

Snell & Wilmer

L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

Nicholas J. Wood
(602) 382-6269
nwood@swlaw.com

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March 5, 2020

Re: Neighborhood Meeting Notification for the Property Located at the Northwest Corner of Commonwealth Avenue and Dakota Street in Chandler, Arizona

Dear Property Owner or Neighborhood Organization Representative:

The purpose of this letter is to inform you that, on behalf of San Marcos Hotel, LLC, we have filed a rezoning and Preliminary Development Plan ("PDP") request (Case No. DVR18-0012) with the City of Chandler's Planning Division for the approximately 4.99-acre property located at the northwest corner of Commonwealth Avenue and Dakota Street (the "Property"). This request is for: (i) a rezoning of the Property from its current "Planned Area Development" ("PAD") "Golf Course" designation to PAD "Multi-Family Residential;" (ii) approval of a "Mid Rise Overlay" designation for the Property to permit buildings to exceed forty-five (45) feet in height; and, (iii) approval of a PDP for site layout and building design as shown on the enclosed conceptual site plan.

Project Overview: The Property is currently utilized as a surface parking lot, event tent, and swing warm-up range for the San Marcos Golf Course. The existing golf holes around the Property will be updated as part of the larger course improvement efforts. This request will allow redevelopment of this soon to be unutilized area into a luxury, multi-family residential community with a planned 237 residential units and amenities (the "Project"). The Project includes three distinctive four story residential buildings, as well as an enhanced amenity area at the intersection of Dakota and realigned San Marcos Drive. The maximum proposed building height for the Project is a total of 55 feet. A conceptual site plan is enclosed for your review.

The Project includes one and two-bedroom units, ranging from approximately 655 square feet to 1,389 square feet in size. The Project features a contemporary design with architectural treatments that enhance the façades of the building, including storefront glazing along North Dakota Street, framed balconies, architectural pop-outs, stone veneer and metal elements. To further enhance the building frontage along North Dakota Street and West San Marcos Drive, the Project design incorporates townhouse style residential units along the street with direct access to the sidewalk. Please see the enclosed elevations for an example of the design proposed.

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Private residential amenities will be located interior to the Project and are planned to include an approximately 8,500 square foot amenitized clubhouse with a leasing office, resort-style pool, fitness and other amenity spaces demanded by today's resident.

We would like to invite you to a neighborhood meeting to discuss the Project and meet the development team. We have scheduled a neighborhood meeting as follows:

**Wednesday, March 25, 2020
6:00 PM to 7:00 PM
Crowne Plaza Phoenix Chandler
Golf Resort
San Tan Room
1 North San Marcos Place
Chandler, Arizona 85225**

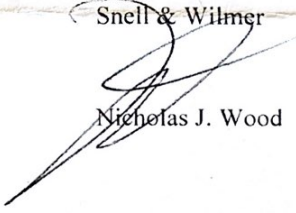
You are invited to attend this meeting to learn about the proposed Project. If you are unable to attend, or if you have any questions regarding the Project, please feel free to contact me or my staff Senior Urban Planner, Noel Griemsmann, AICP, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com to learn more about the case and express your thoughts.

The City of Chandler Planner assigned to this case is Kristine Gay. Ms. Gay can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Ms. Gay at (480) 782-3060 or via e-mail to kristine.gay@chandleraz.gov.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal and thank you for your attention to this letter.

Sincerely,

Snell & Wilmer


Nicholas J. Wood

Attachments:
Site Aerial
Conceptual Site Plan
Conceptual Building Elevations



San Marcos
Country Club
Estates

San Marcos
Golf Course

San Marcos
Golf Course

Office
Condominiums

ALTA San Marcos

Chandler High School

Villas at San Marcos

San Marcos
Resort

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