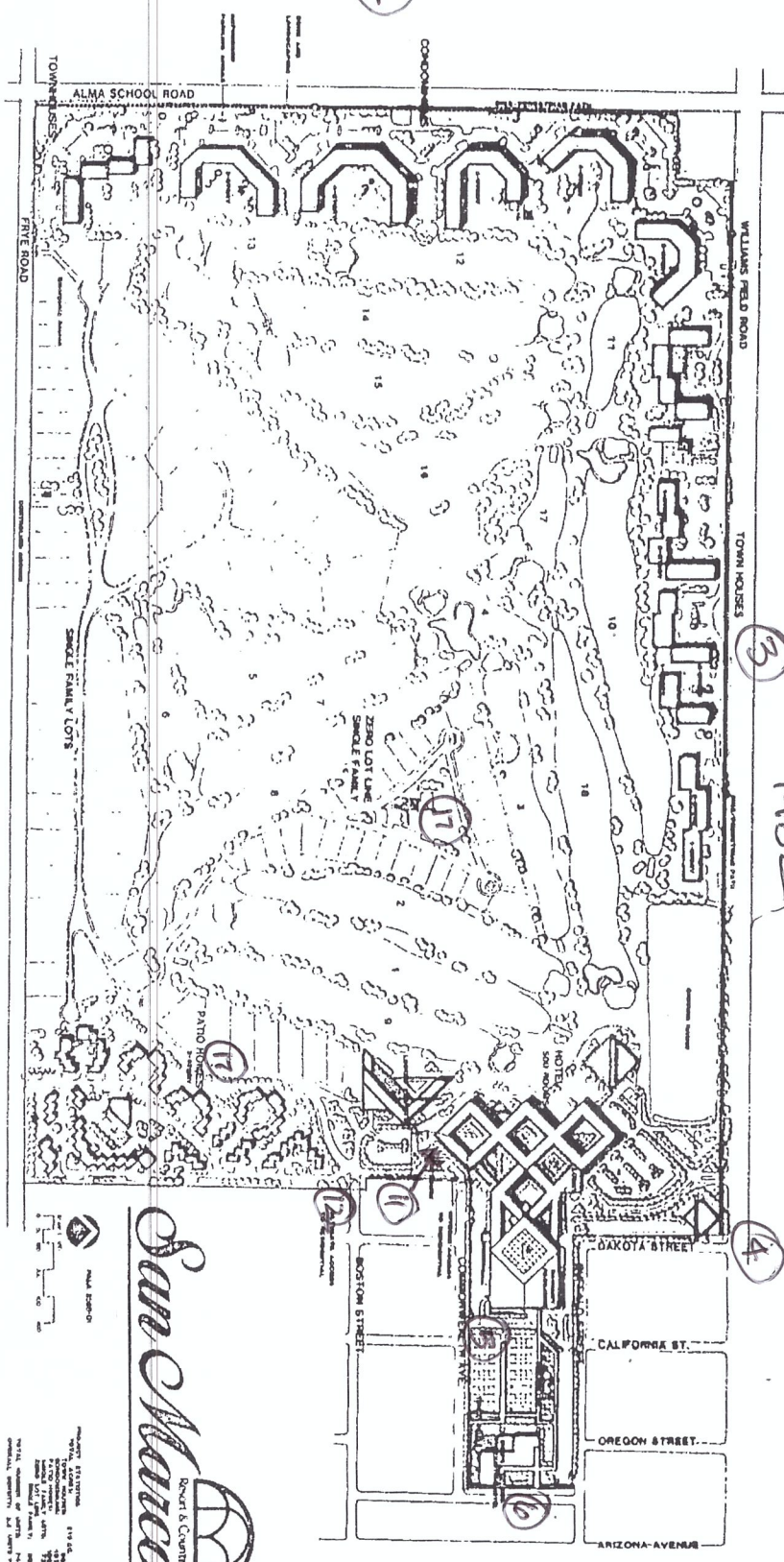


ORIGINAL PAD Plan
 San Marcos Partnership I
 1982

Received from Kristine Gay
 Chandler Planning Dept
 4/12/19



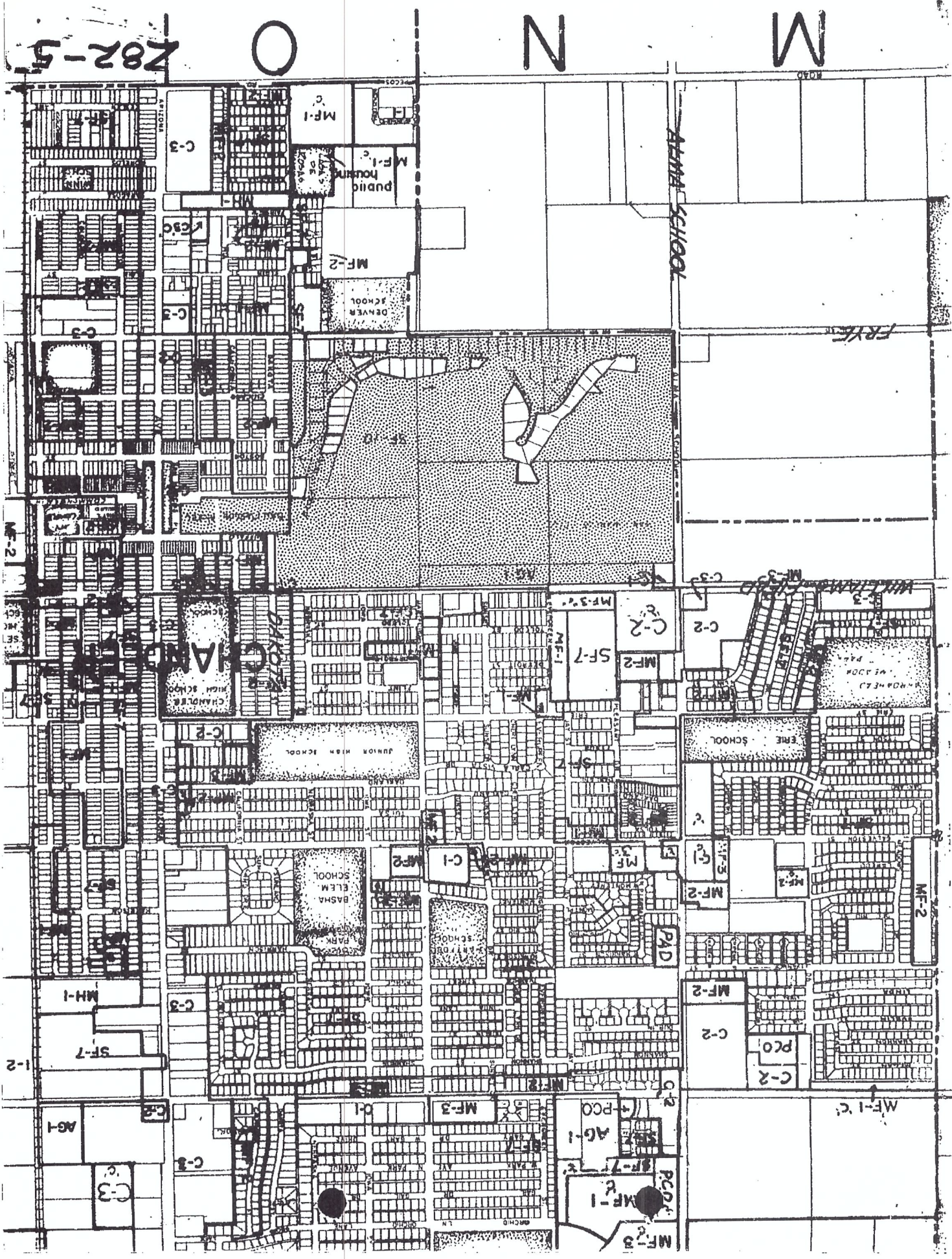
Conceptual Preliminary Plan

PETER A. LENDRUM ASSOCIATES
 ARCHITECTS
 ENGINEERS
 PLANNERS



PROJECT: 111-111111
 DATE: 11/11/11
 SCALE: 1" = 100'
 SHEET: 111-111111
 TOTAL SHEETS: 111
 PREPARED BY: 111-111111
 CHECKED BY: 111-111111
 DESIGNED BY: 111-111111
 DRAWN BY: 111-111111
 DATE: 11/11/11

Circled numbers refer to
 item on Attachment A



282-5

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ALMA SCHOOL

FRYE

CHANDLER HIGH SCHOOL

CHANDLER

JUNIOR HIGH SCHOOL

BASHA ELEM. SCHOOL

BASHA PARK

CHANDLER PARK

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ATTACHMENT A

as referenced to Ordinance 1053
(Z82-5 San Marcos Partnership I)

This approval is granted under the authority of Section 17.05 of the Chandler Zoning Code, PAD Section, providing for the approval of the Conceptual Preliminary Plan. Under this authority, this approval deals with the "nature, mix, general arrangement, density, open space and quality of the projects" as represented by applicant's Exhibit A through I, and further supplemented or modified by conditions in this action.

1. This approval does not include specific number, height, or location of buildings or their configuration, and is conceptual only. The number of units approved under the Conceptual Plan is a maximum number with a specific number of units to be stated at the approval of the appropriate Preliminary Development Plan. Any departures from this plan necessitated to provide off street parking and utilities as required by the City, shall be deemed to be consistent with this approval, providing such modifications had been approved by the City on respective Preliminary Development Plans. This approval is granted to San Marcos Partnership I, Inc. only, and is contingent upon beginning of the construction of the hotel complex above foundation, as specified in Condition No. 15 of this approval.
2. Condominium Area. Building height in this area shall not exceed four stories except that buildings shall be limited to two stories in the vicinity of the intersection of Frye and Alma School Roads. Building arrangements shall include at least two "view windows" through which the motoring public can perceive the golf course at least twice traveling in each direction, for a total of four single windows or their equivalent. These windows shall be at least 150 feet wide as measured at 45 degree angle to the street. Such view of the golf course shall not be obstructed by structures or parked cars.
3. Townhouse Area. Buildings in this area shall be one and two stories high and there shall be at least two "viewing windows" in each direction as described in the condominium area.
4. Main Entrance. The main entrance shall be Dakota Street. The project shall dedicate additional right-of-way on the west side of Dakota and the City shall grant the project a landscape improvement and maintenance easement on the side of Dakota, not less than 30 feet wide.
5. Commercial Area. Between historic San Marcos and new hotel building, and between Commonwealth and Buffalo. This area shall contain underground parking and pedestrian oriented commercial development on the ground level. This commercial development shall contain stores, services, office and plazas and shall respond to the following objectives: (A) The Buffalo Street frontage shall have continual pedestrian commercial development to complement such similar development on the north side of street; (B) The Commonwealth Street frontage shall be developed as a continual pedestrian oriented commercial area complementary to the proposed pedestrian oriented mall; (C) The service side of the San Marcos Ballroom structure shall be so screened and architecturally treated that it becomes a positive impact on the area. Exhibit "I" is an illustration of how these objectives could be accomplished. The Preliminary Development Plan for this area shall provide for the staging of this development and may include tennis courts as an interim use. The feasibility of service access from Buffalo shall be further investigated and/or measures considered to enhance San Marcos positive impact on the future Commonwealth Avenue Mall.
6. Historic San Marcos Hotel Building. This historic building shall be restored and maintained in a manner consistent with historic preservation guidelines established by Federal and Arizona authorities. Consistent with the objectives of historic preservation, its use shall be open to public to a reasonable degree, and shall include arts, crafts and other creative retail and service enterprises. A portion of it shall be devoted to a Chandler Historic Museum. The restoration and the specific uses of the building shall be identified in the Preliminary Development Plan. This building shall be maintained as an important feature of the Square.

- 1053
7. Palm Trees. Since the image of the historic San Marcos is inseparable from the perception of the many palm trees visible from Commonwealth San Marcos Place and Buffalo Street, and total number of such trees shall remain approximately the same although their location may be altered to accomodate the new structures in number and the location approved by the Zoning Administrator.
 8. Pedestrian Circulation. There shall be pedestrian/bicycle/golf cart circulation system as approved by the Planning Director and consisting of the following elements: (A) An internal loop connecting the five residential areas with each other, the new hotel, the historic San Marcos building and the downtown area; (B) The question of pedestrian grade separation over Arizona Avenue is deferred for resolution at the time of consideration of Preliminary Development Plans for the commercial area.
 9. Right-of-Way Dedication. There shall be right-of-way dedicated toward a 130 foot right-of-way on Alma School Road, 80 feet on Frye and such minimum right-of-way on Williams Field Road is needed to accomodate six moving lanes and a 16 foot median strip as determined by the City Engineer and the Planning Director, and approved by Council. It is anticipated that such widening may result in the removal of the first row of trees along Williams Field Road. Upon such determination by City Council, the project shall plant and equivalent number of replacement trees within 90 days of the written notice from the City Engineer as to the location of the new right-of-way line.
 10. Building Materials. Building materials utilized in this project will be compatible with materials on the existing hotel, reflecting the architectural uniqueness of the project. The materials will also reflect a southwest heritage and tradition. Finally, the building materials will be consistent with the total concept for this project.
 11. Other property covered by this Plan. The plans, as shown, are subject to the acquisition by the developer of the Bogle property and the City property and if such transaction is not complete, the plans will be changed to reflect this.
 12. Access to Residential Area. Primary access to the southern residential area shall be from Boston Street.
 13. The requirement of immediate construction of off-site improvements will be temporarily waived provided the owner/developer execute a contract with the City agreeing to accept an improvement district assessment or to construct the off-site improvements within thirty (30) days after receipt of written notice from the Director of Public Works. Said contract shall be executed by the owner/developer within thirty (30) days of the date of final adoption of the zoning ordinance.
 14. Corner of Dakota and Williams Field Road. The commercial property at Dakota and Williams Field Road is approved, in principle, subject to specific Commission approval at such time as proposed user is contemplated.
 15. Phasing. The phasing of this project shall be described in the letter from Attorney Paul Harter dated March 17, 1982 addressed to Walter Bobotek, Planning Director, City of Chandler, and as it may be modified in the course of approval of Preliminary Development Plans for subsequent phases.
 16. San Marcos Partnership I, Inc. shall participate in their proportionate share in the downtown redevelopment of the City of Chandler.
 17. The following maximum density shall be permitted:
Condominiums - 18 units/acre
Townhouses - 4.6 units/acre
Patio Homes - 6.5 units/acre
Zero Lot Line Homes - 2.8 units/acre
Single Family - 73 units total
→ Southeast area
→ Center of golf course (Quarry Cir)
 18. Nine letters, labeled Exhibits J thru R, attached hereto, and by reference made a part thereof, are included as a commitment to policy by the developer.