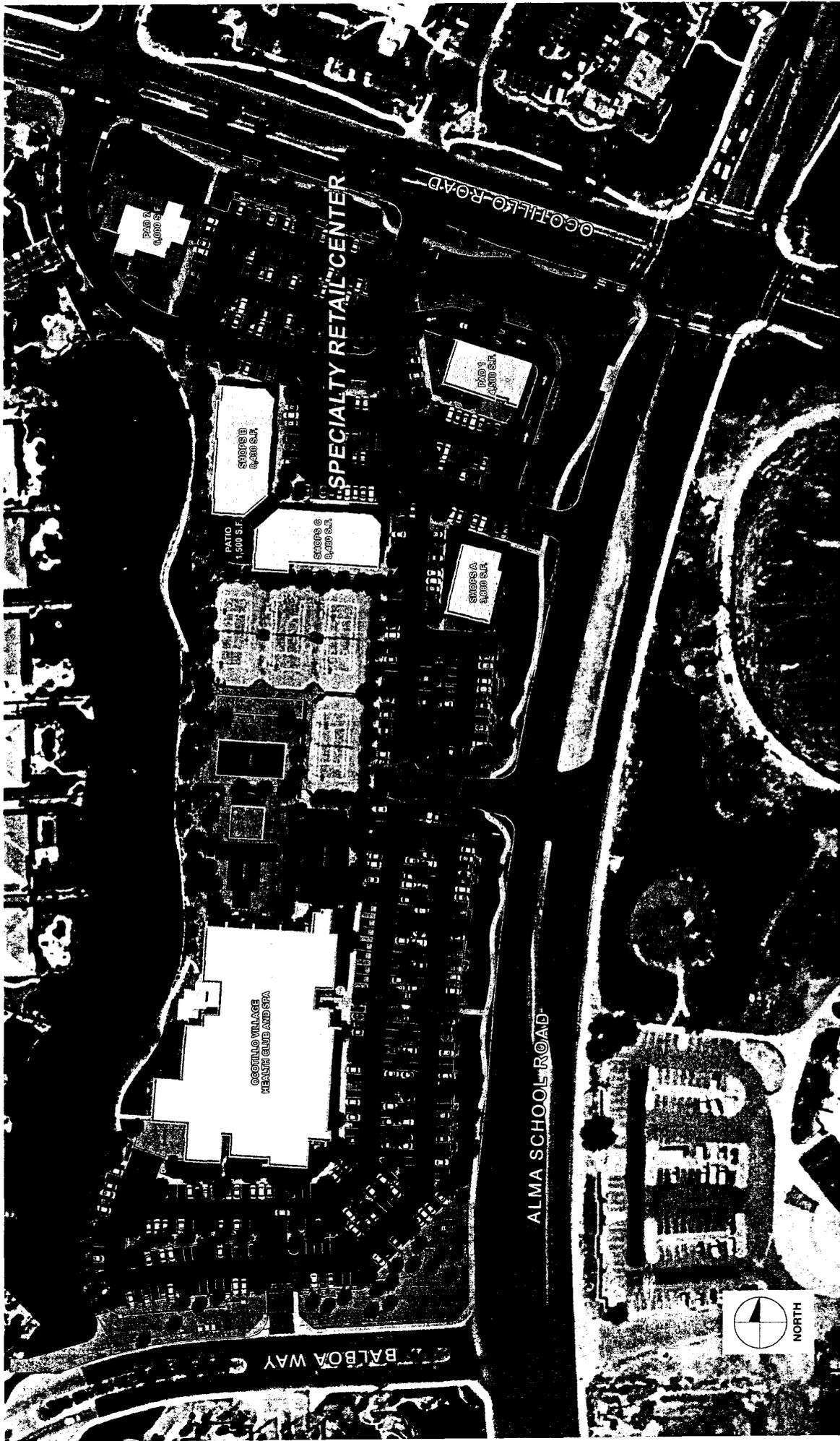


PDP07-0039

Ocotillo Village



Chandler • Arizona  
Where Values Make The Difference





# PRELIMINARY PLAT FOR OCOTILLO VILLAGE

OF THE NORTH HALF OF SECTION 20 AND THE SOUTH HALF  
OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### NOTE:

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

### VISIBILITY EASEMENT RESTRICTIONS

ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

### BENCHMARK

SECTION 16, T 2 S, R 5 E, SET 3" BRASS DAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD AND OCOTILLO ROAD, 4' NORTH OF BACK OF SIDEWALK.

CITY OF CHANDLER BM # 45A  
ELEVATION 1204.51, CITY OF CHANDLER DATUM.

### NOTE:

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

### SITE

LONGITUDE: 33°14'43.58" N  
LATITUDE: 111°51'59.19" W

### LEGAL DESCRIPTION:

#### PARCEL NO. 1:

THAT PORTION OF THE NORTH HALF OF SECTION 20 AND THE SOUTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 84 DEGREES 26 MINUTES 04 SECONDS WEST, COMMENCING WITH THE SOUTH LINE OF SAID SECTION 17, 85.36 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 83 DEGREES 59 MINUTES 42 SECONDS EAST, 161.08 FEET; SAID POINT ALSO BEING ON THE EAST LINE OF LOT 7, EMBARRADERO AT OCOTILLO, ACCORDING TO BOOK 559 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 181.08 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 18 SECONDS, 124.32 FEET TO A POINT OF TANGENCY;

THENCE NORTH 18 DEGREES 09 MINUTES 00 SECONDS EAST, 25.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD, SAID POINT BEING ON THE ARC OF A CURVE FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 22 MINUTES 16 SECONDS WEST, 1545.00 FEET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 1345.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 44 SECONDS, 21.00 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 71 DEGREES 51 MINUTES 00 SECONDS EAST, 10.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE, BEING PARALLEL TO, AND 55.00 FEET SOUTHWEST OF, THE CENTERLINE OF OCOTILLO ROAD, 636.21 FEET;

THENCE SOUTH 25 DEGREES 51 MINUTES 52 SECONDS EAST, 27.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER OF SAID NON-TANGENT CURVE BEARS SOUTH 70 DEGREES 04 MINUTES 00 SECONDS EAST, 3085.00 FEET;

THENCE ALONG SAID CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 3085.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 58 MINUTES 33 SECONDS, 1013.34 FEET TO THE INTERSECTION OF SAID CURVE AND OCOTILLO PHASE TWO, ACCORDING TO BOOK 558 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS;

THENCE NORTH 44 DEGREES 48 MINUTES 23 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TRACT C, 170.00 FEET;

THENCE SOUTH 87 DEGREES 25 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT C, 187.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 30 MINUTES 00 SECONDS, 136.66 FEET;

THENCE ALONG THE EAST, NORTHEAST, AND NORTH LINES OF TRACT D OF SAID OCOTILLO PHASE TWO, THE FOLLOWING 32 COURSES AND DISTANCES:

THENCE NORTH 30 DEGREES 39 MINUTES 54 SECONDS WEST, 15.63 FEET;  
THENCE NORTH 22 DEGREES 10 MINUTES 48 SECONDS WEST, 24.01 FEET;  
THENCE NORTH 08 DEGREES 17 MINUTES 47 SECONDS WEST, 28.88 FEET;  
THENCE NORTH 02 DEGREES 51 MINUTES 04 SECONDS EAST, 22.30 FEET;  
THENCE NORTH 04 DEGREES 23 MINUTES 21 SECONDS EAST, 26.00 FEET;  
THENCE NORTH 14 DEGREES 59 MINUTES 32 SECONDS EAST, 53.84 FEET;  
THENCE NORTH 21 DEGREES 32 MINUTES 21 SECONDS EAST, 47.21 FEET;  
THENCE NORTH 09 DEGREES 03 MINUTES 38 SECONDS EAST, 24.47 FEET;  
THENCE NORTH 03 DEGREES 57 MINUTES 29 SECONDS EAST, 20.80 FEET;  
THENCE NORTH 18 DEGREES 44 MINUTES 28 SECONDS EAST, 71.51 FEET;  
THENCE NORTH 30 DEGREES 19 MINUTES 31 SECONDS EAST, 50.98 FEET;  
THENCE NORTH 28 DEGREES 08 MINUTES 41 SECONDS EAST, 78.25 FEET;  
THENCE NORTH 15 DEGREES 27 MINUTES 24 SECONDS EAST, 32.78 FEET;  
THENCE NORTH 09 DEGREES 22 MINUTES 53 SECONDS EAST, 24.08 FEET;  
THENCE NORTH 01 DEGREE 41 MINUTES 18 SECONDS WEST, 57.28 FEET;  
THENCE NORTH 08 DEGREES 08 MINUTES 00 SECONDS WEST, 29.65 FEET;  
THENCE NORTH 08 DEGREES 27 MINUTES 32 SECONDS WEST, 28.08 FEET;  
THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST, 102.74 FEET;  
THENCE NORTH 01 DEGREE 56 MINUTES 28 SECONDS EAST, 98.84 FEET;  
THENCE NORTH 08 DEGREES 37 MINUTES 34 SECONDS WEST, 24.52 FEET;  
THENCE NORTH 18 DEGREES 45 MINUTES 40 SECONDS WEST, 42.87 FEET;  
THENCE NORTH 10 DEGREES 41 MINUTES 41 SECONDS WEST, 25.25 FEET;  
THENCE NORTH 09 DEGREES 29 MINUTES 04 SECONDS EAST, 21.14 FEET;  
THENCE NORTH 17 DEGREES 58 MINUTES 04 SECONDS EAST, 79.72 FEET;  
THENCE NORTH 11 DEGREES 40 MINUTES 13 SECONDS EAST, 33.30 FEET;  
THENCE NORTH 01 DEGREE 18 MINUTES 52 SECONDS WEST, 32.43 FEET;  
THENCE NORTH 21 DEGREES 14 MINUTES 48 SECONDS WEST, 42.88 FEET;  
THENCE NORTH 33 DEGREES 05 MINUTES 58 SECONDS WEST, 35.18 FEET;  
THENCE NORTH 53 DEGREES 42 MINUTES 47 SECONDS WEST, 33.31 FEET;  
THENCE NORTH 53 DEGREES 50 MINUTES 50 SECONDS WEST, 24.12 FEET;  
THENCE SOUTH 77 DEGREES 57 MINUTES 27 SECONDS WEST, 23.49 FEET;  
THENCE NORTH 25 DEGREES 15 MINUTES 34 SECONDS WEST, ALONG THE NORTHEAST LINE OF LOT 8 OF SAID EMBARRADERO AT OCOTILLO, 82.03 FEET;

THENCE NORTH 84 DEGREES 44 MINUTES 46 SECONDS EAST, ALONG THE SOUTHEAST LINE OF LOT 7 OF SAID EMBARRADERO AT OCOTILLO, 22.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER BEARS NORTH 87 DEGREES 58 MINUTES 50 SECONDS EAST, 181.08 FEET;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 181.08 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 54 SECONDS, 17.75 FEET TO A POINT ON THE APPROXIMATE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING.

### LOT AREAS

LOT 1 NET SITE AREA = 60.1820329 S.F. OR 1.3818 ACRES  
LOT 2 NET SITE AREA = 54.4734713 S.F. OR 1.2505 ACRES  
LOT 3 NET SITE AREA = 78.5492826 S.F. OR 1.8033 ACRES  
LOT 4 NET SITE AREA = 27.8271851 S.F. OR 0.6353 ACRES  
LOT 5 NET SITE AREA = 302.0945386 S.F. OR 6.9351 ACRES

NET SITE BOUNDARY = 522,981.3105 S.F. OR 12,0060 ACRES

GROSS SITE AREA TO STREET MONUMENT LINES = 696,822.8284 S.F. OR 15,9968 ACRES

### OWNER / DEVELOPER

DAB DRIPLE ROAD PARTNERS, LLP  
7800 E. DOUBLETREE RANCH ROAD,  
SUITE #210  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 367-7444  
FAX: (480) 367-7444  
ATTN: DAVID BRUNER

### AND

DWB SPORTS CLUBS LP  
7800 E. DOUBLETREE RANCH ROAD,  
SUITE #300  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 367-7444  
FAX: (480) 367-7444  
ATTN: MICHAEL DEBELL

### CIVIL ENGINEER

NORMAN ENGINEERING GROUP, INC.  
7330 N. 15TH ST., SUITE 200  
PHOENIX, ARIZONA 85020  
PHONE: (602) 371-0387

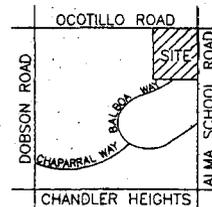
### BEARING/DISTANCE TABLE

COURSE	BEARING	DISTANCE
1	N18°09'00"E	25.30(R)
2	S25°51'52"E	27.97(R)
3	S44°48'23"W	176.00(R)
4	S44°48'23"W	169.94(CM)
5	S87°20'43"W	167.21(CM)
6	N30°39'54"W	15.83(R)
7	N22°10'48"W	28.01(R)
8	N02°17'47"W	28.88(R)
9	N02°31'02"W	22.30(R)
10	N09°23'21"E	28.05(R)
11	N14°58'32"E	53.84(R)
12	N21°32'21"E	47.21(R)
13	N05°03'38"E	24.47(R)
14	N03°57'29"E	20.80(R)
15	N18°44'28"E	21.01(R)
16	N30°18'31"E	50.98(R)
17	N29°08'41"E	78.25(R)
18	N15°27'24"E	32.78(R)
19	N05°22'55"E	24.08(R)
20	N01°41'18"W	57.28(R)
21	N08°08'00"W	29.65(R)
22	N07°27'32"W	28.08(R)
23	N07°22'56"E	102.74(R)
24	N01°58'28"E	98.84(R)
25	N05°57'53"W	24.52(R)
26	N19°45'40"W	42.87(R)
27	N09°29'04"E	25.25(R)
28	N17°58'04"E	79.72(R)
29	N11°40'13"E	33.30(R)
30	N01°18'52"W	32.43(R)
31	N12°39'09"W	32.83(R)
32	N21°14'46"W	42.88(R)
33	N33°05'50"W	35.18(R)
34	N53°42'47"W	23.31(R)
35	N82°50'04"W	24.12(R)
36	S77°49'27"E	23.49(R)
37	N25°15'14"W	92.03(R)
38	N84°44'45"E	22.11(R)

### LEGEND

ADJACENT PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
PROPOSED RIGHT-OF-WAY LINE
54TH STREET & GALVESTON ROAD MONUMENT LINE
EXISTING EASEMENT LINE

- FOUND ALUMINUM CAP
  - FOUND BRASS CAP
  - FOUND REBAR AS NOTED
  - FOUND CHISELED V
- P.U.E. = PUBLIC UTILITY EASEMENT  
R/W = RIGHT-OF-WAY



VICINITY MAP  
SCALE: NONE



### LEGEND

- (R) - INDICATES RECORD.
- (CM) - INDICATES CALCULATED FROM FIELD MEASUREMENTS.
- TR - INDICATES TELEPHONE REBAR.
- R/W - INDICATES RIGHT OF WAY.
- ET - INDICATES ELECTRIC TRANSFORMER.
- EB - INDICATES ELECTRIC BOX.
- EM - INDICATES ELECTRIC METER.
- LP - INDICATES LIGHT POLE.
- SMH - INDICATES SEWER MANHOLE.
- FH - INDICATES FIRE HYDRANT.
- TSB - INDICATES TRAFFIC SIGNAL BOX.
- CLF - INDICATES CHAIN LINK FENCE.
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- V.E. - INDICATES VISIBILITY EASEMENT.
- (B) - INDICATES SCHEDULE "B"-II ITEM NO. IN TITLE REPORT.
- P.O.B. - INDICATES POINT OF BEGINNING.
- P.O.C. - INDICATES POINT OF COMMENCEMENT.
- W.E. - INDICATES WATER EASEMENT.
- V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT.
- B.C.F. - INDICATES BRASS CAP FLUSH.
- B.C.H.N. - INDICATES BRASS CAP IN HANDHOLE.
- M.C.R. - INDICATES MARICOPA COUNTY RECORDS.
- CTV - INDICATES CABLE TELEVISION RISER.
- DW - INDICATES DRYWELL.
- NW - INDICATES MANWELL.
- CLA - INDICATES CONCRETE LAKE LINER.
- GV - INDICATES FRESH VALVE.
- IV - INDICATES GAS VALVE.
- EMH - INDICATES ELECTRIC MANHOLE.
- CP - INDICATES PROPERTY CORNER.
- NGM - INDICATES NATURAL GAS MARKER.
- V&G - INDICATES VERTICAL CURB & GUTTER.
- SW - INDICATES SIDEWALK.

602-263-1100  
1-800-STRIKE-IT  
NORMAN ENGINEERING GROUP, INC.

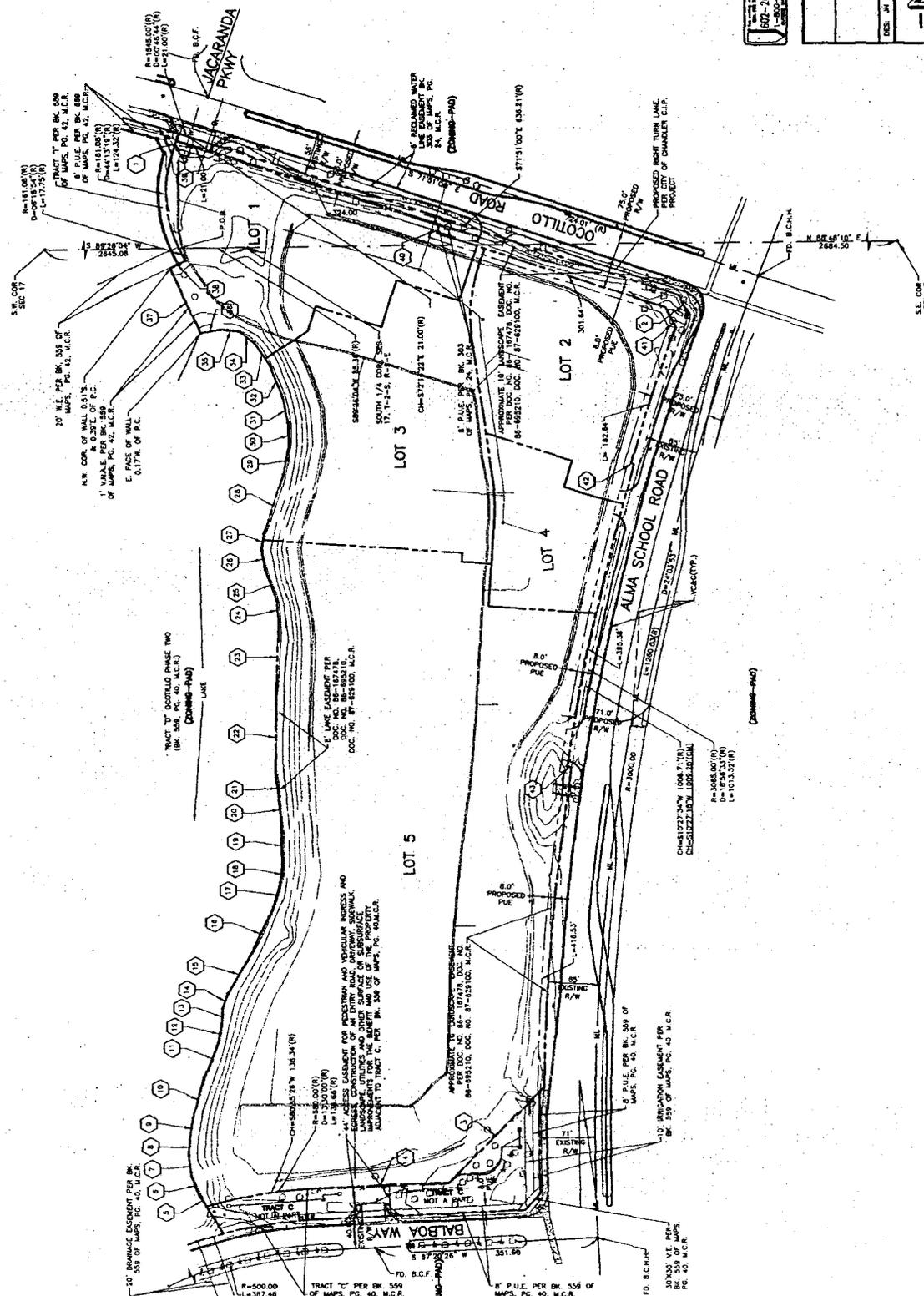


OCOTILLO VILLAGE			
PRELIMINARY PLAT			
DES. RLS	DRN. ELR	CHKD. RLS	DATE: DEC. 2007
7330 N. 15th Street, Suite 200, Phoenix, Arizona 85020 Phone: 602-371-0387			
SCALE: NONE			
JOB NO.: 2345			
SHEET 1 OF 8			

**BEARING/DISTANCE TABLE**

COURSE	BEARING	DISTANCE
1	N18°08'00"E	26.50'(R)
2	S25°51'33"E	27.87'(R)
3	S44°48'22"W	176.00'(R)
4	S87°20'28"W	187.61'(R)
5	N03°28'34"W	15.82'(R)
6	N22°10'43"W	26.01'(R)
7	N05°27'07"W	26.88'(R)
8	N02°11'09"E	22.50'(R)
9	N02°22'21"E	26.05'(R)
10	N1°56'32"E	53.84'(R)
11	N13°13'31"E	47.21'(R)
12	N05°03'28"E	24.47'(R)
13	N03°27'29"E	29.26'(R)
14	N18°44'28"E	21.01'(R)
15	N25°18'31"E	50.88'(R)
16	N12°27'14"E	32.28'(R)
17	N12°27'14"E	32.28'(R)
18	N05°23'55"E	24.08'(R)
19	N01°41'18"W	57.24'(R)
20	N05°08'00"W	29.65'(R)
21	N08°27'32"W	26.08'(R)
22	N02°22'56"E	102.74'(R)
23	N01°56'38"E	98.84'(R)
24	N05°29'35"W	24.32'(R)
25	N19°45'40"W	43.87'(R)
26	N10°41'29"W	22.25'(R)
27	N05°28'02"E	21.14'(R)
28	N10°20'37"E	32.55'(R)
29	N11°30'37"E	33.52'(R)
30	N01°18'00"W	32.42'(R)
31	N12°20'09"W	32.93'(R)
32	N21°14'43"W	42.98'(R)
33	N33°05'30"W	35.16'(R)
34	N33°45'47"W	23.31'(R)
35	N02°50'08"W	24.12'(R)
36	S77°27'27"W	25.48'(R)
37	N25°18'14"W	92.03'(R)
38	N05°44'48"E	22.11'(R)
39	N18°00'00"E	15.00'(R)
40	S18°00'00"E	15.00'(R)
41	S23°03'47"E	27.28'
42	S13°30'53"E	4.00'
43	S31°13'11"E	6.00'

EMBARRASERO AT OCCOTILLO  
(BK. 559, PG. 42, U.C.R.)



907-263-1100  
900-DRAWING



SCALE: 1" = 60'

OCCOTILLO VILLAGE  
PRELIMINARY PLAN

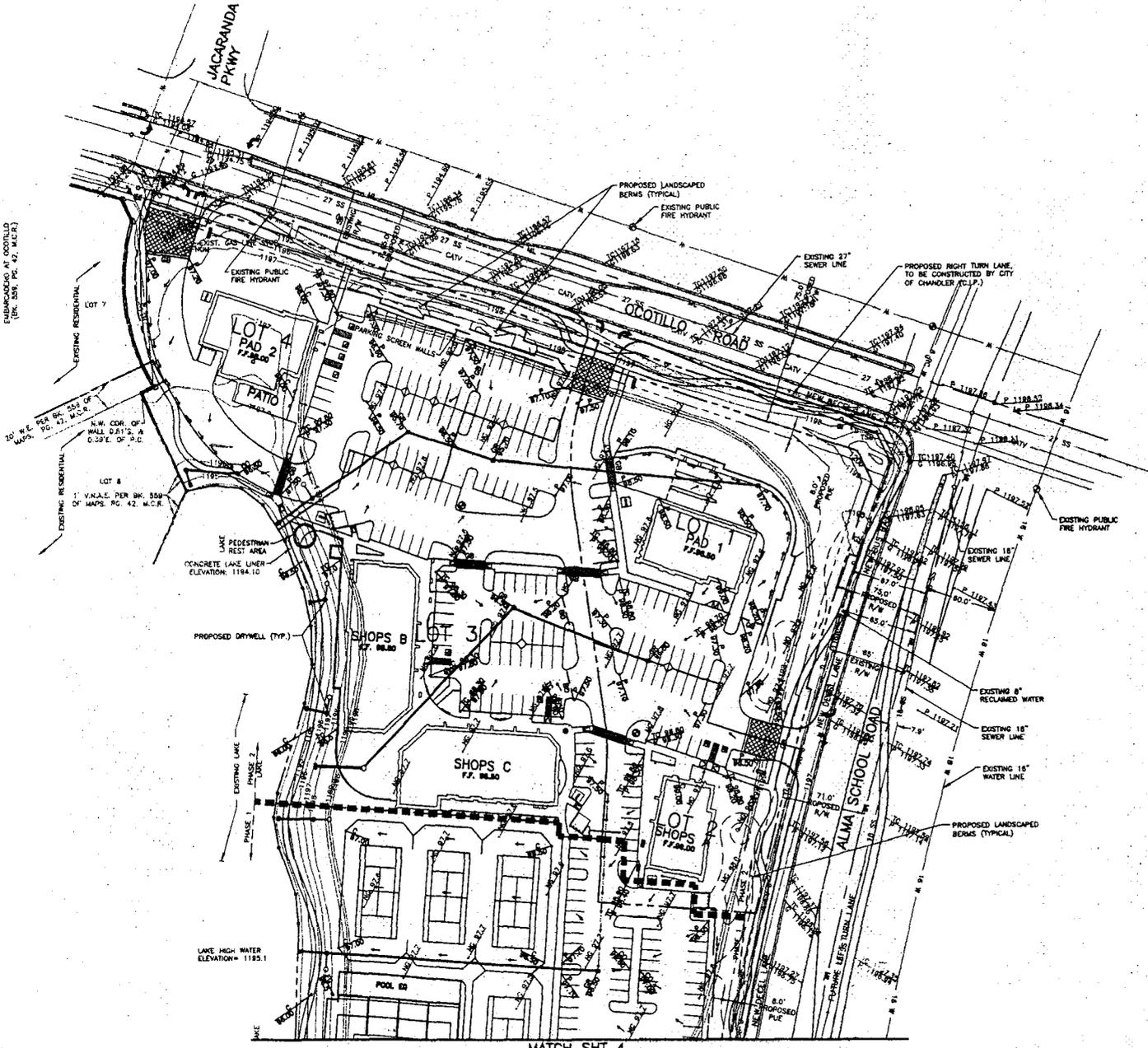
DES: JH DATE: 01/01/07  
CHK: JH DATE: DEC. 2007

NORMAN  
ENGINEERING GROUP, INC.

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 45867  
Exp. 12/31/08  
Professional Seal

1000-00-00  
SHEET 2 OF 6

13245 Ocotillo Village - Chandler, AZ - 2345 05.13.08.dwg - 0201 - May 19, 2008 - 8:47am - Eric Cook - 03



MATCH SHT 4

602-263-1100  
1-800-STAKE-IT



SCALE: 1"=40'

**OCOTILLO VILLAGE**  
PRELIMINARY PLAT  
GRADING AND DRAINAGE PLAN  
CONCEPTUAL

DES. BY: [ ] DRW. ELP. [ ] CKD. JN [ ] DATE: DEC. 2007

**NORMAN**  
ENGINEERING GROUP, INC.  
2320 N. 16th Street, Suite 200 Chandler, Arizona 85226  
Phone: 602-951-3475 Fax: 602-951-3475

SCALE: 1"=40'  
JOB NO.: 2345  
SHEET 3 OF 8

PPT 08-0004





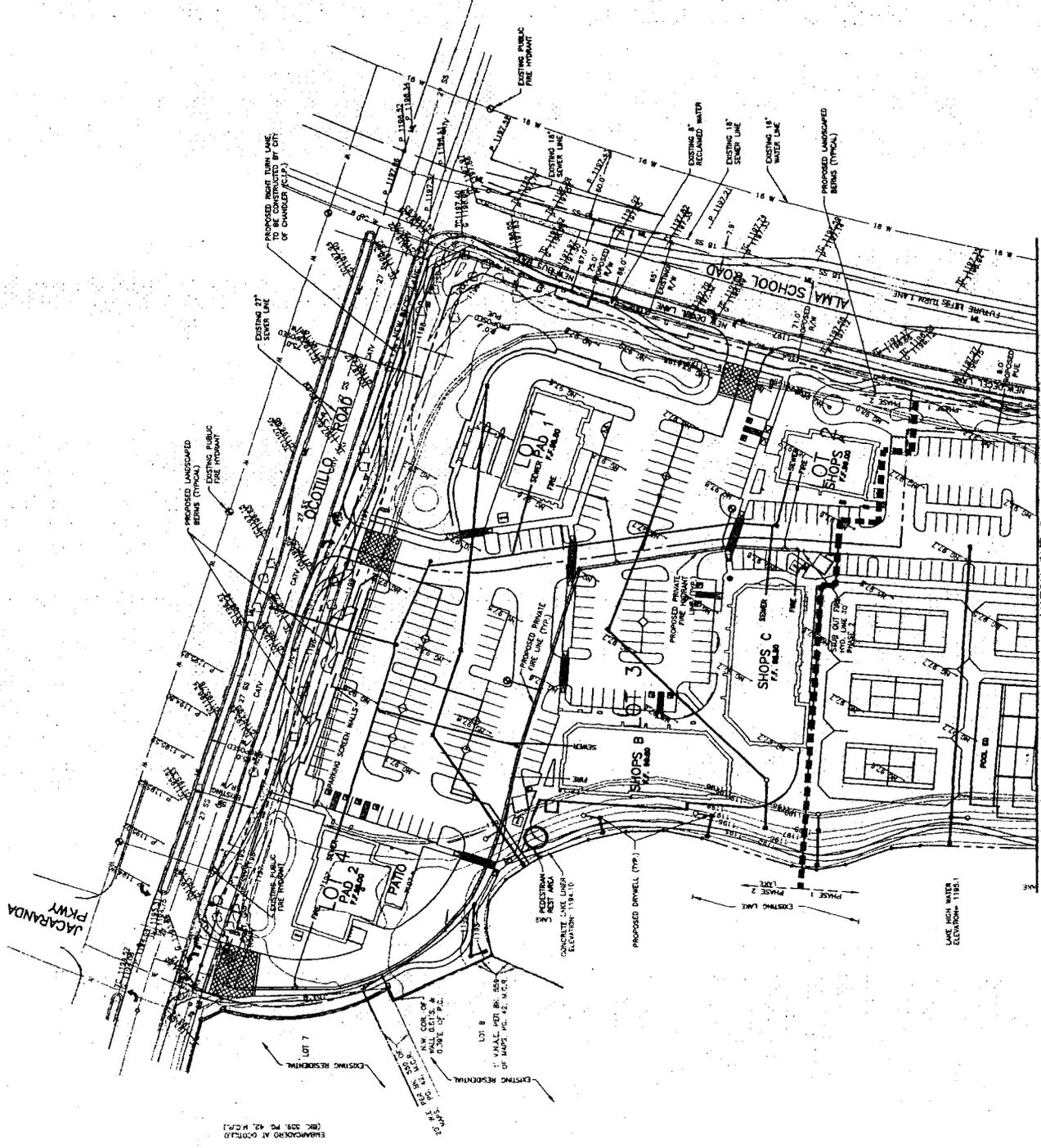
**OCCITILLO VILLAGE**  
**PRELIMINARY PLAN**  
**PRIVATE FIRE SEWER AND WATER**  
**CONCEPTUAL**

DATE: 04/11/00  
 DATE REC: 2007

DESIGNER	DATE	DATE REC.
DRW	04/11/00	2007
CHK		
APP		
DATE	DATE REC.	
04/11/00	2007	

**NORMAN**  
**ENGINEERING GROUP, INC.**  
 1200 N. Main Street, Suite 200  
 Phoenix, AZ 85004  
 Phone: 602-971-9889

NOTE: THE BUILDING DOMESTIC WATER METERS WILL BE LOCATED FROM THE METERS TO THE BUILDING. THOSE ARE NOT SHOWN ON THIS PLAN DUE TO THE SCALE OF THE DRAWING.



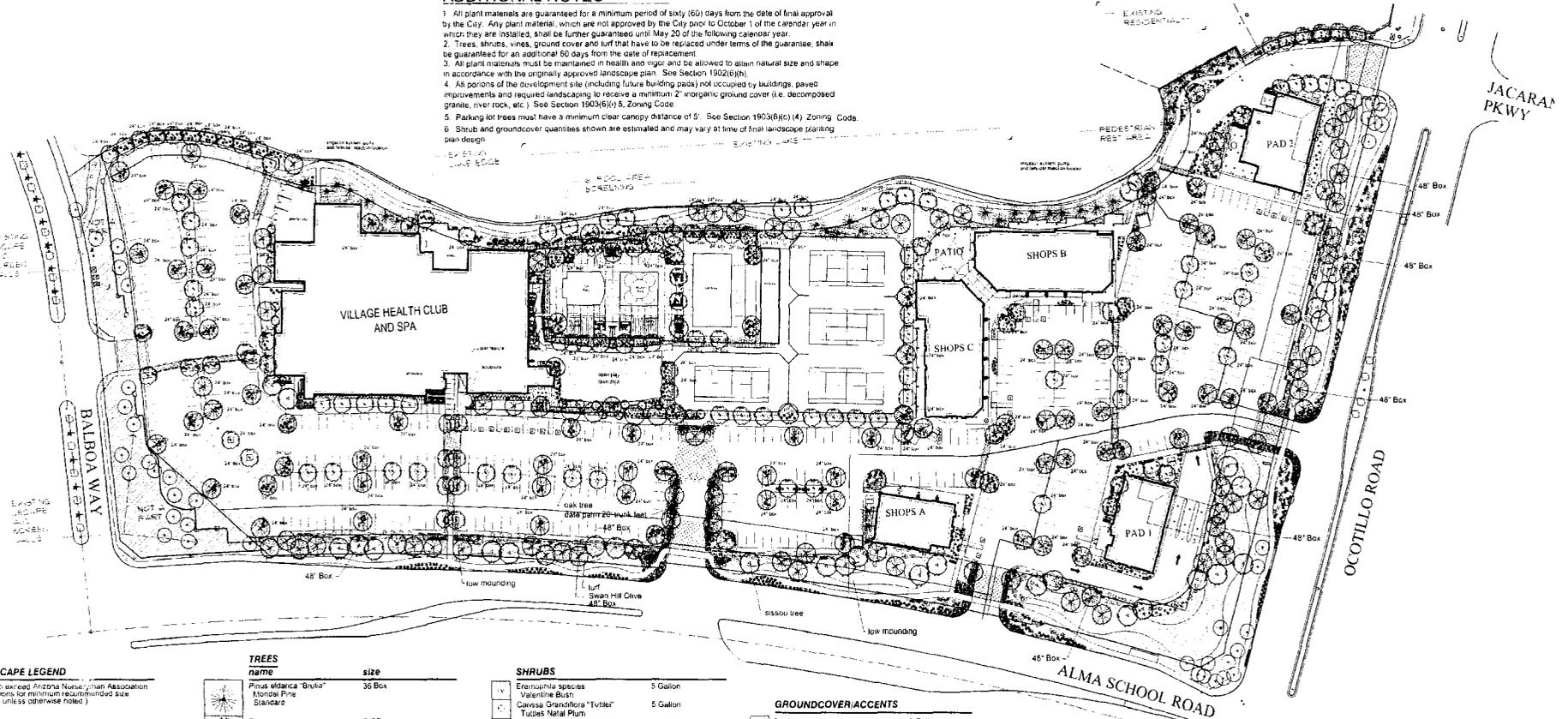
MATCH SHT 6

REMARKS: AT OCCITILLO (BC 508 PG 42 N.C.M.)



**ADDITIONAL NOTES**

1. All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant material, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
2. Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.
3. All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. See Section 1902(b)(h).
4. All portions of the development site (including future building pads) not occupied by buildings, paved improvements and required landscaping to receive a minimum 2" organic ground cover (i.e. decomposed granite, river rock, etc.) See Section 1903(b)(i) 5. Zoning Code.
5. Parking lot trees must have a minimum clear canopy distance of 5'. See Section 1903(b)(i) 4. Zoning Code.
6. Shrub and groundcover quantities shown are estimated and may vary at time of final landscape planting plan design.



**LANDSCAPE LEGEND**

All trees to exceed Arizona Nurseryman Association Specifications for minimum recommended size (U.O.N. - unless otherwise noted)

TREES	name	size
	<i>Pinus edulis</i> "Bristle" Monterey Pine Standard	36" Box
	<i>Daleoerya sissoo</i> Sissoo Standard	24" Box 36" Box u.o.n. 48" Box
	<i>Thevetia peruviana</i> Yellow Oleander Standard	24" Box
	<i>Quercus virginiana</i> Heritage Oak Standard	24" Box 30" Box u.o.n.
	<i>Olea europaea</i> "Swan Hill" Swan Hill Olive Mulk	24" Box 36" Box u.o.n. 48" Box
	<i>Phoenix dactylifera</i> Date Palm	20" T.F. diamond cut, straight trunk matching
	Existing tree to remain (48" box or larger equivalent)	

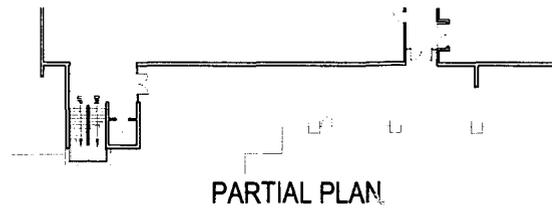
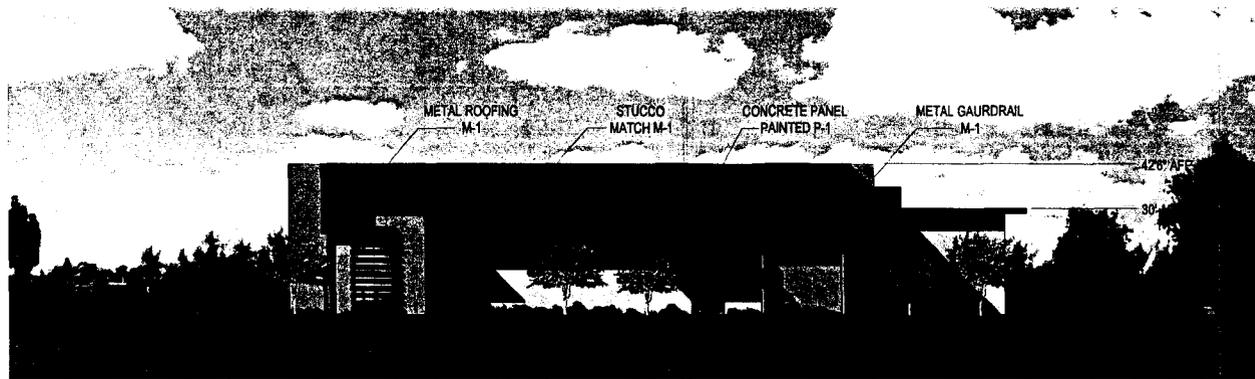
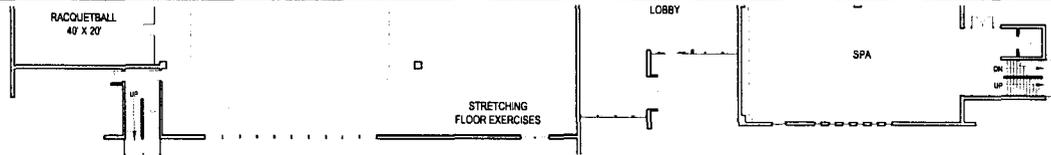
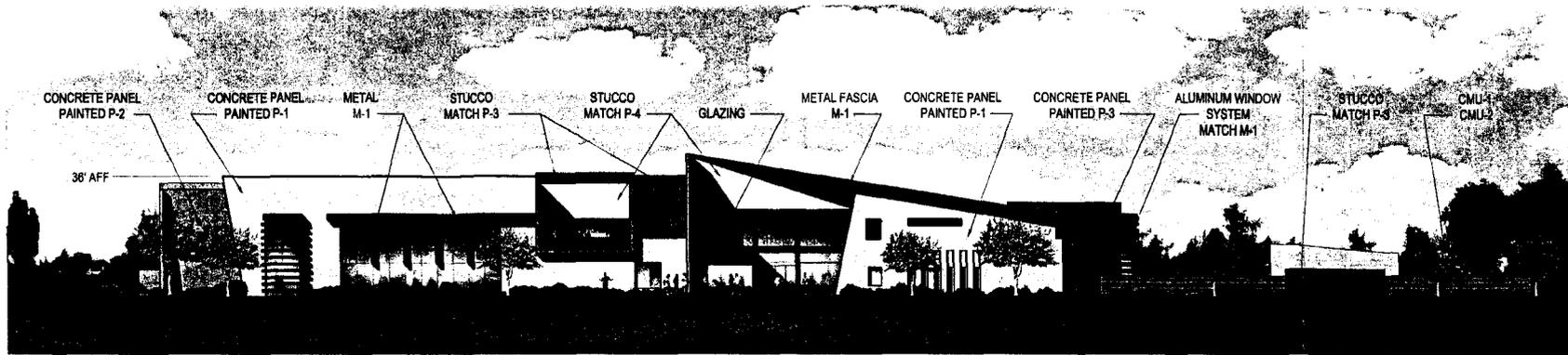
SHRUBS	name	size
	<i>Eremophila speciosa</i> Valentine Bush	5 Gallon
	<i>Cassia grandiflora</i> "Tuttlet" Tuttlet Natal Plum	5 Gallon
	<i>Cassia nemoptera</i> Green Cassia	5 Gallon
	<i>Oleola incana</i> Fortnight Lily	5 Gallon
	<i>Donouaea viscosa</i> "purpurea" Purple Hopsced Bush	5 Gallon
	<i>Ruellia</i> Ruellia	5 Gallon
	<i>Tecoume stana</i> "Orange Jubilee" Orange Jubilee	5 Gallon
	<i>Nerium oleander</i> "petite pink" Petite Pink Oleander	5 Gallon
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon
	<i>Chamaerops humilis</i> Mediterranean Fan Palm	15 Gallon
	<i>Bougainvillea</i> "Barbara Karsl" Barbara Karsl Bougainvillea - staked and espalier to wall	5 Gallon

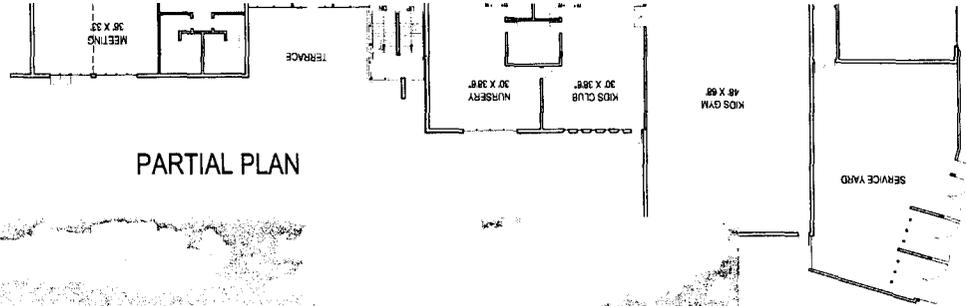
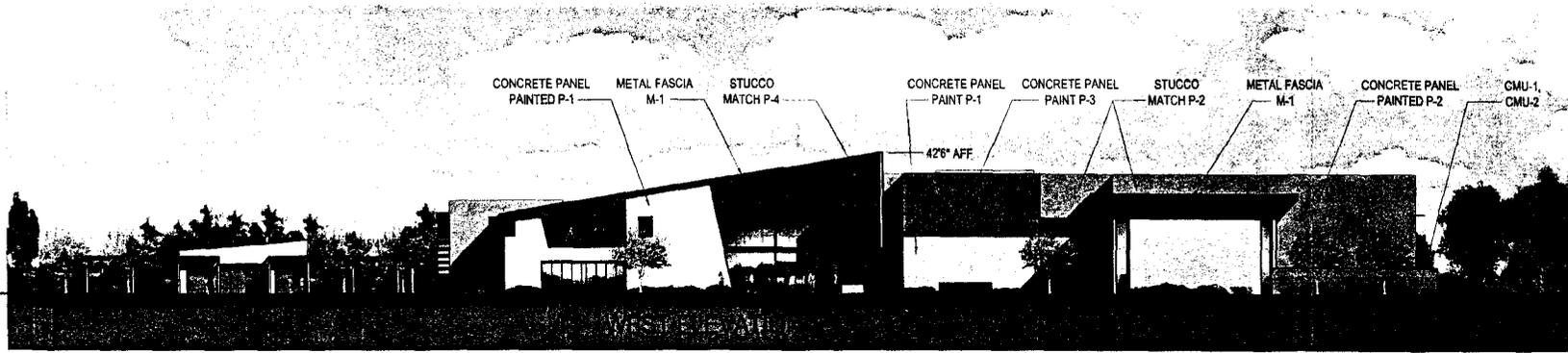
**GROUNDCOVER/ACCENTS**

	<i>Lantana</i> species Lantana - Goldmound Yellow	1 Gallon
	<i>Rosmarinus officinalis</i> "prostrata" dwarf trailing rosemary	1 Gallon
	<i>Ruellia brittoniana</i> Little Kale	1 Gallon
	Annals 4" pots 12" O.C.	
	Turf Mid-Iron Hybrid Bermuda Sod	
	4" x 6" concrete header	
	Decomposed Granite 1/2" select match existing 2" min. thickness in all landscape areas (submit sample for approval)	

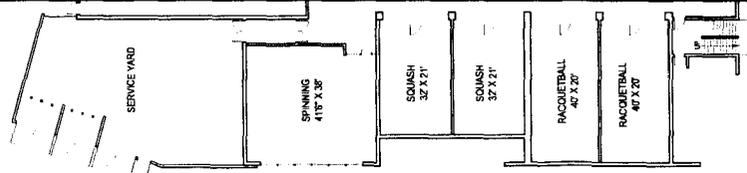
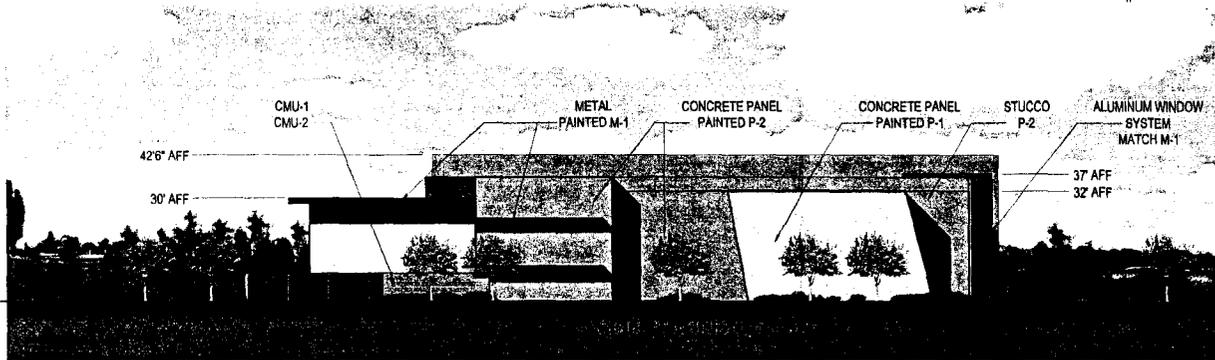
Recommended Tree Specifications: See Section 1903(b)(a) Zoning Code.  
Tree sizing requirements 25% - 48" Box, 25% - 36" Box, 50% - 24" Box.  
for all trees adjacent to street frontages

REV: 5/21/08  
JOB NUMBER: 0703  
SCHEDULED: 03/11/08

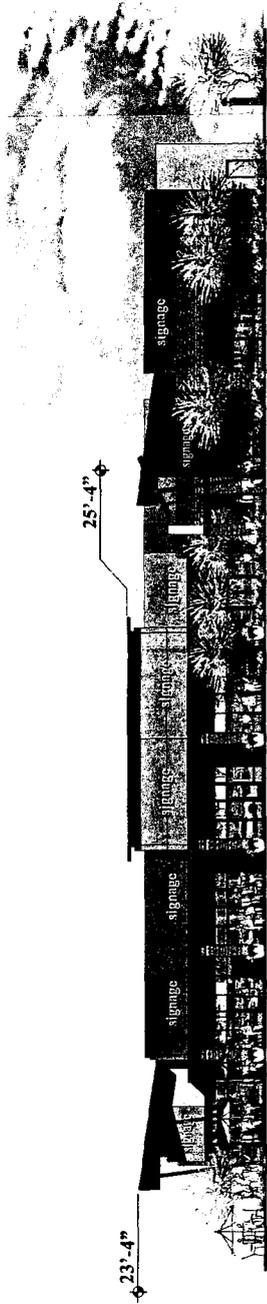




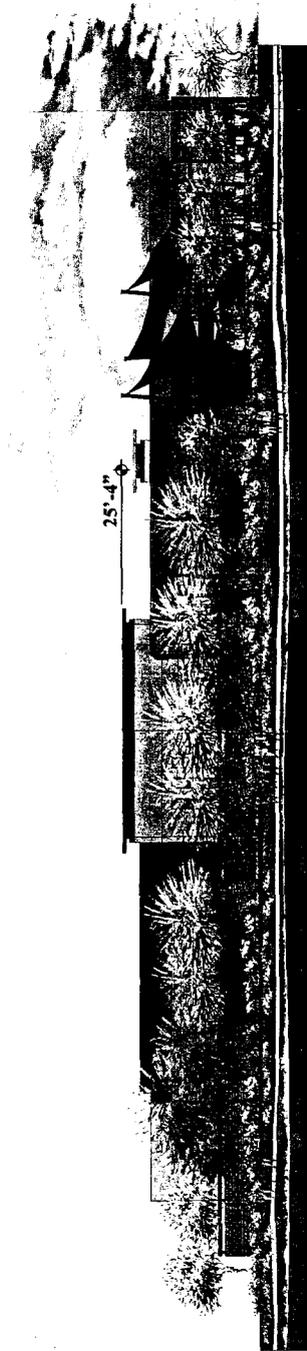
PARTIAL PLAN



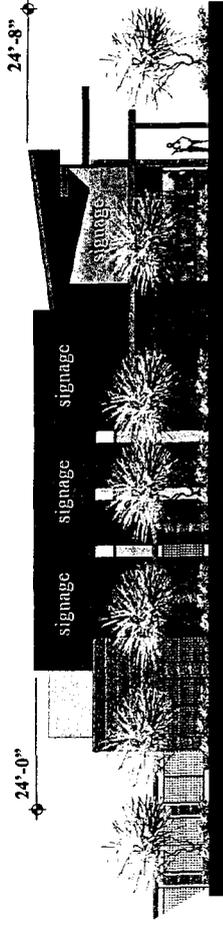
PARTIAL PLAN



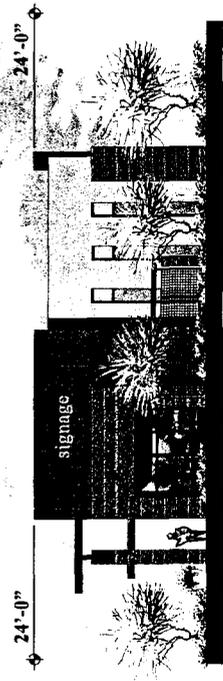
**NORTH ELEVATION**



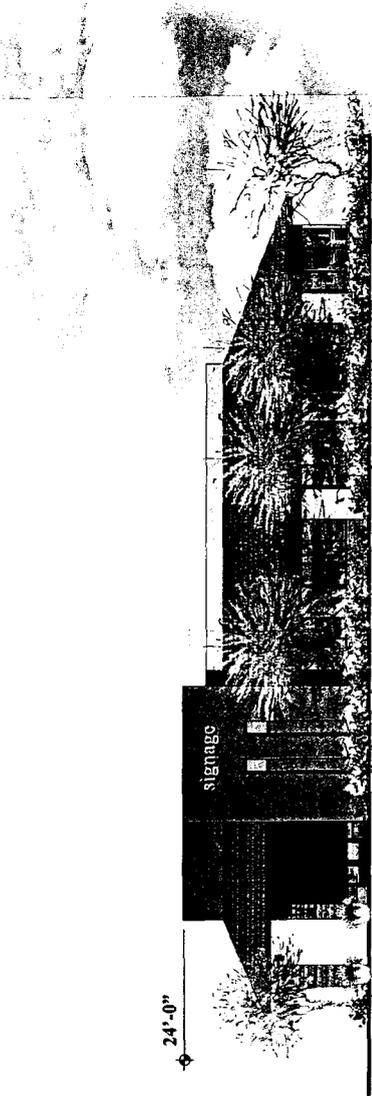
**WEST ELEVATION**



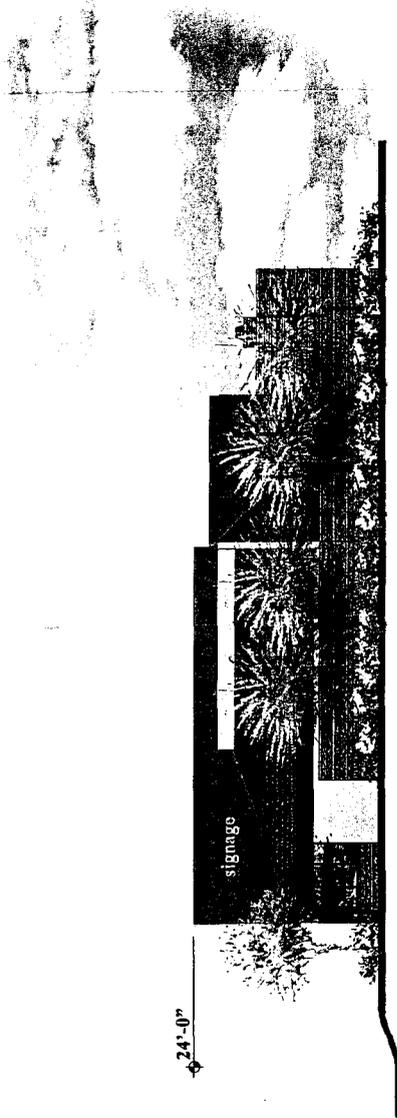
**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

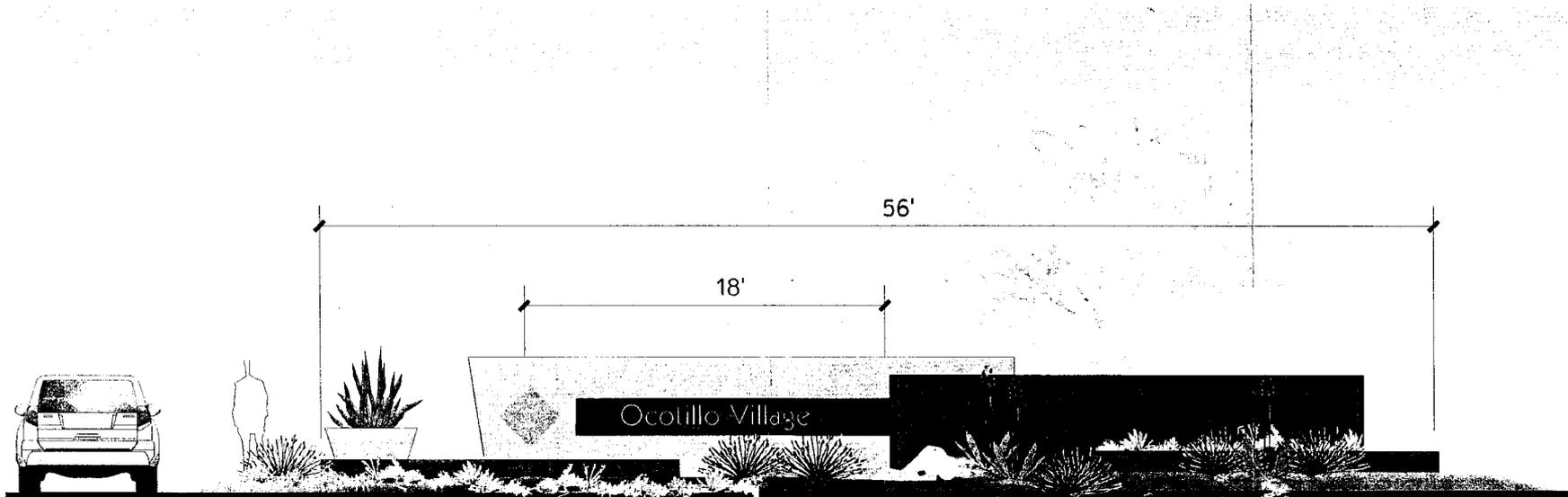


## [1] Project ID / Corner Feature

There shall be one (1) corner feature at the southwestern corner of the Arizona Avenue and Pecos Road intersection. This sign is only to identify the project - no tenants. This sign will be incorporated into a water feature, enhancing the experience of both vehicular and pedestrian traffic.

At a height of just over twelve (12) feet, the corner feature will have good visibility without being overpowered by the surrounding architecture.

<b>Sign Type</b>	1
<b>Function</b>	Project identification.
<b>Height</b>	6'-0"
<b>Sq. Ft.</b>	Lettering - 24 s.f.
<b>Quantity</b>	One (1)
<b>Illum.</b>	Halo backlit
<b>Materials</b>	Metal panels with routed text area to show through background stucco and painted surface.
<b>Colors</b>	Project ID: Duratec - Cool weathered Copper Panels: SW7699 - Rustic City





## [4] Health Club Monument

Monumentation to identify the Village health club shall be located at the primary entrance to the club along Alma School Road. Per code, this sign is at a maximum height of 10'-0". Only the health club identification and address will be displayed.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	4
<b>Function</b>	Identification of health club
<b>Height</b>	10'-0" to top of sign area
<b>Sq. Ft.</b>	13
<b>Quantity</b>	One (1)
<b>Illum.</b>	Internal and back lit effect
<b>Materials</b>	Aluminum fabrication. Dimensional ID letters and graphics on acrylic background to look like glass panels.
<b>Colors</b>	Structure: <i>DE6206 Tuscan Mosaic</i> Base: <i>DE610 Weathered Leather</i> Project ID: <i>Duranodie Dark Bronze and Corporate Standards</i> Addressing: <i>Duranodie Dark Bronze</i>





## [2] Primary Multi-Tenant Monument

Two primary multi-tenant monuments shall be located near the entries closest to the intersection along Ocotillo and Alma School Roads. Per code, this sign is at a maximum height of 12'-0", and will display up to four (4) tenants.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	2
<b>Function</b>	Development identification with four (4) retail/commercial tenant identification panels.
<b>Height</b>	12'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 12 s.f. Tenants - 4 at 8.4 s.f. each Total 33.6 s.f.
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech cool Weathered copper &amp; DE6206 Tuscan Mosaic</i> Base: <i>DE615 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>



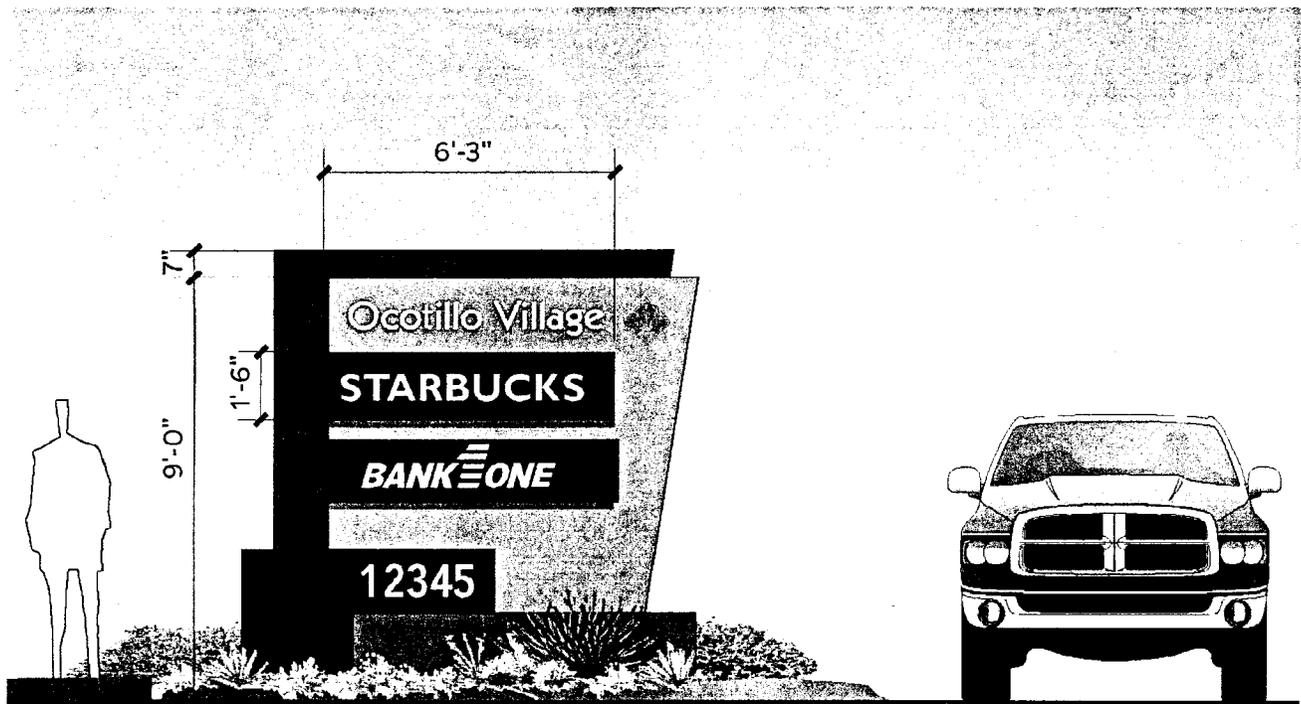


### [3] Secondary Multi-Tenant Monument

The secondary multi-tenant monument shall be located along Ocotillo Road at the western most entrance. Per code, this sign is below the maximum height of 10'-0".

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	3
<b>Function</b>	Identification of two (2) tenants
<b>Height</b>	9'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 9.375 Tenants - 2 at 9.375 each (18.75 total) Total - 28.125
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech Cool Weathered Copper &amp; DE6206 Tuscan Moscaic</i> Base: <i>DL610 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>



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



"Christine Kelly"  
<christinekelly@cox.net>

06/02/2008 04:35 PM

Please respond to  
<christinekelly@cox.net>

To <Mayor&Council@chandleraz.gov>,  
<Kevin.Mayo@chandleraz.gov>  
cc "Cindy Rapier" <cindyrapier@cox.net>, "Liz Lane"  
<liz.lane@cox.net>, "Gina  
Amorosi"@mace.ci.chandler.az.us

bcc

Subject EMB Board letter to City Mayor, Council, and Planner

June 2nd, 2008

Mayor Boyd W. Dunn  
Vice Mayor Lowell Huggins  
Council Members

Bob Caccamo  
Trinity Donovan  
Matt Orlando  
Jeff Weninger  
Kevin Kartke  
Martin Sepulveda

Planning & Development Department  
Doug Ballard, Director

Planning & Zoning Commission  
Michael Flanders  
Richard Gulsvig  
Angela Creedon  
Mike Cason  
Kristian Kelly  
Leigh Rivers  
Mark Irby

Planning Director Kevin Mayo

Re: DMB Ocotillo Village and Village Health Club and Spa

Dear Mayor, Council Members, Commission Members and City Staff:

The Board of Directors for the Embarcadero Community Association (Emb Board) is formally submitting our concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa at the area south of Ocotillo Road and north of Balboa Way along the west side of Alma School Road in Chandler. This development is adjacent to the eastern edge of the Embarcadero gated community in Ocotillo and specifically, homes along Purple Sage Drive will be most affected by the following areas of concern:  
Privacy and security, noise, night light levels, and traffic.

In opening, the Emb Board is pleased to note there are no plans shown by DMB to provide a drive entrance/exit access at the north end of the development off Ocotillo Road. We know this would further complicate and congest traffic from the west along the main thruway (where keeping the driving speeds within the limits seems to be a problem at this time). We ask that the development plan by DMB and the City remain such that no access to this development be allowed from Ocotillo Road.

Concerns:

**Privacy / Security:**

Because the waterway that separates the private residences of Embarcadero from the commercial/public development of DMB provides only approximately 100 feet separation from and provides little privacy into the back yards and back sections of the private homes (where most of the resident's activity occurs),

Emb BOD would like DMB and the City to reconsider the installation of and NOT place a concrete walkway along the western perimeter going north and south bordering the DMB development.

Instead, large trees that would bring beauty to and enhance the air quality of the area, as well as provide separation and a natural barrier to restrict direct viewing into private resident homes is requested. This simple change to the existing plans (with Ocotillo Community Association as well as DMB Properties admits they have no vested interest in) will address the most significant concern that the Embarcadero Community has voiced.

The 6 homes along this adjacent area will maintain much greater levels of privacy AND security since the proposed public walkway will attract random users at all times of the day and night and will seriously and adversely affect home values if left in the plans. Every one of the homeowners living along Purple Sage Drive in Embarcadero are against the Development primarily due to the privacy and security component of the DMB and City plans. We see no positive community reason for this walkway that is currently in the plans that the Developer nor the Community strongly desires. Please eliminate the walkway from the western perimeter of the DMB Development.

**Lighting:**

Emb BOD has concerns about lighting levels due to this DMB development. Increased lighting may adversely affect our DARK SKY rights, and we are hoping that DMB and the City show creativity in shielding and directing the lighting, possibly including submerging the tennis courts so that tennis court outdoor lighting is also lower / closer to current grade levels. Lights from night traffic, lights from the outdoor lighting, lighting on the building, and parking lot lighting are significant changes to the area and the Emb BOD is hoping that the City and DMB minimize the night time lighting problems.

**Noise:**

Emb BOD believes that noise test levels from the new activities related to the DMB

Development (outdoor tennis, swimming, and outdoor activities) will show that the noise levels exceed recommended noise levels for residential areas. Tennis play at night should be limited and design approaches should be implemented to reduce the flow of noise toward the residences of Embarcadero.

Thank you for your consideration of our concerns. We hope that the City of Chandler will work creatively and intensely with DMB to eliminate these problems so we can fully support the development and enjoy an enhanced Chandler environment.

Sincerely,

Embarcadero Community Association Board of Directors

Christine Kelly, President  
Cindy Rapier, Vice President  
Liz Lane, Treasurer  
Gina Amorosi, Director

Cc: Premier Management – Leanne Prince, Property Manager  
Ocotillo Community Association – Mike Palermo, President  
DMB Community Relations Manager – Kathleen Donahoe

May 2, 2008

Mayor Boyd W. Dunn  
Vice Mayor Lowell Huggins  
Council Members

Bob Caccamo  
Trinity Donovan  
Matt Orlando  
Jeff Weninger  
Kevin Kartke  
Martin Sepulveda

Planning & Development Department  
Doug Ballard, Director

Planning & Zoning Commission  
Michael Flanders  
Richard Gulsvig  
Angela Creedon  
Mike Cason  
Kristian Kelly  
Leigh Rivers  
Mark Irby

Dear Mayor, Council Members, Commission Members and City Staff:

**Re: DMB Ocotillo Village & Village Health Club and Spa**

The Board of Directors for the Balboa Way Community Association (BWCA BOD) is formally submitting their concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa. This development is located north of Balboa Way road and abuts our community on the east side.

The BWCA BOD's concerns include traffic, public safety, noise, and privacy/security.

**Traffic and Public Safety**

**1. Public Access Driveway off of Balboa Way (Exhibit 1)**

The Ocotillo Village site plan includes an existing public access driveway easement located on the south side of the development which exits onto Balboa Way, and provides access to Alma School Road.

Balboa Way currently serves as an entry for two single family housing gated communities- Balboa Way (239 single family residences) and Camelot Homes Windward development (49 single family homes).

The BWCA BOD's concerns with this driveway include the following:

- Balboa Way is not a continuous through street. Approximately 250' of roadway west of Alma School Road was dedicated to the City of Chandler and the remainder of this roadway is privately owned by the Balboa Way Community Association. Our community is responsible for maintaining the private section of this roadway. (Exhibit 2)
- The design of this roadway does not meet the criteria of the City of Chandler's Technical Design Manual #4 (January 07) for a local street (minimum centerline radius of 100'). Balboa Way was not designed for heavy commercial traffic and there is the potential of large semi-trucks using this driveway when making deliveries to the various commercial establishments in Ocotillo Village. This raises a concern of pavement damage from heavy vehicles.

## **2. Left Turns from Balboa Way onto Northbound Alma School Road are Hazardous (Reference Exhibit 3)**

- A left turn from Balboa Way on to northbound Alma School Road requires crossing two lanes of southbound vehicles with high traffic volumes and speeds.
- From the Balboa Way exit on to Alma School road, there is limited visibility in viewing northbound Alma School Road traffic. Alma School Road curves to the east just south of Balboa Way, and the landscaping in the median located south of Balboa Way both impact driver visibility of northbound traffic. Northbound traffic is also travelling at a high rate of speed (45 – 55 mph).
- Northbound traffic on Alma School has very high volumes as this road serves as the primary access for Sun Lakes residents into Chandler. Additional developments (e.g. Fulton Ranch residential and commercial properties) have further increased the traffic volumes in this area.
- Due to the volume of traffic on north and south bound Alma School road, the wait to make a left turn from Balboa Way is extremely long, during some periods of the day, up to 5 minutes. Often the traffic will clear on southbound Alma School road due to the traffic signal at Ocotillo; however, traffic on northbound Alma School road is still present. Residents must often pull halfway out onto Alma School road, and wait in the median area until northbound traffic clears to complete their left turn on to Alma School road. By adding additional traffic on Balboa Way via the Ocotillo Village driveway, the number of vehicles trying to make a left turn on to Alma

School road will increase thereby further impacting the amount of time vehicles will have to wait to make a left turn.

- Another factor that may impact the Balboa Way exit on to Alma School road will be vehicles traveling northbound on Alma School road that will be making a left turn on to Balboa Way to access Ocotillo Village. Since these vehicles will have the right-of-way in making the left turn (from a major arterial on to a primarily residential entry road), vehicles exiting from Balboa Way on to Alma School road will now have to wait longer for traffic to clear the intersection.
  - Over the past few years our Board has contacted the City of Chandler's traffic department to request that a study be done on the feasibility of installing a traffic signal at the Balboa Way/Alma School road intersection. We have been advised that traffic volumes do not warrant the installation of a traffic light.
  - Based on the above noted factors, the BWCA BOD requests that the Ocotillo Village driveway located on Balboa Way **not be used for public traffic access**. This driveway could be gated and used for emergency vehicle egress only, similar to the gate installed in the Camelot Homes Windward development (south end of the development along Lake Drive).
  - The Ocotillo Village site plan includes two additional access points, one off of Ocotillo road and a second driveway located in the middle of the development directly on to Alma School road. These two access points should be sufficient to meet the needs of its customers. Additionally, the Ocotillo road entry provides a stop light at the intersection of Alma School road which enables a safe left turn maneuver on to north bound Alma School road.
- 3. Vehicle existing the Ocotillo Village Balboa Way driveway have an obstructed view of vehicles travelling eastbound on Balboa Way (Exhibit 4 and 5)**
- A landscaped median separates the entry/exit roadway into the Balboa Way community. This median has mature landscaping which may block the view of vehicles exiting our community and result in a hazardous area where the Ocotillo Village driveway intersects with Balboa Way

### **Lighting/Glare**

The lighting and illumination will have an adverse impact on the residents in our community. There will be a significant increase in lighting and glare in our community due to:

- Parking lot lighting – even if the lights are shielded they will create additional glare due to light reflection on surfaces.
- Tennis court and swimming pool lighting during evening operations.
- Business signage lighting.

- Business security lighting.
- Vehicle headlights – headlights will shine into residential property backyards and bedroom windows.
- Restaurant patio lighting.
- The west facing glass lobby for the health club which is over 35' high will create a significant glare as the sun sets in the west. This glare will be visible from the single family homes across the waterway.

## **Noise**

The noise impact originating from this development will have an adverse impact on the amenity of the abutting single family residences. There will be a significant increase in the noise level in our community due to:

- The outdoor tennis courts are scheduled to be open from 5 a.m. to 10 p.m. The recommended residential decibel level (World Health Organization) is 45 dBA between 10 p.m. and 7 a.m. and 60 dBA between 7 a.m. and 10 p.m. The dBA of a tennis ball hitting a racket is 65 dBA, above the recommended community noise level standards.
- Swimming pools, including a toddler pool.
- Vehicles (doors slamming, engines).
- Commercial delivery trucks and vans.
- Restaurant patio.

## **Resident Privacy and Security**

Resident privacy and security will be significantly reduced. The distance from the west property line of Ocotillo Village to the east property line of the single family residences averages between 93 – 131 feet (based on the Maricopa County Assessor's office GIS map measuring tool).

- The proposed sidewalk on the west side of the subject property will allow the general public to fully view both the backyards and residences across the waterway.
- The general public will also be able to fully view the residences and backyards from the parking areas and commercial establishments.
- Ocotillo Village customers who use the Balboa Way driveway and turn right may try to follow resident and authorized vehicles into our community by "tailgating" through our gates, This would increase the vehicular traffic on our road as well as allow unauthorized individuals into our community.

The Balboa Way Community Association's Board of Directors appreciates your consideration of the above noted concerns and issues. If you require additional information, please contact Carol Black at 480-285-7150 (Cell) or 480-917-7490 (Home) or by email at [cablack@cox.net](mailto:cablack@cox.net).

Sincerely,

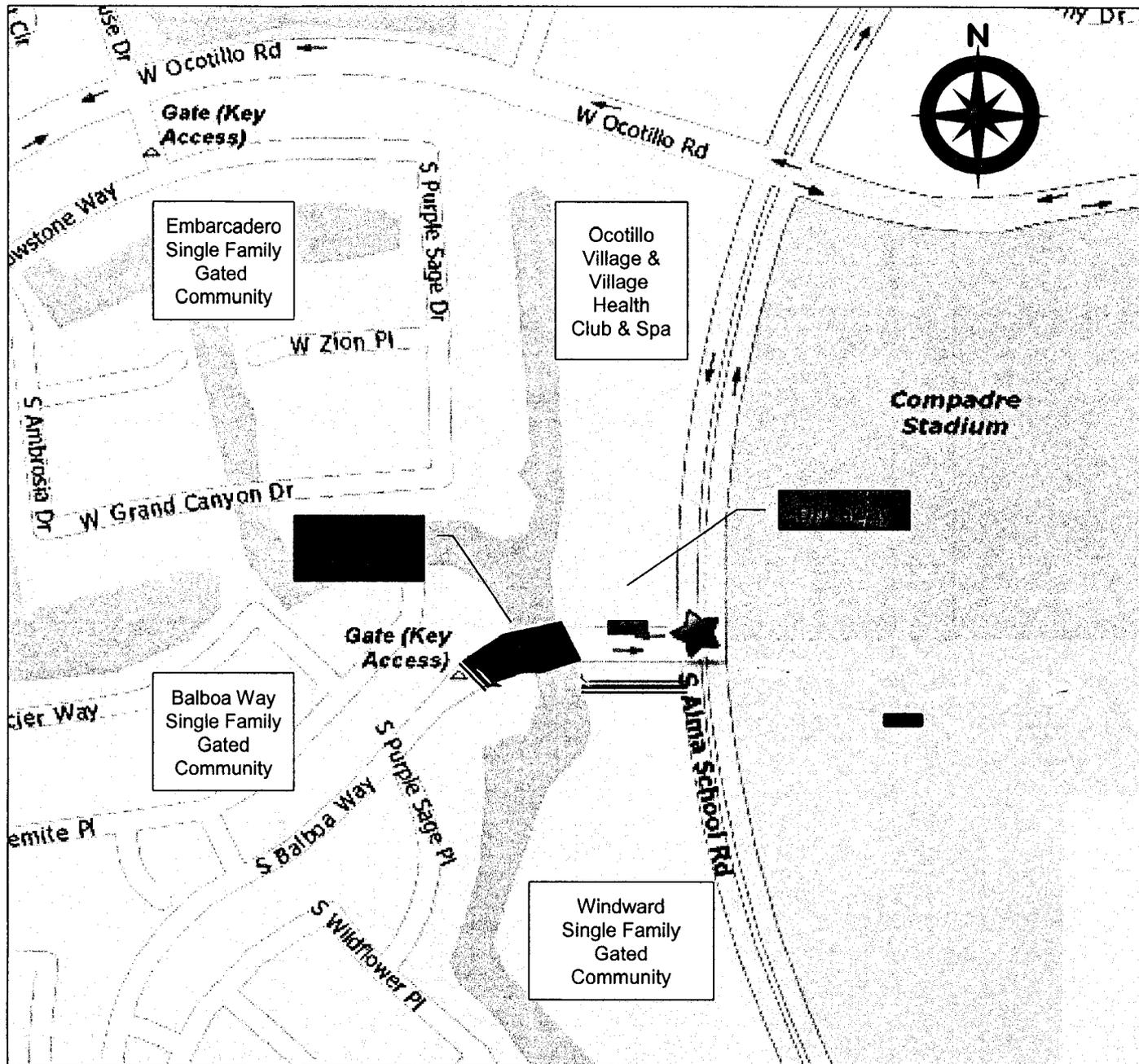
Balboa Way Community Association  
Board of Directors

Bill Cappel, President  
Carol Black, Vice President & Treasurer  
Gary Rubenstein, Secretary  
Greg Hansell, Director  
Steve Engelhardt, Director

CC: Ocotillo Community Association – Mike Palermo, President

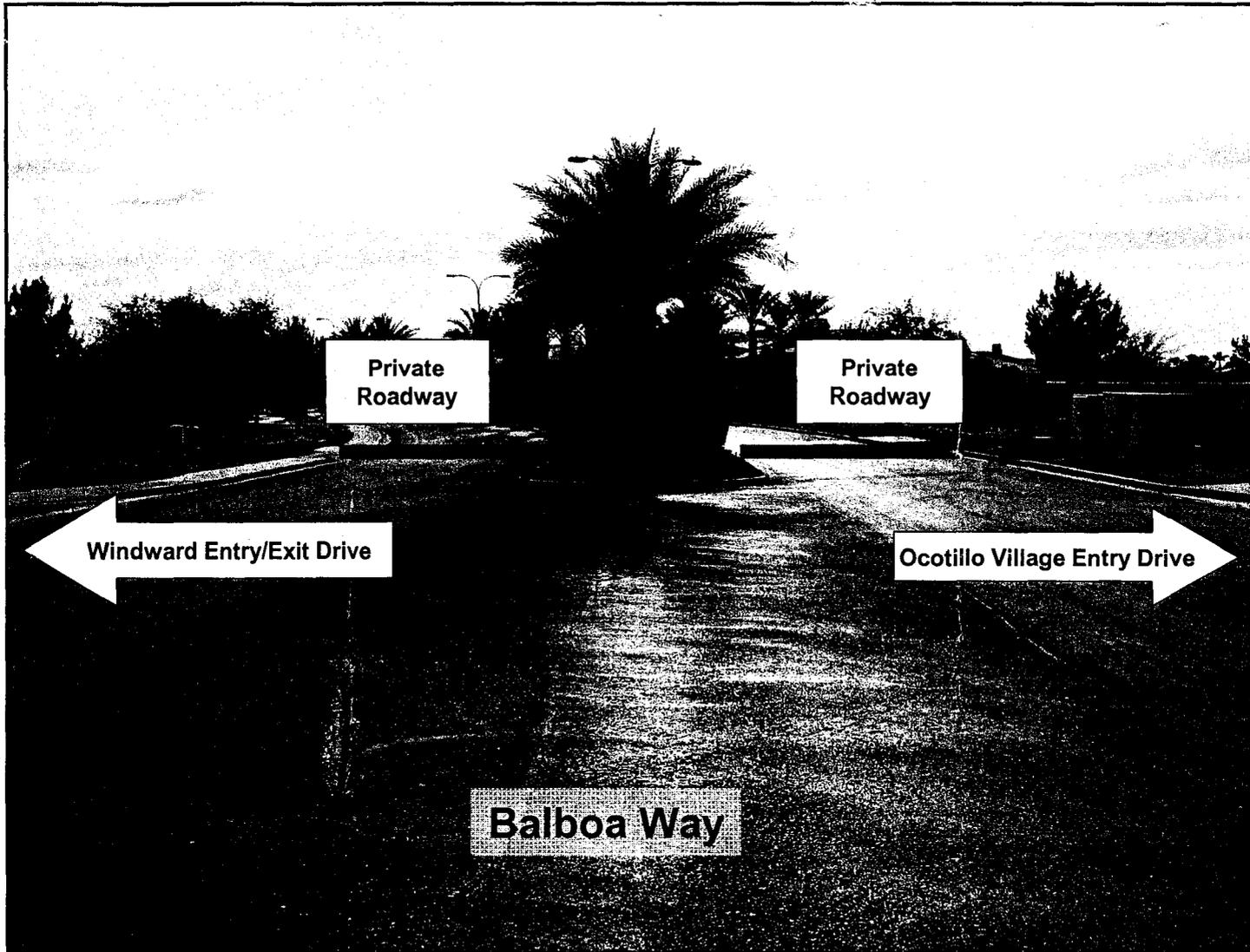
# EXHIBIT 1

Overview of site and Balboa Way (private/public roadway) and Ocotillo Village driveway on Balboa Way



**EXHIBIT 2**

Balboa Way is partially a private roadway. Approximately the first 250' west of Alma School was dedicated to the City of Chandler for public access, the remainder is a private road owned and maintained by the Balboa Way community.



### EXHIBIT 3

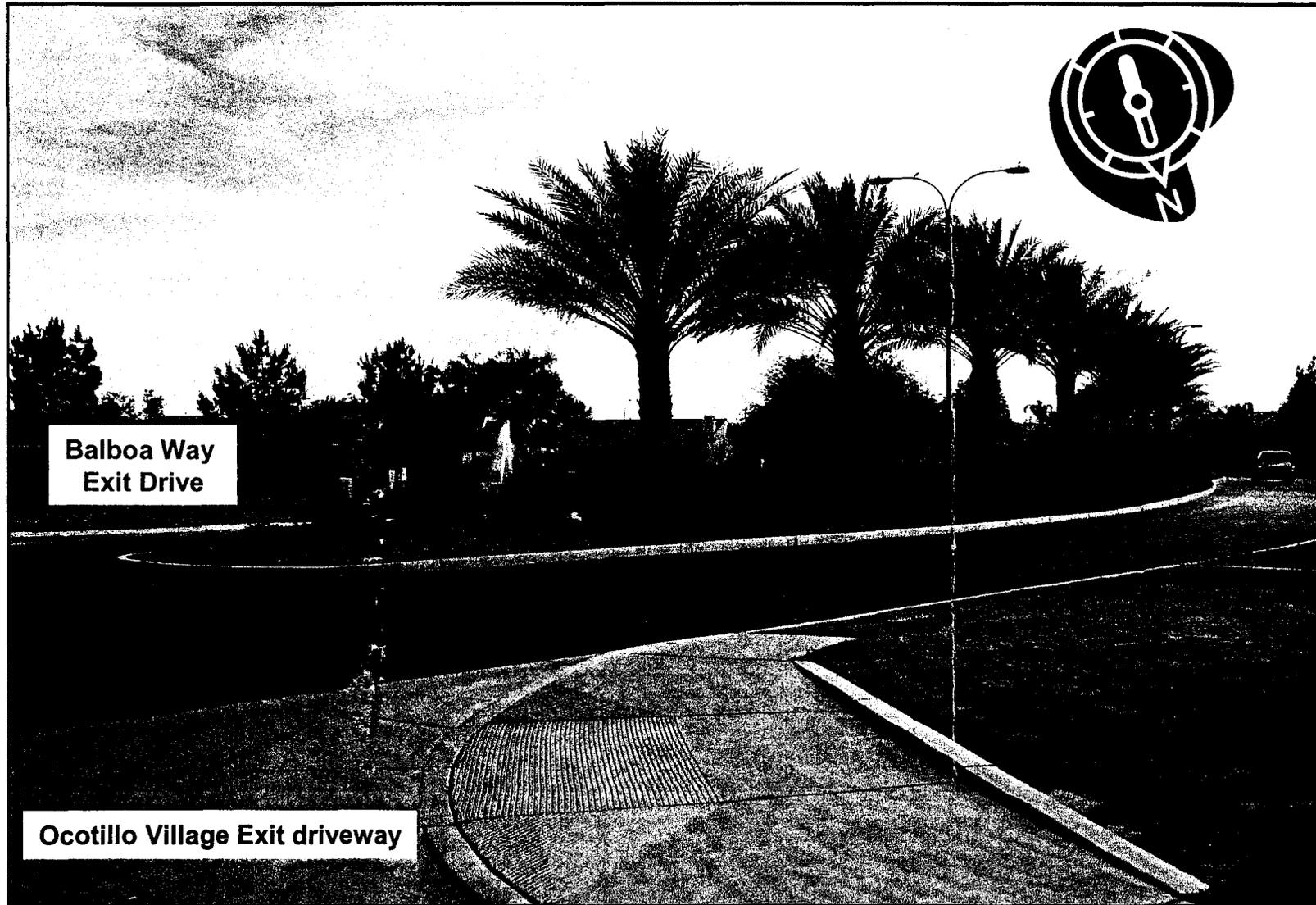
When exiting Balboa Way to make a northbound turn on to Alma School Rd. there is limited visibility for northbound traffic due to curve of Alma School Road and median landscaping.



Alma School Road looking south from Balboa Way exit on to Alma School.

## EXHIBIT 4

There is limited vehicle visibility for vehicles exiting the Ocotillo Village driveway and making a left turn on to Balboa Way to access Alma School Road. The landscaped median may block vehicles exiting Balboa Way.



## EXHIBIT 5

Vehicles exiting the Camelot Homes Windward single family home development along with limited vehicle visibility due to median landscape for vehicles exiting Balboa Way single family home development create a traffic hazard.

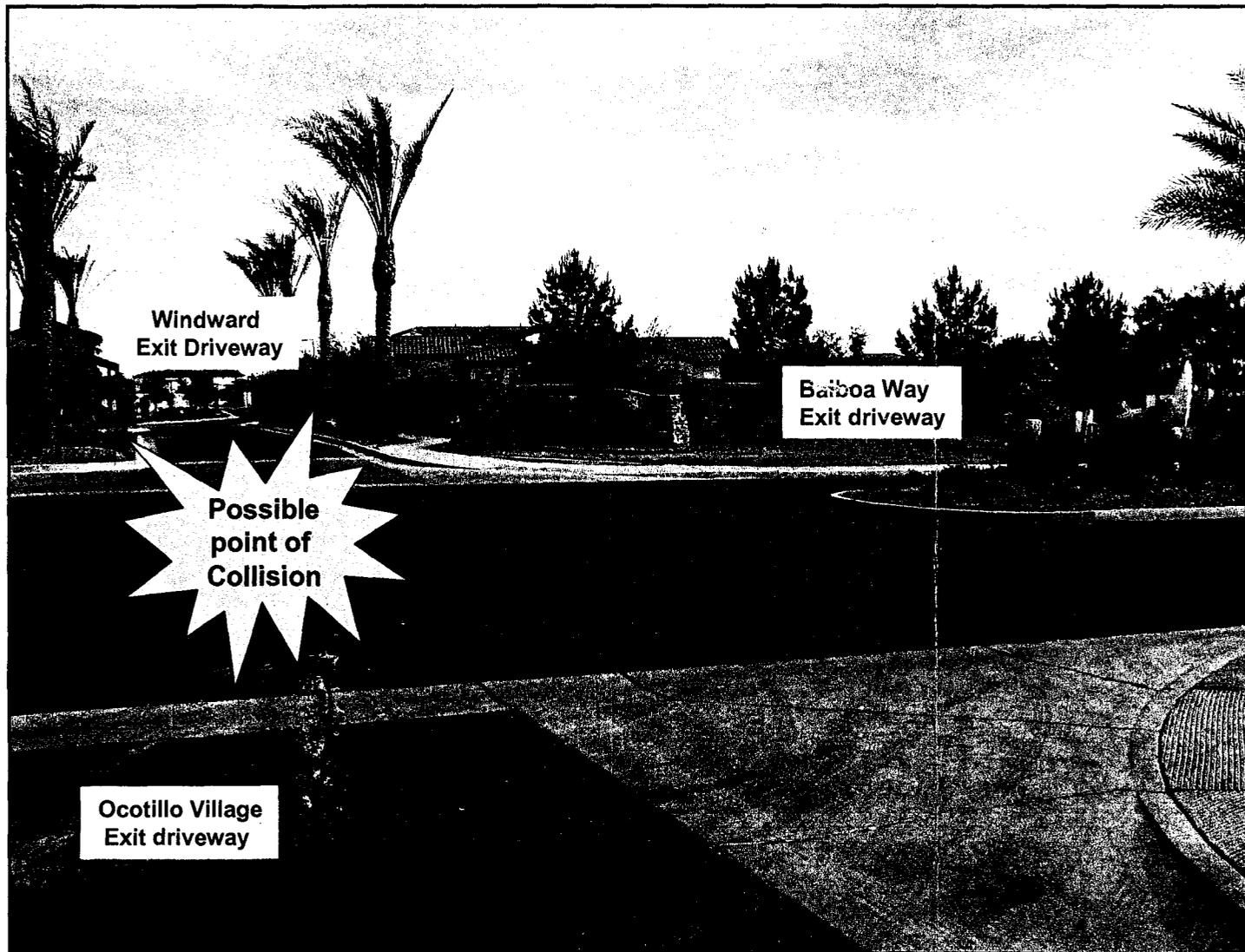
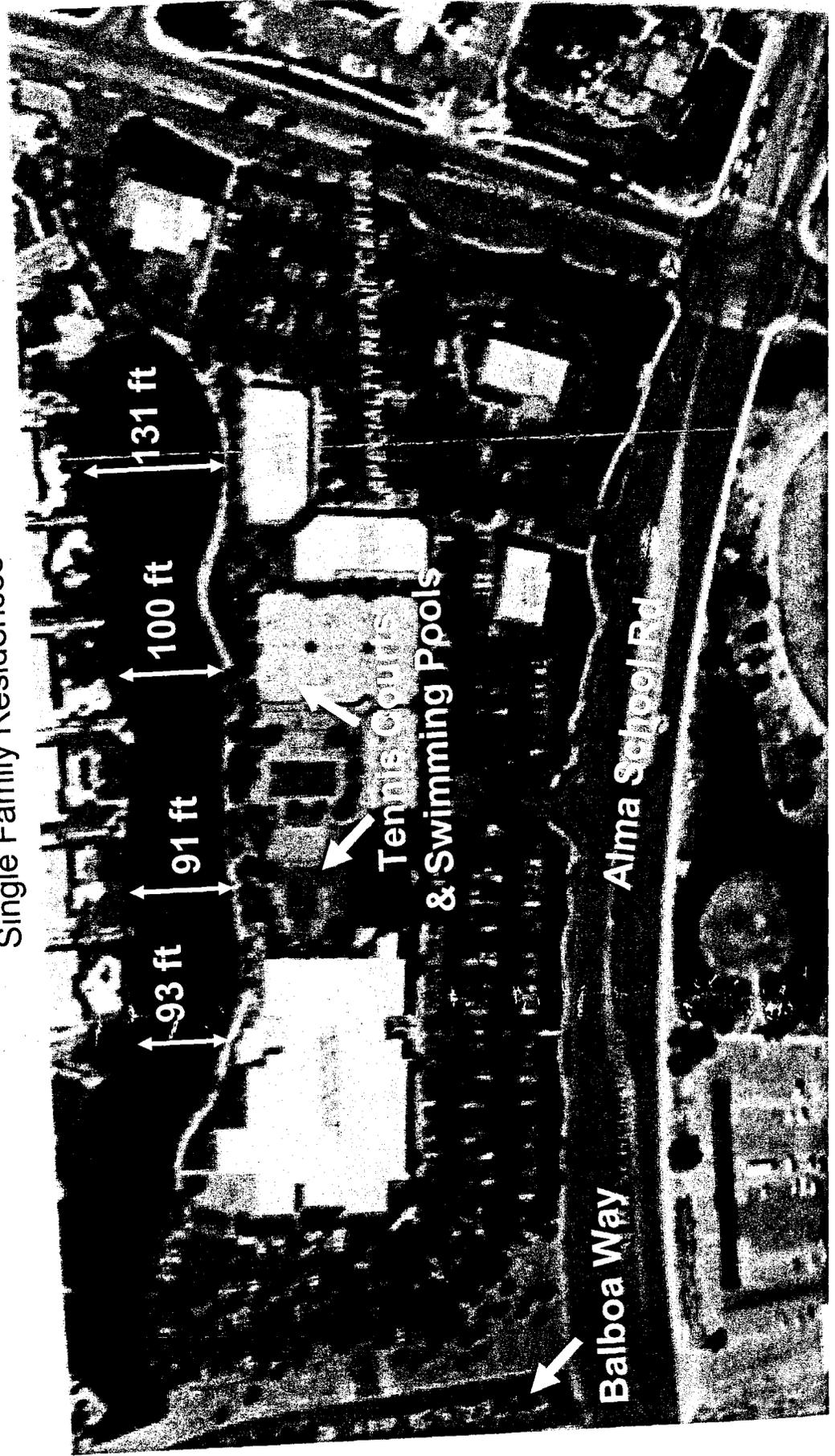


Exhibit 6 - The Village Site Plan

Embarcadero & Balboa Point  
Single Family Residences



Dear Mayor and Council and  
Members of the Planning & Zoning Commission,

Re: PDP07-0039 Ocotillo Village

The purpose of this letter is to request your approval of the DMB sports facility, Village Health Club & Spa at Ocotillo, which is to be located at the southwest corner of Alma School Road & Ocotillo Road.

I have had the opportunity to see the plans designed by DMB for the future Village Health Club & Spa, designated for the Ocotillo Community. I have also been a guest at the Gainey Village Health Club & Spa, where the amenities are very similar to those designed for Ocotillo. The architectural design for Ocotillo is outstanding. It complies with Ocotillo's expectations of distinctive design while taking into consideration how the structure will affect nearby Ocotillo residents. The design offers both style and function while not being disruptive to the community. I have also experienced this to be true at the Gainey location, which is also built within a community similar to Ocotillo. While a guest at the Gainey location, I spoke with a few members and received only praise for the clubs' ability to maintain the initial quality both for members, guests and residents who reside in the community.

The exterior designs for the Village Health Club & Spa in Ocotillo offer extraordinary appeal and continue throughout the interior of the facility. Extensive thought has been given to every detail regarding both function and décor for the enjoyment of club members and guests. The atmosphere of the club is just that...a "club". It is not just another fitness facility offering a "gym" environment. It is apparent the members and guests are cared for with utmost care and concern from the moment they enter to when they leave.

I have experienced several different fitness "clubs" and "gym" facilities over the last 35 years. Speaking not only as a fitness enthusiast but also as an Ocotillo resident, I am ecstatic the Village Health Club & Spa is planning to locate in Ocotillo and I strongly support the approval of the Village Health Club & Spa at Ocotillo.

While I strongly support the Village Health Club & Spa, I also support the development of the entire project. I have reviewed the plans for the development as a whole, not solely to support club's design. I only have positive comments as do many other residents of Ocotillo and neighboring communities. I have circulated several petitions of support in the community and I have not had one negative comment made about the proposed plan. The residents are very interested in this project because of the tenants involved and the quality of architectural design. Like me, everyone who I have spoken with not only supports the plan but would like to see it get underway soon. This will be a beautiful addition to both the Ocotillo community and Chandler.

Sincerely,  
Molly Carroll  
2342 W. Hemlock Ct.  
Chandler, AZ 85248  
(480) 540-2738

Chandler City Council  
22 South Delaware Street  
Chandler, Arizona

Ken and Muffy Askelson  
1730 West Glacier Way  
Chandler, Arizona 85248

June 6, 2008

Dear Council Members:

Regarding: Ocotillo Village, PDP 07-0039, Southwest corner of Ocotillo and Alma School Roads.

We would like to express our strong support of the Ocotillo Village development. This project will enhance our neighborhood community and provide quality retail and recreational opportunities in the area. We have investigated other locations of the Villages Health Clubs and Spas to familiarize ourselves with the type/quality of this business. We have been impressed with the attractiveness of the physical structures, the friendliness of staff, and the amenities provided. We consider the addition of this facility, as well as the surrounding retail and attention to landscaping detail, to be a plus for our immediate area and for the City as well. We encourage the Chandler City Council to move forward with no delay in approving the construction of the plans as they presently stand.

Sincerely,

Ken and Muffy Askelson  
Homeowner Residents,  
Balboa Way neighborhood  
Adjacent to development property

480-855-5419  
morrrock@cox.net

Please note: You have our permission to read this letter at the City Council meeting on June 26, 2008, if desired.

cc (via e-mail): Kathleen Donahoe, Project Development Liaison  
Shelley M. McTee, Gallagher & Kennedy law offices