

# BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

## NOTICE OF SECOND VIRTUAL NEIGHBORHOOD MEETING CASE NO. PLH20-0030

March 26, 2021

Dear Neighbor or HOA:

You are cordially invited to a **second virtual neighborhood meeting** on behalf of Core5 Schrader Farm BP, LLC (“Core5”) to discuss the proposed Rezoning to Planned Area Development (PAD), Mid-Rise Overlay, Preliminary Development Plan, and Preliminary Plat for approximately 80.25± gross acres (70.52± net acres) on property located at the northwest corner of McQueen Road and Queen Creek Road (the “Site”) for a high-quality business park for employment uses in an area of Chandler that has been designated for employment uses for close to 30 years. The business park will be known as “Schrader Farms Business Park” and will include light-industrial, office, showroom, and commercial land uses. An Aerial Map of the Site is attached.

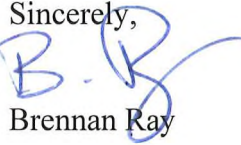
**The primary purpose of this second neighborhood meeting is to discuss changes to the site layout and to follow-up on comments/questions received at the first neighborhood meeting that was held on February 18, 2021.** Discussions at the meeting will also include a review of the submittal requests.

The Site is designated on the City’s General Plan as Employment and lies within the Chandler Airpark Area Plan. Since approximately 1982, the City has generally reserved the areas located south and west of the Airport for employment uses to protect the Airport from incompatible land uses and to promote economic development. Core5 requests the Site be zoned PAD for a mix of business park uses including employment, office, showroom and commercial. A Mid-Rise Overlay is being requested for a maximum building height of 55’. The Landscape Plan and Renderings are attached.

Because of the current pandemic, the neighborhood meeting will be held virtually. **We will be hosting the second meeting on Monday, April 12, 2021 at 6:00 p.m. Instructions on how to register and ways to join the ZOOM meeting are attached. Please register by 4/12/2021 so that you can ensure that you are able to participate.** The meeting will be interactive and you will be able to ask questions. Should you have any questions about how to register or joining the meeting, please contact Jacque Collard at our office (602-234-8727/jcollard@bcattorneys.com).

If you have any questions regarding this neighborhood meeting, please contact me at (602) 234-8794/bray@bcattorneys.com. You may also contact Kristine Gay, Chandler Planner, at (480) 782-3060/kristine.gay@chandleraz.gov to submit comments and concerns.

Thank you.

Sincerely,  
  
Brennan Ray

/rlh  
Attachments

**Zoom Meeting: Monday, April 12, 2021 at 6:00pm**  
**Meeting ID: 937 6193 9187**

### Registering for the Zoom Meeting

**\*\*Please note:** due to recent feedback we suggest you **do not** use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

1. Visit [bcattorneys.zoom.us](https://bcattorneys.zoom.us)
  - a. Click "Join"
  - b. Enter Meeting ID
  - c. Continue with registration
2. A password for the meeting will be sent to you after registration

### 3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
  - a. Go to [zoom.us](https://zoom.us)
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click "Download and Run Zoom"
  - e. Once it is done downloading, run the application
2. Run Zoom from your browser
  - a. Go to [zoom.us](https://zoom.us)
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click on the blue "click here"
  - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
  - a. Download the ZOOM Cloud Meetings app from your phone's application store
  - b. Run the app
  - c. Click on "Join A Meeting"
  - d. Enter the Meeting ID
  - e. You can enter your name in the field where it says "Your Name"
  - f. Click "Join A Meeting"
  - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

**Questions:** Contact Jacque Collard 602-234-8727 / [jcollard@bcattorneys.com](mailto:jcollard@bcattorneys.com)



ARIZONA AVE.

McQUEEN RD.

COOPER RD.

202 LOOP 202

GERMANN RD.

87

S Arizona Ave

SUBJECT SITE

CHANDLER MUNICIPAL AIRPORT

E Queen Creek Rd

QUEEN CREEK RD.

CITY OF CHANDLER  
SOLID WASTE  
SERVICES

S Diamond Dr  
S Adams Ave

E Appleby Rd

CONCEPTUAL AND SCHEMATIC DESIGN, INCLUDING FENCING, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS. BUT THE INFORMATION SHOWN IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGN/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



**SCHRADER FARMS BUSINESS PARK**  
AERIAL  
191433 01/10/20





SCHRADER FARMS BUSINESS PARK CHANDLER, ARIZONA  
SCALE: 1"=60'-0"  
6 15 30 60 120

CONCEPTUAL AND SCHEMATIC DESIGN, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE PRELIMINARY DESIGN PROCESS AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGN RENDERINGS FOR ANY PURPOSE OTHER THAN AS PROVIDED BY THE ARCHITECT IS PROHIBITED.



SCHRADER FARMS BUSINESS PARK  
COLOR RENDERED PLANTING PLAN  
03/19/2021





© COPYRIGHT DEUTSCH ARCHITECTURE GROUP 2010  
CONCEPTUAL DESIGN PROPOSALS ARE DIAGNOSTIC IN NATURE  
AND FOR INFORMATIONAL PURPOSES ONLY AND CAN BE SUPERSEDED  
BY VARIOUS MEASUREMENTS WITHOUT NOTICE. CONCEPTUAL AND  
SCHEMATIC DESIGN INFORMATION DOES NOT CONSTITUTE THE FULL  
INTENT OF THE DESIGN OR CONSTITUTE A CONTRACT. ANY REVISIONS  
IN ANY FORM, USE OF CONCEPT AND SCHEMATIC DESIGNS FOR ANY OTHER  
PURPOSES THAN THE INTENDED USE IS STRICTLY PROHIBITED.



**DEUTSCH**  
ARCHITECTURE GROUP

© COPYRIGHT DEUTSCH ARCHITECTURE GROUP 2023.  
SCHEMATIC DESIGN PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND CAN BE SUPERSEDED  
BY VARIOUS ITERATIONS WITHOUT NOTICE. SCHEMATIC DESIGN INFORMATION DOES NOT COMMUNICATE THE FULL  
INTENT OF THE DESIGN NOR DO THEY REPRESENT CONTRACTUAL DRAWINGS  
IN ANY FORM. USE OF CONCEPT AND SCHEMATIC DESIGNS FOR ANY OTHER  
PURPOSES THAN THEIR INTENDED USE AS DEFINED BY THE ARCHITECT IS PROHIBITED.

**1320' Owners  
Core5**

303-33-010H  
ANDERSON ALAN/DONELLE  
15543 TACONY DR  
FOUNTAIN HILLS, AZ 85268

303-33-975B  
CAMDEN USA INC  
PO BOX 5169  
OAK BROOK, IL 60522

~~303-33-017H  
CHANDLER CREEK LP  
1520-1185 W GEORGIA ST  
VANCOUVER, BC V6E4E6~~

~~303-33-010E  
DAREK AND DEMARIE WONG LIV TR  
4867 E GRAND CANYON DR  
CHANDLER, AZ 85249~~

303-33-017K&N  
PASTOR ANDY WHITE  
FAITH FAMILY CHURCH INC  
11530 E QUEEN CREEK RD  
CHANDLER, AZ 85286

303-32-032A  
GOSPEL 4 LIFE  
2914 E NOLAN PL  
CHANDLER, AZ 85249

~~303-36-745+19  
HANGARS UNLIMITED (LEASE)  
1801 NORTH 16TH ST  
PHOENIX, AZ 85006~~

303-33-010K  
HU MICHAEL/ZHAO LEI  
945 E PRESCOTT PL  
CHANDLER, AZ 85224

303-33-010L  
KONURU RAGHUNANDAN/KATHYAYINI  
1200 E MORELOS ST  
CHANDLER, AZ 85225

303-33-010F  
BAYADNATO FAMILY TRUST  
1795 E OAKLAND ST  
GILBERT, AZ 85295

303-32-012L,M&X,303-33-985&303-41-008C  
CITY OF CHANDLER  
PO BOX 4008 MS 606  
CHANDLER, AZ 85244

303-51-985  
CIRCLE K STORES INC  
P O BOX 52085  
PHOENIX, AZ 85072

303-36-754  
DELANO DAN/CAROL  
1760 E PECOS RD STE 447  
GILBERT, AZ 85295

303-41-007B  
FERGUSON ENTERPRISES LLC  
12500 JEFFERSON AVE  
NEWPORT NEWS, VA 23602

303-32-033A  
HAMSTRA HOLDINGS LLLP  
PO BOX 2139  
CHANDLER, AZ 85244

303-33-012B  
HARSCH INVESTMENT REALTY LLC SERIES B  
1121 SW SALMON ST 6TH FLR  
PORTLAND, OR 97205

303-36-767  
ICE MAN HOLDINGS LLC  
1760 E PECOS RD STE 447  
GILBERT, AZ 85295

303-32-008W  
LAUFER JANET A  
12115 E ORIOLE WAY  
CHANDLER, AZ 85286

303-36-760  
BUCHHOLZ FAMILY TR (IMPROVEMENTS)  
1150 E DUBLIN ST  
CHANDLER, AZ 85225

303-42-022C  
CITY OF CHANDLER  
PO BOX 4008 MS 906  
CHANDLER, AZ 85244

303-33-010M  
D S CHURCH INCORPORATED  
19620 S MCQUEEN RD  
CHANDLER, AZ 85286

303-33-017E  
FAITH FAMILY CHURCH INC  
101 E COMSTOCK DR  
CHANDLER, AZ 85225

303-32-021C  
GOETHALS JAMES J JR/ALEJANDRA  
19641 S MCQUEEN RD  
CHANDLER, AZ 85286

~~303-32-038,40,49to52  
HANGARS UNLIMITED (LEASE)  
1801 NORTH 16TH ST  
PHOENIX, AZ 85006~~

303-36-772  
HATCH HYRUM G (IMPROVEMENTS)  
1760 E PECOS RD STE 447  
GILBERT, AZ 85295

303-32-039  
INGENUITY LEASING COMPANY LLC  
70 S VAL VISTA DR, STE A3-624  
GILBERT, AZ 85296

303-32-021A  
LAZY G PROPERTIES VI LLC  
441 N JAY ST  
CHANDLER, AZ 85225



303-49-984  
LEX CHANDLER 3405 SMR LLC  
ONE PENN PLAZA SUITE 4015  
NEW YORK, NY 10119

~~303-36-771  
MCM LIVING TRUST  
1801 NORTH 16TH ST  
PHOENIX, AZ 85006~~

303-42-022G  
MQQC LLC  
1121 W WARNER RD STE 109  
TEMPE, AZ 85284

303-36-755  
OROZCO CECIL F/PATRICIA E (LEASE)  
698 W DUBLIN ST  
CHANDLER, AZ 85225

303-33-011B  
PETERSON KEVIN LEE  
19820 SOUTH MCQUEEN RD  
CHANDLER, AZ 85286

303-36-763  
PETTIS DALE  
1760 E PECOS RD STE 447  
GILBERT, AZ 85295

303-41-024A  
Q3C LLC  
1121 SW SALMON ST 5TH FLR  
PORTLAND, OR 97205

303-51-986  
QUO VADIMUS LLC  
1719 E ELMWOOD ST  
MESA, AZ 85203

303-32-022A  
RICHARD WILSON & COLLEEN WILSON TR  
12027 E ORIOLE WY  
CHANDLER, AZ 85286

303-36-749  
ROTMAN M BORIS/GUZMAN-ROTMAN  
ROSARIO  
1123 E THUNDERHILL PL  
PHOENIX, AZ 85048

303-36-741  
SATTOFAS AIR LLC (LEASE)  
501 E PARK AVE  
GILBERT, AZ 85234

303-33-001A,5C,6A,8B,17J&17M  
SCHRADER FARMS INC  
5611 E CALLE CAMELIA  
PHOENIX, AZ 85018

303-36-768  
SIERRA 10 HOLDINGS (IMPROVEMENTS)  
1760 E PECOS RD STE 447  
GILBERT, AZ 85295

303-33-010G  
SMOUDI SALAH/JANE  
1161 W KELLY LN  
TEMPE, AZ 85284

303-33-001B  
SN INVESTMENT PROPERTIES LLC  
1121 SW SALMON 5TH FL  
PORTLAND, OR 97205

303-33-970to972  
SOUTHERN PACIFIC CO /OPERATIVE/  
1400 DOUGLAS ST STOP 1640  
OMAHA, NE 68179

303-32-023A  
TARWATER FAMILY TRUST  
12045 E ORIOLE WY  
CHANDLER, AZ 85249

303-32-037  
TC HANGAR GIANT LLC (IMPROVEMENTS)  
175 S ARIZONA AVE  
CHANDLER, AZ 85225

303-33-011D  
VARGAS ISMEAL JR  
19814 S MCQUEEN RD  
CHANDLER, AZ 85286

303-33-008A  
WILLIAM PERRY SCHRADER JR REV TR  
834 W GOLDFINCH CT  
CHANDLER, AZ 85248

~~303-36-764  
WINGS270 LLC  
1575 E RYAN RD  
CHANDLER, AZ 85286~~

303-33-010J  
YU BEIBEI  
11813 E CARDINAL WY  
CHANDLER, AZ 85286

CHRISTOPHER ANDRES  
AIRPORT PLANNING ADMINISTRATOR  
2380 STINSON WAY  
CHANDLER, AZ 85285

303-36-745+19  
CHANDLER CITY OF\*  
1760 E PECOS RD SUITE 447  
GILBERT, AZ 85295

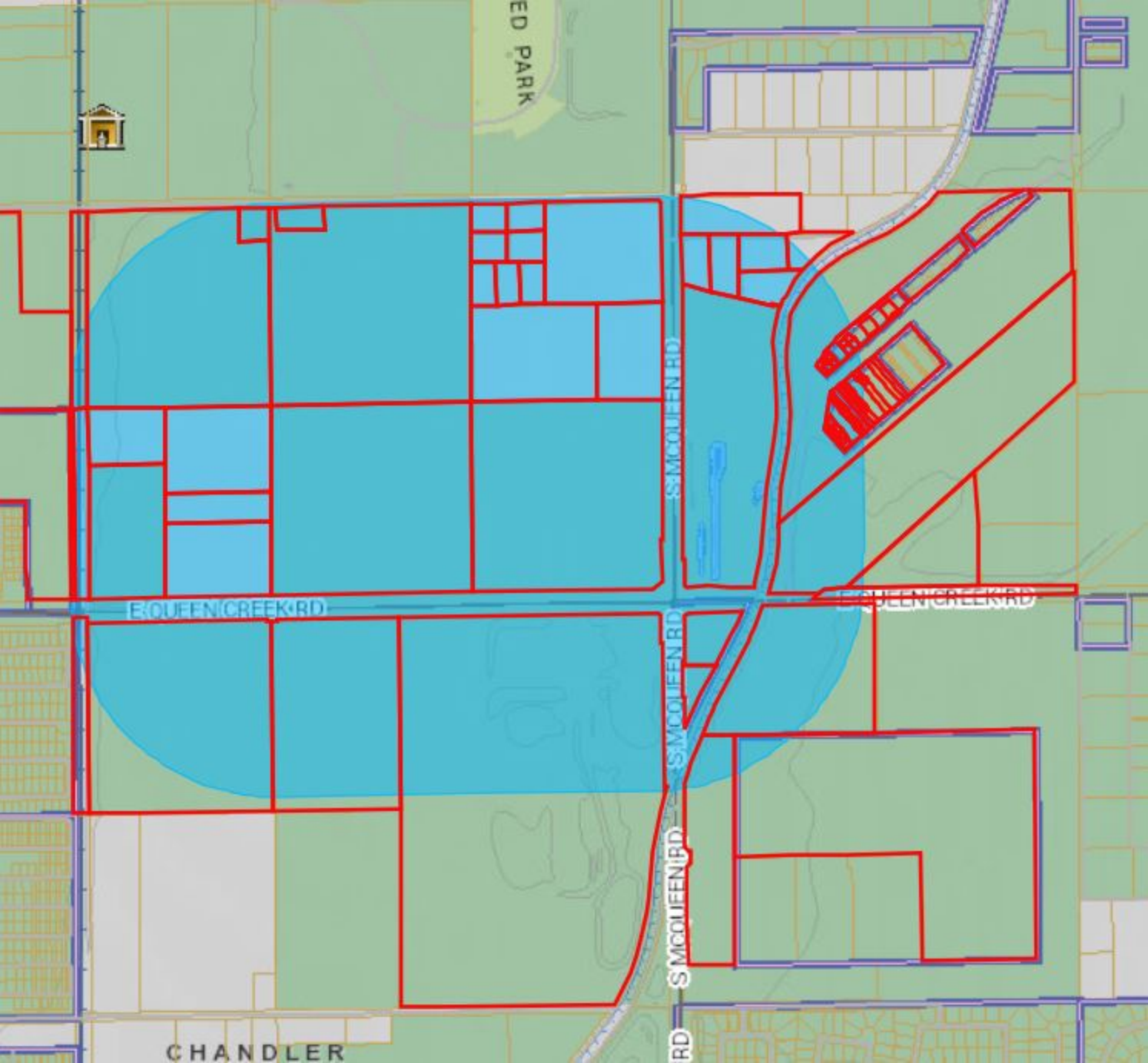
303-33-010E  
WONG DERK/DEMARIE\*  
19610 S 118<sup>TH</sup> PL  
CHANDLER, AZ 85286

303-32-038,40,49to52  
CHANDLER CITY OF \*  
1760 E PECOS RD SUITE 447  
GILBERT, AZ 85295

303-36-771  
CHANDLER CITY OF\*  
C/O AFFILIATED PROPERTY MGMT  
1760 E PECOS RD SUITE 447  
GILBERT, AZ 85295

303-36-764  
CHANDLER CITY OF\*  
C/O POWELL DONNA  
1760 E PECOS RD SUITE 447  
GILBERT, AZ 85295

303-33-017H^M  
CHANDLER CREEK LP  
1185 W GEORGIA ST STE 1045  
VANCOUVER, BC V6E 4E6



ED PARK



QUEEN CREEK RD

SMOKEY RD

SMOKEY RD

QUEEN CREEK RD

CHANDLER

RD

RNO (1/2 mile)  
Core5

Carino Estates HOA  
Ms. Kim Weadock  
335 W Oriole Way  
Chandler, AZ 85248

Lantana Ranch HOA  
Mr. Robert Sharman  
3964 S Hudson Pl  
Chandler, AZ 85286

Lantana Ranch HOA  
Ms. Linda Ems  
1312 E Ebony Dr  
Chandler, AZ 85286

Lantana Ranch HOA  
Ms. Liz Wirtala  
3527 S Newport Pl  
Chandler, AZ 85286

Lantana Ranch HOA  
Mr. Tim Restad  
3917 S Newport St  
Chandler, AZ 85286

Lantana Ranch HOA  
Ms. Deb Hoelle  
3507 S Newport Pl  
Chandler, AZ 85286

NH Mtg Attendees  
Core5

Susan Ellsworth  
[thoseellsworths@gmail.com](mailto:thoseellsworths@gmail.com)

Ismael Vargas  
[Lonii10@hotmail.com](mailto:Lonii10@hotmail.com)

William Schrader III  
[karagibsonschneider@gmail.com](mailto:karagibsonschneider@gmail.com)

Jared Smith  
[azjunkie@gmail.com](mailto:azjunkie@gmail.com)

Robert Sharman  
[robertshar@aol.com](mailto:robertshar@aol.com)

GB ThinQ  
[colewhouser@gmail.com](mailto:colewhouser@gmail.com)

Brian Hanger  
[bhanger@latigoland.com](mailto:bhanger@latigoland.com)

Raghunandan Konuru  
[rkonuru@gmail.com](mailto:rkonuru@gmail.com)

Deborah H.  
[dkhoelle@aol.com](mailto:dkhoelle@aol.com)

Maria Weichert  
[mariaweichert@gmail.com](mailto:mariaweichert@gmail.com)

Salman Siddiqui  
[Salman.siddiqui@gmail.com](mailto:Salman.siddiqui@gmail.com)

Alex Brough  
[broughaj@gmail.com](mailto:broughaj@gmail.com)

Ron Hardin  
[Madurostix06@gmail.com](mailto:Madurostix06@gmail.com)

Thomas Trujillo  
[Ttruji01@gmail.com](mailto:Ttruji01@gmail.com)

Brian Fox  
[Brianfox.az.ch@gmail.com](mailto:Brianfox.az.ch@gmail.com)

Chris Teel  
[Chris.teel@cityproperty.com](mailto:Chris.teel@cityproperty.com)

Cheri Sabijon  
[Cheri.sabijon@gmail.com](mailto:Cheri.sabijon@gmail.com)

Paul Mescher  
[Paul.mescher@hotmail.com](mailto:Paul.mescher@hotmail.com)

Not Ken  
[vngwedding@hotmail.com](mailto:vngwedding@hotmail.com)

Liz Jorgensen  
[lizjorgy@msn.com](mailto:lizjorgy@msn.com)

Jeffrey Larsen  
[Jeffrey.larsen@chandleraz.gov](mailto:Jeffrey.larsen@chandleraz.gov)